



Community Forum 2017

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Agenda

Gallery tour of theme posters: 4:30 – 5 p.m.

Presentations: 5 – 6:25 p.m.

Nancy Wilhelm-Morden, Mayor: Opening Remarks

Mike Furey, Chief Administrative Officer: Community Planning & EPI Update

James Hallisey, General Manager: Transportation Advisory Group Update

Toni Metcalf, Economic Development Officer: Housing Task Force Findings & Recommendations

Ted Battiston, Director: Community input table discussions kick-off

Dialogue tables 6:25-7:25 p.m.

Phase 1: 6:25 – 6:55 p.m.

Housing

Phase 2: 6:55 – 7:25 p.m.

Transportation

Environment

EPI / Community Planning

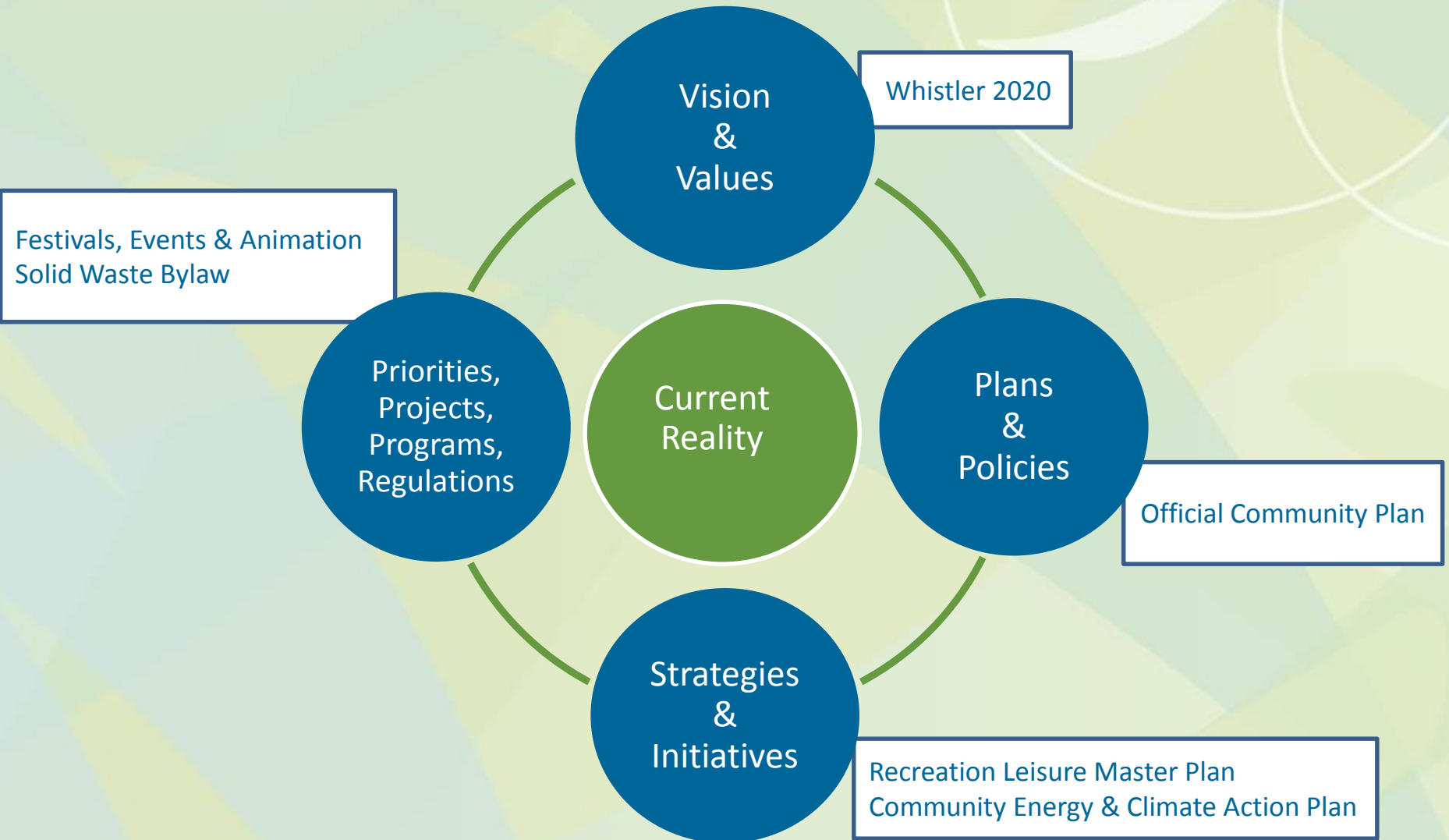
Open theme

Wrap up and next steps: 7:25 – 7:30 p.m.

Whistler's planning history

- Deliberate and thoughtful community planning – the foundation of Whistler's success and long-term sustainability
- Planning based on community engagement and evidence-based decision making
- Comprehensive approach from Vision and Values to specific Procedures, Programs and Regulations
- Recognized leaders in innovation – Whistler Housing Authority, pedestrian village, dedicated visitor accommodation and many other Community achievements

Community planning and engagement



Whistler 2020 and OCP

- Whistler 2020 Vision

“Whistler will be the premier mountain resort community – as we move toward sustainability”

Descriptions of success:

- ✓ Enriching Community Life
- ✓ Enhancing the Resort Experience
- ✓ Protecting the Natural Environment
- ✓ Ensuring Economic Viability
- ✓ Partnering for Success

- RMOW's Official Community Plan (OCP)

Foundational planning document for growth management, land use, housing, social and environmental issues



2010 OCP Update

- In 2010-2013 Whistler completed an extension community engagement process to update its OCP

What the community said

Concern over further growth and expansion and potential impacts on Whistler's character, experience, natural environment, quality of life and property values and economic viability.

Desire to look for new opportunities to diversify, complement and strengthen the local tourism-based economy, compatible with resort community values

Desire to have a forward looking plan that provides some certainty; sets limits to growth, anticipates and proactively plans desired future land use and development.

Desire to protect the natural environment and better utilize and enhance our built environment in ways that are progressive, optimize space/usage and evolve over time.

2010 OCP Update

- Substantial community process undertaken
- Engagement with First Nations
- Council approval in 2013
- Provincial approval quashed due to First Nations challenge of the provincial consultation record
- Reverted back to previous OCP
- Fast forward - renewed commitment by all parties to revisit the updated OCP moving forward
- Hopeful for success in 2018

Whistler's evolving reality (cyclical economy)



OCP update (2010-2013) Whistler



Low hotel occupancy rates and low average daily rate



2.3m

Decreased visitation



-11%

Decline in residential and tourist accommodation property values



8%

High commercial vacancies including vacant storefronts on village stroll

12,000
FTEs

Low employee numbers

81%

Peak in workforce living locally

9,824

Stable Whistler population

Current reality today



Strong hotel occupancy rates



3.3m

Summer & Winter visitor growth



+22%

Appreciating residential property values



\$\$\$

Pressure on commercial lease rates



14,500
FTEs

High employee numbers



5 pts

Declining workforce living locally



11,854

Growing population esp. families

Acknowledging Whistler's current situation – EPI reviewed its Key Principles for economic planning



KEY PRINCIPLES

Recognizing the role all community members play in the success of Whistler as a destination.

It is the respect for the natural environment, and preservation of our mountain culture, that make Whistler a unique and desirable place

Acknowledge resort partners role in resort growth, with recent surge fueled by strong economies, exchange rates, air access, etc

Visitors who are passionate outdoor & nature enthusiasts who engage with our culture, provide a level of stability and resilience for Whistler

Importance of co-ordinating resort wide efforts – actively rebalancing activities to smooth year-round business, not more growth in peaks

Year round resort business is expected to enable a stronger local workforce, with superior service levels that differentiate Whistler as a world-class resort, and enable a more resilient business community

Cognizant of ebb & flow in business cycles, importance of maintaining ongoing loyalty of regional guests through good times and bad

Locally owned and operated businesses are a positive influence on guest experience and are an essential component of a healthy business mix, thus requiring innovative ways to enable continued success

Having successful working partnerships with First Nations, and neighbouring communities will only serve to strengthen Whistler

Challenges such as housing affordability are critical to the local community's sustainability, and locals must have the opportunity to participate and enjoy the benefits of economic success



Whistler's success is dependent on integration of all planning initiatives toward our community goals

PAST 5 YEARS

WHAT HAS BEEN DONE



- RMOW has completed many targeted initiatives and strategies – largely through community committees and task forces

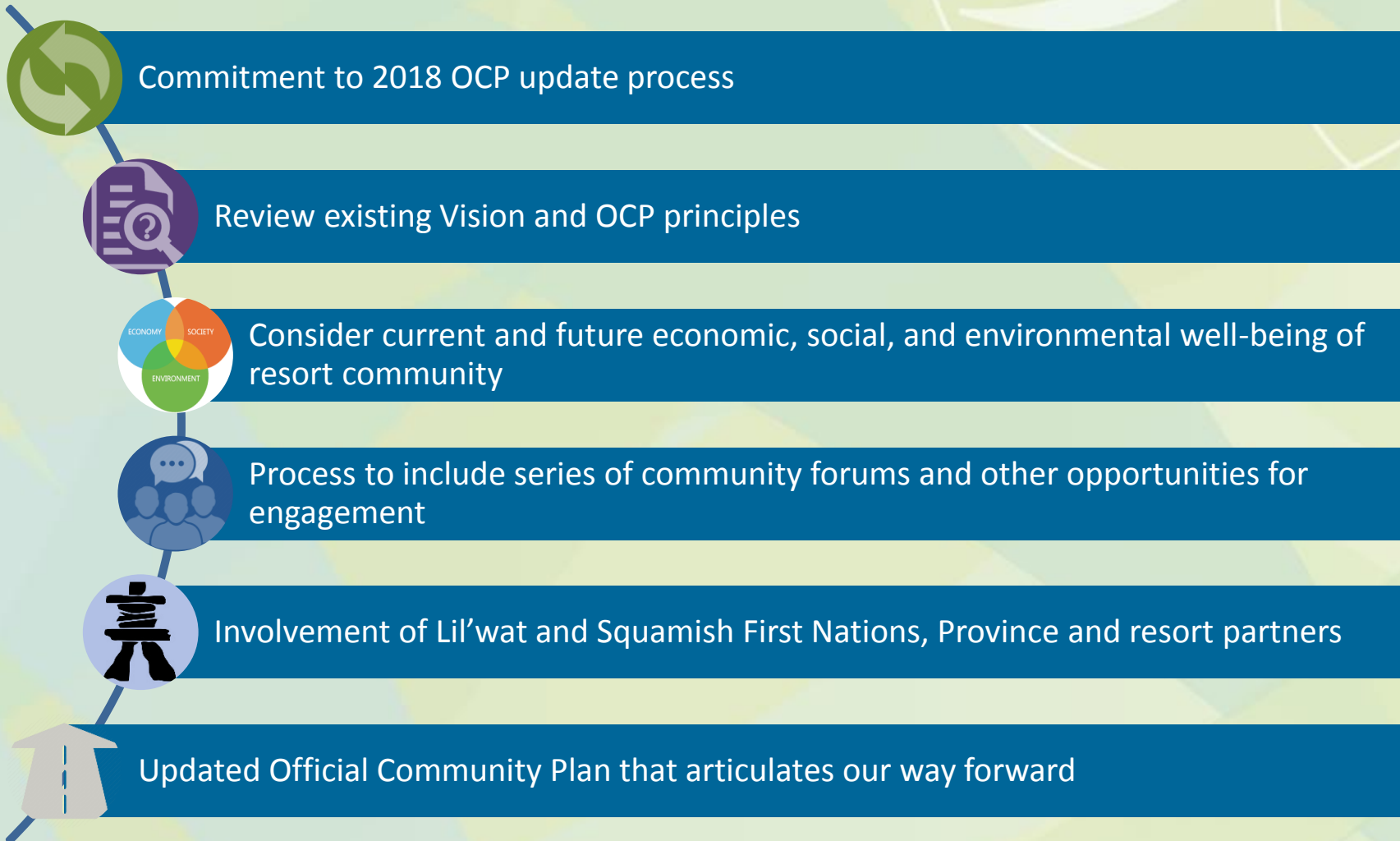
NEXT 5 YEARS

WHAT IS BEFORE US



- Vision and OCP foundation are strong, need to be revisited for new current realities and to confirm Whistler's direction
- First Nations relations are important to Whistler's future
- Commence Vision and OCP process in early 2018 - central focus for 2018

OCP moving forward



OCP moving forward

Goal to ensure our Vision and Official Community Plan still hold true to who we are as a community

How are we doing?

What do we need to do differently to be successful?



Thank you

- Your time and input is important and appreciated
- Feedback from this evening will be provided to Council, committees and staff

Agenda

Gallery tour of theme posters: 4:30 – 5 p.m.

Presentations: 5 – 6:25 p.m.

Nancy Wilhelm-Morden, Mayor: Opening Remarks

Mike Furey, Chief Administrative Officer: Community Planning & EPI Update

James Hallisey, General Manager: Transportation Advisory Group Update

Toni Metcalf, Economic Development Officer: Housing Task Force Findings & Recommendations

Ted Battiston, Director: Community input table discussions kick-off

Dialogue tables 6:25-7:25 p.m.

Phase 1: 6:25 – 6:55 p.m.

Housing

Phase 2: 6:55 – 7:25 p.m.

Transportation

Environment

EPI / Community Planning

Open theme

Wrap up and next steps: 7:25 – 7:30 p.m.

Transportation Action Plan – Fall Update

James Hallisey, RMOW
General Manager, Infrastructure Services

November 2, 2017

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Today's agenda

1. Background – TAG process
2. 2017 Summer Transportation Actions and Results
3. Actions for this winter
4. 2018 / 2019 proposed Transportation Actions

TAG Vision & Goals

Whistler's transportation system efficiently and affordably moves people and products to, from and within Whistler while delivering a high quality experience and minimizing impacts on natural areas.

