



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 15, 2020
REPORT: 20-127
FROM: Resort Experience
FILE: RZ1165, BYLAW 2298
SUBJECT: RZ1165 – CHEAKAMUS CROSSING PHASE 2 – ZONING AMENDMENT BYLAW (CHEAKAMUS CROSSING PHASE 2 PARCELIZATION) NO. 2298, 2020, FIRST AND SECOND READING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider giving first and second readings to Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020; and

That prior to Council consideration of adoption of “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, the following conditions are to be addressed to the satisfaction of the General Manager of Resort Experience:

1. Secure dedication of the area designated as Common Open Space to the Municipality for park and open space use in conjunction with the initial subdivision of the Upper Lands consistent with the proposed RM-CD2 zone.
2. Submission of a plan for the Common Open Space area that includes neighbourhood park, passive recreation and trail improvements, and secure completion of proposed improvements within one year of any subdivision that creates individual parcels within Area D3.
3. Secure completion of the Mount Fee Road Valley Trail extension consistent with the approved development permit drawings for Development Permit 1760.
4. Secure development of two public bus shelters along Mount Fee Road as approved under Development Permit 1760.
5. Registration of an environmental protection covenant to restrict the use and development of any land within 30 metres of the Cheakamus River or within any SPEA or wetland area that is delineated on the lands.
6. Secure dedication of the lands to be zoned PAN1 to the Municipality or to the Crown.
7. Secure recreation trails identified on the parcelization plans and associated trail improvements, to municipal standards.
8. Registration of updated Housing Agreements in favour of the Municipality, securing employee occupancy restrictions for employee housing parcels at time of first subdivision.
9. Secure green building commitments that reflect progressive municipal policy objectives.
10. Secure preservation of significant and unique natural features that contribute to the mountain character and landscape.

REFERENCES

- Owner: Whistler 2020 Development Corporation (WDC)
- Location: 1340/1360 Mount Fee Road
- Legal Descriptions: BLOCK A, DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT PLAN EPP277, PID 026-772-213
- Current Zoning: UR1 (Urban Reserve One) Zone
- Proposed Zoning: RM-CD2 Zone (Residential Multiple - Comprehensive Development Two Zone)
PAN1 Zone (Protected Area Network One Zone)
- Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 (Not attached, provided in Council meeting package)
- Appendices:
- “A” – Parcelization Plans
 - “B” – Neighbourhood Park Concept Narrative
 - “C” – Rezoning Application – Proposed Density Summary, November 23, 2020
 - “D” – Typical floor plan unit layouts
 - “E” – Advisory Design Panel Review
 - “F” – Rezoning Criteria Summary Evaluation
 - “G” – Public Correspondence
- Council Reports:
- Administrative Report to Council No. 20-089, September 15, 2015, RZ1165 – Cheakamus Crossing Phase 2 – Upper Lands Parcelization Plan (Not attached)
- Administrative Report to Council No. 20-088, September 15, 2015, DP1760 – 1340/1360 Mount Fee Rd - Cheakamus Crossing Phase 2 Development – Parcel “A” Employee Housing and Road Extension (Not attached)

PURPOSE OF REPORT

This report presents Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 (the “proposed Bylaw”) for Council consideration of first and second readings, along with conditions to be addressed prior to any Council consideration of adoption of the proposed Bylaw. The report also requests that Council authorize staff to schedule a Public Hearing to provide members of the public with the opportunity to make representations to Council on the proposed Bylaw for Council consideration, consistent with the *Local Government Act*.

DISCUSSION

Background

Rezoning application RZ1165 is an application from the Whistler 2020 Development Corporation, a 100% municipally owned corporation, for the rezoning of lands referred to as the Cheakamus Crossing “Upper Lands” to enable the phased development of the lands to support meeting the resort community’s employee housing needs. The proposed rezoning allocates existing permitted housing uses and development density under the current zoning for the lands (Urban Reserve One – UR1 zone) to individual parcel areas for future development. The proposed zoning also seeks to tailor the zoning parameters for each of the parcel areas to achieve a successful extension of the existing Cheakamus Crossing neighbourhood that provides a variety of housing types, optimizes the provision of employee

housing, addresses livability and affordability, and complements the existing neighbourhood and surrounding natural context.

