

# RZ1146 – 7104 Nancy Greene Dr. Private Employee Housing

## Council Presentation

May 5, 2020

### RESORT MUNICIPALITY OF WHISTLER

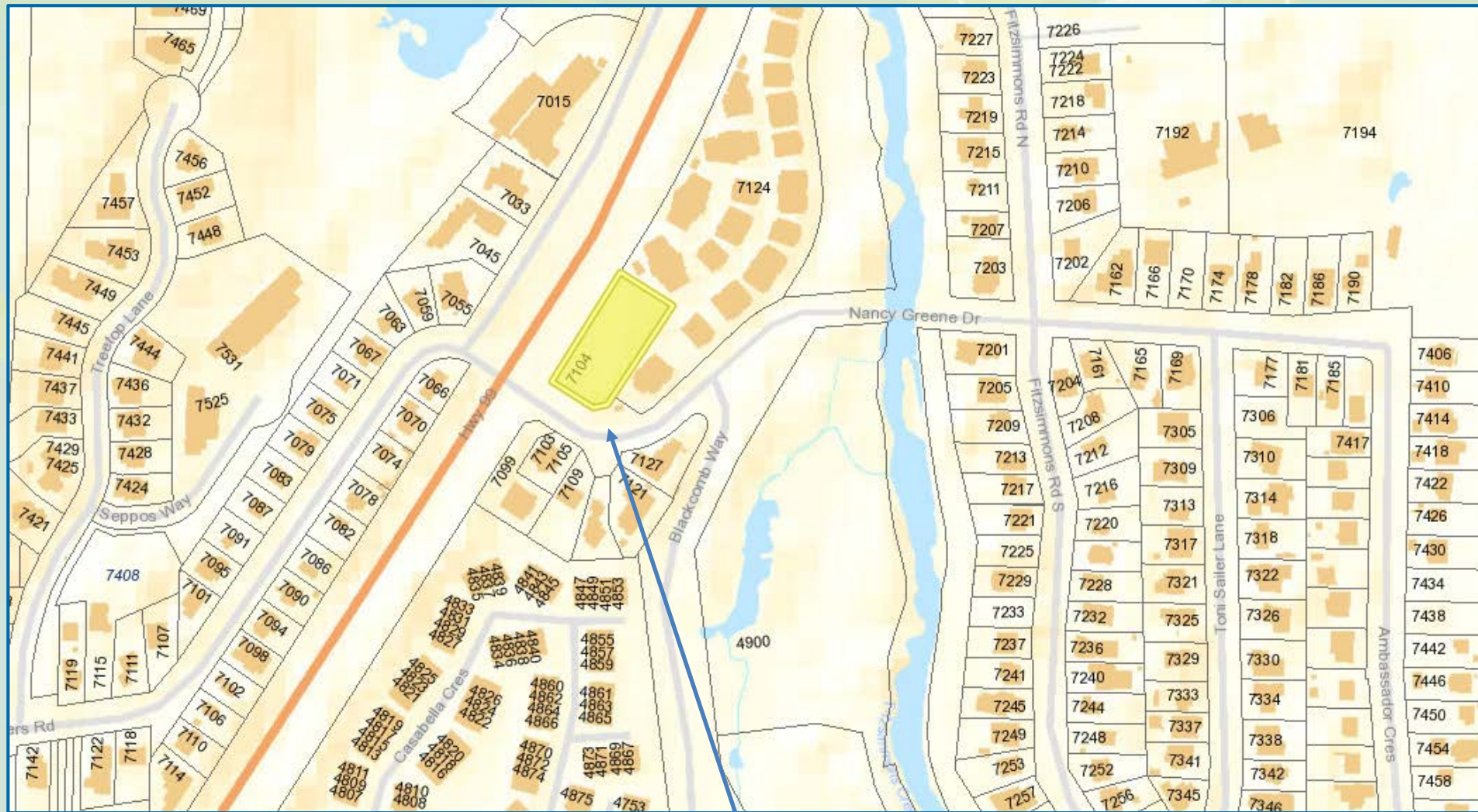
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# Purpose

- To present a revised proposal for a new 38 unit rental employee housing building at 7104 Nancy Greene Drive, under the Private Employee Housing Initiative, for Council consideration.
- **Recommend that Council authorize:**
  - ✓ Further review and processing of the application
  - ✓ An online public information and input opportunity
  - ✓ Preparation of a draft zoning amendment bylaw for future Council consideration