- **Improve customer experience in 2017/2018**
- **Integrated / holistic approach**

2017 Transportation Action Plan

By Strategy Areas:

1. Highway 99 Efficiencies
2. Transit Improvements
3. Peak Day Operations
4. Parking Management
5. Preferred Options

Current Reality



Traffic congestion



Visitor and resident complaints



Business success limited by congestion

More contribution to climate change



Whistler population in 1996



Approximately 7,000

Whistler population in 2016



Approximately 12,000

Whistler annual visitors in 1996



Approximately 1.7 million

Whistler annual visitors in 2016



Approximately 3 million

This led to

10

community partner workshops

5,000

surveys responses

500

participants at public meetings

5

professional reports

Let's Get Moving, Whistler

Over the past 20 years there have been investments in transportation but more investment is needed to address Whistler's current reality. The community transportation vision is to create an integrated transportation system that provides efficient and affordable options while minimizing environmental impact. Integrating parking and highway management, transit service, and active transportation actions addresses the current reality and reflects community support for action.

Key Research Findings



Whistler has a parking availability problem, but there is enough capacity if existing spaces are better used

About half the traffic during peak times starts in Whistler



The majority of Whistler survey respondents are supportive of the 2017 Transportation Action Plan

Congestion will be best addressed by integrated transportation solutions



2017 Actions



TRANSIT AVAILABILITY

- 1,750 more service hours and one more bus
- 10 free summer weekends with extra buses
- \$15 reduction in monthly pass
- Work with partners on Sea to Sky Regional Transit



ACTIVE TRANSPORTATION

- More Village bike parking
- Improved Valley Trail signage and maps
- New tools for employers



PARKING AND HIGHWAY AVAILABILITY

- Direct parking revenues to increase transit and cycling opportunities
- Expand app to share parking availability
- Increase visitor YVR shuttle amenities
- Lots 1 - 3: \$10/day, \$20/day oversize

During peak season:

- Lots 4 + 5: \$5/day, \$30/month Resident - Employee Pass

Anticipated Results



- Increased availability of parking
- Increased flexibility in travel options
- Reduced highway congestion
- Reduced contributions to climate change
- Less complaints
- More business success

Medium and Long Term Actions



PARKING AND HIGHWAY AVAILABILITY

- Expand app to share parking availability
- Increase medians at hazard locations
- Promote alternatives to single occupant vehicle use



TRANSIT AVAILABILITY

- 3 new buses + 6,500 new service hours
- Reduce cost for transit
- Provide more bus shelters
- Test bus queue-jumper lane on Highway



ACTIVE TRANSPORTATION

- Increase gear storage in Village + Creekside
- Improve cycling safety
- Build more sidewalks
- Improve pedestrian highway crossings

All details can be found at
www.whistler.ca/MovingWhistler



Resort Municipality
of Whistler



January 2017 Transportation Forum

- Majority of January Forum and survey participants supported or strongly supported all of the draft short-term actions
- Highway 99 Efficiencies received the most comments

What TAG heard from the public:

- Integrated strategy required
- **Enough studies, more action**

2017 Summer Transportation Action Plan

What changed as of July 1:

Transit:

- Free on summer weekends and holiday Mondays
- More frequent service
- \$50 monthly pass (reduced from \$65)
- Family Travel Program expanded

Cycling:

- More valley trail connections
- More bike parking in Village
- Free Secure *Bike Valet* parking on weekends

Day Lot 1 – 5 parking:

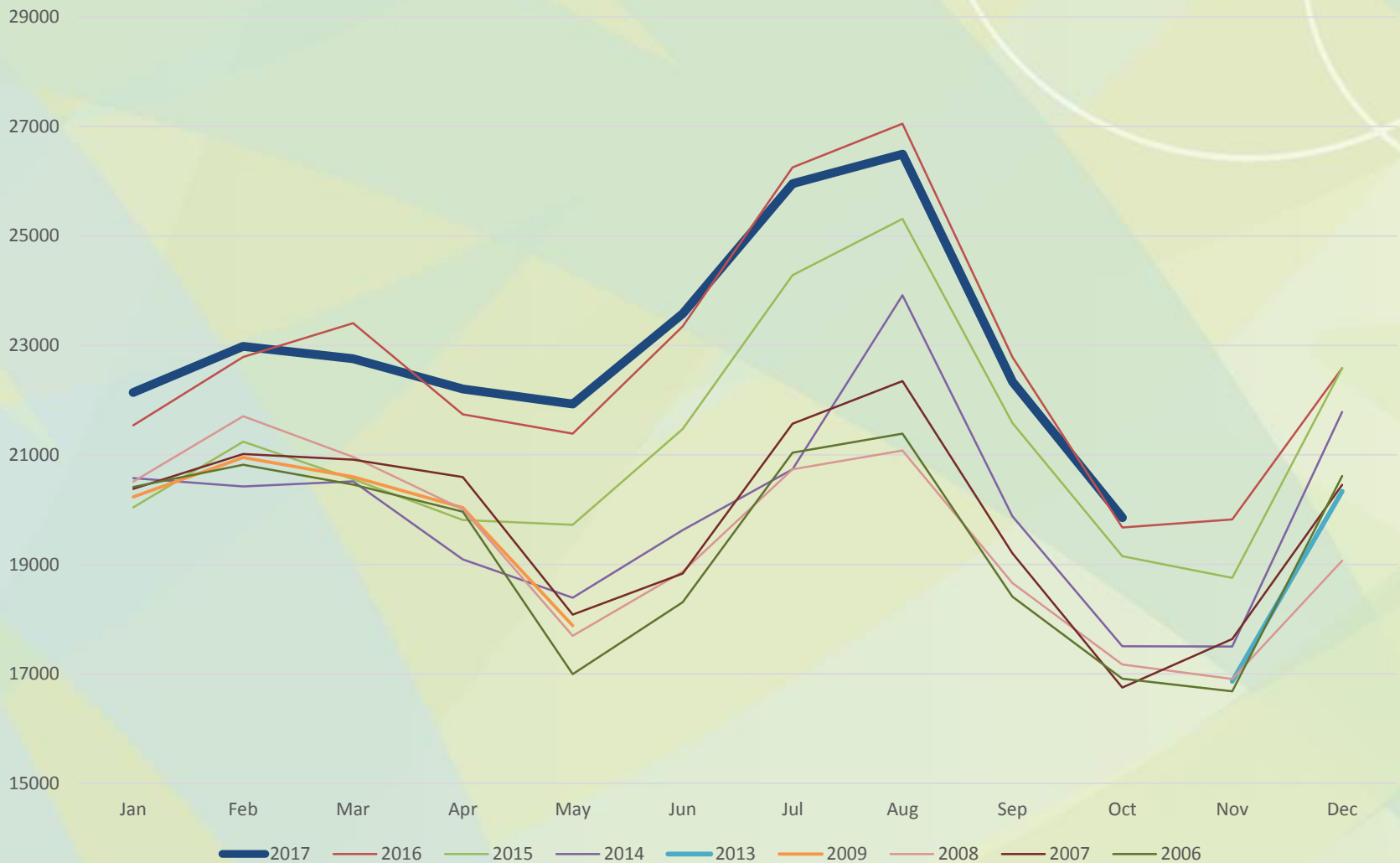
- \$5/day in Day Lots 4 & 5
- \$10/day in Day Lots 1-2-3
- \$30/month employee/resident pass in Lots 4 & 5
- \$50/month general pass Day Lots 1-2-3

Village parking:

- 2-hour max Main Street & Conference Centre
- 1-hour max Sundial Crescent
- Free after 7 p.m.

Monthly Highway Traffic Comparison

Monthly Average Daily Traffic (Hwy 99 at Brio)



2017 Summer Transportation Action Plan

Results of these actions

Increased transit ridership →

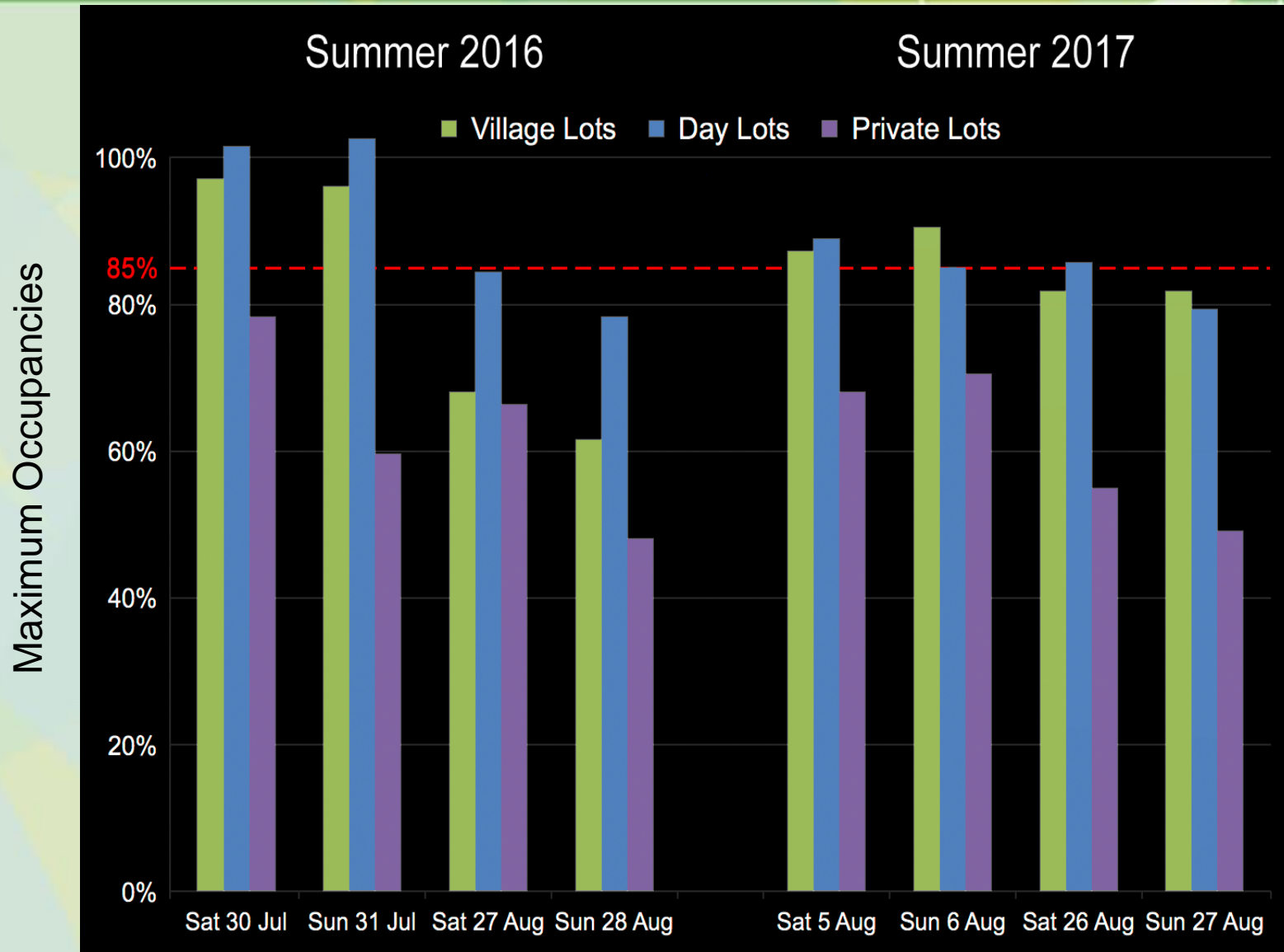
Average daily ridership	Summer 2016		Summer 2017	
	Pay	Free	Pay	Free
Saturday	3,070	4,680		5,390
Sunday	n/a			4,650
Holiday Mondays	n/a			3,930
Weekday	n/a		3,390	

Summer 2017: Days When All Lots Full

Day	2016	2017
Friday	6	1
Saturday	9	4
Sunday	9	3
Totals	24	8

← Improved Parking Availability

2016 vs 2017 Parking Comparison



2017 Summer Transportation Action Plan

Results of these actions

Secure Bike Parking well used ➡



Measurable reduction of local
vehicle trips during peak times



	July 2016		July 2017	
Highway 99 Avg. Daily Traffic at:	Southbound	Northbound	Southbound	Northbound
Brio	12,967	12,918	13,065	13,155
Function	5,652	5,900	6,965	6,913
Difference – Local vehicle trips starting and ending in Whistler	7,315	7,018	6,100	6,242

Conclusion

2017 Action Plan was Successful!

- Transit was well used
- Bike parking facilities were well used
- Local traffic on the highway was down
- Parking availability was improved

Actions this winter

Highway 99 Initiatives

- Highway Closure Protocol working group
- Regional Transit discussions with BC Transit and Provincial Government



More Transit

- Approximately double the amount of summer service
- Improved transit routes - **NEW**
- Continue reduced price (\$50/month) transit pass
- Continue expanded Family Travel Program
- Spirit Transit Pass (starting November 1) – **NEW**



More actions this winter

Carpooling-Walking-Biking

- Carpool Parking Program in Day Lots 4 and 5 - **NEW**
- Snow-clearing of Valley Trail to promote active transportation



Parking

- Continue expansion of Whistler Parking App
- Active traffic management during peak periods
- Day Lots 4 and 5
 - ✓ Dec 15 – Apr 15 (\$5/day and \$30/month employee/resident pass)



More actions this winter

Carpooling-Walking-Biking

- Carpool Parking Program in Day Lots 4 and 5 - **NEW**
- Snow-clearing of Valley Trail to promote active transportation



Parking

- Continue expansion of Whistler Parking App
- Active traffic management during peak periods
- Day Lots 4 and 5
 - ✓ Dec 15 – Apr 15 (\$5/day and \$30/month employee/resident pass)



Continue focus on providing alternatives for locals!

2018-2019 Proposed Transportation Actions



Highway 99 Efficiencies



Transit Improvements



Better Parking Management



Active Transportation Options



Other

2018 spring/summer

Work with Ministry of Transportation on study to understand costs and impacts on natural areas, for highway capacity improvements from Function to Whistler Village.	Work with BC Transit to study the opportunities to improve and expand regional transit service from Pemberton/ Mt. Currie all the way to Metro Vancouver.	Monitor the winter 2017/2018 Parking Actions and review the results of the 2017 Improving Parking Availability Strategy.	Expand secure bicycle parking offerings in the Village and Upper Village, including secure overnight and event parking.	Explore peak time carpooling strategies to encourage more people to carpool to the ski hill.
Work with Sea to Sky municipalities, RCMP, to implement findings of Sea to Sky Highway Road Closure Protocol Assessment Report.	Work with Ministry of Transportation and BC Transit to develop transit queue jumper lanes as a pilot project in 2018.	Work with Tourism Whistler and Chamber to explore feasibility of expanding parking app that illustrates all available parking in Whistler.	Install Valley Trail lighting south of Blueberry.	Partner with Whistler businesses and organizations, to increase number and affordability of end of trip and storage facilities (e.g. bike & ski lockers) in Village and at Creekside.
	Provide safe trails from neighbourhoods to highway bus stops.	Develop and deliver parking inventory learning session inviting all public and private parking operators in Whistler.	Provide paved shoulders on Highway 99.	Build more neighbourhood ski-outs.
		Introduce multiple day parking passes (beginning summer 2018) and phase out monthly parking passes in 2019/2020.	Build sidewalks in Function Junction.	
		Encourage private lots and hotel owners to offer multi-day passes or carpool passes for their staff at their lots.		

