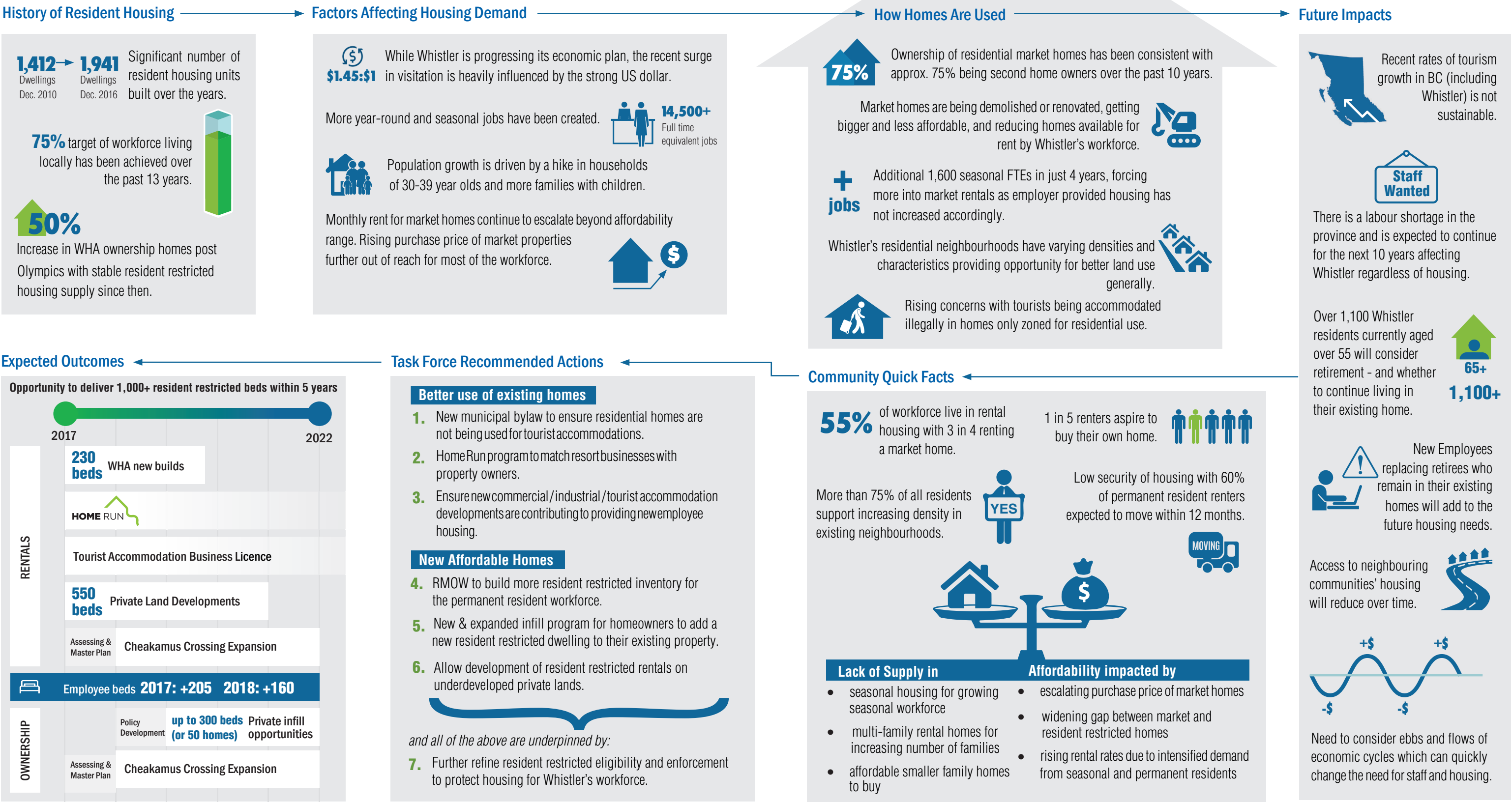


# Achieving appropriate and affordable housing for Whistler's workforce



\*Ongoing monitoring to determine timing and phase future development based on need





