

REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: June 19, 2018 **REPORT:** 18-075
FROM: Resort Experience **FILE:** 7734
SUBJECT: PRIVATE SECTOR EMPLOYEE HOUSING INITIATIVE - UPDATE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Information Report No. 18-075, which provides an overview of the preliminary rezoning applications received for the Private Sector Employee Housing Initiative, be received by Council.

REFERENCES

Appendix “A” – Mapping of property locations for preliminary rezoning applications

PURPOSE OF REPORT

The purpose of this Report is to provide Council with an overview of the preliminary rezoning applications received for the Private Sector Employee Housing Initiative.

DISCUSSION

On April 24, 2018 Council endorsed a process and timeline for implementing Recommendation No. 6 of the Mayor’s Task Force on Resident Housing, which is to allow for development of a target of 500 bed units of resident restricted rental housing on private lands over the next five years (2018 – 2023). The process endorsed by Council allows for concurrent evaluation of prospective developments.

The following table provides a summary of the process and timeline endorsed by Council:

TARGET DATE	TASK
April 2018	Notification for Preliminary Rezoning Applications.
May 31, 2018	Application Deadline.
June 2018	Staff completes review of preliminary applications against OCP policies and guidelines and provides comments to applicants.
July 2018	Applicants provide revised application materials.
August 2018	Staff complete evaluation of revised applications and prepare recommendations for Council.
September 2018	Council provides direction on which, if any, applications are supported for further review and processing.
September 2018 – June 2019	Processing of zoning amendment applications and development permit applications that receive approval for further consideration. This includes

	submission and review of further detailed information and studies. Timeline may vary depending on application.
July 2019 – December 2023	Building permit application and construction.

To initiate the project in April 2018, staff notified interested parties of the process and placed advertisements in the local newspaper notifying the public of the process. Preliminary applications were due on May 31, 2018, and were to include the following information:

- Dimensioned site plan;
- Preliminary building massing;
- Number, type, and size of dwelling units;
- Site data, including useable site area, site coverage, gross floor area, building height, building setbacks, and number of parking stalls;
- Written summary of how the development meets the applicable guidelines, and;
- Initial assessment of access and servicing options from a qualified professional.

Applications Received

The following nine applications were received by 5 pm on May 31, 2018:

Rezoning Application number	Address (Neighbourhood)	Current Zoning	Parcel Area (ha)	Dwelling Units Proposed	Bed Units Proposed
RZ1144	2077 Garibaldi Way (Nordic)	RS-E1 Zone (Residential Single Estate One)	0.88	74 apartments	222
RZ1146	7104 Nancy Greene Drive (White Gold)	RS-E1 Zone (Residential Single Estate One)	0.28	65 apartments	184
RZ1147	1315 Cloudburst Drive (Cheakamus)	AC3 Zone (Athletes' Centre Three)	0.66	56 apartments & townhomes	156
RZ1150	5298 Alta Lake Road (Alta Lake/West Side)	TA17 Zone (Tourist Accommodation Seventeen)	3.85	13 townhomes	52
RZ1151	8629 Forest Ridge Drive (Alpine)	RI1 (Residential Infill One)	0.13	2 townhomes	4
RZ1152	2028 Rob Boyd Way (Creekside)	CC2 Zone (Commercial Core Two)	0.57	10 dormitory units + 1 - 3 apartments	12
RZ1153	8975 Highway 99 (Rainbow)	RS-E1 Zone (Residential Single Estate One)	5.66	150 apartments & townhomes	354

RZ1155	2671 Highway 99 (Creekside)	RS-E1 Zone (Residential Single Estate One)	1.73	7 dormitory units + 97 apartments & townhomes	246
RZ1154	1525 Highway 99 (Spring Creek/Function)	RS-E1 Zone (Residential Single Estate One)	11.34	496 apartments & townhomes	1004
Total					2,234

See Appendix A for location maps of each of the applications.

In total, the Municipality received zoning amendment applications for 2,234 bed units. This is a preliminary calculation and will be confirmed as staff proceed with review of the applications.

The application for 1315 Cloudburst Drive requests an increase in the maximum gross floor area of the property, to allow for additional employee housing units beyond what the gross floor area that is currently permitted could provide for. (The property is zoned AC3 Zone (Athletes' Centre Three). The permitted uses are: Athletes' Centre, Athletes' Centre accommodation, auxiliary buildings and uses, and, parks and playgrounds.) The other eight applications generally request a change in use/building form, from single family residential to multifamily, or commercial to multifamily.

Bed units are calculated according to the definition in the Official Community Plan. 'Bed unit' is defined as:

"A measure of a quantity of development intended to reflect servicing and facility requirements for one person, calculated as follows:

	Unit Size (m ²)	Number of Bed Units
Multiple Residential Dwelling Units		
	0 - 55	2
	55 - 100	3
	100+	4
Commercial Accommodation		
Guest room, sleeping unit, or dwelling unit	0 - 55	2
	55 - 100	3
	100+	4
Pension guest room	N/A	1.5
Bed and breakfast	N/A	6
Campsite	N/A	1
Detached dwelling	N/A	6
Duplex dwelling	N/A	12
Dormitory bed	N/A	0.5 "

Next Steps

Over the month of June 2018, staff will complete a preliminary review of all applications received, using the guidelines for evaluating rezoning proposals for private sector employee housing endorsed by Council on December 5, 2017. (See Report No. 18-040 for an overview of the guidelines.) Comments will be provided to the applicants on their proposed rezoning, identifying any issues and requirements for additional information. Applicants will have the opportunity to revise their submission to address issues raised or provide additional information as may be required.

