

RZ1157-5298 Alta Lake Road

Council Presentation

September 17, 2019

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way

Whistler, BC Canada V8E 0X5

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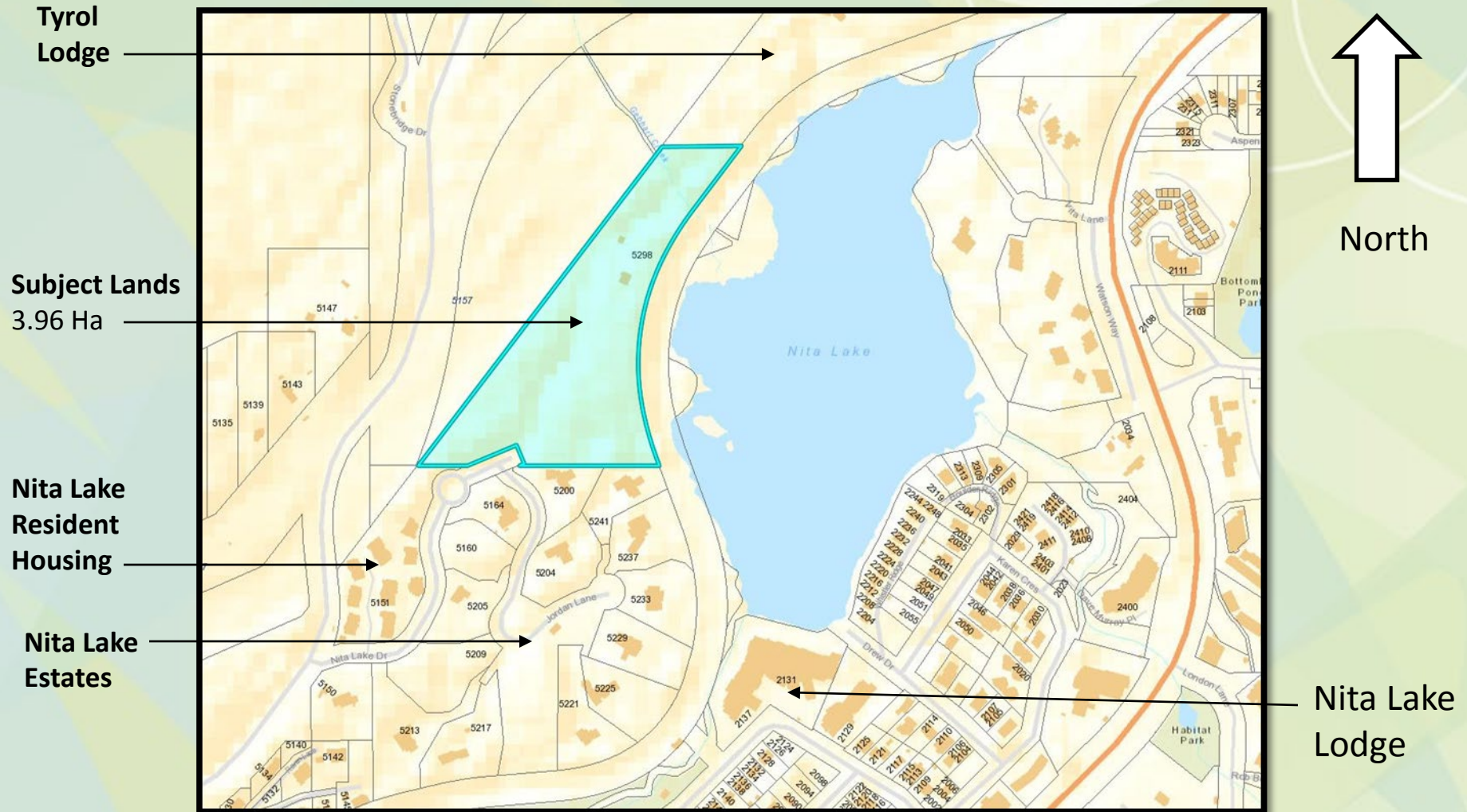
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Subject Lands



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Withdrawn.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>

Discussion – Current Application RZ1157

- Current Rezoning Application RZ1157 received in October 2018.
- Concept proposes 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 - Current Application RZ1157

- **RZ1157 Proposal Summary:**

- ✓ 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,
- ✓ Restore existing historic cabin and relocate to park to create a historic landmark on anticipated west side cultural connector.
- ✓ Extend Valley Trail from Nita Lake Estates to the north parcel boundary of subject lands.
- ✓ 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.
- ✓ Parking will conform to the requirements of Zoning and Parking Bylaw 303.
- ✓ Staff recommend 7.6 m setbacks from all parcel boundaries.

Discussion – Current Application RZ1157

	Existing TA17 Zone	RZ1157 - May 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.

