

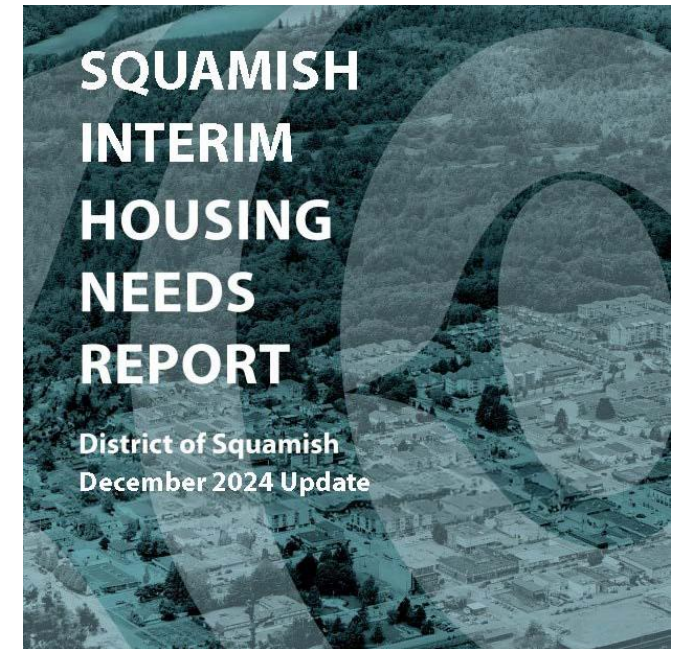
Official Community Plan Bylaw No. 2500, 2017 Amendment Bylaw (Interim Housing Needs Report) No. 3139, 2025

Second Reading

Regular Council Meeting

November 4, 2025

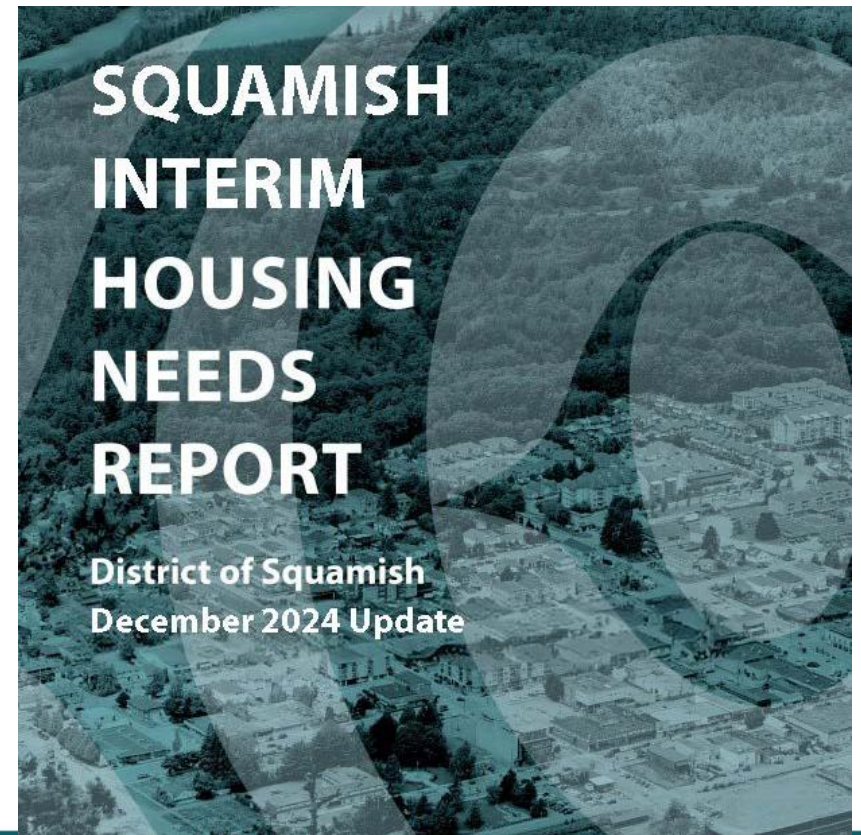
Community Development



Background

Provincially Mandated Requirements for HNRs

- Housing Needs Report required every 5 years
- Standardized methodology
- Must include 5- and 20-year community housing needs
- Interim Housing Needs Report by January 1, 2025 deadline: **COMPLETE**
- OCP and Zoning Bylaw Amendments Required by December 31, 2025: **IN PROGRESS**



