



# RZ1157

## 5298 Alta Lake Road Mixed Use Development

### Public Open House

October 24, 2019

#### RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way  
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# Presentation Overview

## RMOW staff

- Purpose of Public Open House
- Application background and status
- Application review and consideration process
- Applicable policies and evaluation criteria

## Applicant team

- Present details of proposed development

## Questions from public

# Purpose of Open House



Open House is  
a public  
information  
meeting

- Purpose is to provide members of the public with opportunity to obtain more detailed information on the municipal review and consideration process and the proposed rezoning application
- Also opportunity to provide further written comments and/or questions on feedback forms provided

Open House is  
not a statutory  
requirement;  
it is not a  
public hearing

- Should the application reach the public hearing stage review, that is the opportunity for written and verbal representations before Council

# Application Background and Status

October 2016—Mayor's Task Force on Resident Housing established, work completed, Council direction on initiatives given Dec. 2017

- Objective to analyze Whistler's employee housing needs and make informed recommendations to Council for specific initiatives to pursue
- Recommendation #6: Allow for development of resident restricted rental on private lands that may be currently under-developed; target of 500 employee beds

December 2017—Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing presented to Council (updated March 2019)

- Provides guidelines for evaluating private sector proposals to meet objectives of Task Force recommendations and municipal planning policies
- Direction given by Council to utilize guidelines for evaluating various proposals for further consideration

October 4, 2018—Formal application for RZ1157 received

September 17, 2018—Application brought forward for Council consideration; Council authorized further review and processing

# Application Review and Consideration Process

## Preliminary Review

- Preliminary inquiries/submissions
- Rezoning application submission
- Application posted on RMOW's website  
[whistler.ca/activeapplications](http://whistler.ca/activeapplications)
- Staff preliminary review and report to Council—recommendation to consider further review and processing
- **Council approves further review and processing**

## Further Study and Analysis

- Public Open House
- Staff analysis of public comments
- Further review and analysis by staff
- Staff prepares comments on proposal for applicant to address
- Applicant to prepare revised submission to address staff comments
- Staff prepares a report to Council reporting on the Public Information Meeting comments and applicant response
- Additional information/studies that may be required: Traffic study, initial Environmental Review, Site Servicing Concept Plans, Green Building Initiatives

## Bylaw Preparation and Consideration

- Preparation of Zoning Amendment Bylaw
- Advisory Design Panel review—detailed design
- Preparation of Housing Agreement Bylaw and Housing Covenant, Green Building Covenant
- **Council considers 1st & 2nd reading of Zoning Amendment Bylaw**
- Public Hearing for Zoning Amendment Bylaw
- **Council considers 3rd reading of Zoning Amendment Bylaw and 1<sup>st</sup> 3 readings of Housing Agreement Bylaw**
- BC Ministry of Transportation & Infrastructure approval of Zoning Amendment Bylaw
- **Council considers Zoning Amendment Bylaw adoption & Housing Agreement Bylaw adoption**
- **Council considers Development Permit approval**

# Applicable Policies and Evaluation Guidelines

Official Community  
Plan, 1021, 1993  
policies



Guidelines for  
Evaluating Private  
Sector Rezoning  
Proposals for  
Employee Housing,  
Dec. 2017 (Updated  
March 2019)



# Official Community Plan (OCP) Policies

## Section 4.1: Property is designated for development of residential accommodation

### Section 4.13: “Evaluating Proposals for OCP and Zoning Amendments”

- 4.13.2 Proposed rezonings that increase the bed-unit capacity of the Municipality will only be considered if the development:
  - Provides clear and substantial benefits to the community and the resort;
  - Is supported by the community, in the opinion of Council;
  - Will not cause unacceptable impacts on the community, resort or environment; and
  - Meets all applicable criteria set out in the Official Community Plan
    - 4.13.3 All proposed developments must meet mandatory conditions:

#### 4.13.3 Mandatory Conditions

- a) capable of being served by Municipal water, sewer and fire protection services
- b) accessible via local road system
- c) comply with all applicable policies of OCP
- d) compliance with Environmental Impact Assessment process, and evaluation, to the satisfaction of the Municipality, to assess impacts on:
  - traffic volumes and patterns on Highway 99;
  - traffic volumes and patterns on the local road system;
  - overall patterns of development of the community and resort;
  - Municipal finance;
  - views and scenery;
  - existing community and recreation facilities;
  - employee housing;
  - community greenhouse gas emissions; and
  - heritage resources.
- e) high standards of design, landscaping, and environmental sensitivity.

# OCP Policies Cont'd, Resident Housing

4.2.2: When there is a demonstrated need, the Municipality will encourage construction of affordable housing to accommodate permanent residents and employees. Criteria for resident housing developments are in 4.13.7

4.2.4: The Municipality will monitor the housing requirements of the community and consider a variety of housing types and encourage innovative housing approaches to meet the needs of permanent, semi-permanent, and seasonal residents in the Municipality.

4.13.7: Criteria for evaluating resident housing proposals, to ensure affordability is a prime consideration of any proposed projects:

- infill sites, relying on existing community services and road systems, are preferred;
- proposals must meet Municipality's identified special needs for resident housing;
- the site must be appropriate given the form and character of the development proposed, which complements neighbouring uses and site topography. No major site preparation improvements should be required.
- proposals must identify energy efficiency, durability and other measures to minimize operating and maintenance costs;
- employee use restrictions as required by the Municipality will ensure that the housing is for resident use in perpetuity;
- proposals targeted at short term residents should: be in close proximity to Whistler Village or Whistler Creek; provide rental accommodation proven to be affordable to short term residents; rental units should not be tied to an employment situation; favour 2 bedroom apartment or townhouse units, with lesser 1 and 3 bedroom and studio apartment or townhouse units; be full apartments not dormitories; provide suitable storage and parking space; and
- proposals targeted at semi-permanent and permanent residents should: be within close proximity to existing open space, parks and community facilities; provide ownership for first time buyers; comprise a mix of duplex and single family units; be neighbourhood developments with neighbourhood amenities; integrate into existing residential neighbourhoods with similar building form; provide suitable private storage and parking space; and be proven to be affordable to semi-permanent and permanent residents.



# OCP Designations

## OCP Designations

Property is located in Development Permit Area 20 (London Mountain Lodge)

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- Development permit designations are for:
  - Form and character of multiple residential development;
  - Protection of development from hazardous conditions; and
  - Protection of the natural environment.

# Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

Employee housing proposals that meet these guidelines, and the policies of the municipality's (OCP), are considered to provide clear and substantial benefits to the community and the resort, and may be supported for further consideration by Council.

## Employee Housing Requirements—Occupancy and Rent Restrictions

- 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.
- 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.
- Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.
- 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.
- 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.
- 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).
- 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.
- Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA.

# Guidelines for Evaluating Proposals Cont'd

## Community Planning Considerations

- Proposed developments shall be located within an area designated for development of residential accommodation.
- 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).
- Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.
- 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.
- 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.
- 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.
- 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.
- 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.
- Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.

## Development Standards

- 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.
- Proposed developments must meet RMOW green building standards.
- 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.



# **Applicant Presentation**



**Questions**