Diagrams – Key Plan

North

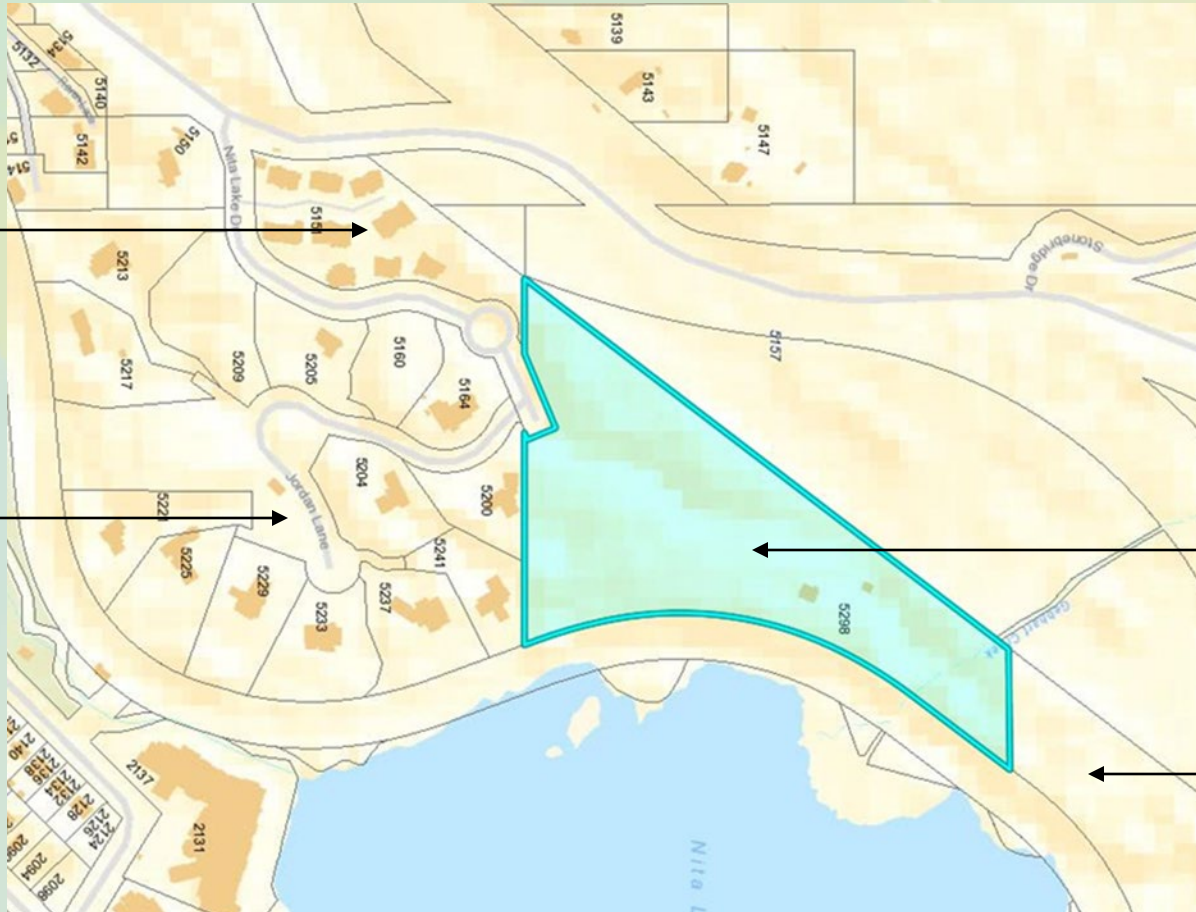


Nita Lake
Resident
Housing

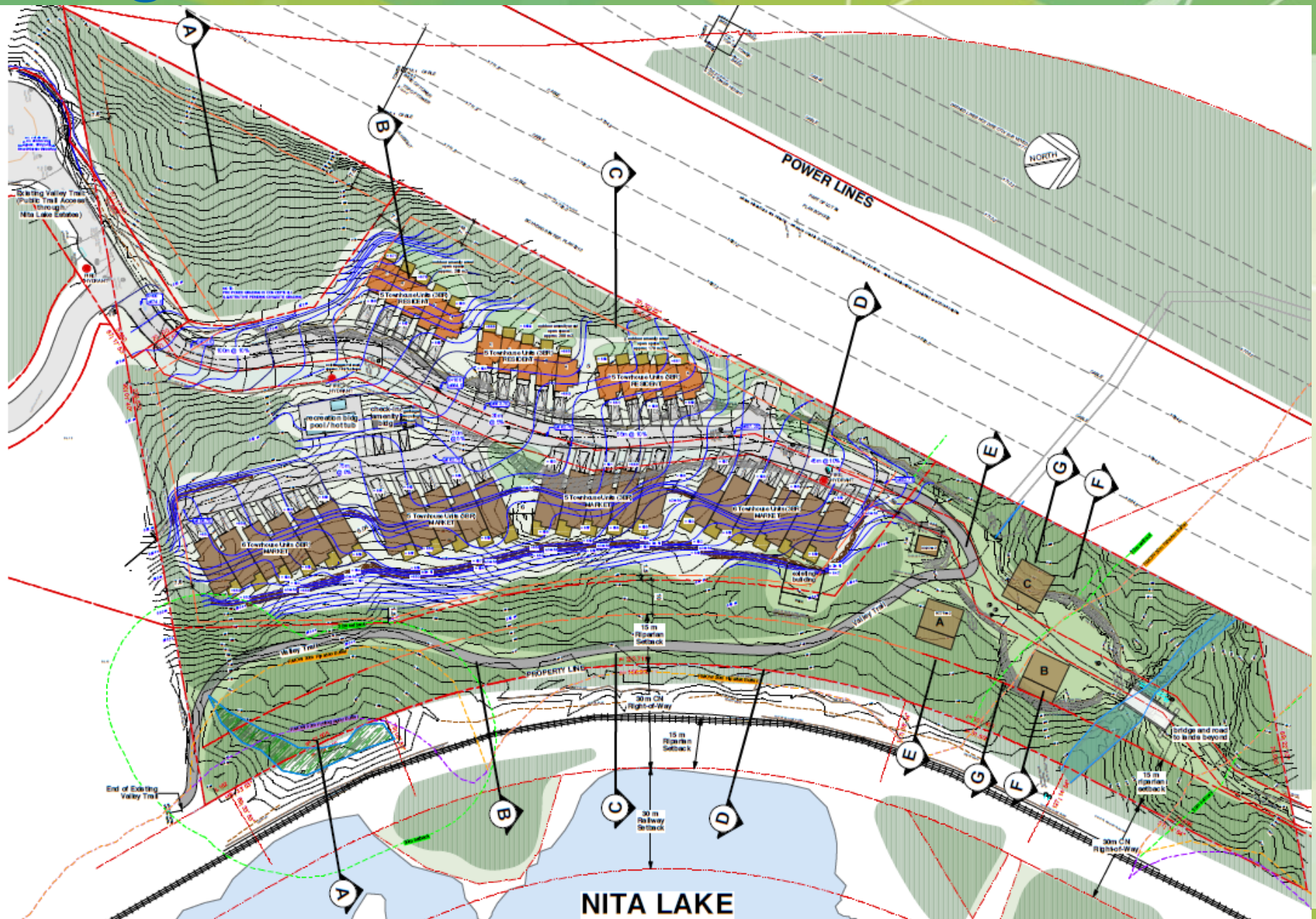
Nita Lake
Estates

Subject
