

# Housing Action Plan

Resort Municipality of Whistler 2023



### 2023 - 2026 Strategic Plan





## **Housing Action Categories**



As mandated by the Province, the RMOW is required to continually monitor housing supply and identify housing needs. Having accurate and up-to-date information informs housing action and is essential to secure grant funding.

In partnership with the WHA and the WDC, there are actions the RMOW can take to directly influence housing supply and use. Whistler has an extensive stock of existing employee housing that can continue to be protected and fully optimized. In collaboration, new employee restricted housing on municipal lands can continue to be built. To be able to support these projects, there are opportunities to utilize and expand employee housing financing tools.

The RMOW can also use incentives and regulations to encourage the private sector to contribute to housing initiatives either financially or directly by developing new employee housing on private lands. Additionally, opportunities for public private partnership can be explored.

Finally, the RMOW can identify, influence and remove red tape barriers in regulations and processes.





### Monitor Supply and Identify Needs

- Housing Survey
- RMOW Housing Needs Report

#### **Protect and Optimize Employee Housing**

- Council Policy No. K-01: Employee Rental Housing Policy
- Home-Run Program

#### Leverage Municipal Lands

- Development of new employee housing
  - 2018 | 1310 Cloudburst Drive | 81 Bed Units
  - 2020 | 1020 Legacy Way | 68 Bed Units
  - 2020 | 8350 Bear Paw Trail | 60 Bed Units
  - 2021 | 1330 Cloudburst Drive | 111 Bed Units
  - 2022 | 1340 Mount Fee Road | 122 Bed Units
  - 2023 | 1360 Mount Fee Road | 154 Bed Units



• Employee Housing Service Charge Bylaw No. 1507, 2000

#### Encourage the Private Sector

- Creation of the RI1 (Residential Infill One)
  Zone
- Launch of Private Sector Employee
   Housing Initiative
  - 1315 Cloudburst Drive | 152 Bed Units
  - 4800 Glacier Lane | 132 Bed Units
  - 2077 Garibaldi Way | 56 Bed Units
  - 5298 Alta Lake Road | 72 Bed Units
  - 2028 Rob Boyd Way | 22 Bed Units
  - 7104 Nancy Greene Drive | 99 Bed Units
  - 4204 Village Square | 4 Bed Units



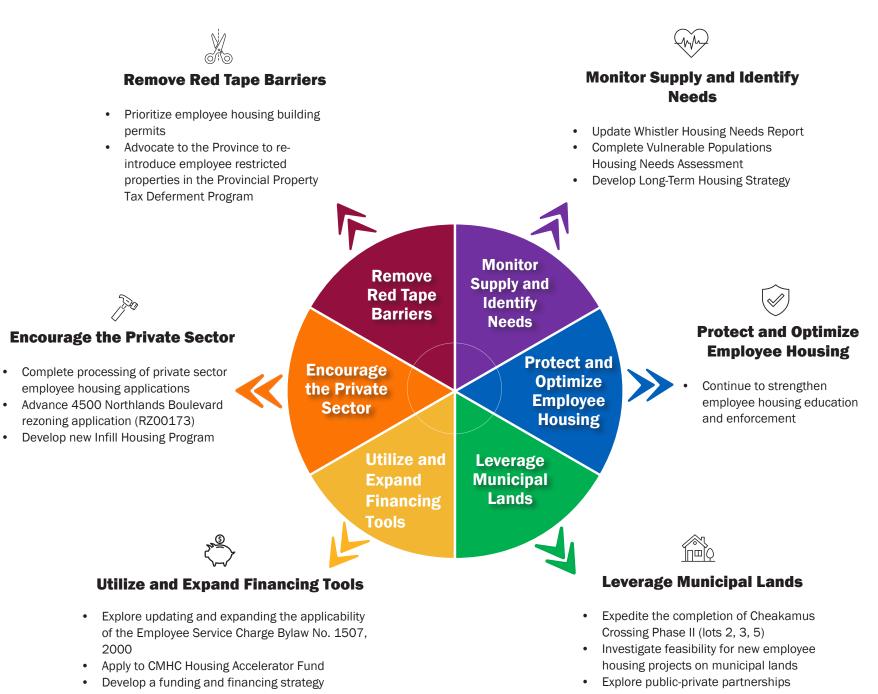
 Updated Land Use Procedures and Fees Bylaw No. 2205, 2022



Whistler: A place where community thrives, nature is protected and guests are inspired

Monitor Supply and Identify Needs	Protect and Optimize Employee Housing	Leverage Municipal Lands	Utilize and Expand Financing Tools	Remove Red Tape Barriers
Community Life Survey Balance Model Initiative	Tourist accommodation licence review and enforcement	Secure new municipal lands	Community amenity contributions Selling market housing components Online Accommodation Provider funding Apply for government grants and partnerships (i.e., Canada Mortgage and Housing Corporation (CMHC), BC Housing) Explore opportunities for First Nations partnerships	Dedicated Planning Department staff time Consider reduced parking minimums Consider appropriate level of community engagement







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 \* Update Council Policy No.
 G-14: Whistler Seniors Housing
 \* Incentivize rentals in employee restricted units
 \* Review owner-restricted inventory utilization

#### Protect and Optimize Employee Housing

 $\checkmark$ 

 \* Consider employee mandatory suite buy-out program
 \* Consider allocating a portion of general MRDT funds to support affordable housing

> Utilize and Expand Financing Tools

 \* Develop OCP
 neighbourhood plans
 \* Incentivize employee housing through bonus density

**Encourage** 

the Private

**Sector** 

 \* Advocate to the Province regarding property transfer tax requirements on employee housing
 \* Advocate to the Province to streamline provincial approvals and regulations

> Remove Red Tape Barriers



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