Staff will prepare a report to Council in September with an evaluation of each proposal and recommendations for further review and processing of appropriate applications. Any applications that receive approval by Council for further consideration would then follow the standard rezoning process.

WHISTLER 2020 ANALYSIS

See Report No. 18-040 for an analysis of the Private Sector Employee Housing Initiative against Whistler 2020 strategies.

OTHER POLICY CONSIDERATIONS

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

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. This report identifies all applications received. Consistent with standard practice these applications will also be 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.

For any proposals that are recommended for further review and processing, staff also recommend a public information meeting be held respecting each, in advance of bringing forward a zoning amendment bylaw for consideration of first and second readings by Council. Any proposed zoning amendment bylaw would be also be subject to a Public Hearing, adhering to statutory public notice requirements, prior to Council consideration of third reading of the Bylaw.

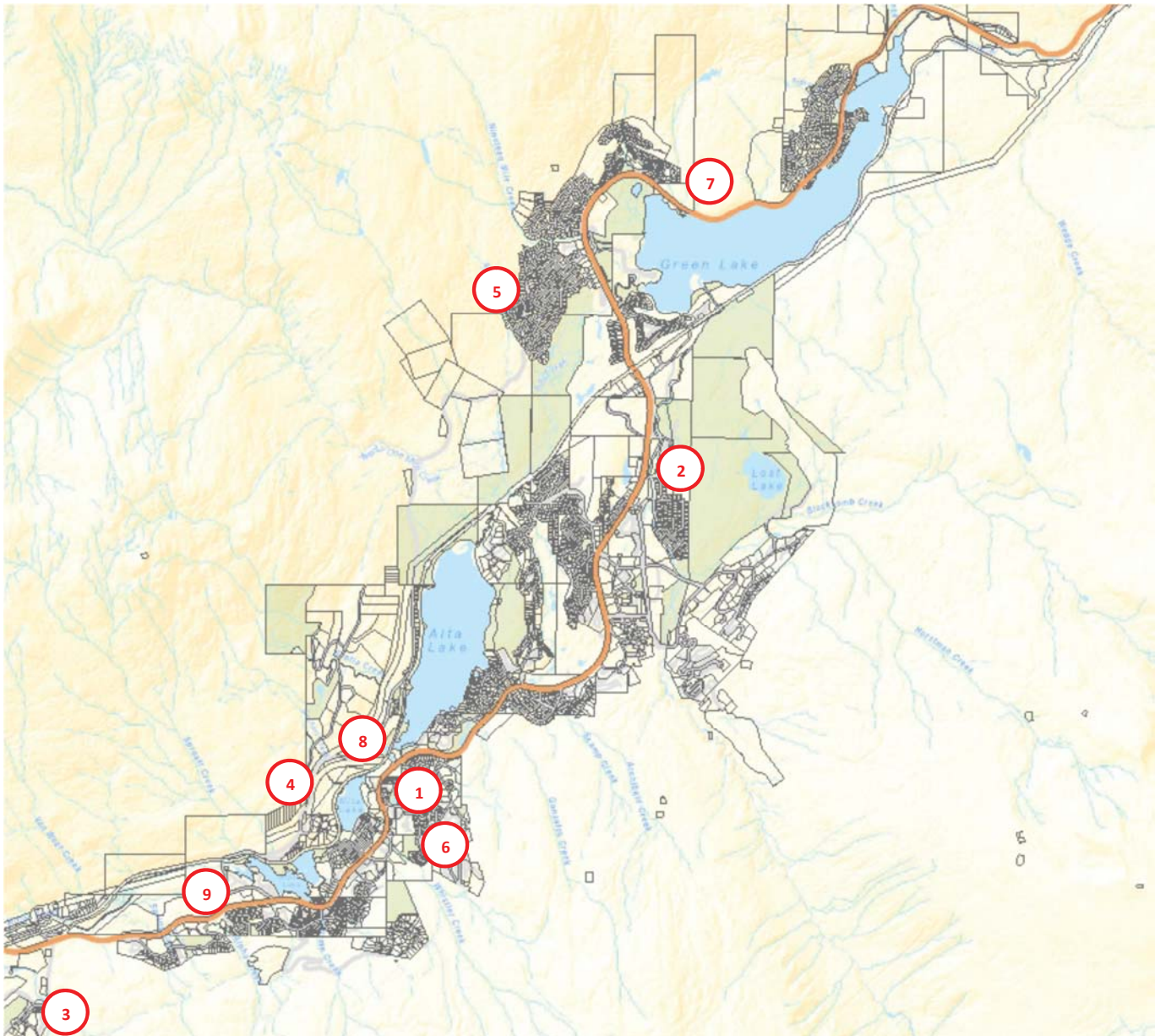
SUMMARY

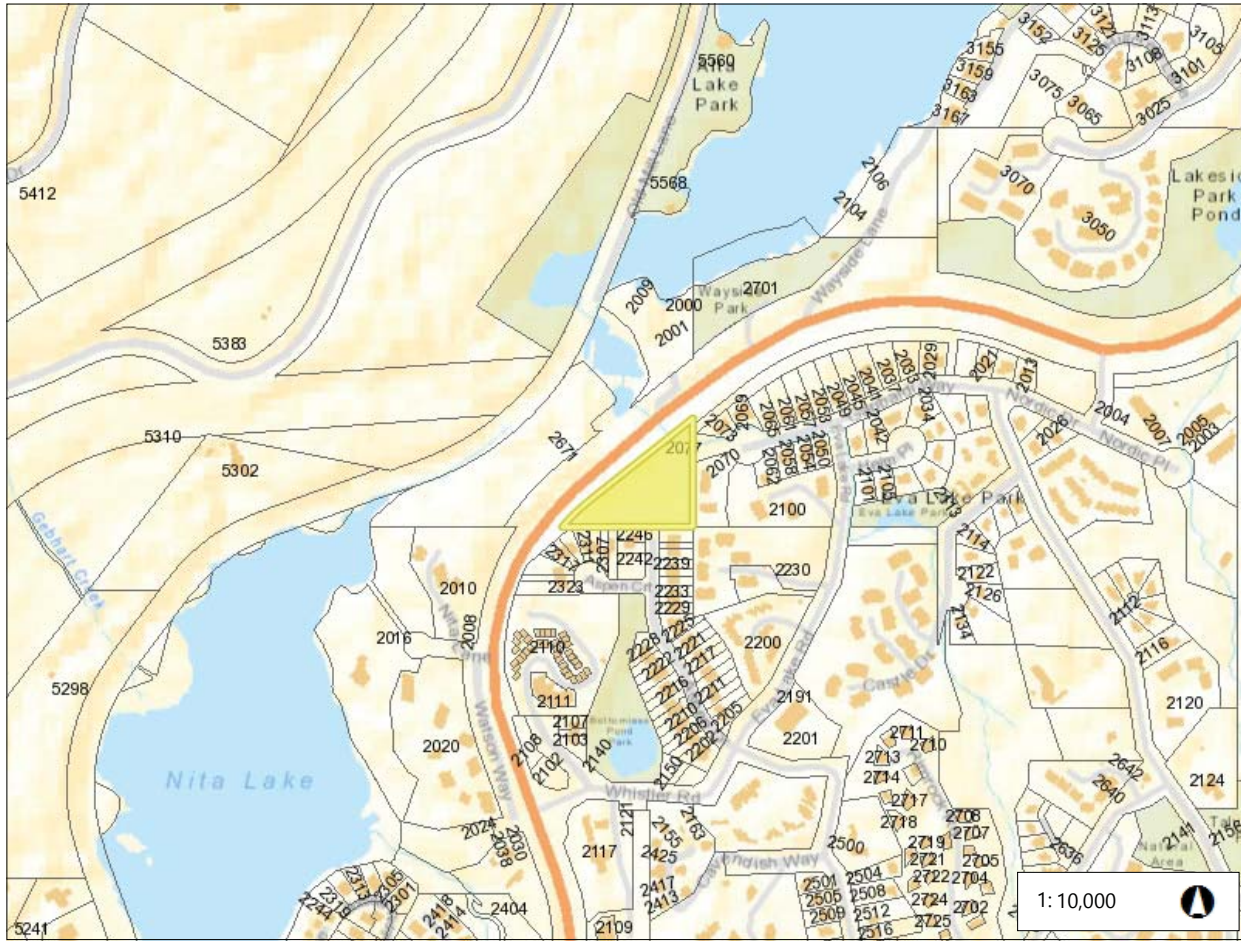
The purpose of this Report is to provide Council with an overview of the applications received for the Private Sector Employee Housing Initiative.

Respectfully submitted,

Amica Antonelli
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

1. 2077 Garibaldi Way (RZ1144) - 74 dwelling units, 222 bed units;
2. 7104 Nancy Greene Drive (RZ1146) - 65 dwelling units, 184 bed units;
3. 1315 Cloudburst Drive (RZ1147) – 56 dwelling units, 156 Bed units;
4. 5298 Alta Lake Road (RZ1150) - 13 dwelling units, 52 bed units;
5. 8629 Forest Ridge Drive (RZ1151) – 2 dwelling units, 4 bed units;
6. 2028 Rob Boyd Way (RZ1152) – 10 dormitory units + 1 dwelling unit, 12 bed units;
7. 8975 Highway 99 (RZ1153) - 150 dwelling units, 354 bed units;
8. 2671 Highway 99 (RZ1155) – 7 dormitory units + 97 dwelling units, 245.5 bed units; and,
9. 1525 Highway 99 (RZ1154) – 496 dwelling units, 1004 bed units.