Lands

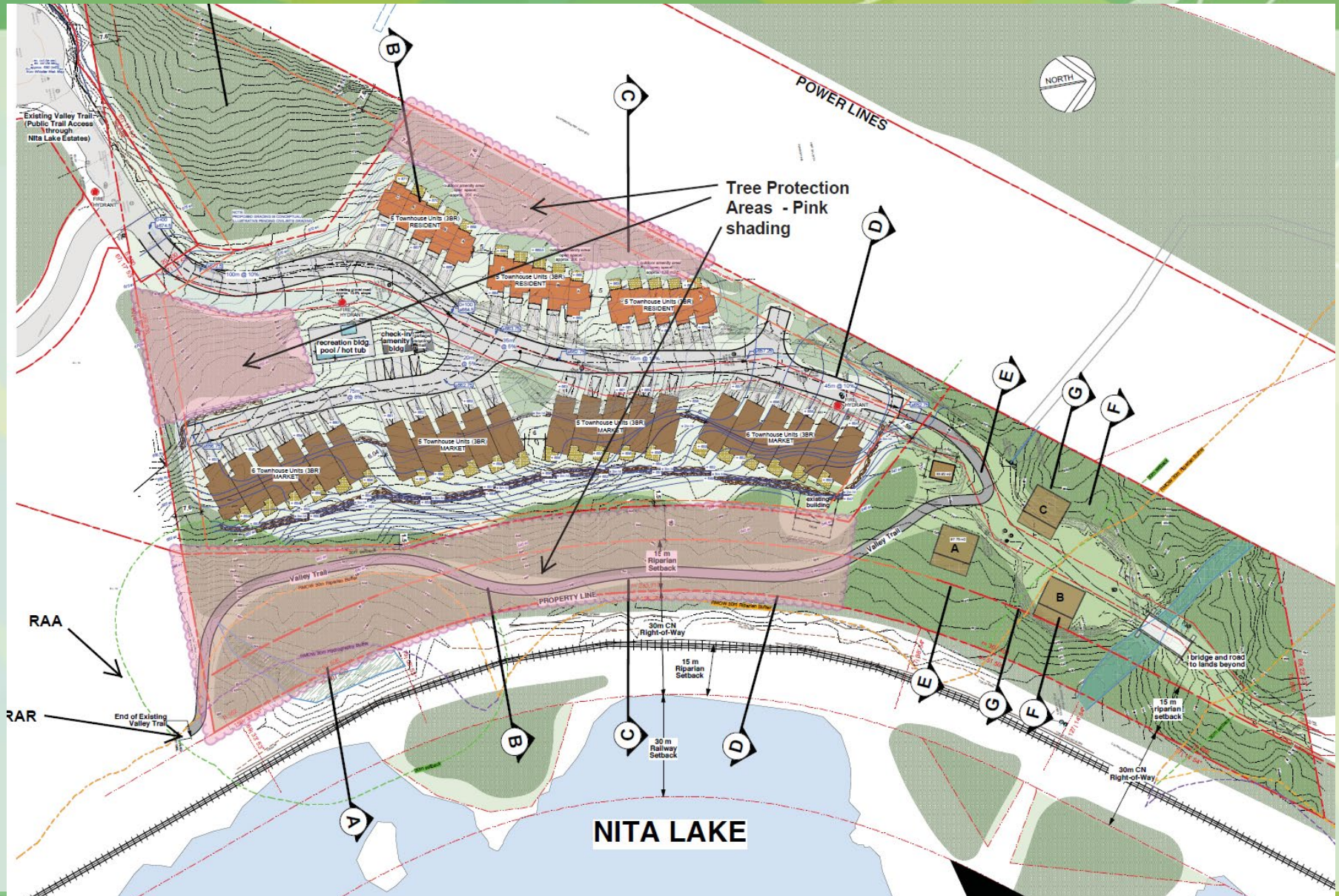
Tyrol
Lodge



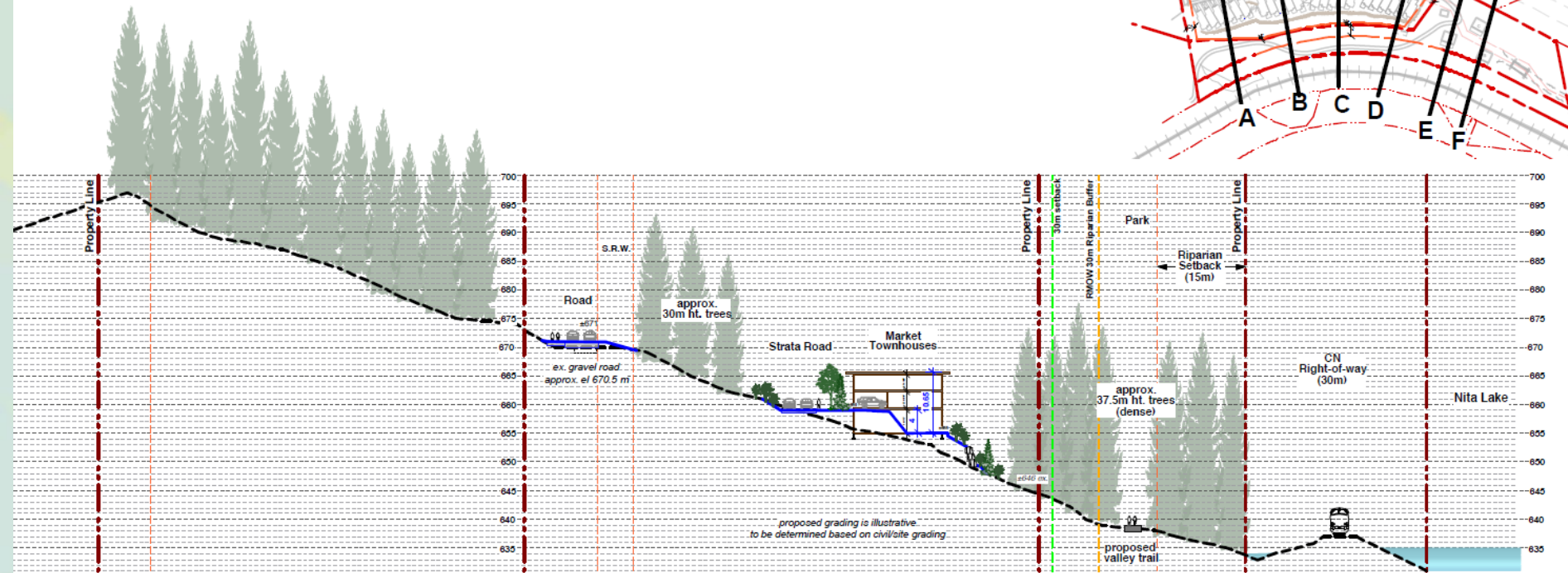
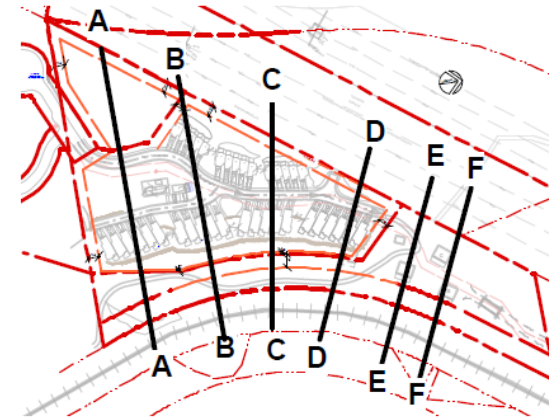
Diagrams – Site Plan



