



# WHISTLER

## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** May 5, 2020  
**FROM:** Resort Experience  
**SUBJECT:** RZ1146 – 7104 NANCY GREENE DRIVE – PRIVATE EMPLOYEE HOUSING

**REPORT:** 20-043  
**FILE:** RZ1146

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### 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.

### REFERENCES

Location: 7104 Nancy Greene Drive

Legal Description: Plan 13243 Block D Lot 1 District Lot 4753 New Westminster District Group 1 Site Whistler

Owners: White Gold Properties Ltd. (c/o Vidorra Developments)

Appendix “A” – Location Map

Appendix “B” – Architectural Plans dated March 12, 2020

Appendix “C” – Landscape Plans dated March 12, 2020

Appendix “D” – Evaluation of Proposed Development Re: Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

### PURPOSE OF REPORT

This Report provides an update and revised application submittal for RZ1146, a rezoning application brought forward by Vidorra Developments under the Private Employee Housing Initiative. The application requests an amendment to the permitted uses and density at 7104 Nancy Greene Drive in the White Gold neighbourhood. (See Appendix “A” - Location) The proposed zoning amendment would provide for 38 units of employee rental housing in a new three-story apartment building. The revised proposal has been evaluated for Council consideration relative to the Council endorsed Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing, as well as other applicable municipal policies and regulations.

This Report recommends that Council endorse further review of the application, authorize staff to schedule an online public information and input opportunity, and authorize staff to bring forward a zoning amendment bylaw for Council consideration.

## **DISCUSSION**

### **Background**

RZ1146 was received in 2018 as part of the Private Employee Housing Initiative (PEHI), an initiative to encourage private development of rental housing for Whistler employees with below-market rental rates (see Administrative Report to Council 18-117, Private Employee Housing Initiative Recommendations, September 18, 2018). On September 18, 2018 Council reviewed nine applications that came forward through the PEHI and authorized further review and processing of several applications including RZ1146.

On March 26, 2019 Council received an update on the PEHI and endorsed revised Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing. The revised guidelines provided for greater flexibility with respect to tenure of housing, flexibility for a market component, and for the form of housing. The revised guidelines introduced some flexibility for consideration of variances to parking requirements and additional guidelines regarding the character and fit of proposed developments to surrounding conditions. The revised guidelines apply equally to any current rezoning application for employee housing and any received by the municipality following March 2019.

Since that time the applicant has been working to address previous concerns that were expressed by Council and staff on the proposed development. The applicant has provided a revised application submittal for RZ1146 that was received on March 12, 2020. This revised proposal is presented in this report and has been reviewed by staff based on the revised evaluation guidelines endorsed by Council.

### **Existing Conditions**

The land at 7104 Nancy Greene Drive is 0.28 hectares in size and currently cleared and leveled. There is a treed section on the south east edge of the property, as well as rocky outcrops and a rock slab that border onto the neighbouring parcel, Fitzsimmons Walk. The 20 metre buffer along Highway 99 was cleared of vegetation in the past, similar to many of the parcels surrounding the Nesters commercial node. Fitzsimmons Walk is a multifamily townhouse development with market and employee housing. Other neighbouring parcels opposite the subject property on Nancy Greene Drive are developed with duplex and single family dwellings. Development across Highway 99, opposite the property development is characterized by single family and townhouse developments, with Nesters Market located to the north.

### **RZ1146 Revised Development Proposal**

The revised application for RZ1146 proposes 38 employee-restricted rental dwelling units within a 3-story apartment building. A mix of units are proposed: one-bedroom, one-bedroom with a flex room (i.e. a study or storage room), two-bedrooms, two-bedrooms with a flex room, and a single three-bedroom unit. All units have in-suite laundry, a balcony, and a dining area. The revised architectural and landscape plans dated March 12, 2020 are attached in Appendices “B” and “C”.

The current proposal has been downsized from previous proposals to address staff and Council comments, in particular the new application submittal has:

- reduced the density and height to be more compatible with the neighbourhood;
- increased landscaped areas for socializing and screening the building; and
- increased the amount of parking proposed.

The following table provides an overview of the development statistics for RZ1146, comparing the existing zoning, previous application proposals, and the March 2020 proposal.

**Table 1. RZ1146 Development Proposal and Current Zoning Requirements**

	Dwelling Units	Bed Unit Allocation	Height	Floor Space Ratio	Gross Floor Area
<b>Current Zoning (RS-E1 Zone (Residential Single Estate One))</b>	1 single family dwelling	6	Maximum 7.6 m	0.35	465 m <sup>2</sup> maximum
<b>May 2018 Proposal</b>	65 apartment units	184	14.0 metres (5 stories + under-ground parking)	1.8	4, 954 m <sup>2</sup>
<b>August 2018 Proposal</b>	47 apartment units	122	11.0 metres (4 stories + under-ground parking)	1.3	3,411 m <sup>2</sup>
<b>March 2020 Proposal</b>	38 apartment units	104	8.5 metres (3 stories + under-ground parking)	0.95	2, 676 m <sup>2</sup>

Table 2 below indicates that the building setbacks proposed are largely consistent with other multifamily developments in Whistler, such as, the RM1 (Residential Multiple One) zone, which has a 7.6 metre front and rear setback and a 3.0 metre side setback. The neighbouring Fitzsimmons Walk development has a 4.5 metre setback from all property lines above ground.

**Table 2. Building Setbacks Proposed**

	Above Grade Building	Below Grade Parking
<b>Front setback</b>	20.53 m	1.5 m
<b>Rear setback</b>	14.78 m	3.0 m
<b>Side setback (Highway 99)</b>	6 m	4.57 m
<b>Side setback (Fitzsimmons Walk)</b>	7.6 m	1.5 m

The proposed parking has been revised to include a minimum of one stall per dwelling unit, with guest parking and a loading bay. The proposal now has 41 underground parking stalls, one uncovered parking stall, and one uncovered loading bay, for a total of 42 stalls plus loading. Two of the parking stalls are accessible. Each of the proposed dwelling units will have the opportunity to rent a locked or open garage (there are 38 stalls available for 38 units). Four parking stalls will be set aside for visitor parking. The full parking requirement under Zoning Bylaw 303 is 52 stalls. A parking variance of 10 stalls is requested by the applicant in consideration of site constraints to provide additional parking and the favorable location of the development in close proximity to transit and easy walkability to Nesters

Market and Whistler Village. Out of the 42 parking stalls shown, 22 include secure storage space, and the development is proposed to have a secured bike storage accessory building.

A traffic study has been submitted and reviewed by the Province's Ministry of Transportation and Infrastructure (MoTI). No substantial issues have been raised regarding traffic impacts, although a right-in-right-out driveway may be required. Further discussions with MoTI will take place should the zoning amendment process continue. A preliminary servicing brief indicates that substantial servicing upgrades will not be required for the proposed development. A complete servicing study is outstanding.

The proposal has also been revised to include additional green space and social areas. Both the front and rear of the building have social areas. Lower floor units have private patios. The above ground portions of the building have been pulled back from the property line to allow for adequate landscape screening. As the rezoning proceeds, further assessment of the setback of underground structures and rock stack retaining wall are recommended to ensure adequate screening. The rock bluff and the mature trees on the south east edge of the property will be impacted by construction. A detailed remediation plan is also recommended as a requirement.

The proposed building is also planned to be built to a net zero energy ready standard, exceeding the RMOW's green building standards.

A pro forma has been received for this proposal. The pro forma sets out development costs, operating costs, projected revenues, projected return on investment, and proposed rental rates for the project. The proposed rents are \$1,307 to \$2,277 per month for one-bedroom units ranging in size from 378 ft<sup>2</sup> to 637 ft<sup>2</sup>, and \$2,236 to \$2,742 per month for two-bedroom units ranging in size from 644 ft<sup>2</sup> to 940 ft<sup>2</sup> in square feet in area, plus utilities. The one three-bedroom unit proposed is 1,180 ft<sup>2</sup> in size with a proposed rent of \$3,014 per month. The proposed rents are considered to be below market and comparable to category five of WHA employee housing. This confidential pro forma information will be reviewed with an independent third party and will be used to verify that the proposed development is feasible and rental rents and returns are reasonable prior to Council consideration of a zoning amendment bylaw.

### **Zoning Amendment Bylaw**

The proposed development would require Council approval of a zoning amendment bylaw that would replace the existing RSE-1 zone with a new custom zone establishing the permitted uses, maximum density of development, building heights, and setbacks for the property. These would be developed based on the proposed application and further review including consideration of public input on the revised proposal (as describe in the Community Engagement and Consultation section below), review by the Advisory Design Panel, and the third party evaluation of the development pro forma. Subsequent to this process a recommended zoning amendment bylaw would be presented to Council for consideration. Staff also recommend that consideration be given to the Province's new rental only zoning regulations. Since 2018, BC's planning legislation has provided local governments with a new authority to zone for rental units. Local governments can:

- set different rules in relation to restricting the form of tenure of housing units for different zones and locations within a zone; and,
- require that a certain number, portion, or percentage of housing units in a building be rental.

Prior to any consideration of zoning amendment bylaw adoption, the proposed development would be subject to applicable public hearing requirements, and the following additional details would be implemented through the zoning process:



- The employee housing use would be secured by a housing agreement placed on title restricting the total gross floor area of the apartment building (2676 m<sup>2</sup>) to below market, price restricted employee housing at set rental rates, with appreciation restricted to CPI, consistent with other private employee housing proposals.
- Eligible employees may come from the Whistler Housing Authority (WHA) waitlist, or other eligible employees meeting current employee definitions. These details will be specified in the housing agreement.
- A development covenant would be placed on title prior to bylaw adoption establishing the approved design concept.

## **WHISTLER 2020 ANALYSIS**

See Administrative Report to Council 18-117, Private Employee Housing Initiative Recommendations, September 18, 2018 for an analysis of the proposal against Whistler 2020 strategies. As the length of the economic disruption due to the COVID-19 pandemic and recovery is uncertain at this time, staff are bringing forward this rezoning application since it represents an opportunity to add to Whistler's employee housing stock.

## **OTHER POLICY CONSIDERATIONS**

### **Zoning and Parking Bylaw No. 303, 2015**

Compliance with Zoning and Parking Bylaw No. 303, 2015 regulations and other RMOW policies will continue to be assessed as part of the zoning amendment process.

### **Official Community Plan**

Whistler's existing OCP outlines specific items for review with respect to rezoning applications. A detailed evaluation against these criteria was provided in Administrative Report to Council 18-117, Private Employee Housing Initiative Recommendations, September 18, 2018.

The subject property is located within development permit area (DPA) No. 19 – Residential Estate Lands under the existing Official Community Plan, and is subject to the applicable development permit area guidelines for protection of the natural environment and protection of development from hazardous conditions. The design proposed generally meets the Guidelines for form and character and wildfire prevention under the existing OCP.

## **Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing**

The revised application submittal for the proposed development has been evaluated based on the revised evaluation guidelines endorsed by Council, as shown in Appendix D. Based on the evaluation criteria and the staff analysis to date, staff recommend that this application be considered for further review and processing.

## **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**

At the time a rezoning application is submitted and received by the Planning Department, a rezoning application sign must be posted on the property within seven days. Consistent with standard practice, these applications are also identified in the applications register posted on the municipal website. Any correspondence received from members of the public becomes part of the rezoning application file for staff and Council consideration. On September 18, 2018 Council reviewed nine applications that came forward through the PEHI and authorized further review and processing of several applications including RZ1146. Correspondence in that staff report included letters of support and opposition for this proposed rezoning. No public input has been received on the current revised proposal.

For this type of proposal, a public information meeting would normally be conducted, the purpose being to provide the public with information on the proposed development and an opportunity for input. Given the current Covid-19 pandemic and restrictions on public meetings, staff propose that an online information and input opportunity be provided. This opportunity would be advertised in the newspaper and posted on the municipality's web-site and would be held in advance of bringing forward a zoning amendment bylaw for consideration by Council. Development information would be provided in a mail out to all adjacent properties within 100 metres of the subject site; and there would be two consecutive advertisements in the Pique Newsmagazine. All application information that has been presented to Council for consideration, including previous public correspondence to Mayor and Council, is available on the RMOW Active Development Toolbox. This Council report and the staff presentation that will be made will also be made available for public review as part of the development application information. Staff propose a 30-day period to allow for public review and submission of any public comments. All correspondence received and a summary of public input received would then be provided in a follow-up Council report along with recommendations for a proposed zoning amendment bylaw.

Any proposed zoning amendment bylaw would be also be subject to Public Hearing requirements, adhering to provincial regulations.

## **SUMMARY**

This Report provides an update on RZ1146 a rezoning application brought forward by Vidorra Developments under the Private Employee Housing Initiative. The application requests an amendment to the permitted uses and density at 7104 Nancy Greene Drive in the White Gold neighbourhood. The proposed zoning amendment would provide for 38 units of rental employee housing in a new three-story apartment building.

This Report recommends that Council endorse further review of the application, authorize staff to schedule and conduct an online public information and input opportunity for the proposed development and rezoning, and authorize staff to bring forward a zoning amendment bylaw for Council consideration.