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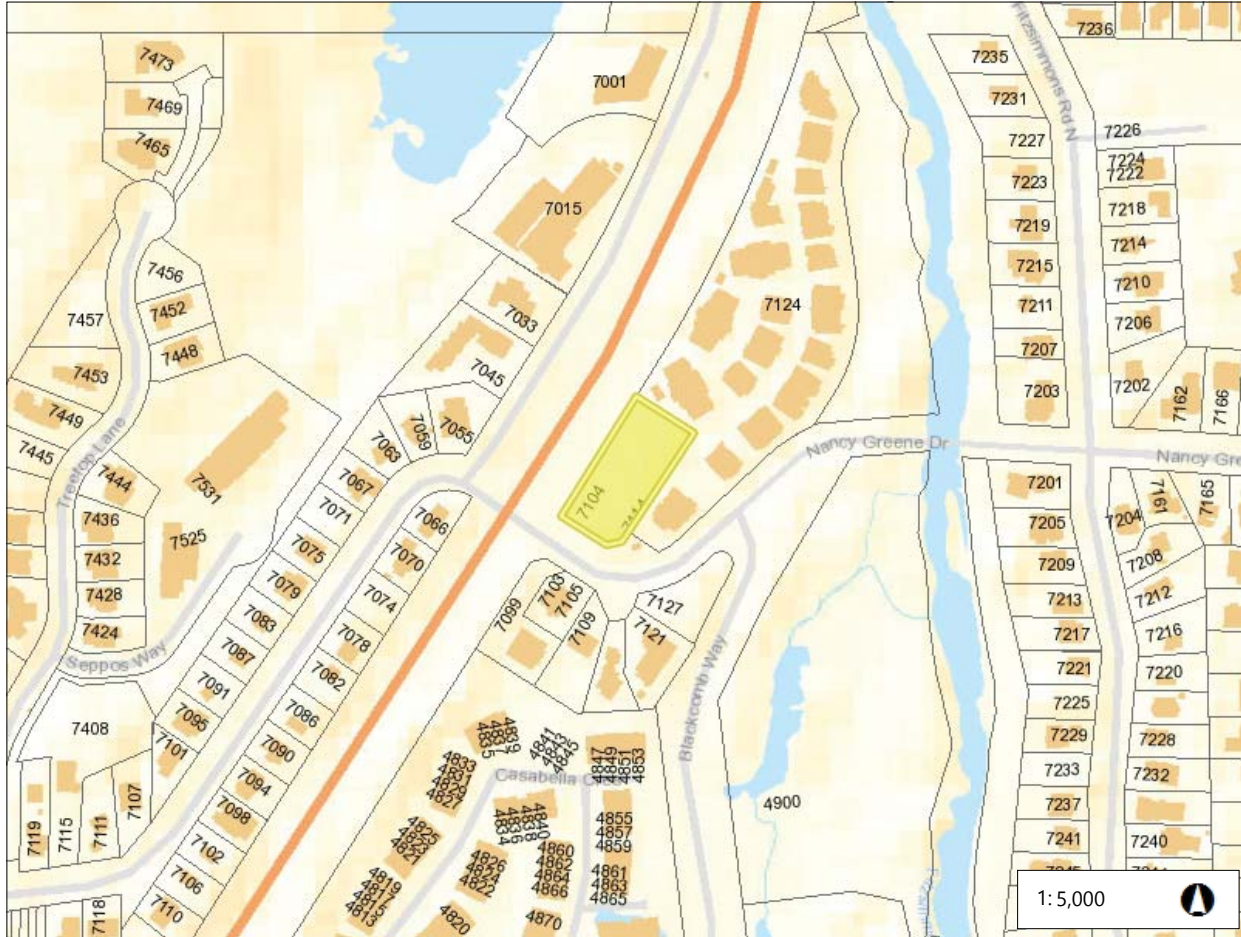
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