Mandated OCP Amendments - Timeline

HNR Update

completion and
publishing by
January 1, 2025



FALL 2024

- Consultation planning
- Council scoping discussion
Sept 9 2024

WINTER 2025

- Advance consultations
- OCP amendment drafting
(early 2025)

SPRING-SUMMER 2025

- First Reading May 6
- Intergovernmental Referrals June-July
- Public engagement activities July-Sept

FALL 2025

- **Second Reading Nov 4**
- **Public Hearing**
- **Adoption by Dec 31, 2025**

Summary of Consultations (May-September)

OCP Referrals per LGA s475 (2)(b)

- ✓ Intergovernmental referral to Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation)
 - ✓ Squamish-Lillooet Regional District Board
 - ✓ School District 48 (Sea to Sky)
 - ✓ Vancouver Coastal Health (re: Sea to Sky Health Master Planning)
-
- ✓ **Online OCP project page** → **letstalksquamish.ca/housing**
 - ✓ published materials and short survey for written comment opportunity
 - ✓ **Housing sector outreach to non-profit providers**
 - **Public Hearing notification** (newspaper; online)

Skwxwú7mesh Úxwumixw Referral Comments

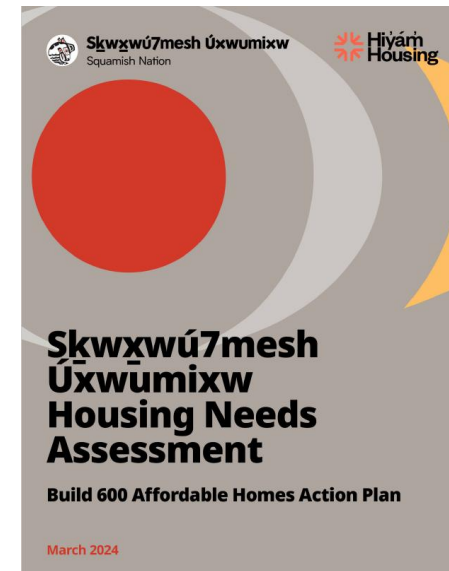
- Housing as top priority for Skwxwú7mesh people across the Aysá'yčh (Squamish Territory)
- Integration of housing needs, priorities and plans
- Housing development planning and consideration of impacts on areas of importance including rights, interests, and values
- Climate considerations and alignment with Climate Legacy Strategy



Úxwumixw 2050
Skwxwú7mesh Generational Plan
MAY 2024



	Skwxwú7mesh Valley	North Shore	Away From Home
1	Housing	Housing	Housing
2	Culture and Language	Health and Wellbeing	Health and Wellbeing
3	Health and Wellbeing	Community Safety and Belonging	Culture and Language



Additional Referral Comments



- Support for proposed amendments
- Strong alignment with SLRD Regional Growth Strategy, especially RGS policies and directions to prioritize infill and to direct growth to urban areas, as well as residential intensification for affordable housing and mixed use neighbourhoods
- Suggestion to add policy for coordination of housing needs assessments and information and resource sharing through the region



- Support for updated references to non-profit housing providers as partners in Affordable Housing action and delivery
- Emphasized importance of commitment to building capacity in non-profit sector and role of non-profits in expanding non-market supply
- Diverse housing options especially below-market rental, supportive housing, and shelter options
- Needs of single individuals, renters and roommate households in addition to family and seniors housing

OCP Bylaw 3139

Key Amendments Summary

- Section 12 policy revisions
 - Updated introduction and refreshed data
 - New *Projected Housing Needs* sub-section with 5-and 20-yr housing needs
 - Confirms existing policies for prescribed components of housing need
- Updated Community Snapshot Graphic (new addition)
- Map Schedule B1
 - Zoned Residential Capacity (Small Scale Multi-Unit Housing Zones R1-R5) within Growth Management Boundary



Community Snapshot data includes:

Statistics Canada, 2021 Census Data
Úxwumixw 2050: Skwxwú7mesh Generational Plan
2024 Interim Housing Needs Report
2024 District of Squamish Annual Report
Eshlílkw'íws Chet: Skwxwú7mesh Census 2022
Squamish Community Performance Indicators Data

