

OCP Evaluation

Policy No.	Objective/Policy	Comments
4.1.6.3	<p>Proposed OCP amendments or rezonings that increase the <i>accommodation bed unit</i> capacity, alter the WUDCA, or alter the Whistler Land Use Map and Designations (Schedule A) will include significant community engagement, and should only be supported if the proposal:</p> <p>(a) provides clear and substantial benefits to the community and the resort;</p> <p>(b) is supported by the community, in the opinion of Council;</p> <p>(c) will not cause unacceptable impacts on the community, resort or environment; and</p> <p>(d) meets all applicable policies set out in the OCP.</p>	<p>The benefit to the community and the resort is the provision of 36 secured rental employee dwelling units, including 13 at affordable rates.</p> <p>A condition of adoption of “Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022” is registration of a housing agreement in favour of the RMOW maximum initial rents as proposed by the applicant and summarized in the report, and to define terms for employee rental housing consistent with that presented in RMOW Standard Housing Agreements for Affordable Employee Housing Developments Report No. 21-122;</p> <p>The proposed bylaws will be the subject of a Public Hearing and a post Public Hearing report will be provided to Council summarizing all feedback received during the Public Hearing notification period.</p> <p>While there has been expressed neighbor opposition, the proposal is not considered to cause unacceptable impacts on the community, resort or environment.</p> <p>Yes.</p>
4.1.6.4	<p>All proposed developments must meet the following conditions:</p> <p>(a) the project must be capable of being served by municipal water, sewer and fire protection services, or by an alternate means satisfactory to the municipality;</p> <p>(b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;</p>	<p>Prior to consideration of adoption of “Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022”, the applicant will need to provide a Preliminary Site Servicing Plan and Design Brief that reflects the development and includes all required infrastructure and any infrastructure upgrades to the satisfaction of the General Manager of Resort Experience.</p> <p>Yes, the proposed development is accessed from Nancy Greene Drive.</p>

(c) the project must comply with all applicable policies of the OCP; and	Yes.
(d) all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:	
i. balanced resort and community capacity;	The proposed 99 bed units of employee housing provided with this proposal is within the target of 500 bed units of employee housing that has been established for proposed private sector employee housing developments over the next five years (2018- 2023).
ii. overall patterns of development of the community and resort;	“Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022” is consistent with the land use designation for the subject parcel.
iii. the character of Whistler’s forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;	<p>The development site is previously disturbed. Zoning Amendment Bylaw (7104 Nancy Greene Drive) No. 2370, 2022” establishes adequate building setbacks for landscape screening and privacy, including a 20 metre building setback from Highway 99.</p> <p>A condition of zoning adoption is to secure development on the lands consistent with supported development plans to be finalized prior to adoption. The current landscape plan identifies green buffers and security will be taken at time of any development permit issuance to ensure the landscaping is completed.</p> <p>No distinctive natural features are disturbed.</p>
iv. Whistler’s <i>sensitive ecosystems</i> and biodiversity;	No sensitive ecosystem areas are identified on the land and no concerns have been noted.
v. scale, character and quality of development; and vi. compatibility with the surrounding area or neighbourhood;	<p>The proposal has gone through multiple iterations to improve compatibility with the immediately surrounding neighbourhood.</p> <p>Design iteration has minimized privacy concerns and established adequate building setbacks for landscape screening. The proposed maximum permitted building height of 10.7 metres is similar to maximum heights on adjacent properties.</p> <p>The 20 metre highway buffer and visual corridor will be protected with landscaping and screening.</p>
vii. quality of life of Whistler’s residents;	<p>The proposal is expected to improve the quality of life of Whistler’s residents by providing employee-restricted rental housing, including affordable housing units.</p> <p>The proposal is considered to be a livable development with all employee units having garages, indoor storage, and balconies. Additional outdoor</p>

	<p>amenity areas are integrated into the site planning.</p> <p>The development is provides connectivity to the Valley Trail and is within walking distance to Nester's Plaza and the Village commercial area.</p>
viii. quality of experience for Whistler's visitors;	<p>The proposal will secure housing for Whistler's employees which could positively impact visitor experience.</p> <p>From a visual experience, the highway buffer and visual corridor will be protected with landscaping and screening.</p>
ix. geotechnical, flood and wildfire hazard;	<p>The proposed development is not located on a floodplain, and all development will need to meet geotechnical requirements.</p> <p>The subject lands will require a development permit for Wildfire Protection.</p>
x. archaeological, heritage and cultural resources;	No impact.
xi. traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system;	<p>A traffic study has been submitted and reviewed by the Ministry of Transportation (MOTI). No substantial issues have been raised regarding traffic impacts, although a right-in/right-out driveway may be required. Further discussions with MOTI will take place should the zoning amendment process continue. A preliminary servicing brief indicates that substantial servicing upgrades will not be required for the proposed development.</p>
xii. local economy;	The benefit to the local economy is the ability to secure 36 employee-restricted rental dwelling units including 13 at below-market rates.
xiii. municipal finance;	The benefit to municipal finance is the ability to secure 36 employee-restricted rental dwelling units funded by the private sector, not from municipal housing reserves.
xiv. social, health, recreation, education and emergency facilities and services;	<p>The proposal is considered to be a livable development with all employee units having indoor storage and balconies or patios.</p> <p>Additional outdoor amenity areas are integrated into the site planning.</p>
xv. employee housing; and	<p>The proposed 99 bed units of employee housing provided with this proposal:</p> <ul style="list-style-type: none"> <li>- is within the target of 500 bed units of employee housing that has been established for proposed private sector employee housing developments over the next five years (2018- 2023);</li> <li>- furthers OCP Policy 5.1.2.2 to add 1,000 new employee beds within the next five years; and</li> <li>- furthers OCP Policy 5.1.2.5 to allow development of employee housing on underdeveloped private lands in residential neighbourhoods with close proximity to jobs, sustainable transportation, amenities and services and consistent with criteria established for evaluation.</li> </ul>

	<p>All units will be employee-restricted rental, with half of the units secured at below-market rents.</p> <p>The proposal is considered to be a livable development with all employee units having indoor storage and balconies or patios. Additional outdoor amenity areas are integrated into the site planning.</p>
<p>xvi. community energy and GHG emissions, water supply and conservation and solid waste.</p>	<p>Zoning adoption is contingent on registration of a development covenant in favour of the RMOW to secure a green building commitment consistent with current municipal policies. Specifically, the following green building commitments will be required in the covenant:</p> <ul style="list-style-type: none"> <li>- A minimum of Step Code 4</li> <li>- No use of natural gas</li> <li>- Require all parking spaces to be EV charging spaces, including at least four provided with Level 2 chargers.</li> <li>- Stormwater management plan utilizing best environmental practices.</li> </ul> <p>The owner must Submit a waste and recycling plan consistent with “Solid Waste Bylaw No. 2139, 2017” prior to zoning adoption.</p>