

RZ1157-5298 Alta Lake Road

Council Presentation

September 15, 2020

RESORT MUNICIPALITY OF WHISTLER

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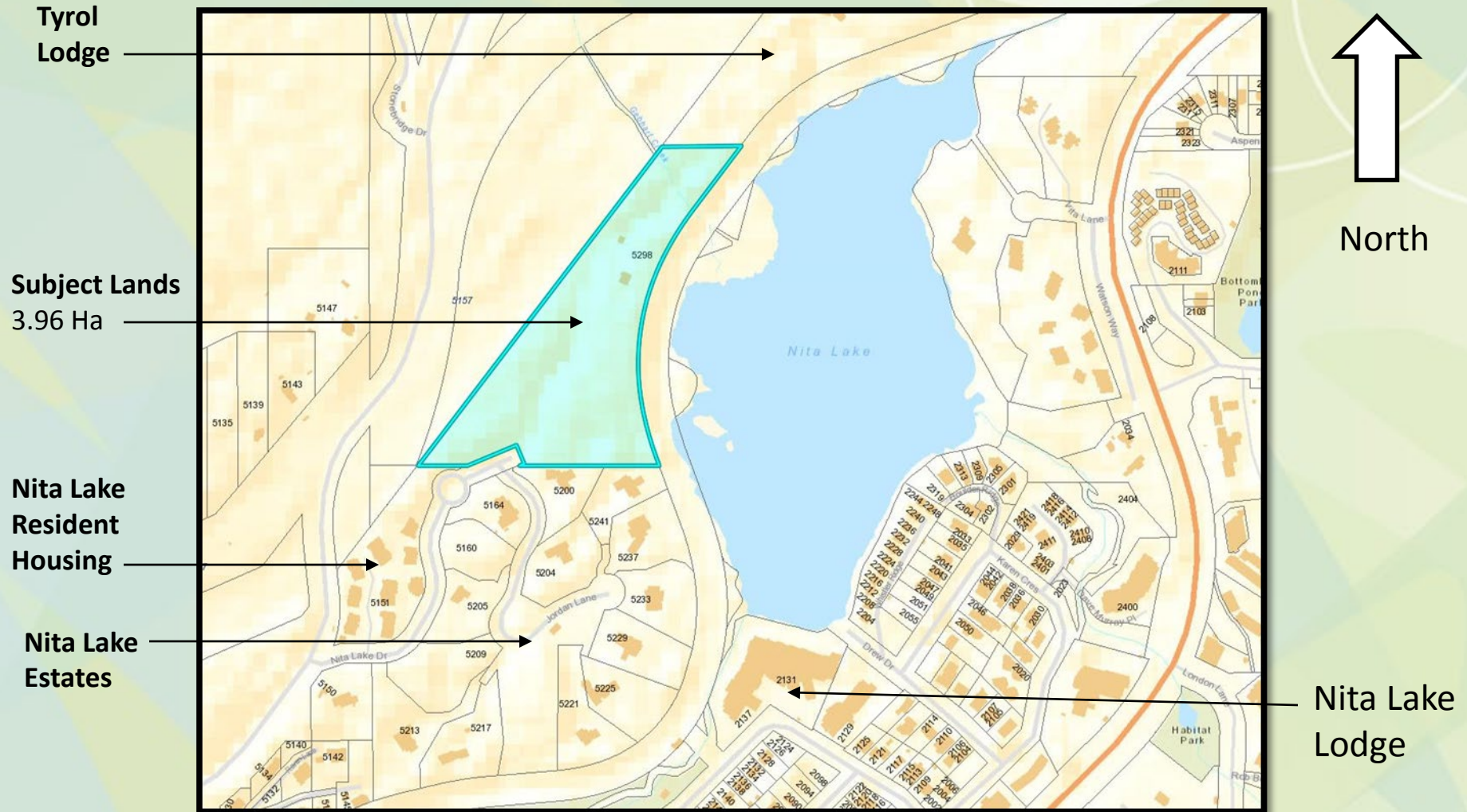
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Subject Lands



Purpose

- **To request** that Council authorize staff to prepare an Official Community Plan amendment bylaw for RZ1157 to amend OCP Schedule “A” (“Land Use Map”) for the lands at 5298 Alta Lake Road to:
 1. Reference market residential and parkland uses along with the currently referenced tourist accommodation and employee housing uses, and to
 2. Delete the references to potential commercial uses.
- **To outline** the subsequent process for staff for engagement with the Lil’wat Nation and Squamish Nation in line with the Framework Agreement for Official Community Plan Amendments.