Respectfully submitted,

Stephanie Johnson  
PLANNER

for  
Toni Metcalf  
GENERAL MANAGER OF RESORT EXPERIENCE



Subject Property





Site location & context plan

Occupancy Load				
Unit Type	Description	Qty	Bedrooms Per Unit	Total Bedrooms
Unit A	2 Bedroom + Flex	9	2	18
Unit A+	2 Bedroom + Flex	3	2	6
Unit B	Studio	6	1	6
Unit C	2 Bedroom	7	2	14
Unit C+	2 Bedroom + Flex	1	2	2
Unit D	1 Bedroom	4	1	4
Unit E	3 Bedroom + Flex	1	3	3
Unit F	2 Bedroom	1	2	2
Unit F+	2 Bedroom + Flex	1	2	2
Unit G	1 Bedroom	1	1	1
Unit H	2 Bedroom	2	2	4
Unit I	1 Bedroom Accessible	1	1	1
Unit I+	1 Bedroom Accessible + Flex	1	1	1
		38		64
Occupant Load				
2 Persons Per Bedroom	= (64) x (2) = 128			

Unit List 38 Units					
Unit Number	Unit Type	Bedrooms	Flex	Bathrooms	Gross Unit Area Sq. ft.
101	Unit I	1	0	1	643.95
102	Unit A+	2	1	1	786.98
103	Unit B	1	0	1	377.75
104	Unit A	2	1	1	755.50
105	Unit G	1	0	1	531.32
106	Unit C	2	0	1	643.95
107	Unit D	1	0	1	468.77
108	Unit C	2	0	1	643.95
109	Unit A	2	1	1	755.50
110	Unit A	2	1	1	755.50
111	Unit B	1	0	1	377.75
112	Unit B	1	0	1	377.75
113	Unit I+	1	1	1	704.80
201	Unit C	2	0	1	643.95
202	Unit A+	2	1	1	786.98
203	Unit B	1	0	1	377.75
204	Unit A	2	1	1	755.50
205	Unit H	2	0	1	636.91
206	Unit C	2	0	1	643.95
207	Unit D	1	0	1	468.77
208	Unit C	2	0	1	643.95
209	Unit A	2	1	1	755.50
210	Unit A	2	1	1	755.50
211	Unit B	1	0	1	377.75
212	Unit B	1	0	1	377.75
213	Unit C+	2	1	1	704.80
214	Unit D	1	0	1	468.77
301	Unit F	2	0	1	878.72
302	Unit E	3	1	2	1,180.47
303	Unit A	2	1	1	755.50
304	Unit H	2	0	1	636.91
305	Unit C	2	0	1	643.95
306	Unit D	1	0	1	468.77
307	Unit C	2	0	1	643.95
308	Unit A	2	1	1	755.50
309	Unit A	2	1	1	755.50
310	Unit A+	2	1	1	786.98
311	Unit F+	2	1	1	939.58
38					24,667.13 sq ft

Parking Provided	
Secure Garages	22
Covered Parking	18
Covered Accessible Parking	1
Uncovered Parking	1
Loading Space	1
Total Parking	43

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Aerial View

BUILDING CODE SUMMARY

REFERENCED DOCUMENT:  
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

BUILDING DESCRIPTION:  
4 Storey Building - Parking Garage Below 3 Story Residential

BUILDING CLASSIFICATION:  
3.2.2.50 Group "C" Up To 6 Stories, Sprinklered

Building Area is less than 3,000 m<sup>2</sup> if 3 storeys in building height  
Combustable Construction Permitted  
Floor Assemblies to be 60 min FRR  
Loadbearing Walls and Columns to be not less than 60 min FRR  
Parkade Floor Assemblies and Walls to be 90 min FRR

PROJECT DESCRIPTION

CIVIC ADDRESS:  
7104 Nancy Greene Drive, Whistler, BC, V8E 0E7

LEGAL DESCRIPTION:  
PLAN 13243,  
Block D,  
Lot 1,  
District Lot 4753,  
New Westminster District Group 1, Site Whistler

PID: 004-358-589

Parcel Area: 2816.54 Sq.m



Existing Site

REGISTERED OWNER	SURVEYOR:	STRUCTURAL:	ELECTRICALMECHANICAL:	CIVIL:	BUILDING ENVELOPE:	BUILDING CODE CONSULTANT:
Vidorra Developments Ltd. Rod Nadeau tel: +1 604 932 3807 ext 226 fax: +1 604 932 3804 #15-1005 Alpha Lake Road, Whistler, BC, V0N 1B1	Doug Bush Survey Services Douglas J. Bush tel: +1 604 932 3314 email: dougb@dbss.ca #18-1370 Alpha Lake Road, Whistler, BC, V0N 1B1	Chalten Engineering Ltd. Sebastian Guerrero P. Eng, M.Eng tel: +1 604 902 1404 email: chaltenengineering@shaw.ca P.O. Box 1527, Whistler, BC, V0N 1B0	SRC Engineering Consultants Ltd. Bill Khangura tel: +1 604 892 9091 email: bill@src-eng.com #205-4180 Lougheed Hwy., Burnaby, BC, V5C 6A7	RF Binnie & Associates Rob Dos Santos tel: +1 604 892 8222 email: RDosSantos@binnie.com	Richard Kadulski Architect. Richard Kadulski tel: +1 604 689 1841 email: kadulski@direct.ca	Evolution Building Science Ltd. Geoff Triggs tel: +1 604 318 3489 email: ebsl@shaw.ca



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PROJECT:

Whistler Affordable Housing  
7104 Nancy Greene Drive,  
Whistler, BC, V8E 0E7

PROJECT NUMBER: G45

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

ISSUE:

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Rev A  
2020-03-12

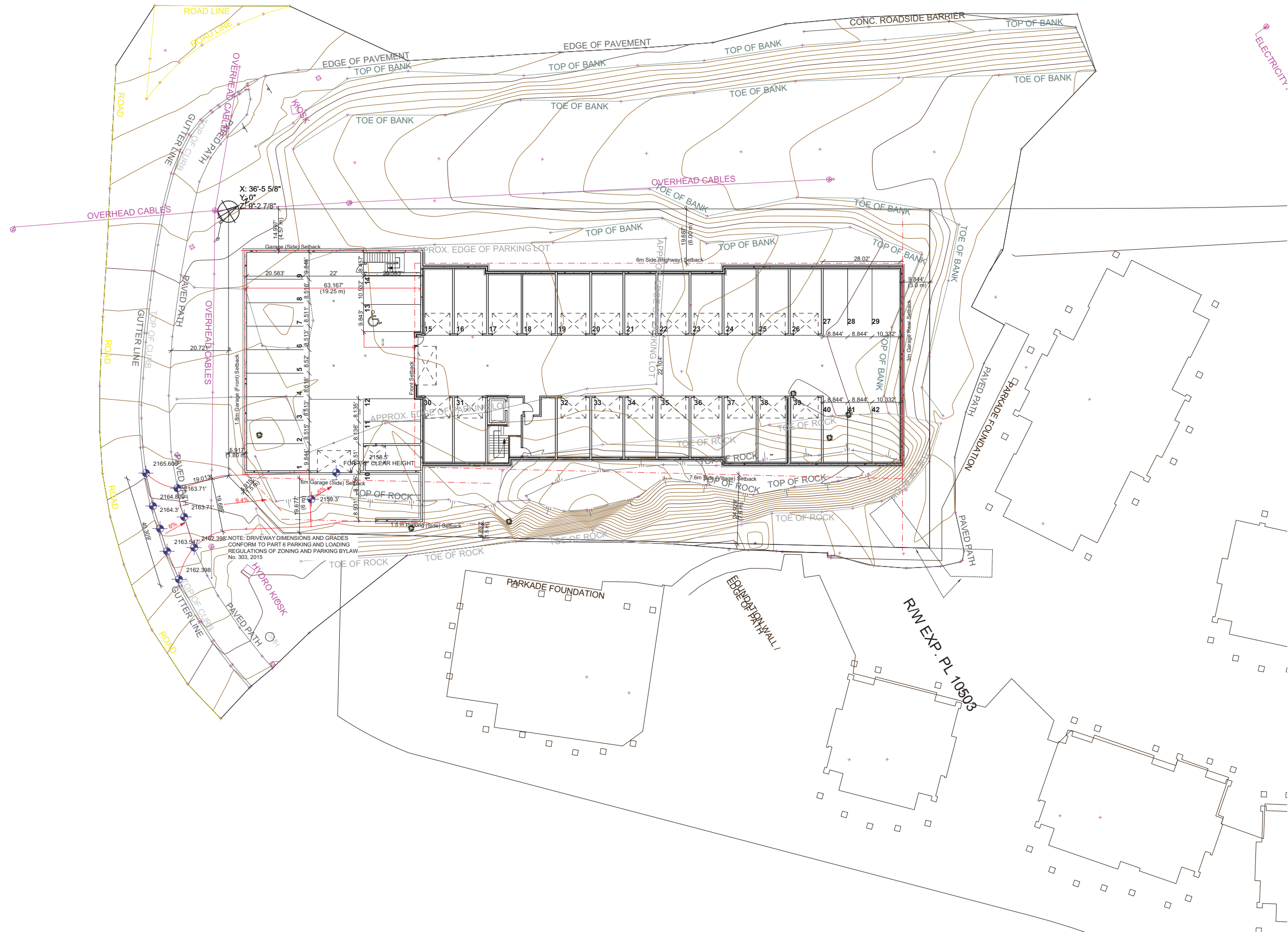
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Cover Sheet

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SD1  
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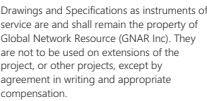
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SHEET TITLE:

Architectural Site Plan

SHEET ID:

SD2  
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PROJECT NUMBER: G45

SCALE: 1/32" = 1'-0"



SCALE: 1/32" = 1'-0'

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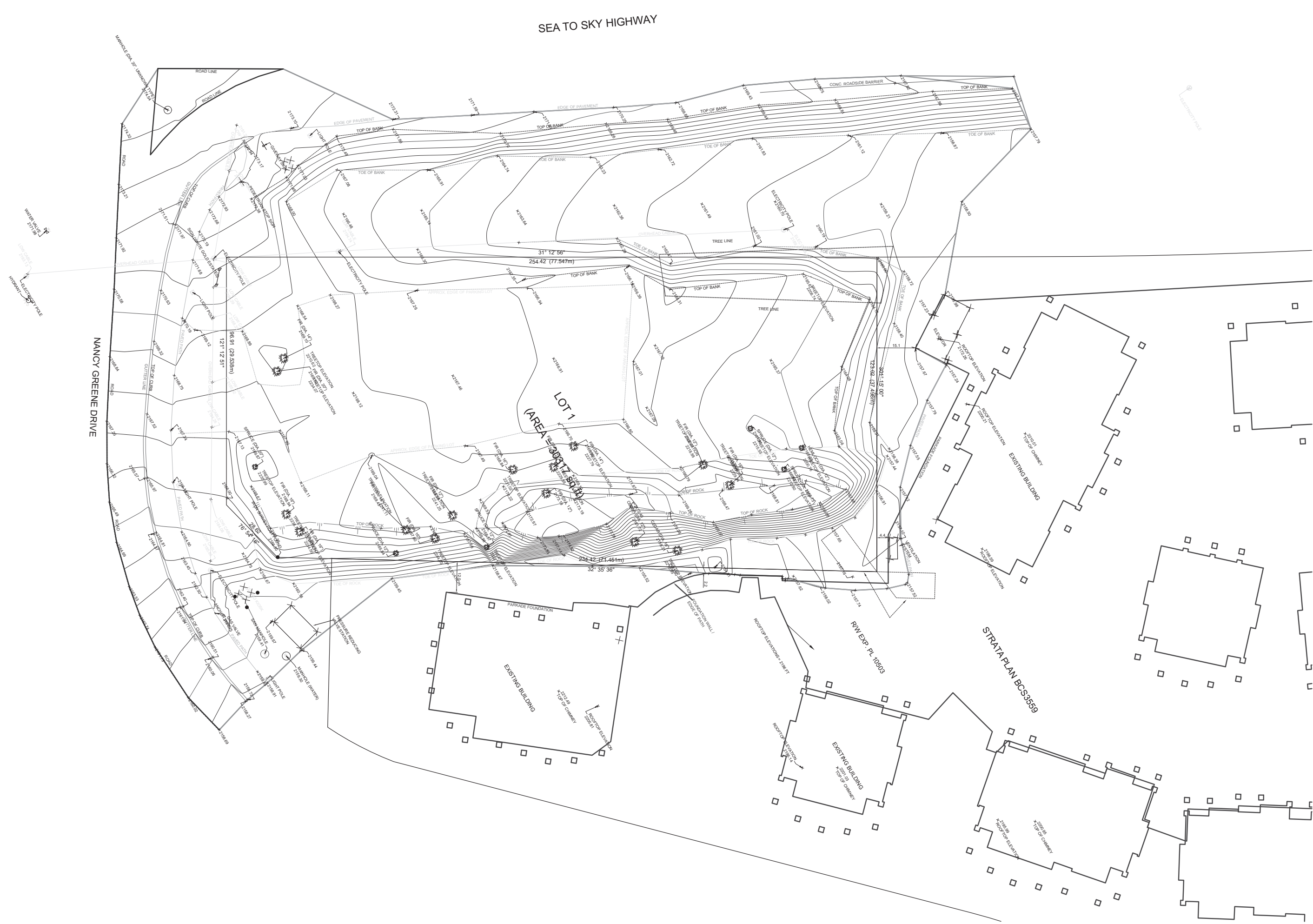
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SHEET TITLE:

### Floor Area and Roof

## Height Calculations

SHEET ID:





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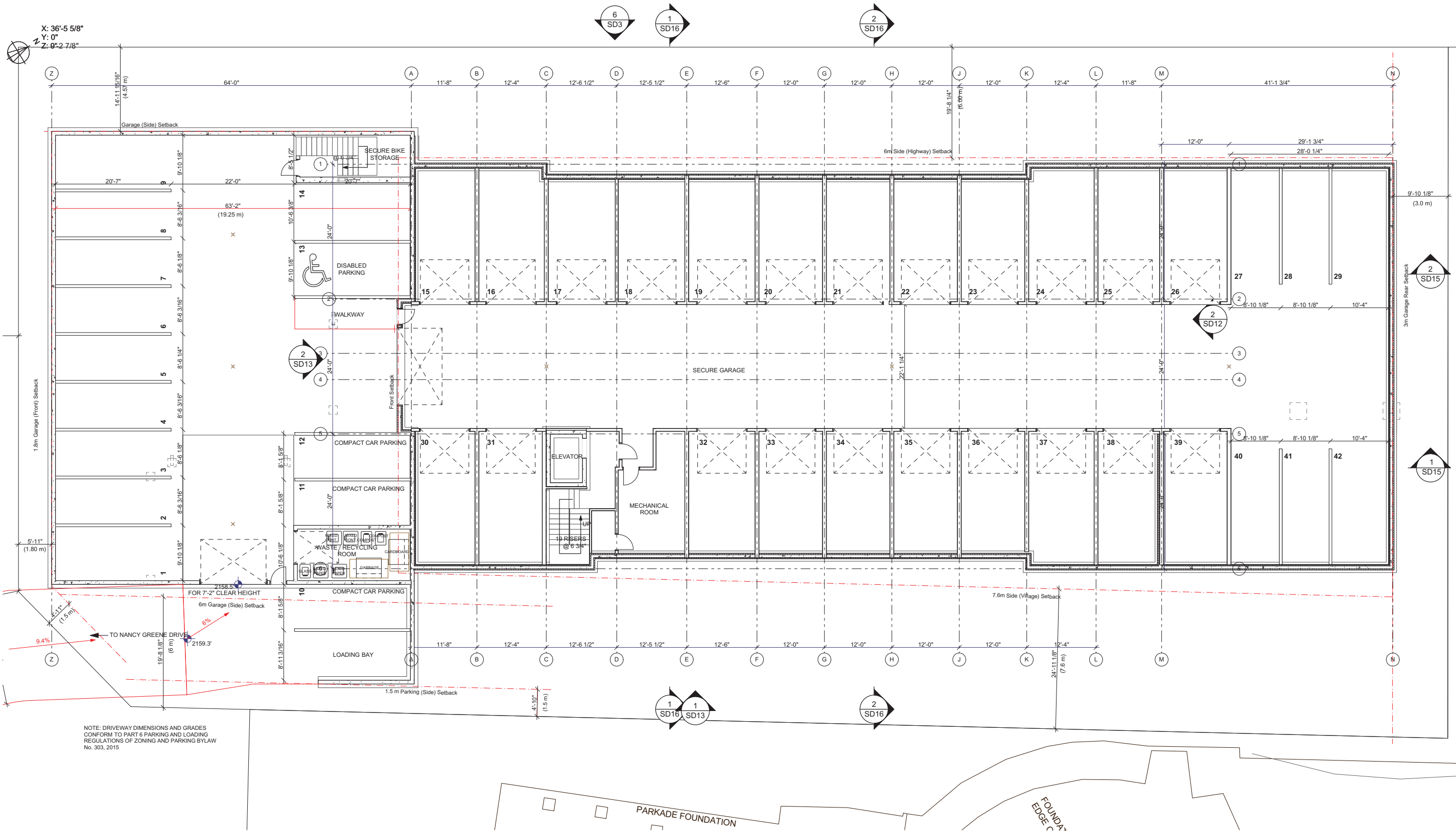
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SHEET TITLE:  
Site Topography Plan