# Subject Site



Subject site

# Aerial Photo



# Background

- **September 18, 2018** - Council reviewed 9 PEHI proposals and authorized further processing of RZ1146.
- **March 26, 2019** - Council endorsed revised Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing.
- Current proposal submitted (dated March 12, 2020) to address previous concerns by the Public, Council and staff.
  - Applicant is committed to 100% employee rental project as per initial guidelines – no market component, no ownership

# Background

- **Public Comments – previous concerns identified**
  - ✓ Scale, massing and overall density proposed
  - ✓ Existing vegetation and trees, privacy, screening and buffering from adjacent Fitzsimmons Walk and Highway 99
  - ✓ Siting considerations – setbacks, height, noise, shading, site coverage
  - ✓ Traffic and parking impacts (i.e. insufficient parking, increased traffic and intersection impacts and noise)
  - ✓ Overall quality of design and “neighbourhood fit”
- **Current Situation**
  - ✓ Housing needs and policies established by the Mayor’s Taskforce on Resident Housing and the updated OCP continue to apply
  - ✓ Support continued processing of active employee housing development proposals

# Revised Development Proposal

- 38 employee-restricted rental dwelling units within a three-storey apartment building. 42 parking spaces and one loading bay.
- Mix of units proposed: 1 bedroom (incl. studio layouts), 1 bedroom with flex space, 2 bedrooms, 2 bedrooms with flex space and a single 3-bedroom with flex space unit.
- All units have in-suite laundry, a balcony and dining area. Additional secured storage areas are available in conjunction with 22 parking stalls (garages).
- Secured bicycle storage is proposed to be housed in an accessory building.
- **The revised proposal includes:**
  - ✓ A reduction to the density and height to be more compatible with the neighbourhood;
  - ✓ An increase to the landscape areas for socializing and to provide screening/buffering; and
  - ✓ An increase to the amount of parking proposed to allow one stall per dwelling unit with four visitor stalls and a loading bay.

# Revised Application Vs Previous Submittals

	Dwelling Units	Bed Unit Allocation	Height	Floor Space Ratio	Gross Floor Area
May 2018 Proposal	65 apartment units	184	14.0 metres (5 stories + underground parking)	1.8	4,954 m <sup>2</sup>
August 2018 Proposal	47 apartment units	122	11.0 metres (4 stories + underground parking)	1.3	3,411 m <sup>2</sup>
March 2020 Proposal	38 apartment units	104	8.5 metres (3 stories + underground parking)	0.95	2,676 m <sup>2</sup>



