

RZ1165 - Cheakamus Crossing Phase 2 Upper Lands Parcelization Plan

Council Presentation

September 15, 2020

RESORT MUNICIPALITY OF WHISTLER

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Purpose

Present Rezoning Application RZ1160:

- amend the UR1 (Urban Reserve 1) Zone to reduce minimum parcel area to enable future subdivision of Cheakamus Crossing Phase 2 “Upper Lands”
- facilitate phased development of the lands to support meeting the resort community’s housing needs
- allocate existing permitted density and uses in the zone to corresponding parcel areas, establish building setbacks for each parcel and add daycare as permitted use.

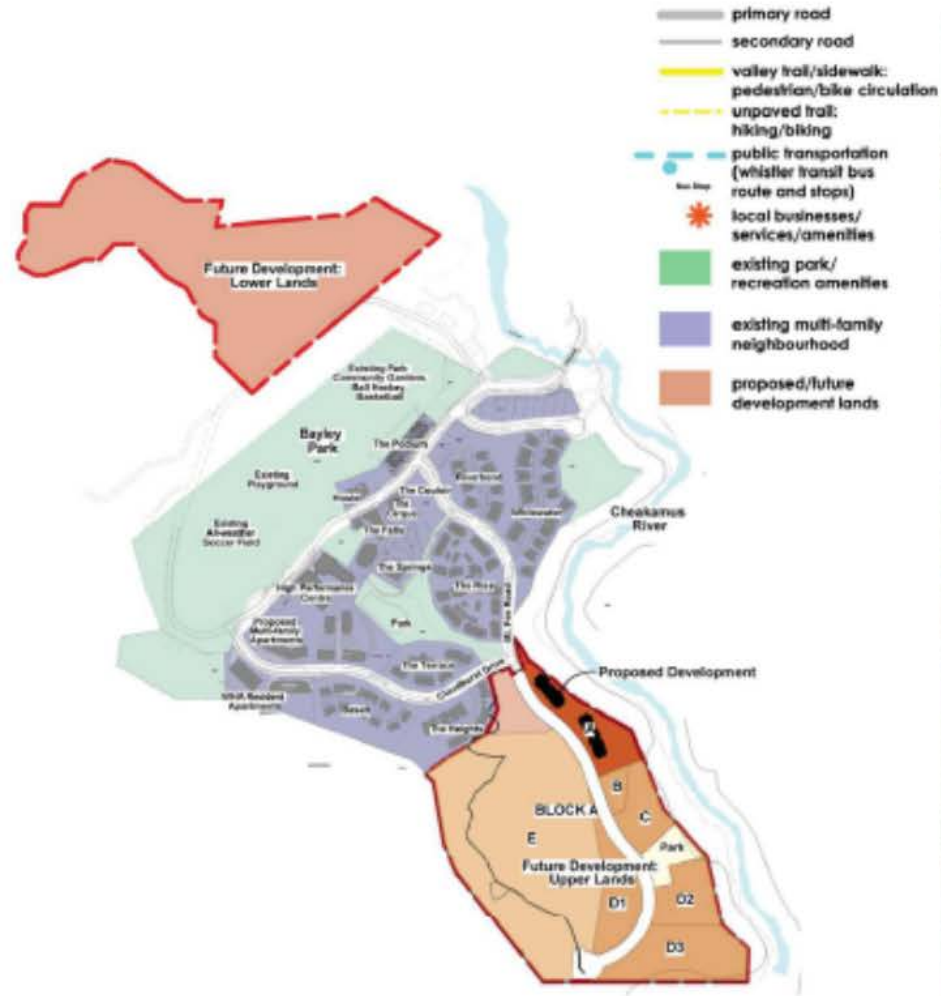
Request Council endorse further review and processing of the proposed rezoning:

- direct staff to commence preparation of a zoning amendment bylaw for Council consideration
- conduct a public information and input opportunity prior to presenting the bylaw to Council for consideration of first and second reading.