The proposed rezoning application was presented to Council for initial consideration on September 15, 2020. The Administrative Report to Council (report No. 20-089) provided an overview of the proposed rezoning, and included background information and context on the history of the lands including the granting of the lands to the municipality for employee housing, their current zoning, the status of the lands in relation to the buildout of the existing Cheakamus Crossing neighbourhood and the employee housing initiatives endorsed through the 2017 Mayor’s Task Force on Resident Housing, as well as a description of master planning work that was completed for the lands, and applicable Official Community Plan designations and policies.

The recommendations of the September 15, 2020 report for further review and processing of the rezoning application were adopted by Council. Council passed the following resolutions:

“That Council endorse further review and processing of RZ1165; and

That Council direct staff to commence preparation of a zoning amendment bylaw for Council consideration, that provides for the parcelization of the lands within the UR1 Zone, and a corresponding allocation of the existing permitted density and uses by parcel, along with establishment of building setbacks within each parcel and the addition of daycare as a permitted use; and further

That Council direct staff to conduct a public information and input opportunity prior to bringing forward a proposed zoning amendment bylaw for Council consideration of first and second reading.”

Consistent with these resolutions, staff commenced further review and processing of the proposed rezoning, conducted a public information and input opportunity, and have prepared Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 for Council consideration of first and second readings.

Further review and processing of the proposed rezoning has included staff inter-departmental referrals and reviews, site visits, review and analysis of parcelization plans and site development concepts prepared by the applicant, comparative analyses of zoning parameters for similar developments within the municipality, and two reviews by the municipal Advisory Design Panel. The public information and input opportunity was conducted consistent with the approach described in the September 15, 2020 administrative report to Council (report No. 20-089).

The following provides further details on the proposed Bylaw that has been prepared for Council consideration of first and second reading, and the activities that have been conducted, as well as a further evaluation of the proposed Bylaw relative to applicable municipal policies. Proposed conditions of any Council consideration of adoption are also presented in greater detail.

Proposed Rezoning Parcelization Plans

As directed by Council, staff has prepared Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 for Council consideration. The proposed bylaw has been developed through a process that has involved the preparation and evaluation of individual parcelization plans and site development concepts for subareas of the Upper Lands that have been delineated based on site topography, land suitability, environmental sensitivity and urban design considerations.

The parcelization plans that have been prepared are presented in Appendix “A”. As shown on the Master Plan, eight distinct parcel areas are delineated and are comprised of six development parcels, a common parcel area dedicated for neighbourhood park and open space use, and a common parcel area for the Mount Fee Road extension that includes a public surface parking area at the entry to the

new neighbourhood area. The six development parcels are referenced as Areas A, B/C, D1, D2, D3 and E, with parcels in alphabetical order extending south from the existing Cheakamus Crossing neighbourhood along the Mount Fee Road extension.

The plan for each parcel area provides an aerial photo overlay with site contours, conceptual site development plan, proposed uses and form of development, maximum density allocated to the site, building setbacks, building heights, existing and proposed recreation trails, and riparian and streamside protection and enhancement areas. The parcelization plans are the basis for the proposed zoning which would replace the existing UR1 zoning.

Master Plan and Parcel Concepts Description

Each of the development parcels and the common open space and park area are accessed from the Mount Fee Road extension which is a collector road that forms the spine of the new neighbourhood area and is the direct connection to the existing neighbourhood. The Mount Fee Road right of way provides for an extension of the Valley Trail to municipal standards, connecting to each of the parcels. The road is also designed for an extension of bus service to the new development parcels with two bus stops each with a bus shelter for weather protection, and a roundabout at the terminus of the road extension for bus turnaround. Existing trails and new trail connections to the Riverside Trail and the Lower Ridge Trail are integrated within the overall Master Plan. A well-sized common open space area, which will feature a neighbourhood park and naturalized open space, is centrally located between the development parcels and provides a trail connection to the Riverside Trail which runs along the Cheakamus River.

The parcels have been laid out relative to site topography and the placement of the Mount Fee Road extension to address road grades, steep mountain terrain and solar orientation. The road extension has been placed at the bottom of the escarpment of the mountainside that occupies the western portion of the Upper Lands and approximately 50 percent of the total land area. The escarpment runs roughly midway through the Upper Lands in a north-south direction. Parcels A, B/C, Common Open Space, D2 and D3 are all west-facing, located on the eastern side of the roadway, away from the escarpment and between the roadway and the Cheakamus River. Locating these development sites away from the escarpment and the base of the mountainside provides improved solar access for these parcels, as well as proximity and connections to the Cheakamus River and the Riverside Trail.

