

HAF Action Plan Summary – District of Squamish, BC

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

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 (*implementation through 2024*).
- An inventory and feasibility analysis of municipally owned land will assess suitability for affordable housing (*implementation through 2026*).

Initiative 2: Non-Profit Housing Pre-Development Funding

Increasing non-profit capacity to advance affordable housing development (*implementation through 2025*).

- 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 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 (*implemented in 2024*).
- 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 (*implementation in 2025*).

Initiative 4: Accessory Dwelling Unit Program

Encouraging homeowners to build accessory dwelling units (ADUs) to increase housing supply in existing neighbourhoods (*implementation in 2024*).

- 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 5: Density Bonusing Program

Introducing density bonusing in strategic areas to encourage more affordable and market rental housing near access to transit and amenities (*implementation in 2024*).

- 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 6: Streamline the Development Permitting Process

Accelerating development reviews and expanding staff capacity to expedite missing middle, affordable, and market rental housing applications (*implementation in 2024*).

- 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 7: Complete Communities Infrastructure Planning

Reviewing infrastructure investment plans to support an accelerated pace of housing development (*implementation through 2026*).

- 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.