SHEET ID:  
SD4  
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PARKING COUNT  
19 X COVERED SPACES  
1 X UNCOVERED SPACE  
22 X SECURE RESIDENT GARAGES  
1 X LOADING BAY  
**TOTAL: 42 PARKING SPACES + 1 LOADING BAY**



Basement Plan  
SCALE: 1/8" = 1'-0"



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PROJECT:

Whistler Affordable Housing  
7104 Nancy Greene Drive,  
Whistler, BC, V8E 0E7

PROJECT NUMBER: G45

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

ISSUE:

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Rev A  
2020-03-12

SHEET TITLE:

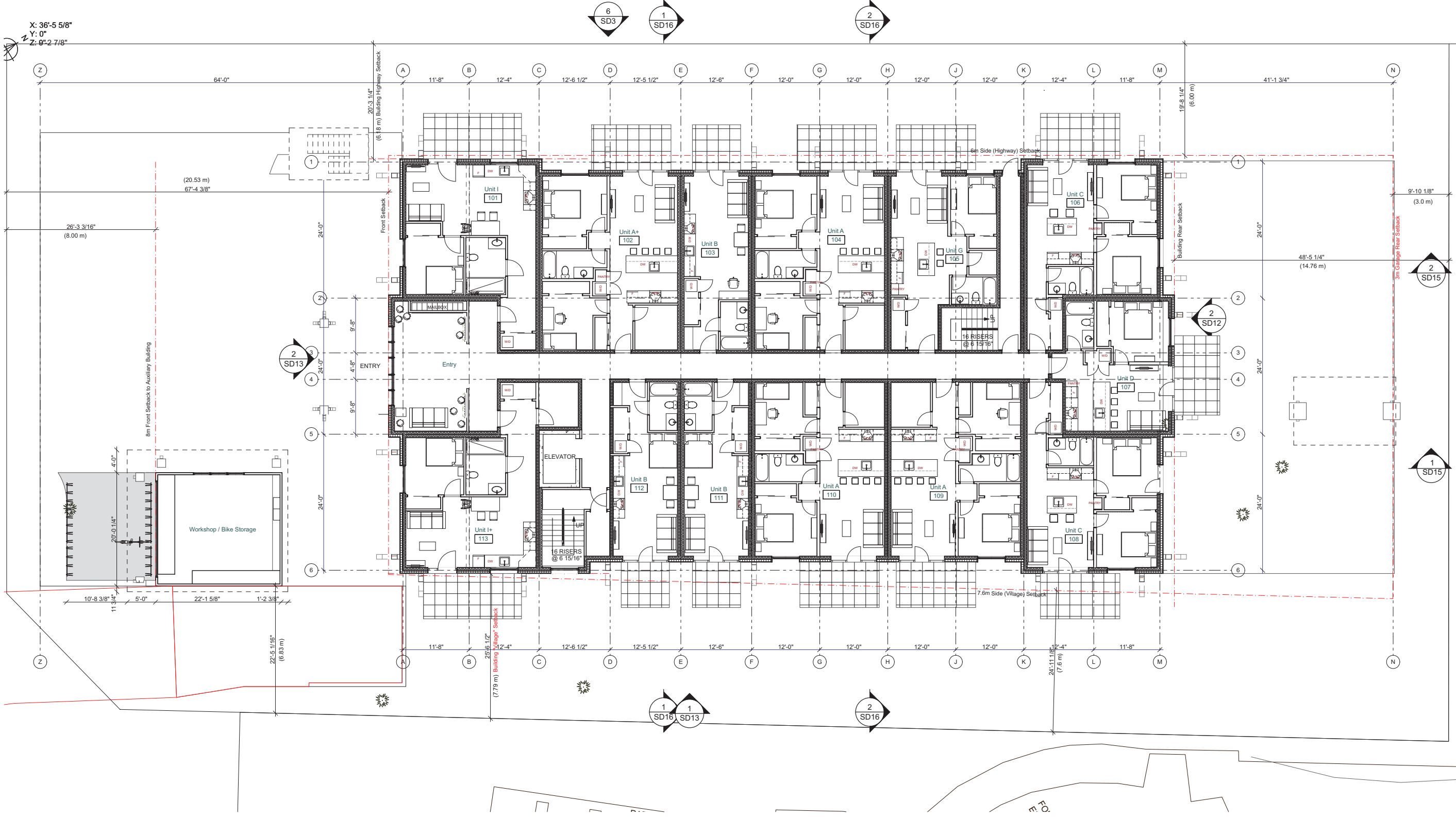
Basement Plan

SHEET ID:

SD5  
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FIRST FLOOR UNIT COUNT:  
TOTAL: 13 UNITS



First Floor Plan  
SCALE: 1/8" = 1'-0"



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2020-03-12

SHEET TITLE:  
First Floor Plan

SHEET ID:

SECOND FLOOR UNIT COUNT:  
TOTAL: 14 UNITS



Second Floor Plan  
SCALE: 1/8" = 1'-0"



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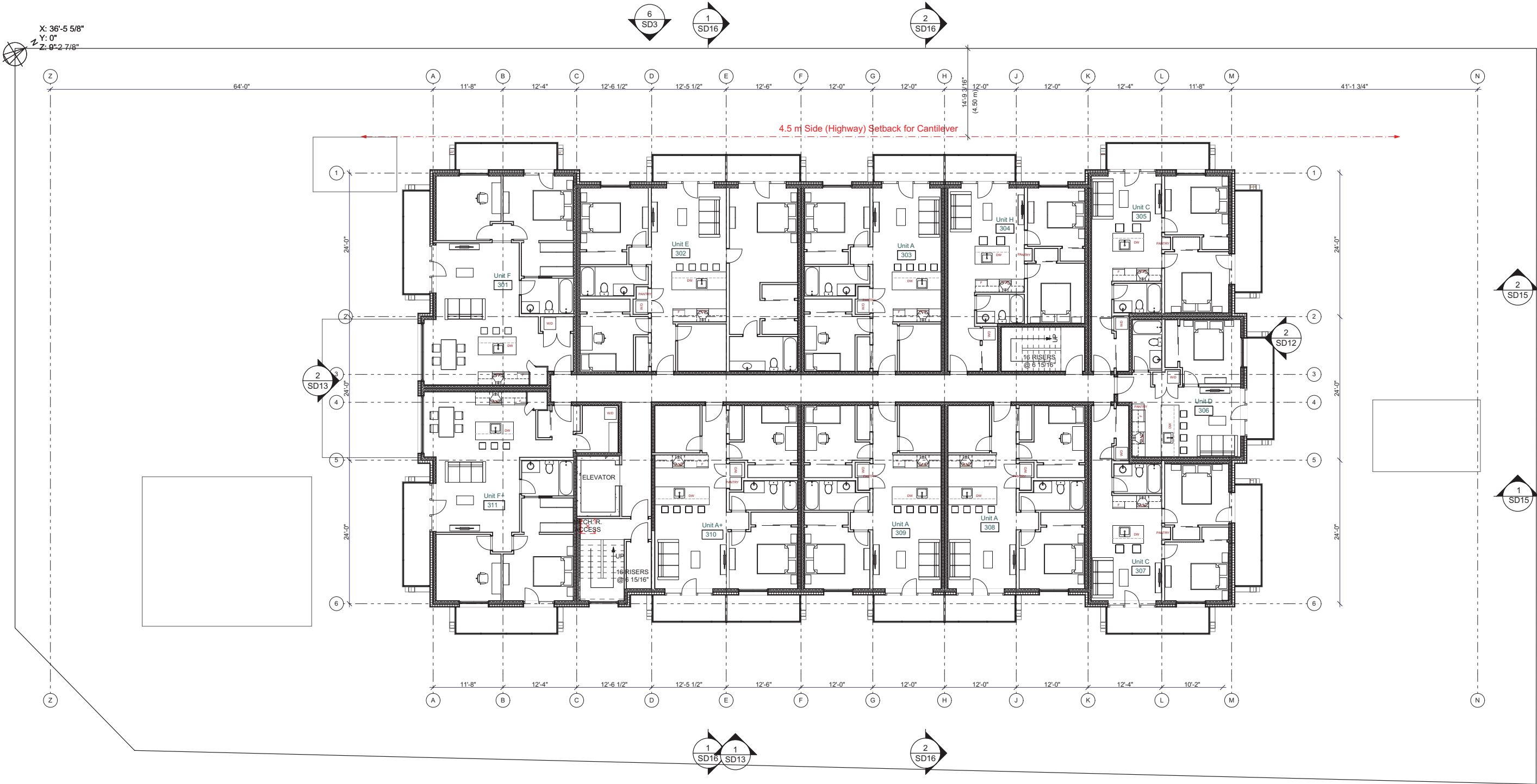
SHEET TITLE:

Second Floor Plan

SHEET ID:

SD7  
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THIRD FLOOR UNIT COUNT:  
TOTAL: 11 UNITS



Third Floor Plan  
SCALE: 1/8" = 1'-0"



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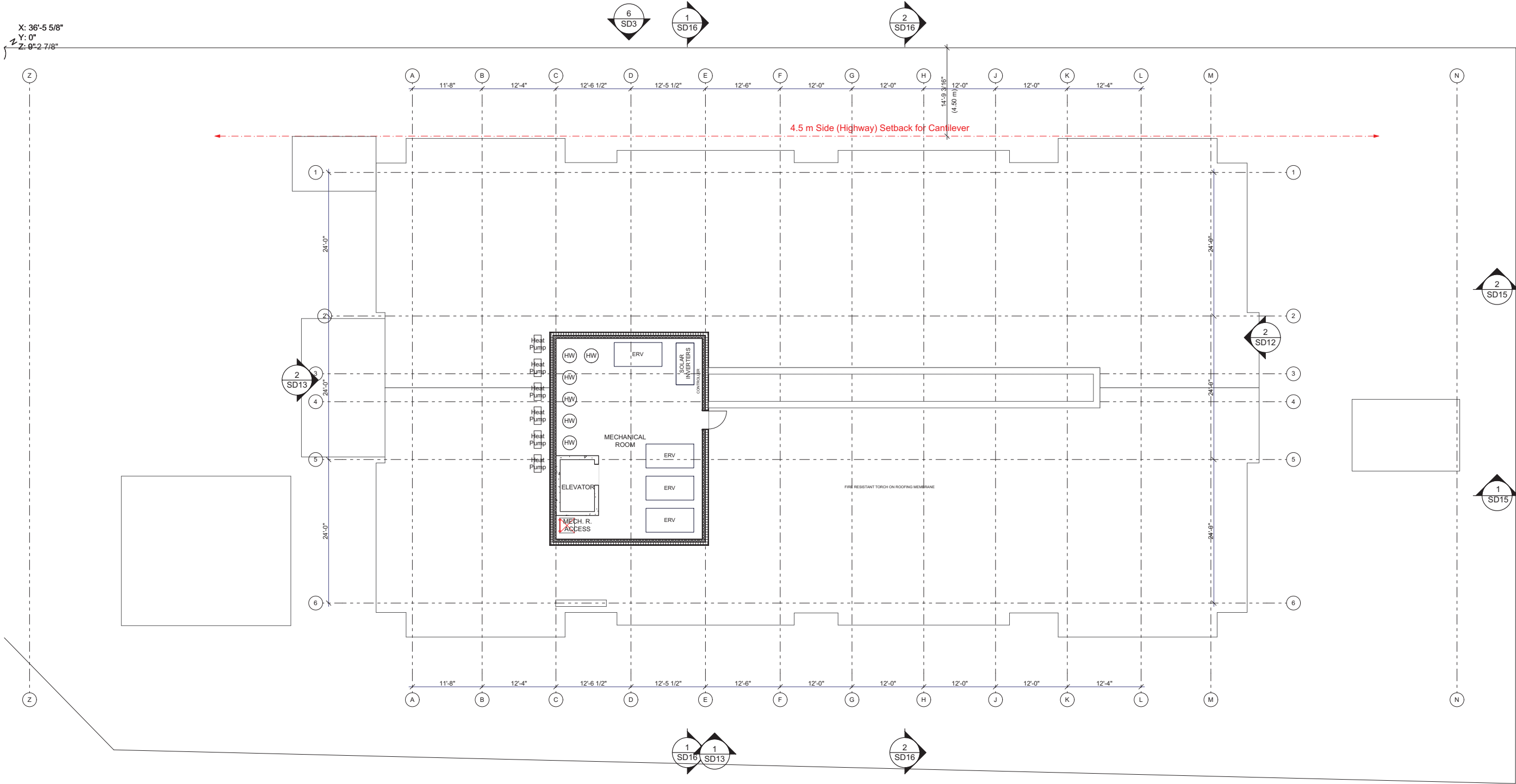
Rev A  
2020-03-12

SHEET TITLE:  
Third Floor Plan

SHEET ID:

SD8  
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X: 36'-5 5/8"  
Y: 0"  
Z: 0'-2 7/8"



Roof / Mechanical Room

SCALE: 1/8" = 1'-0"