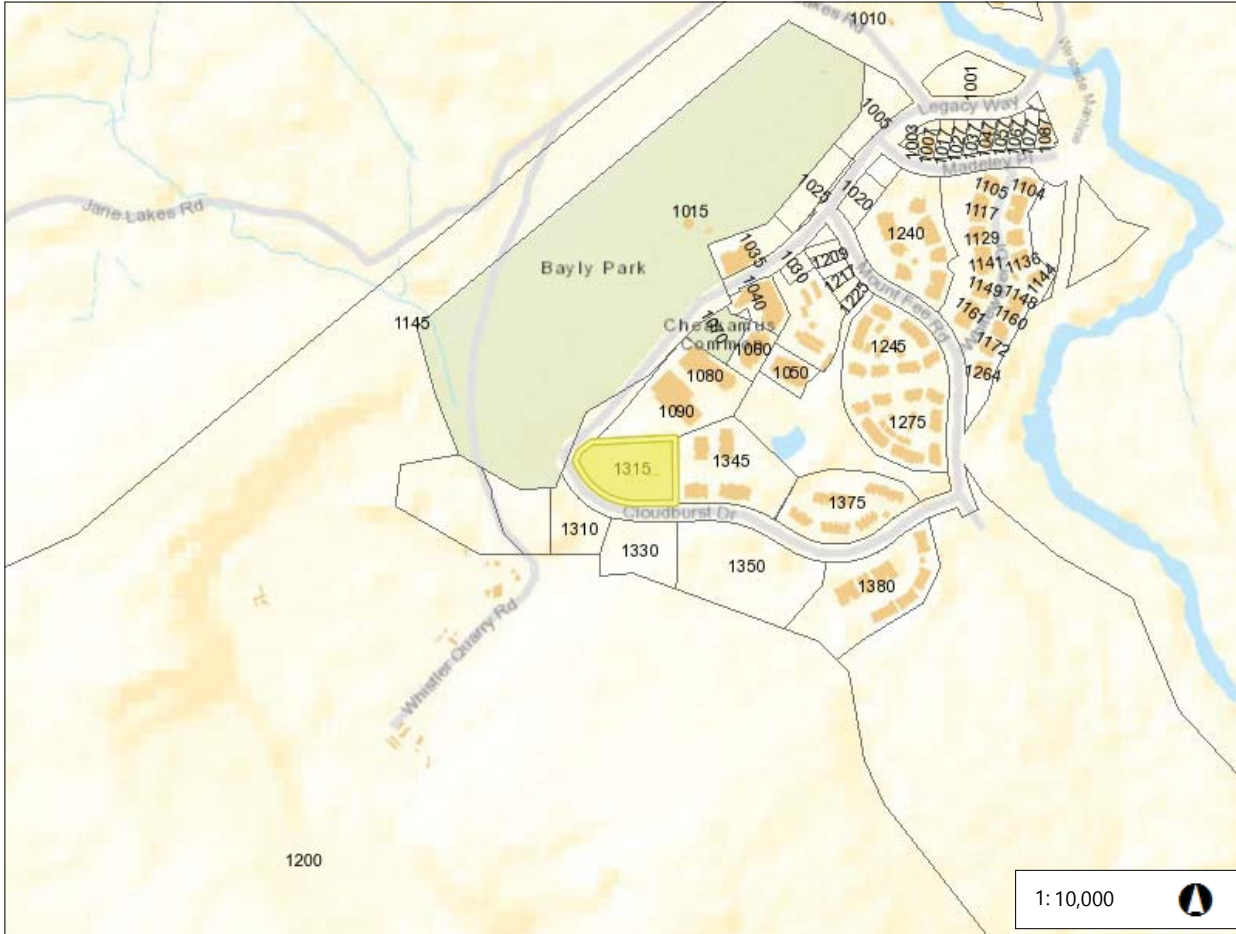
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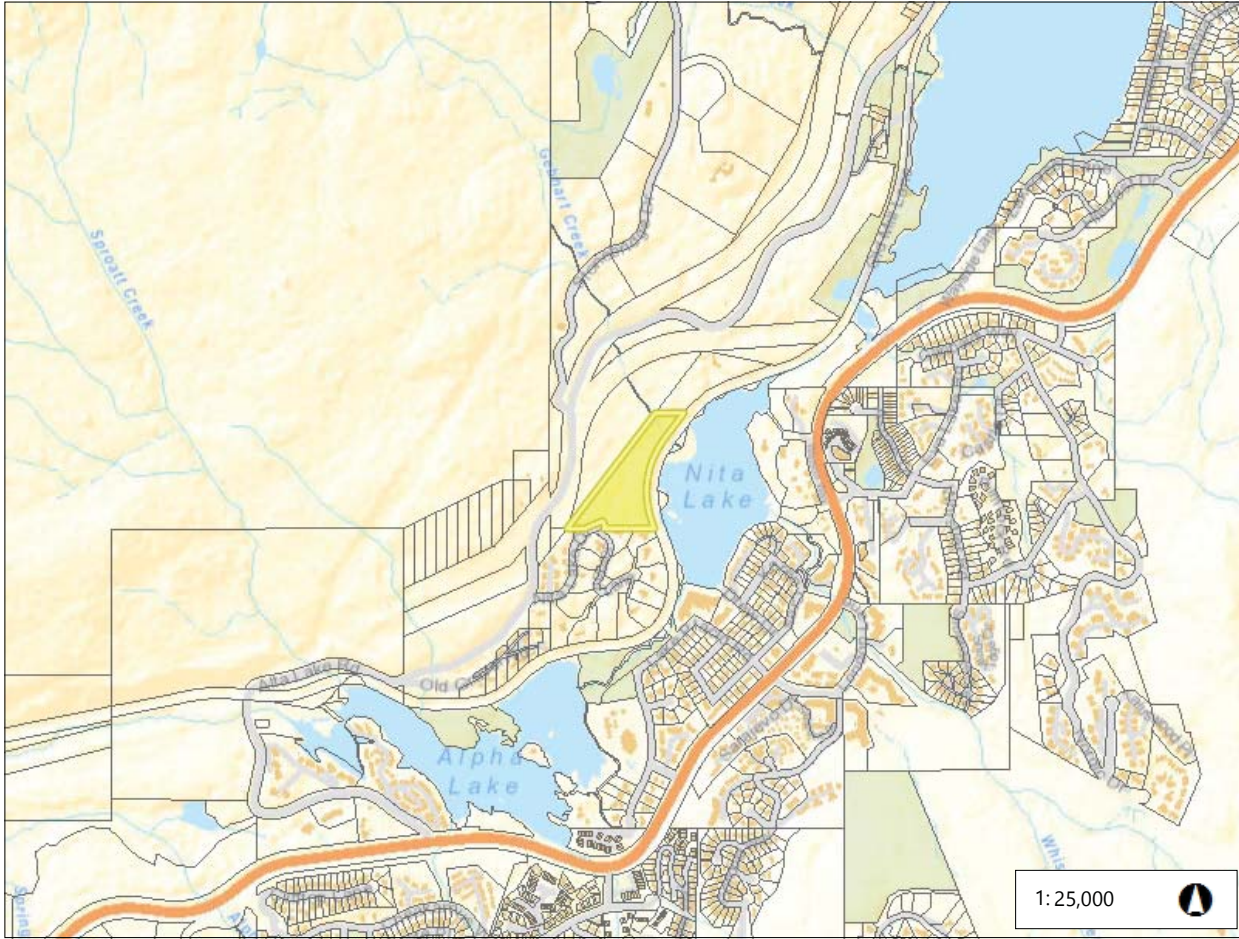