# Previous Submittals - Project Renderings

**May 2018 Proposal**



**August 2018 Proposal**

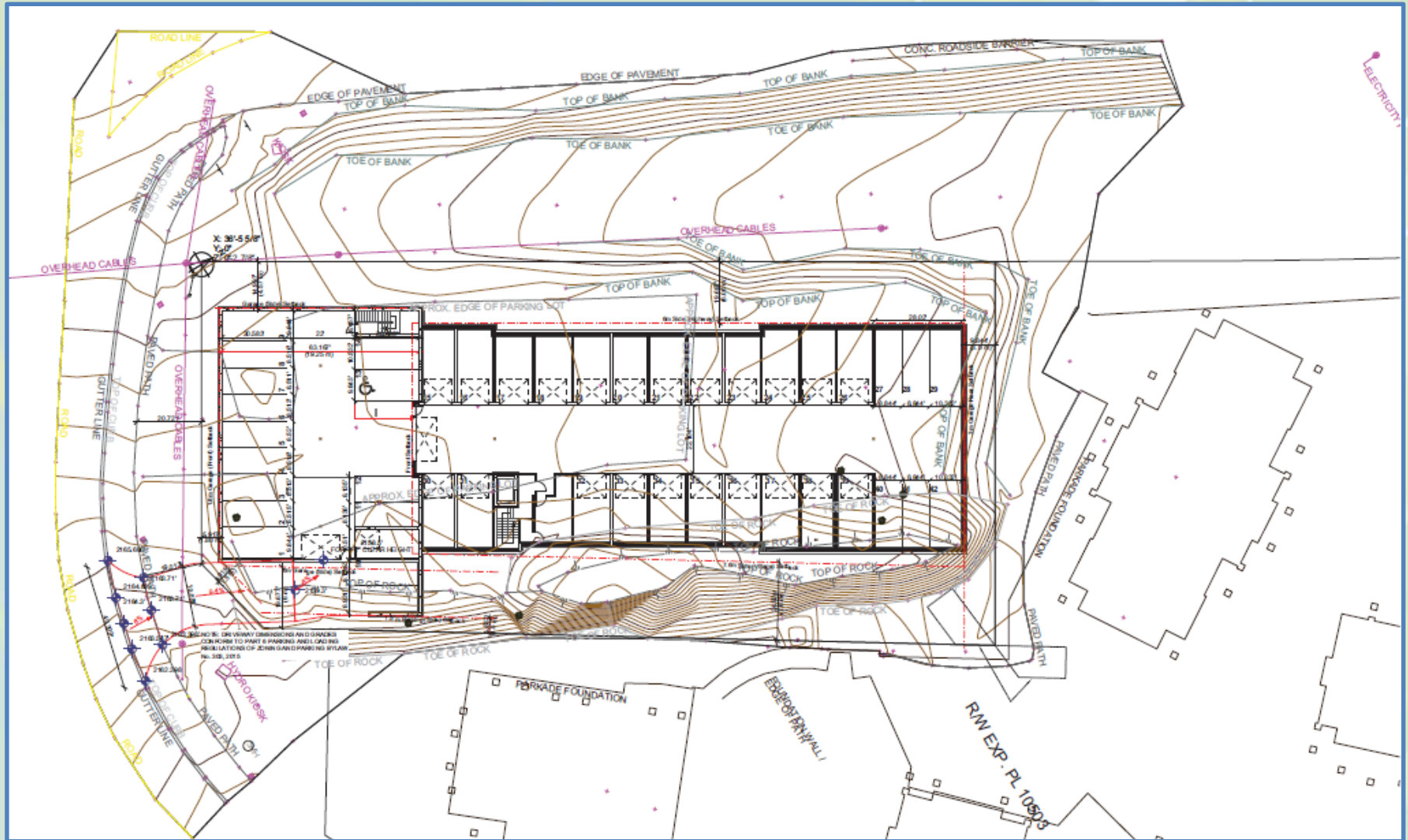


# Development Statistics Comparison

	Dwelling Units	Gross Floor Area (m <sup>2</sup> )	Site Area (m <sup>2</sup> )	Floor Space Ratio	Height (metres)
1310 Cloudburst - WHA	27 units	2,700 m <sup>2</sup>	3,846 m <sup>2</sup>	0.7	13.8 m
1330 Cloudburst - WHA	45 units	3,071 m <sup>2</sup>	5,134 m <sup>2</sup>	0.6	11.5 m
1020 Legacy Way – WHA Passivhaus	24 units	1,657 m <sup>2</sup>	1,580 m <sup>2</sup>	1.05	16.6 m
Fitzsimmons Walk – RM52 Employee Portion	36 units 3 bldgs	4,250 m <sup>2</sup>	4,000 m <sup>2</sup>	1.06	10.1 m 4 storeys
Fitzsimmons Walk – RTA26 Market Portion	41 units 15 bldgs	10,847 m <sup>2</sup>	12,000 m <sup>2</sup>	0.90	8.8 m to 10.8 m
<b>March 2020 Nancy Greene Proposal</b>	<b>38 units</b>	<b>2,676 m<sup>2</sup></b>	<b>2,816 m<sup>2</sup></b>	<b>0.95</b>	<b>8.5 m 3 storeys</b>

- The neighbouring developments are Fitzsimmons Walk, highway corridor development (multifamily and Nesters Market) and the adjacent duplex and single family dwellings on Nancy Greene Drive.

# Development Proposal – Site Plan

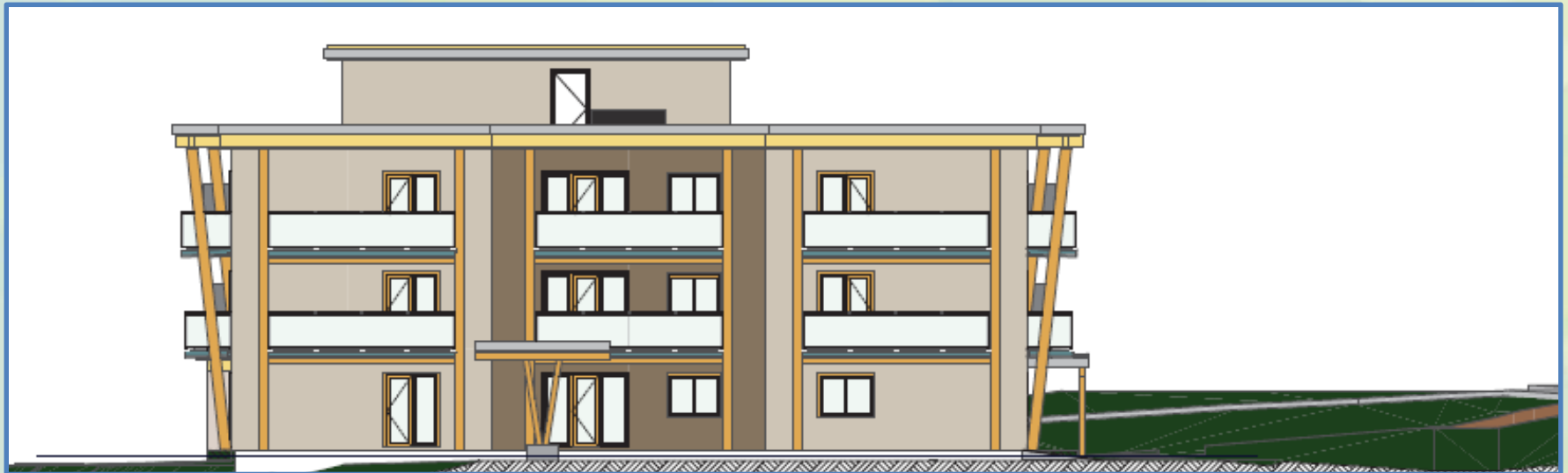


# Development Proposal – Elevations

Northwest (facing Hwy 99)



Northeast (facing Fitzsimmons Walk)



# Development Proposal – Elevations cont.

Southeast (facing Fitzsimmons Walk)

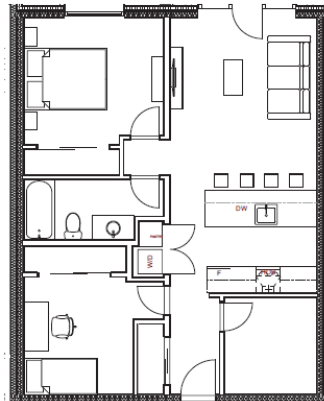


Southwest  
(Nancy Greene  
Dr.)

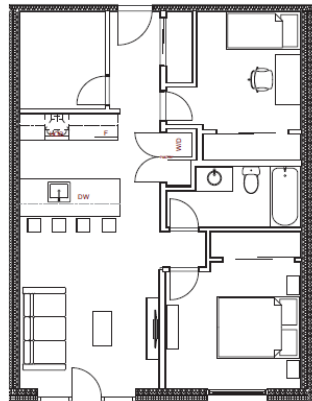




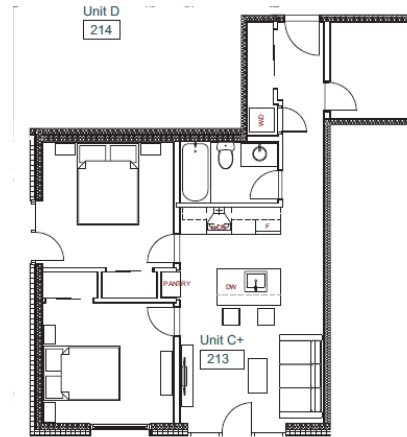
# Development Proposal – Unit layouts



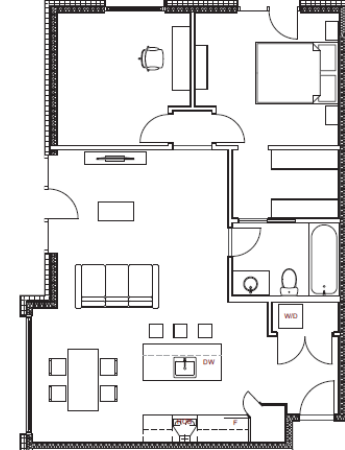
Unit A+ (787.0 sq ft)  
SCALE: 1/4" = 1'-0"



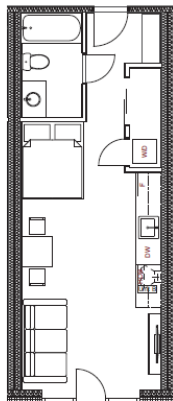
Unit A (755.5 sq ft)  
SCALE: 1/4" = 1'-0"



