

RZ1157-5298 Alta Lake Road

Council Presentation

February 18, 2020

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way

Whistler, BC Canada V8E 0X5

www.whistler.ca

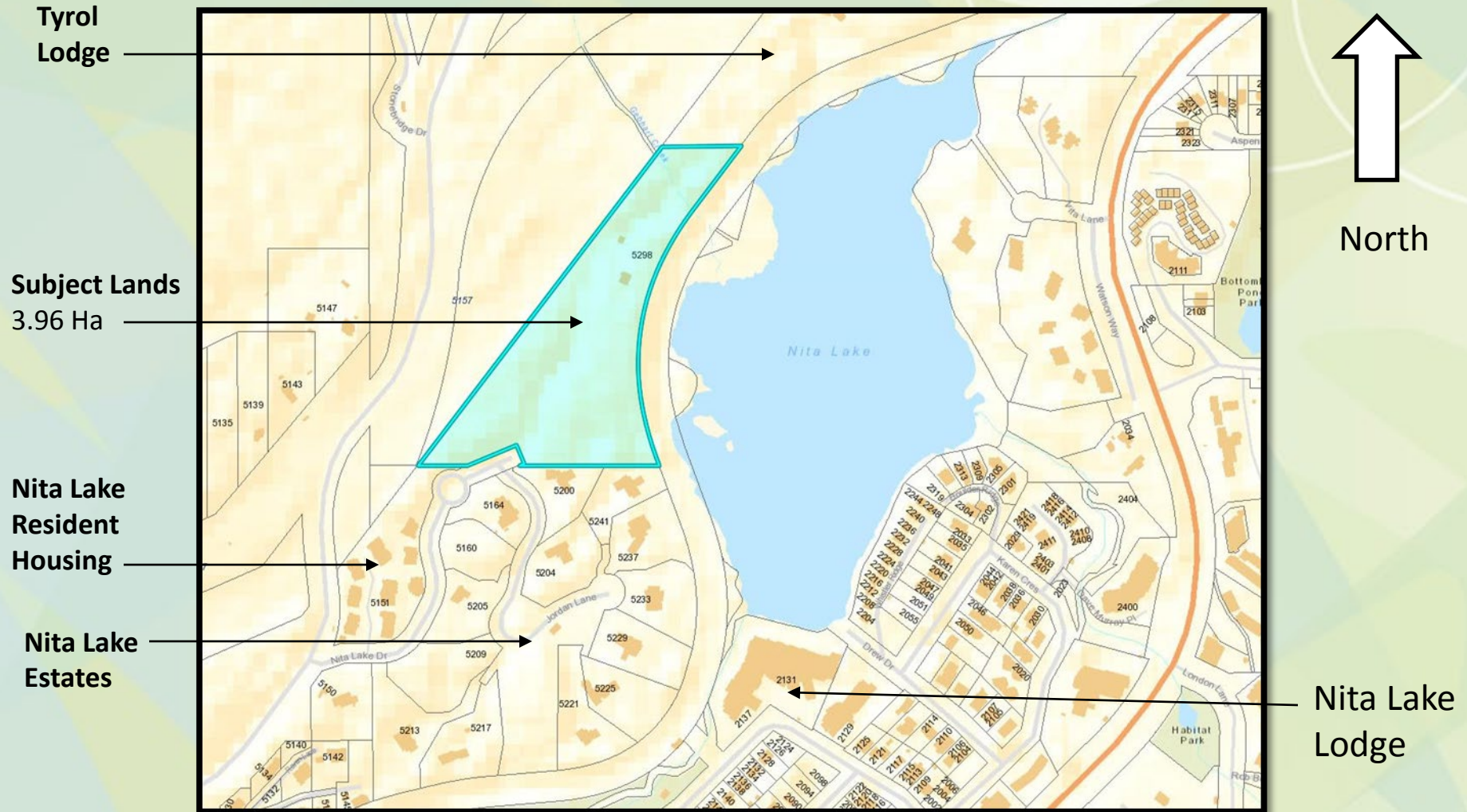
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Subject Lands



Background - General

- Private Sector Employee Housing Initiative

- ✓ On April 24, 2018 Council endorsed Recommendation No. 6 of the Mayor's Taskforce on Resident Housing to allow for development of up to 500 bed units of employee restricted housing on private lands in the period 2018 – 2023.
- ✓ Council ratified Guidelines for Private Sector Employee Housing Initiatives on December 5, 2017.
- ✓ Council ratified amended Guidelines on March 26, 2019.

- 5298 Alta Lake Road

- ✓ 1920s: Parent parcel, District Lot 2246 created.
- ✓ 1930s: Subject property purchased by Gebhart family.
- ✓ 1940s: Gebharts built existing cabin.
- ✓ 1960s: Sons of Norway purchase Tyrol Lodge lands from Gebharts.
- ✓ 1960s: Hillman family purchases subject property from Gebharts.
- ✓ 1960s: Subject property rented to local staff and dubbed, "Toad Hall".

