

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 2, 2021
REPORT: 21-008
FROM: Resort Experience
FILE: CR000106
SUBJECT: SLRD REFERRAL – BYLAW NO. 1679-2020, REZONING FOR WEDGEWOODS ESTATES TO PERMIT SECOND AUXILIARY DWELLING UNIT FOR AFFORDABLE EMPLOYEE HOUSING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council direct staff to respond to the referral from the Squamish-Lillooet Regional District regarding proposed Bylaw No. 1679-2020 with the comments attached as Appendix “A” to Administrative Report No. 21- 008.

REFERENCES

Appendix “A” – Referral Review Comments

Appendix “B” –Squamish-Lillooet Regional District Bylaw No. 1679-2020

PURPOSE OF REPORT

The purpose of this Report is to present the recommended referral comments regarding proposed Squamish-Lillooet Regional District (SLRD) Bylaw No. 1679-2020 for Council consideration. This bylaw, which has been referred to the RMOW by the SLRD, proposes to amend the CD-1 Zone (Comprehensive Development One – Wedgewoods Estates) to permit a second auxiliary dwelling unit for single family lots in Wedgewood Estates to support provision of affordable housing in Electoral Area C. The report requests that Council direct staff to provide a response letter to the SLRD containing the comments noted in Appendix “A” with respect to the proposed bylaw.

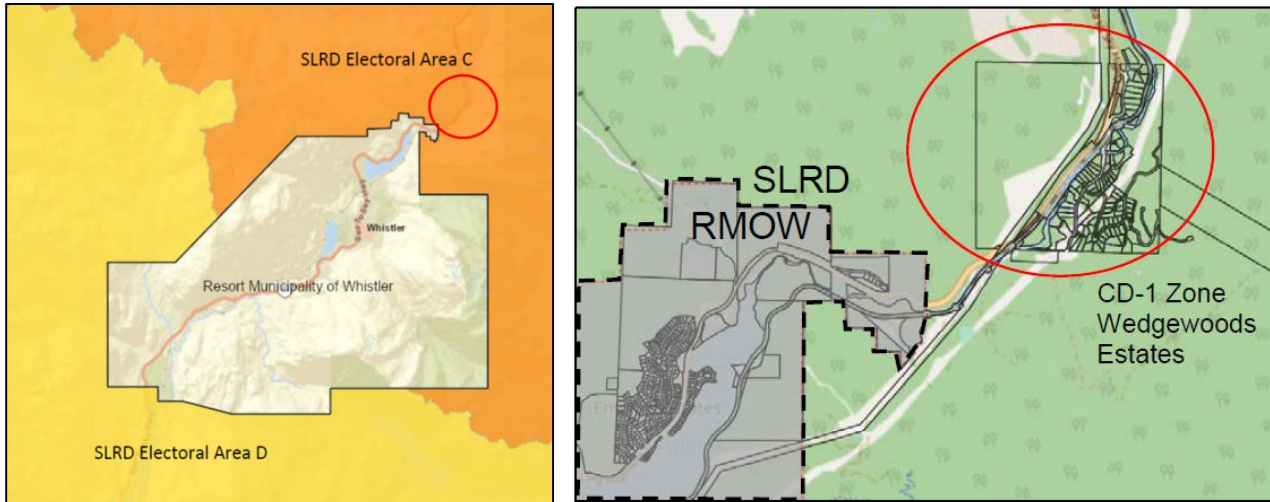
DISCUSSION

The SLRD recently gave first reading to Bylaw No. 1679-2020 (Appendix “B”), which has been brought forward for consideration by the SLRD Board as an opportunity to support provision of affordable housing in Electoral Area C. Specifically, the bylaw amendment proposes to add language to permit up to two auxiliary dwelling units per parcel in the CD-1 Zone (Comprehensive Development One – Wedgewoods Estates); one in the principal dwelling, and one in a carriage house.

The permission for a second auxiliary dwelling unit is proposed to be subject to the registration of a S.219 covenant that will specify that the units may not be used for short-term rental and must be rented to a person who is currently employed within the geographic area of the SLRD. It is also noted that the

proposed zoning amendments do not alter the maximum permitted gross floor area per parcel, nor do they alter the maximum permitted size of an auxiliary dwelling unit, which remains 90 square metres.

Wedgewoods Estates is a phased 108 lot, bare-land strata residential subdivision that is located in Electoral Area C of the SLRD, approximately one kilometre north of the municipal boundary of the RMOW (see Location Map below). The CD1 Zoning established in 2008 limits the site to development primarily on the east side of Highway 99, and to a maximum of 108 lots. The subdivision is serviced by privately owned water and sanitary systems. Waste management is via a communal garbage/recycling building located within the neighbourhood.



Historically, the RMOW has expressed concerns with the development of a residential neighbourhood on the outskirts of the municipal boundary, and viewed it as inconsistent with the policy direction under the Regional Growth Strategy to direct future growth to urban areas within municipal boundaries. In particular, in 2020 RMOW members of the SLRD Board did not support a proposal to see new residential development that would have included approximately 52 employee restricted units (both rental and ownership) on the west side of the highway, and 12 market lots on the east side of the highway, accessed via the current development. The employee housing units were proposed on a small parcel of land on the west side of Highway 99, outside the existing developed neighbourhood. In contrast, the current proposal has the potential for a relatively small increase in density that will be nested within the established footprint and settlement area.