Adoption of New OCP

- Original and Latest proposal for RZ1157 was considered consistent with previous OCP:
 - ❑ Consisted of a mix of tourist accommodation and employee housing.
 - ❑ Did not require an amendment to proceed.
- Original RZ1157 proposal was consistent with the anticipated (New) OCP:
 - ❑ Consisted of a mix of tourist accommodation and employee housing
 - ❑ Did not require an amendment to proceed.
- Council adopted “Official Community Plan Bylaw No. 2199, 2018” on June 23, 2020

Updated Proposal

- Through the negotiation process, and in response to neighbourhood input, half of the proposed market tourist accommodation units were changed to market residential.
 - ❑ Now: 11 market TA, 11 market residential and 21 employee units.
 - ❑ Considered to have a lower impact on the existing neighbourhood.
- The Land Use Map Schedule “A” to New OCP designates the lands as “Visitor Accommodation”:
 - ❑ *“These lands provide visitor accommodation outside of the Core Commercial areas and may include limited auxiliary commercial uses and employee housing.”*
- Schedule “A” needs updating to reflect the current RZ1157 proposal.
- For RZ1157 to proceed, OCP Schedule “A” needs to be updated to:
 1. reference market residential and parkland uses along with the currently referenced tourist accommodation and employee housing uses, and to
 2. delete the references to potential commercial uses.

Background - Rezoning Application RA309

- Current TA17 zoning was adopted by Council by way of “Zoning Amendment Bylaw (London Mountain Lodge) No. 1497, 2000” in 2002 under RA309.
 - ❑ provides for a mix of tourist accommodation and employee housing uses contained in a boutique hotel and a series of cabins.
- Council also adopted “Official Community Plan (London Mountain Lodge) No. 1498, 2000”. This amendment to the then-current Official Community Plan (“OCP”) designated the lands as:
 - ❑ Area for development of residential accommodation
 - ❑ Commercial Accommodation and Secondary Commercial Area
 - ❑ Community Facilities and Schools
 - ❑ Municipal Services Area – Sewer and Water
 - ❑ Development Permit Area No. 20 – “London Mountain Lodge”

Discussion – Rezoning Application 1157

RZ1157 Application History:

- ❑ **September 2019** First Council review
- ❑ **February 2020** Amended (current) proposal reviewed by Council
- ❑ **May 5, 2020** Preliminary review by Advisory Design Panel – project supported
- ❑ **June 2020** Council gave first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, and authorized staff to schedule a public hearing for “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”;

Concept proposes to:

- ❑ Delete the existing Hotel use;
- ❑ Group existing accommodation and residential uses into townhomes;
- ❑ Create a tighter development footprint, allowing for tree protection and site screening;
- ❑ Parkland dedication (including restored / relocated Hillman cabin and barn), illuminated valley trail, and bridge;
- ❑ Riparian Dedication;
- ❑ Future Housing Parcel Dedication.

Discussion - Rezoning Application RZ1157

- RZ1157 Benefits:

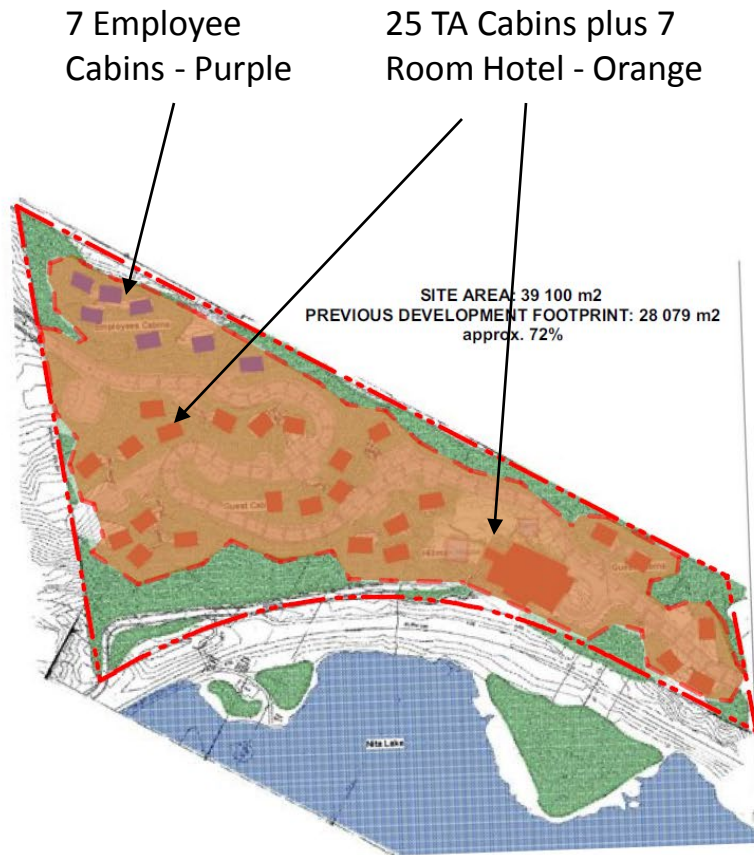
- ❑ Additional employee housing units for Whistler workforce (21 units),
 - Under existing TA17 zone and covenant, housing would not be available to the general Whistler workforce community
- ❑ Dedicate future employee housing parcel adjacent to existing Nita Lake Resident Housing
- ❑ Dedicate riparian/ tree protection area along the lake foreshore and rail line ensuring vegetation management on municipal lands
- ❑ Extensive parkland dedication
- ❑ Restore and relocate existing historic cabin to park to create a historic landmark on anticipated west side cultural connector
 - This includes park design and development
- ❑ Extend Illuminated Valley Trail from Nita Lake Estates
- ❑ Construct bridge over Gebhardt Creek to municipal standards

Discussion OCP Update

Staff recommend specific mapping updates as shown:

- Riparian area / nature conservation park
 - ❑ Dark Green: “Protected Natural Area”
- Park parcel that will contain relocated cabin
 - ❑ Light Green: “Parks and Recreation”
- Market Parcel (includes TA and residential components along with the associated pool area)
 - ❑ Orange: “Residential and Visitor Accommodation”
- Employee Parcel plus future employee parcel
 - ❑ Yellow: “Residential Low to Medium”

Diagrams – Development Footprint Comparison



Original TA17 Concept



RZ1157 Proposal

Other Policy Considerations

Framework Agreement

- Under Article 7.3: *“The RMOW will provide the First Nations with early and ongoing opportunities to express their interests in future RMOW OCPs through an engagement process consistent with the Local Government Act as it pertains to engagement on official community plans between indigenous peoples and other local governments in British Columbia...”*
- Initial assessment by staff indicates the amendment isn’t likely to affect the interests of Lil’wat Nation or Squamish Nation.
- Should Council give authorization to proceed with the proposed OCP Amendment,
 - ❑ Staff will notify Lil’wat Nation and Squamish Nation in writing with a description of the amendment and invite each to confirm in writing that the amendment does not affect their interests.
 - ❑ If either of the First Nations do not agree with RMOW assessment and advise in writing within 30 days, staff would initiate a consultation process for the amendment before proceeding with an amendment bylaw.
 - ❑ Otherwise, staff would proceed with consideration of the amendment in accordance with usual bylaw amendment procedures.

Local Government Act

In either scenario, the Municipality must also consider consultation under s. 475 of the Local Government Act, which is mentioned in the Framework Agreement, but creates a separate obligation to consider consultation with First Nations on all OCP amendments.

- Section 475 requires the Municipality to provide one or more opportunities it considers appropriate for consultation with First Nations, and to consider whether or not consultation should be early and ongoing.
- Assuming staff proceed with notification and consultation pursuant to the Framework Agreement as outlined above, the Municipality may also rely on that process in satisfaction of its obligation to consider consultation with First Nations under s. 475

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
- Correspondence received from the public will become part of the rezoning application file for Council consideration.
- Any proposed zoning and OCP amendment is subject to a public hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.

Next Steps

If Council Authorizes OCP Mapping Amendment:

- Staff would notify First Nations in accordance with Framework Agreement
- Pending above, prepare OCP Amendment Bylaw for first and second readings
- Subsequently Public Hearing would be required prior to third readings of bylaws.

Recommendation

That Council authorize staff to prepare an Official Community Plan amendment bylaw for RZ1157 to amend OCP Schedule “A” (“Land Use Map”) for the lands at 5298 Alta Lake Road to reference market residential and parkland uses along with the currently referenced tourist accommodation and employee housing uses and to delete the references to potential commercial uses.