Parcel D1 is situated further along on the western side of the roadway, extending past Parcel B/C and across from Parcels D2 and D3. Parcel D1 becomes visible traveling south along the roadway as it rounds the base of the mountain slope to the right and levels out onto a flatter area that includes a portion of the existing Forest Service Road and provides the development site for the parcel. Parcel D3 located across from D1, is situated along the Cheakamus River as it bends on an east-west axis away from Mount Fee Road. This Parcel, planned as a subdivision with single family detached and duplex dwellings has its own strata road accessing individual parcels in a proposed bare land strata subdivision.

A roundabout is located just past Parcels D1 and D3 at the terminus of the Mount Fee Road extension where it hits the most southerly boundary of the Upper Lands. From this roundabout a future spur road will make a right turn and climbs up the mountainside at a grade of up to 7 percent in a south to north direction across contours accessing a series of benches that run above and parallel to the Mount Fee Road extension. This Parcel E area has more limited potential, suited for slope sensitive and smaller footprint development opportunities, that requires further resolution. The roundabout also links through to a continuation of the existing Forest Service Road accessing Crown lands beyond, and provides the bus turnaround and opportunity for vehicles to double-back through the new neighbourhood area to the existing Cheakamus Crossing neighbourhood and out to Highway 99.

There is potential for a daycare use to be integrated within the development concepts for either Parcel B/C or D1, and this has been provided for in the proposed zoning.

Development Density

Overall, the density of development and size of buildings decreases in intensity, massing and scale as one moves through the new neighbourhood area from Parcel A along the Mount Fee Road extension and up the Cheakamus River corridor. This has been a principle urban design direction for the neighbourhood planning, established with input from the Municipal Advisory Design Panel. The design seeks to optimize land utilization, delivery of employee housing and building efficiency, with development that fits and is complementary to the surrounding natural context.

Development density is expressed both as a maximum gross floor area of all buildings for each parcel area as well as a floor space ratio (defined as the total gross floor area on the parcel divided by the parcel site area). Building sizes are specified in terms of maximum building height in metres, number of storeys, and maximum building gross floor areas. The zoning parameters for development density and building sizes are summarized as follows:

Key Plan Parcel Area	Housing Form	Parcel Area (m ²)	Max. Density (FSR)	Max. Density (GFA - m ²)	Max. Bldg. Height (Metres)	Max. Bldg. Height (Storeys)	Max. Bldg. Size (m ²)
Area A	Apt.	10,982	0.8	8,800	13.7	4-stepped	4,683
Area B/C	Apt., TH	9,778	0.5	4,900	10.7	Three	3,500
Area D1	Apt.	10,203	0.6	6,150	13.7	4-stepped	3,500
Area D2	TH	8,505	0.5	4,300	10.7	Three	N/A
Area D3	SF, Duplex	16,435	0.3	5,250	8	Three	350
Area E	TH, SF, Duplex	74,679	0.17	12,450	10.7, 8	Three	N/A

The floor space ratios for the development parcels transition from 0.80 (square metres of total building gross floor area per square metre of site area) on Parcel A, to 0.50 for Parcel B/C, 0.60 for Parcel D1, 0.50 for Parcel D2, 0.3 for D3 and 0.17 for Parcel E. The tallest buildings are on Parcel A and D1 with four-storey apartments, where the fourth floor of the buildings are stepped back to reduce the appearance of the building mass. Maximum building sizes are specified for the three parcels identified for apartment development. The buildings on Parcel A approved by DP001760 are shown at 3,725 square metres for Building A and 4,683 square metres for Building B. Apartment buildings on Parcels B/C and D1 are proposed to be limited to a maximum size of 3,500 square metres.

For comparison, the “Podium” building located at 1025 Legacy Way at the terminus of Mount Fee Road in the existing Cheakamus Crossing neighbourhood has a floor space ratio of 1.15 with a building of 3,338 square metres (gross floor area) on a 2,890 square metre parcel. The new Whistler Housing Authority employee housing building at 1330 Cloudburst Drive has a floor space ratio of 0.63 with a 3,200 square metre building on a 5,134 square metre parcel. Employee townhouse developments such as the Nita Lake Residences and the Terrace in Cheakamus Crossing have floor space ratios of approximately 0.44 and 0.40. The floor space ratio for the potential townhouse development on Parcel D2 is slightly higher at 0.50, achieved in part by provision of underground parking.