Background – Site Application History

Application	Timeframe	Comment
RA248	1996	Unsuccessful application for employee housing
RA309	1999 - 2002	<p>Successful rezoning application to permit a boutique hotel with associated cabins (for both TA and Employee Housing) and a artist in residence program.</p> <p>June 17, 2002 – Bylaws adopted to:</p> <ol style="list-style-type: none"> 1. Rezone the lands to the current TA17 (Tourist Accommodation Seventeen) zoning, and 2. Create the current Development Permit Area #20 (“London Mountain Lodge”) in Whistler’s current Official Community Plan.
RA432 & DPA871	2004	Unsuccessful application to reallocate densities within the existing TA17 Zone. Applications appear to have had some support from RMOW staff, however it was not followed through by the proponent.
RZ1150	2018	<p>Proposal for a mix of employee restricted and market TA townhomes. Not consistent with Council’s original PSEH Guidelines requiring 100% employee housing.</p> <p>Withdrawn.</p>

Background – TA17 Zone

- Existing TA17 Zone Summary:

	Existing TA17 Zone
Market Tourist Accommodation Uses	2,100 m2 (Hotel) - (7 rooms utilizing 500 m2) 1,400 m2 (contained in up to 25 cabins) <hr/> Total GFA: 3500 m2 (1900 m2 accommodation)
Employee Housing	800 m2 (contained in up to 7 cabins)
Max GFA for arts facility	250 m2
Total max GFA For parcel	4,600 m2 (Includes Hillman cabin estimated at 200 m2)
Floor Space Ratio	FSR: 0.12

Discussion – Rezoning Application RZ1157

- RZ1157 received in October 2018.
- Reviewed by Council in September 2019.
- Concept proposed to:
 - ✓ Delete the existing Hotel use,
 - Zoning Bylaw 303, 2015 defines “Hotel” as:
 - A building for the temporary lodging of general public.
 - Must include: Lobby, Restaurant, Assembly, Entertainment, Retail.
 - May include: Indoor Recreation, Personal Service.
 - ✓ Group the existing tourist accommodation and employee housing uses into townhomes,
 - ✓ Create a tighter development footprint, allowing for tree protection and site screening.

Discussion - Rezoning Application RZ1157

- RZ1157 Proposal Summary – September 2019:

- ✓ Convert permitted **7** employee cabins to **15** three bedroom employee townhomes (**Increase of 800 m²**).
- ✓ Convert permitted tourist accommodation uses (**25** TA cabins and **7** room hotel) to **22** three bedroom market TA townhomes (**Increase of 900 m²**).
- ✓ Extensive parkland dedication,
- ✓ Discussions held RE: existing historic cabin and relocation to park to create a historic landmark on anticipated west side cultural connector.
- ✓ Extend Valley Trail from Nita Lake Estates.
- ✓ Dedicate future employee housing parcel adjacent to existing Nita Lake Resident Housing.
- ✓ Dedicate riparian/ tree protection area along the lake foreshore and rail line ensuring vegetation management on municipal lands.

Discussion – Rezoning Application RZ1157

	Existing TA17 Zone	RZ1157 - Sept 2019	Comment
T/A Use	2,100 m2 (Hotel) (7 rooms utilizing 500 m2) 1,400 m2 (contained in 25 cabins) 32 Units - GFA: 3500 m2	Hotel use deleted. 22 3-B/R (plus garage) TA townhomes @ 200 m2 Contained in 5 buildings (2 five-plexes & 2 six-plexes) Total GFA: 4400 m2	Increase of 900 m2
Employee Housing	800 m2 (contained in 7 cabins)	15 units (plus garage) @ 106 m2 Contained in 3 five-plexes. (sale/ rental mix to be determined) Total GFA: 1590 m2	Increase of 800 m2
Arts facility	250 m2 (Hillman Cabin and Barn)	Hillman Cabin to be included in park dedication and removed from the development site.	
Ancillary uses		40 m2	amenity building
Total max GFA For parcel	4,600 m2 (Includes Hillman cabin estimated at 200 m2)	6,030 m2 (Does not include Hillman Cabin estimated at 200 m2)	Increase of 1430 m2
Floor Space Ratio	FSR: 0.12	FSR: 0.15 before dedications FSR: 0.32 after dedications	
Proposed Amenities		<ul style="list-style-type: none"> • Park Dedication: <ul style="list-style-type: none"> - Hillman cabin site and riparian areas. - 15, 074 m2 (1.5 Ha) • Future Housing Site: <ul style="list-style-type: none"> - Dedicate area at site entrance to WHA for future housing. - 4885 m2 (0.49 Ha) 	Proposal offers to dedicate nearly 2 Ha of this 3.96 Ha site as noted.

Discussion – RZ1157 February 2020

- September 2019 proposal:
 - ✓ 22 new market tourist accommodation units and
 - ✓ 15 employee restricted units.
 - Applicant intended to maintain 8 of the 15 employee units for their control with the balance of units (7) available for WHA waitlist.
- Revised proposal February 2020:
 - ✓ 11 market tourist accommodation units,
 - ✓ 11 market residential units, and
 - ✓ 21 employee units.
 - Applicant would maintain control of only one employee unit to house caretaker (required to meet WHA eligibility requirements) for the TA component.

Discussion – RZ1157 February 2020

	RZ1157 – September 2019	RZ1157 – February 2020
Market Tourist Accommodation	22 3-B/R (plus garage) TA townhomes @ 200 m2	11 3-B/R (plus garage) TA townhomes @ 191 m2 = 2101 m2
Market Residential	None	11 3 – B/R (plus garage) market residential townhomes @ 191 m2
Total Market GFA	4400 m2	4190 m2 (reduced by 210 m2)
Employee Housing	15 units* (plus garage) @ 106 m2 *(applicant proposed to maintain eight units for on-site staff)	21 units ** (plus garages) 12 2 – B/R @ 58 to 65 m2 9 3 –B/R @ 141 m2 **(applicant proposed to maintain one unit for on-site staff)
Total Employee GFA	1590 m2	1991 m2 (increased by 401 m2)
Total max GFA For parent parcel	6,030 m2 (Does not include Hillman Cabin estimated at 200 m2)	6221 m2 (Does not include Hillman Cabin estimated at 200 m2)
Floor Space Ratio	FSR: 0.15 before dedications FSR: 0.31 after dedications	FSR: 0.16 before dedications FSR: 0.32 after dedications