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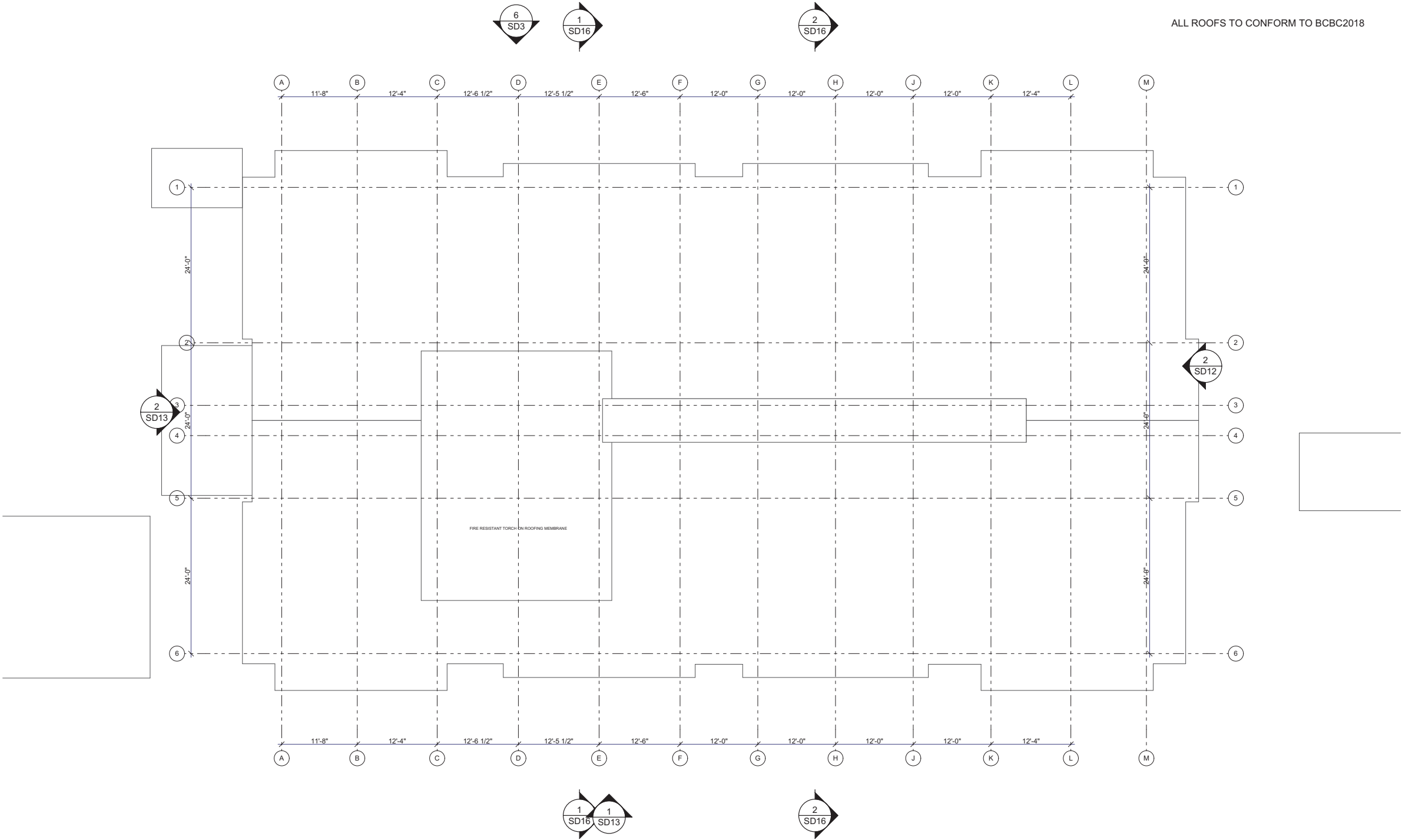
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SHEET TITLE:


Roof / Mechanical Room

SHEET ID:

SD9  
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Roof Plan  
SCALE: 1/8" = 1'-0"



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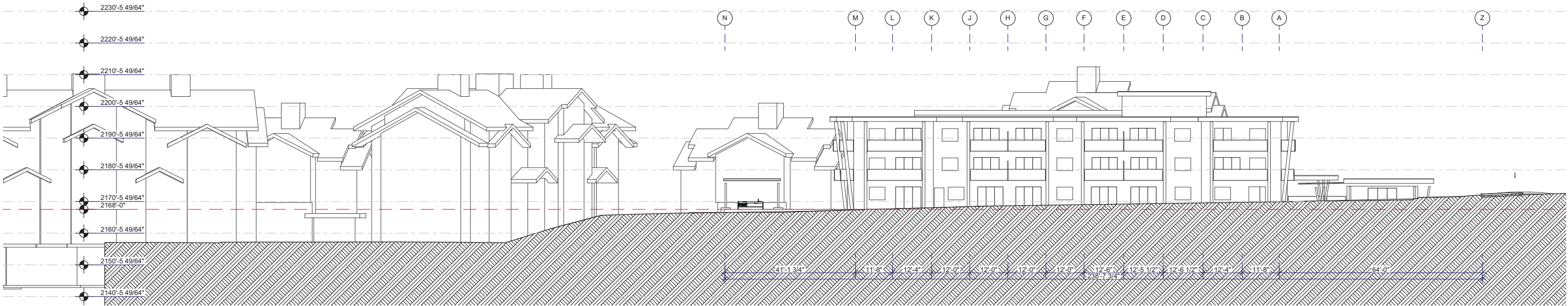
Roof Plan

SHEET ID:

SD10

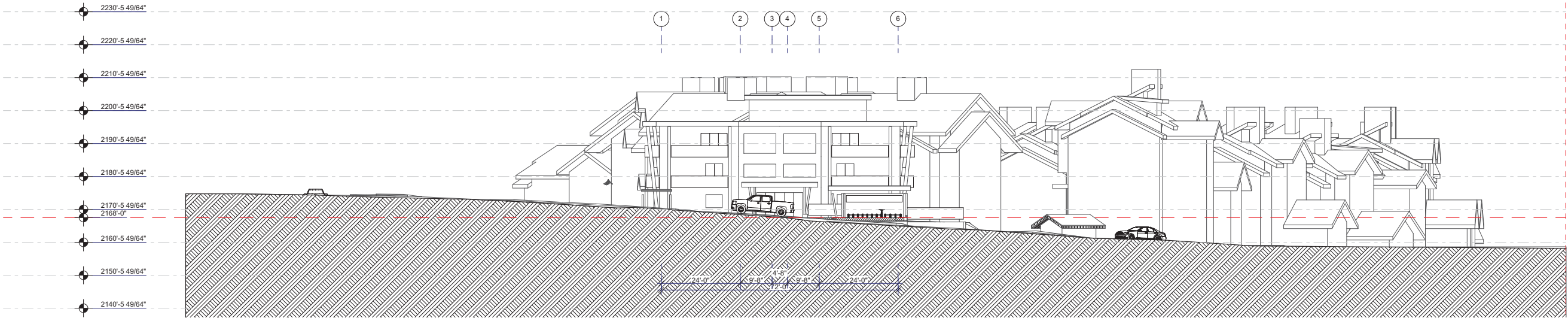
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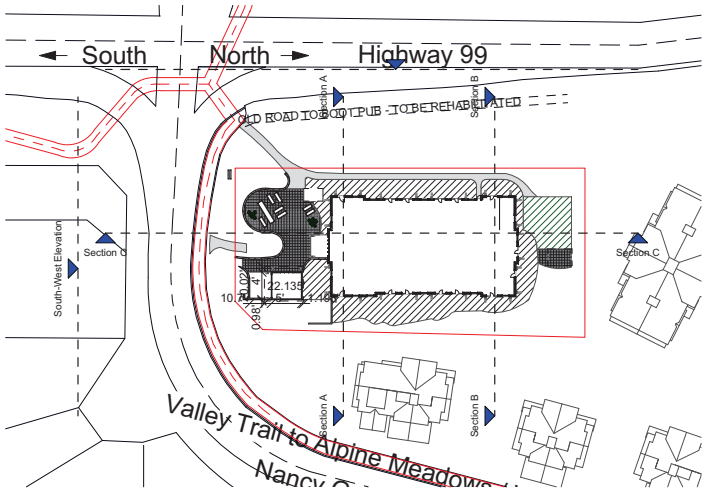
North-West Elevation

SCALE: 1/16" = 1'-0"



South-West Elevation

SCALE: 1/16" = 1'-0"



Key Plan

SCALE: 1/64" = 1'-0"



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SHEET TITLE:

Site Elevations

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North-West Elevation

SCALE: 1/8" = 1'-0"



North-East Elevation

SCALE: 1/8" = 1'-0"



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SHEET TITLE:

Exterior Elevations

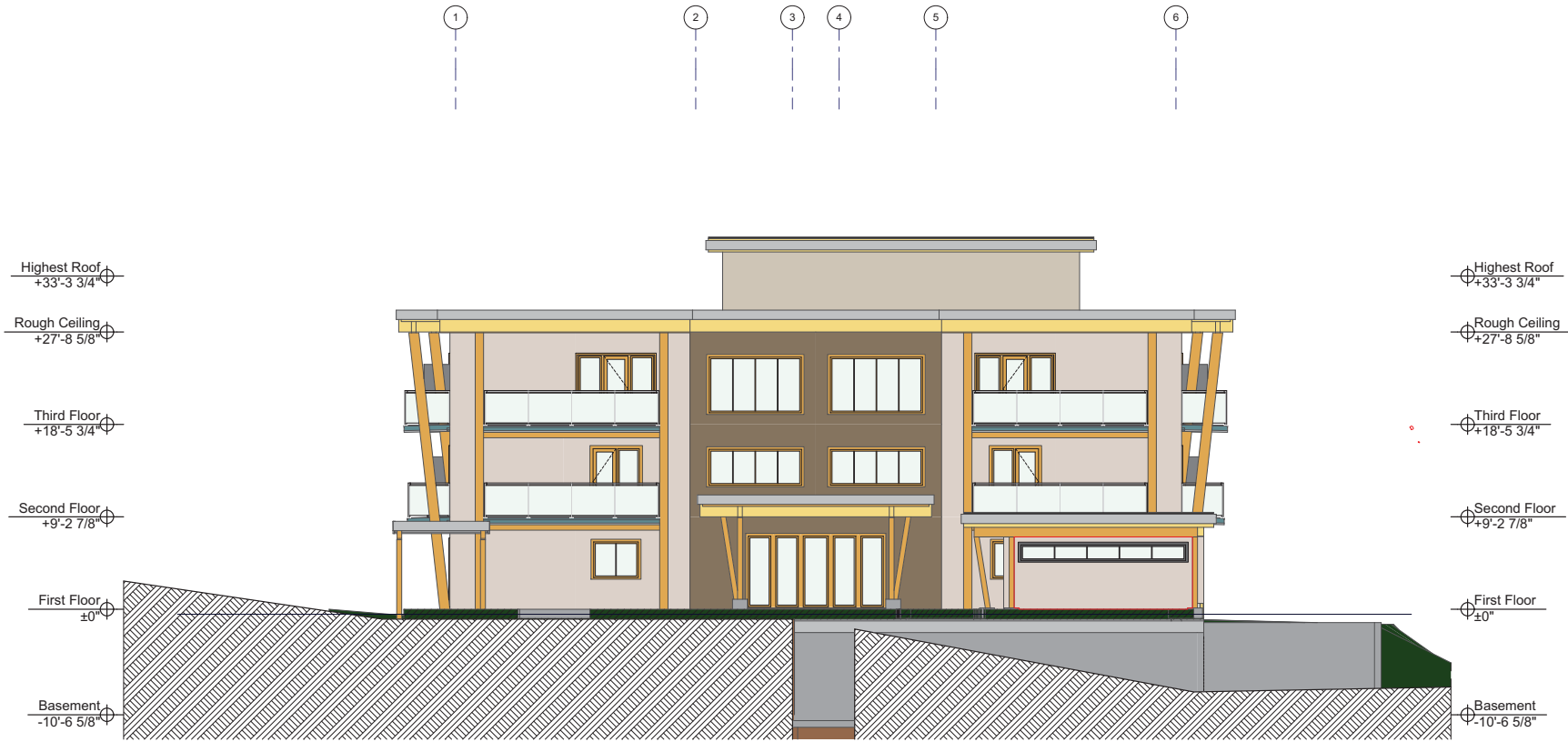
SHEET ID:

SD12  
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South-East Elevation

SCALE: 1/8" = 1'-0"



South-West Elevation

SCALE: 1/8" = 1'-0"



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Exterior Elevations

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SD13

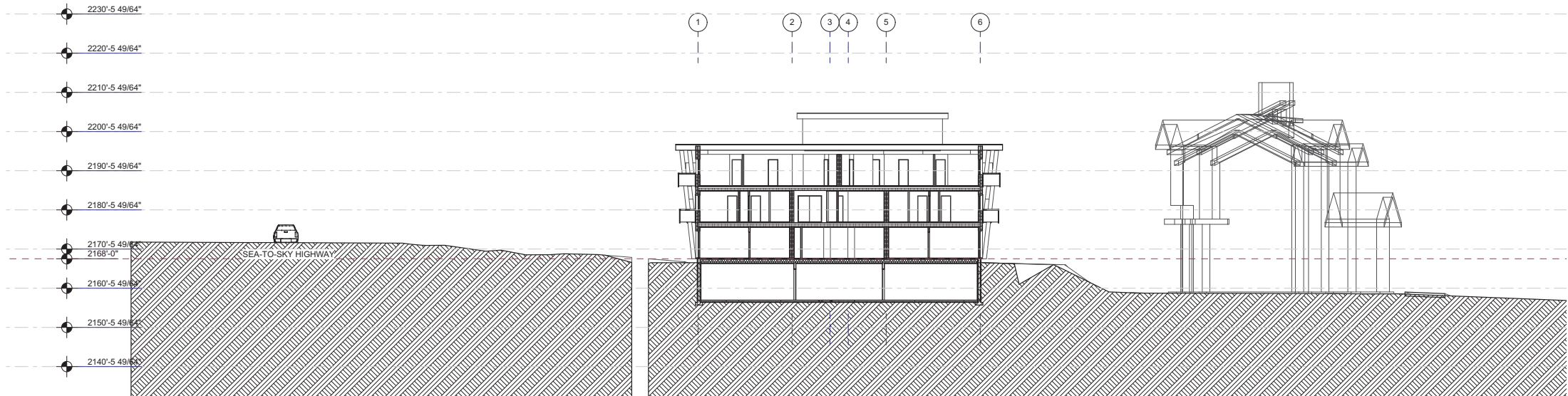
Page 137 of 213





Building Site Section C

SCALE: 1/16" = 1'-0"



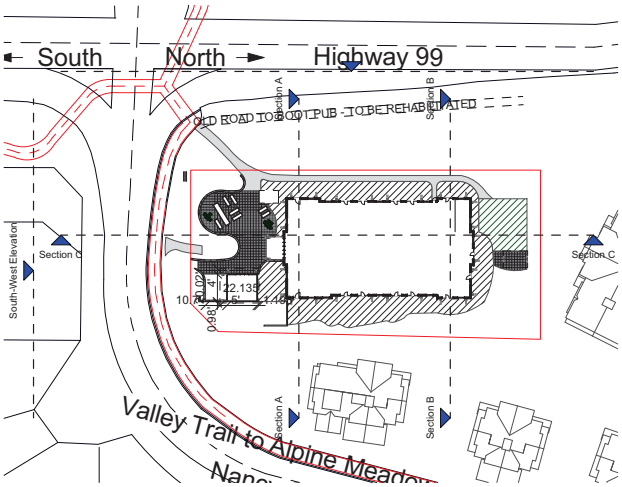
Building Site Section A

SCALE: 1/16" = 1'-0"



Building Site Section B

SCALE: 1/16" = 1'-0"



Key Plan

SCALE: 1/64" = 1'-0"



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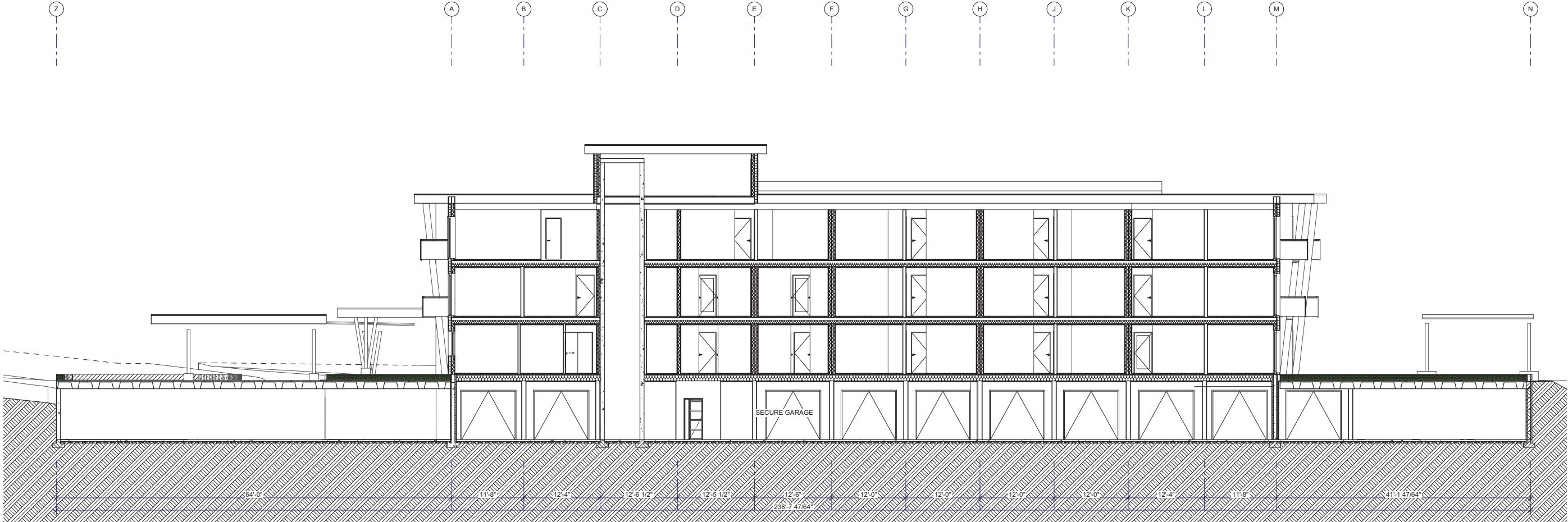
SHEET TITLE:

Site Sections

SHEET ID:

SD14

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Building Section A

SCALE: 1/8" = 1'-0"



Building Section B

SCALE: 1/8" = 1'-0"



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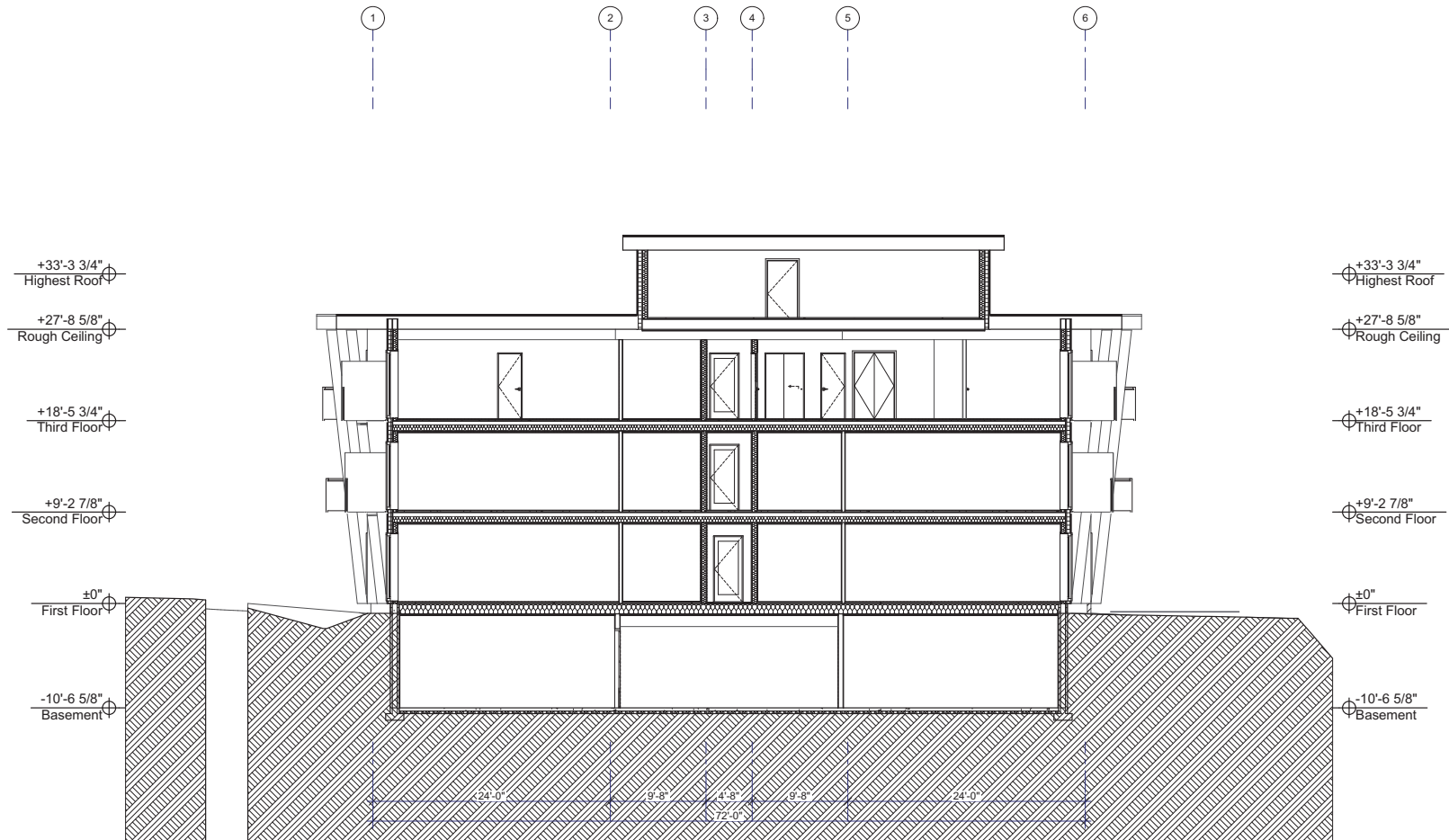
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Building Sections

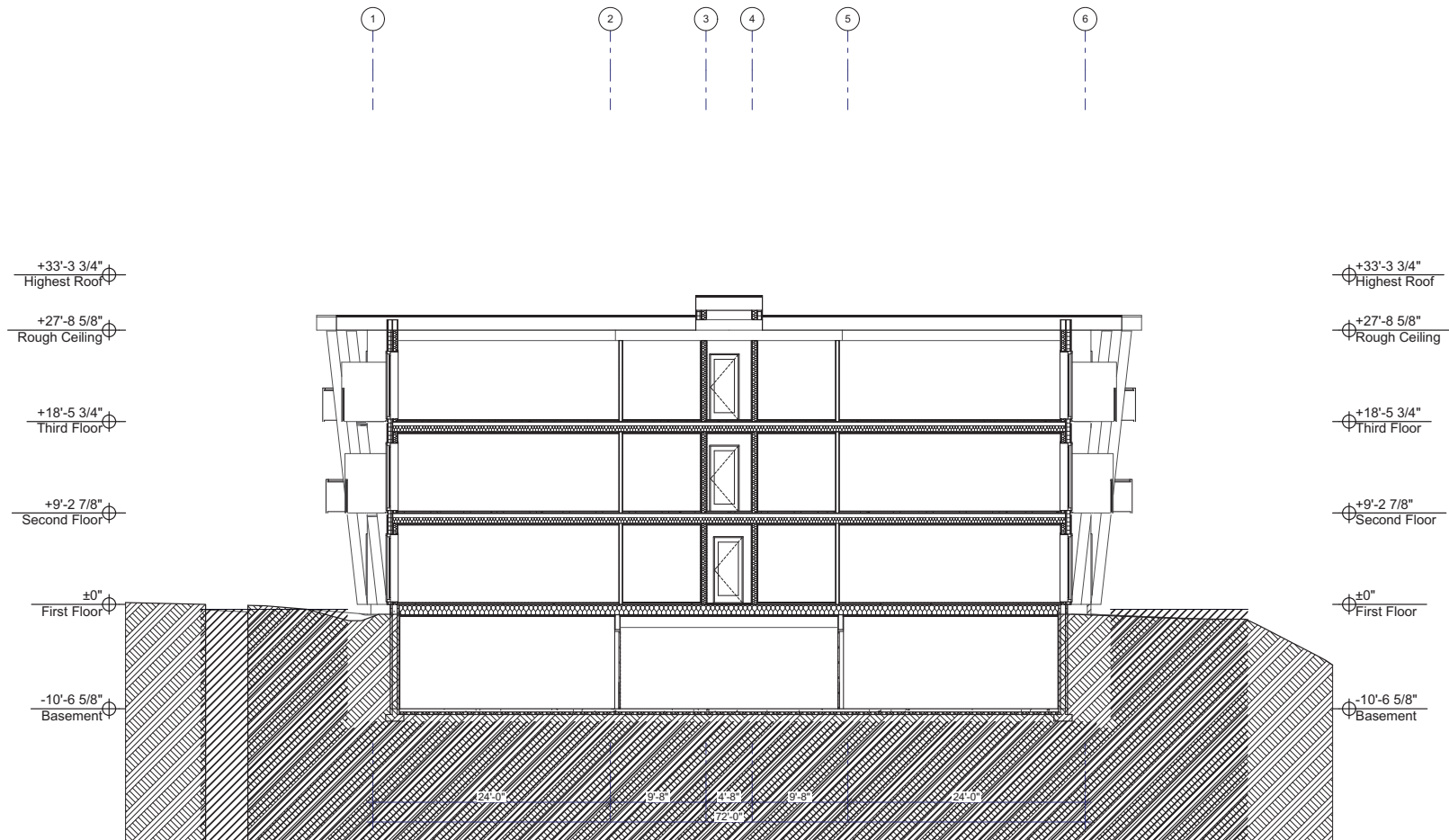
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SD15  
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Building Section C

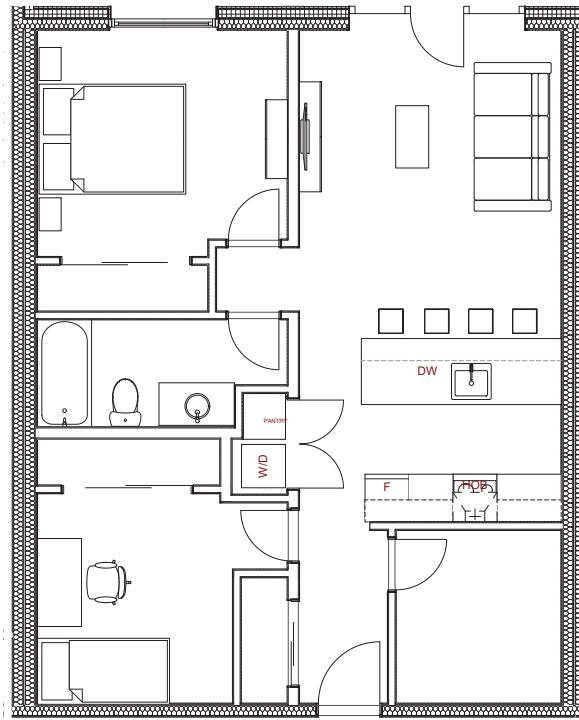
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Building Section D

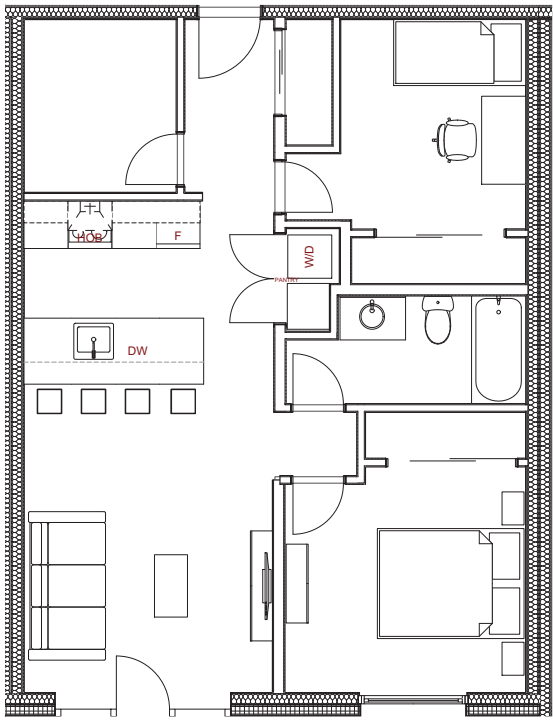
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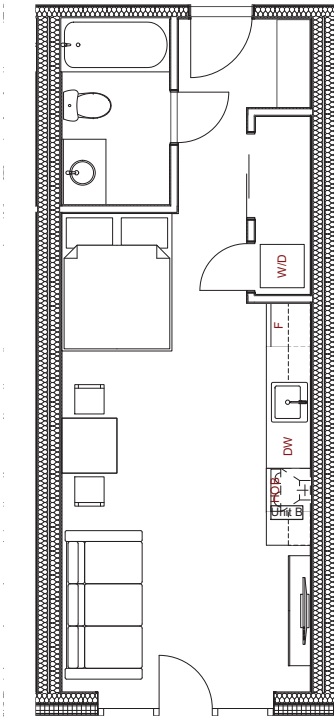
Unit A+ (787.0 sq ft)

SCALE: 1/4" = 1'-0"



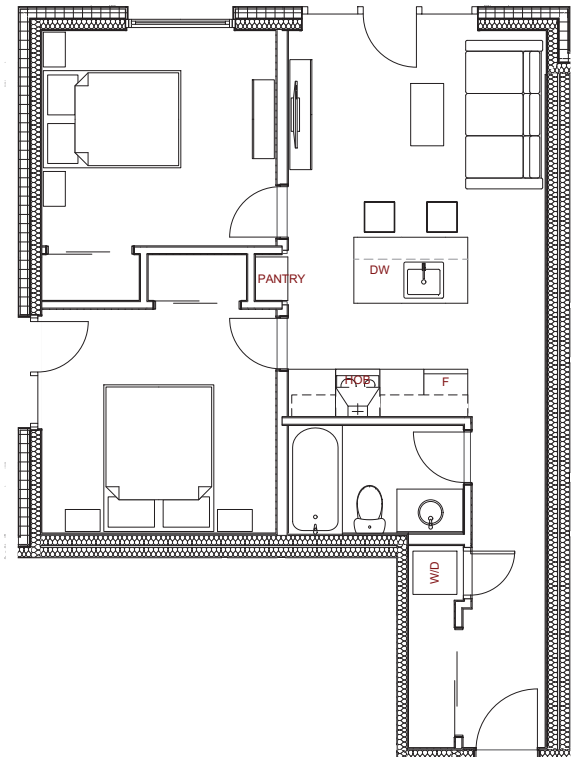
Unit A (755.5 sq ft)

SCALE: 1/4" = 1'-0"