The SLRD undertook a Housing Need and Demand Study (HNDS) in 2020, and the amendments contained in proposed Bylaw No. 1679-2020 are based on recommendations that arose from that study. The HNDS included a number of both region-wide and Electoral Area specific recommendations. The referral before us is for a zoning amendment in Area C only, and is consistent with recommendations to increase collaboration and explore partnerships in providing different housing forms, to support gentle density increases in appropriate areas, consider suites and carriage homes in residential areas (with provisions in place to prohibit short-term rental and to cap rental rates).

While the general concerns expressed previously by the RMOW with respect to additional density and residential development in this location are acknowledged, the proposed Bylaw No. 1679-2020 seeks to make a relatively small, incremental step towards addressing the need for affordable housing in the corridor, and is consistent with a number of goals and strategies of the Squamish Lillooet Regional Growth Strategy, as noted in the Policy section of this report. Proposed Bylaw No. 1679-2020 will permit a second auxiliary dwelling unit, with safeguards in place to ensure it is used for long term

resident employees only, and is within an existing development footprint that is designated Serviced Residential under the RGS.

The referral was circulated to various departments within the RMOW, and to the Whistler Housing Authority for comments. There was general support for proposed Bylaw No. 1679-2020, with specific recommendations around employee eligibility requirements, mechanism to ensure affordability, long term rental definition, compliance and enforcement, a transit stop for the Pemberton Commuter, all as elaborated in Appendix "A".

POLICY CONSIDERATIONS

Regional Growth Strategy

The Squamish Lillooet Regional Growth Strategy (RGS) Bylaw was adopted by the SLRD in 2010 and provides a broad policy framework describing the common direction that the regional district and the member municipalities of Lillooet, Pemberton, Whistler and Squamish will follow in promoting development and services that are sustainable, and recognize a long term responsibility for future generations.

While the general concerns expressed previously by the RMOW with respect to additional density and residential development in this location are acknowledged, the current proposal seeks to make a relatively small, incremental step towards helping to address the need for affordable housing in the corridor, and is consistent with a number of goals and strategies of the RGS, as noted below. This proposed zoning amendment will permit an additional auxiliary dwelling to existing lots, with safeguards in place to ensure it is used for long term resident employees only, and is within an existing development footprint that is designated Serviced Residential under the RGS.

Staff note that proposed Bylaw No. 1679-2020 is consistent with a number of goals, objectives and strategic directions of the RGS, including:

- Goal 1 – focus development into compact, complete, sustainable communities

While it is noted that in general it is preferred for development to be directed to the municipal areas, in this case the subject lands are within the "Serviced Residential" Land Use Designation, and Wedgewoods is an existing community that is within the existing designated settlement area.

- Goal 3 – Generate a range of quality affordable housing

The amendment to permit up to two auxiliary dwelling units, with one in the principal dwelling and another in a carriage house provides increased diversity in housing types.

- Strategic Directions under Goal 3, which include:
 - Adopt policies and regulations that support live-work studio space, mixed use neighbourhoods, and residential intensification strategies, such as secondary suites, 'flex-housing', infill housing, small lot development, density bonusing and other tools to support housing affordability;
 - Adopt deed restricted price, resale control, rent geared to income and other options to increase the supply of affordable housing that remains affordable in perpetuity;
 - Work collaboratively to address impacts of short-term nightly rentals and home "sharing" on housing supply.

Official Community Plan

Although the proposed amendments are for SLRD bylaws only, and are entirely outside the municipal boundary, it is noted that the initiative to provide additional housing and diversify the housing options is consistent with several goals, objectives and policies of the RMOW OCP. These include working collaboratively with SLRD member jurisdictions to support the goals of the RGS, directing future development to existing municipalities and existing planned settlement areas, promoting diversity in housing price ranges to maintain affordability, promoting diversity in housing forms and densities, and encouraging flexibility in zoning to consider compatible infill developments.

With respect to infill developments and the preference that it be encouraged in areas that have close proximity to transit and commercial nodes and services, it is understood that Wedgewoods is not served by existing transit, and largely relies on services within Whistler. In light of this staff have included a recommendation that the SLRD be asked to consider the creation of a bus loop/transit stop at Wedgewoods for the Pemberton Commuter bus (see Appendix "A"). It is further noted that the Pemberton Commuter Route 99 is part of the Pemberton Valley Transit System, which is administered by the Village of Pemberton and funded by a cost-share agreement between the SLRD, the Village of Pemberton, the Lil'Wat Nation and BC Transit.

BUDGET CONSIDERATIONS

There are no direct budget considerations associated with the proposed zoning to permit one additional suite per single family lot. As noted above, waste and recycling is managed via a communal facility within the neighbourhood, water and sanitary services are operated privately, and transit in that area is funded and managed by the Pemberton Valley Transit Service.

SUMMARY

Staff recommend that Council direct staff to provide a response to the SLRD, which generally supports the proposed bylaw along with the comments described in the recommendation above and attached as Appendix "A". These comments address employee eligibility requirements, mechanism to ensure affordability, long term rental definition, compliance and enforcement, and investigation of a transit stop for the Pemberton Commuter.

Respectfully submitted,

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PLANNER

for
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GENERAL MANAGER OF RESORT EXPERIENCE