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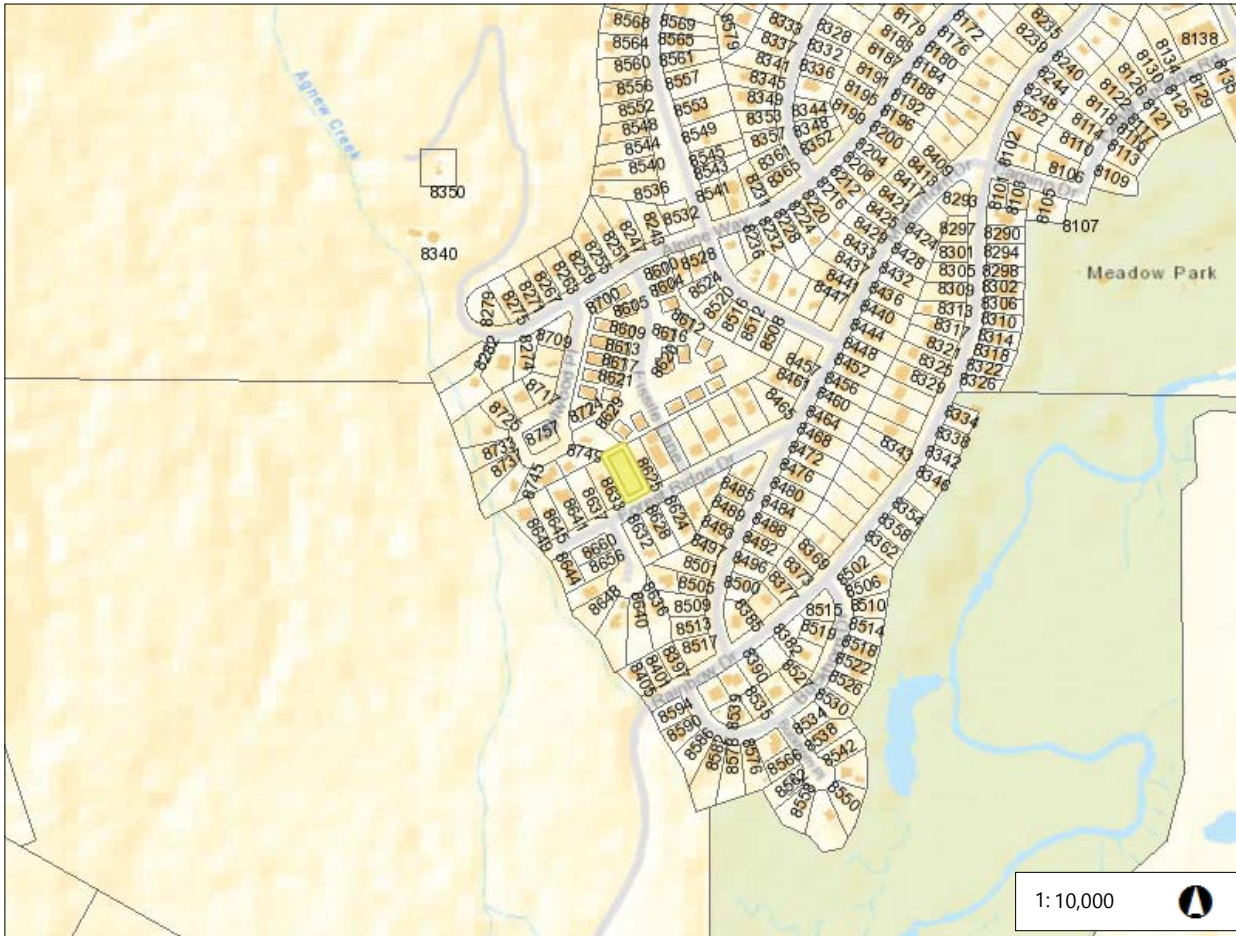
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