New Policy 12.2b: 5- and 20-year Housing Need

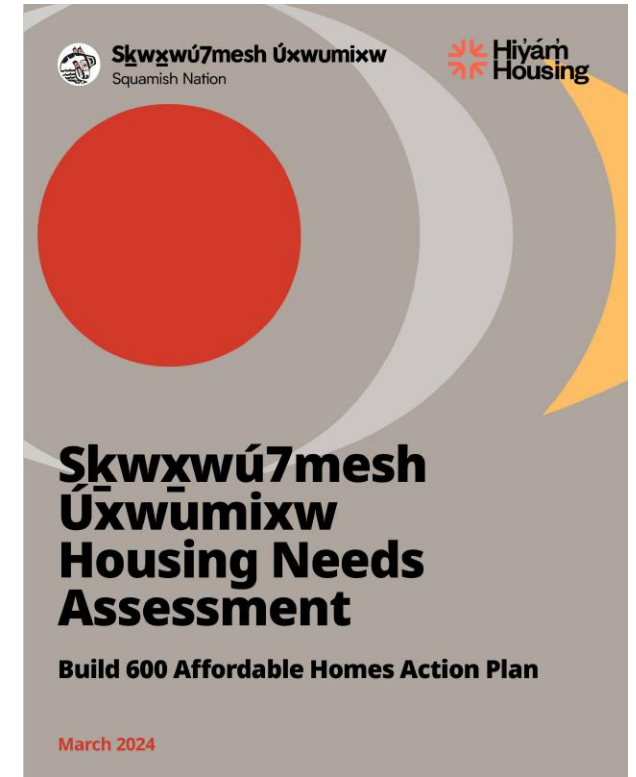
- b. Plan for a minimum of 6,300 new homes to accommodate current and anticipated needs over the next 20 years to address extreme core housing needs, homelessness, suppressed household formation, anticipated growth, rental vacancy rates and local demand (Table 12-1).

Squamish DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	96.77	387.08
B. Persons Experiencing Homelessness	31.09	62.18
C. Suppressed Household Formation	117.12	468.50
D. Anticipated Growth	1,105.45	4,439.85
E. Rental Vacancy Rate Adjustment	18.50	74.01
F. Additional Local Demand	217.06	868.26
Total New Units – 5 years	1,586	
Total New Units – 20 years		6,300

Table 12-1 Squamish Housing 5-and 20 Year Need (Interim Housing Needs Report Update 2024)

Policy 12.2c: Sk̓wx̓wú7mesh Housing Need

Further to municipal housing needs presented in Policy 12.2b, recognize and work with Sk̓wx̓wú7mesh Úxwumixw on integrated planning for projected short and long-term housing needs of Sk̓wx̓wú7mesh Members identified in Sk̓wx̓wú7mesh Úxwumixw's Housing Needs Assessment (2024): a total of 885 units are required over the next five years to address overcrowding, welcome Sk̓wx̓wú7mesh members back to their homelands, keep up with population growth, support those who are currently unhoused, and Elders requiring dedicated support. Another 340 units are projected as needed for long term to 2048. Approximately 230 units are estimated as needed in the Squamish Valley.

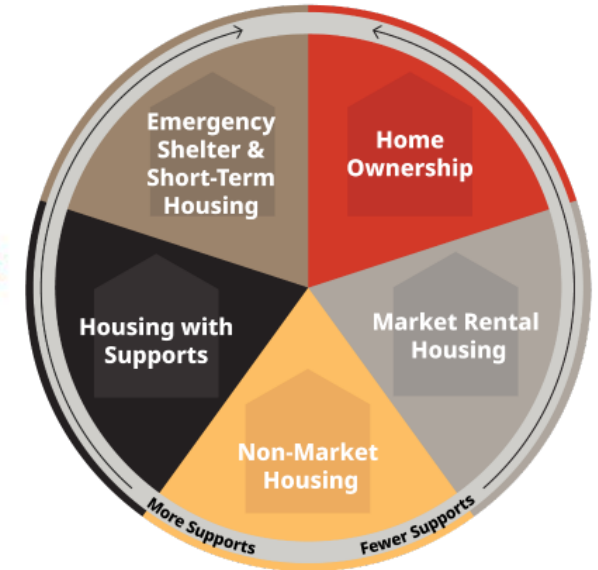
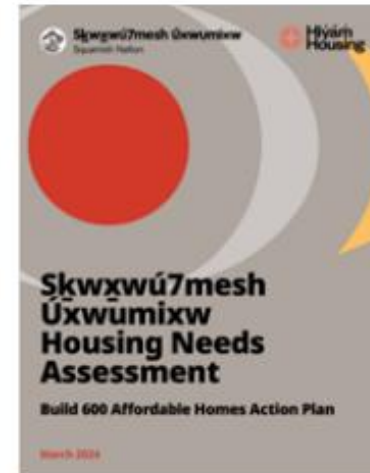


