

Appendix “F” - RZ1144 - PSEH Evaluation Criteria

Employee Housing Requirements - Occupancy and Rent Restrictions	
Guideline	Revised RZ1144 Comment
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>Revised project proposes 14 employee restricted units and 6 market units.</p> <p>The proportion of employee units to market units and the proposed initial sales prices for the employee units is subject to third party review of the project pro forma. The amount of employee housing will be reviews and optimized through this process.</p> <p>Project considered compliant to Guideline 1.</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.	<p>Restricted units will be made for sale through the WHA waitlist.</p> <p>Market units are also for sale.</p> <p>Project considered compliant with Guideline 2.</p>
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.	<p>Sales of employee restricted units will be restricted to eligible employees as defined by the WHA and RMOW policy.</p> <p>Project considered compliant to Guideline 3</p>
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>Services are available at the property line. This leveled site will require minimal disturbance to develop.</p> <p>Project considered compliant to Guideline 4.</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 proposed unit mix, sales prices or rents per unit, land cost, capital costs,	<p>A revised project pro forma was received for the revised RZ1144 proposal. This confidential document will be reviewed by an independent third party for verification.</p>

<p>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>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).</p>	<p>A revised project pro forma was received for the revised RZ1144 proposal. This confidential document will be reviewed by an independent third party for verification.</p> <p>The proposed initial sales price is \$520 per square foot. Sales and rentals would be capped per Council's PSEH Guidelines.</p> <p>Project considered compliant to Guideline 6, subject to pro forma review.</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>Revised RZ1144 concept does not propose rental units.</p> <p>Not applicable.</p>
<p>8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA.</p>	<p>Project proposes 20 three bedroom units, 14 of which are employee restricted, owner-occupied units. The applicant has reviewed RMOW and WHA information to determine the proposed housing type, unit mix and sizes, which are considered appropriate for this location.</p> <p>Project considered compliant to Guideline 8.</p>
Community Planning Considerations	
<p>9. Proposed developments shall be located within an area designated for development of residential accommodation.</p>	<p>Project is located in a designated area for residential development under the OCP, as well as in Development Permit Area #2.</p> <p>Project considered compliant to Guideline 9.</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>Project would provide 56 Bed Units of employee restricted housing.</p> <p>Project considered compliant with Guideline 10.</p>
<p>11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.</p>	<p>Project is located in the existing Nordic Estates neighbourhood on a previously disturbed site.</p> <p>Project considered compliant with Guideline 11.</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>Project has gone through multiple iterations. Current RZ1144 proposal has an FSR of 0.32, which is considered to be consistent with the surrounding neighbourhood. There are no expected impacts on scenic views, and views and solar access for adjacent properties. The 20 metre highway buffer and visual corridor will be protected with landscaping and screening.</p> <p>Project considered compliant with Guideline 12.</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>Project is a few minute walk from the Whistler Creek commercial core, the valley trail, and transit stops.</p> <p>Project considered compliant with Guideline 13.</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>Preliminary servicing report had been received and indicates viability.</p> <p>Project is accessed from existing Garibaldi Drive.</p> <p>Project considered compliant with Guideline 14.</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>Site has been previously disturbed and levelled. Extensive regrading is not required.</p>

	Project considered compliant with Guideline 15.
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>An initial environmental review has been received. IER does not indicate any areas of concern.</p> <p>Project will conform to DP Area 2 Guidelines.</p> <p>Project considered compliant with Guideline 16.</p>
17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.	<p>Traffic study completed for proposal prior to reduction from 48 units to 20 units. Indicated did not exceed capacity of adjacent roadways but identified existing issues with intersections at Highway 99 and Nordic Drive and Whistler Road, and increased wait times. There is ongoing work between RMOW and MoTi on highway corridor traffic modelling and access issues. This work involves identification of priority locations of concern and potential improvements.</p> <p>Generally, where improvements are required, RMOW will seek funding from MoTi, and where necessary, development projects will typically share in costs based on the scale of the project and proportionate trip generation. The potential traffic impacts have been further mitigated by the significant reduction in development density from 48 units down to 20 units and the proposed development is expected to have a very insignificant impact on traffic accessing the highway.</p>
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	<p>Revised RZ1144 proposal indicates amenity areas, patios, balconies, and storage.</p> <p>Staff will ensure compliance through the Rezoning and Development Permit processes.</p>

<p>consistent with maintaining Whistler's natural mountain character and achieving FireSmart principles.</p>	<p>Project considered compliant with Guideline 18.</p>
<p>19. Proposed developments must meet RMOW green building standards.</p>	<p>Staff will ensure compliance through the Rezoning and Development Permit processes.</p>
<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>Proposed project parking satisfies Municipal requirements for number of stalls, though variances will be required to allow for the proposed tandem parking.</p> <p>Project considered generally compliant with Guideline 20.</p>