



# WHISTLER

## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** March 16, 2021  
**FROM:** Planning  
**SUBJECT:** HOUSING AGREEMENT BYLAW (CHEAKAMUS CROSSING PHASE 2) NO. 2310, 2021 – HOUSING AGREEMENT

**REPORT:** 21-025  
**FILE:** RZ1165

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council consider giving first, second, and third readings to “Housing Agreement Bylaw (Cheakamus Crossing Phase 2) No. 2310, 2021”.

### REFERENCES

Owner: Whistler 2020 Development Corporation (WDC)  
Location: 1340/1360 Mount Fee Road  
Legal: BLOCK A, DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER  
Descriptions: DISTRICT, EXCEPT PLAN EPP277, PID 026-772-213

Bylaw Reference: “Housing Agreement Bylaw (Cheakamus Crossing Phase 2) No. 2310, 2021” (Provided in Council Package under Bylaws for consideration of 1<sup>st</sup> three readings)

### PURPOSE OF REPORT

This report requests consideration of first, second, and third readings for a housing agreement bylaw associated with RZ1165. The Bylaw will authorize the Municipality to register a Housing Covenant over the Cheakamus Crossing Phase 2 lands, which is required to permit vertical construction.

### Housing Agreement Bylaws

A condition of adoption of “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2021” is that the applicant must register a housing agreement to secure employee housing use. Presented for Council’s consideration is the bylaw that will authorize the Municipality to enter into the housing agreement:

1. “Housing Agreement Bylaw (Cheakamus Crossing Phase 2) No. 2310, 2021”

The Housing Agreement follows the template as established in the Community Land Bank Agreement, and provides a platform to bring forward an updated covenant that will reflect current Council policies.

Registration of the Housing Agreement is necessary to permit vertical construction on the Cheakamus Crossing Phase 2 lands.

## **Background**

### **POLICY CONSIDERATIONS**

Under the provincial *Local Government Act* a housing agreement requires approval by Council by bylaw.

### **BUDGET CONSIDERATIONS**

All costs associated with individual rezoning applications, including staff review time, public meetings, notices, and legal fees will be paid by the applicant.

### **COMMUNITY ENGAGEMENT AND CONSULTATION**

Under the provincial *Local Government Act* the housing agreement bylaw does not require a Public Hearing or public notification. The legislated requirements for consultation on “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” have been met.

### **SUMMARY**

The report requests consideration of first, second, and third readings for a housing agreement bylaw associated with RZ1165. The Bylaw will authorize the Municipality to enter into a housing agreement to secure employee housing on the Cheakamus Crossing Phase 2 lands, as described in this report and reflected in the appended housing agreement.

Respectfully submitted,

John Chapman  
PLANNER

for  
Mike Kirkegaard  
DIRECTOR OF PLANNING

For  
Jessie Gresley-Jones  
GENERAL MANAGER OF RESORT EXPERIENCE