

HAF Agreement and Action Plan Summary District of Squamish, British Columbia

Summary of Agreement Targets and Funding

Status as of February 27, 2025

Overall Permitted Unit Targets (3 years)	1,539
Units expected without HAF (baseline)	1,336
Units incented by HAF (HAF-incented)	203
Municipality's 10-year unit projection	1,350

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	1,539	417	215
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	N/A	<i>Note: there are no annual forecasts for different unit types.</i>	N/A
<ul style="list-style-type: none"> • Missing middle housing units 	449		42
<ul style="list-style-type: none"> • Other multi-unit housing units 	1,027		203
Affordable Housing Units	219		56

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$7,007,894.30
Annual advance amount	\$1,751,973.58

CMHC has reviewed the District of Squamish's first annual report and has noted that Year 1 permitted units are lower than forecast. However, through discussions with the District of Squamish, we are satisfied that aggressive implementation of the HAF action plan coupled with a healthy pipeline of projects is expected to result in an increase in permitted units through Years 2 and 3. As such, we are satisfied that Squamish is meeting its commitments under the HAF agreement, and the second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Affordable Housing Accelerator

Encouraging affordable and non-market housing through policy and zoning changes.

- Squamish will promote affordable housing developments by pre-zoning selected sites, increasing allowable density, removing public hearing requirements, and waiving development cost charges.
- An inventory and feasibility analysis of municipally owned land will assess suitability for affordable housing.

Initiative	Due Date	Status
Affordable Housing Accelerator	2026-12-01	On Track
Milestones	Due Date	Status
1. Pre-zone selected sites identified for affordable housing (in collaboration with Squamish Community Housing Society (SCHS))	2023-12-22	Completed
2. Remove public hearing requirements for affordable housing developments	2023-12-22	Completed
3. Update the Zoning Bylaw	2023-12-22	Completed
4. Waive Development Cost Charges (DCCs) and development fees for all affordable housing developments	2024-09-30	Completed
5. Complete a feasibility analysis to identify municipally owned lands suitable for affordable housing development	2026-12-01	On Track

Initiative 2: Non-Profit Housing Pre-Development Funding

Increasing non-profit capacity to advance affordable housing development.

- Grant funding will support the Squamish Community Housing Society with pre-development costs (e.g. site surveys, planning fees, preliminary designs, engineering studies) at two District-identified sites.

Initiative	Due Date	Status
Squamish Community Housing Society (SCHS) Development Stimulator Fund	2025-01-30	Delayed*
Milestones	Due Date	Status
2. Administer first PDF grant to assist with pre-development costs on a District identified site for affordable housing	2024-02-29	Completed
1. Develop and submit BC Housing Community Housing Fund (CHF) Funding Application (1)	2024-03-20	Completed
3. Develop criteria and reporting requirements for PDF grant disposal	2024-03-20	Completed
4. Administer second PDF grant to assist with pre-development costs on a District identified site for affordable housing	2024-09-04	Completed
5. Develop and submit BC Housing Community Housing Fund (CHF) Funding Application (2)	2025-01-30	Delayed*

*The milestone was delayed to correspond with the BC Housing Community Housing Fund application window.

Initiative 3: Missing Middle Housing Accelerator

Updating planning rules to promote missing middle housing in low-density neighbourhoods and in the downtown core.

- Squamish will update single family zoning to allow for triplexes, fourplexes and small cottage clusters, and will remove public hearing and design panel review requirements for missing middle developments.
- The District will allow 6-unit multiplexes as-of-right along the core transit network, and introduce permit-based, on-street parking in select downtown areas.

Initiative	Due Date	Status
Missing Middle Housing Accelerator	2025-09-30	On Track
Milestones	Due Date	Status
1. Waive public hearing requirements for missing-middle housing developments	2024-04-30	Completed
2. Remove the Advisory Design Panel (ADP) review requirement for Development Permits	2024-07-26	Completed
3. Update Single Family Zoning	2024-09-26	Completed
4. Explore parking solutions including eliminating and reducing requirements, and a permit based on-street residential parking in select areas	2025-09-25	On Track
5. Pursue as-of-right zoning to allow for six-plexes along core transit network	2025-09-25	On Track

Initiative 4: Accessory Dwelling Unit Program

Encouraging homeowners to build accessory dwelling units (ADUs) to increase housing supply in existing neighbourhoods.