Discussion – RZ1157 February 2020

Proposed Land Acquisition	<p>1. Park dedication:</p> <ul style="list-style-type: none"> - Hillman cabin site and riparian areas. - 15,074 m² (1.5 Ha) <p>1. Future Housing site:</p> <ul style="list-style-type: none"> - Propose to dedicate area at site entrance to WHA for future housing. 4,885 m² (0.49 Ha) 	<p>1. Park Dedication:</p> <ul style="list-style-type: none"> - Hillman cabin site and riparian areas - 14,405 m² (1.44 Ha) <p>1. Future Housing Site:</p> <ul style="list-style-type: none"> - Propose to dedicate area at site entrance to WHA for future housing. 5,381 m² (0.538 Ha)
Total Dedications	<p>19959 m² = 1.99 Ha (51% of parent parcel)</p>	<p>19786 m² = 1.98 Ha (51% of parent parcel)</p>
Public Recreation Infrastructure	Construction of Valley Trail to project townhomes	Construction of illuminated Valley Trail to lands beyond, enabling the future West Side Connector.
	New bridge not included	New bridge to VT standards
	Move existing Hillman Cabin	Move and restore building to ensure no further RMOW investment required
	Barn not contemplated	Restore existing barn as above
	Parkland dedication	Design and develop park to RMOW requirements

Discussion – RZ1157 February 2020

- Increase in employee units from 15 to 21
 - ✓ One unit to remain for qualified project employees
- Reduction of Market TA units from 22 to 11
 - ✓ Plus 11 market residential
- Increase in South Setback
 - ✓ From 7.6 m to 20 m
- Acquisition of Lands
 - ✓ Riparian and Park lands: 1.44 Ha
 - ✓ WHA Lands for future: 0.54 Ha
 - ✓ Total dedication: 1.98 Ha (51 %)
- Park Design and Development
- Restoration of 2 Historic Buildings
- Illuminated Valley Trail and Bridge to Lands Beyond

Discussion – RZ1157 February 2020

	TA17 - Existing	RZ1157 – Sept 2019	RZ1157 – February 2020
Total Employee Units	7 cabins	15 townhomes	21 townhomes
Employee Restricted Units Controlled by Developer	7 cabins	8 townhomes	1 townhome for site staff
WHA Waitlist Employee Units	0 cabins	7 townhomes	20 townhomes
Employee GFA	800 m2	1590 m2	1991 m2

Diagrams – Key Plan

North

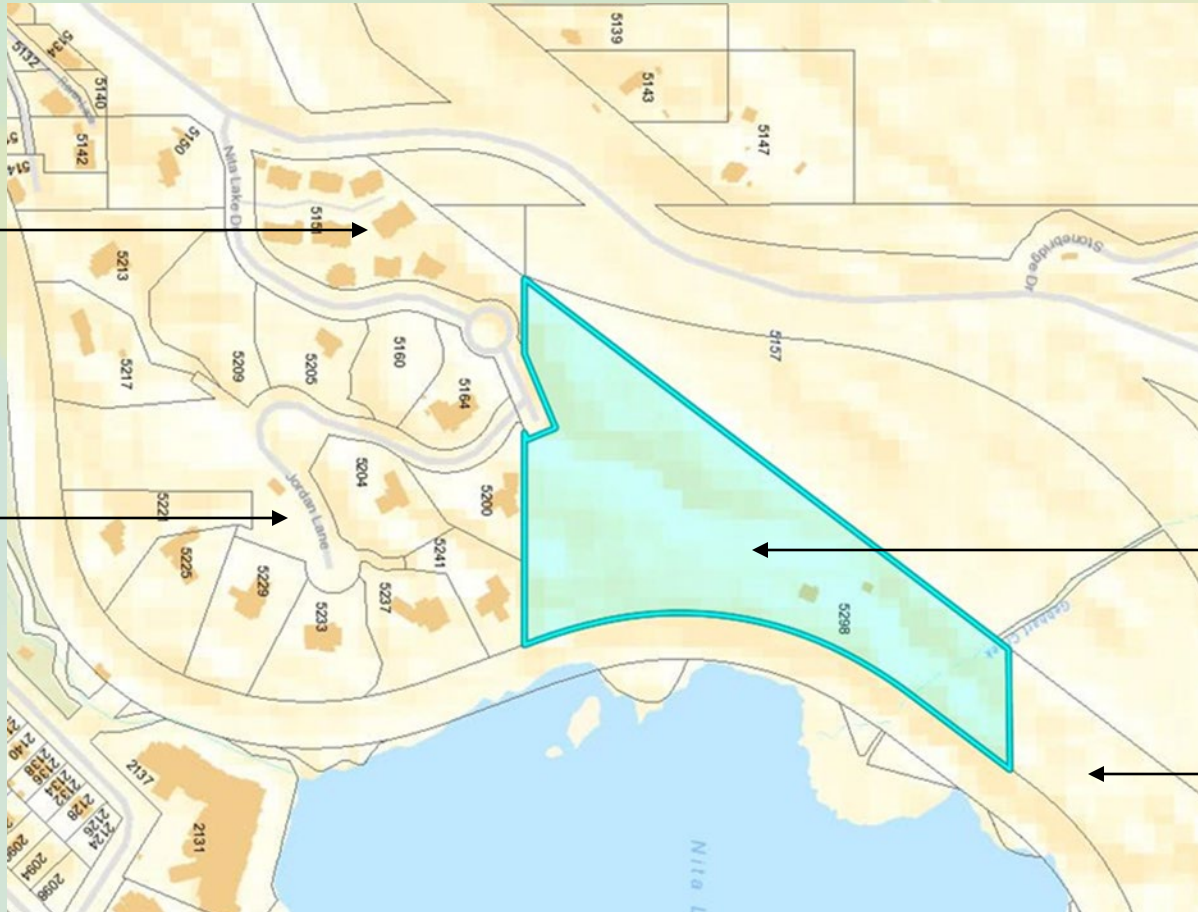


Nita Lake
Resident
Housing

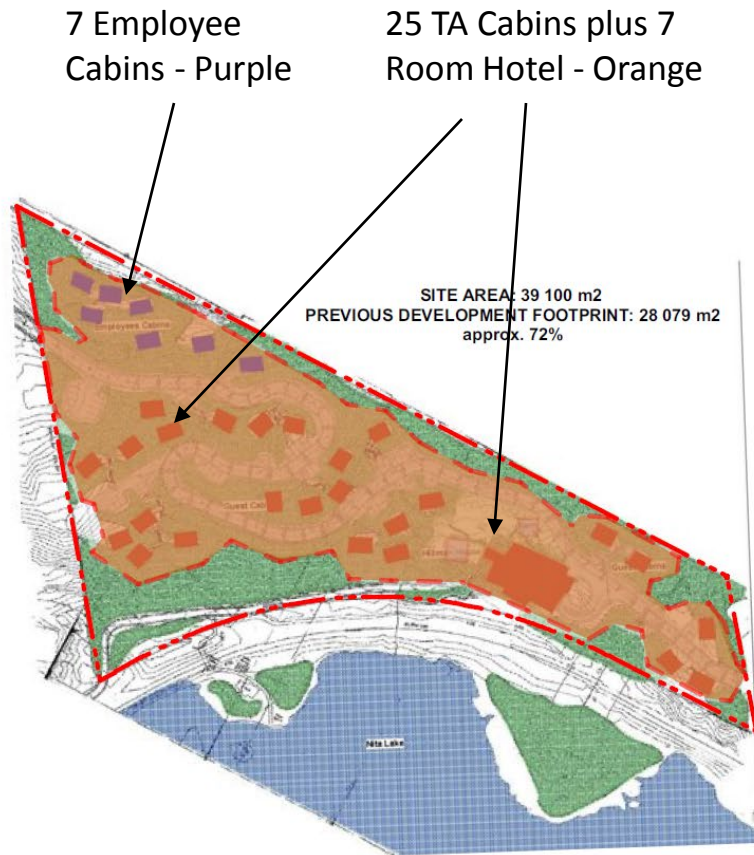
Nita Lake
Estates

Subject
Lands

Tyrol
Lodge