2018 fall/winter

Study potential changes to Highway 99 at Britannia Beach to reduce or eliminate major highway congestion point.	Explore alternate revenue sources for funding improved transit services, including Transit contribution from other businesses or combination transit and activity pass.	Develop winter 2018/2019 carpool incentive program based on results of the 2017/2018 pilot program.	Develop and implement a marketing campaign including an incentive program to encourage people to leave their car at home.	
---	---	---	---	--

2019 spring/summer

Work with MOTI to continually improve Highway 99 traffic signals with state-of-the-art network signal systems.	Develop a strategy to further reduce transit rider fares year round. Consider free youth passes for students enrolled in Whistler schools full-time.		Repaint bike lanes on highway, including north of Whistler, as part of ongoing maintenance and safety improvement.	Work with Whistler Blackcomb/Vail to develop and offer a "Whistler Card" to guests as a combo pass (including transportation to and from Whistler), to experience and get around the resort.
	Provide basic bus shelters at all highway bus stops.			

2019 fall/winter

	Start planning for free transit year-round.		Assess feasibility and RMOW actions needed for private sector to provide electric bike and other share services	Build permanent Village end-of-trip facility or reinstate existing one at Library (for active transportation and transit users).
--	---	--	---	--

2018-2019 Proposed Transportation Actions

Summary of Proposed Actions over the next two years include:

- More work with TAG stakeholders to further improve infrastructure
- More work with TAG stakeholders to improve understanding of transportation changes
- Learn from the recent pilot projects and improve them for future years

Feedback

- Can be provided on the poster boards
- Can be provided at the facilitated discussion groups after this presentation
- Can be provided by email at feedback@whistler.ca

More transportation information is available at:

www.whistler.ca/MovingWhistler



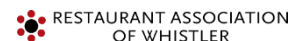
Report from Mayor's Task Force on Resident Housing

November 2, 2017

Whistler Community Forum

Toni Metcalf

Economic Development Officer



Objective of this presentation

Share the detailed work completed by the Mayor's Task force on Resident Housing, including draft recommended actions.

Agenda

- Task Force Process
- Background
- Current Situation
- Draft Recommended Actions
- Next Steps

Task Force process





Background

A short recap...

1970 – 1980's

Rising real estate prices and affordability for local residents has been a perennial problem, dating back – when Tapley's was initiated, followed by the Whistler Valley Housing Society as an employer founded non-profit organization, and subsequently the Whistler Housing Authority

1990

saw the introduction of the Employee Housing Service Charges which required developers to either build employee housing or contribute to a designated housing fund which the RMOW then used to build resident housing – linking development to Whistler's growth

1990's

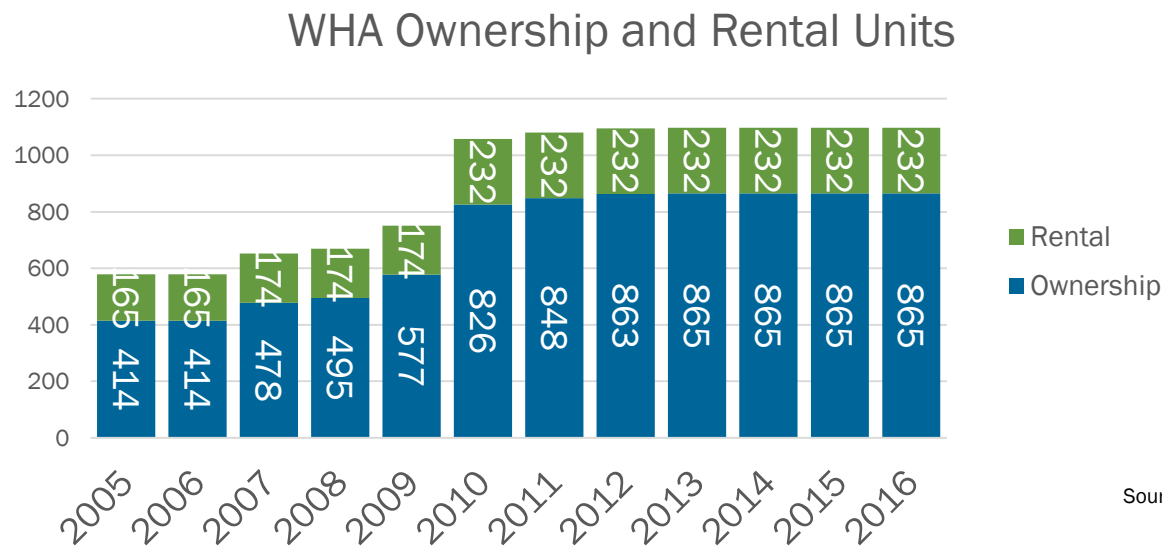
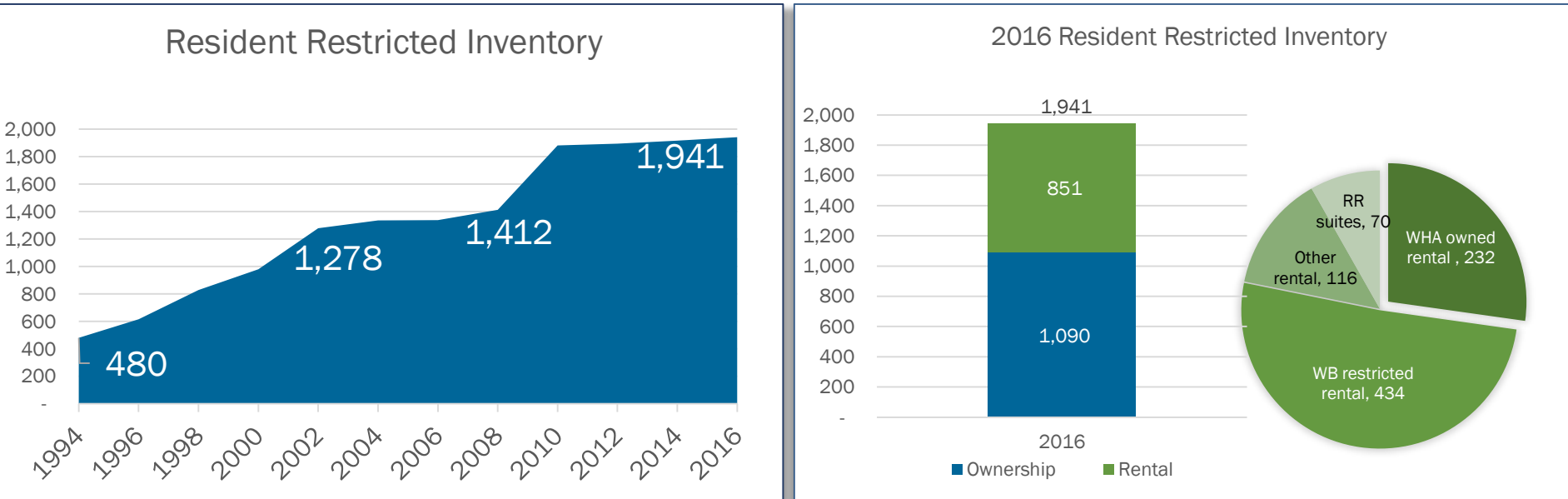
Affordable Employee Housing Policy, Comprehensive Development Plan and others were created during the 1990's

WHA originally had a relatively even split of rental and ownership housing, but as the community evolved with a greater demand for permanent family owner occupied housing, **more focus was added to affordable ownership properties**

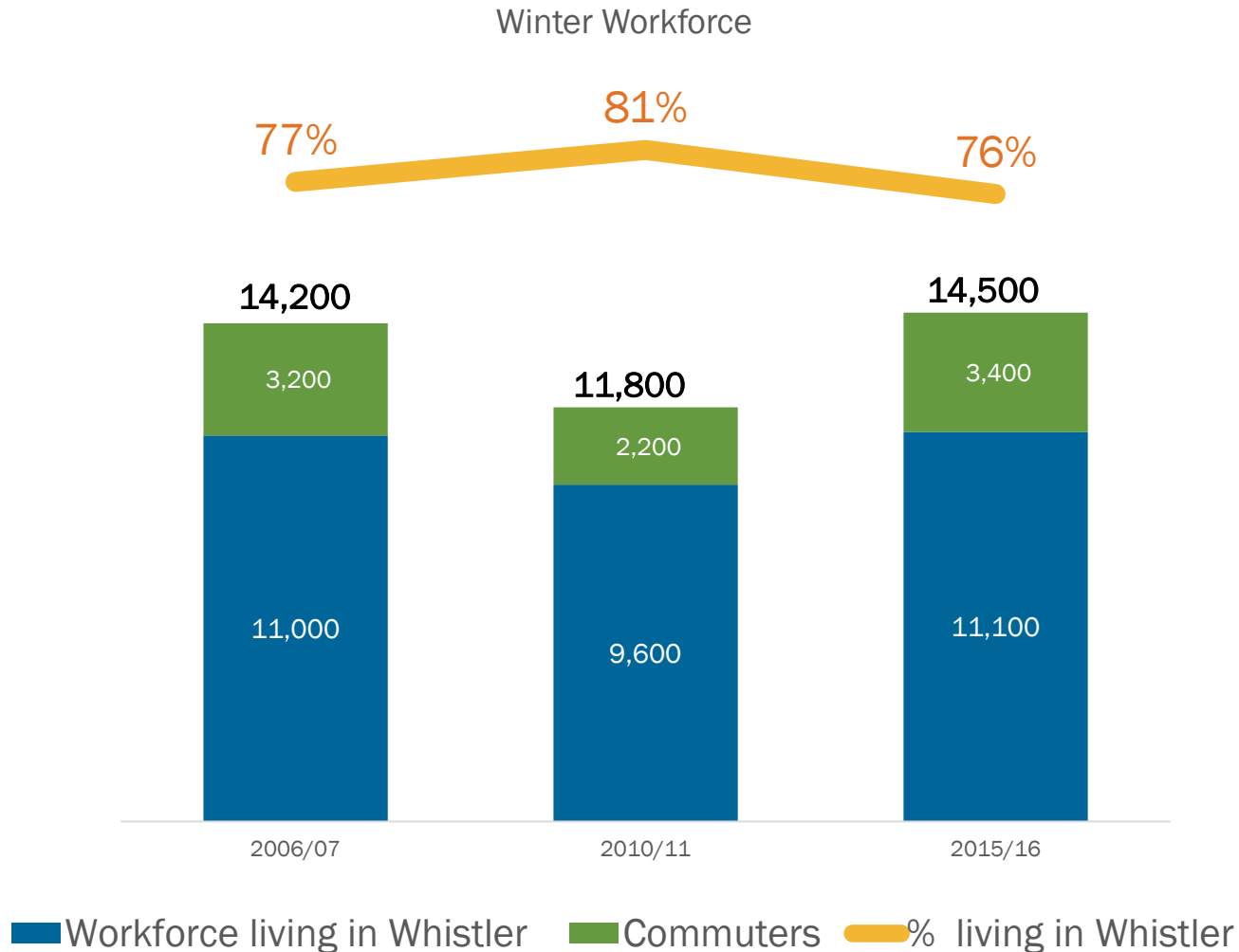
Today Whistler offers a wide **range of housing catering to diverse individuals of varying socio-economic backgrounds** – a key element **to building successful neighbourhoods and sustainable communities**

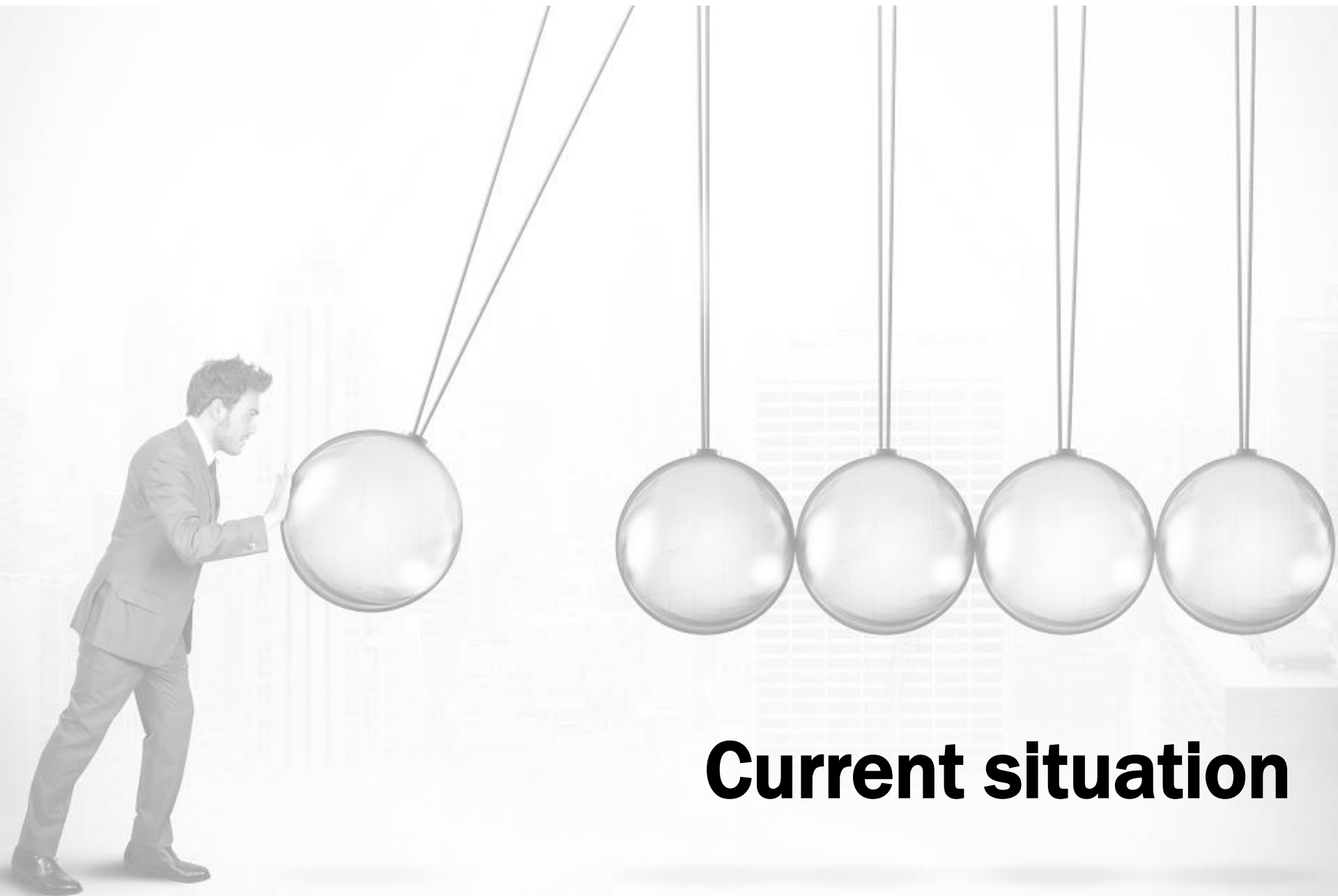
WHA continues to play a key role in building resident restricted units, and monitoring and managing the use of resident restricted inventory