The proposed zoning also specifies maximum site coverage ratios for all buildings on each parcel with 20 percent specified for townhouses and apartments and 35 percent for detached dwellings and duplexes. The ratios are comparable to existing developments within the municipality for the same forms of development, and accommodate the parcel development concepts, as well as enable the retention and integration of natural features within the retained open space. These site coverage ratios provide opportunity for naturalized landscape and also relate in part to specified building setbacks.

Building setbacks have been established to be responsive to integrating the future developments within the forested landscape, with expanded setbacks for:

- naturalized landscape buffers along Mount Fee Road frontages
- separation and buffering to protect the Cheakamus River corridor and Riverside trail experience
- separation between development parcels and individual buildings.

For Parcel E, the development density that has been ascribed is not based on a defined development concept for this area. The potential for this area and the preferred development concept is yet to be determined. The allocation represents the residual density leftover when the density for Parcels A, B/C, D1, D2 and D3 is subtracted from the existing maximum permitted for the Upper Lands under the existing UR1 zone. The maximum density for the Upper Lands under the UR1 zone is 41,850 square metres. Parcels A through D3 have a combined allocation of 29,400 square metres based on the development concepts prepared for each of these parcels. Thus the allocated density to Parcel E is 12,450 square metres.

Given the steep terrain on Parcel E and limited suitability for more intensive development, Parcel E is designated for townhouses and duplex and single family detached dwellings. Recognizing the site constraints, it is likely that development on Parcel E may not utilize the full potential allocated. This potential scenario is discussed further under the OCP Policy Considerations section of this report in relation to the allocation of bed units for the Upper Lands within the municipality's bed unit capacity limit.

Riparian and Streamside Protection Areas

Riparian Area Protection Regulation setbacks have been delineated through the environmental review completed by the WDC Qualified Environmental Professional (QEP), Cascade Environmental Resources Group. The parcel plans delineate Streamside Protection and Enhancement Areas (SPEAs) located on Parcels A, B/C, D3, E and the Common Area that is to be dedicated as part of the Mount Fee Road extension at the entry to the new neighbourhood area. The 30 metre setback from the Cheakamus River, which extends onto portions of a number of the lots in the proposed D3 subdivision is also delineated.

An important objective has been to preserve the character and quality of the Cheakamus River corridor from both an environmental perspective, as well as an aesthetic perspective in relation to the recreation user experience. The proposed zoning and future subdivision would designate the 15 metre SPEA adjacent to D3 as a Protected Area Network One zone, and remove this area from the adjacent lots within the proposed subdivision. This would enable this area, which also includes a portion of the Riverside Trail, to be transferred to the Municipality or to revert to the Crown. Portions of the 30 metre riparian corridor that are shown to be located on a number of the lots within the proposed subdivision are proposed to be protected by environmental protection covenants registered on these properties. For additional buffering, the proposed zoning requires a further six metre building setback from the 30 metre riparian setback to provide room for developed rear yard space and avoid encroachment into the riparian setback area. The other wetland and SPEA areas are also recommended to be protected by covenant.

At the time of development, development permit requirements and guidelines for protection of riparian ecosystems and protection of sensitive ecosystems will also apply as was completed for the Parcel A and Mount Fee Road extension development approved by DP1760. The development permit approvals provide the opportunity to register site specific environmental monitoring plans and adherence to Provincial Riparian Area Protection Regulations during construction. The environmental protection covenants provide for protection in perpetuity and link to the municipality's environmental protection bylaws for enforcement.

Unique and Distinctive Features

The natural context and landscape within the Upper Lands, and adjacent to the Cheakamus River is spectacular and contains a number of unique and distinctive natural features, identified through site reconnaissance. Preservation of unique and distinctive natural features contribute to Whistler's mountain character and sense of place. It is recommended that valued features, which include unique topography, significant stands of trees, boulders and rock formations, be identified through further investigation and secured through the rezoning process and subsequent development permit approvals.

