

GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING

Employee Housing Requirements - Occupancy and Rent Restrictions

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.
 - The project will consist of 20, 3-bedroom units of for sale housing of which 14 units will be available to Whistler employees and 6 units will be market. All employee housing units will be restricted through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. The additional 74 bed units required for the development are allocated at a 3 to 1 ratio of employee (56 bu's) to market (18 bu's).
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.
 - 100% of the housing in the project will be owner occupied housing units as per feedback from neighbourhood and is consistent with current neighbourhood character. The 14 WHA units will be built within 2, 7-unit townhome blocks and the 6 market units will be built within 2, triplex configurations. The proposed development is consistent with many of the neighbouring properties.
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.
 - Sales of WHA units will be restricted to Whistler Employees as defined by the Whistler Housing Authority.
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.
 - The project is within an existing subdivision and adjacent to all required services.
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 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.
 - The WHA units within the project will be targeted at young professionals, couples and families working within the Whistler Community.
 - The WHA units are 1,339 square feet with 3 bedrooms, 3 bathrooms, living room, dinning area, in-suite laundry, dishwasher, balcony, and single car garage.
 - The sales price is set an average of \$520 per square foot, or approx. \$697,000 per unit, which is approximately 60% of the market selling price.

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. Sales prices and 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 established as per section 5 with resale prices and rental rates subject to a Whistler Housing Agreement Bylaw consistent with similar WHA Housing developments taking into consideration current costs of development and the needs of the community.
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.
 - The project is a for sale development, however, in the event not all units are sold immediately, documentation will be provided as indicated annually to verify employee occupancy and rent restrictions and rates.
8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA.
 - The proposed 14, 3-bedroom townhome units are targeted at young professionals, couples and families. There are 664 requests for a 3-bedroom unit type by applicants on the WHA waitlist as per the October 2019 Purchase Waitlist Insights report completed for the Committee of Whole.

Community Planning Considerations

9. Proposed developments shall be located within an area designated for development of residential accommodation.
 - The project is located within the Nordic sub-division which includes single family, duplex, triplex and multi-family developments including an "employee restricted development". Developments within the neighbourhood are largely owner occupied with some annual rentals.
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).
 - The proposed development is consistent with the direction of the community.
11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.
 - The proposed development is within the Nordic neighbourhood
12. Proposed densities, scale of development and form of housing should be appropriate for the site context. Impacts on the scenic views, and views and solar access for adjacent properties should be minimized.
 - The project site is located within the Nordic neighbourhood and adjacent to an 8-unit townhouse complex and single-family home. The project site backs onto Aspen Drive with two Triplex structures adjacent to the north side of the development. The development will have natural elevation and vegetation buffers to protect the current enjoyment of those properties.
 - The proposed density of 0.31 FSR is within the densities for adjacent uses: RS-E1 (Garibaldi Way) 0.35, RM3 (Lupin Rock & Eva lake) 0.30, RM10 (Aspen Ridge) 0.40, RM1 (Telemark 1 & Whistler West) 0.40.

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.
 - The project site is approx. 200 meters from the closest transit stop, approx. 500 meters from the Nordic overpass and valley trail system, approx. 700 meters from Wayside park along the valley trail and approx. 800 meters from Franz's Trail amenities and services in Creekside.
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.
 - The project location is easily serviced in all facets by existing infrastructure and services.
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.
 - The project site is a .98 ha parcel that has been cleared, grubbed and levelled for use as a large estate residence.
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.
 - An environmental review was conducted by Cascade Environmental and no concerns identified. An environmental Impact Assessment will be completed if the rezoning application proceeds for further processing.
17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadway.
 - A traffic Impact Assessment has been prepared by WATT Consulting Group on the previous 48-unit submission and concluded the project will have little impact on traffic operations on the surrounding roadway network.

Development Standards

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.
 - The project design, construction, finishing and livability will meet or exceed current WHA standards. Each unit will have a balcony and patio area and an outdoor area consistent with the target market will be incorporated into the site. Parking and storage are also incorporated within each unit.

19. Proposed developments must meet RMOW green building standards.

- The project will be designed and constructed to meet or exceed the current RMOW green building standard.

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 detailed rationale that describes the unique circumstances or mitigation measures that would warrant consideration of the reduction.

- Parking will be provided in accordance with the requirements specified in Zoning and Parking Bylaw 303, 2015. There are 43 parking stalls, 26 garage stalls and 17 surface stalls.