Diagrams – Development Footprint Comparison

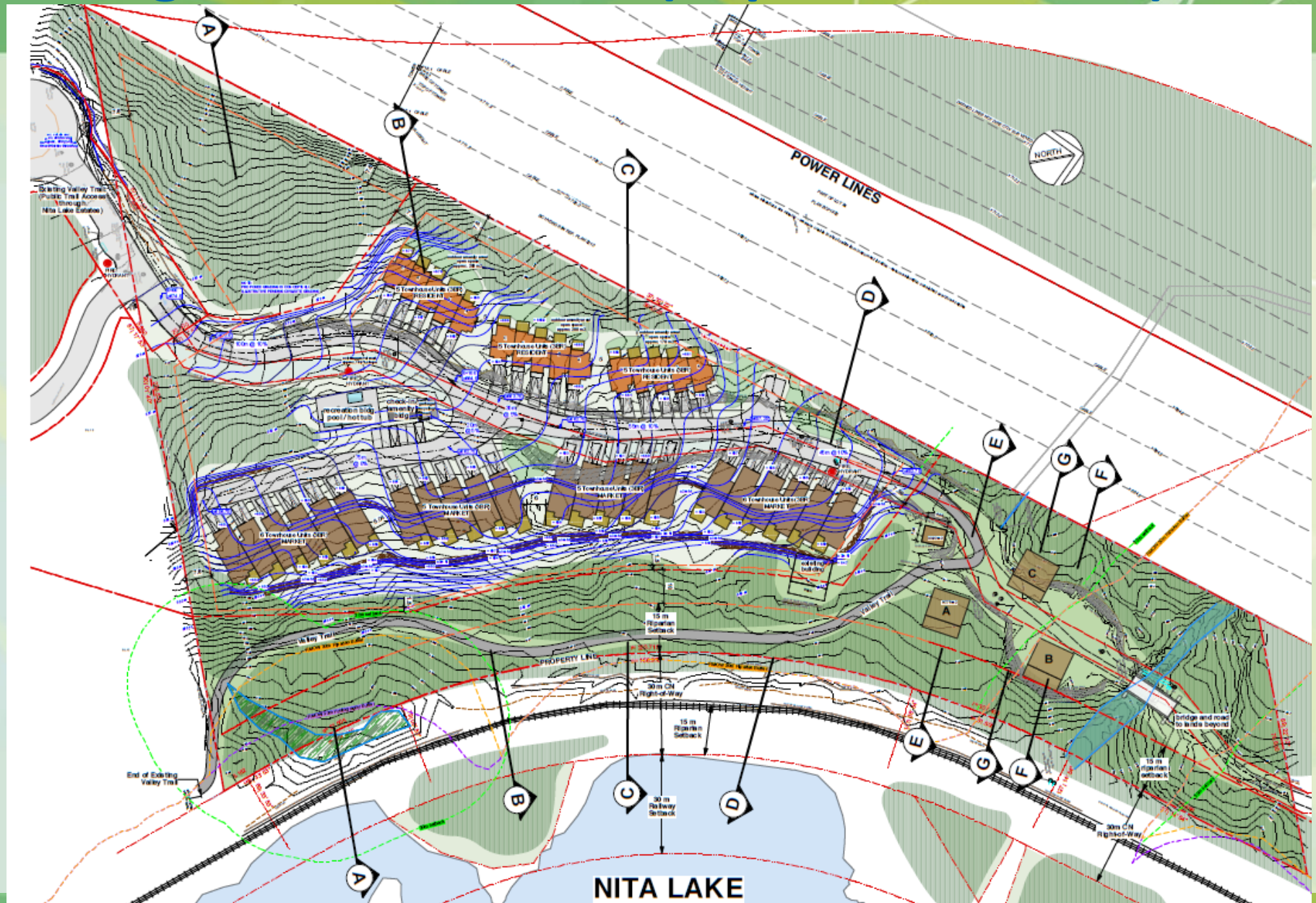


Original TA17 Concept



RZ1157 Proposal

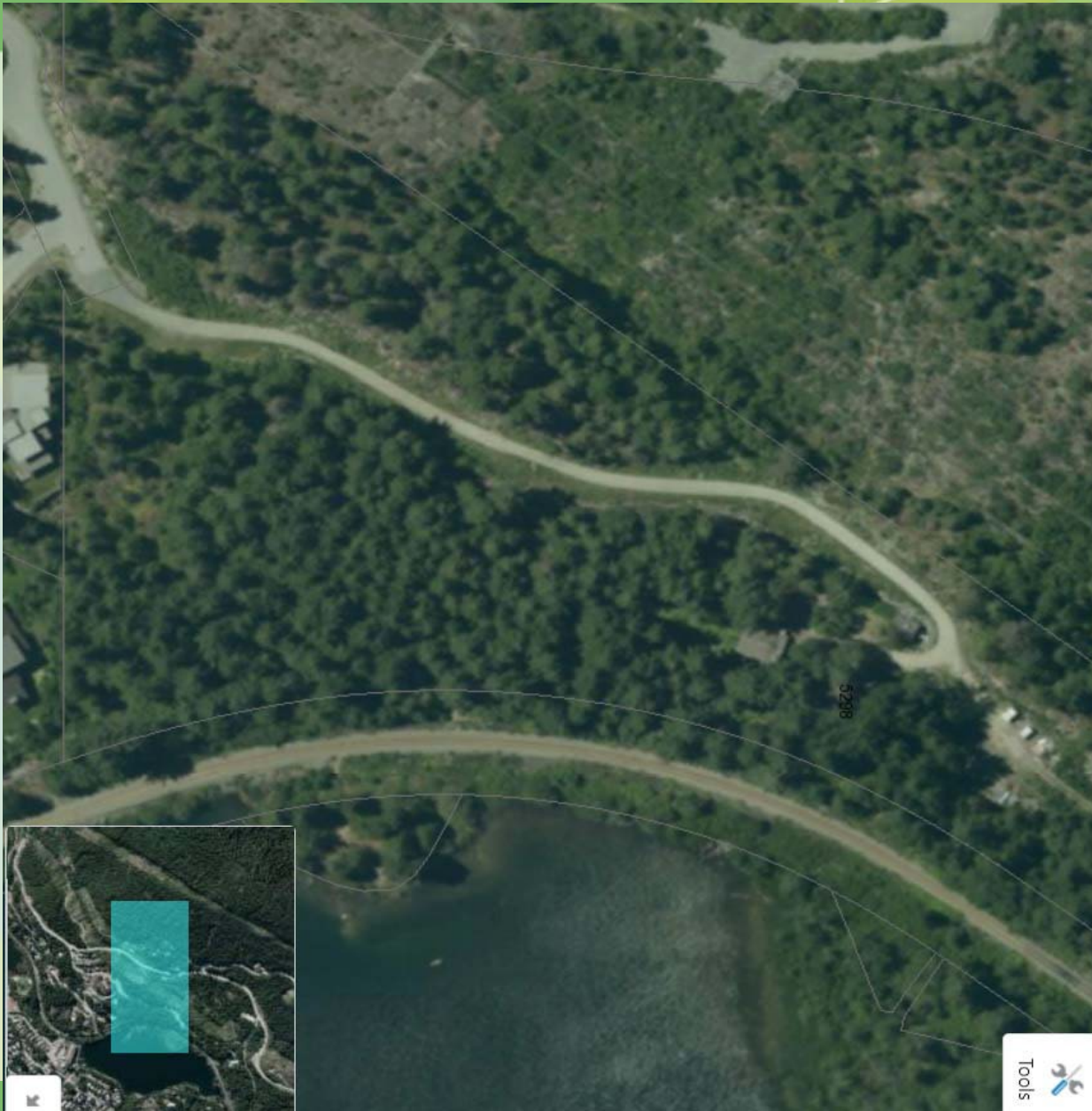
Diagrams – Site Plan (September 2019)