Thank you

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Background - General

- Private Sector Employee Housing Initiative

- ❑ **April 24, 2018** - Council endorsed development of up to 500 bed units of employee restricted housing on private lands in the period 2018 – 2023.
- ❑ **December 5, 2018** - Council ratified Guidelines for Private Sector Employee Housing Initiatives.
- ❑ **March 26, 2019** - Council ratified amended Guidelines.

- 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 – TA17 Zone

- Existing TA17 Zone Summary:

	Existing TA17 Zone
Market Tourist Accommodation Uses	2,100 m² (Hotel - 7 rooms utilizing 500 m ²) 1,400 m² (contained in up to 25 cabins) <hr/> 3,500 m² Total GFA (1900 m ² accommodation)
Employee Housing	800 m² (contained in up to 7 cabins)
Max GFA for arts facility	<u>250 m²</u>
Parcel - Total maximum GFA	4,600 m² (Includes Hillman cabin estimated at 250 m ²)

Diagrams – RZ1157 Site Plan



Discussion – Density Summary

	RZ1157 Proposal
Market Tourist Accommodation	11 3-B/R TA townhomes @ 191 m ²
Market Residential	11 3 – B/R market residential townhomes @ 191 m ²
Total Market GFA	4202 m ²
Employee Housing	<p>21 units (applicant proposed to maintain one unit for on-site staff)</p> <p>12 2 – B/R @ 58 to 65 m²</p> <p>9 3 –B/R @ 141 m²</p> <p>Note: exact sizes of units will be further developed in the detailed design.</p>
Total Employee GFA	2000 m ²
Amenity Building / Check in Facility m2	40 m ²
2 Auxiliary Buildings	56 m ² each per Part 5 general regulations

Discussion – Dedications Summary

Proposed Land Acquisition	<p>1. Park Dedication:</p> <ul style="list-style-type: none"> - Hillman cabin site: (0.877 Ha) and riparian areas (0.563 Ha) - <u>Total: 1.44 Ha</u> <p>1. Future Housing Site:</p> <ul style="list-style-type: none"> - Propose to dedicate area at site entrance to WHA for future housing. - <u>Total: 0.509 Ha</u>
Total Dedications	<u>1.95 Ha</u> (50% of parent parcel)
Public Recreation Infrastructure	Construction of illuminated Valley Trail to lands beyond, enabling the future West Side Connector.
	New bridge to Valley Trail standards
	Move and restore building to ensure no further RMOW investment required
	Restore existing barn as above

Bed Unit Allocation

- Employee Bed Units represent 65 % of increase.
 - All 21 units will now be available to the Whistler workforce community whereas under the current TA17 zone zero were available.

	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

Definitions

- **Riparian area / nature conservation park – Dark Green: “Protected Natural Area”**
 - ✓ **“PROTECTED NATURAL AREA:** *Lands that have high environmental sensitivity or importance and are protected by zoning, development permit area conditions, covenants, provincial regulations or other means. Supported land uses include nature conservation, passive open space uses, conservation buffers and low impact recreation with limited development including trails, interpretive signage and viewing platforms.”*
- **Park parcel that will contain relocated cabin – Light Green: “Parks and Recreation”**
 - ✓ **“PARKS & RECREATION:** *Lands designated for public enjoyment and active recreation as well as private recreational facilities such as golf courses. Parks and recreation areas generally support indoor and outdoor recreation, outdoor gathering and assembly use, sports fields, and may allow institutional uses and facilities. These lands may contain pedestrian or cycling trails, auxiliary buildings, playgrounds and other structures or recreational facilities, and may also provide water access for recreation use.”*
- **Market Parcel (includes TA and residential components along with the associated pool area – Orange: “Residential and Visitor Accommodation”**
 - ✓ *“Lands permitting residential and visitor accommodation use in various dwelling types.”*
- **Employee Parcel plus future employee parcel – Yellow: “Residential Low to Medium”**
 - ✓ **“RESIDENTIAL - LOW TO MEDIUM (DETACHED/MULTIPLE):** *Lands for detached and duplex dwellings characterized by low to medium density lot sizes, and lands for medium density multiple residential development, the latter of which is generally located close to commercial, recreational, institutional, transit and trail connections.”*