

Relevant Official Community Plan Goals, Objectives & Policies

Chapter 4 – Growth Management

| Goals | Objectives | Policies |
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| 4.1. Land use and development are effectively managed to maintain Whistler's unique sense of place, protect Whistler's natural environment, provide a high quality of life for residents and provide exceptional experiences for our visitors. | 4.1.2. Strive to achieve and maintain a comfortable, balanced resort and community capacity, supporting a progressive sustainable tourism-based economy while protecting the natural environment and reinforcing Whistler's mountain community character. | 4.1.2.8. Recognize Whistler's residential and visitor <i>accommodation capacity</i> as a key factor of resort and community growth. Recognize the significant capacity that is already approved, and has not yet been fully developed. |
| | | 4.1.2.9. Continue to maintain an <i>accommodation capacity</i> limit measured in <i>bed units</i> , consistent with the following: (a) Recognize the existing approved <i>accommodation capacity</i> estimated at approximately 61,500 <i>bed units</i> . (b) Allow for up to 1,000 <i>additional bed units</i> for various initiatives to address Whistler's current critical shortage of <i>employee housing</i> . Continue to monitor ongoing housing needs and evaluate proposed developments relative to the municipality's rezoning evaluation criteria. |

Chapter 5 – Land Use and Development – Residential Accommodation

| Goals | Objectives |
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| 5.1. Meet Whistler's long-term housing needs consistent with the growth management policies and land use designations in this OCP. | 5.1.2 House at least 75 per cent of Whistler's workforce within the resort community in livable, appropriate and affordable housing. |
| | 5.1.3 Protect Whistler's existing housing and <i>employee housing</i> supply. |
| 5.2. Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs. | 5.2.1 Encourage a range of price points within <i>employee housing</i> to meet the needs of the diverse workforce and retiree groups. |
| 5.3. Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs. | 5.3.1. Encourage flexibility and adaptability in residential land uses. |
| 5.4. Reduce the environmental and energy impacts of residential neighbourhoods to | 5.4.1 Encourage environmentally-friendly and energy-efficient design, construction and renovation |

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| improve the quality of life and sustainability of the resort community. | standards for both new development and redevelopment of residential areas. |
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Housing Action Categories – Applicable OCP Policies

| Monitor Supply and Identify Needs | |
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| 5.1.2.1. | Project and plan for current and future <i>employee housing</i> needs by undertaking ongoing monitoring of key housing need indicators, and adapting supply-related policies and actions accordingly. |
| 5.1.2.9. | Continually monitor the size of Whistler's workforce, and the portion of Whistler's workforce living in Whistler. Seek to ensure the balance between the economy and available supply of <i>employee housing</i> is met. |
| 5.1.2.10. | When determining if the objective of housing 75 per cent of Whistler's workforce is being met, factor in quality, <i>livability</i> , appropriateness and affordability indicators such as number of people per room or dwelling, percentage of income spent on housing, life stage and family size. |
| 5.2.1.1. | Acknowledge there are broad differences in the community's workforce demographics (e.g., family structure, age, income levels) and as such there are different housing needs, which will evolve over time. |
| 5.3.1.4. | Collaborate with appropriate agencies and organizations to investigate requirements and provide, on an as-needed basis, affordable housing and special needs housing including emergency shelter, transitional housing or special care facilities. |
| Protect and Optimize Employee Housing | |
| 5.1.2.8. | Ensure <i>employee housing</i> is occupied consistent with restrictions related to price, use, resale, eligibility and other conditions. |
| 5.1.3.2. | Use housing agreements, covenants and bylaws to ensure housing is occupied as intended for <i>employee housing</i> . |
| 5.1.3.3. | Consider creative approaches to encourage homeowners to make their underutilized dwellings and auxiliary residential suites available for <i>employee housing</i> . |
| 5.1.3.4. | Recover housing inventory by actively enforcing against illegal nightly rentals of residentially zoned properties. |
| 5.2.1.2. | Identify, implement and update financial and regulatory tools as required to ensure <i>employee housing</i> remains affordable as community needs evolve. |
| Leverage Municipal Lands | |
| 4.1.2.10. | Strategically manage municipal lands and actively consider future acquisition opportunities to achieve municipal purposes and objectives. |
| 4.1.2.12. | Seek creative solutions for optimizing land use and respective interests such as land exchanges, dedications, <i>amenity zoning</i> and transfer of development rights. |
| 5.1.1.2. | Maximize utilization of Residential Reserve lands for <i>employee housing</i> and phase development as required to support Whistler's <i>employee housing</i> needs. |
| 5.1.2.3. | Pursue development of Residential Reserve lands as needed and as appropriate to help address the municipality's <i>employee housing</i> needs. |
| 5.1.2.4. | Pursue development of Residential Reserve lands in Cheakamus Crossing within the next five years, as one of the primary opportunities for new <i>employee housing</i> . |
| 5.4.1.3. | Ensure all neighbourhoods are well-connected to local transit, trails, green space, amenities and services. |
| Utilize Financing Tools | |

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| 5.1.2.7. | Where new developments are expected to create new jobs, consider requiring <i>employee housing</i> contributions in the following preferred order: (a) units on site, where compatible with adjacent land uses; (b) units off site and within Whistler; and (c) cash in lieu contributions consistent with municipal policies. |
| 5.2.1.3. | Collaborate with appropriate agencies and organizations, and where applicable the Lílwat Nation and Squamish Nation, to source funding for <i>employee housing</i> projects. |
| Encourage the Private Sector | |
| 5.1.2.5. | Consider allowing development of <i>employee housing</i> on underdeveloped private lands in residential neighbourhoods with close proximity to jobs, sustainable transportation, amenities and services and consistent with policies and criteria established for evaluation. |
| 5.1.2.6. | Explore a variety of <i>infill housing</i> types and tenure models as a means to secure <i>employee housing</i> , building upon existing opportunities. |
| 5.1.3.3. | Consider creative approaches to encourage homeowners to make their underutilized dwellings and auxiliary residential suites available for <i>employee housing</i> . |
| 5.1.3.5. | Explore infill as a tool to support both <i>aging in place</i> and <i>employee housing</i> . |
| 5.3.1.2. | Support flexibility in neighbourhood design and development to adapt to changing housing needs and affordability considerations, such as supporting live-work and infill zoning in appropriate locations. |
| 5.4.1.2. | Encourage flexibility in zoning and consider infill developments that take advantage of existing infrastructure, have close proximity to transit, commercial centres, amenities and services, and are compatible with the adjacent neighbourhood character. |