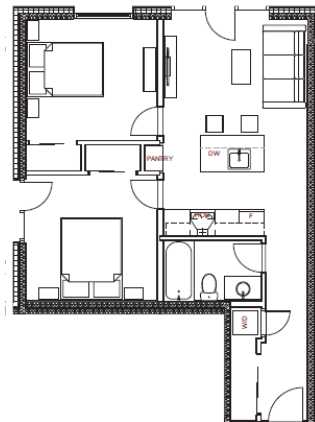
Unit C+ (704.8 sq ft)  
SCALE: 1/4" = 1'-0"



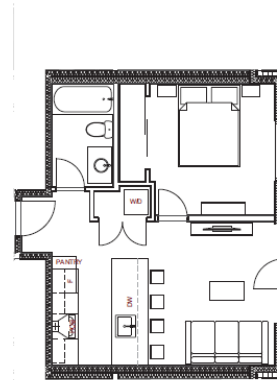
Unit F (878.7 sq ft)  
SCALE: 1/4" = 1'-0"



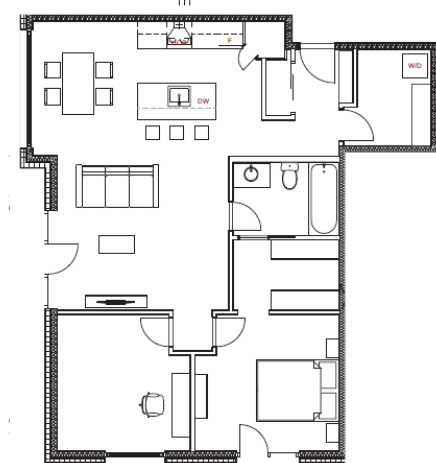
Unit B (377.8 sq ft)  
SCALE: 1/4" = 1'-0"



Unit C (644.0 sq ft)  
SCALE: 1/4" = 1'-0"

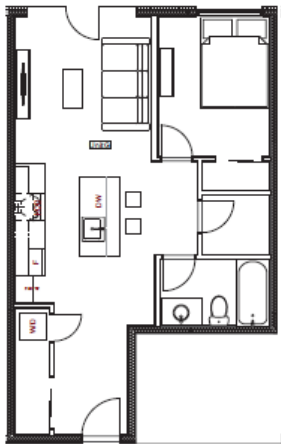


Unit D (468.8 sq ft)  
SCALE: 1/4" = 1'-0"

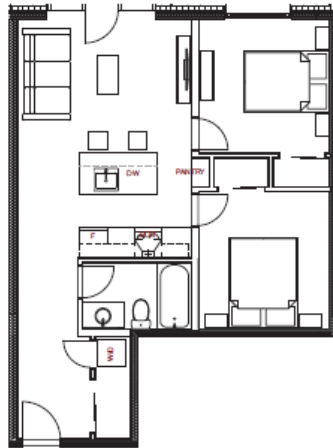


Unit F+ (939.6 sq ft)  
SCALE: 1/4" = 1'-0"

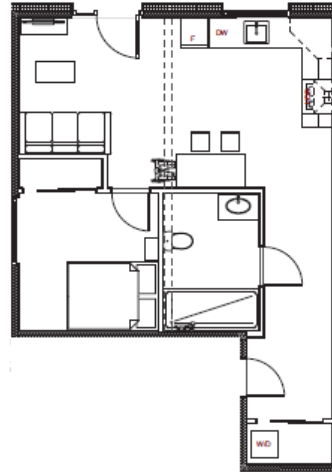
# Development Proposal – Unit Layouts cont



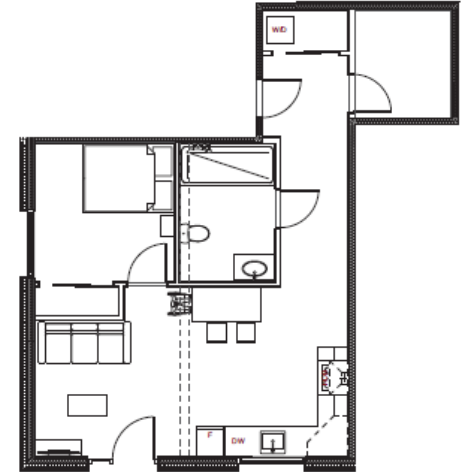
Unit G (531.3 sq ft)  
SCALE: 1/8" = 1'-0"