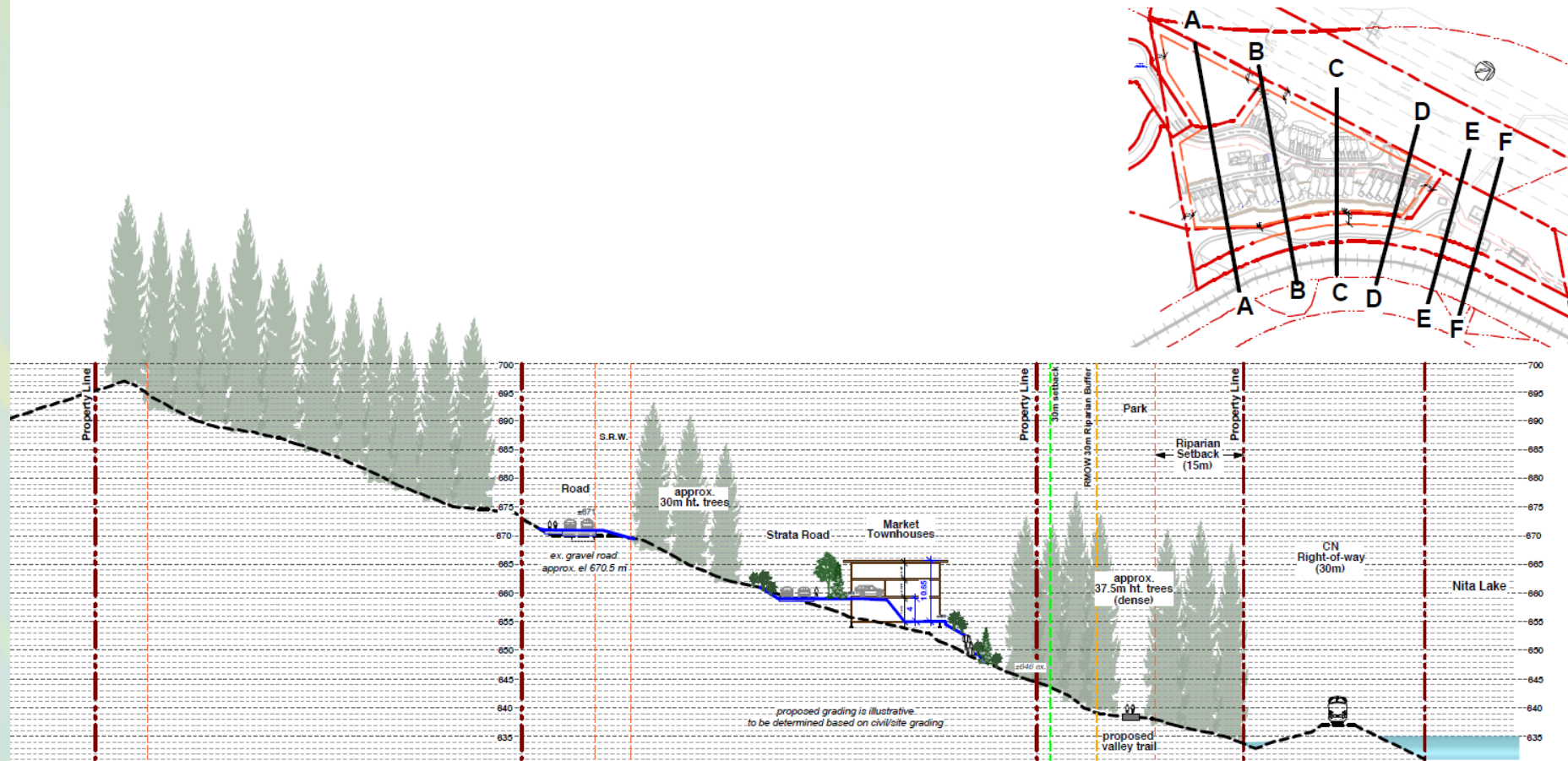
Diagrams – Site Plan (February 2020)