Potential Housing Units and Mix

Overall, the development parcels provide for a diversity of housing forms with a mix of apartments, townhouses, and duplex and detached dwellings, with opportunities for both ownership and rental housing. A variety of unit sizes, and number of bedrooms, for a diversity of household sizes and living arrangements is also accommodated.

As shown in the applicant proposed density summary provided in Appendix "B", the development concept plans as envisioned have the potential for a total of approximately 295 dwelling units, excluding Parcel E. This is comprised of 100 apartment units in two buildings on Parcel A, 54 apartment units in two buildings on Parcel B/C, 74 apartment units in two connected buildings on D1, 44 townhouses on D2 and 23 single family and duplex units on D3.

The WDC considers the apartment developments as best-suited for employee rental housing, the townhouses for employee ownership housing, and the Parcel D3 subdivision for market housing. The market housing on D3 is proposed as part of the WDC business plan to financially offset the cost of infrastructure for the new neighbourhood area including the Mount Fee Road extension and necessary utilities as well as contribute to employee housing on Parcel A, and potential to retire some or all of the outstanding debt to the municipality associated with the existing Cheakamus Crossing neighbourhood.

Typical floor plans and unit layouts that were utilized for the development concepts provide a range of unit types and sizes for the employee housing developments, with one bedroom units representing 27 percent of total, two bedroom units 57 percent and three bedroom units 15 percent. This allocation of units is based on analysis of the current WHA waitlist. Typical floor plans utilized for the development concept templates are provided in Appendix "C". These have been designed for livability and efficiency.

Parking

The parcel development concepts have also considered onsite vehicle parking requirements and have provided for the standard number of spaces typically required under the municipality's zoning bylaw for each type of development. A 25 percent reduction to the parking standard, such as that permitted for employee housing developments in the existing Cheakamus Crossing neighbourhood and in Rainbow, and under the existing UR1 zone, is not proposed.

Advisory Design Panel Review

The Municipal Advisory Design Panel (ADP) conducted two reviews the proposed rezoning, the first on October 21, 2020 and the second on November 4, 2020. The minutes from these meetings are attached for reference as Appendix "E".

At its first review the Panel provided detailed comments for further tailoring the parcel plans and zoning parameters. Staff worked with the applicant to respond to the Panel's comments and the applicant prepared a revised submission for the Panel's second review. At its second review meeting the Panel passed the following resolution recommending support for the overall parcelization master plan as follows:

That the Advisory Design Panel asks the applicant to be cognizant that where there are apartment developments, there should be building articulations in the actual façade of the building, including stepping the building height as per Parcel A at the ends of the buildings.

Where Panel have asked for a landscape buffer along the road, there needs to be flexibility for perforations for access points and other considerations such as sidewalks and common open space areas. There is now a discernible transition in building typology and height as one moves up the road from Parcel A. Panel is generally supportive of the parcelization plans, the layout of the lots, the proposed building forms, the setbacks and the building heights. Panel notes that there may be an opportunity on individual parcels, such as B/C to consider additional density with design guidelines that may be incorporated in the zoning to address the breaking down of the massing and the provision of adequate landscaping to reflect the forested character.

As shown in the draft meeting minutes separate resolutions were made in support of each of the individual Parcel plans.

In response to the Panel's comments further work was done to refine the proposed development concepts with an increase in the density for Parcel B/C from an fsr of 0.4 to 0.5 and corresponding increase in maximum gross floor area from 3,900 square metres to 4,900 square metres. The stepping of the larger apartment buildings and recommendations for naturalized landscaping have also been integrated within the proposed zoning bylaw.

Proposed Zoning Amendment Bylaw

Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 proposes to replace the current UR1 (Urban Reserve One) Zone regulations that apply to the Upper Lands with two zone areas. The majority of the lands will be zoned RM-CD2 (Residential Multiple Comprehensive Development Two) Zone and a small area located within the SPEA of the Cheakamus River adjacent to Parcel D3 will be zoned PAN1 (Protected Areas Network One) Zone. The areas subject to each of these zones is shown in Schedule 1 of the proposed bylaw.