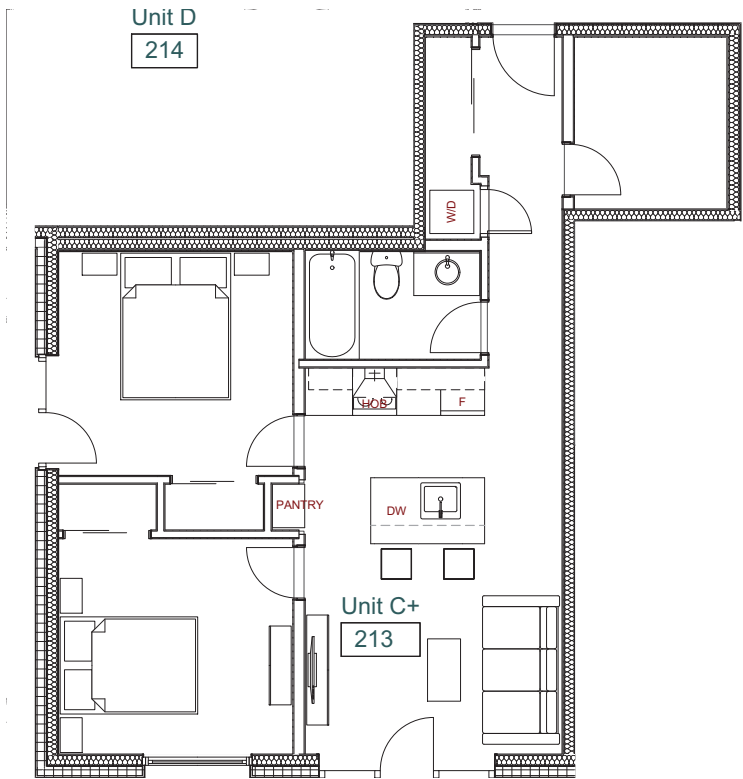
Unit B (377.8 sq ft)

SCALE: 1/4" = 1'-0"



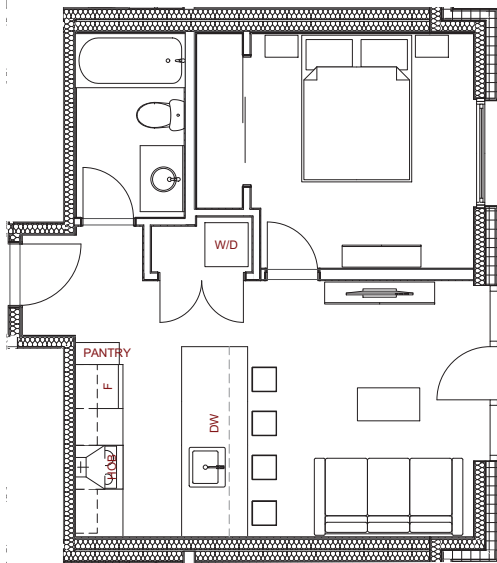
Unit C (644.0 sq ft)

SCALE: 1/4" = 1'-0"



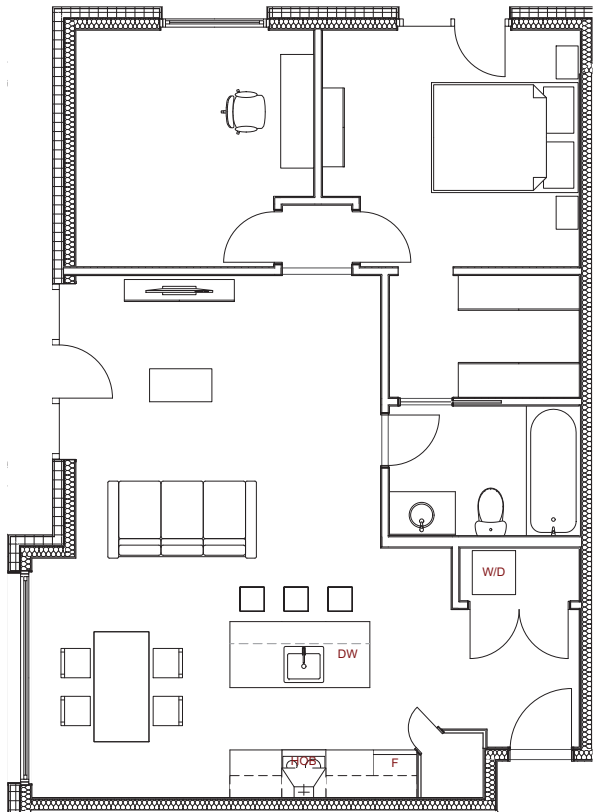
Unit C+ (704.8 sq ft)

SCALE: 1/4" = 1'-0"



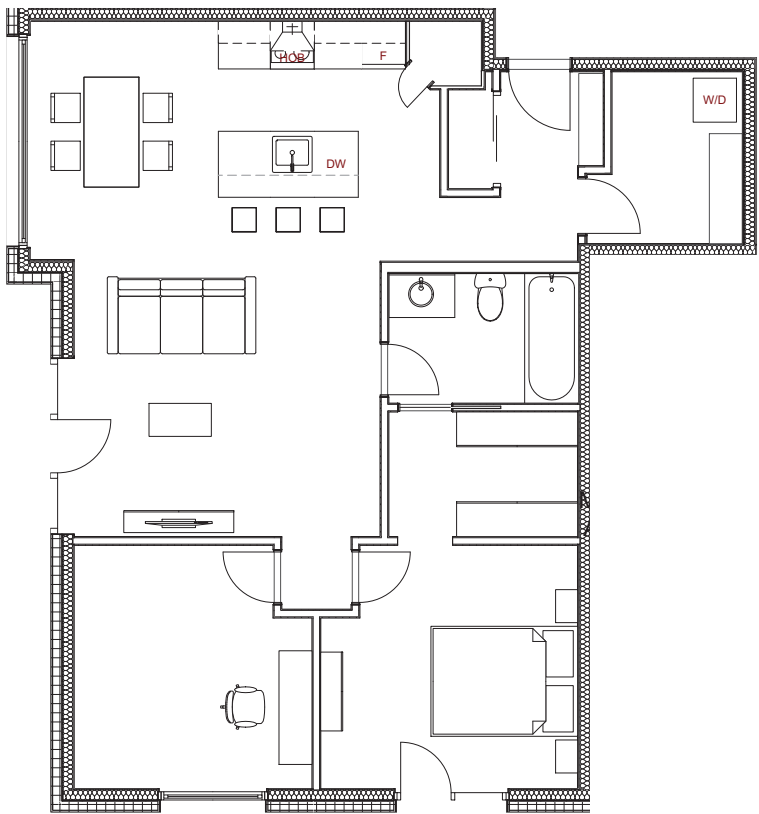
Unit D (468.8 sq ft)

SCALE: 1/4" = 1'-0"



Unit F (878.7 sq ft)

SCALE: 1/4" = 1'-0"



Unit F+ (939.6 sq ft)

SCALE: 1/4" = 1'-0"



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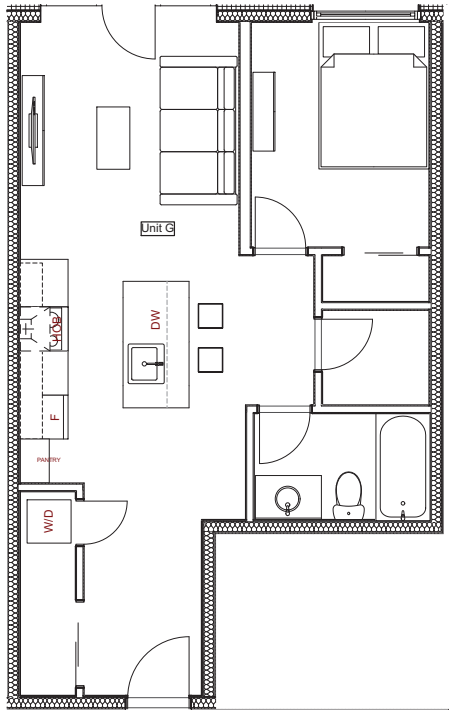
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SHEET TITLE:

Unit Layouts

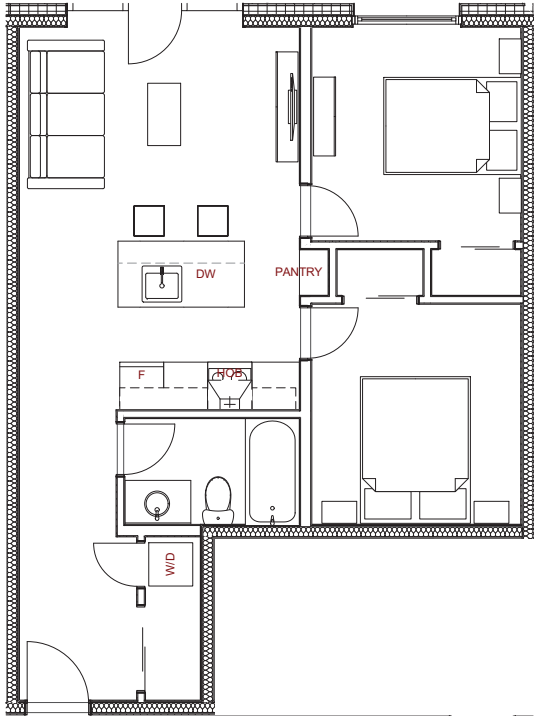
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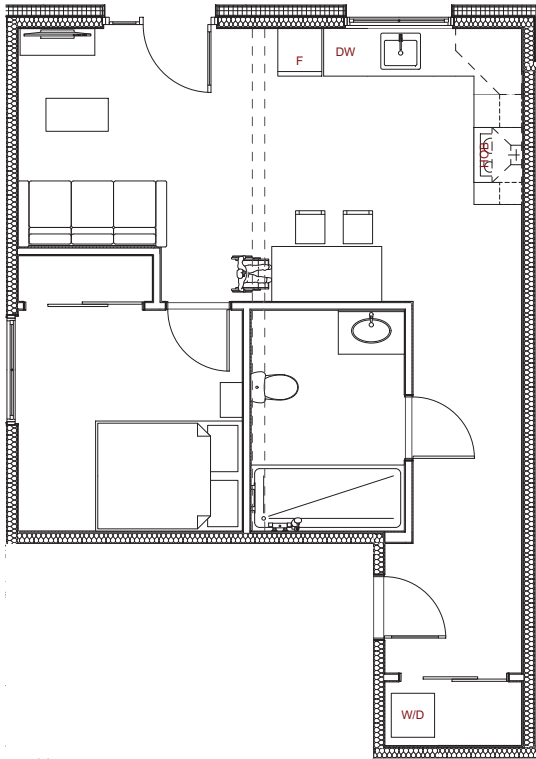
Unit G (531.3 sq ft)

SCALE: 1/4" = 1'-0"



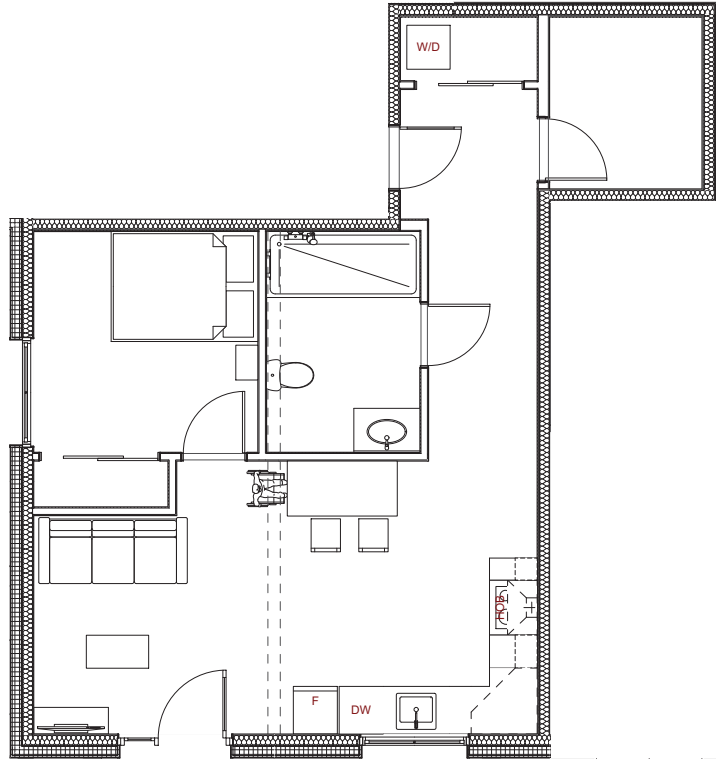
Unit H (636.9 sq ft)

SCALE: 1/4" = 1'-0"



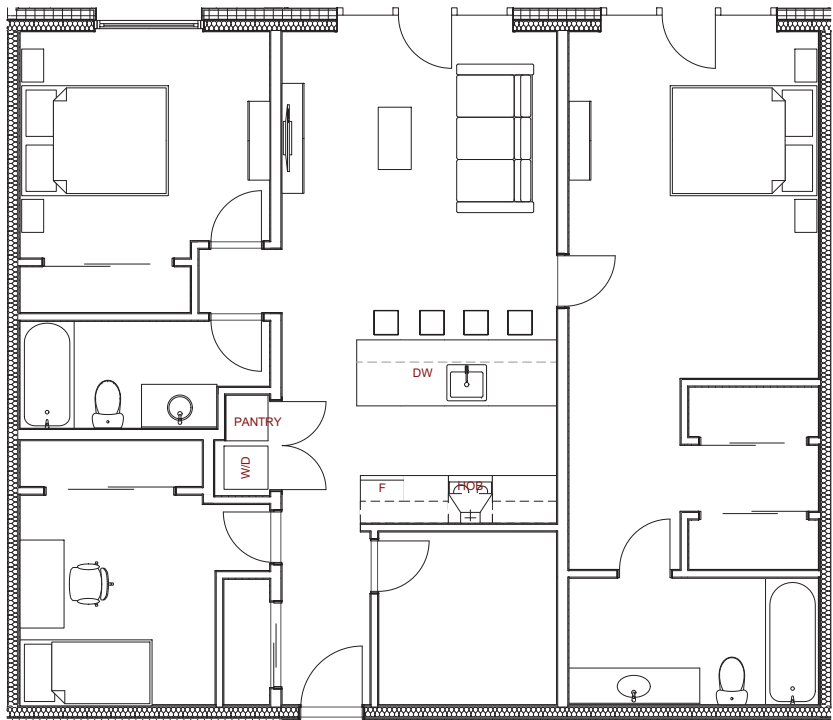
Unit I (644.0 sq ft)

SCALE: 1/4" = 1'-0"



Unit I+ (704.8 sq ft)

SCALE: 1/4" = 1'-0"



Unit E (1180.5 sq ft)

SCALE: 1/4" = 1'-0"



Drawings and Specifications as instruments of service are and shall remain the property of Global Network Resource (GNAR Inc.). They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation.