## 1. What actions make it easier for me to rent?

Increasing the supply of rental dwellings, specifically:

- Over 230 beds are currently in development by the Whistler Housing Authority and these will be affordable rentals, similar to other WHA owned rental properties.
- Expand the Cheakamus Crossing neighbourhood with additional affordable rental homes.
- New infill opportunities whereby existing homeowners may build new resident restricted rental dwellings.
- Development by private land owners of multi-family rental dwellings on currently under-developed sites.
- Encourage employers to increase the amount of staff housing they provide for seasonal staff.

## 2. What actions make it easier for me to buy?

Increasing the supply of both smaller homes and more resident restricted properties for purchase, specifically:

- New infill housing whereby existing residential lots may be subdivided, and the building of new suites, duplexes or carriage homes would provide smaller homes that could be purchased by residents working in Whistler.
- Expansion of the Cheakamus Crossing neighbourhood with additional resident restricted homes for purchase.

## 3. How can we, as a community, ensure 'resident restricted' housing is available for use as intended?

The Task Force recommends that eligibility for resident housing is tightened to ensure use of resident restricted inventory for those intended, and reduce any abuse in the system.

- It is proposed that an income and asset verification framework be established together with eligibility restricted to those working full time in Whistler.
- It is anticipated the majority of Whistler's workforce would still be eligible for resident restricted housing.
- More punitive penalties and enforcement would also be implemented.

## 4. How can businesses get more involved in supporting their staff with housing benefits?

- Businesses are encouraged to provide housing for staff, through renting, buying, or building more staff housing.
- The Home Run program is one avenue where business owners can be matched with property owners to facilitate lease arrangements.
- There are also opportunities for employers who wish to build housing – refer to question 7.

## 5. Why would I add another dwelling to my existing property?

- It offers the opportunity to stratify and sell off a part of the equity in your home generating cash, or to generate a rental income stream.
- Increases the opportunity for those wishing to stay in their home and 'age-in-place'.
- How?
  - a. subdivide your lot and sell one of the parcels;
  - b. build a duplex and sell or rent one side;
  - c. build an additional detached or attached suite and sell or rent it, etc.
- What's different now?
  - a. Existing infill restrictions will be reviewed to ensure the outcomes can be viable for both current home owners and future buyers.
  - b. It is proposed to apply to all Whistler's residential neighbourhoods.
  - c. Up to 50 new homes could be generated based on existing neighbourhood characteristics, and servicing capacities.

## 6. Why can't I rent my home to tourists?

- Whistler has a strong supply and wide range of properties zoned for visitor rentals with approximately 9,400 accommodation units for tourists.
- RMOW bylaw will investigate properties that are being advertised or rented for tourist accommodation in contravention of RMOW regulations on a case by case basis. Contraventions will be subject to fines of up to \$1,000 per infraction per day.

## 7. What if I am interested in developing 'resident restricted' homes for the workforce?

- Whistler has a plan for its success and long-term sustainability, navigating between the vision and the current reality.
- There are limited opportunities such as:
  - a. Infill on existing single family lots, up to 50 additional homes.
  - b. There is also potential for up to 550 beds for multi-family developments on larger currently under-developed lots.

## 8. What happens next?

- Following the Community Forum on November 2, the Task Force will consider all the feedback received and then make their final recommendations to Council. Council would then provide direction to staff.
- Considerable policy work would need to be undertaken for some of the recommendations. For example, a revised infill policy and a new framework for resident restricted housing eligibility and enforcement.
- Some recommended actions may be progressed without specific policy or legislative changes following direction from Council.

For more information, visit: [whistler.ca/housing](https://whistler.ca/housing)  
Email your feedback to: [feedback@whistler.ca](mailto:feedback@whistler.ca)