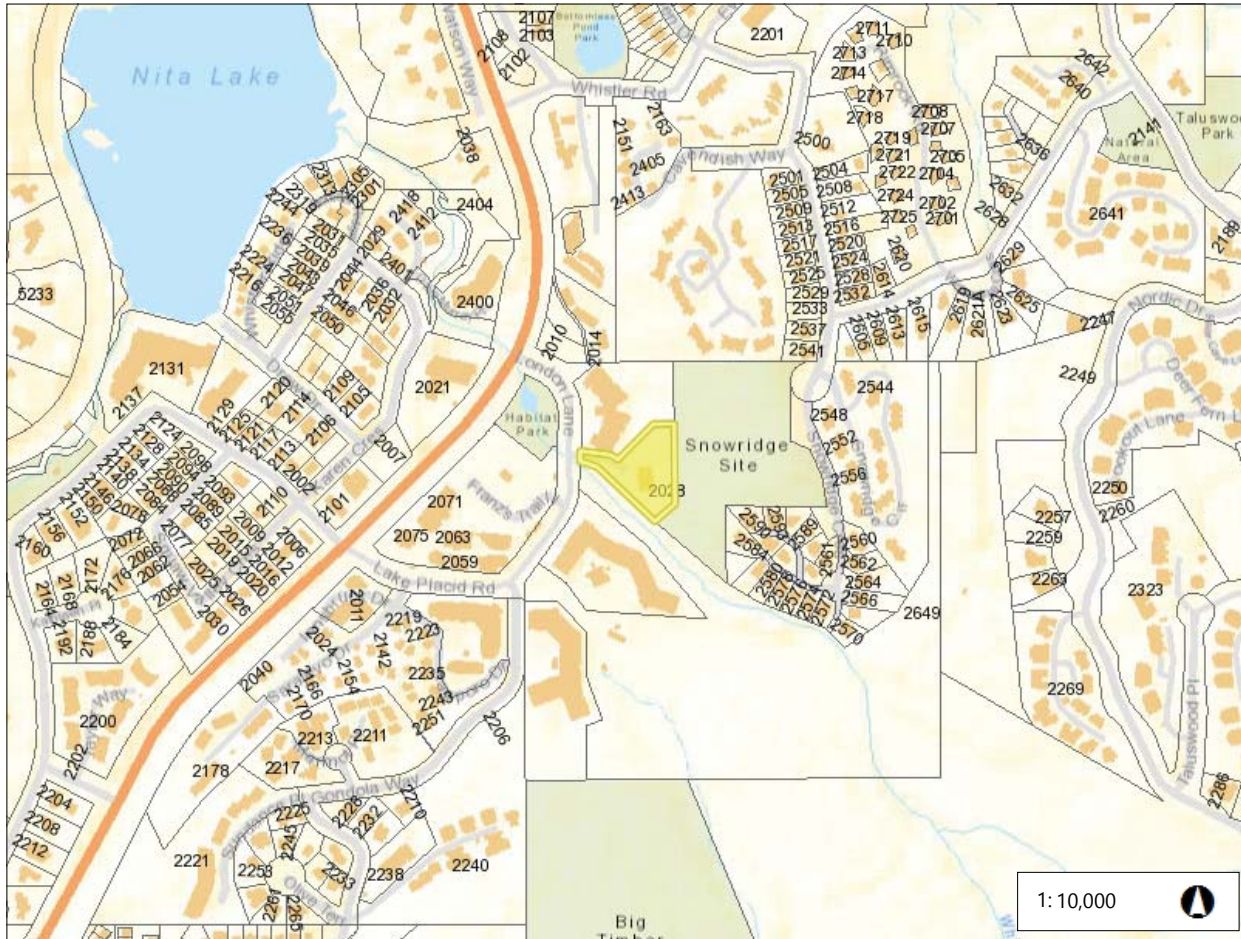
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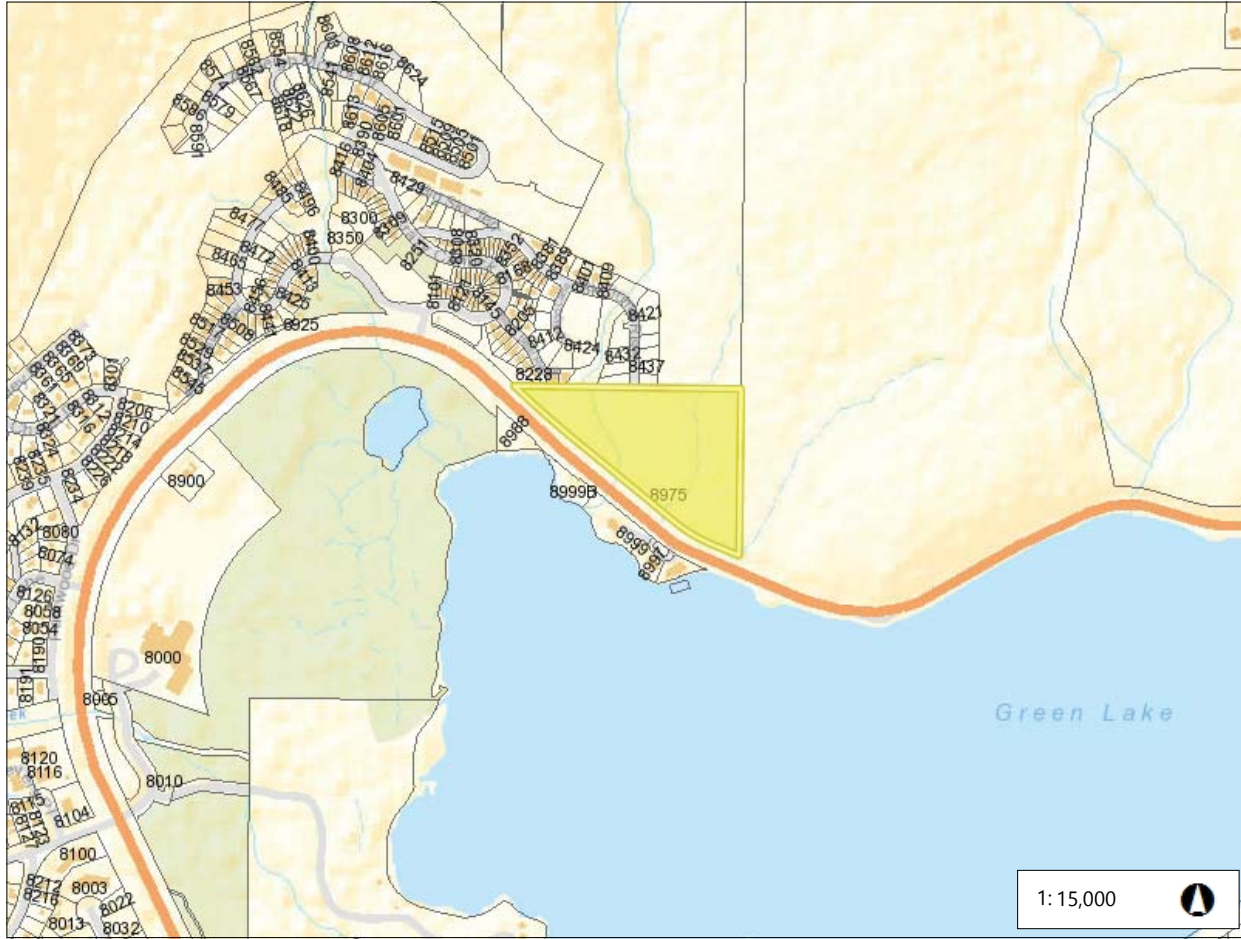