The General Contractor is responsible for confirming and correlating dimensions at the job site. GNAR Inc. will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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rnadeau@innovationbuilding.com

PROJECT:

Whistler Affordable Housing

7104 Nancy Greene Drive,

Whistler, BC, V8E 0E7

PROJECT NUMBER: G45

NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION

ISSUE:

ISSUED FOR INFORMATION

Rev A

2020-03-12

SHEET TITLE:

Unit Layouts

SHEET ID:

SD18  
Page 142 of 213



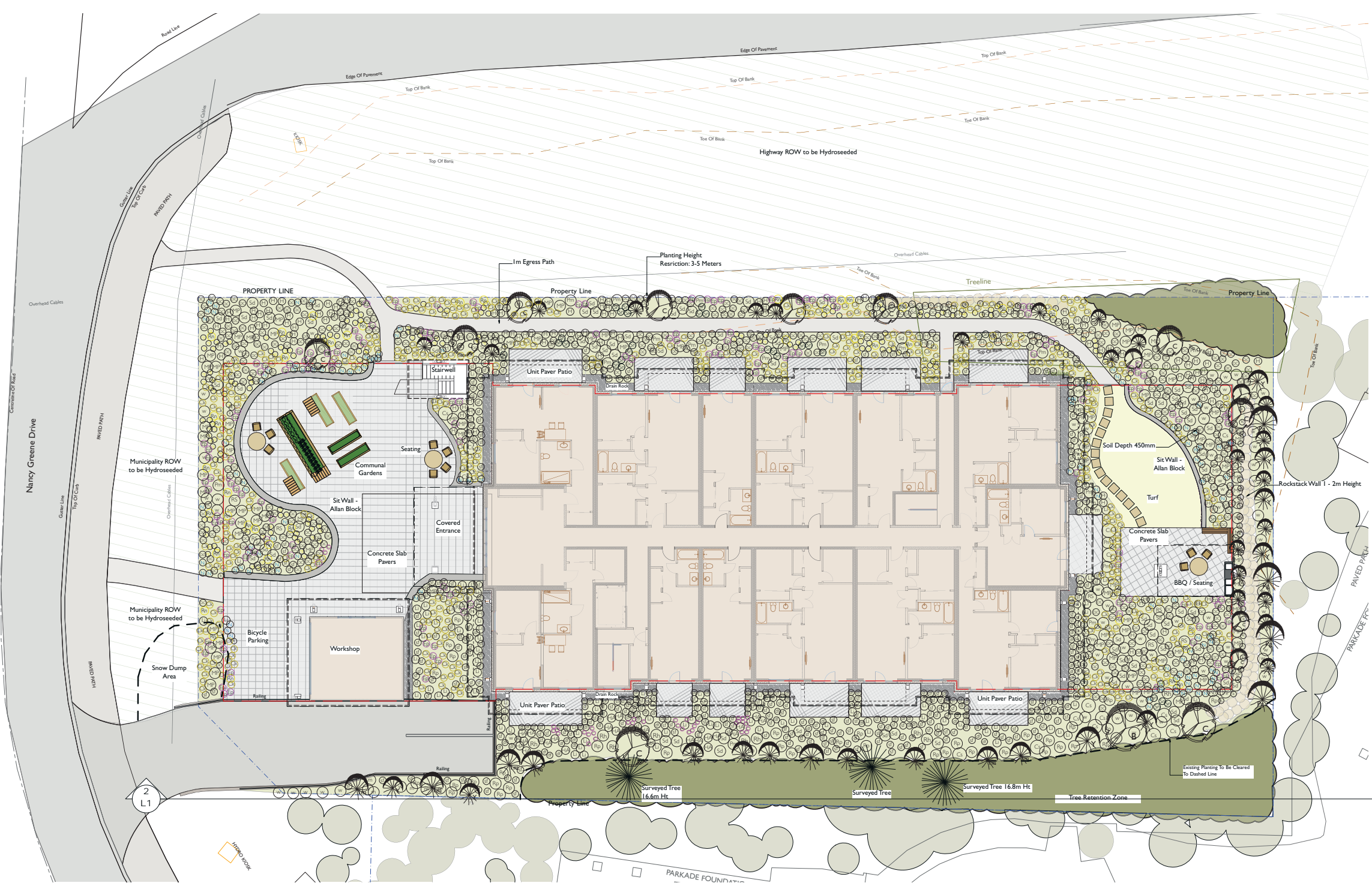
Appendix C

BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
<b>Trees</b>				
Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	C	14	4cm Cal.
Chamaecyparis nootkatensis	Yellow Cedar	Y	10	1.5m
Picea glauca	White Spruce	Pg	4	3m
Betula nigra	River Birch	B	1	4cm Cal.
Tsuga mertensiana	Mountain Hemlock	Tm	32	1.5m
<b>Shrubs</b>				
Amelanchier alnifolia	Serviceberry	m	5	#1 pot
Cornus stolonifera	Redtwig Dogwood	Cs	15	#1 pot
Pinus mugo pumilo	Mugo Pine	Pm	24	#5 pot
Rosa explorer 'Simon Fraser'	Simon Fraser Rose (med pink - 2')	RS	7	#1 pot
Rosa woodsii	Wood's Rose	w	66	#1 pot
Rhododendron PJM	Rhododendron	Rh	11	#1 pot
Rubus parviflorus	Thimbleberry	Rp	37	#1 pot
Spiraea douglasii	Hardhack	Sd	81	#1 pot

BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
<b>Ornamental Grasses</b>				
Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	Ck	422	#1 pot
Deschampsia caespitosa 'Bronzeschleier'	Bronzeschleier Tufted Hair Grass	Dc	367	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	H	167	#1 pot
Miscanthus sinensis purpurascens	Flame Grass	MP	87	#1 pot
<b>Ferns</b>				
Blechnum spicant	Deer Fern	df	106	#1 pot
Polystichum munitum	Sword Fern	sf	312	#1 pot
<b>Groundcovers</b>				
Arctostaphylos uva-ursi	Kinnikinnick	k	44	10cm pot
<b>Perennials</b>				
Hosta 'august moon'	August Moon Hosta	HA	24	#1 pot
Astilbe chinensis Pumila	Chinese Astilbe	C	38	#1 pot
Echinacea purpurea	Purple Coneflower	Ep	141	#1 pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Cone Flower	rg	167	#1 pot
Rudbeckia nitida 'herbstsonne'	Herbstsonne Rudbeckia	Rn	41	#1 pot
Ligularia stenocephala 'The Rocket'	Rocket	Li	90	#1 pot
Nepeta x 'Dropmore Blue'	Dropmore Blue Catmint	N	112	#1 pot
Salvia nemorosa 'Sensation Deep Rose Improved'	Deep Rose Salvia	Sn	32	#1 pot

Hydroseed Mix: Terrasol 'Lower Growing Mix'  
Sheeps Fescue 20%  
Hard Fescue 20%  
Creeping Red Fescue 30%  
Perennial Ryegrass, Turf Type 30%  
Rate: 2kg/100sq m

NOTE:  
All Landscaping to be Installed to the BCSLA Standards  
All Planting Beds & Lawn to be Irrigated by an Accredited  
Irrigation Professional (IIABC)



2, March 10, 2020 Garbage Room & Loading  
1, February 5, 2020 Municipality Staff Meeting



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PROJECT

7104 Nancy  
Greene Drive

DRAWING TITLE

Planting Plan

DATE January 29, 2020 SCALE 1:150

PROJECT # 945 ITEM

REVISION # 0 SHEET

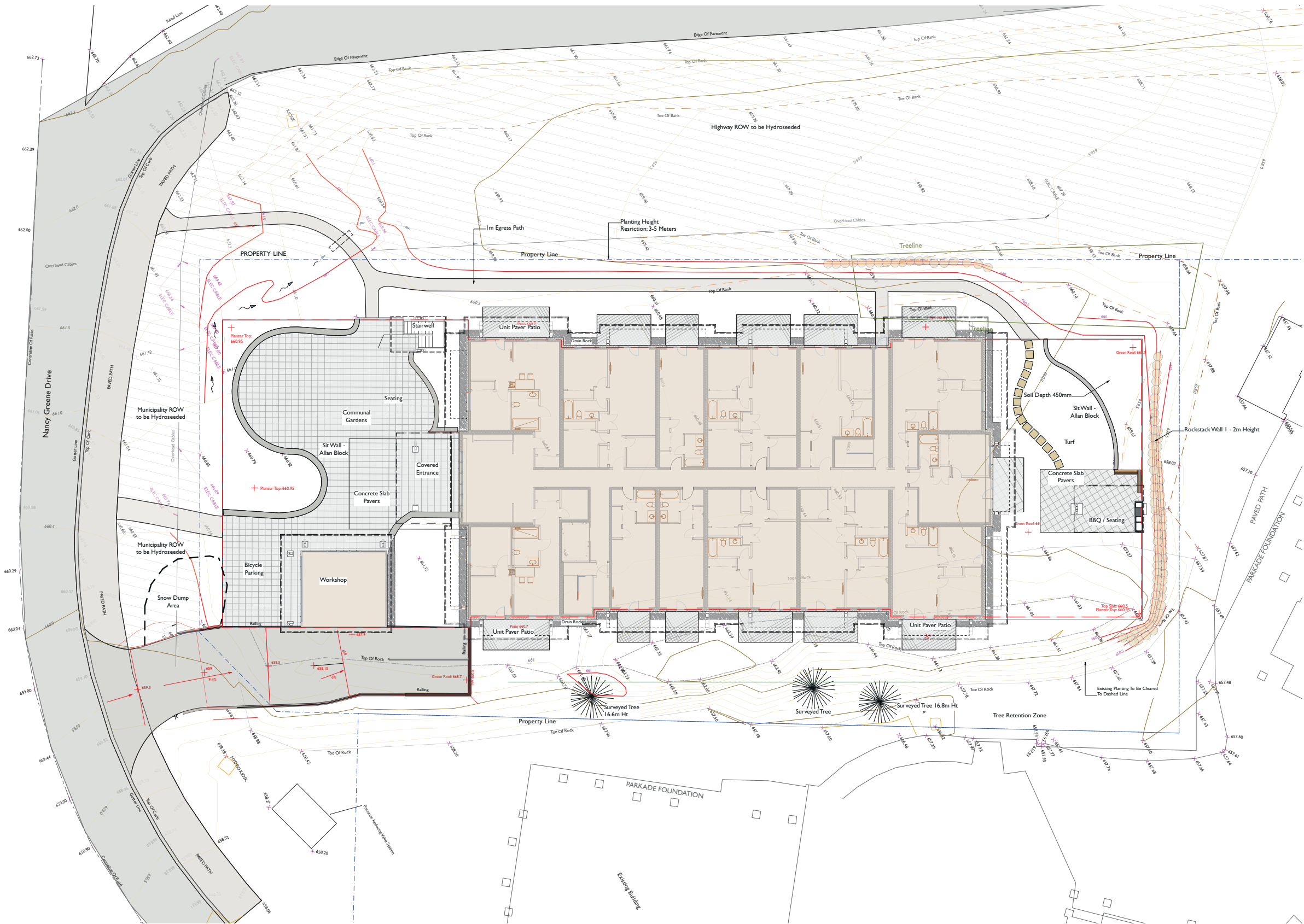
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2 South East Boundary - Elevation  
Scale 1:150