Evolution of resident restricted inventory



Targeting 75% of employees living locally





Current situation

Key Macro factors

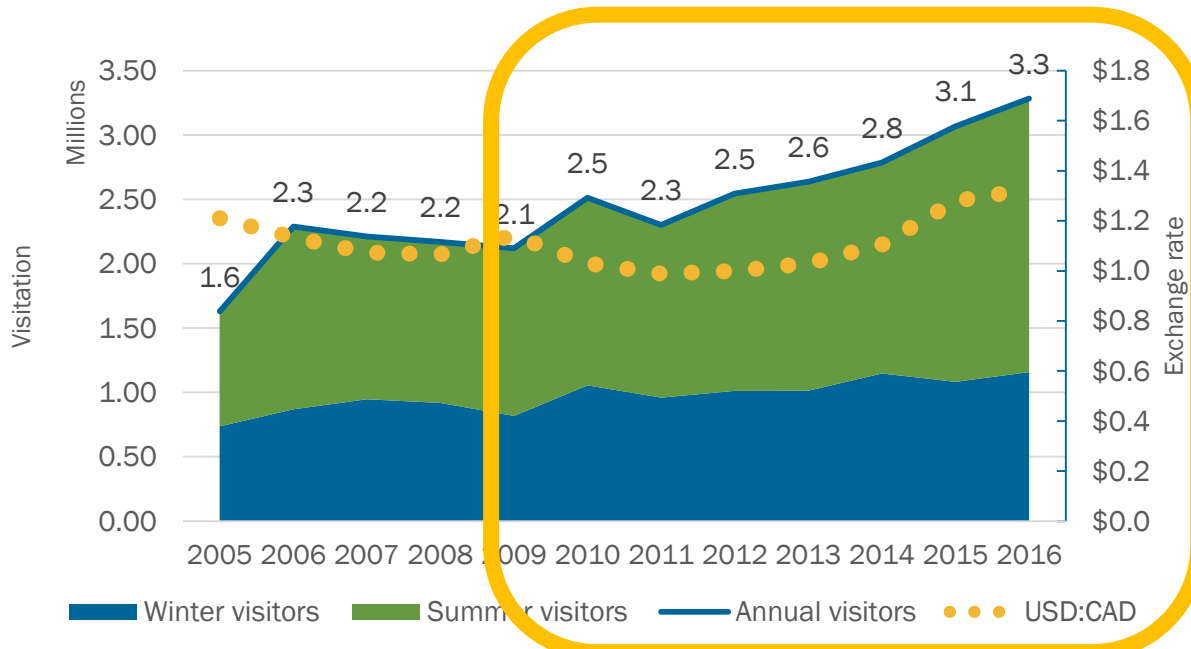


Economic and tourism surge (USD/low *i*)

Whistler's key stakeholder groups implementing their strategies, with alignment in resort's economic planning



US FX Rate and Visitation in Whistler



Statistically, the recent surge in visitation is mostly driven by the strength of the USD

Key Macro factors

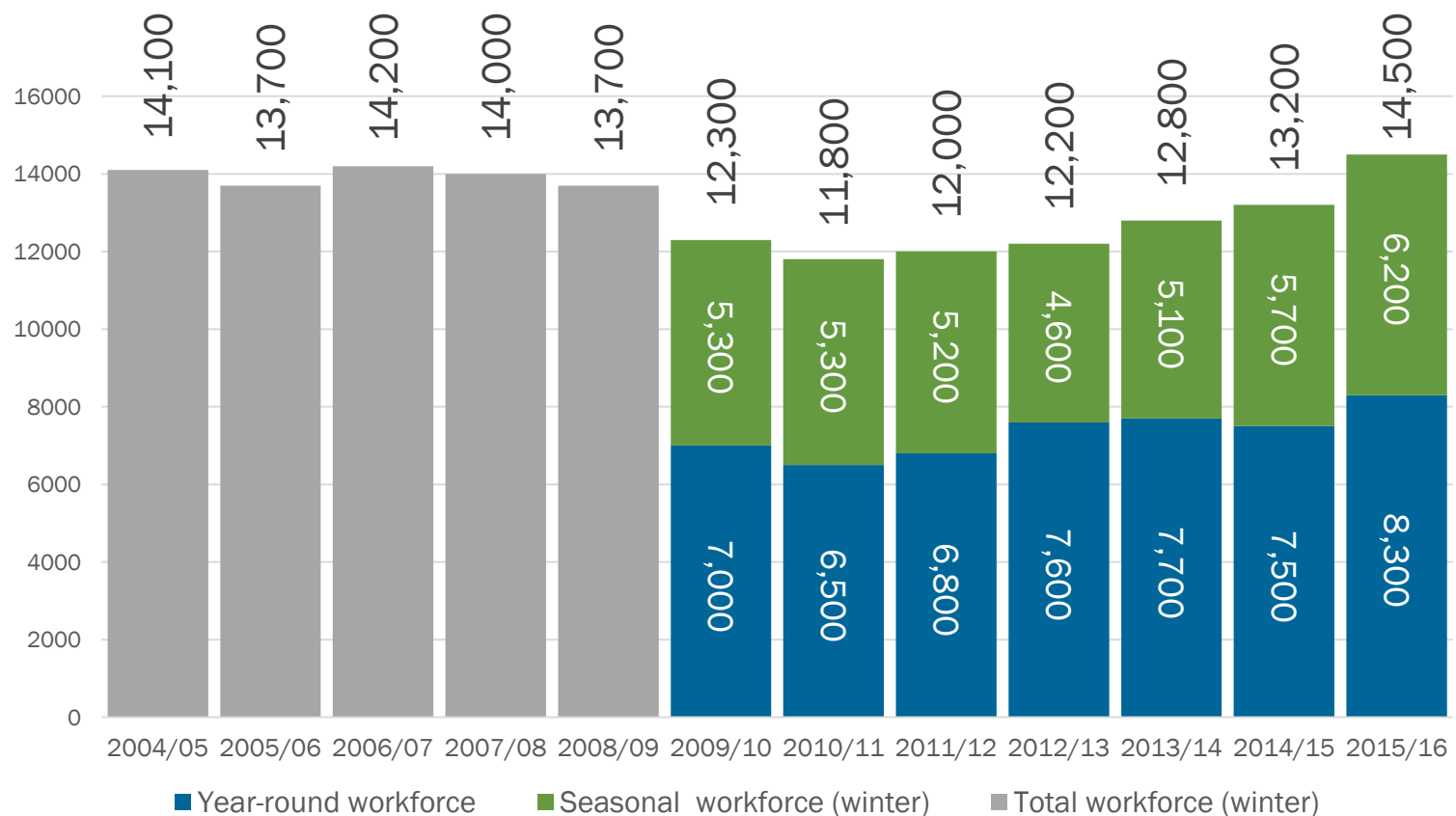


Economic and tourism growth (USD/low i)



Jobs created locally (+2,500 in 5 years)

Job creation in both year round and seasonal positions



Source: Whistler Employer Needs survey 2004-2016 (WHA)

Key Macro factors



Economic and tourism growth (USD/low i)



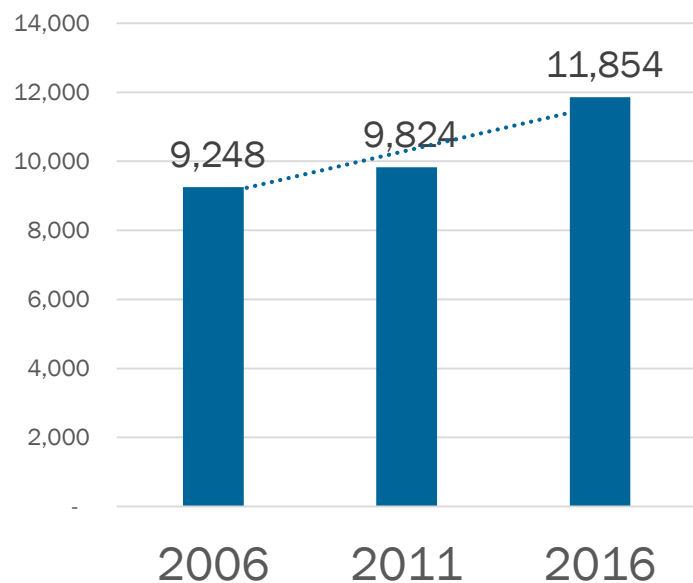
Jobs created locally (+2500 in 5 years)



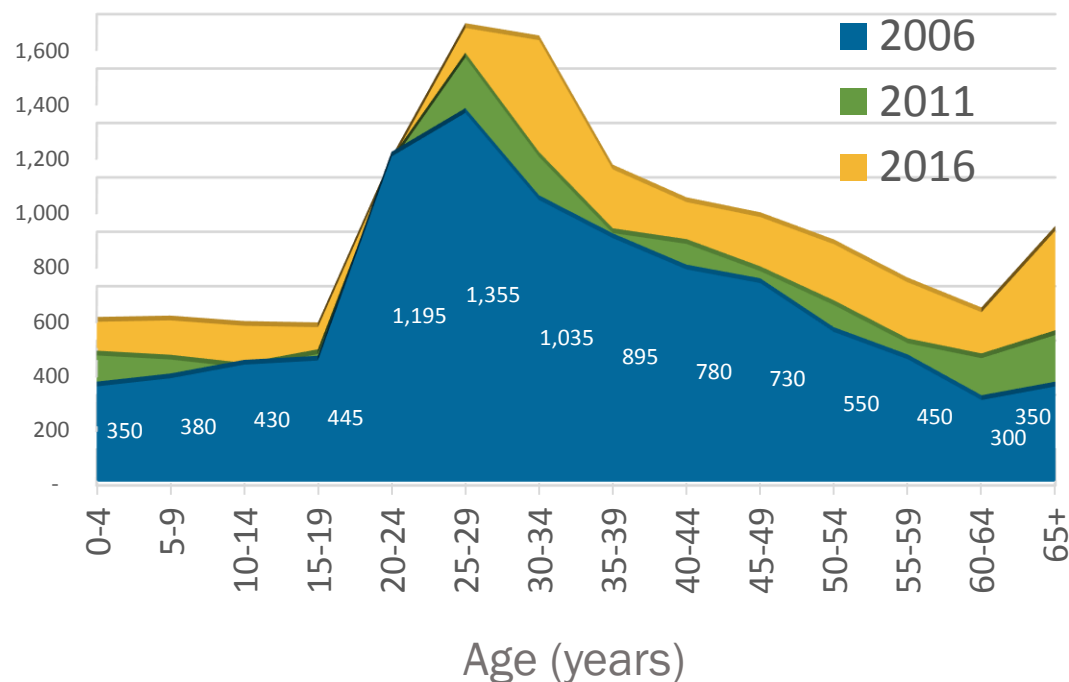
Population growth (+20% in 5 years)

A growing population ...

Whistler Population

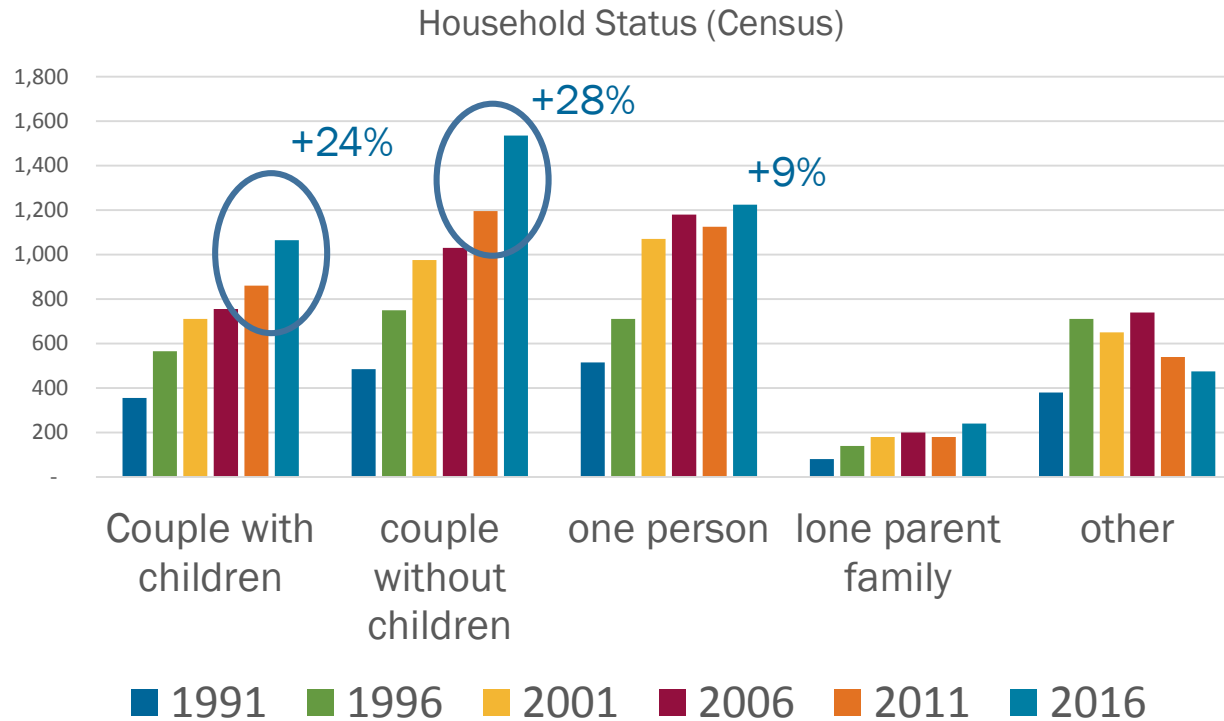


Population evolution



But declining proportion of young adult population, while increasing 30-39 years & kids. Also a growing seniors population albeit from a small base

Growth in family groups ... now 60% of households



Caution: one person households could be higher, but effected by affordability

Key Macro factors



Economic and tourism growth (USD/low i)



Jobs created locally (+2500 in 5 years)

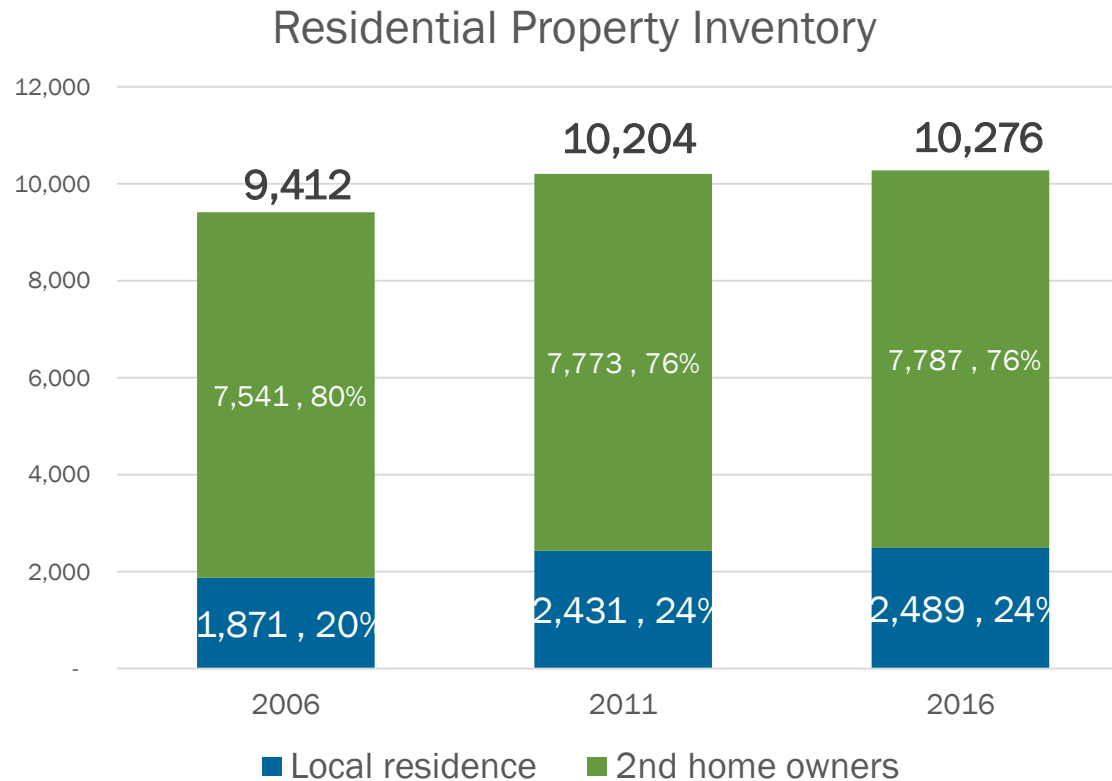


Population growth (+20% in 5 years)



Housing supply

Growth in resident restricted inventory has driven the overall increase in residential properties



864 new homes in last 10 years

- 618 of those have been resident restricted homes (72%)

Key Macro factors



Economic and tourism growth (USD/low i)



Jobs created locally (+2500 in 5 years)



Population growth (+20% in 5 years)

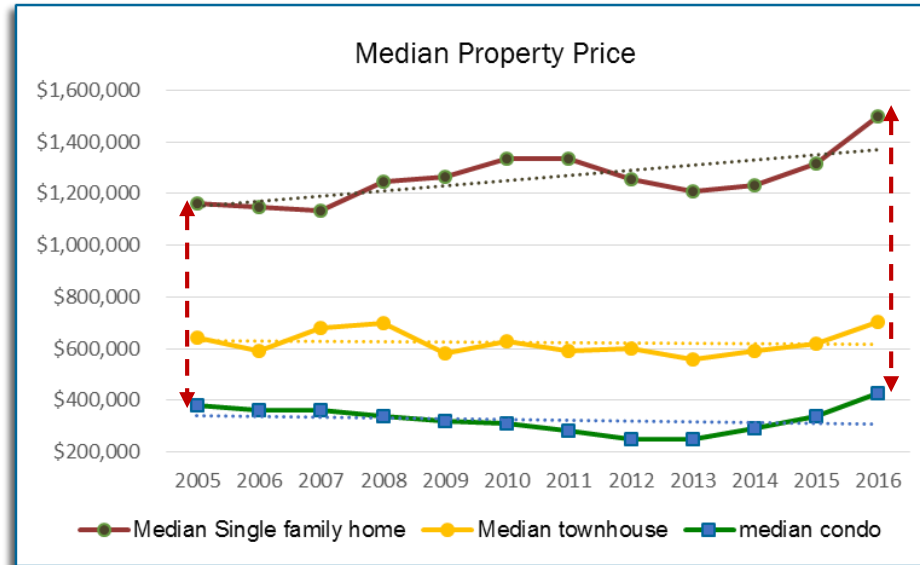


Housing supply



House price appreciation (+71% in last 3 yrs)

Challenge in transitioning from one property to another as personal situations evolve



... and a widening gap between market and resident restricted homes

Property Value Gap			
Unit type	Resident Restricted	Market	RR % of Market
Apartment	\$258,724	\$444,400	58%
Townhome	\$531,224	\$781,900	68%
Single Family	\$786,982	\$1,567,100	51%

Rental rates rising beyond affordability ranges

Rent as a % of income				Rental rates per month				
Legend	<40%	40%-50%	>50%	STUDIO \$1,600	1BR \$1,738	2BR \$2,800	3BR \$3,550	SFH \$4,738
INCOME LEVEL	\$30,000	73%	79%	128%	162%	216%		
	\$45,000	50%	55%	88%	112%	149%		
	\$60,000	39%	43%	69%	87%	116%		
	\$75,000	32%	35%	56%	71%	95%		
	\$90,000	27%	30%	48%	61%	81%		
	\$110,000	23%	25%	41%	52%	69%		
	\$130,000	20%	22%	36%	45%	60%		
	\$150,000	18%	20%	32%	40%	54%		

Key Macro factors



Economic and tourism growth (USD/low i)



Jobs created locally (+2500 in 5 years)



Population growth (+20% in 5 years)



Housing supply



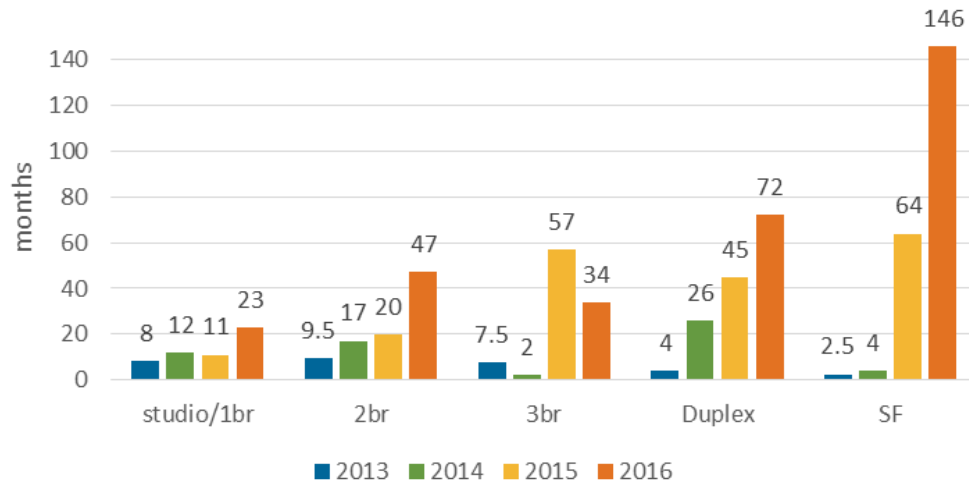
House price appreciation (+71% in last 3 yrs)



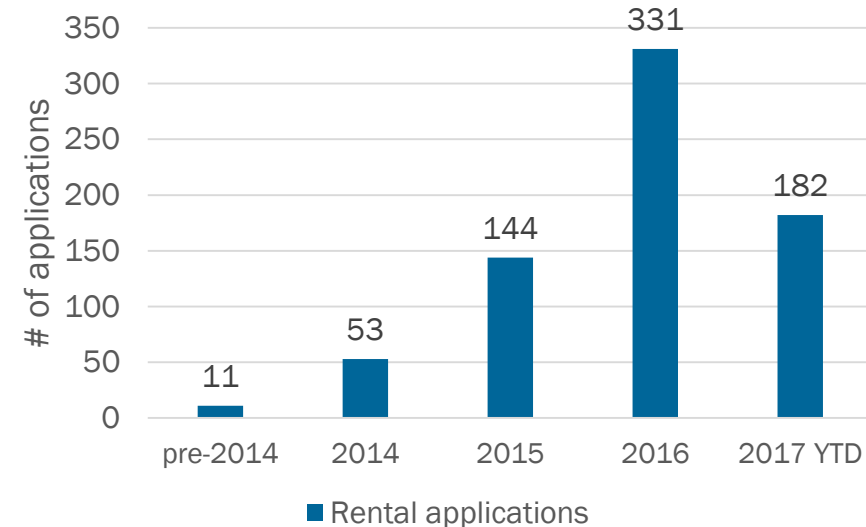
Rising waitlist for WHA inventory (own / rent)

Wait times evident of desire for more family homes with limited inventory


Median Wait Time to Purchase a WHA Resident Restricted Unit 2013-2016 (WHA)



WHA Current Rental applications



... while the restricted rental waitlist growth is further evidence of unaffordability in the market

A photograph of a snowy mountain landscape. The foreground and middle ground are filled with dense evergreen trees covered in a thick layer of snow. Several wooden houses with dark roofs are visible, nestled among the trees. In the background, a snow-covered mountain peak rises against a clear blue sky. The text "Housing utilization" is overlaid in the center of the image.

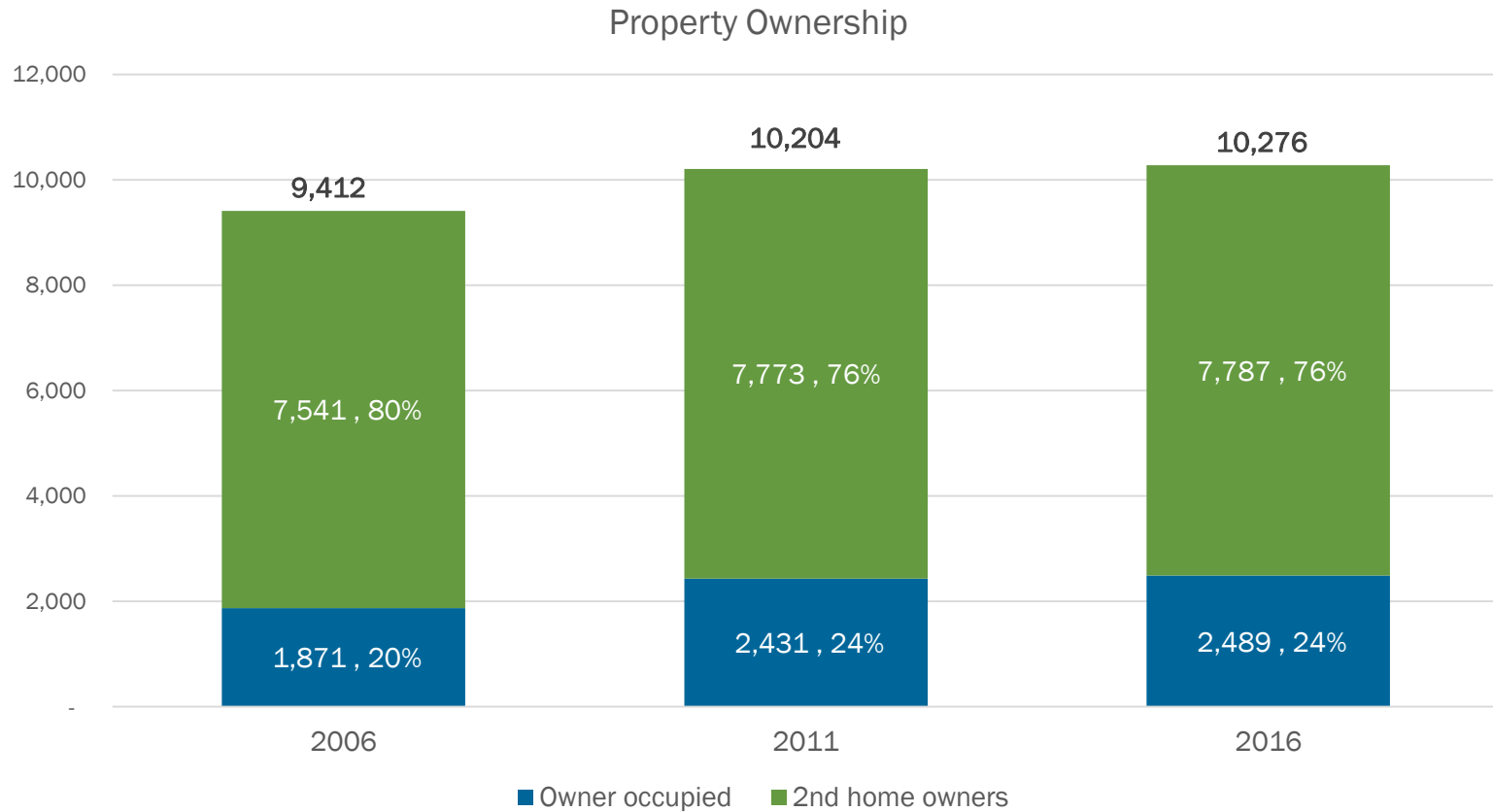
Housing utilization

Housing utilization

High turnover in ownership of market homes, but mostly between second home owners



