

APPENDIX “D” - RZ1146 - PSEH Evaluation Criteria

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.	<p>✓ Complies</p> <p>Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions. The proposal is for 100% employee restricted rental housing.</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>✓ Complies</p> <p>The proposal is 100% rental and proposes 104 bed units.</p>
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.	<p>✓ Complies</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>✓ Complies</p> <p>Proposed rental rates are 20-40% below market value. A mix of units are proposed to meet demand identified by the WHA.</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, 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>✓ Complies</p> <p>Proposed rental rates are below market value and comparable to category five.</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>✓ Complies</p> <p>Rentals would be capped per Council’s PSEH Guidelines.</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>✓ Complies</p>
<p>8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA.</p>	<p>✓ Complies</p> <p>A mix of units are proposed to meet demand identified by the WHA.</p>
<p>Community Planning Considerations</p>	
<p>9. Proposed developments shall be located within an area designated for development of residential accommodation.</p>	<p>✓ Complies</p> <p>Parcel located within the White Gold neighbourhood in a designated development area for residential development.</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>✓ Partially Complies</p>
<p>11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.</p>	<p>✓ Complies</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>✓ Complies.</p> <p>The revised proposal has significantly reduced the size of the proposed building, and is now three stories and consistent with the maximum height of the adjacent Fitzsimmons Walk development. The building scale and massing is still larger than the individual Fitzsimmons Walk</p>

	<p>buildings and is an apartment building form. The proposed site is a relatively small parcel. Staff is supportive of increased density for this corner site. Further review of the proposed building massing, form and character will be subject to ADP review and further design development through the rezoning and development permit process.</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>✓ Complies</p> <p>The lands are located 115 m from transit and 180 m from services in a highly walkable location.</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>✓ Will Comply</p> <p>The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.</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>✓ Complies</p> <p>Site has been previously disturbed</p>

<p>16. An Initial Environmental Review (IER) 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>✓ Partially Complies</p> <p>An IER must be conducted</p>
<p>17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.</p>	<p>✓ Partially Complies</p> <p>A traffic study has been submitted. No substantial issues have been raised. A right-in-right-out driveway may be required.</p>
<p>Development Standards</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>Staff will ensure compliance through the Rezoning and Development Permit processes.</p>
<p>19. Proposed developments must meet RMOW green building standards.</p>	<p>The building will be built to a net zero energy ready standard. 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>X Does Not Comply</p> <p>52 parking spaces are required, with 42 parking stalls proposed. Staff support the parking variance requested to reduce the parking by 10 stalls since: one stall per unit; and, four additional visitor spaces are proposed. This site is centrally located with excellent walking options, in close proximity to Nesters</p>

	<p>market, transit and Whistler Village. Tenants will also be given the option to rent a stall if needed, which should free up some additional stalls if some tenants choose not to have a stall.</p>
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Evaluation Criteria	RZ1146 - Analysis & Staff Comments	Evaluation
Affordability		
100% employee housing with standard registered Housing Agreement	Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions.	✓
100% rental housing.	Proposal complies with requirement.	✓
Achieves housing affordability objectives & meets demand for housing type.	Proposed rental rates are 20-40% below market value. A mix of units are proposed that meet the housing demand identified by the WHA: one-bedroom, one-bedroom with a flex room, two-bedrooms, and two-bedrooms with a flex room.	✓
Neighbourhood		
Land designated for development of residential accommodation.	Parcel falls within the area designated for residential development under Schedule B of the OCP.	✓
Context		
Land within or adjacent to existing neighbourhoods.	Parcel located within the White Gold neighbourhood.	✓
Densities and scale consistent with neighbourhood.	Although the revised proposal reduced the proposed building by one floor to be consistent with the maximum height of the adjacent Fitzsimmons Walk development, the building scale and massing is still larger than the individual Fitzsimmons Walk buildings. The proposed site is a relatively small parcel. Staff is supportive of increased density for this corner site, however, further review of building scale and massing is warranted should the proposal proceed for further consideration.	Partial
Walking distance to transit, trails, amenities, and services.	The lands are located 115 m from transit and 180 m from services.	✓
Previously disturbed site or site requiring minimal alteration.	The site is previously disturbed.	✓
Views and scenery are preserved.	Views from adjacent buildings are preserved. The treed buffer on the east edge of the property will be preserved to the greatest extent possible. A small landscaped buffer will be planted between the building and Highway 99.	✓
Servicing & Traffic		
Easily served by existing infrastructure and services.	The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.	✓
Additional traffic volumes do not exceed service capacity.	The immediately adjacent highway intersection is signaled. A traffic impact assessment by the applicant's engineer will be required to confirm additional traffic volumes do not exceed service capacity.	Partial
Site is easily accessible from adjacent roadway.	Proposal complies with requirement.	✓
Site Planning		

Adequate green space is provided.	Approximately 280 m ² of green space is provided. This is at the lower end of green space provided relative to the six other proposals received. There is limited potential to expand on this, however, if the proposal moves forward staff would work with the applicant to increase the amount of green space to the greatest extent possible.	Partial
Meets the parking requirements of the Zoning Bylaw	Proposal complies with requirement. 62 parking stalls are provided.	✓
Minimal impacts on any environmentally sensitive lands.	Proposal complies with requirement.	✓
20 m buffer on Hwy 99 is preserved.	The 20 m buffer along Highway 99 was cleared of vegetation in the past, similar to many of the parcels surrounding the Nesters commercial node. Given this context and the location on the corner of the Highway 99 intersection staff support the proposed reduction to the highway buffer, with landscaping provided to screen the development as much as possible. Staff note that the adjacent multi-family development, Fitsimmons Walk, also has a reduced highway buffer.	X
Building Design		
Adequate storage and laundry facilities.	Proposal complies with requirement. Each unit has in-suite laundry.	✓
Achieves RMOW green building standards.	A high standard of energy efficiency is proposed. If the proposal moves forward staff would work with the applicant to have green building commitments appended to title via covenant, as per the Green Building Policy.	✓