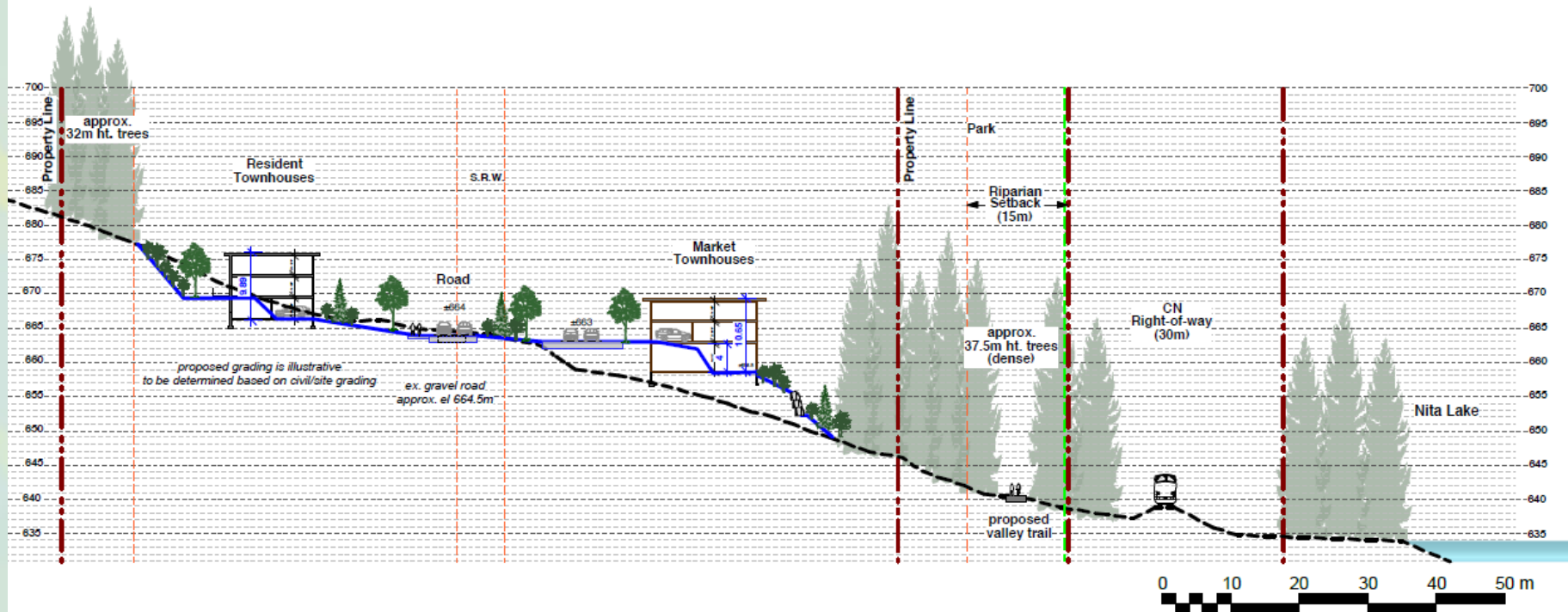
Site Photo



Diagrams – Site Sections



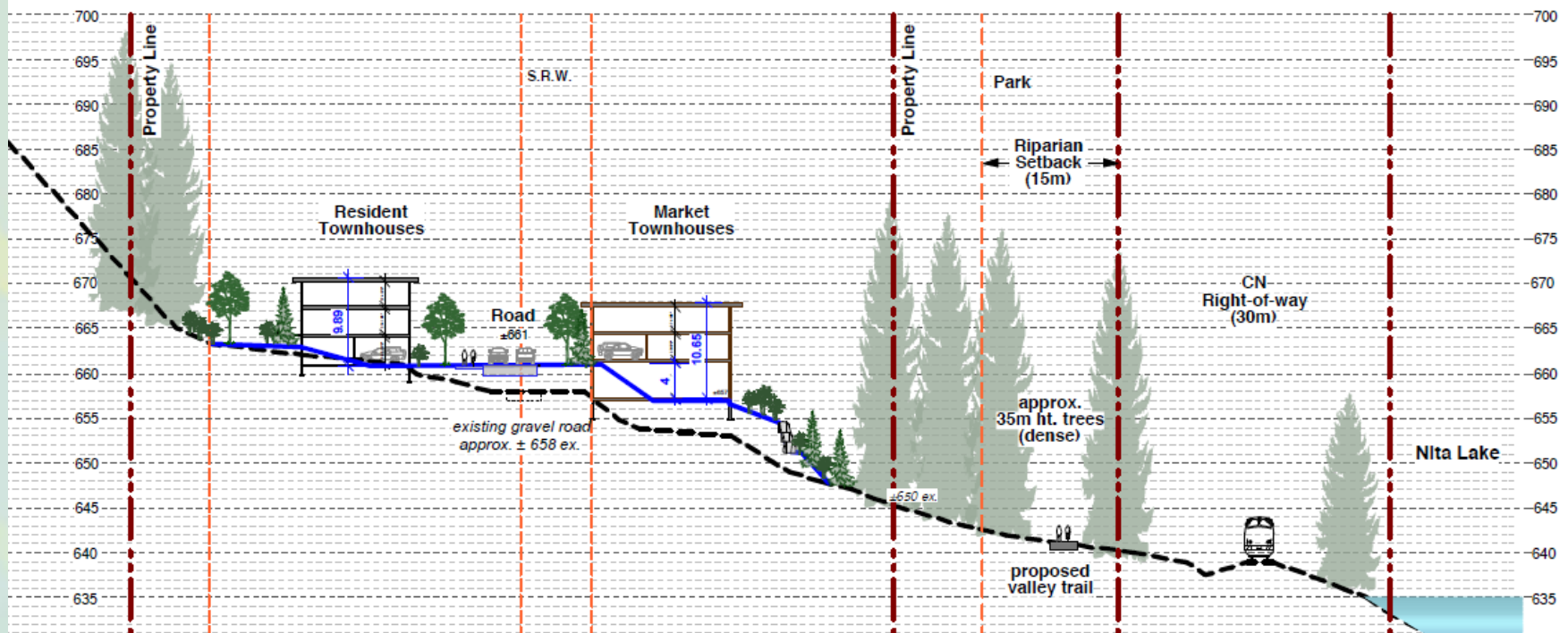
Diagrams - Site Sections



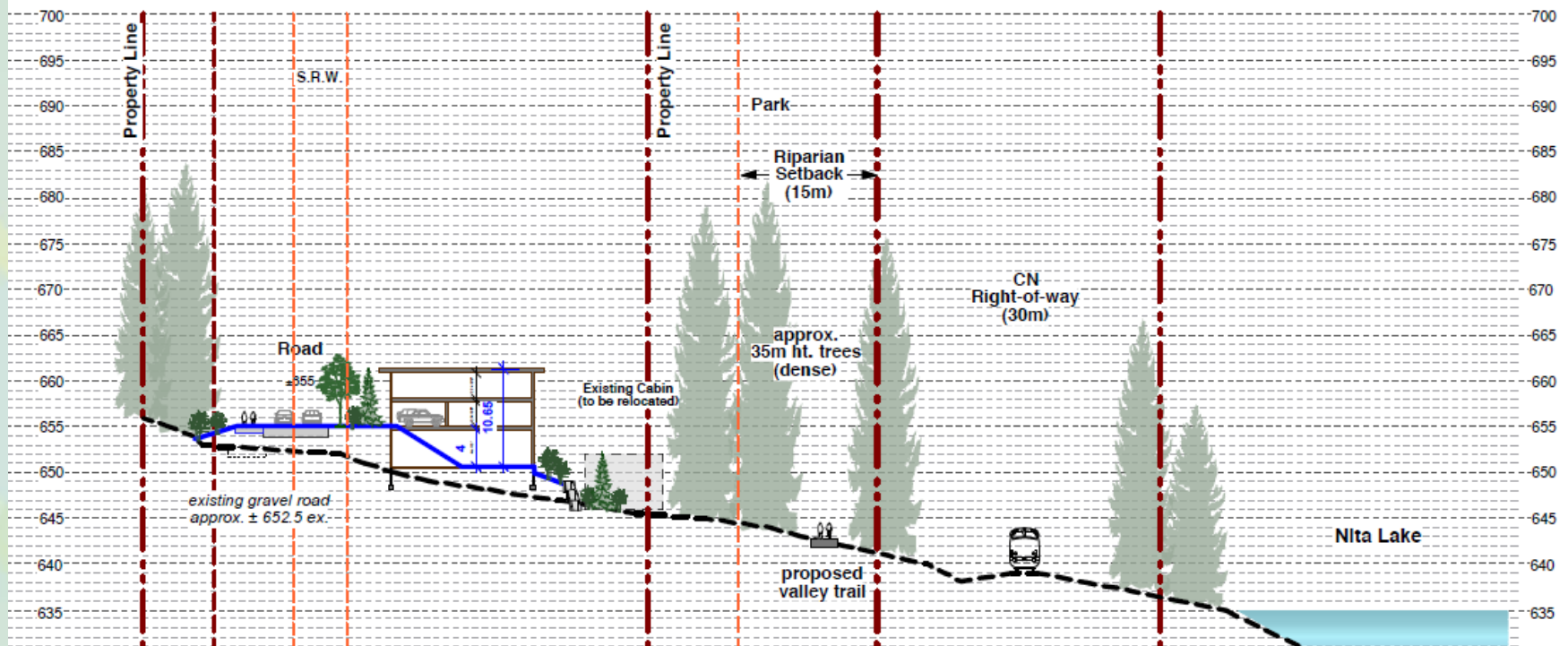
Site Photos



Diagrams – Site Sections



Diagrams – Site Sections



Bed Unit Allocation

- In September 2019, Council requested additional clarity regarding the bed unit allocation in order to draw a more direct comparison between the existing and proposed concepts.
- Lands are restricted to 64 market bed units by way of covenant BT215121.
- Employee units were not included in the 64 as these units were not being inventoried at the time.

Bed Unit Allocation

- EBU's represent 65 % of increase.

	Covenant BT215121 and TA17 Zone	RZ1157 Proposal	Increase
Market BU	64 BU per covenant (this is the governing value) 96 BU per zoning (Covenant governs)	22 x 4 BU = 88 BU	24 BU
Employee BU	7 x 4 BU = 28 BU (not counted in 2003)	9 x 4 BU = 36 BU <u>12 x 3 BU = 36 BU</u> EBU Subtotal: 72 BU	44 BU
Total	92 BU	160 BU	68 BU

Policy Consideration

- Proposal is considered generally consistent with:
 - ✓ Current OCP
 - ✓ Pending OCP
 - ✓ PSEHI Guidelines
- Please see September 2019 report for rationale of above.
- Staff note that this project has received a favourable third party proforma review.
- Covenant BT215121 will need to be amended to reflect revised scheme.

Community Engagement

- Rezoning Application sign is posted on property
- Per PSEHI Guidelines, public information meetings were held October 24, 2019:
 - ✓ Whistler Conference Centre
 - ✓ Athlete's Centre – Cheakamus Crossing
- Public expressed concerns regarding:
 - ✓ increase in density,
 - ✓ tourist accommodation use,
 - ✓ loss of forestation,
 - ✓ traffic impacts, and
 - ✓ views from across the lake.