Ownership has been stable in Whistler with just over 75% not owner-occupied



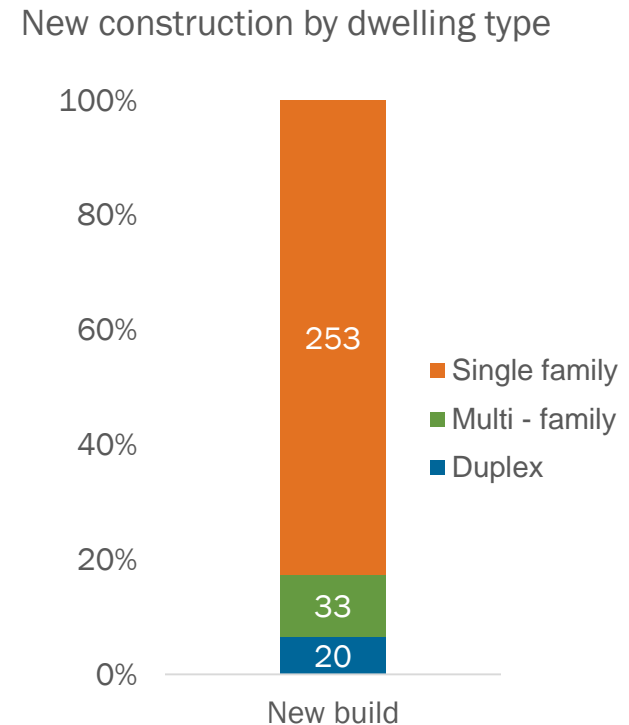
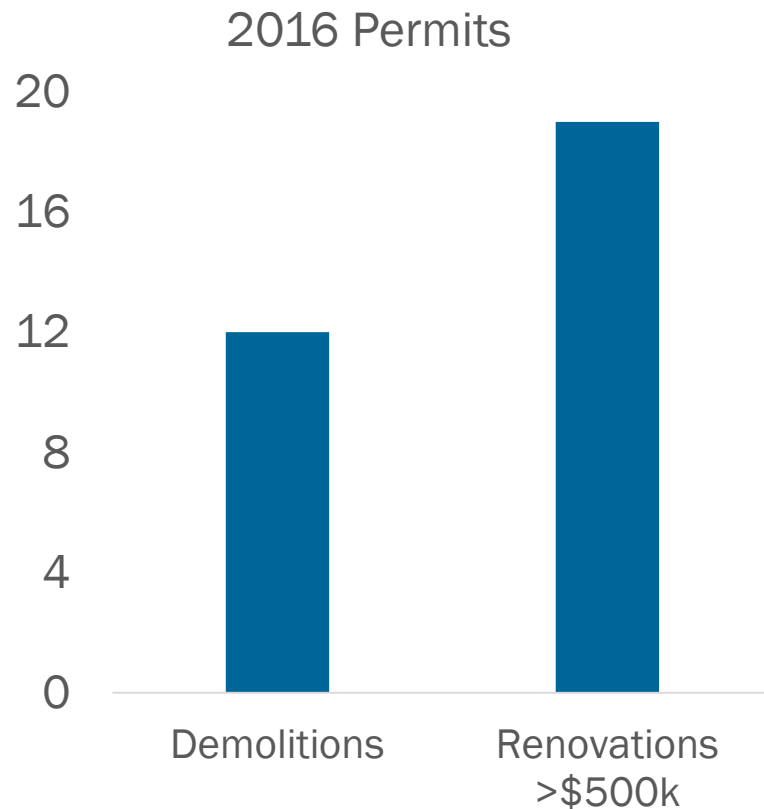
Housing utilization

High turnover in ownership of market homes, but mostly between second home owners

Demolitions and renovations impacting available rentals



Demolitions + major renovations cumulatively have had significant impact on rental supply for workforce



Trend has been to build single family homes - larger builds leads to higher values
(satisfying need for housing investors & relatively high income people to have vacation homes)

Housing utilization

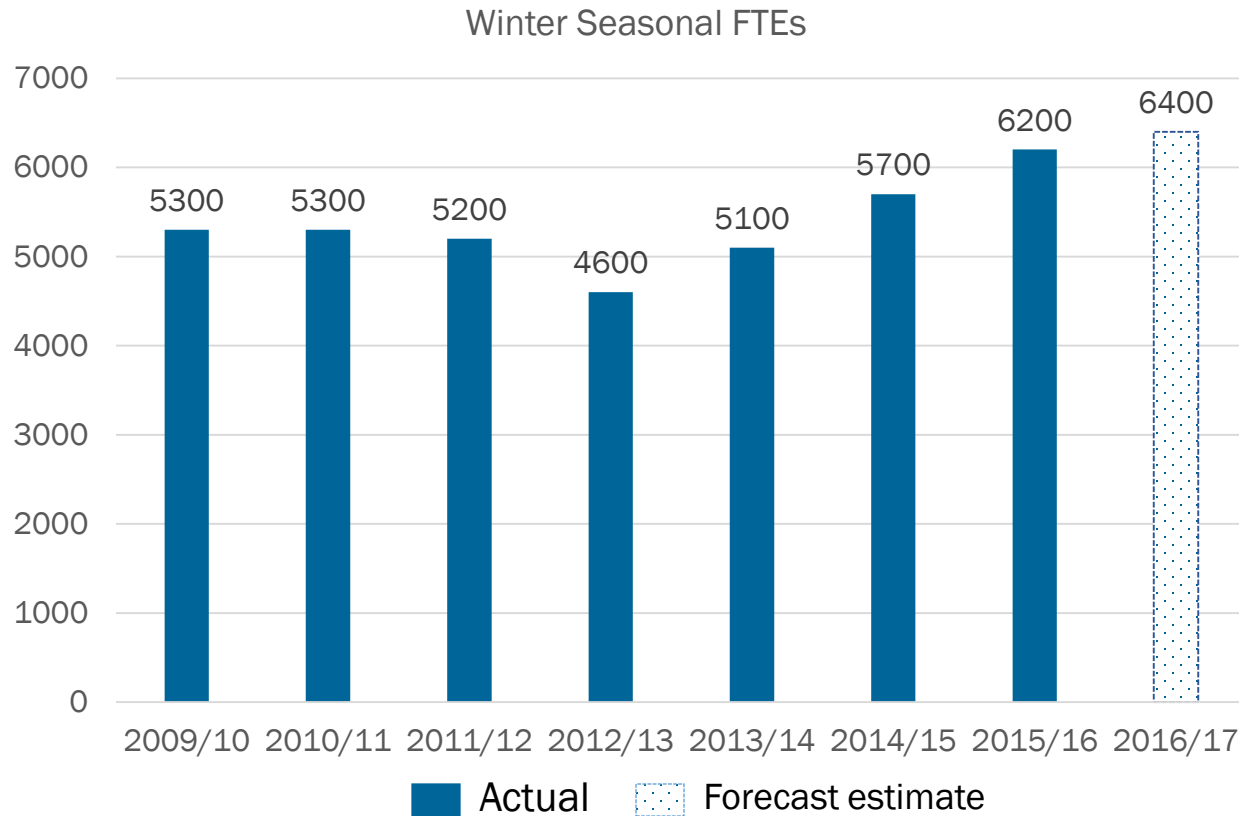
High turnover in ownership of market homes, but mostly between second home owners

Demolitions and renovations impacting available rentals

Higher seasonal staff numbers spilling over into market homes (from employer staff housing) exacerbating rental rates



Seasonal workforce growth adds pressure to the availability of homes for year round workforce



Majority of our seasonal workforce rent a 2+ bedroom home and share it with multiple others – homes typically also associated with families

Housing utilization

High turnover in ownership of market homes, but mostly between second home owners

Demolitions and renovations impacting available rentals

Higher seasonal staff numbers spilling further into market homes (from employer staff housing) exacerbating rental rates

Whistler's residential neighbourhoods are relatively low density providing opportunity for better land use

Housing utilization

High turnover in ownership of market homes, but mostly between second home owners

Demolitions and renovations impacting available rentals

Higher seasonal staff numbers spilling further into market homes (from employer staff housing) exacerbating rental rates

Whistler's residential neighbourhoods are relatively low density providing opportunity for better land use

Each neighbourhood has some unique characteristics

Varying characteristics by neighbourhood help identify opportunities

- Type of dwelling
- Age of property
- Size of lots

Neighbourhood Residential Dwelling Types
(% Distribution of Residential Dwelling Units by Type by Neighbourhood)

Neighbourhood	Vacant	Single-Family	Duplex	Multi-family	Total
Alpine Meadows	2%	65%	0%	33%	100%
Alpine Meadows North	5%	95%	0%	0%	100%
Alta Vista	4%	47%	1%	48%	100%
Baxter Creek & Rainbow	25%	33%	29%	13%	100%
Blackcomb Benchlands North	0%	2%	0%	97%	100%
Blackcomb Benchlands South	1%	4%	0%	95%	100%
Blueberry Hill	3%	21%	3%	72%	100%
Brio and Sunridge Plateau	4%	63%	17%	15%	100%
Cheakamus Crossing	5%	1%	0%	94%	100%
Emerald Estates	6%	94%	0%	0%	100%
Function Junction	3%	5%	0%	93%	100%
Kadenwood	49%	49%	2%	0%	100%
Millar's Pond & Bayshores	1%	34%	14%	51%	100%
Nesters White Gold & Spruce Grove	3%	51%	4%	41%	100%
Nicklaus North	12%	52%	0%	37%	100%
Nita Lake Estates	9%	36%	0%	55%	100%
Rainbow Park	8%	90%	3%	0%	100%
Spring Creek	11%	20%	1%	68%	100%
Stonebridge	62%	38%	0%	0%	100%
Twin Lakes	0%	0%	0%	99%	100%
Village	0%	0%	0%	100%	100%
Village North	0%	0%	0%	100%	100%
Whistler Cay Estates	1%	57%	2%	39%	100%
Whistler Cay Heights	3%	44%	14%	38%	100%
Whistler Creek and Wayside	4%	9%	24%	63%	100%
Whistler Creek North	1%	15%	5%	79%	100%
Whistler Creek South	0%	11%	8%	81%	100%
Total	3%	27%	5%	65%	100%

No duplexes,
more suites

More
townhomes,
less suites

No duplexes,
more suites

Low duplex,
more suites

More duplex
and
townhomes

Housing utilization

High turnover in ownership of market homes, but mostly between second home owners

Demolitions and renovations impacting available rentals

Higher seasonal staff numbers spilling further into market homes (from employer staff housing) exacerbating rental rates

Whistler's residential neighbourhoods are relatively low density providing opportunity for better land use

Each neighbourhood has some unique characteristics

Rising concerns with Tourist Accommodation use in residential properties

Looking ahead to the future

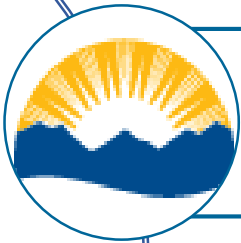


Growth expected to moderate in short term

For Whistler:

- Similarly expect some moderating
- Pace of growth in last few years is not sustainable
- Peak times are hitting capacity limits

Looking ahead



Growth expected to moderate in short term



Single biggest challenge for the province is the aging population

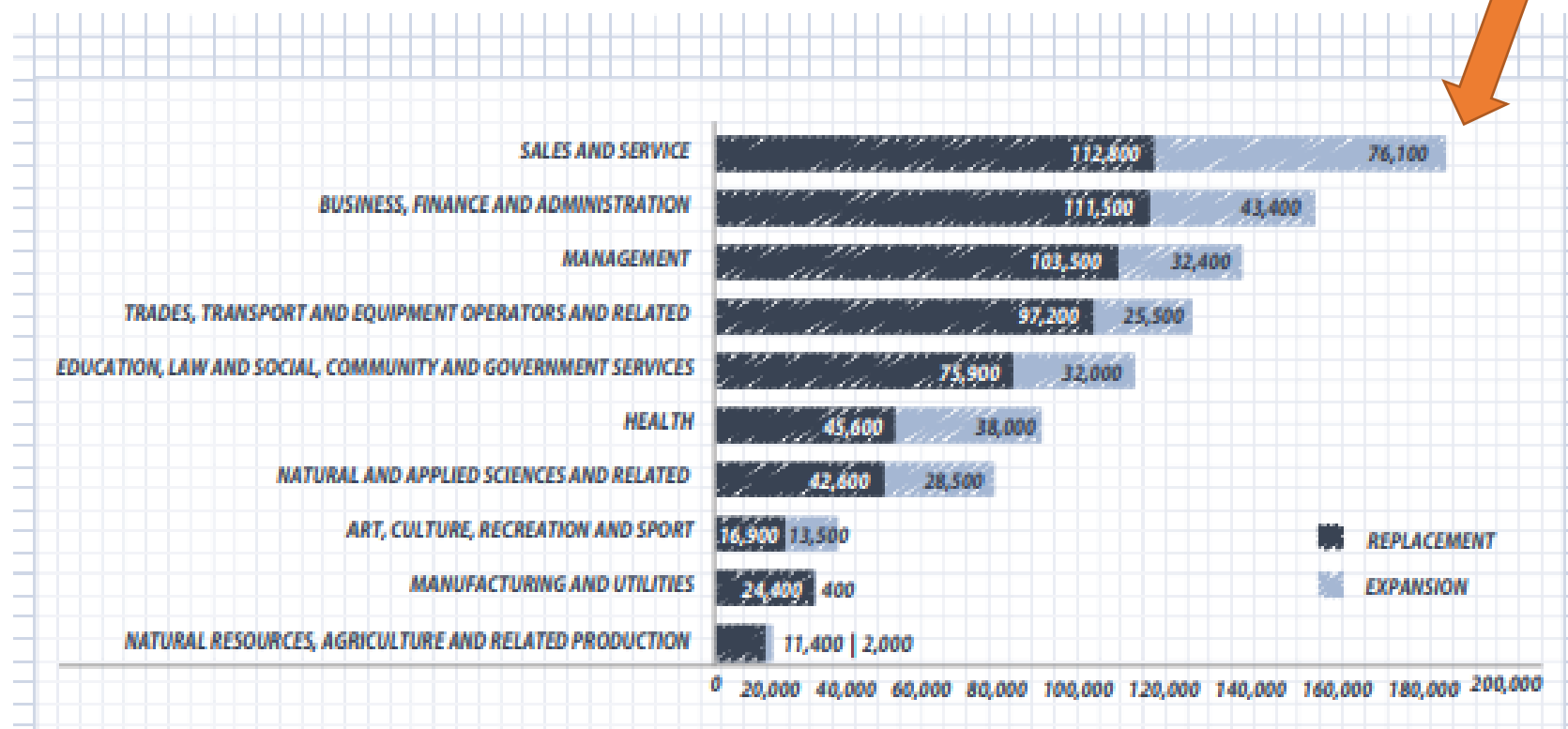


Skilled labour shortage could cost B.C. billions, report says

Conference Board of Canada estimates shortage of 514,000 skilled workers in B.C. within a decade