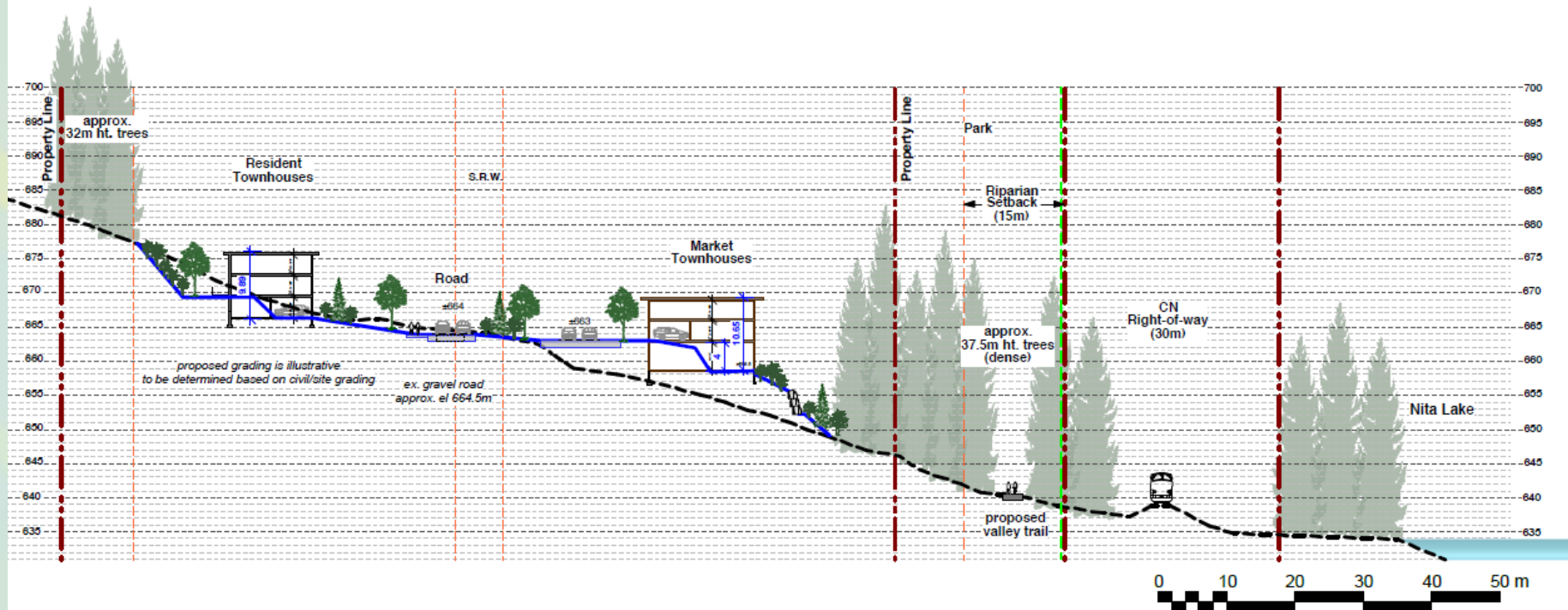
Diagrams – Proposed Tree Preservation



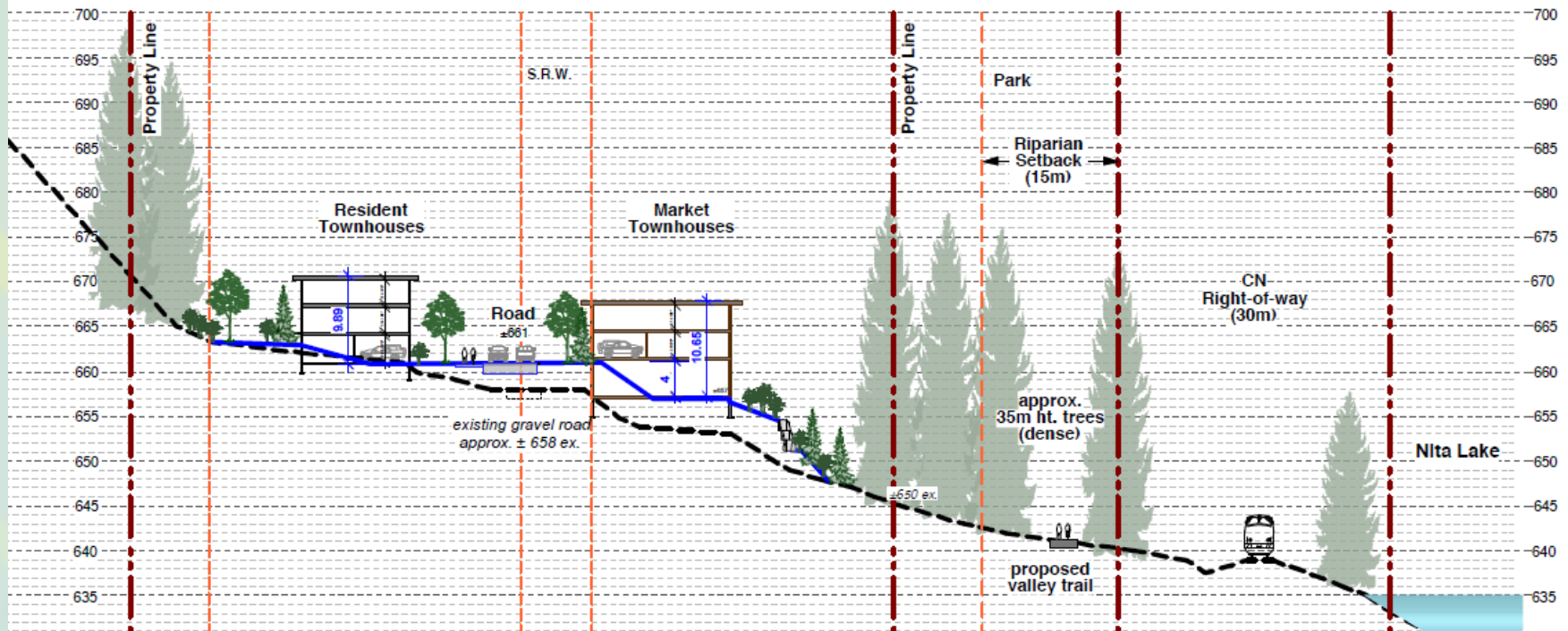
Diagrams – Site Section A



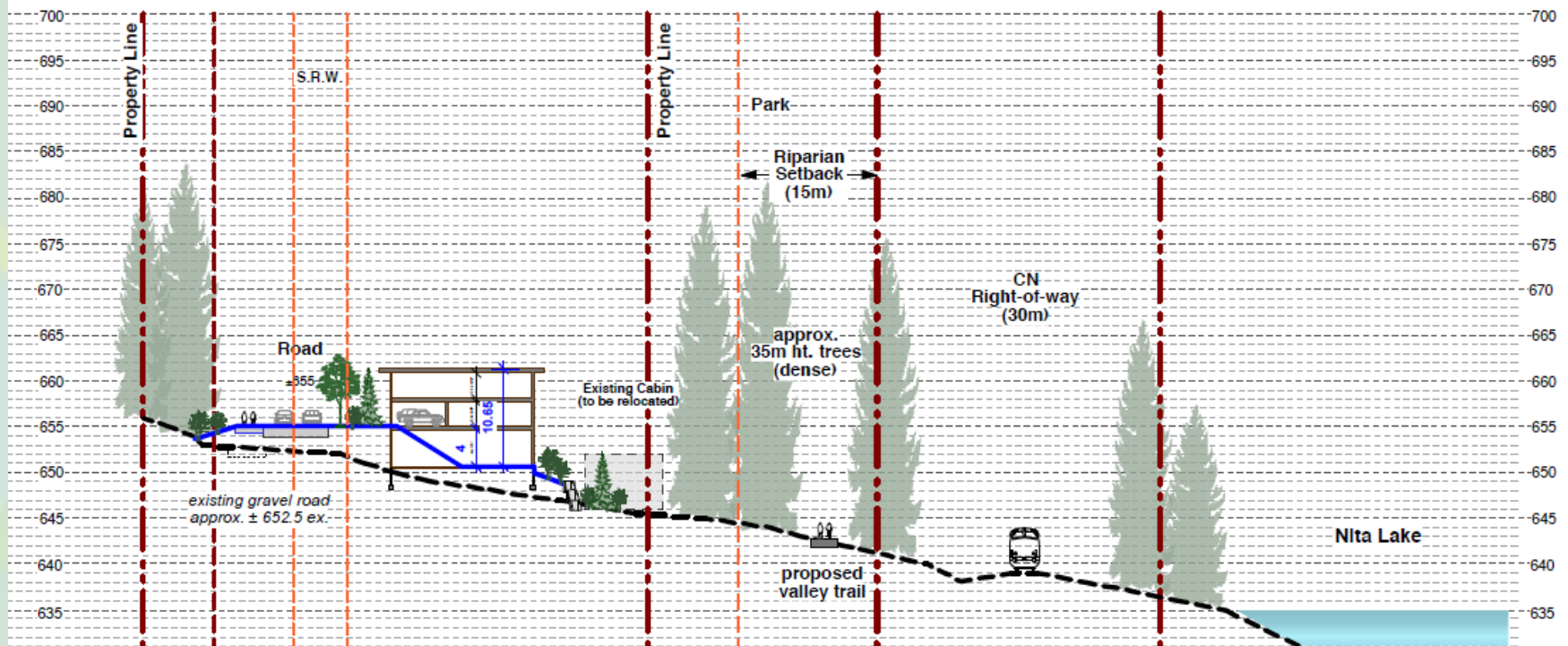
Diagrams - Site Section B