Policy edits 12.16a-c: Housing Collaborations

- Strengthen collaboration policies and recognize formation of Squamish Community Housing Society, Hiya'm Housing Society and partnerships with wider non-profit and co-operative community housing providers
- Acknowledge Squamish Nation goals for safe, equitable and affordable housing both on- and off-reserve to house all members within a generation
- Strengthen intergovernmental information sharing and collaboration, resourcing long range planning and supports for affordable housing

Figure 7: Skwxwú7mesh Úxwumíxw Housing Continuum

Hiya'm ta Skwx wú7mesh
means "The Squamish Are
Coming Home."



Policy edits 12.16c: Housing Collaborations

- c. Strengthen intergovernmental information sharing and collaboration
~~Advocate and encourage other levels of government to ensure~~
communities are well cared for and to resource adequate ~~provide~~
long-range planning, and ~~financial supports and/or lands for~~
affordable housing (e.g. public ~~Provincial~~ Crown lands available
through the Crown grant process).

Further November 4 revision for consideration

Strengthen intergovernmental information sharing and regional
collaboration to ensure communities are well cared for and to resource
needs assessment coordination, adequate long-range planning, and
supports for affordable housing (e.g. public Provincial-Crown lands
available through the Crown grant process).

Bylaw 3139 – Policy 12.2.c-e

- Policies 12.2.c-e address
 - Housing Needs Report 2024
 - Legislated requirements
- Small-Scale Multi-Unit Housing (SSMUH)
 - Zones R1 – R5
 - Multiplexes

Schedule 1 of Bylaw 3139, 2025 (Tracked Changes) - First Reading, as amended on May 6, 2025

Appendix 1B (GSA, BCI)		
Component	3 Year Need	20 Year Need
A. Estimated Core Housing Need	16,771	181,041
B. Persons Experiencing Homelessness	21,297	41,150
C. Suppressed Household Formation	19,112	444,561
D. Anticipated Growth	1,108,443	1,221,851
E. Rental Vacancy Rate Adjustment	18,500	14,000
F. Additional Local Demand	227,340	588,220
Total New Units - 5 years	1,584,463	1,380,823

Table 12-1 Squamish Housing 5 and 20 Year Need (Squamish Housing Needs Report Update 2024)

Designated residential lands accommodate Small-Scale Multi-Unit Housing (SSMUH) Zones R1-R5 are identified on Schedule B-1. SSMUH Zones provide available capacity to satisfy the identified 20-year housing demand in the District's most recent Housing Needs Report and noted in Policy 12.2.b.

At the maximum density, the Small-Scale Multi-Unit Housing Zones R1, R4 and R5 permit the development of 4 strata units and 1 rental unit (two in ADUs) for a total of 5 units per property. At the maximum density, the R-2 zone permits the development of 3 units, and the R-3 zone permits the development of 3 units.

As of March 2025, the total capped capacity of new SSMUH zones across the community is estimated to be approximately 16,700 units. With an existing built housing unit total of approximately 5,000 in the R1-R5 zones, significant remaining capacity exists for housing demand through small-scale development (Table 12-2). This capacity is in addition to remaining residential development capacity in major plan areas such as the Cowanfront, Waterfront Landing, River Road and Cheviot (as subject to area-wide mitigation, as directed in Policy 8.2b).

