

# RZ001157 – 5298 ALTA LAKE ROAD ZONING AMENDMENT FOR EMPLOYEE/ MARKET HOUSING

Council Presentation

February 2, 2021

**RESORT MUNICIPALITY OF WHISTLER**

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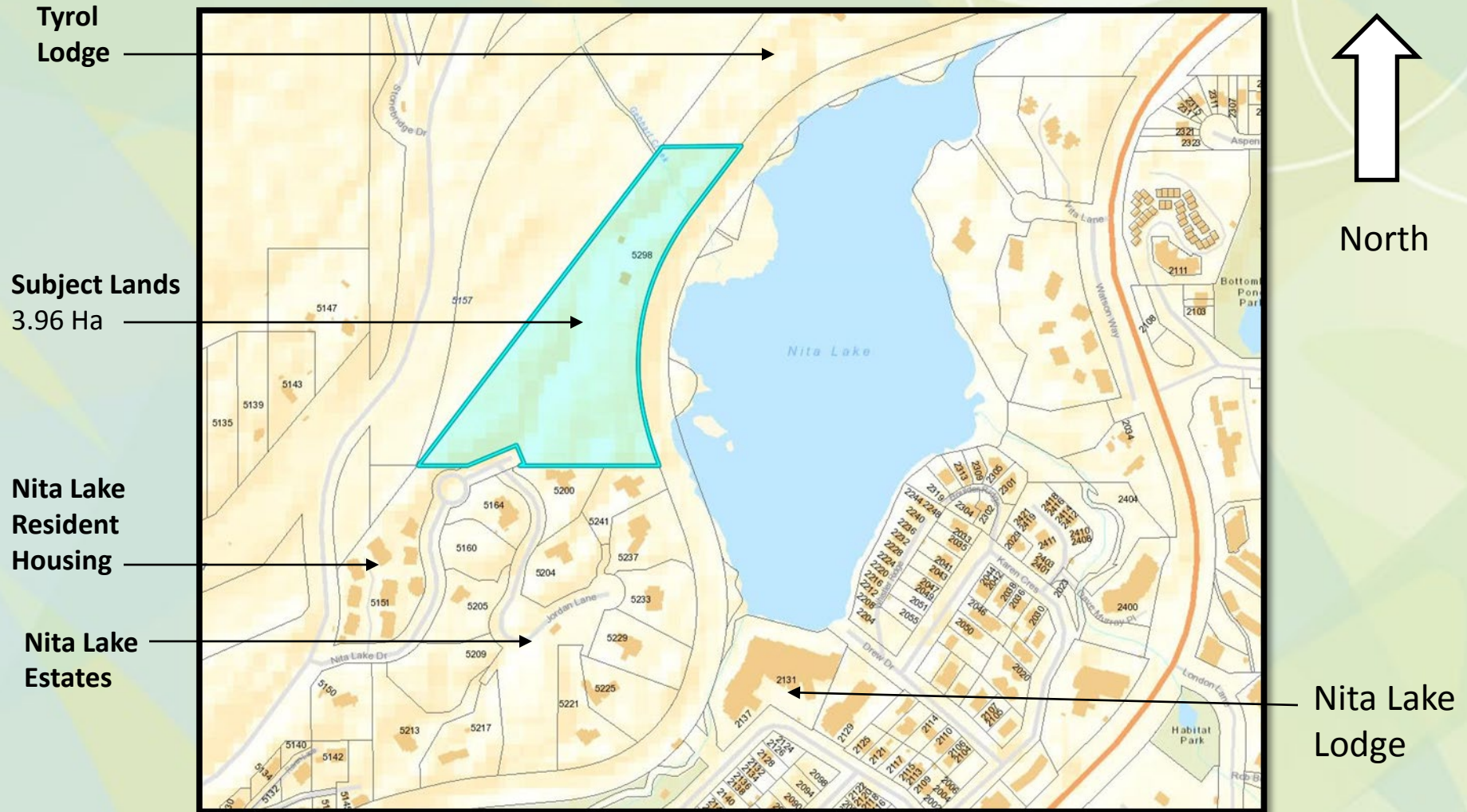
# Purpose

- To request Council's consideration to:
  - ✓ Rescind first and second readings to "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020", and
  - ✓ Give new readings to "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020", as amended.
- To request that Council direct staff to schedule a Public Hearing for the proposed bylaw, as amended, and that the matters described in the motion carried by Council on December 1, 2020 be resolved prior to adoption of the proposed bylaw, as amended.

# Discussion

- On December 1, 2020 Council gave First & Second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”.
- Bylaw did not include the *Schedule 2*
- Returning with administrative amendments to Zoning Amendment Bylaw No. 2283:
  - ✓ Two clerical amendments to numerical references
  - ✓ Include Schedule 2 – Valley Trail Construction Standards
    - Schedule 2 was referenced but not attached to the bylaw presented to Council on December 1, 2020.
  - ✓ Include requirement for community park construction to completion
- Amendments do not affect the proposal under RZ001157 as presented to Council on December 1, 2020.

# Subject Lands





# Enabling Policy

- December 5, 2017:
  - ✓ Council ratified original Private Sector Employee Housing (PSEH) Guidelines
  - ✓ 100% employee housing with occupancy and rent restrictions
  - ✓ 100% rental housing with eligibility as defined through WHA
- February 26, 2019:
  - ✓ Council ratified amended guidelines to permit:
    - Limited amount of market housing to support project viability
    - Either or both employee rental housing or employee ownership units taking into consideration housing needs, priorities, location characteristics.

# Project Evolution

- **October 4, 2018:**
  - ✓ RZ1157 received
  - ✓ Proposed conversion of permitted Hotel and Cabin TA uses to 22 Market TA Townhomes
  - ✓ Proposed conversion of permitted Employee Housing Cabins to 10 Employee Townhomes for rental
- **Application reviewed by staff subsequent to Council's adoption of revised PSEH Guidelines (February 26, 2019):**
  - ✓ Generally consistent with amended PSEH Guidelines
- **June 2019:**
  - ✓ Revised application received
  - ✓ Increased number of Employee Townhomes from 10 to 15 (7 rental, 8 for purchase)
- **July 2019:**
  - ✓ Lightly revised proposal received.
  - ✓ Employee Townhomes remained at 15 units (7 rental, 8 for purchase)
  - ✓ Proposed maintaining 8 units for on-site staff
  - ✓ Proposal reviewed by Council on September 17, 2019, Council gave support for further review
- **February 18, 2020:**
  - ✓ Council reviewed current proposal.
  - ✓ Employee Townhomes increased from 15 to 21 units (20 for purchase through WHA waitlist, 1 retained for on-site staff)
  - ✓ 22 Market TA units revised to 11 Market TA and 11 Market Residential, requires associated OCP amendment to designate lands for Market Residential

# Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020 as amended

- Amendments better define the park and valley trail amenity components – details and delivery:
  - ✓ Construct to completion the community park in the location identified on the Key Plan for the TA17 Zone, such community park to be a neighbourhood serving park containing the features outlined in the Bylaw
- Details do not replace or preclude design consultation, but reduce overall risk to the RMOW in securing amenity.



# Community Engagement and Consultation

- Community engagement and consultation has been described in the previous Council reports related to RZ001157.
- “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended, will be subject to a Public Hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.
- Public Hearing is scheduled for February 23, 2021.



# Recommendation

**That** Council consider rescinding first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”; and

**That** Council consider giving first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended; and

**That** Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended; and further

**That** the matters described in the motion carried by Council on December 1, 2020 and attached for reference as Appendix “A” to this Report No. 21-012, be resolved prior to adoption of “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended.