



THE RESORT MUNICIPALITY OF WHISTLER
COUNCIL POLICY

POLICY NUMBER: G-30

DATE OF RESOLUTION: APRIL 8, 2025

NAME: Housing Needs Priority Application Review

1.0 SCOPE OF POLICY

Council Policy G-30: Housing Needs Priority Application Review (Policy) applies to applications submitted pursuant to the “Building and Plumbing Regulation Bylaw No.1617, 2002”, as amended or replaced (building applications), and applications submitted pursuant to the “Land Use Procedures and Fees Bylaw No. 2205, 2022”, as amended or replaced (development applications) (collectively, Applications).

2.0 PURPOSE

This Policy describes the Resort Municipality of Whistler’s (RMOW) approach to prioritizing the review of Applications for specified proposals that have been deemed to be in the public interest by contributing to meeting Whistler’s housing needs, especially as it relates to employee housing. This policy specifies the RMOW’s application intake and review procedures for priority applications and therefore sets clear and transparent expectations.

3.0 BACKGROUND

The RMOW’s Building and Planning Departments receive a high volume of applications. The departments strive to process these applications efficiently, in the order they are received. While being committed to providing fair and equitable service to all applicants, the RMOW also recognizes that there are applications that are significantly in the public interest. To provide clear and direct benefit to the Whistler community, the Building and Planning Departments will prioritize the review of the applications contributing to meeting Whistler’s housing needs. Prioritizing the review of these applications is consistent with the residential accommodation goals, objectives and policies as expressed in the RMOW’s Official Community Plan (OCP).

4.0 GUIDING PRINCIPLES

This Policy is guided by the following principles:

- All Applications will be treated fairly and consistently;
- The RMOW will review applications in the order they are received, except for Applications meeting the specified criteria described in this policy;
- Prioritization of Application review is not a guarantee of permit issuance; and

- Prioritized Applications will be subject to the RMOW's standard application submittal requirements and application review procedures and do not guarantee reduced processing timelines.

5.0 PROCEDURE

The following criteria have been deemed by the RMOW to support developments that are in the public interest with significant community benefit by contributing to meeting Whistler's housing needs. The criteria themselves are also listed in priority. For example, an application in category one will be prioritized over an application in category three. This Policy prioritizes application review for applications where one of the four criteria listed below is met:

1. Applications resulting in new emergency housing, supportive housing or transitional housing;
2. Applications submitted by Whistler 2020 Development Corporation;
3. Applications resulting in, amending, associated with, or subject to housing agreements that result in new dwelling units being built; and
4. Applications for development to be constructed pursuant to Part 5, Section 35 – Small-Scale Multi-Unit Housing of the "Zoning and Parking Bylaw No. 303, 2015", as amended or replaced.

Applications that meet one of the criteria listed above may be subject to further prioritization at the sole discretion of the General Manager of Climate Action, Planning and Development Services (General Manager) based on the anticipated contribution to meeting Whistler's housing needs.

Upon receipt of an Application, the applicable department will:

1. Consider the nature of the Application and, in its sole discretion, determine if the proposed Application meets one of the criteria described above;
2. Advise the applicant that the Application will be prioritized for review, where they have met one of the criteria;
3. When an Application is prioritized for review, coordinate between the RMOW Building and Planning Departments to ensure all related building and development applications are prioritized; and
4. Carry out the review of the prioritized Application(s) using standard department procedures.

6.0 RELATED DOCUMENTS

Building and Plumbing Regulation Bylaw No.1617, 2002

Land Use Procedures and Fees Bylaw No. 2205, 2022

Official Community Plan Bylaw No. 2199, 2018

Administrative Report No. 25-020

7.0 GENERAL MANAGER SOLE DISCRETION

Notwithstanding this Policy, the General Manager maintains full discretion to prioritize building and development application reviews in any manner they see fit.

8.0 OTHER

This Policy is subject to review and amendment as needed. This Policy should be thoroughly reviewed every five years from the effective date, to ensure its ongoing appropriateness with respect to Council and community priorities.

Certified Correct:

A handwritten signature in black ink, appearing to be 'P. Lysaght', written over a horizontal line.

P. Lysaght,
Manager of Legislative Services/ Corporate Officer