

Scope

The Squamish Housing Action Plan (SHAP) has 32 actions planned over three years intended to address the requirements of new Provincial legislation and fulfil commitments made as part of the CMHC Housing Accelerator Fund application. The action plan directs how we are moving forward to make housing more liveable and affordable for our residents.

Progress

Initiatives under the Squamish Housing Action Plan can be grouped under five categories. The implementation of these initiatives have been strategically planned over the next few years in order to meet the housing goals stipulated under the CMHC Housing Accelerator Fund application.



Updating Residential Housing

- 2023
 - Update Single Family Zoning to permit four units on all RS-1 and RS-2 lots. Amend height, setbacks, lot coverage and density to align with Provincial direction.
- 2024
 - Update the Zoning Bylaw to eliminate the parking requirements for Accessory Dwelling Units and suites.
- 2025
 - Explore parking solutions, including eliminating and reducing requirements, and permit based on-street residential parking in select areas.
 - Pursue as-of-right zoning to allow for sixplexes along frequent transit network.



Supporting Attainable Housing

- 2024
 - Administer Pre-Development Funding grants to assist with pre-development costs on identified District properties.
- 2026
 - Complete a feasibility analysis to identify municipally owned lands suitable for affordable housing development.





Streamlining Permitting

2024

- Remove the Advisory Design Panel review requirement for Development Permits for multiplexes.
- Boost internal staff resources to support permitting of Housing units including staff in engineering, environment, and communications.
- Develop detailed plans for Accessory Dwelling Units through a design competition.
- Exempt Accessory Dwelling Units from Development Cost Charges.
- Amend the Official Community Plan to remove Development Permit Area requirements for multi unit development with 6 or fewer units..
- Streamline Development Permit Area Guidelines.
- Develop detailed plans for triplexes and fourplexes through a design competition.



Planning for Complete Communities

2023

- Update Housing Needs Report based on new Provincial Guidelines using a 20-year horizon.

2024

- Update Official Community Plan to address identified housing needs on 20-year horizon.

2025

- Integrate commercial zoning into new housing areas & existing neighbourhoods to support complete and walkable communities.
- Initiate a complete communities infrastructure review and analysis to identify and address infrastructure gaps including a review of sewer, water, stormwater & transportation servicing.
- Pre-zone land to accommodate housing needs for 20-year horizon.



Progress



Funding Amenities & Infrastructure

2026

- Complete a Development Cost Charge Bylaw Update to consider expanded scope under new Provincial Legislation.
- Develop and adopt an Amenity Cost Charge Bylaw to fund community amenities or amenity projects.

Completed



Updating Residential Housing



- Update Zoning Bylaw to allow Affordable Housing in all zones



Supporting Attainable Housing



- Prezone selected sites identified for affordable housing (with SCHS).
- Remove Public Hearing requirements for Affordable Housing development..
- Waive DCCs and Development Fees for Affordable Housing.
- Waive public hearing requirements for missing-middle housing developments.
- Update CAC policy to exempt density bonus units.



Streamlining Permitting



- Waive public hearing requirements for missing-middle housing developments.



Funding Amenities & Infrastructure



- Develop and submit BC Housing Community Housing Fund (CHF) Funding Application