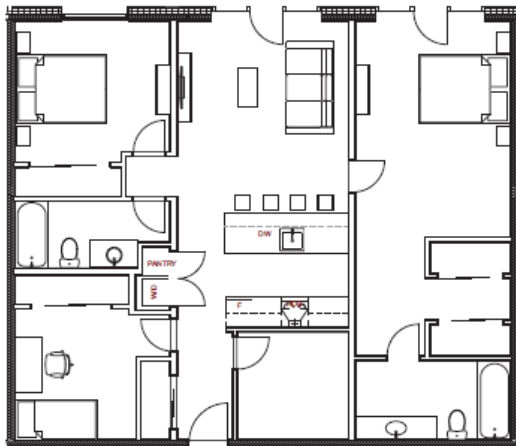
Unit H (636.9 sq ft)  
SCALE: 1/8" = 1'-0"



Unit I (644.0 sq ft)  
SCALE: 1/8" = 1'-0"



Unit I+ (704.8 sq ft)  
SCALE: 1/8" = 1'-0"



Unit E (1180.5 sq ft)  
SCALE: 1/8" = 1'-0"



# Micro-Unit Example: Design and Livability

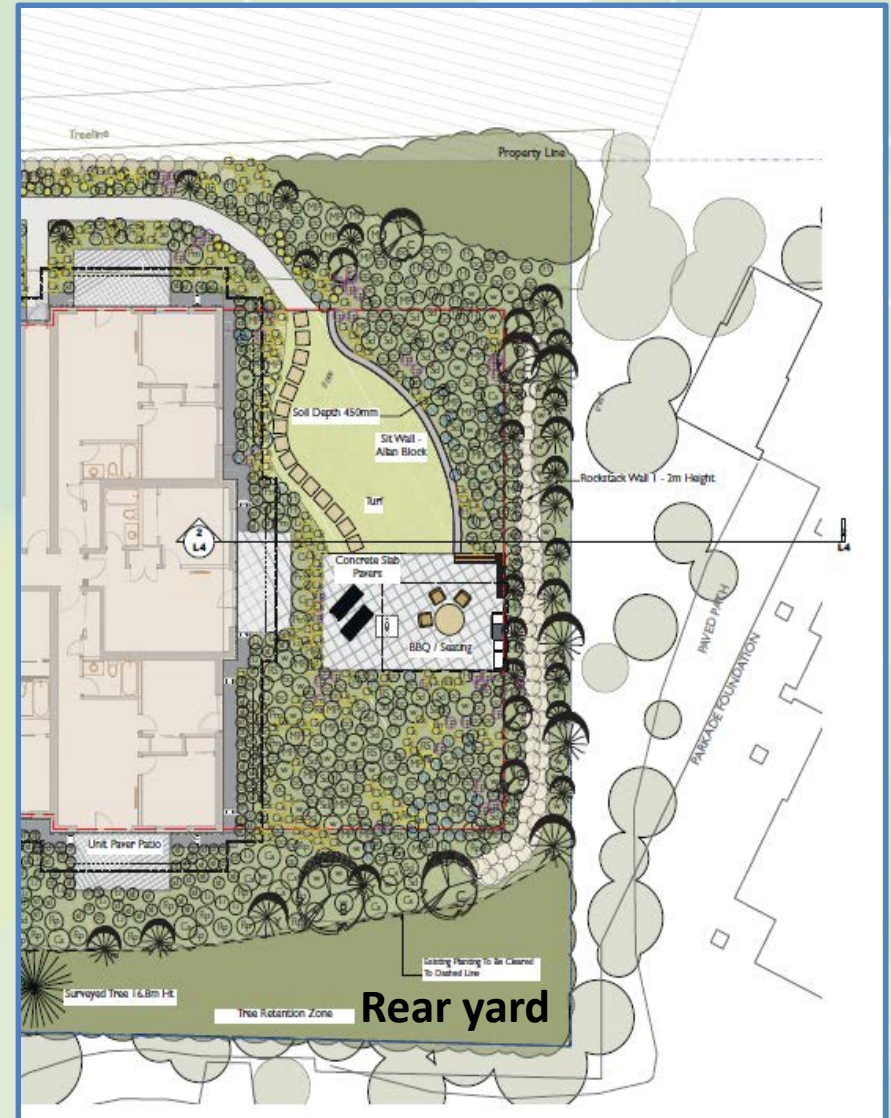
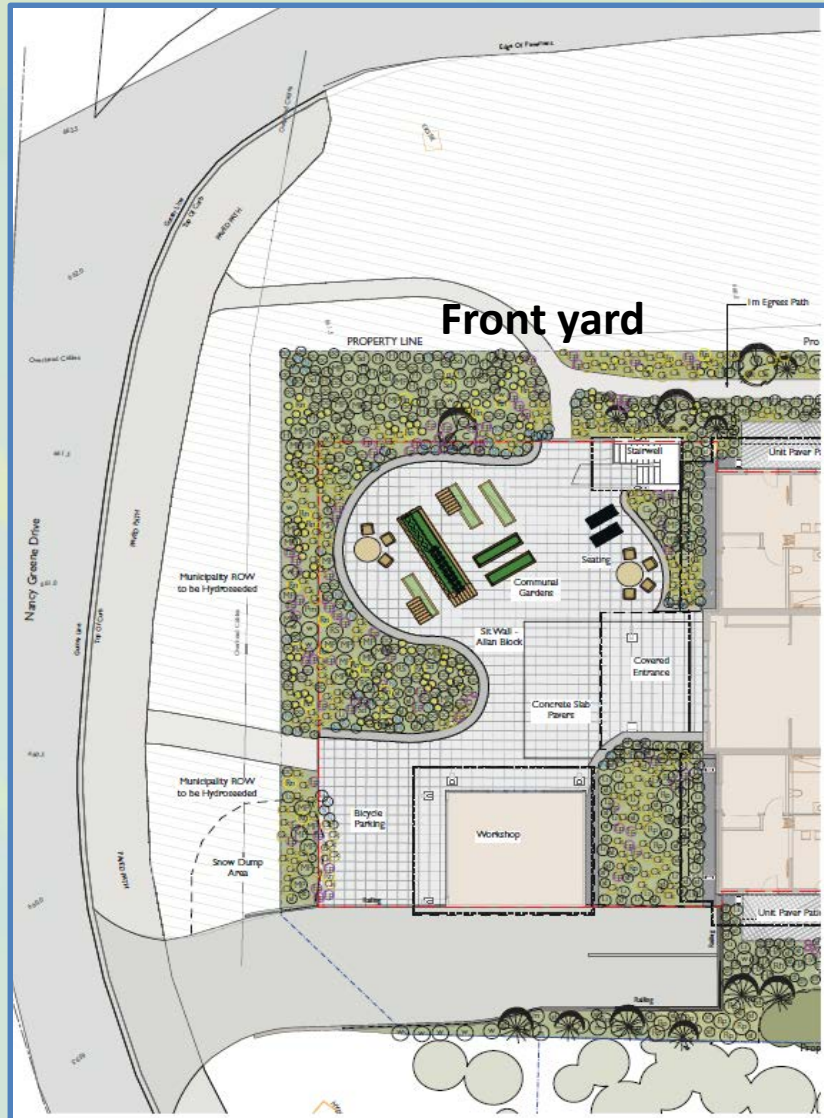