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

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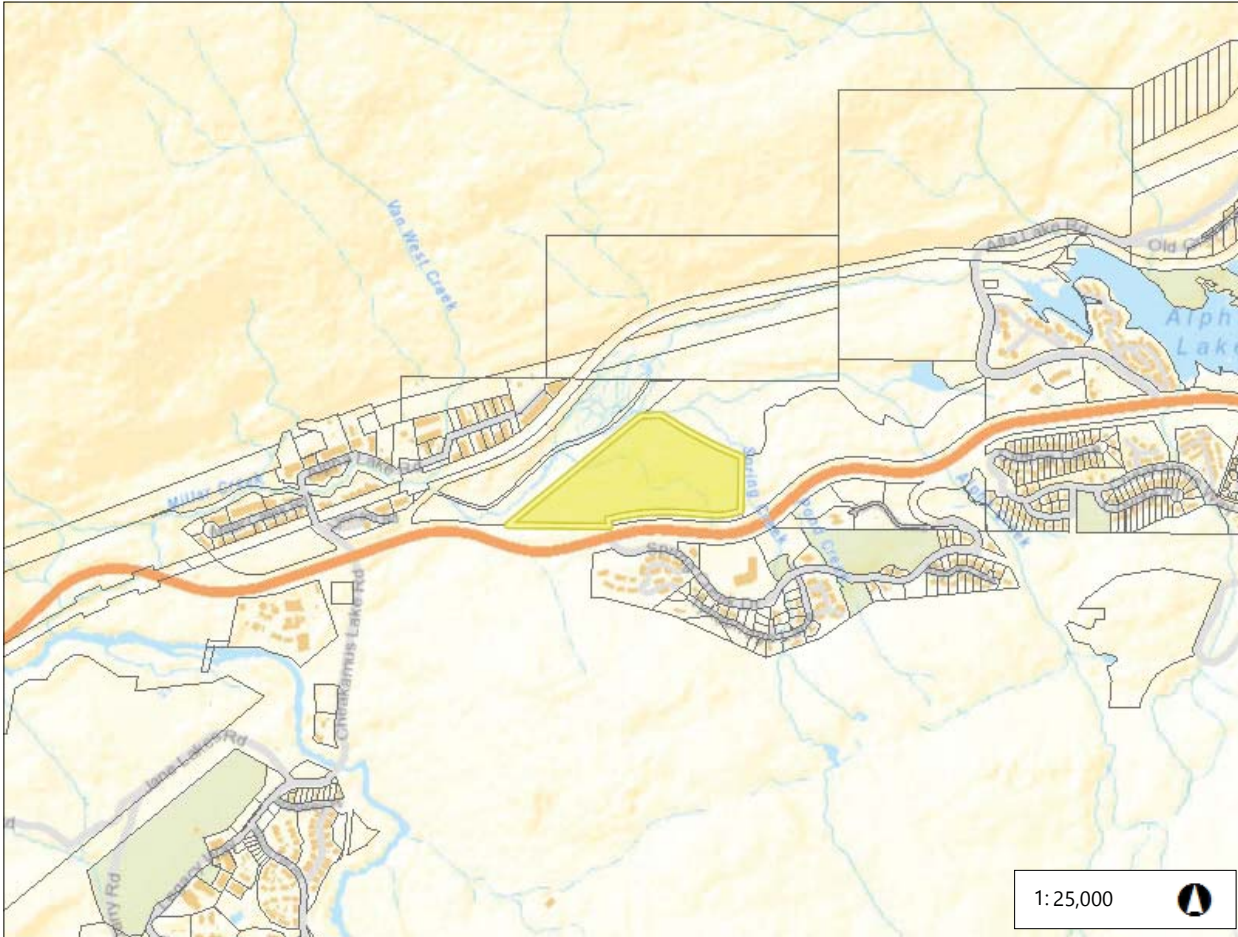
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