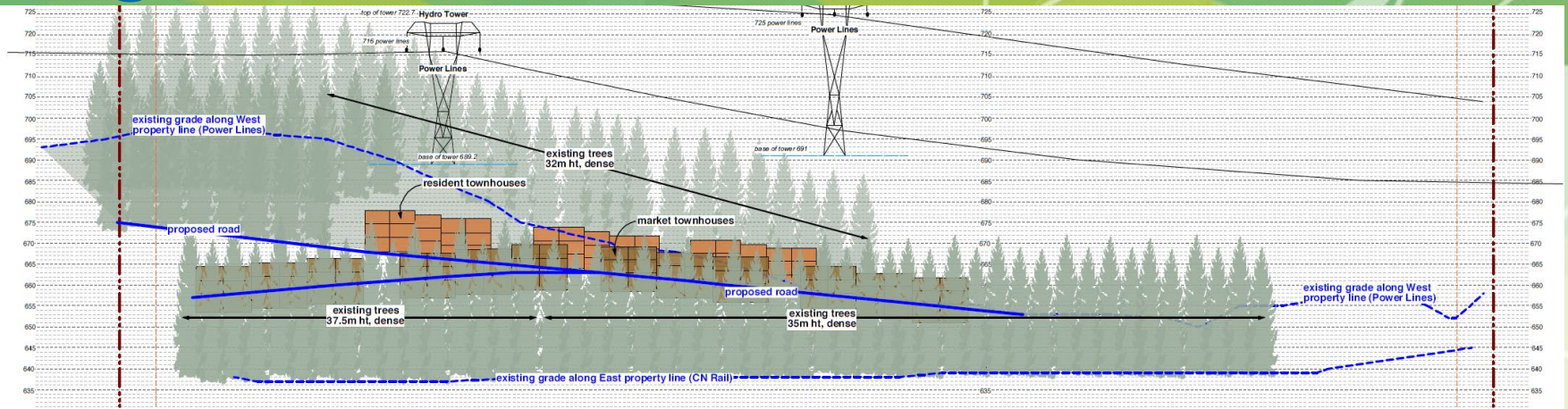
Diagrams – Site Section C



Diagrams – Site Section D



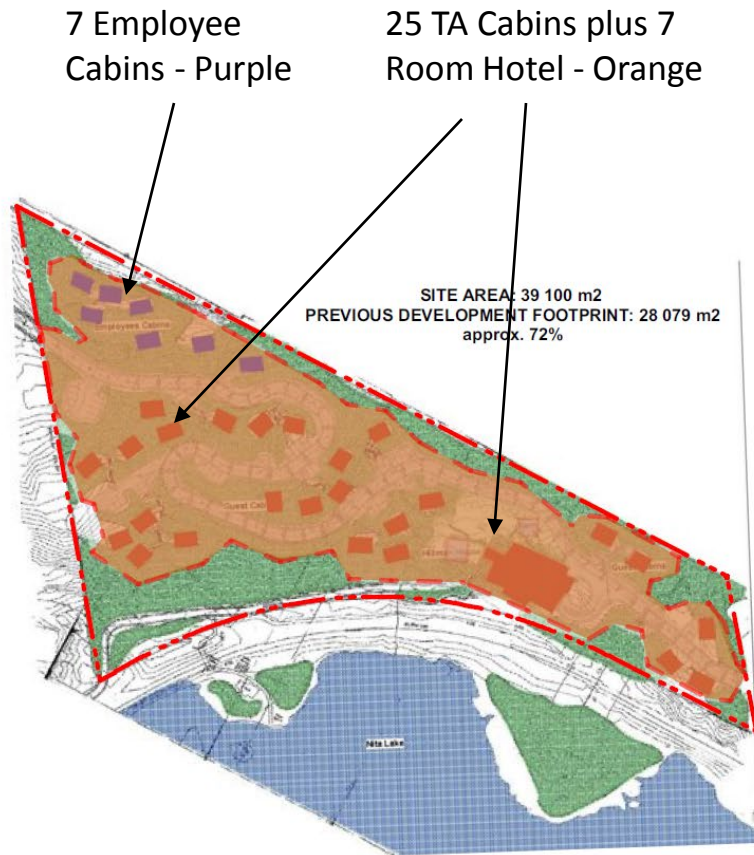
Diagrams – View Across the Lake



illustrative elevation (view looking west from Nita Lake)