Yotel project, Mammoth Lakes, CA





# Development Proposal – Landscape Plan



# Development Proposal – Landscape Features

## Landscape Features



Alan Block Walls



Concrete Pavers



Covered Commercial BBQ Area



High-In Seats

## Planting Style



Ornamental Grasses



Mountain Hemlock



Mixed Shrubs for Screening To Footpath



Mixed Perennial Plants

# Proposed Rental Rates

- Applicant suggests proposed rents are below market and comparable to category 5 of WHA employee housing:

Proposed Base Rents			
	<u>Base Rent \$/mth</u>	<u>Unit Size (SF)</u>	<u>\$/SF/mth</u>
1 bdrm & 1 brm plus flex	\$1,307 - \$2,277	378 to 637	\$3.46 - \$3.57
2 bdrm & 2 brm plus flex	\$2,236 to \$2,742	644 to 940	\$3.47 - \$2.91
3 bdrm plus flex	\$3,014	1,180	\$2.55

- Confidential pro forma sets out development costs, operating costs, projected revenues, projected return on investment and rents.
- Preliminary analysis indicates proposed monthly rents are comparable to category 5, however, further review of rents relative to unit sizes is required - e.g., 1 bdrm (studio layout) of 378 sf at \$1,350/mth (incl. utilities), compares with 431 sf studio at 1060 Legacy Way at \$1,355/mth (incl. utilities).
- Analysis also required of relative amenities provided and associated additional costs.
- Further review of proposed rents to be completed in conjunction with independent third party review of development pro forma, project feasibility and developer returns, including the proposed number and size of units.