By Roshini Nair, CBC News Posted: Dec 14, 2016 1:14 PM PT | Last Updated: Dec 14, 2016 1:14 PM PT

FIGURE 10: Job Openings by Major Occupation Group



Revelstoke labour shortage reaches 'crisis' stage

Hotel rooms going uncleaned and hours being reduced due to lack of workers

Looking ahead



Growth expected to moderate in short term

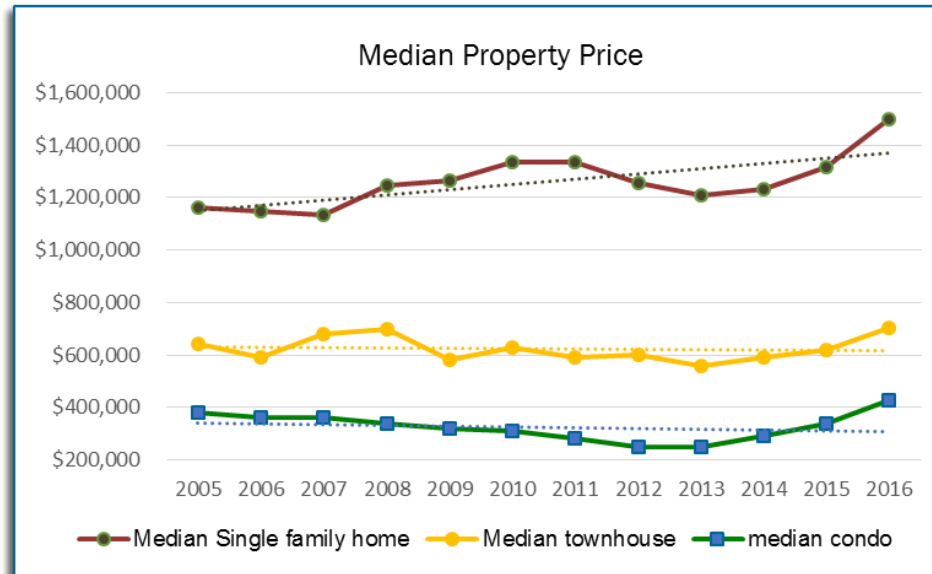


Single biggest challenge for the province is the aging population



Dynamics and desires would dictate smaller homes are needed to cater to our local workforce

Growing gap between multi-family and single family homes



Who Will Buy Baby Boomers' Homes?

MIMI KIRK APR 14, 2017 City Lab

Looking ahead



Growth expected to moderate in short term



Single biggest challenge for the province is the aging population



Dynamics would dictate smaller homes are needed to cater to our local workforce



Access to Squamish housing expected to continue to reduce, while Pemberton remains a viable option

Squamish home prices recently grew at a faster rate than Whistler ...

Single Family Detached	2014	2017	% change
Squamish	\$539,700	\$975,500	+81%
Whistler	\$960,100	\$1,637,300	+70%

... as new housing targets the Lower Mainland market

Looking ahead



Moderated growth over the next 2-3 years



Single biggest challenge for the province is the aging population



Dynamics would dictate smaller homes are needed to cater to our local workforce



Access to Squamish expected to continue to reduce, while Pemberton remains a viable alternative



Without any change in current housing policies, it will be very challenging to continue to meet Whistler's resident housing targets

Our Community

- 70%** of working households have ≥ 2 workers living in the home
- 85%** Work full time – 1 or more jobs
- 55%** of permanent resident workforce live in rental housing
- 3 in 4** permanent residents rent market homes
- 60%** renters expect to have to move within 12 months
- 1 in 5** renters looking to buy their own home
- >80%** of all residents support need for more resident restricted homes
- > 75%** of all residents support increasing density in existing single family home neighbourhoods

We also heard loud and clear from our community members about their concerns ...

Landlords are asking crazy rents

My ex-landlord is now using their property personally – for family & friends' vacations

Pemberton is cheaper but transit doesn't work for me

My neighbours home is being used for tourists

I've been waiting so long for a WHA home

I have to leave town with my family as its just too expensive now to make ends meet

We can't save for a down payment because we pay so much in rent










What about the bed cap?

Whistler's not the same – too much growth

So many large homes that are just not affordable



Housing Continuum – the challenge

		RENTAL			PURCHASE	
		Dorm style	Multi - Family	Single Family	Multi - Family	Single Family
Seasonal/ Temporary residents						
Permanent residents	Singles					
	Couples					
	Families					



Our primary objective for housing



Ensure ***appropriate and affordable*** housing supply for both permanent and seasonal staff

- Create flexibility & diversity in housing product

So, how do we address the short term gap and secure housing for our workforce in the longer term too?





Recommended Actions

7

Recommended Actions

3 already in implementation phase

- Early deliverables focused on quick wins – *whilst still being sustainable longer term;*
- Focus on improved utilization of our existing housing stock; and
- Update development charge contributions to support resident housing projects

4 new Proposed Recommendations

1

New municipal bylaw for increased enforcement where residential homes are being used for tourist accommodations



NOTE: Temporary or otherwise commercial/tourist rental of a residential dwelling (including on an occasional basis) is not permitted under the Zoning Bylaw. Residential is a fixed place of living.

2

Home Run program to match resort businesses with property owners



homerun.whistlerhousing.ca

A matching program for **residential property owners to rent their properties to businesses** with the goal of increasing affordable housing supply to local residents.

Reputable **Whistler businesses take full responsibility for the lease**, including paying the rent and ensuring maintenance of the home.

Offers a legitimate rental revenue source for property owners who may have previously illegally relied on revenue from renting to tourists.

Success so far:

- Added **homes for 30 employees**
- **Acted as a catalyst** for homeowners to **rent their homes approaching businesses** directly 'referencing Home Run'

THE KEG
STEAKHOUSE+BAR

Brandy's
at The Keg

The Keg and Brandy's are looking for

PREP COOK
SALAD COOK
APPY COOK
LINE COOK

DISHWASHER

References required.

wages, tips and company perks/incentives.

Email resumes to nick@thekegs.com

HOUSING AVAILABLE

CRYSTAL
Lodge
Whistler Unique
At the centre of it all.

Crystal Lodge & Suites is currently seeking
Team Players for the following positions:

ROOM ATTENDANTS
(FULL-TIME)

LLMAN/BELLPERSON
(PART-TIME / FULL-TIME)

**RESERVATIONS
COORDINATOR**

(FULL-TIME (CONTRACT))

SERVATIONS AGENT

(PART-TIME)

HOUSING AVAILABLE FOR

LY

SUNDIAL
BOUTIQUE HOTEL

The Sundial Boutique Hotel has openings for:

- Guest Services Supervisor
- Guest Services Representative
- Room Attendant
- Houseperson

STAFF ACCOMMODATION
AVAILABLE



Ensure new construction developments are contributing to providing new employee housing

Update the existing bylaw relevant to new commercial, industrial and tourist accommodations :

- a. to ensure charges **keep pace with inflation**, and
- b. to be **applicable to relevant new developments** which generate additional employees

✓ Contributions to **housing reserves which will help fund new resident restricted housing developments**

✓ Any significant **new development to provide employee housing** as condition of rezoning

EXPECTED OUTCOMES



7

Recommended Actions

3 already in implementation phase

- Early deliverables focused on quick wins – *whilst still being sustainable longer term*;
- Focus on improved utilization of our existing housing stock; and
- Update development charge contributions to support resident housing projects

4 new Proposed Recommendations

- Address the need for increased supply of affordable rentals and affordable ownership options



RMOW build more resident restricted homes to meet the needs of the permanent resident workforce

TARGET AUDIENCE: Permanent Resident workforce
– both renters *and* aspiring home owners

Specifically:

a) WHA continue to progress new resident restricted rental builds

b) Plan for the **expansion of Cheakamus Crossing** – both rental & ownership homes

- Complete evaluation of municipal owned lands for prioritizing resident restricted developments;
- Determine immediately available sites for additional resident homes
- while retaining longer term options for land assets as the community continues to evolve

✓ Current WHA projects will deliver **227 new beds, or doubling of WHA rentals**

✓ **Address the rising waitlists** for rental and ownership for permanent resident workforce

EXPECTED OUTCOMES



Whistler Housing Authority new affordable rentals



1310 Cloudburst (Lot 1A)
27 new rental units, 75 employee beds
Ready in Winter 2017



1020 Legacy Way
23 new rental units, 53 employee beds
Ready for Winter 2018



8350 Bear Paw Trail
20 new rental units, 39 employee beds
Ready for Winter 2018



1330 Cloudburst (Lot 1B)
40 new rental units, 60 employee beds
Ready for Winter 2019

Cheakamus Crossing expansion

Looking at **maximizing employee housing** with a diverse mix of housing types

Tie in different considerations around **regional recreational opportunities** (valley trail, sea to sky trail etc), **parks...**

Complement the existing neighbourhood

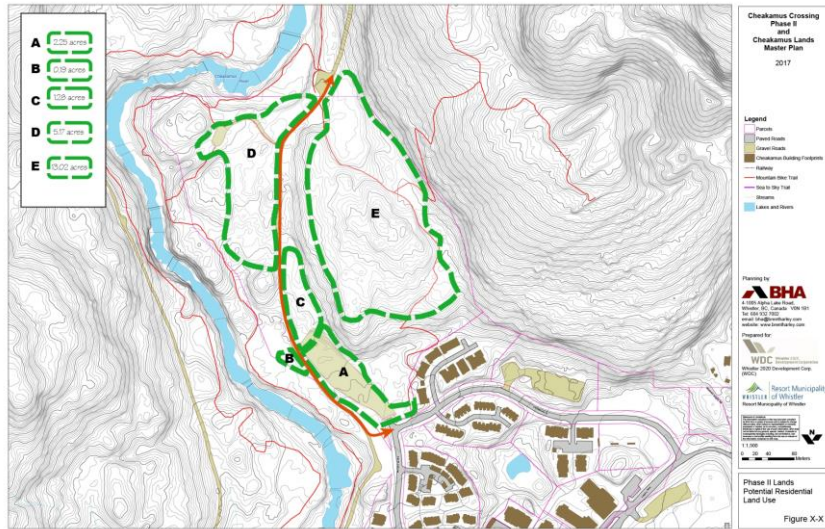
Community values regarding **protection of natural corridors and natural features**

SITE ANALYSIS:

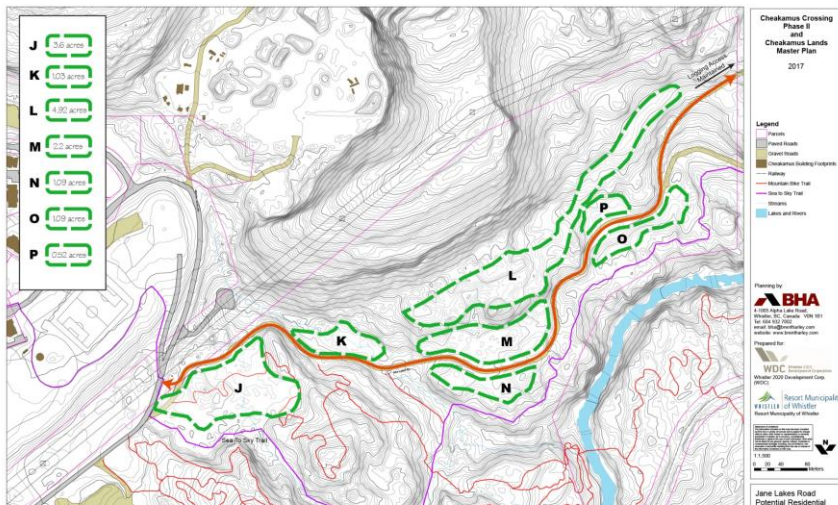
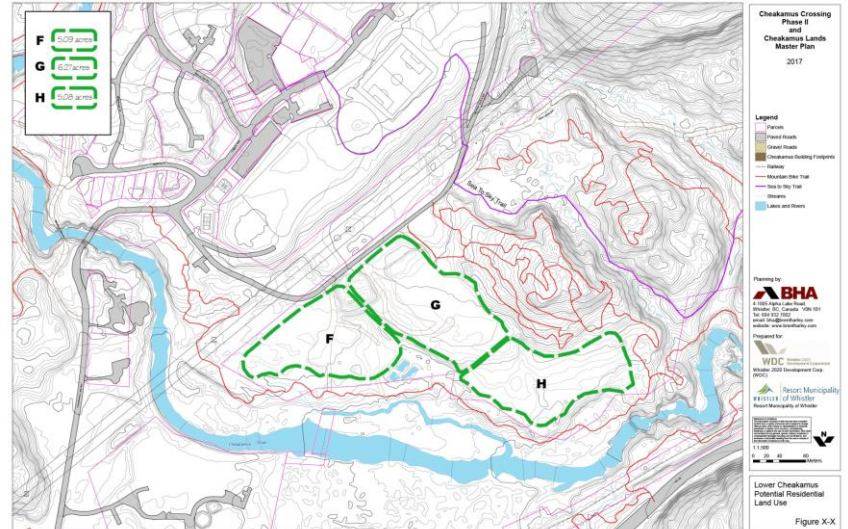
Potential for housing, recreation, institutional, or related uses development



Cheakamus “Phase II Lands” Potential Residential Land Use



Cheakamus “Lower Lands” Potential Residential Land Use



Cheakamus “Jane Lakes Road” Potential Residential Land Use

Timing:
Development concepts for
most immediate next
phases within 2-3 months

5

New & Expanded infill program to address loss of market homes

TARGET AUDIENCE: Existing home owners
and aspiring home owners

- Consider new and expanded infill options including ability to stratify
- Apply to all neighbourhoods
- Review existing restrictions and incentives to ensure viable for both existing owners and future buyers

Conditions include ensuring additional homes created are housing employees; contribute to liveable and sustainable neighbourhoods;