	Existing Units			Capped Capacity	
	Primary Units	Secondary Units	Total Existing Units	Total Units	Unbuilt Capacity
Total	3,423	1,570	4,993	16,700	11,707

INCLUSIVE HOUSING MIX + DIVERSITY

12.3 Objectives

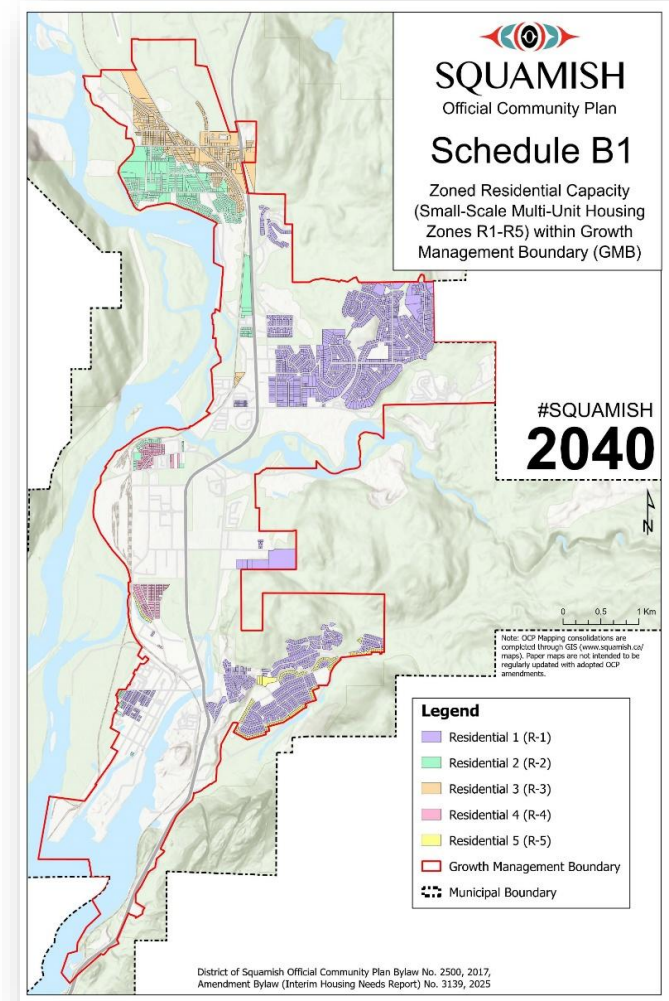
- Provide a range and mix of housing options for residents of all ages, incomes and abilities.
- Achieve a diverse and inclusive mix of housing forms, unit types and sizes, tenures, and price options within each development and neighbourhood.

Source: Squamish Official Community Plan 2020, 2022 & "Schedule A"

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Bylaw 3139 – New OCP Schedule B1

- R-Zoned zoned lands:
 - Total zoned capacity – 16,289 units
 - Existing – 4,971 units
 - Unbuilt zoned capacity - 11,319 units
- Projected 20-year need:
 - 6,300 new units
- Addresses:
 - Housing Need Report
 - Provincial requirements



Recommendations (alternative motion)

1. THAT District of Squamish Official Community Plan Bylaw No. 2500, 2017, Amendment Bylaw (Interim Housing Needs Report) No. 3139, 2025 be given second reading, as amended by:
 - a) Revising Policy 12.2c as follows:
 - Further to municipal housing needs presented in Policy 12.2b, recognize and work with Sk̓wx̓wú7mesh Úxwumixw on integrated planning for projected short and long-term housing needs of Sk̓wx̓wú7mesh Members identified in Sk̓wx̓wú7mesh Úxwumixw's Housing Needs Assessment (2024): a total of 885 units are required over the next five years to address overcrowding, welcome Sk̓wx̓wú7mesh members back to their homelands, keep up with population growth, support those who are currently unhoused, and Elders requiring dedicated support. Another 340 units are projected as needed for long term to 2048. Approximately 230 units are estimated as needed in the Squamish Valley.
 - b) Revising Policy 12.2b as follows:
 - Plan for a minimum of 6,300 new homes to accommodate current and anticipated needs over the next 20 years (2021-2041) to address extreme core housing needs, homelessness, suppressed household formation, anticipated growth, rental vacancy rates and local demand (Table 12-1).
 - c) Revising Policy 12.16c as follows:
 - Strengthen intergovernmental information sharing and regional collaboration to ensure communities are well cared for and to resource needs assessment coordination, adequate long-range planning, and supports for affordable housing (e.g. public Provincial-Crown lands available through the Crown grant process).
2. Council direct staff to schedule a Public Hearing for District of Squamish Official Community Plan Bylaw No. 2500, 2017, Amendment Bylaw (Interim Housing Needs Report) No. 3139, 2025.

Council Questions + Discussion