Diagrams – Development Footprint Comparison



Original TA17 Concept



RZ1157 Proposal

Discussion – Preliminary Review

- **Historical Review:**
 - ✓ The Whistler Museum and Archives Society have provided a Historical Review.
- **FireSmart Assessment:**
 - ✓ Property undergoing a FireSmart Assessment undertaken by RMOW staff.
 - ✓ Assessment would be coordinated with proposed tree preservation on site.
- **Structural Assessment:**
 - ✓ Structural Assessment confirming that existing Hillman cabin can be moved to the proposed park location received.
- **Tree Preservation:**
 - ✓ Tree preservation areas have been identified on plan (will need to be coordinated with Firesmart Assessment).
 - ✓ Site sections indicate that screening of the townhomes is viable.
 - ✓ A Tree Survey and assessment identifying viable trees on plan and confirming the tree preservation polygons on site has been undertaken.

Discussion – Preliminary Review

- **Environmental Review:**
 - ✓ An environmental review confirming project viability has been received.
- **Traffic Study:**
 - ✓ A Traffic Study confirming viability is pending.
- **Preliminary Servicing Report:**
 - ✓ Preliminary servicing report confirming project viability has been received.
- **Preliminary development ProForma:**
 - ✓ Received from applicant team
 - ✓ Currently undergoing third party review

Discussion – Housing Consideration

- Proposal includes 15 three B/R employee townhomes contained in three five-plexes.
 - ✓ Employee housing would be secured by a housing agreement placed on title restricting employee use to WHA eligibility (i.e.: Employees must work full time for a minimum average of 30 hours per week, be employed in Whistler with employment that justifies residing in Whistler). Proof of eligibility will be required.
 - ✓ Currently the applicant has indicated a need for eight employee housing units for on-site staff. This requires further review to identify need and allocation of appropriate number of units.
 - ✓ The proposed rents are \$2.50 sq. ft. equating to a monthly rent of approximately \$2,853 per month for a three-bedroom 1,141 sq. ft. unit or, a unit sales cost of \$400 sq. ft. The ratio of sales to rent units has yet to be confirmed as well as the quantity of units to accommodate eligible site staff.

Policy Consideration – Current OCP

Schedule	Designation
B-2	Development Area
C	Commercial Accommodation
D-2	Secondary Commercial Area
E-2	Community Facilities & Schools – Proposed Facilities
F-2	Shows Valley Trail extension to site
H-2	Municipal Service Areas – Sewer and Water
P	Development Permit Area 20
Q	Designates Subject Lands for: <ol style="list-style-type: none">1. Form and character of development2. Protection of the natural environment3. Protection of development from hazardous conditions

- Staff consider that the RZ1157 proposal is consistent with the current OCP.
- Conformance to Schedule Q - Development Permit Guidelines - will be assured through the Statutory Development Permit Process.

Policy Consideration – Pending OCP

Schedule	Designation
A -	Shown as Visitor Accommodation (provides visitor accommodation outside of the Core Commercial areas and may include limited auxiliary commercial uses and employee housing) in Whistler Land Use Map.
B	Not designated as First Nations Lands.
C	Not designated as community forest or provincial park.
E-1	Shows desired Valley Trail connection in OCP Transportation Cycling Network plan.
E-2	Shown as Shared Multi Use Valley trail Proposed in Recreation Trails Plan.
E-3	Shown as Shared Multi Use Valley trail Proposed in Transportation Network Plan.
F	Shown as Proposed Valley Trail in Existing Municipal Parks Plan.
H	Shown as Municipal Water Systems Service Area.
I	Shown in Sewer System Service Area
J	Shown as a Development Permit Area for Protection of Riparian Eco Systems
O	Shown as a Development Permit Area for Commercial Development
P	Shown as Multi-family Residential Development Permit Area
S	Shown as Moderate Risk Wildfire Protection Development Permit Area

- Staff consider that the RZ1157 proposal is consistent with Whistler's pending OCP

Policy Consideration - Covenant

- In 2002, Depner Developments signed covenant BT215121 restricting development on the lands and prohibiting any works until a series of commitments as fulfilled.
 - ✓ Submission of plans for a bus shelter and pullout to RMOW standards.
 - ✓ Submission of plans and specifications for trail construction.
 - ✓ Plans and specifications for any off-site infrastructure necessary to support the development concept.
 - ✓ Receipt of securities for these works.
 - ✓ Receipt of a heritage report for the cabin and barn.
 - ✓ Environmental monitoring.
 - ✓ Use of sprinklers.
 - ✓ Execution of a future covenant tying the site to the RA309 concept and limiting development to 64 bed units.
- This agreement can be revisited through the current rezoning process to reflect current priorities.

Policy Consideration – Other

- **Bed Unit Allocation:**

- ✓ BT215121 agreement on title restricts Bed Unit allocation to 64 Market BUs (34 units @ 2 BUs each).
- ✓ Agreement is prior to consideration of employee BUs.
- ✓ TA17 zone could allow for up to 96 Bed Units.
- ✓ RZ1157 proposal represents 88 market Bed Units plus 60 employee Bed Units.
- ✓ TOTAL BU's per RZ1157 : $88 + 60 = 148$ Bed Units

- Please see Appendix C to report 19-118 for an analysis of RZ1157 with respect to Council's PSEH Guidelines.

Community Engagement

- Rezoning application sign is posted on property.
- Correspondence received from public will become part of the rezoning application file for Council consideration.
- Staff recommend all PSEH proposals include Public Information meeting in advance of consideration of zoning amendment bylaws for first and second readings by Council.
- Any proposed zoning amendment bylaw is subject to public hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.
- Correspondence received from members of the public is available at the September 17th Council meeting.