Existing Rock Face Along  
Boundary





2 March 10, 2020 Garbage Room & Loading  
1 February 5, 2020 Municipality Staff Meeting



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PROJECT

**7104 Nancy  
Greene Drive**

DRAWING TITLE

**Grading Plan**

DATE	January 29, 2020	SCALE	1:150
PROJECT #	945	ITEM	
REVISION #	0	SHEET	144 of 142





2. March 10, 2020 Garbage Room & Loading  
1. February 5, 2020 Municipality Staff Meeting



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PROJECT

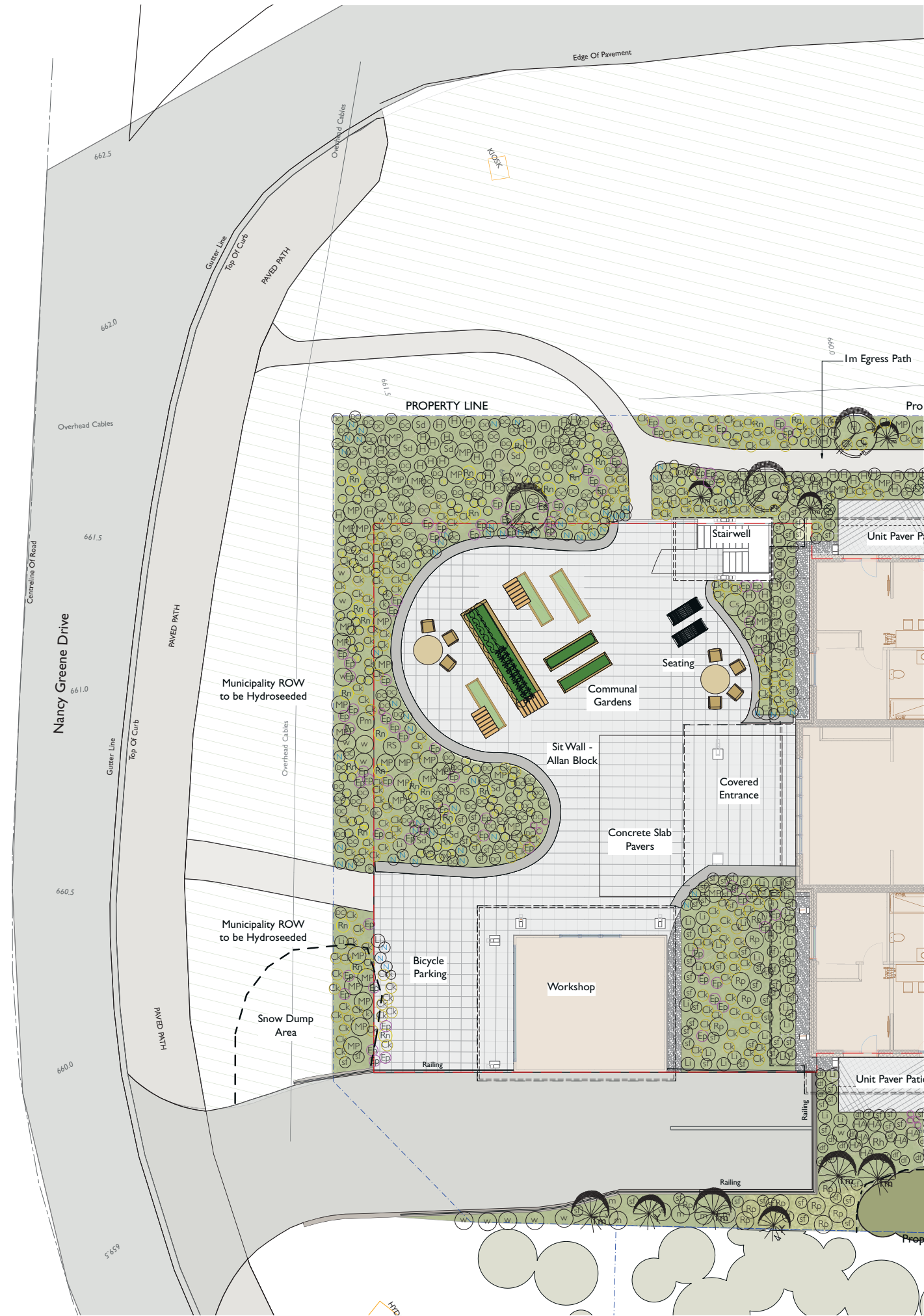
## 7104 Nancy Greene Drive

DRAWING TITLE

## Existing Conditions

DATE	January 29, 2020	SCALE	1:150
PROJECT #	945	ITEM	
REVISION #	0	SHEET	145 of 152





Landscape Features



Community Garden Beds



Allan Block Walls



Paving Style



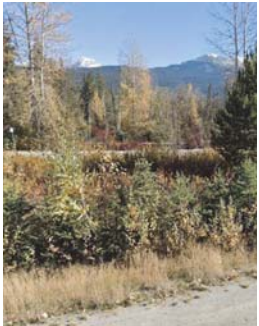
Patio Seating



Planting Style



Highway Right of Way Planting Style



2 March 10, 2020 Garbage Room & Loading  
1 February 5, 2020 Municipality Staff Meeting

  
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PROJECT

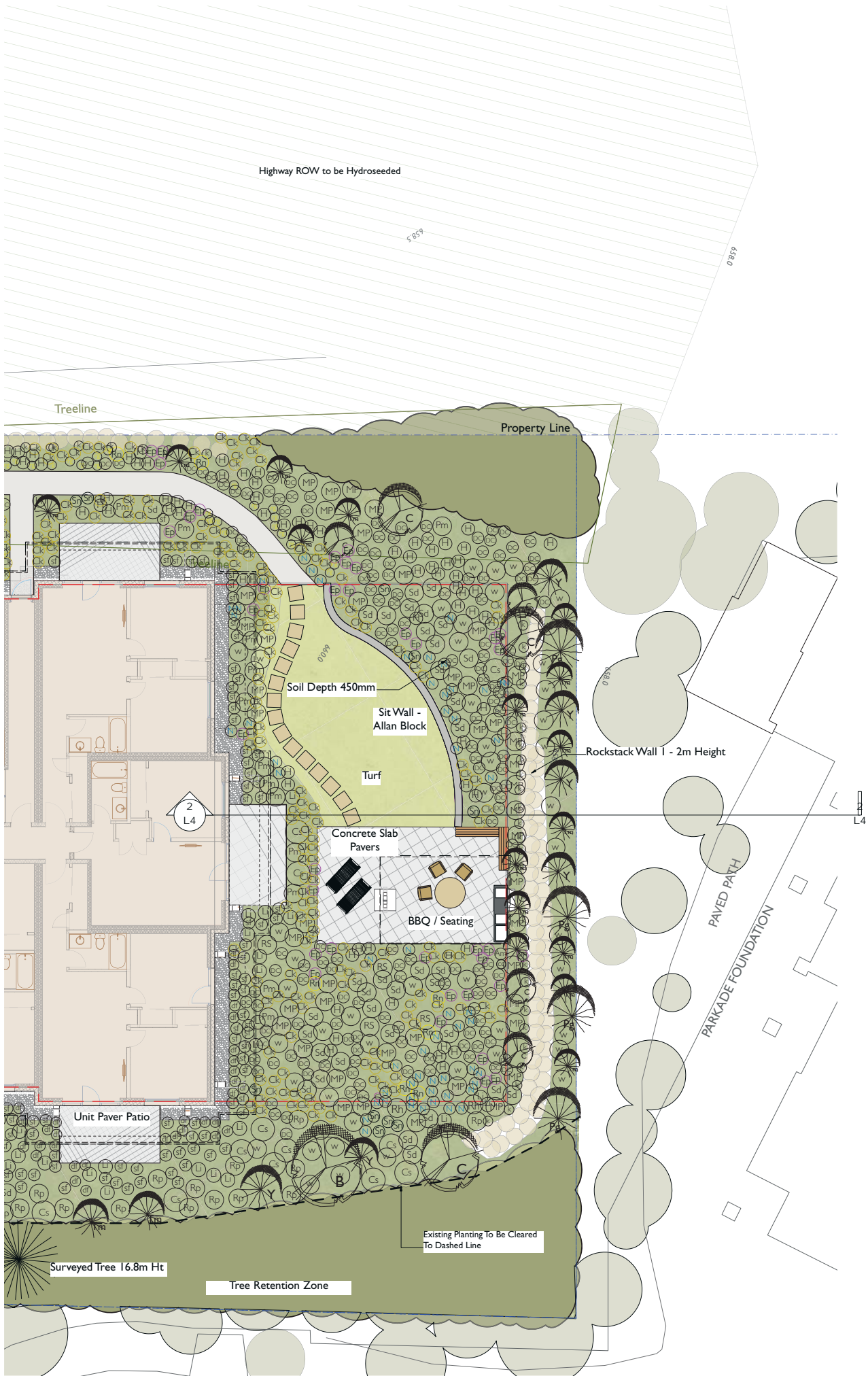
**7104 Nancy  
Greene Drive**

DRAWING TITLE

**Front Courtyard**

DATE	January 29, 2020	SCALE	1:100
PROJECT #	945	ITEM	
REVISION #	0	SHEET	146 of 13





Landscape Features



Allan Block Walls



Concrete Pavers



Covered Communal BBQ Area



Maglin Seats

Planting Style



Ornamental Grasses



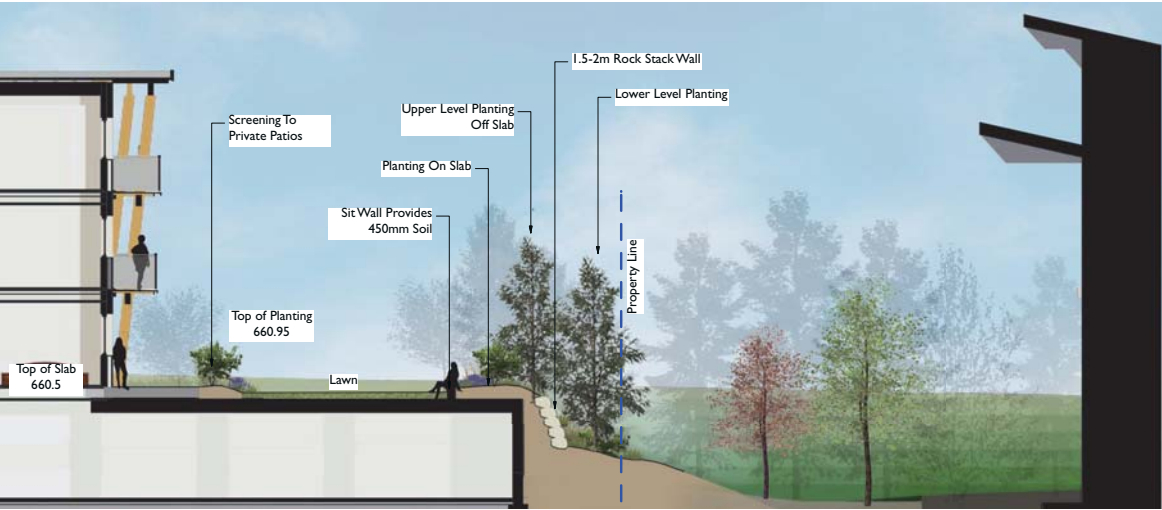
Mountain Hemlock



Mixed Shrubs for Screening To Footpath



Mixed Perennial Plants



2 Site Section  
Scale 1:100

2. March 10, 2020 Garbage Room & Loading  
1. February 5, 2020 Municipality Staff Meeting



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PROJECT

7104 Nancy  
Greene Drive

DRAWING TITLE

Landscape Plan  
Back Garden

DATE January 29, 2020 SCALE 1:100

PROJECT # 945 ITEM

REVISION # 0 SHEET

## **APPENDIX “D” - RZ1146 - PSEH Evaluation Criteria**

<b>Employee Housing Requirements - Occupancy and Rent Restrictions</b>	
1. Projects shall optimize the amount of employee housing within the proposed development and may include limited amounts of new unrestricted market accommodation to support project viability, design quality and employee housing livability and affordability objectives. All employee housing units will be subject to occupancy, price and rent restrictions secured through a Housing Agreement Bylaw and Housing Covenant registered on title in favour of the Resort Municipality of Whistler.	<p>✓ Complies</p> <p>Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions. The proposal is for 100% employee restricted rental housing.</p>
2. Projects may include either or both rental units or owner-occupied units taking into consideration the municipality's housing needs and priorities and the locational characteristics of the proposed development.	<p>✓ Complies</p> <p>The proposal is 100% rental and proposes 104 bed units.</p>
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.	<p>✓ Complies</p>
4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.	<p>✓ Complies</p> <p>Proposed rental rates are 20-40% below market value. A mix of units are proposed to meet demand identified by the WHA.</p>
5. For a project to be considered, proposed employee unit sales prices and rents must be less than for comparable unrestricted market housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, sales prices or rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed sales prices and monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.	<p>✓ Complies</p> <p>Proposed rental rates are below market value and comparable to category five.</p>
6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through a Housing Agreement Bylaw and Housing Covenant. Sales prices and rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).	<p>✓ Complies</p> <p>Rentals would be capped per Council's PSEH Guidelines.</p>

7. For rental properties, rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.	✓ Complies
8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA.	✓ Complies  A mix of units are proposed to meet demand identified by the WHA.
<b>Community Planning Considerations</b>	
9. Proposed developments shall be located within an area designated for development of residential accommodation.	✓ Complies  Parcel located within the White Gold neighbourhood in a designated development area for residential development.
10. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).	✓ Partially Complies
11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.	✓ Complies
12. Proposed densities, scale of development and form of housing should be appropriate for the site context. Impacts on scenic views, and views and solar access for adjacent properties should be minimized.	✓ Complies. The revised proposal has significantly reduced the size of the proposed building, and is now three stories and consistent with the maximum height of the adjacent Fitzsimmons Walk development. The building scale and massing is still larger than the individual Fitzsimmons Walk



	<p>buildings and is an apartment building form. The proposed site is a relatively small parcel. Staff is supportive of increased density for this corner site. Further review of the proposed building massing, form and character will be subject to ADP review and further design development through the rezoning and development permit process.</p>
<p>13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.</p>	<p>✓ Complies</p> <p>The lands are located 115 m from transit and 180 m from services in a highly walkable location.</p>
<p>14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.</p>	<p>✓ Will Comply</p> <p>The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.</p>
<p>15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported. Extensive site grading and alteration of the natural landscape should be minimized.</p>	<p>✓ Complies</p> <p>Site has been previously disturbed</p>

16. An Initial Environmental Review (IER) must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.	✓ Partially Complies  An IER must be conducted
17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.	✓ Partially Complies  A traffic study has been submitted. No substantial issues have been raised. A right-in-right-out driveway may be required.
<b>Development Standards</b>	
18. Proposed developments shall achieve quality design, construction, finishing, and livability. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage. Site landscaping shall be consistent with maintaining Whistler's natural mountain character and achieving FireSmart principles.	Staff will ensure compliance through the Rezoning and Development Permit processes.
19. Proposed developments must meet RMOW green building standards.	The building will be built to a net zero energy ready standard. Staff will ensure compliance through the Rezoning and Development Permit processes.
20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303, 2015. Any proposed reduction in parking requirements must provide a detailed rationale that describes the unique circumstances or mitigation measures that would warrant consideration of the reduction.	X Does Not Comply  52 parking spaces are required, with 42 parking stalls proposed. Staff support the parking variance requested to reduce the parking by 10 stalls since: one stall per unit; and, four additional visitor spaces are proposed. This site is centrally located with excellent walking options, in close proximity to Nesters

	<p>market, transit and Whistler Village. Tenants will also be given the option to rent a stall if needed, which should free up some additional stalls if some tenants choose not to have a stall.</p>
--	---

Evaluation Criteria	RZ1146 - Analysis & Staff Comments	Evaluation
<b>Affordability</b>		
100% employee housing with standard registered Housing Agreement	Proposal complies with requirements for Housing Agreement Bylaw and employee restrictions.	✓
100% rental housing.	Proposal complies with requirement.	✓
Achieves housing affordability objectives & meets demand for housing type.	Proposed rental rates are 20-40% below market value. A mix of units are proposed that meet the housing demand identified by the WHA: one-bedroom, one-bedroom with a flex room, two-bedrooms, and two-bedrooms with a flex room.	✓
<b>Neighbourhood</b>		
Land designated for development of residential accommodation.	Parcel falls within the area designated for residential development under Schedule B of the OCP.	✓
<b>Context</b>		
Land within or adjacent to existing neighbourhoods.	Parcel located within the White Gold neighbourhood.	✓
Densities and scale consistent with neighbourhood.	Although the revised proposal reduced the proposed building by one floor to be consistent with the maximum height of the adjacent Fitzsimmons Walk development, the building scale and massing is still larger than the individual Fitzsimmons Walk buildings. The proposed site is a relatively small parcel. Staff is supportive of increased density for this corner site, however, further review of building scale and massing is warranted should the proposal proceed for further consideration.	Partial
Walking distance to transit, trails, amenities, and services.	The lands are located 115 m from transit and 180 m from services.	✓
Previously disturbed site or site requiring minimal alteration.	The site is previously disturbed.	✓
Views and scenery are preserved.	Views from adjacent buildings are preserved. The treed buffer on the east edge of the property will be preserved to the greatest extent possible. A small landscaped buffer will be planted between the building and Highway 99.	✓
<b>Servicing &amp; Traffic</b>		
Easily served by existing infrastructure and services.	The preliminary engineering brief suggests that the proposal can be serviced with the existing water, sewer, and storm drainage infrastructure. A detailed capacity study by the applicant's engineer will be required.	✓
Additional traffic volumes do not exceed service capacity.	The immediately adjacent highway intersection is signalized. A traffic impact assessment by the applicant's engineer will be required to confirm additional traffic volumes do not exceed service capacity.	Partial
Site is easily accessible from adjacent roadway.	Proposal complies with requirement.	✓
<b>Site Planning</b>		



Adequate green space is provided.	Approximately 280 m <sup>2</sup> of green space is provided. This is at the lower end of green space provided relative to the six other proposals received. There is limited potential to expand on this, however, if the proposal moves forward staff would work with the applicant to increase the amount of green space to the greatest extent possible.	Partial
Meets the parking requirements of the Zoning Bylaw	Proposal complies with requirement. 62 parking stalls are provided.	✓
Minimal impacts on any environmentally sensitive lands.	Proposal complies with requirement.	✓
20 m buffer on Hwy 99 is preserved.	The 20 m buffer along Highway 99 was cleared of vegetation in the past, similar to many of the parcels surrounding the Nesters commercial node. Given this context and the location on the corner of the Highway 99 intersection staff support the proposed reduction to the highway buffer, with landscaping provided to screen the development as much as possible. Staff note that the adjacent multi-family development, Fitsimmons Walk, also has a reduced highway buffer.	X
<b>Building Design</b>		
Adequate storage and laundry facilities.	Proposal complies with requirement. Each unit has in-suite laundry.	✓
Achieves RMOW green building standards.	A high standard of energy efficiency is proposed. If the proposal moves forward staff would work with the applicant to have green building commitments appended to title via covenant, as per the Green Building Policy.	✓