# Zoning Amendment Bylaw: Drafting

- Potential new site specific zone to establish the permitted uses, maximum density of development, building heights, and development setbacks.
  - ✓ Consider using new rental-only zoning (authority introduced by Province in 2018).
  - ✓ A draft zoning amendment bylaw would include consideration of further **public input, third party evaluation** of development pro forma, and review by the **Advisory Design Panel**.
  - ✓ Public hearing required prior to any Council consideration of bylaw adoption
  - ✓ Housing agreement and development covenant to establish an approved design also required.

# Public Sector Employee Housing (PSEH) Criteria

## Employee Housing Requirements - Occupancy and Rent Restrictions

- Housing Agreement Bylaw and employee restrictions
- 100% rental and proposes 104 employee restricted bed units
- Proposal suggests rental rates 20-40% below market value and comparable to WHA category five. **Further review is recommended of unit sizes, and associated rents on a \$/sf basis.**
- Rental increases capped at CPI per Council's PSEH Guidelines
- A mix of units are proposed to meet demand identified by the WHA

## Community Planning Considerations

- Parcel located in a designated development area for residential development
- The size of the building has been reduced to better integrate with adjacent development and the highly visible location on Highway 99. **Further public input and review with ADP is recommended relative to building massing, form and character and landscape screening.**
- Site is located 115 m from transit and 180 m from services & is highly walkable
- Preliminary engineering brief suggests proposal can be serviced with existing infrastructure.
- A traffic and access review has been submitted and reviewed with some recommendations. Review recommends 30 km/hr speed limit and collector designation for Nancy Greene Drive which is supported. **Further review is recommended and MOTI approval required.**

## Development Standards

- 52 parking spaces are required; 42 spaces are proposed – one space per unit, plus visitor. **Parking variance requested for 10 spaces.** Site is centrally located with excellent walking options.

# Policy Considerations

- **Official Community Plan (OCP)**
  - The lands are designated as a development permit area for form and character, the protection of development from hazardous conditions, and protection of the natural environment.
  - The design proposed generally meets the Guidelines for form and character and wildfire prevention in the existing OCP. Through the rezoning process the proposed development is along being evaluated relative to the updated OCP.
- **Zoning Analysis**
  - Compliance with Whistler's "Zoning and Parking Bylaw No. 303, 2015" will continue to be assessed as part of the zoning amendment process. A new custom zone would be developed.



# Community Engagement

- **Activities to date**
  - ✓ Development Notification Sign has been posted on the property.
  - ✓ Application materials that have been presented to Council are available for review on [whistler.ca](http://whistler.ca) under Active Development Projects,
  - ✓ Letters of support and opposition for the previous application submittal were included in the September 2018 report to Council.
- **Staff recommend an Online Public Information and Input Opportunity for the revised proposal**
  - ✓ Public notice in the Pique, mail out to adjacent properties within 100 metres of subject site, posting on RMOW website.
  - ✓ 30-day period for public review and comment.
  - ✓ Copies of all correspondence received and summary of public input to be included in subsequent report to Council.
- **Zoning amendment bylaw also subject to the statutory public hearing requirements.**

# Next Steps – Further Review

## ✓ Online Public Information and Input Opportunity

- Ability for public to review relevant materials accessed from RMOW website and submit written comments.
- Public input becomes part of rezoning application file; will be considered in subsequent staff recommendations to Council.

## ✓ Third Party Confidential Pro Forma Evaluation

- Demand for units, proposed unit types, sizes and layouts (with reference to WHA waitlist and local market analysis)
- Local market and employee housing rents
- Project feasibility and quality and affordability of rental units

## ✓ Advisory Design Panel Review

- Development footprint – adequacy of landscape screening and buffering (from highway and neighboring properties)
- Building massing, architectural form and character
- Unit sizes, layouts and livability
- Site access and parking

## Next Steps – Cont

- ✓ Staff Review and Recommendations to Council
  - Staff analysis of proposed development and rezoning, as determined through the further review process
  - Recommendations to Council on proposed development and draft zoning amendment bylaw

# Recommendations

- **That** Council endorse further review and processing of RZ1146 a revised application from Vidorra Developments to replace the RS-E1 zone at 7104 Nancy Greene Drive with a custom multi-family zone to provide for 38 units of rental employee housing; and
- **That** Council direct staff to conduct an online public information and input opportunity, as described in this Report, for the proposed development; and further,
- **That** Council authorize staff to prepare a zoning amendment bylaw for the proposed development for Council consideration.