

# **RZ1165 - Cheakamus Crossing Phase 2 Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, First and Second Reading**

## **Council Presentation**

**December 15, 2020**

### **RESORT MUNICIPALITY OF WHISTLER**

4325 Blackcomb Way  
Whistler, British Columbia  
Canada VON 1B4  
[www.whistler.ca](http://www.whistler.ca)

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



# Purpose

- Present Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 for consideration of 1<sup>st</sup> and 2<sup>nd</sup> readings.
- Request Council authorization to schedule a Public Hearing for the proposed Bylaw
- Identify conditions to address prior to any Council consideration of adoption of the proposed Bylaw

**site context:**  
existing neighbourhood, cheakamus crossing

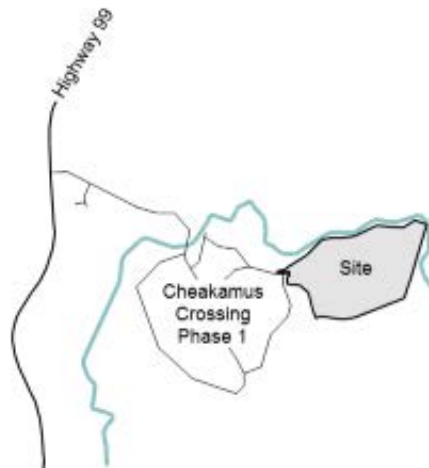




# Site Context

## SITE CONTEXT

Total Parcel Area	154,913m <sup>2</sup>
Existing Zoning	UR1
Zone Max. GFA	41,850m <sup>2</sup>



# Nature of Proposed Bylaw

- Replaces existing UR1 (Urban Reserve 1) zone regulations with new RM-CD2 (Residential Multiple Comprehensive Development Two) Zone and PAN1 (Protected Area Network One) Zone
- Does not change existing permitted uses or maximum density of development, except incorporates daycare as a permitted use
  - ✓ Permitted uses – employee and market housing (detached dwelling, duplex, townhouse, apartments), parks and playground
  - ✓ Maximum permitted density of development is 41,850 square metres
- Creates parcelization plan and enables subdivision of lands for phased development of development parcels
  - ✓ Amends minimum parcel size

# Zoning Amendment Bylaw

- Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 establishes the regulations that apply to each of the parcel areas:
  - ✓ permitted uses
  - ✓ density
  - ✓ building height
  - ✓ site coverage
  - ✓ minimum frontages, setbacks and siting
  - ✓ parking and loading and other regulations that apply to each of the parcel areas in the zone.
- Represents a tailoring of zoning parameters for each area, narrowing down from generally permitted uses, density and zoning parameters under existing UR1 zoning
- Regulations for each area reflect site development concepts



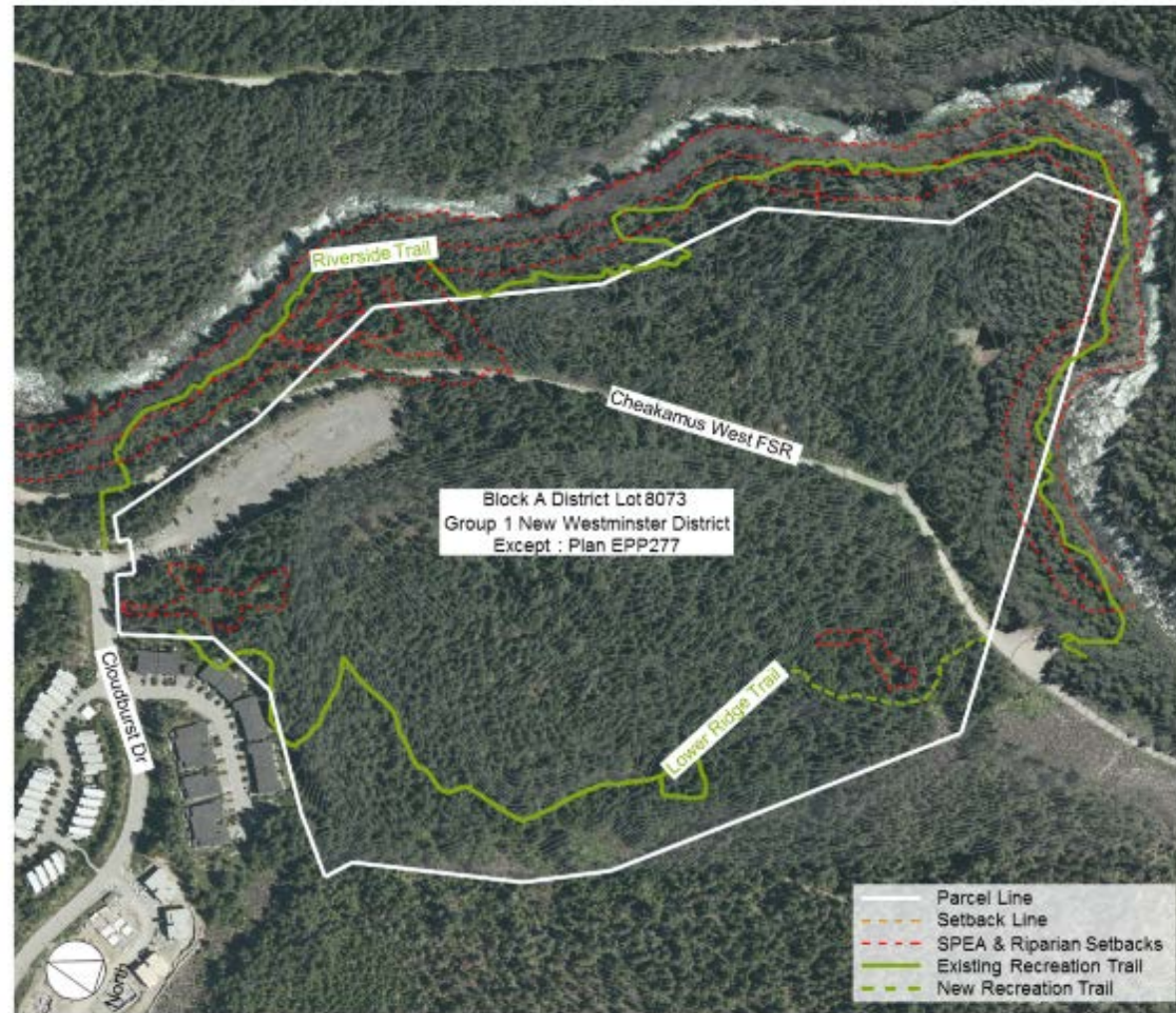
# Official Community Plan Review

- Consistent with principal growth management policies of the OCP:
  - ✓ Whistler Urban Development Containment Area
  - ✓ Whistler Land Use Map and Designations
  - ✓ Bed Unit Capacity limit – 1,540 bed units allocated
- Future developments are subject to Development Permit requirements for:
  - ✓ Multi-family Residential - Form and Character
  - ✓ Protection of Riparian Ecosystems
  - ✓ Protection of Sensitive Ecosystems
  - ✓ Wildfire Protection
- Consistent with zoning evaluation criteria

# Site Development Objectives

Achieve a successful extension of the existing Cheakamus Crossing neighbourhood that:

- ✓ provides a variety of housing types and opportunities,
- ✓ optimizes provision of employee housing,
- ✓ addresses livability and affordability, and
- ✓ complements the existing neighbourhood and surrounding natural context.





# Site Responsive Design Approach

The parcelization plan and site development concepts were delineated based on:

- ✓ site topography,
- ✓ land suitability,
- ✓ environmental sensitivity and
- ✓ urban design considerations





# Site Responsive Design Approach

## The features of the site informed:

- ✓ The location of the road
- ✓ location of buildings
- ✓ building types and sizes
- ✓ setback and landscape areas
- ✓ protected areas
- ✓ park and open space
- ✓ trail connections



# 3-D Images – Master Plan

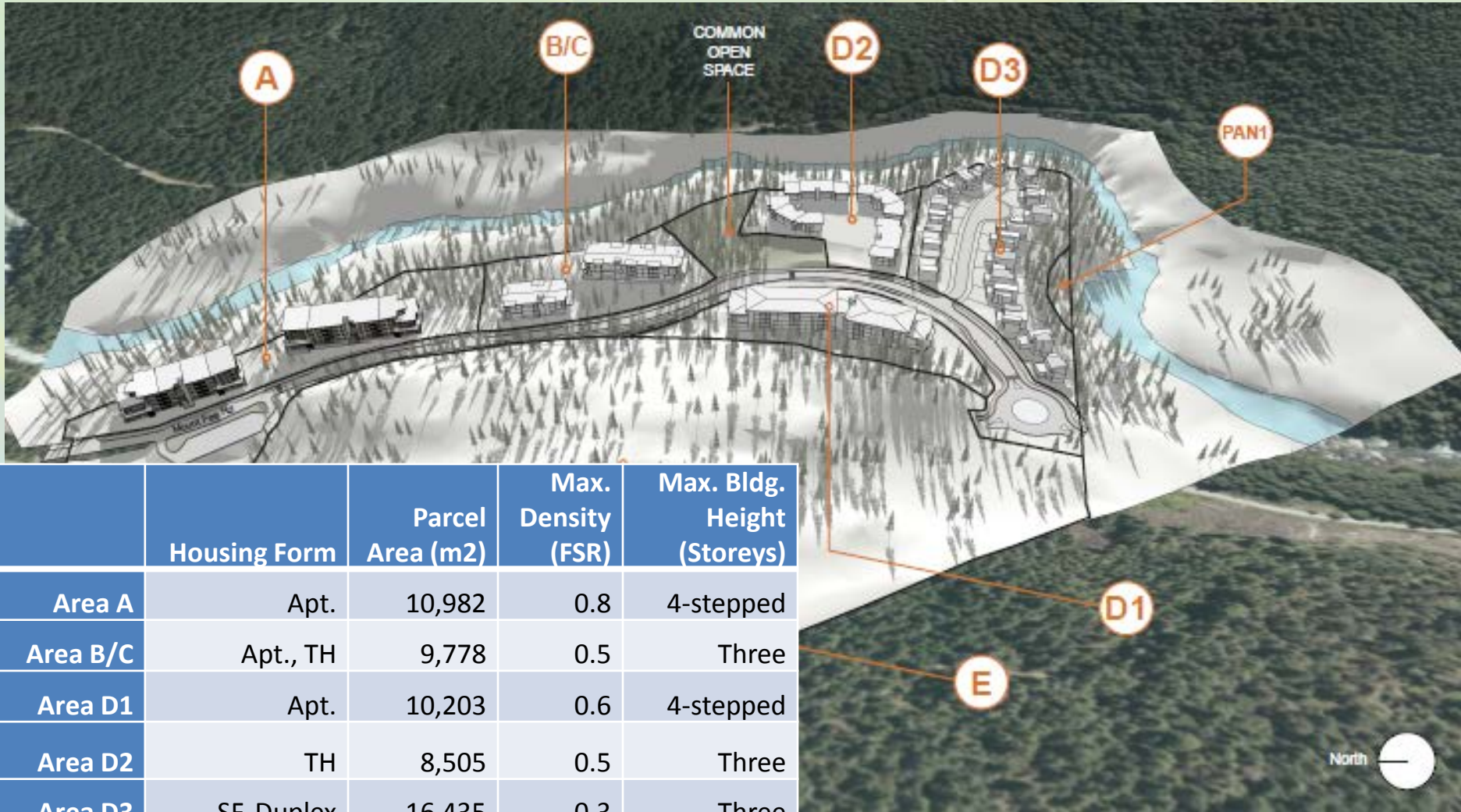
Building setbacks established to integrate future developments within forested landscape and includes expanded setbacks for:

- ✓ naturalized landscape buffers along Mount Fee Road frontages
- ✓ separation and buffering to protect the Cheakamus River corridor and Riverside trail experience
- ✓ separation between development parcels and individual buildings.





# 3-D Images – Master Plan



	Housing Form	Parcel Area (m2)	Max. Density (FSR)	Max. Bldg. Height (Storeys)
Area A	Apt.	10,982	0.8	4-stepped
Area B/C	Apt., TH	9,778	0.5	Three
Area D1	Apt.	10,203	0.6	4-stepped
Area D2	TH	8,505	0.5	Three
Area D3	SF, Duplex	16,435	0.3	Three
Area E	TH, SF, Duplex	74,679	0.17	Three

# 3-D Image – Parcel A

## PARCEL A

Building Massing

A

Suitable Building Types:  
- Apartment Building  
- Underground Parking



North



# 3-D Image – Parcel D3

## PARCEL D3

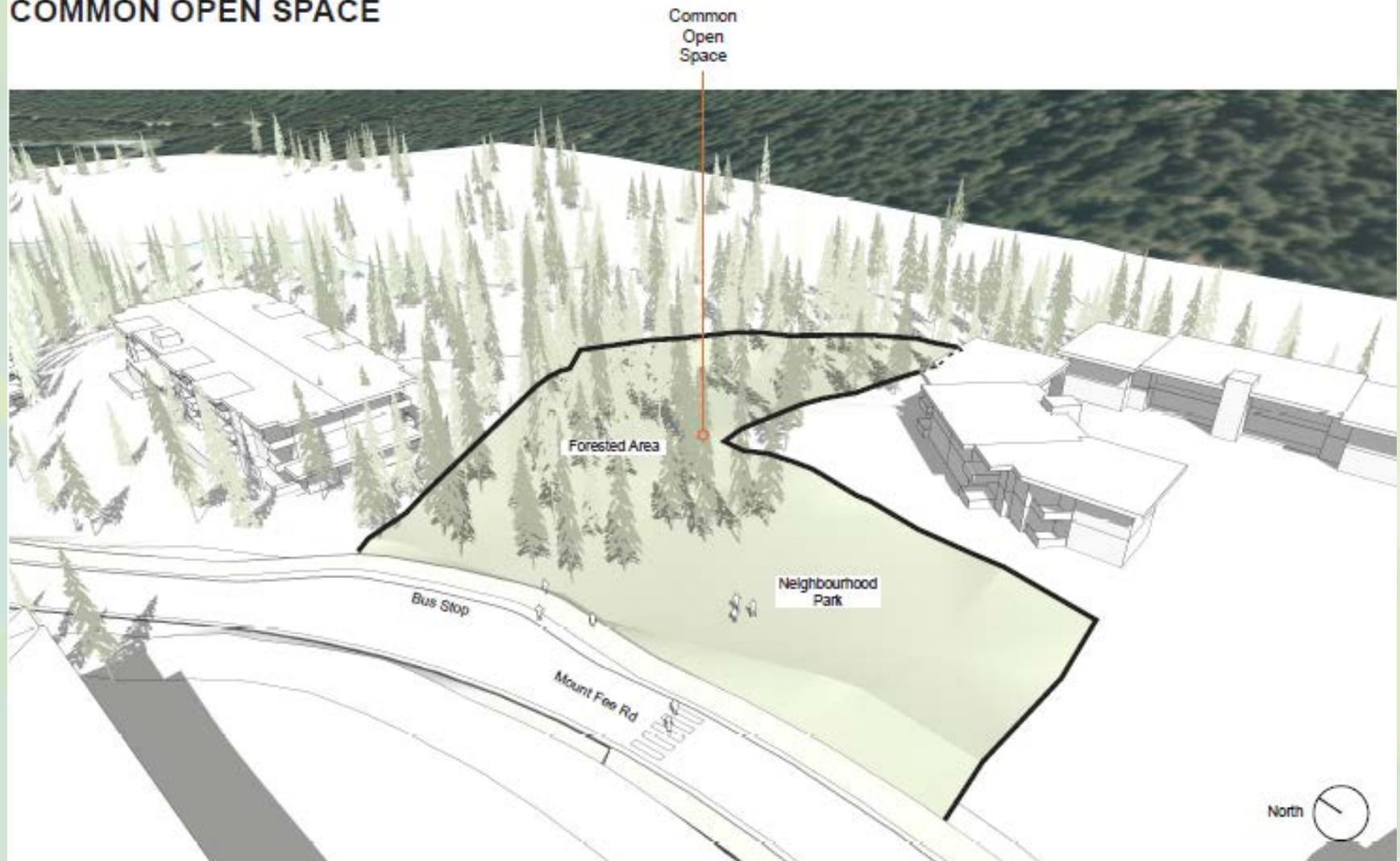
Building Massing





# 3-D Image – Common Open Space

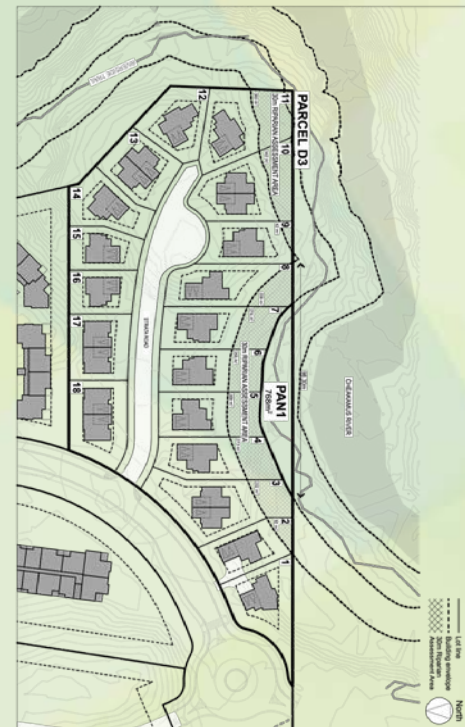
## COMMON OPEN SPACE



# Riparian and Streamside Protection

- Riparian and Streamside Protection and Enhancement Area (SPEAs) delineated through the environmental review conducted by the WDC Qualified Environmental Professional (QEP)

- ✓ Protected by *Provincial Riparian Area Protection Regulation* assessment requirements
- ✓ Subject to OCP Development Permit requirements
- ✓ Requirements for environmental monitoring plan and environmental protection covenants
- ✓ Cheakamus River corridor setbacks – Parcel D3, PAN1 zoning for 15 metre SPEA – land dedication; 30 metre riparian setback plus 6 metre building setback



# Unique and Distinctive Natural Features

- Natural landscape contains unique and distinctive natural features that contribute to Whistler's mountain character and sense of place.
- Report recommends that valued features be further identified and documented for protection through the rezoning process and subsequent development permit approvals.



# Potential Housing Units and Mix

			A	B/C	D1	D2	D3	E
Unit Mix	Total	%						Unkown
1 Bed	71	24%	24	15	32			
2 Bed	124	42%	48	21	33	22		
2 Bed Cnr	36	12%	20	8	8			
3 Bed Cnr	44	15%	8	10	4	22		
LOT SALES	23	8%					23	
TOTAL	295	100%	100	54	74	44	23	

A variety of unit sizes and number of bedrooms provides for a diversity of household sizes and living arrangements.

- ✓ 92% of units committed for employee restricted rental and ownership housing
- ✓ 295 total dwelling units compares with 573 units in existing Cheakamus Crossing neighbourhood – Parcel E potential is limited

# Advisory Design Panel Review

- Two reviews were conducted by the municipal ADP: October 21, 2020 and November 4, 2020
- The ADP passed a recommendation in support, providing the following on urban design objectives:
  - ✓ *“there is now a discernible transition in building typology and height as one moves up the road from Parcel A.”* and
  - ✓ *“Panel is generally supportive of the parcelization plans, the layout of the lots, the proposed building forms, the setbacks and the building heights.”*
  - ✓ The Panel provided some specific suggestions for stepping of building height for apartment buildings, landscape buffers and a recommendation to consider additional density for Parcel B/C which have been addressed in the proposed zoning bylaw.

# Budget Considerations

- Future development is subject to fees and cost recovery for development permits, building permit fees, and works and services cost charges for water, sewer, transportation and recreation to fund Municipal infrastructure
- Costs for all onsite infrastructure, and park and trail improvements to be paid by the development.
- New neighbourhood area will result in additional municipal infrastructure assets with on-going service requirements and associated operating costs such as snow clearing, parks maintenance and transit service. Future development will also generate off-setting property tax revenues and potential other user fees and revenues.
  - ✓ Recognize and consider at the time of development through the municipality's annual budgeting and five-year financial planning processes.



# Community Engagement

- Engagement related to Phase 2 of the Cheakamus Crossing neighbourhood has occurred through the municipality's updated OCP, the Mayor's Task Force on Resident Housing, annual Community Forums and updates to Council at regular meetings of Council.
- A public Open House for Phase 2 Master Planning and Parcel A development was held October 2019.
- A rezoning application sign for the current rezoning is posted on the property consistent with municipal requirements.
- A public information and input opportunity was conducted consistent with Council direction for rezonings - advertised in two consecutive editions of the Pique newspaper on October 1<sup>st</sup> and October 8, 2020.
- Rezoning application materials are posted on the municipal website.
- One piece of correspondence has been received and is included in Council package
  - ✓ Highlights neighbourhood objectives 1. Walkable, pedestrian oriented; 2) Responds to the natural setting; 3) Mix of housing types; and 4) Environmentally designed. Expresses concerns that Whistler's "green" approach and preserving natural landscape may not be taken seriously.
- Rezoning is subject to Statutory Public Hearing requirements – Council report requests authorization to schedule public hearing on proposed bylaw

# Recommendation

**That** Council consider giving first and second readings to Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020; and

**That** Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020; and

**That** prior to Council consideration of adoption of “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, the following conditions are to be addressed to the satisfaction of the General Manager of Resort Experience:

1. Secure dedication of the area designated as Common Open Space to the Municipality for park and open space use in conjunction with the initial subdivision of the Upper Lands consistent with the proposed RM-CD2 zone.
2. Submission of a plan for the Common Open Space area that includes neighbourhood park, passive recreation and trail improvements, and secure completion of proposed improvements within one year of any subdivision that creates individual parcels within Area D3.
3. Secure completion of the Mount Fee Road Valley Trail extension consistent with the approved development permit drawings for Development Permit 1760.
4. Secure development of two public bus shelters along Mount Fee Road as approved under Development Permit 1760.
5. Registration of an environmental protection covenant to restrict the use and development of any land within 30 metres of the Cheakamus River or within any SPEA or wetland area that is delineated on the lands.
6. Secure dedication of the lands to be zoned PAN1 to the Municipality or to the Crown.
7. Secure recreation trails identified on the parcelization plans and associated trail improvements, to municipal standards.
8. Registration of updated Housing Agreements in favour of the Municipality, securing employee occupancy restrictions for employee housing parcels at time of first subdivision.
9. Secure green building commitments that reflect progressive municipal policy objectives.
10. Secure preservation of significant and unique natural features that contribute to the mountain character and landscape.