- Correspondence received from the public will become part of the rezoning application file for Council consideration.
- Any proposed zoning amendment is subject to a public hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.

Recommendation

That Council authorize staff to prepare a zoning amendment bylaw for RZ1157 to create a new site specific zone for the lands at 5298 Alta Lake Road that would provide for a mix of employee restricted and market housing on the lands as described in Report 20-019; and

That Council direct staff to advise the applicant that, as a part of this application, the following terms and conditions must be satisfied to the satisfaction of the General Manager of Resort Experience:

1. Registration of a development covenant in favour of the Resort Municipality of Whistler (“RMOW”) to secure development on the lands consistent with the terms described in this report and development permit plans to be finalized prior to adoption;
2. Registration of a housing agreement in favour of the RMOW to regulate purchase rates and to define qualified employees;
3. Registration of a green building covenant consistent with Council Policy G-23: Green Building Policy;

Recommendation

4. Submission of a waste and recycling plan consistent with “Solid Waste Bylaw No. 2139, 2017;
5. Receipt of confirmation that a snow shed report consistent with Council Policy G-16: Snow Shed Policy has been prepared by a certified engineer for the benefit of the project design team; and
6. Modification of existing covenant BT215121 currently registered on title to reflect the revised development scheme;
7. Further refinement of terms and conditions at time of first and second readings of the proposed zoning amendment bylaw; and further

That Council authorize the Mayor and Municipal Clerk to execute the necessary legal documents associated with this application.