REFERENCE

- Owner/Applicant: Whistler 2020 Development Corporation
- Location: 1340/1360 Mount Fee Road
- Legal: Block A District Lot 8073 Group 1 New Westminster District, Except: Plan EPP277
- Zoning: UR1 (Urban Reserve 1) Zone

Site Location and Context



site context:
existing neighbourhood, cheakamus crossing



site context:
existing roads/trails & amenities

Site Context– Zoning



Existing Site – Aerial Overlay



Background

- Portion of “Lower Cheakamus Community Land Bank Site” granted to RMOW as lasting legacy of 2010 Winter Games for affordable employee housing
- Lands zoned for development June 2007 (LCCD-1 Zone) – applied to both existing neighbourhood area and Upper Lands
- Parcel specific zoning adopted October 2010 – Upper Lands zoned UR1
 - Intent: “provide an area reserved for multifamily residential development for employee housing and associated uses”
 - Assigned a maximum permitted density of 41,850 square metres of GFA and minimum parcel area of 15.49 hectares
 - Permitted uses include employee restricted and market residential uses in apartments, detached dwellings, duplexes, townhouses and live work units, park and playground and auxiliary buildings and uses

Background

- Cheakamus Crossing Phase 1 reaching buildout
- Mayor's Task Force on Resident Housing (est. October 2016) identified Phase 2 of Cheakamus Crossing as priority initiative for addressing housing needs
- Master Planning for Phase 2 conducted in 2017 and 2018 – Open House held October 1, 2018
- Further due diligence and parcelization planning conducted during 2019 and 2020
- Rezoning supported by policies in new RMOW OCP adopted June 23, 2020.

Proposed Rezoning

- The proposed rezoning and various considerations relative to the phased development of the Upper Lands is presented in Appendix “B” of the Council report
- Rezoning would allocate a portion of the overall UR1 zone permitted density, and potential forms of housing development to identified parcels
 - Seven development parcels identified
 - Provides for a diversity of housing types and tenancy – flexibility for employee rental and owner-occupied, limited market
 - Parcel specific setbacks between parcels to be established
 - No change proposed to maximum building heights, dwelling unit sizes or parking requirements
 - Add daycare as potential use for integration

OCP Consistency

- Lands designated as Residential – Reserve on Schedule A: Whistler Land Use Map:
 - “Lands available for employee housing with a variety of housing forms and densities. These lands may be developed as needed to meet the municipality’s housing needs. Limited market residential and convenience commercial uses primarily oriented to meet the needs of the surrounding neighbourhood are included.”
- Rezoning and phased development of upper lands supports housing goals and objectives:
 - Meet Whistler’s long-term housing needs and house at least 75% of Whistler’s workforce in the community
- Specific policies:
 - 5.1.1.2 Policy Maximize utilization of Residential Reserve lands for employee housing and phased development as required to support Whistler’s employee housing needs.
 - 5.1.2.4 Policy Pursue development of Residential Reserve lands in Cheakamus Crossing within the next five years, as one of the primary opportunities for new employee housing.

OCP Consistency

- Proposed rezoning Does Not:
 - Propose to increase the accommodation bed unit capacity, alter the Whistler Urban Development Containment Area, or alter the Whistler Land Use Map and Designations.
 - Propose additional development or a change in land uses beyond what is currently permitted under the UR1 zone, except for addition of daycare which may be located anywhere within the municipality subject to zoning
- Lands are designated within the Municipal Water System Service Area, Municipal Sewer System Service Area, and Area B – District Energy Expansion Area.
- Development of lands is subject to development permit approvals for:
 - Multi-family Residential - Form and Character
 - Protection of Riparian Ecosystems
 - Protection of Sensitive Ecosystems
 - Wildfire Protection

OCP Consistency

- Proposed rezoning is consistent with the OCP
- Proposed rezoning subject to further review and processing relative to OCP policies, subject to direction from Council

Community Engagement

- A rezoning application sign is posted on the property consistent with municipal requirements.
- No inquiries or correspondence has been received.
- A public Open House was held October 2019.
- A public information and input opportunity is recommended prior to Council consideration of a zoning amendment bylaw
- Rezoning is subject to Statutory Public Hearing requirements

Recommendation

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.