- Squamish will make it easier to develop ADUs by updating size and siting restrictions, eliminating parking requirements along the core transit network and waiving development cost charges.
- A design competition will feature local designers and locally sourced building materials, and the District will pre-approve the winning ADU design(s) as-of-right.

Initiative	Due Date	Status
Accessory Dwelling Unit (ADU) Program	2025-01-30	Completed
Milestones	Due Date	Status
1. Develop ADU Design Competition criteria and requirements	2024-02-28	Completed
2. Launch the ADU Design Competition	2024-05-15	Completed
3. Update the Zoning Bylaw, eliminate the parking requirements for ADUs along the core transit network, and exempt ADUs from Development Cost Charges	2024-10-26	Completed
4. Select Winners and Launch Winning Design(s)	2025-01-30	Completed

Initiative 5: Density Bonusing Program

Introducing density bonusing in strategic areas to encourage more affordable and market rental housing near access to transit and amenities.

- A two-tiered program will promote multi-unit housing by allowing developers to include additional density if they provide market rental units, and even greater density if the units are affordable.
- The District will update its Community Amenity Contribution (CAC) Policy to exempt density bonused units.

Initiative	Due Date	Status
Density Bonusing Program and CAC Policy Adjustments	2024-09-30	Completed
Milestones	Due Date	Status
1. Update the Community Amenity Contribution (CAC) Policy to exempt density bonusing units from CACs	2024-03-30	Completed
2. Institute density bonuses for affordable and market rental housing and student residences near post-secondary institutions.	2024-03-30	Completed
3. Launch Density Bonusing Pilot	2024-05-30	Completed
4. Implement two-tiered Density Bonusing Program	2024-09-30	Completed

Initiative 6: Streamline the Development Permitting Process

Accelerating development reviews and expanding staff capacity to expedite missing middle, affordable, and market rental housing applications.

- Squamish will remove development permit requirements and create building permit drawing design sets for triplex and fourplex infill developments.
- A new e-permitting system will be introduced to digitize the application process for building permits, and a new internal team will be dedicated to accelerating development approvals.

Initiative	Due Date	Status
Revise and Streamline the Development Permitting Process	2025-01-01	Completed
Milestones	Due Date	Status
1. Remove public hearings for all housing developments aligned with the Official Community Plan	2024-05-30	Completed
2. Boost internal staff expertise and resources to expediate missing middle, affordable and rental housing applications.	2024-07-01	Completed
3. Amend OCP to Remove DP Requirements	2024-10-30	Completed
4. Develop Building Permit Design Sets	2024-10-30	Completed
5. Publish Building Permit Design Sets	2024-12-30	Completed

Initiative 7: Complete Communities Infrastructure Planning

Reviewing infrastructure investment plans to support an accelerated pace of housing development.

- This initiative includes reviews and updates to the park and recreation master plan, multi-modal transportation plans, and sewer and water distribution and treatment plans.
- This will inform ongoing capital planning, including an update to the development cost charges bylaw, to advance recommended infrastructure projects.
- Squamish will integrate commercial zoning into new neighbourhoods to support complete and walkable communities.

Initiative	Due Date	Status
Complete Communities Infrastructure Planning	2026-12-01	On Track
Milestones	Due Date	Status
1. Initiate the complete communities infrastructure reviews	2024-05-31	Completed
2. Integrate commercial zoning into new housing development areas and existing neighborhoods to support complete and walkable communities	2026-01-30	On Track
3. Complete the complete communities infrastructure reviews	2026-07-31	On Track
4. Integrate recommendations into capital planning budget line items	2026-12-01	Not Started