

Whistler's Employee Housing Rental Program operates primarily on a Rent Geared to Income model. In line with the Canadian Mortgage and Housing Corporations (CMHC) affordability metric, monthly rental rates are based on 30% of the Household's Gross Income, subject to applicable minimum and maximum rates.

The tables below set out the rental rates for all WHA rental projects. To calculate the projected rent for your household, please use the WHA rental calculator available [HERE](#) on our website.

To support the most optimal use of the rental housing for the resort's workforce, Occupancy Standards apply to determine the size of unit a household will qualify for. Spouses and couples are expected to share a bedroom and qualify for Studio & 1 Bedroom units only.

Rental Rates by Project (2024)					
Name / Address	Unit Type	Number of Units	Rental Rate Ranges		
			Minimum	Range	Maximum
Chiyakmesh 1060 Legacy Way <i>Utilities included**</i>	Studio	40	\$915	Rental Rates are calculated at 30% of annual Gross Household Income. Monthly Rental Rates are subject always to the Minimum and Maximum rent rates. (See adjoining columns)	\$1,729
	1 Bedroom	15	\$1,142		\$2,152
Nordic Court 2120 Nordic Drive	2 Bedroom	18	\$1,630		\$3,176
	3 Bedroom	2	\$1,790		\$3,846
Beaver Flats 2400 Dave Murray Place <i>Utilities included**</i>	Studio	24	\$926		\$1,729
	1 Bedroom***	26	\$1,179		\$2,152
	2 Bedroom***	7	\$1,571		\$3,176
Nester's Pond 7531 & 7525 Seppos Way	1 Bedroom***	10	\$1,164		\$2,152
	2 Bedroom	42	\$1,592		\$3,176
	3 Bedroom	1	\$2,072		\$3,846
Lorimer Court 6320 Lorimer Court	1 Bedroom	6	\$1,071		\$2,152
	2 Bedroom	6	\$1,697		\$3,176
	3 Bedroom	2	\$2,175		\$3,846
Nita Lake Rental 5151 Nita Lake Drive	1 Bedroom	6	\$1,071		\$2,152
	2 Bedroom	2	\$1,619		\$3,176
	3 Bedroom	1	\$2,350		\$3,846
6415 Balsam Way (Infill)	1 Bedroom	1	\$1,125	\$2,152	
	3 Bedroom	1	\$2,170	\$3,846	

Minimum and Maximum Rental Rates will be subject to annual adjustments, with reference to the BC Residential Tenancy Regulations, or as determined by the WHA.

Projects below have agreements between WHA and either BC Housing or CMHC and may have specific additional rent or income limits					
Name / Address	Unit Type	Number of Units	Rental Rate Ranges		
			Minimum	Range	Maximum
Cloudburst Court* 1310 Cloudburst Drive <i>Utilities included**</i>	1 Bedroom	4	\$1,510	Rental Rates are calculated at 30% of annual Gross Household Income. Rental Rates are subject always to the Minimum and Maximum rent rates. (See adjoining columns)	\$2,152
	2 Bedroom	23	\$1,988		\$3,176
Granite Ridge* 1330 Cloudburst Drive <i>Utilities included**</i>	Studio	12	\$1,260		\$1,753
	1 Bedroom	12	\$1,462		\$2,182
	2 Bedroom	17	\$2,155		\$3,220
	3 Bedroom	4	\$2,613		\$3,899
Lumina* 8350 Bear Paw Trail (Seniors' priority)	1 Bedroom	14	\$1,660	\$2,098	
	2 Bedroom***	6	\$2,088	\$3,095	
Legacy Passive House 1020 Legacy Way <i>Utilities included**</i>	Studio	4	Legacy Passive House rental rates are at annual fixed rates, regardless of income.	\$1,388	
	1 Bedroom	13		\$1,729	
	2 Bedroom	7		\$2,180	

Minimum and Maximum Rental Rates will be subject to annual adjustments, with reference to the BC Residential Tenancy Regulations, or as determined by the WHA.

* In addition to RMOW Employee Housing Program policies, these WHA Rental Projects are also subject to operating policies as part of funding commitments provided by BC Housing & CMHC.

The current income limits for new tenants in these buildings are determined by BC Housing, updated annually, and are as follows for 2024:

Buildings	Income Limits for New Tenants			
	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Cloudburst Court & Lumina	N/A	\$84,780	\$134,140	N/A
Granite Ridge	N/A	\$131,950	\$191,910	\$182,870

** The utility costs associated with the primary heating sources for these Rental Projects (ie. RMOW district energy & geothermal systems) are included in the Rental Rates.

*** For the purposes of Occupancy Limits and rental rates, lofts and dens are considered as if there were an additional bedroom in the unit. E.g. Studio Loft = 1BR, 1BR+Den = 2BR.