Recommendation

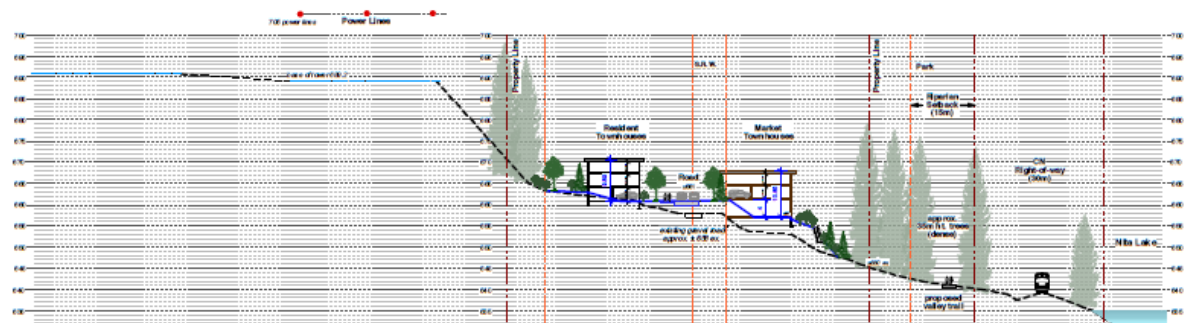
- **That** Council authorize further review and processing of Rezoning Application RZ1157 (5298 Alta Lake Road); and
- **That** Council authorize staff to schedule a public information meeting to obtain input on the proposed zoning changes; and further
- **That** Council authorize staff to potentially 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 this Report 19-118.

End

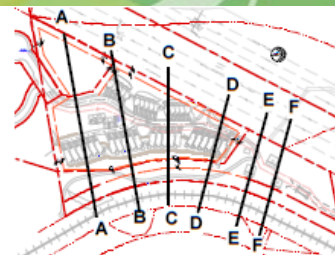
Diagrams – Site Plan



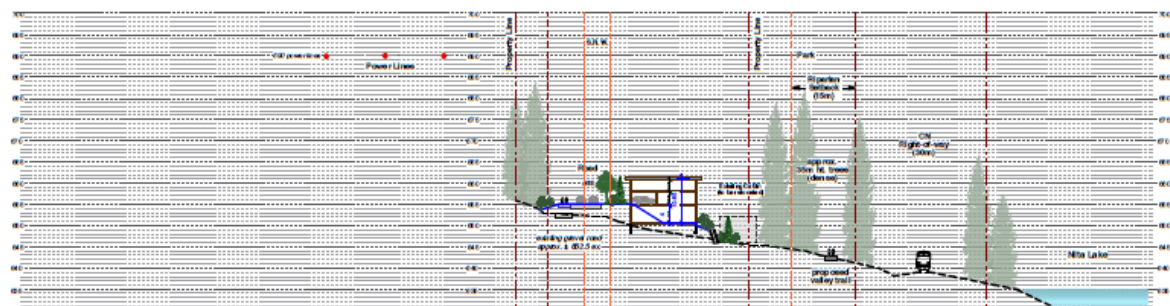
720 power line Power Lines



section C



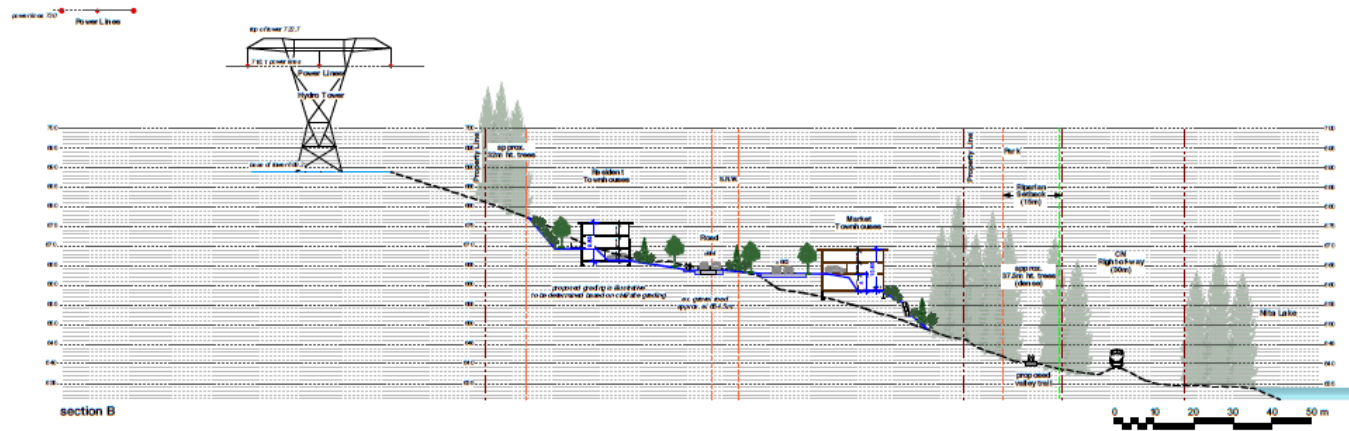
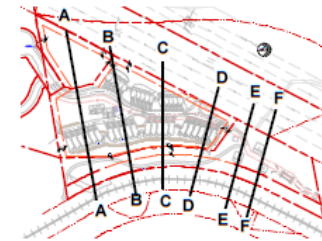
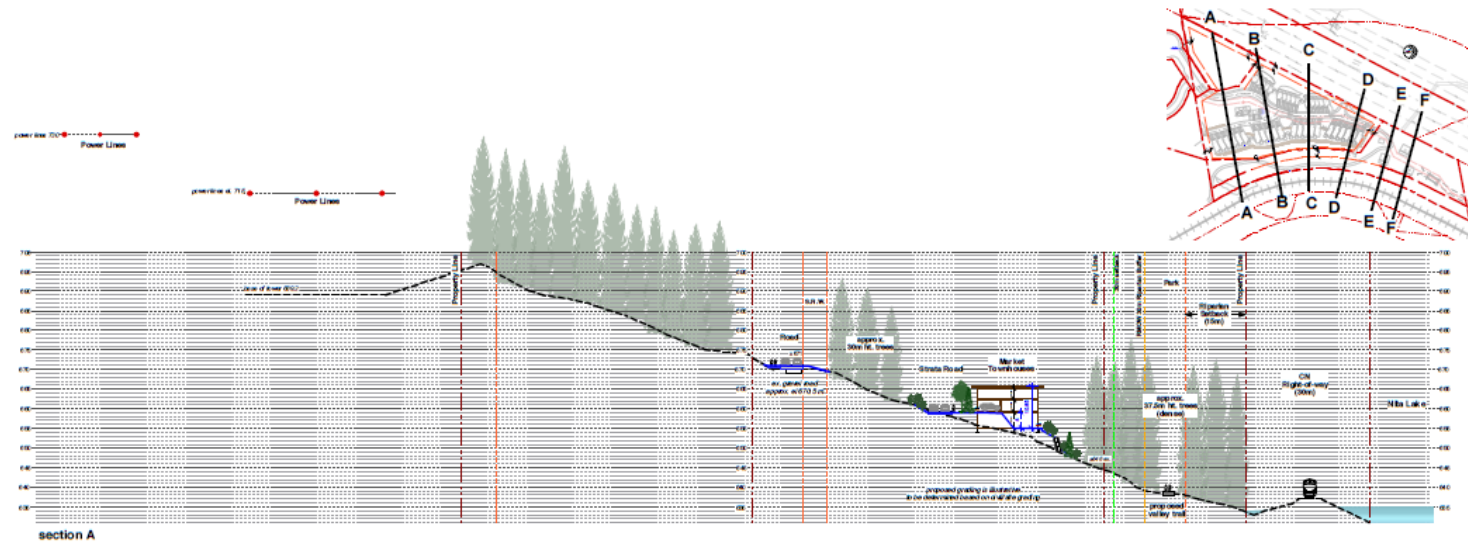
720 power line Power Lines