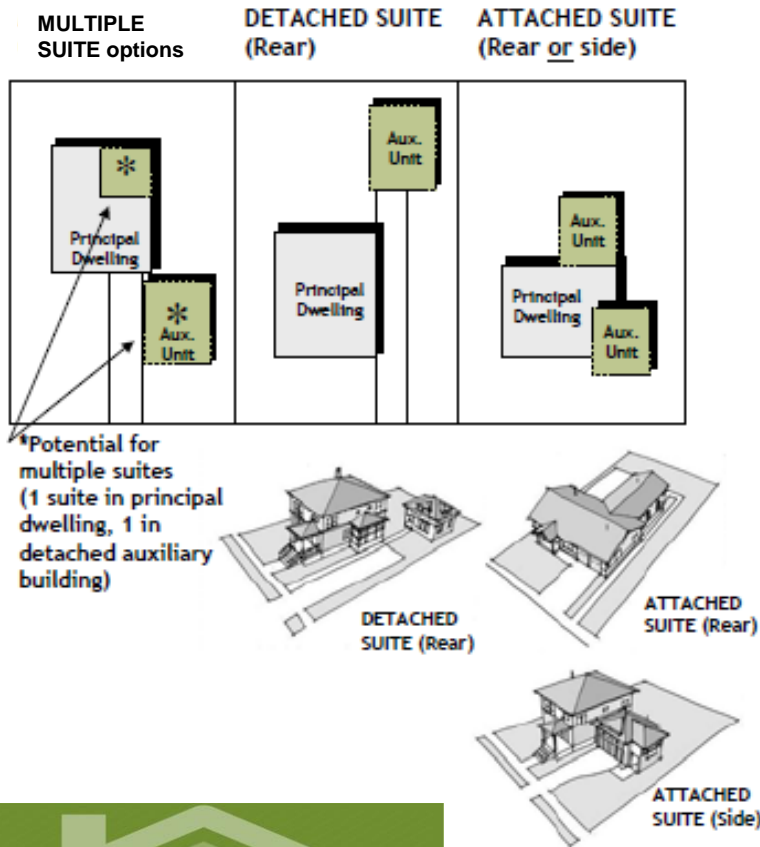
- ✓ Targeting up to 50 new employee homes in existing neighbourhoods;
- ✓ Contribute to improved access to market homes
- ✓ Allows existing owners 'stay-in' options to help manage rising costs of ownership eg liquidate some of their equity or generate rental revenue stream

EXPECTED OUTCOMES



Examples of Infill possibilities

1. Additional suites

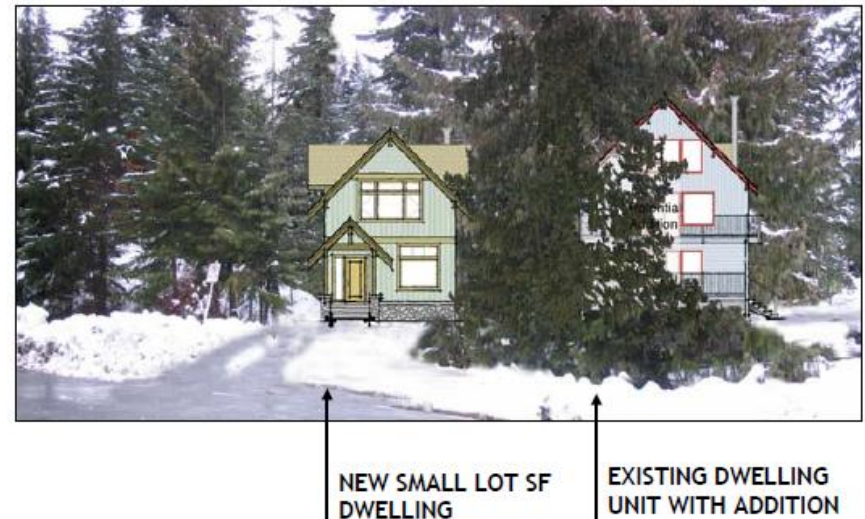


Sell, or rent, the new dwelling

2. Duplex



3. Lot split





Allow for development of resident restricted rentals on private lands that may be currently under-developed

TARGET AUDIENCE: a. Employers to provide more staff housing
b. Permanent resident renters

- Additional employer funded dorm style accommodations for seasonal staff housing
- Private development of resident restricted multi-family housing on existing privately owned sites that may currently be under-developed

All evaluated for suitability of location, form and character, and housing types. Requires consistency with current and updated OCP.

- ✓ Enhanced participation by businesses to accommodate staff
- ✓ Alleviating some demand on market rentals by seasonal staff
- ✓ Targeting 100% resident restricted housing to ensure ongoing availability for employee use.
- ✓ More long term security of affordable rentals for permanent resident workforce
- ✓ Shares financial risk with the private sector

EXPECTED OUTCOMES





Further refine resident restricted (RR) program to protect employee housing

- **Establish an Income/asset verification framework** to tighten the existing eligibility criteria
- To ensure compliance with government funding parameters, **income thresholds will be established and monitored for all new WHA rental projects** (eg BC Housing for low-moderate income households - up to \$99,910 - dependent on the size of the rental unit)
- **Restrict access to RR homes such that eligibility excludes:**
 - a. Owners of market homes moving into RR
 - b. Households not working full time in Whistler
 - c. Non bona-fide self-employed individuals
- **More punitive penalties** for offenses with additional enforcement powers

- ✓ Most of Whistler's workforce who are currently eligible employees will **continue to be eligible** (tighten to reduce leakage)
- ✓ A framework that **enables more effective enforcement** of the rules
- ✓ **Increased community support for housing programs** and reduced negative sentiment about misuse by a minority of residents

EXPECTED OUTCOMES



7

Recommended Actions

3 already in implementation phase

- 1 Continue increased enforcement where residential homes are being used for tourist accommodations
- 2 Continue the Home Run program to match businesses with property owners
- 3 Ensure new construction is contributing to new employee housing

4 new Proposed Recommendations

- 4 **Build more RR homes to meet permanent resident workforce needs**
- 5 **New and expanded infill options to address loss of market homes**
- 6 **Allow for development of resident restricted rentals on private under-developed sites**
- 7 Further refine resident restricted (RR) program to protect employee housing

In Summary:

A multi-pronged approach to alleviating pressure points

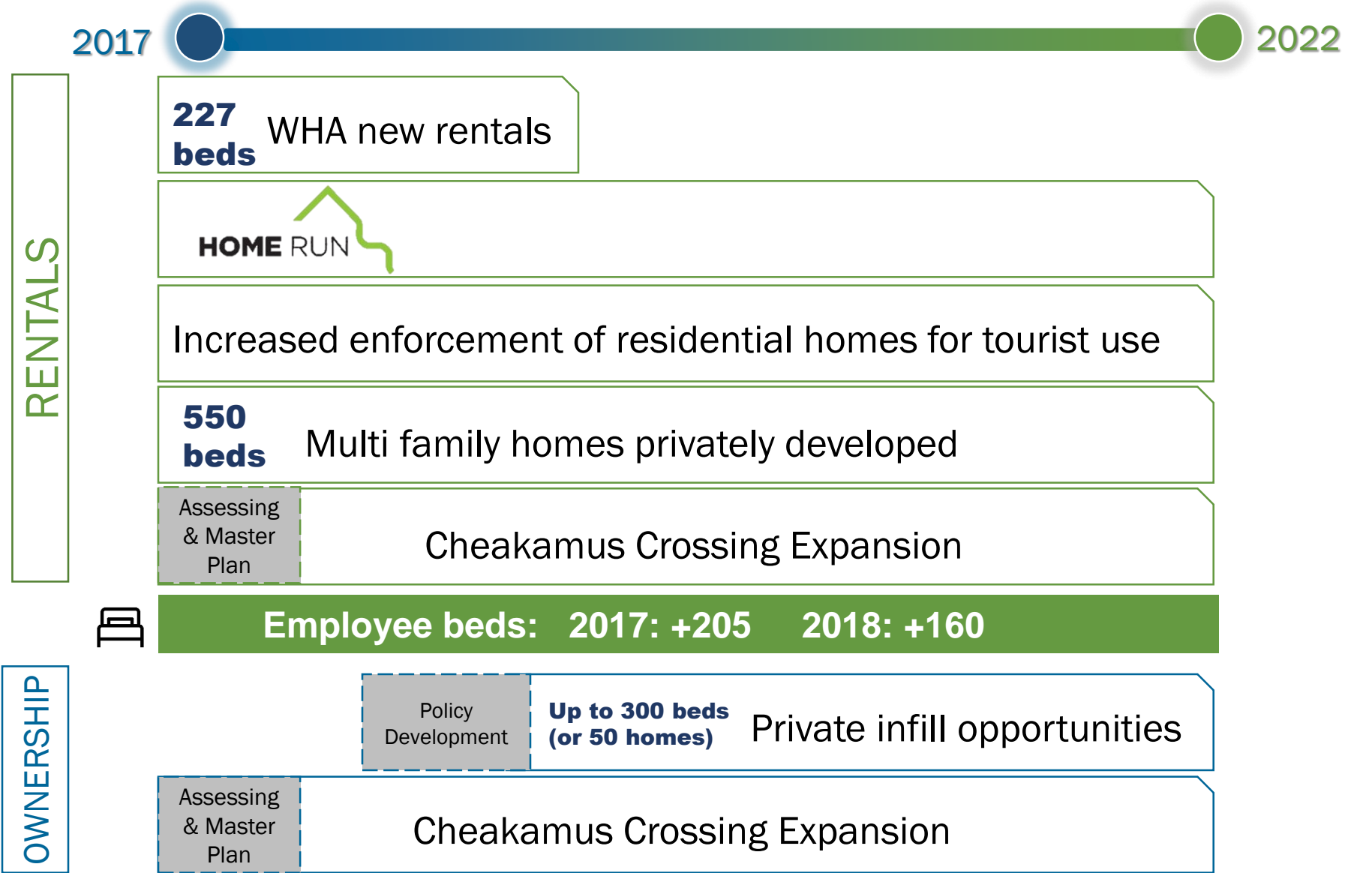


Opportunities for all our
workforce

**Contributing to building
successful
neighbourhoods and a
sustainable community**



Opportunity to deliver *1,000+ resident restricted beds within 5 years

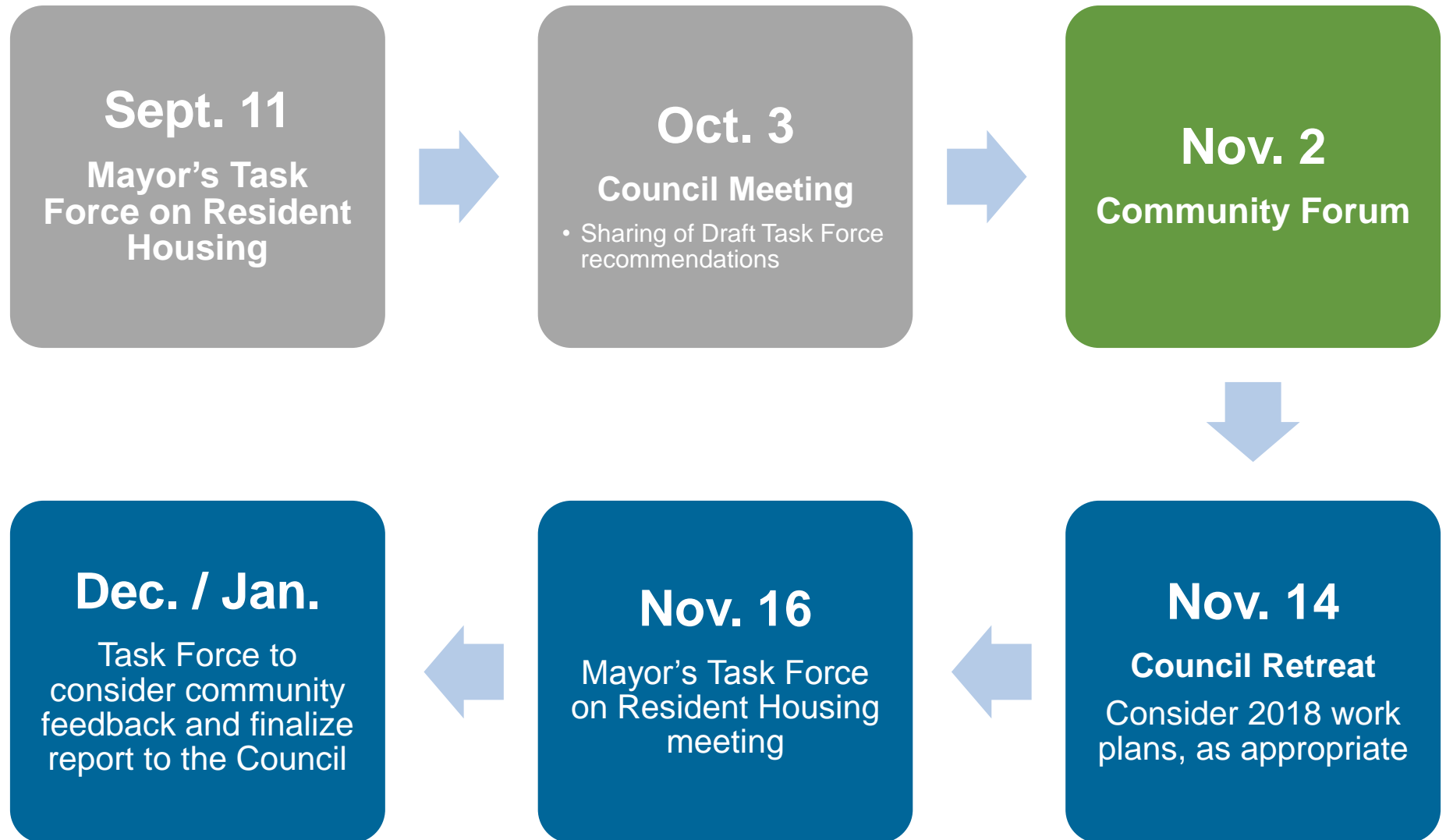


* Ongoing monitoring to determine timing and phasing of future developments based on need

A photograph of a person and a child standing on a rocky peak, looking out over a vast landscape of snow-capped mountains under a blue sky with scattered clouds. The person is wearing a backpack and a hat, and the child is wearing a hat and a backpack. The text "Next steps" is overlaid on the left side of the image.

Next steps

Next steps



Thank you

**Your comments
please?**



