



Housing Action Plan

Resort Municipality of Whistler
2023



2023 - 2026 Strategic Plan



Housing

- ✓ Implement a Housing Action Plan
- ✓ Completion of new Cheakamus Crossing phase II (Lots 2,3,5) by 2026
- ✓ Advance Private Sector Employee Housing Initiative projects
- ✓ Work with community partners on long-term housing strategy

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.



COMPLETED ACTIONS



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



Utilize and Expand Financing Tools

- 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



Remove Red Tape Barriers

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

ONGOING ACTIONS

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



Remove Red Tape Barriers

- Prioritize employee housing building permits
- Advocate to the Province to re-introduce employee restricted properties in the Provincial Property Tax Deferment Program



Monitor Supply and Identify Needs

- Update Whistler Housing Needs Report
- Complete Vulnerable Populations Housing Needs Assessment
- Develop Long-Term Housing Strategy



Encourage the Private Sector

- Complete processing of private sector employee housing applications
- Advance 4500 Northlands Boulevard rezoning application (RZ00173)
- Develop new Infill Housing Program



Protect and Optimize Employee Housing

- Continue to strengthen employee housing education and enforcement



Utilize and Expand Financing Tools

- Explore updating and expanding the applicability of the Employee Service Charge Bylaw No. 1507, 2000
- Apply to CMHC Housing Accelerator Fund
- Develop a funding and financing strategy



Leverage Municipal Lands

- Expedite the completion of Cheakamus Crossing Phase II (lots 2, 3, 5)
- Investigate feasibility for new employee housing projects on municipal lands
- Explore public-private partnerships

- * 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



- * 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