section D

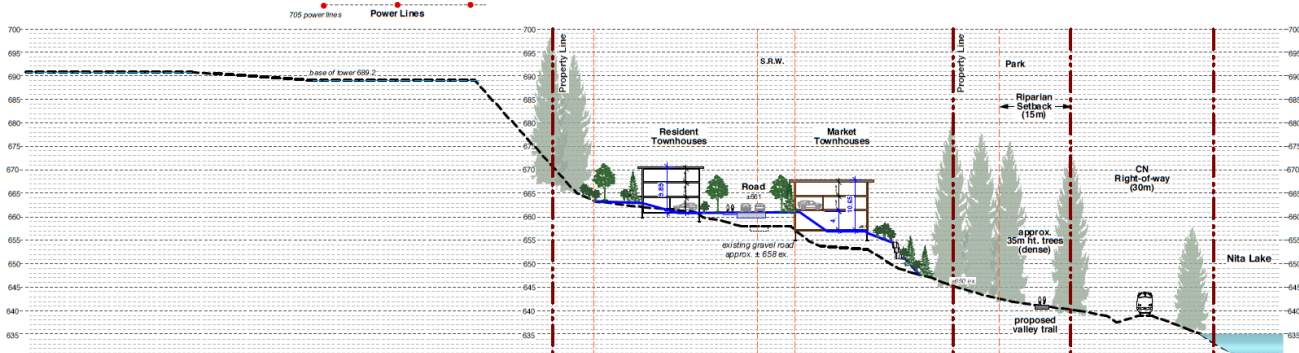


Diagrams – Site Sections



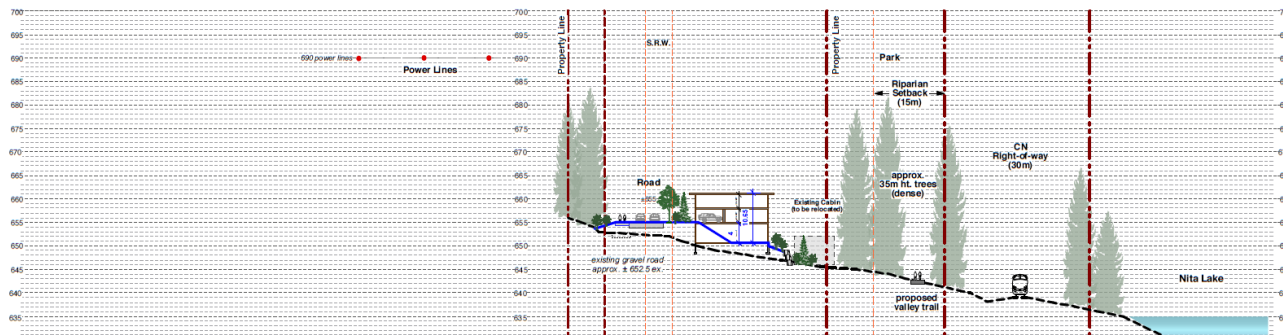
Diagrams – Site Sections

725 power lines
Power Lines

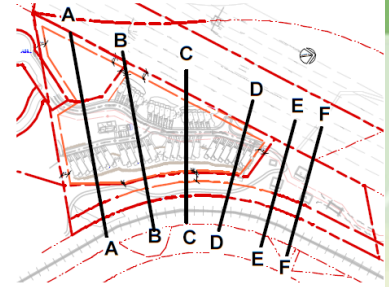


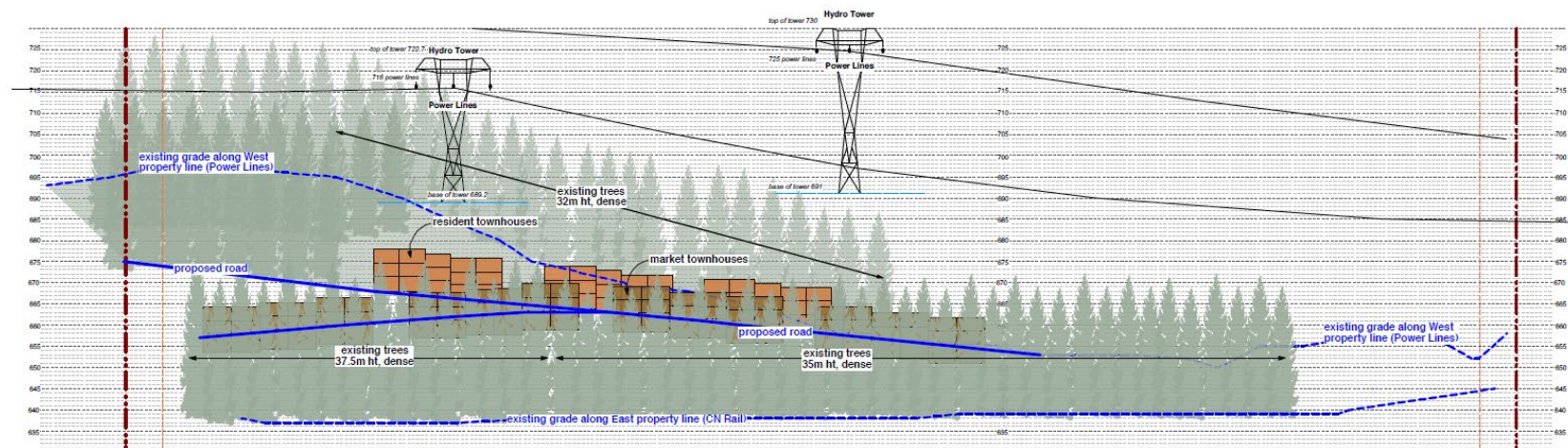
section C

713 power lines
Power Lines



section D





Illustrative elevation (view looking west from Nita Lake)