The proposed RM-CD2 zoning regulations mirror the parcelization plans described above. The zoning provides for the subdivision of the Upper Lands into the delineated parcel areas and establishes the permitted uses, density, building height, site coverage, minimum frontages, setbacks and siting, parking and loading and other regulations that apply to each of the parcel areas in the zone. The parcel areas are shown on the Key Plan to the zone, which match the parcelization plans shown in Appendix "A" and described above. The zoning represents a tailoring of these zoning parameters for each site, narrowing down from the generally permitted uses, density and zoning parameters under the existing UR1 zoning.

The proposed bylaw, Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, is presented for Council consideration of first and second reading.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw No. 303, 2015

The new RM-CD2 zone and PAN1 zone will replace the existing UR1 (Urban Reserve One) zoning for the lands. The RM-CD2 zone is a custom zone that is unique and tailored to the proposed developments for the Upper Lands. The parking standards and general regulations of the zoning bylaw will also apply to the lands.

Official Community Plan Bylaw No. 2199, 2018

The Administrative Report to Council presented on September 15, 2020 (report No. 20-089) provided an initial review of the proposed rezoning relative to the policies of the Official Community Plan. This review showed that the proposed rezoning is consistent with the principal growth management policies of the OCP, including the Whistler Urban Development Containment Area, the Whistler Land Use Map and Designations and the Bed Unit Capacity limit. The report also referenced other higher level land use

policies pertaining to the lands and Whistler's employee housing goals, and the specific policy to "Pursue development of Residential Reserve lands in Cheakamus Crossing within the next five years, as one of the primary opportunities for new employee housing" (Policy 5.1.2.4).

The review also identified that the lands are located within the municipality's service areas for water, sewer and fire service, and within the District Energy expansion area.

Additionally, this review identified that any proposed developments on the lands are subject to development permit approval and consistency with the designations and guidelines in the OCP established for Multi-family Residential - Form and Character, Protection of Riparian Ecosystems, Protection of Sensitive Ecosystems and Wildfire Protection. It is noted that on September 15, 2020 Council approved development permit DP1760 for the Parcel A development and Mount Fee Road extension (refer to: Administrative Report to Council No. 20-088, September 15, 2015, DP1760 – 1340/1360 Mount Fee Rd - Cheakamus Crossing Phase 2 Development – Parcel "A" Employee Housing and Road Extension).

Overall the initial review determined that the proposed rezoning was consistent with the principal policies of the OCP and did not require an OCP amendment. The report to Council noted that a further evaluation of the proposed rezoning would be completed at the next stage of review and processing, which is the current stage.

The OCP, under Objective 4.1.6, provides a summary list of criteria to be used to evaluate all proposed amendments to the OCP and zoning bylaw for the purposes of allowing development or a change in land use. An evaluation of the proposed rezoning against these criteria is summarized in Appendix. It is important to recognize however, that the proposed rezoning does not seek additional development or a change in land use beyond that currently permitted for the land under the existing UR1 zone regulations, except for the addition of daycare as a potential use, which is consistent with the OCP.

Bed Unit Allocation

The Municipal bed unit inventory has an allocation of 1,540 bed units for the Upper Lands. This allocation was an estimate of the development potential for the lands based on the total maximum gross floor area permitted for all development in the UR1 zone (41,850 square metres), the range of permitted housing types, and the pattern of development that had been completed and zoned for the initial Athlete's Village and Phase 1 Cheakamus Crossing neighbourhood. Applying the OCP bed unit calculations to the current proposed parcel development concepts and zoning, Parcels A, B/C, D1, D2 and D3 have potential for a total of 295 dwelling units and 902 bed units. This provides a residual allocation of 638 bed units for potential Parcel E development, which is yet to be determined and will require further site planning and definition of employee housing needs and development objectives. Should the Parcel E development not fully utilize this allocation, there would be a remaining residual allocation of bed units that have been recognized within the OCP bed unit capacity limit. This residual could be considered for other employee housing projects that may be undertaken on other remaining Community Land Bank lands owned by the Municipality, through a future rezoning process.

BUDGET CONSIDERATIONS

The proposed rezoning application is subject to rezoning application fees and cost recovery for staff processing and associated direct costs. Through the development of the lands there will be further processing and application fees for development permits and building permits, as well as municipal works and services cost charges levied under existing municipal bylaws for water, sewer, transportation and recreation to fund Municipal infrastructure.

Costs for all onsite infrastructure, and park and trail improvements are to be paid by the development. Mechanisms for securing these items are recommended as conditions of rezoning adoption and are to be further developed.

