

## Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

RZ1146 – Nancy Greene Drive

<b>Employee Housing Requirements – Occupancy and Rent Restrictions</b>	
<b>Guideline</b>	<b>Comments</b>
1. Projects shall optimize the amount of employee housing within the proposed development and may include limited amounts of new unrestricted market accommodation to support project viability, design quality and employee housing livability and affordability objectives. All employee housing units will be subject to occupancy, price and rent restrictions secured through a Housing Agreement Bylaw and Housing Covenant registered on title in favour of the Resort Municipality of Whistler.	<p>The proposal will provide 36 employee-restricted units with half of the units identified as affordable housing units.</p> <p>Zoning adoption is contingent on registration of a housing agreement in favour of the RMOW to set the maximum rent price per unit for the units deemed affordable and to restrict all of the units for employees consistent with that presented in the RMOW Standard Housing Agreements for Affordable Employee Housing Development Report No. 21-122.</p>
2. Projects may include either or both rental units or owner-occupied units taking into consideration the municipality's housing needs and priorities and the locational characteristics of the proposed development.	The proposal provides 36 employee-restricted rental units.
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.	Eligibility for employee housing will be restricted to Whistler Employees consistent with that presented in the RMOW Standard Housing Agreement for Housing Developments Report No. 21-122.
4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.	<p>With 18 units out of 36 units proposed to be affordable and in aligned with WHA rental rates set out in a Housing Agreement, the rental rates are less than for comparable WHA housing.</p> <p>The project proponent submitted a confidential proforma for the proposal which was reviewed by an independent third party retained by the RMOW to verify the proposed development and rental rates are feasible and returns are reasonable.</p>
5. For a project to be considered, proposed employee unit sales prices and rents must be less than for comparable unrestricted market housing. The project proponent will be required to submit a confidential project pro forma that identifies the	Half of the units are proposed to be designated as affordable and are proposed to have rental rates comparable to current employee-restricted units in Whistler and aligned with the municipalities current policies. The non-rent restricted units will be employee-restricted market rental rates.

<p>proposed unit mix, sales prices or rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed sales prices and monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.</p>	<p>The project proponent submitted a confidential proforma for the proposal which was reviewed by an independent third party retained by the RMOW to verify the proposed development and rental rates are feasible and returns are reasonable.</p>
<p>6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through a Housing Agreement Bylaw and Housing Covenant. Rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office). Sales prices will be permitted to increase by the percentage change in the Core Consumer Price Index for Canada from the date of purchase to the date of sale, consistent with current WHA standard housing agreements.</p>	<p>Zoning adoption is contingent with the registration of a housing agreement in favour of the RMOW to set maximum rental rates per unit for 18 out of 36 of the dwelling units consistent with that presented in the RMOW Standard Housing Agreements for Affordable Housing Developments Report No 21-122.</p> <p>The remaining market-rate employee-restricted units will be subject to the provincial rules for rental rate increases.</p>
<p>7. For rental properties, rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.</p>	<p>Zoning adoption is contingent with the registration of a housing agreement in favour of the RMOW to set maximum rental rates per unit for 18 out of 36 of the dwelling units consistent with that presented in the RMOW Standard Housing Agreements for Affordable Housing Developments Report No 21-122.</p>
<p>8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA. Consideration is to be given to Whistler Housing Authority ownership and rental waitlists.</p>	<p>The proposed multi-family building will provide a variety of configurations, including one-bedroom, two-bedroom and three-bedroom units. The applicant has reviewed RMOW and WHA information to determine the proposed housing type, unit mix and sizes that are considered appropriate for this location</p>
<p><b>Community Planning Considerations</b></p>	
<p>9. Proposed developments shall be located within an area designated for</p>	<p>The proposal is consistent with the Official Community Plan land use designation for the subject site as Residential – Low to Medium</p>

<p>development of residential accommodation.</p>	<p>which provides lands for medium density multiple residential development close to commercial recreational, institutional, transit and trail connections.</p>
<p>10. The community supports an increase in Whistler’s development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018- 2023).</p>	<p>The proposal will provide 99 bed units of employee housing.</p>
<p>11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.</p>	<p>The subject site is located in the White and Gold neighbourhood on a previously disturbed site and is walking distance to Nesters and the Village.</p>
<p>12. Proposed densities, scale of development and form of housing should be appropriate for the site context. Impacts on scenic views, and views and solar access for adjacent properties should be minimized.</p>	<p>The proposal has gone through multiple iterations to improve the compatibility with the immediate surround neighbourhood.</p> <p>There are no expected impacts on scenic views. There are no impacts on solar access for adjacent properties. The proposed permitted building height of 10.5 meters is higher than the maximum permitted 7.6 meter building height permitted under the existing RS-E1 zoning, however the site sections demonstrate that the existing trees are taller than XX. Metres.</p> <p>The 20 meter highway buffer and visual corridor will be protected with landscaping and screening.</p>
<p>13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.</p>	<p>The proposed development is a short walk from transit stops, the valley trail, Nesters and the Village.</p>
<p>14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.</p>	<p>A Preliminary Servicing Plan and Design Brief has been provided. The proposed development is accessed from Nancy Greene Drive.</p>

<p>15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported. Extensive site grading and alteration of the natural landscape should be minimized.</p>	<p>The site has been previously disturbed and levelled and alteration of the natural landscape in minimized.</p>
<p>16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.</p>	
<p>17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.</p>	<p>A Traffic and Access Review Memo was submitted utilizing best practices. The review concluded that the proposed development is expected to generate relatively low traffic volumes and does not exceed the the service capacity of the adjacent roadways.</p> <p>The review noted that the proposed access will cross a current Multi-User Pathway that travels along the north side of Nancy Greene Drive and that crossing treatments for this intersection should be considered based on current industry design guidelines that provides path users with priority, (i.e. motorists yielding to path users). These treatment could include a raised crossing, traffic control signage, enhanced cross marking or surface treatments.</p>
<p><b>Development Standards</b></p>	
<p>18. Proposed developments shall achieve quality design, construction, finishing, and livability. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage. Site landscaping shall be consistent with maintaining Whistler's natural mountain character and achieving FireSmart principles</p>	<p>The proposed development is considered to be a livable development with all units having balconies and indoor storage.</p> <p>Additional outdoor amenity areas are integrated into the site planning. The proponent has proposed an auxiliary workshop building to act as a communal space that can be used as a work space (i.e. bike repair etc.). The proposal also includes an outdoor patio space at the rear and communal garden beds at the front.</p> <p>The proposed landscaping is considered to maintain Whistler's natural mountain character and achieve FireSmart principles.</p>

	<p>Building materials, colours, details and landscaping will be secured through Development Permit.</p>
<p>19. Proposed developments must meet RMOW green building standards.</p>	<p>Adoption of the zoning bylaw amendment is contingent on registration of a development covenant in favour of the RMOW to secure a green building commitment consistent with the current policies. The proponent has submitted</p> <ul style="list-style-type: none"> <li>• A minimum of Step Code 3 – the applicant has noted they will meet Step Code 4</li> <li>• No use of natural gas</li> <li>• Entirely EV ready with four Level 2 charging stations</li> <li>• Stormwater management plan utilizing best environmental practices</li> </ul>
<p>20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303, 2015. Any proposed reduction in parking requirements must provide a detailed rationale that describes the unique circumstances or mitigation measures that would warrant consideration of the reduction.</p>	<p>The proponent ....</p> <p><b>How do we want to answer this one?</b></p>