The phased development of the Upper Lands will result in additional municipal infrastructure assets with on-going municipal service requirements and associated operating costs such as snow clearing, parks maintenance and transit service. These additional costs should be recognized and considered at the time of development through the municipality's annual budgeting and five-year financial planning processes. The future development will also generate off-setting property tax revenues and potential other user fees and revenues.

COMMUNITY ENGAGEMENT AND CONSULTATION

The September 15, 2020 Council report provided a summary community engagement that had been conducted related to the master planning for the next phases of the Cheakamus Crossing neighbourhood. At a higher level, engagement has occurred through the development of the municipality's updated OCP, the Mayor's Task Force on Resident Housing, annual Community Forums and updates to Council at regular meetings of Council. A public open house was conducted on October 1, 2018 to provide information and receive input from the public on Cheakamus Crossing Phase 2 neighbourhood master planning and Parcel A development plans completed in 2017 and 2018.

A part of its September 15, 2020 resolution in support of further review and processing of the proposed rezoning, Council directed staff to conduct a public information and input opportunity consistent with the process and format that had been adapted in response to COVID and commonly applied to other private sector employee housing rezonings before the municipality for consideration.

An information sign describing RZ1165 consistent with municipal procedures was posted on the site at the time of the rezoning application. Materials specific to the rezoning that have come before Council are posted to the municipal website, including the September 15, 2020 Council report and link to the staff presentation that made to Council on this report.

The public information and input opportunity was advertised in two consecutive editions of the Pique newspaper on October 1st and October 8, 2020. The notice identified where materials on the proposed rezoning could be accessed on the municipal website, contacts for further information, and information on how to submit any questions or comments, with a one month comment period.

The municipality has received just one piece of correspondence with comments on the proposed rezoning and one additional enquiry with questions related to the timing and availability of the proposed single family lots on the D3 Parcel for an interested purchaser.

The correspondence received with comments on the proposed rezoning is included as Appendix "G". The submission indicated that originally the RMOW had 4 objectives for Cheakamus Crossing and expressed a concern that it appears that these guidelines are not being adequately considered with the extension of the new phase of development into the community forest. The objectives were identified as: 1. Walkable, pedestrian oriented; 2) Responds to the natural setting; 3) Mix of housing types; and 4) Environmentally designed. The submission expressed a particular concern for items 2) and 4) and emphasized that historically Whistler has taken a "green" approach to new projects and preserving the natural landscape, suggested that this appears to not being taken seriously. However, the submission was interested in additional information and a presentation on the proposed development, to better form an opinion, as well as information regarding a public hearing for the proposed rezoning.

Staff agrees that the objectives identified are valid objectives, and have sought to address these items through the rezoning review process as described in this report. Details pertaining to each of these items are contained in the body of the report and are not repeated here. This report will be presented to

Council at Council's regular meeting on December 15, 2020 and members of the public will have the opportunity to review this report and access this presentation through the municipal website. As a technical point of clarification, the lands that are the subject of the rezoning were previously part of the community forest, but were transferred by the Crown to the municipality in fee simple for development of employee housing, and the lands are not located within the boundaries of the Community Forest of Whistler.

This report requests that Council authorize staff to schedule a Public Hearing for "Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020. Public notice of the hearing will be advertised in the local newspaper and will be conducted consistent with statutory requirements. Given Provincial COVID health orders, it is expected that this hearing will be conducted virtually with members of the public provided the opportunity for both written and oral submissions before Council.

SUMMARY

RZ1165 proposes to replace the existing UR1 zoning for the Cheakamus Crossing Upper lands with a new comprehensive development zone (RM-CD2) and PAN1 zone that facilitates the future subdivision and phased development of the Cheakamus Crossing Upper Lands as an integrated extension of the successful Cheakamus Crossing neighbourhood. The zoning represents an allocation of the existing permitted density and uses under the UR1 zone, and tailoring of zoning parameters for individual development parcels based on conceptual development plans that have been developed for each parcel. The development of the plans has carefully considered the multiple objectives and policies of the municipality as expressed in the Official Community Plan. The proposed zoning amendment, Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, is presented to Council for consideration of first and seconding reading. The report also request that Council authorize a public hearing and identifies a number of conditions to address prior to any consideration of adoption of the proposed bylaw.

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE