

Private Sector Employee Housing Initiative

Council Presentation

June 19, 2018

RESORT MUNICIPALITY OF WHISTLER

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Housing Task Force Recommendation No. 6

Allow for development of resident restricted rental housing on private lands that may be currently underdeveloped.

- Target of 500 bed units
- Constructed over next 5 years (2018 – 2023)

Preliminary Applications – Due May 31, 2018

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

Project Timeline

Date	Task
April 2018	Notification
May 31, 2018	Application deadline
June 2018	Staff review
July 2018	Applicants provide revised application
August 2018	Staff evaluation & recommendations to Council
September 2018	Council provides direction on applications supported for further review & processing
September 2018 – June 2019	Processing of applications
July 2019 – Dec 2023	BP applications & construction

Criteria for Assessment

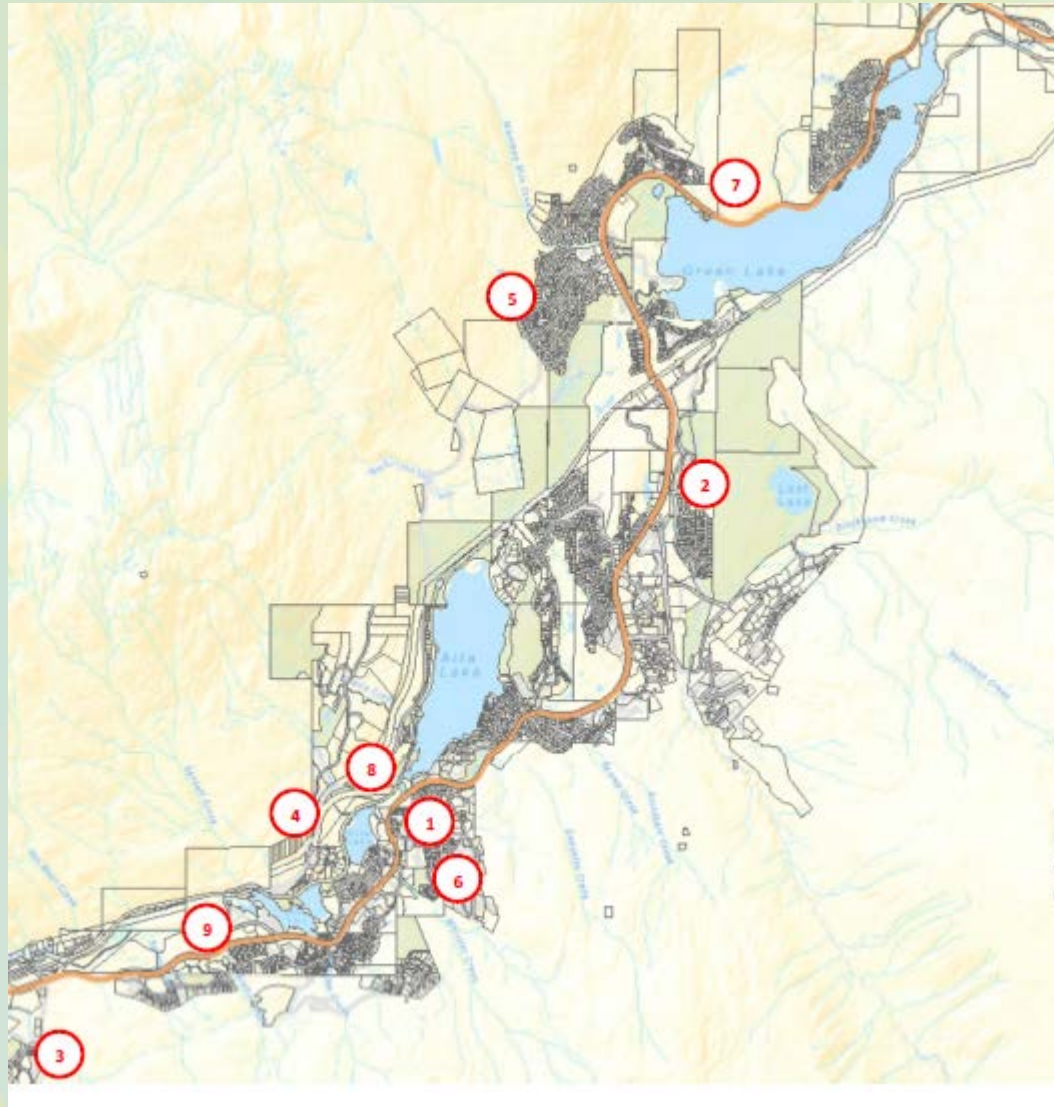
- OCP Policies
- Guidelines for Evaluating Private Sector Rezoning Proposals for Employee Housing

(See report 18-040 for complete list.)

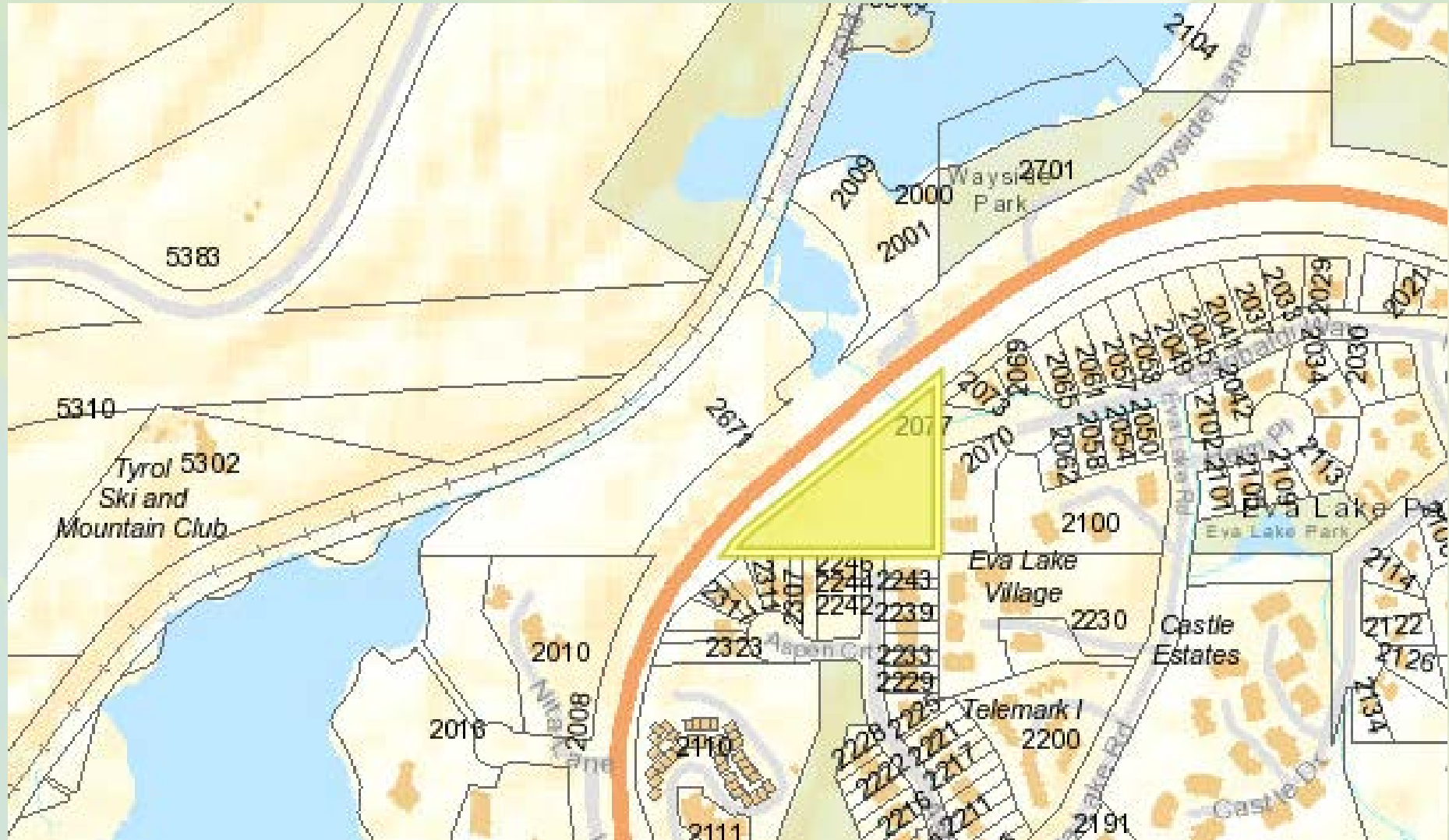
Preliminary Applications Received

File Number Address	Current Zoning	Dwelling Units Proposed	Bed Units Proposed
RZ1144 2077 Garibaldi Way	RS-E1 Zone (Residential Single Estate One)	74 apartments	222
RZ1146 7104 Nancy Greene Drive	RS-E1 Zone (Residential Single Estate One)	65 apartments	184
RZ1147 1315 Cloudburst Drive	AC3 Zone (Athletes' Centre Three)	56 apartments & townhomes	156
RZ1150 5298 Alta Lake Road	TA17 Zone (Tourist Accommodation Seventeen)	13 townhomes	52
RZ1151 8629 Forest Ridge Drive	RI1 (Residential Infill One)	2 townhomes	4
RZ1152 2028 Rob Boyd Way	CC2 Zone (Commercial Core Two)	10 dormitory units or 1 - 3 apartments	12
RZ1153 8975 Highway 99	RS-E1 Zone (Residential Single Estate One)	150 apartments & townhomes	354
RZ1155 2671 Highway 99	RS-E1 Zone (Residential Single Estate One)	7 dormitory units + 97 apartments & townhomes	246
RZ1154 1525 Highway 99	RS-E1 Zone (Residential Single Estate One)	496 apartments & townhomes	1004
			2,234

Preliminary Applications Received



1. 2077 Garibaldi Way



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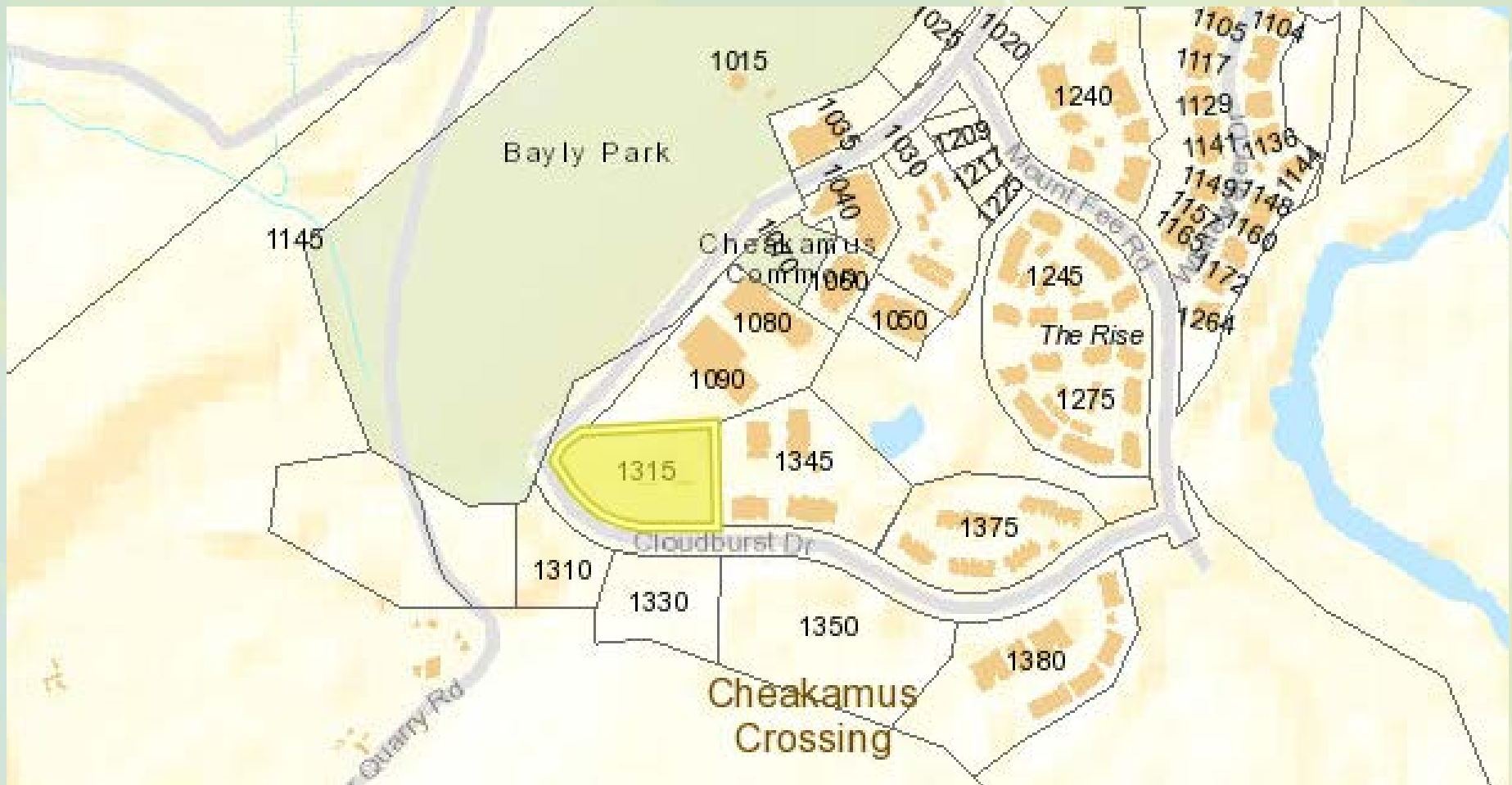
2. 7104 Nancy Greene Drive



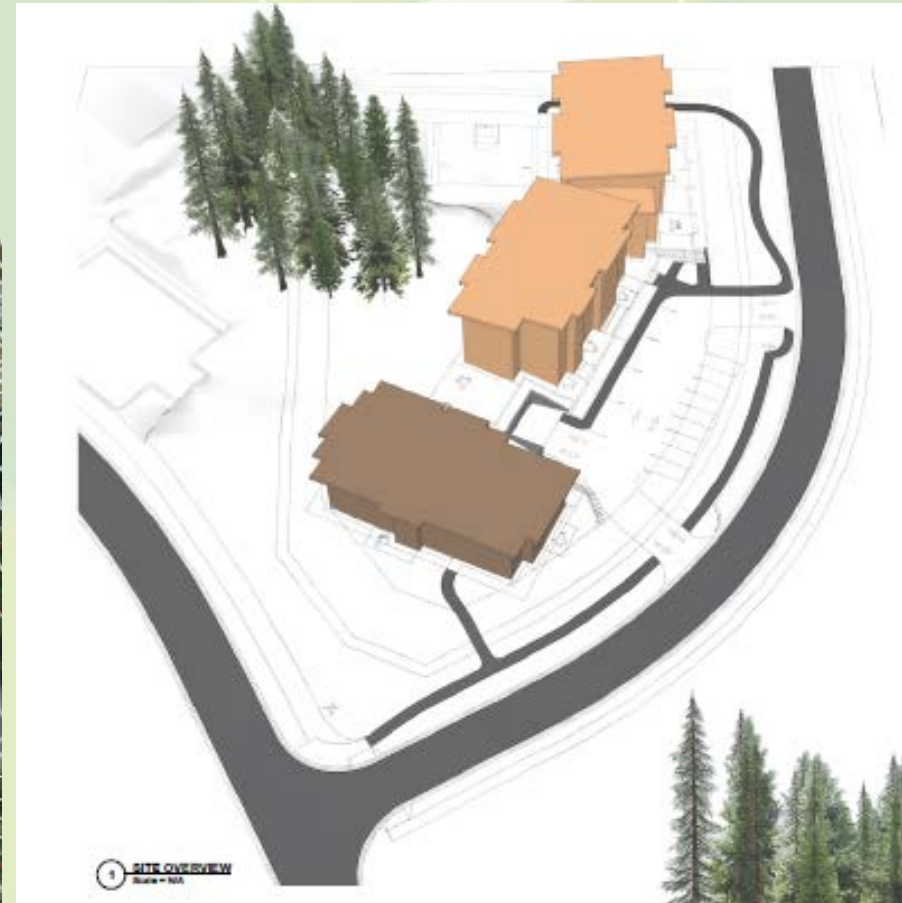
2. 7104 Nancy Greene Drive



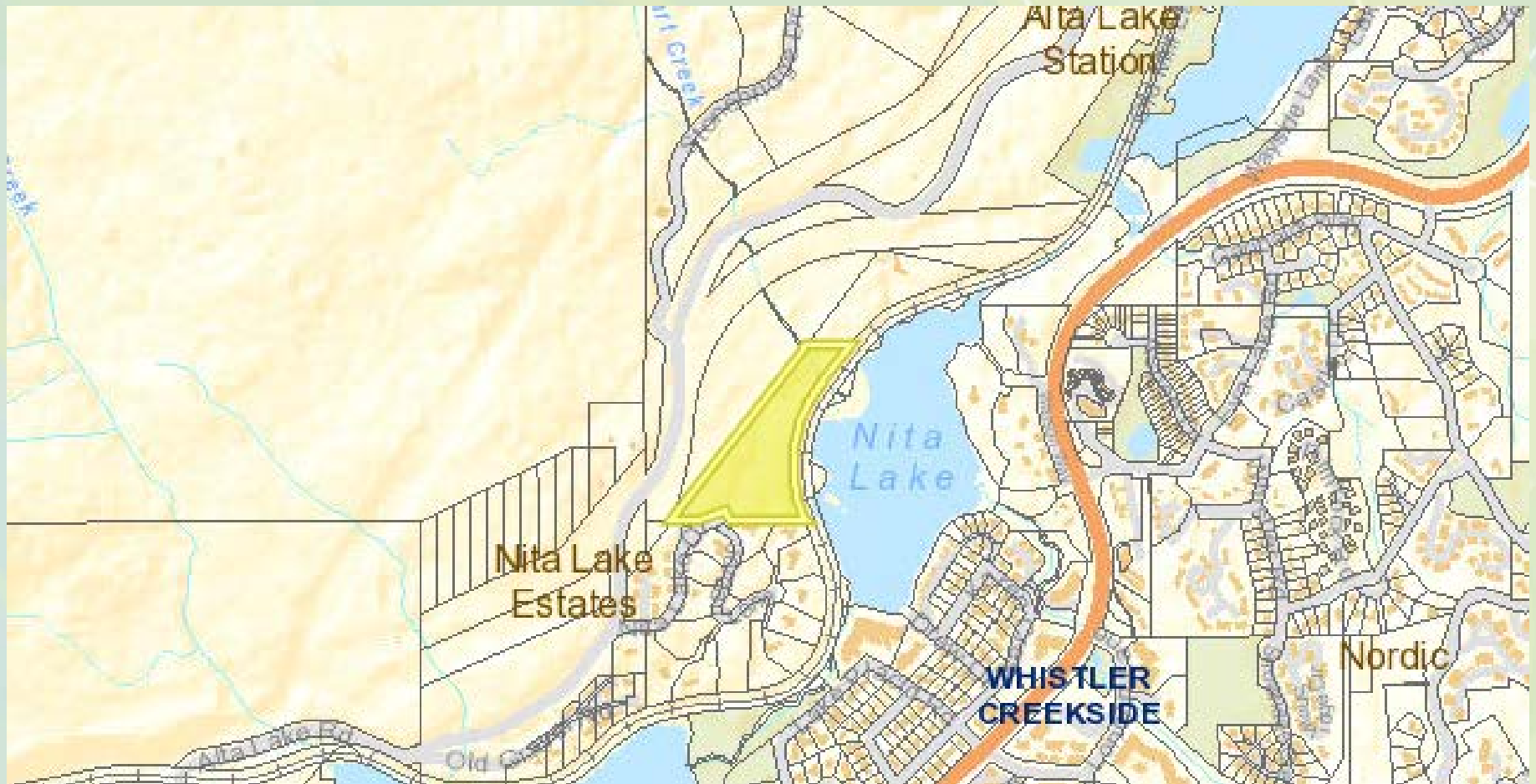
3. 1315 Cloudburst Drive



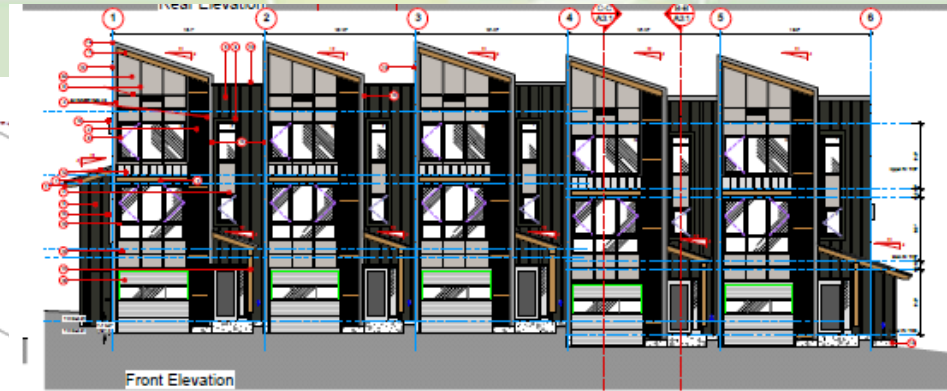
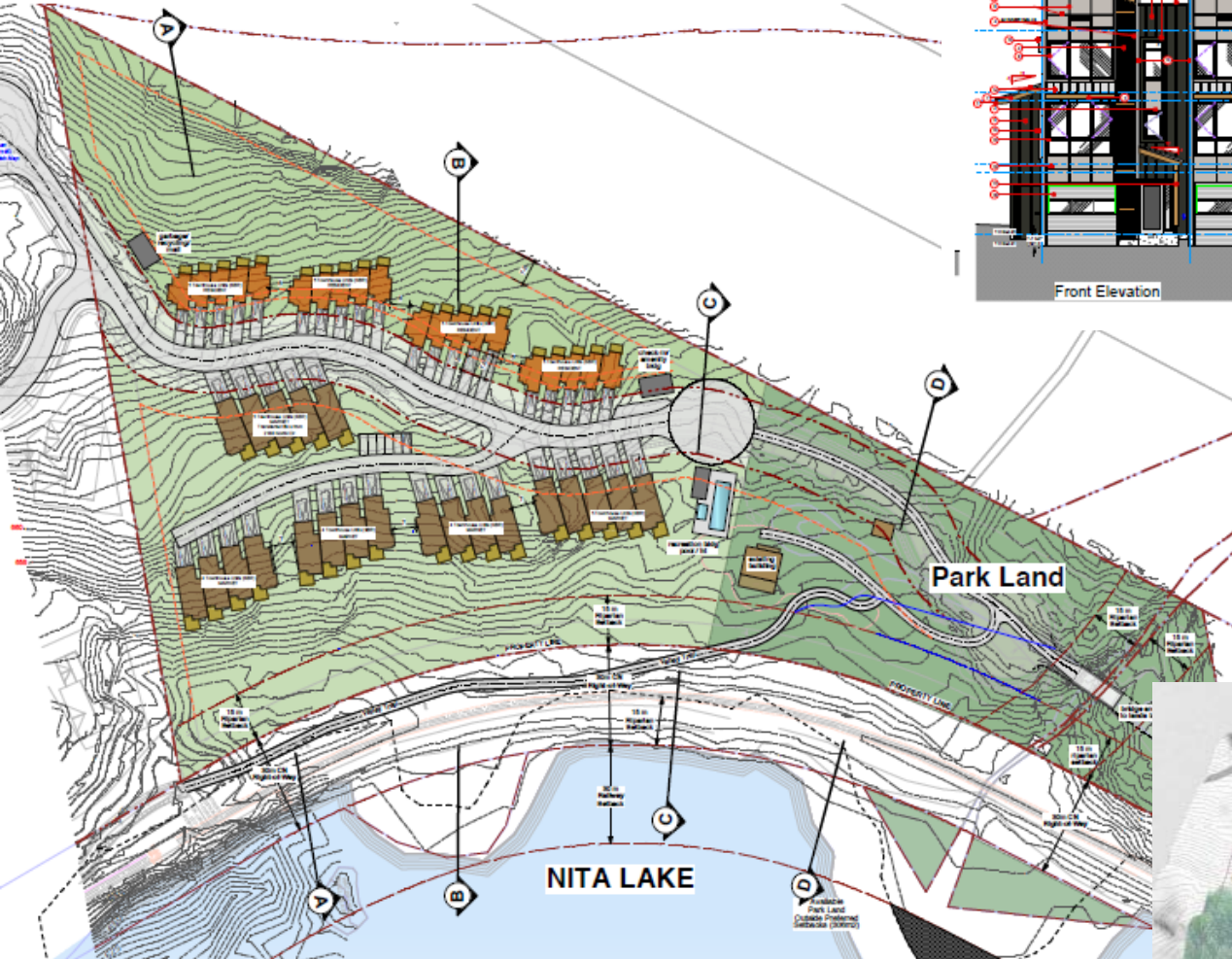
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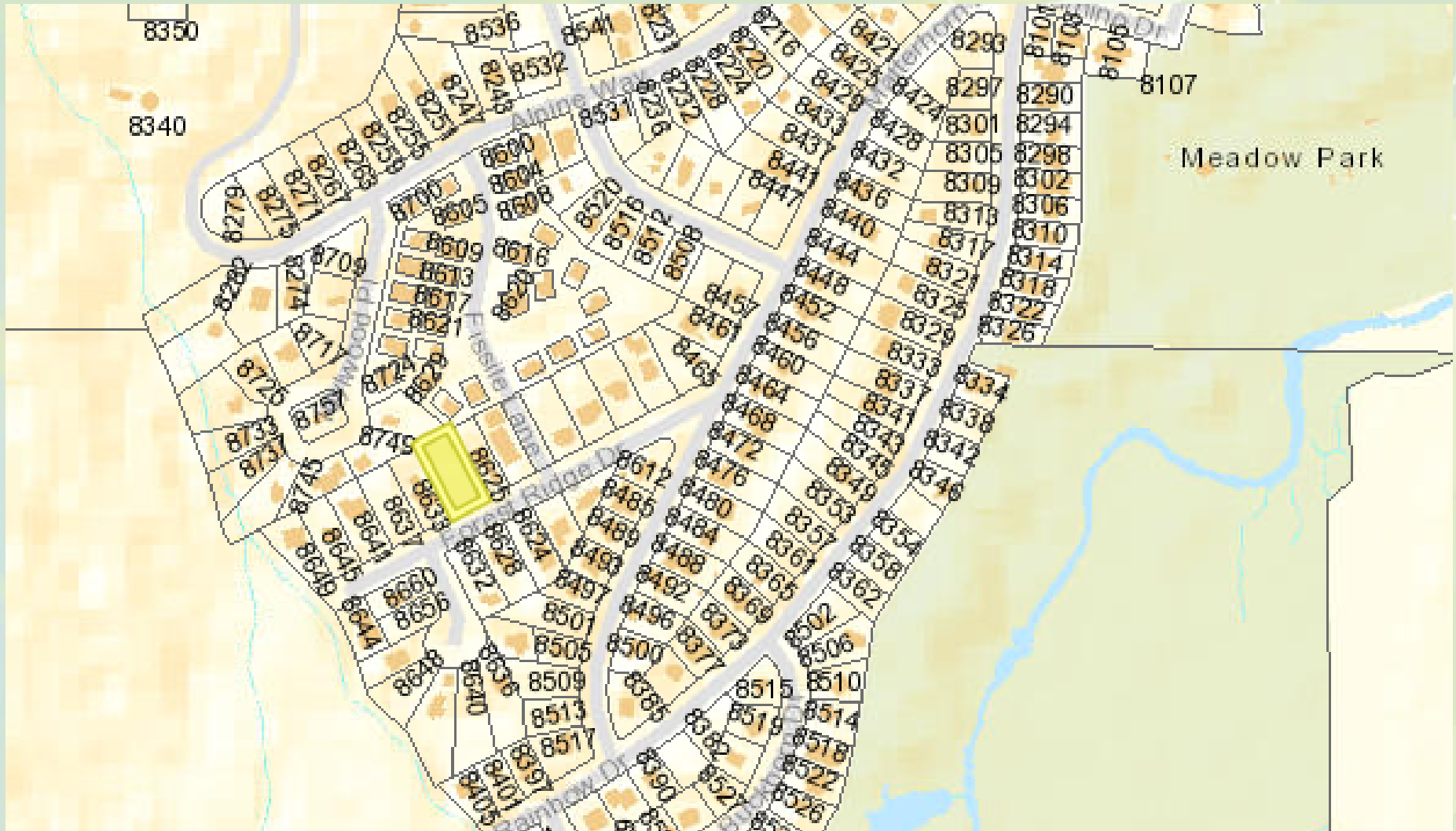
4. 5298 Alta Lake Road



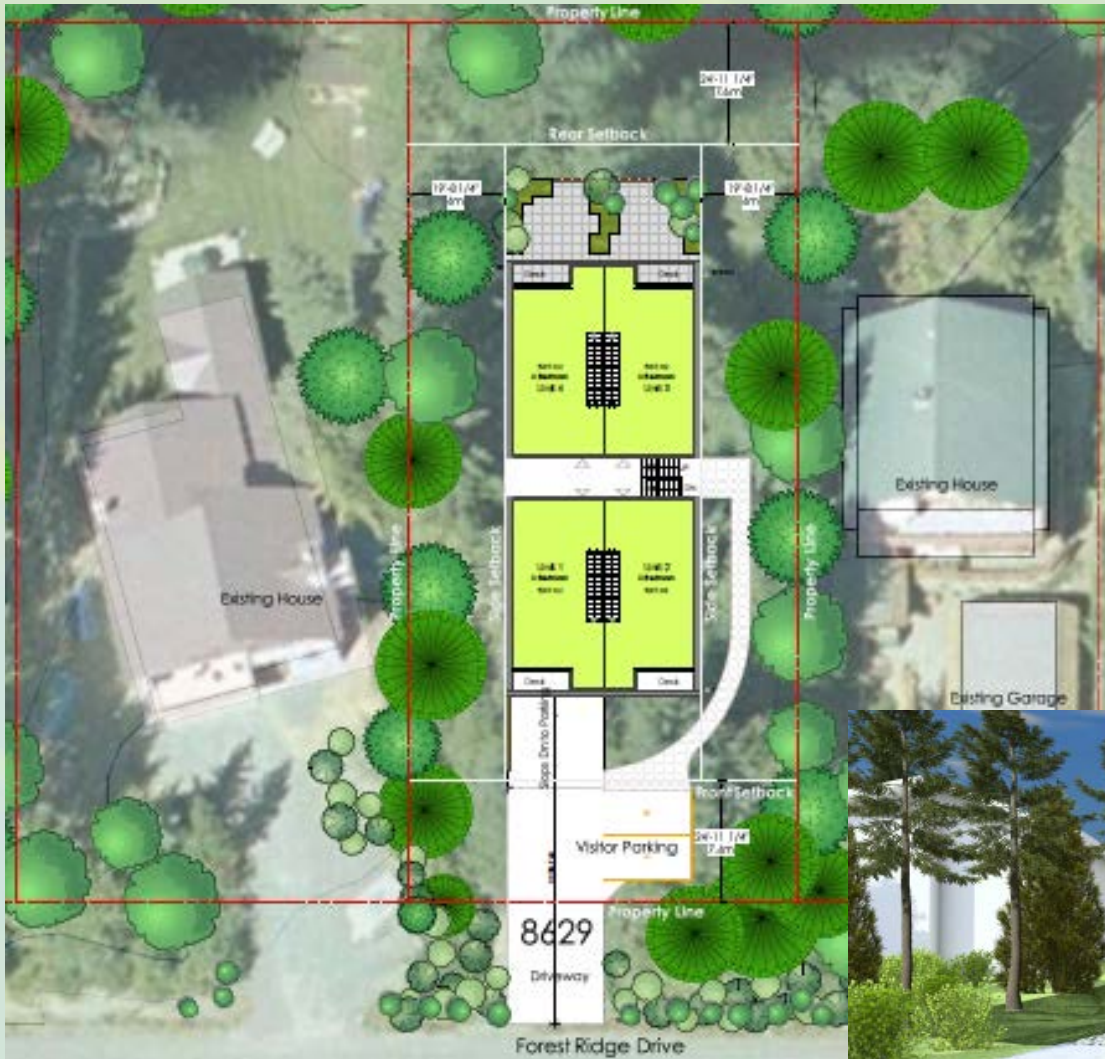
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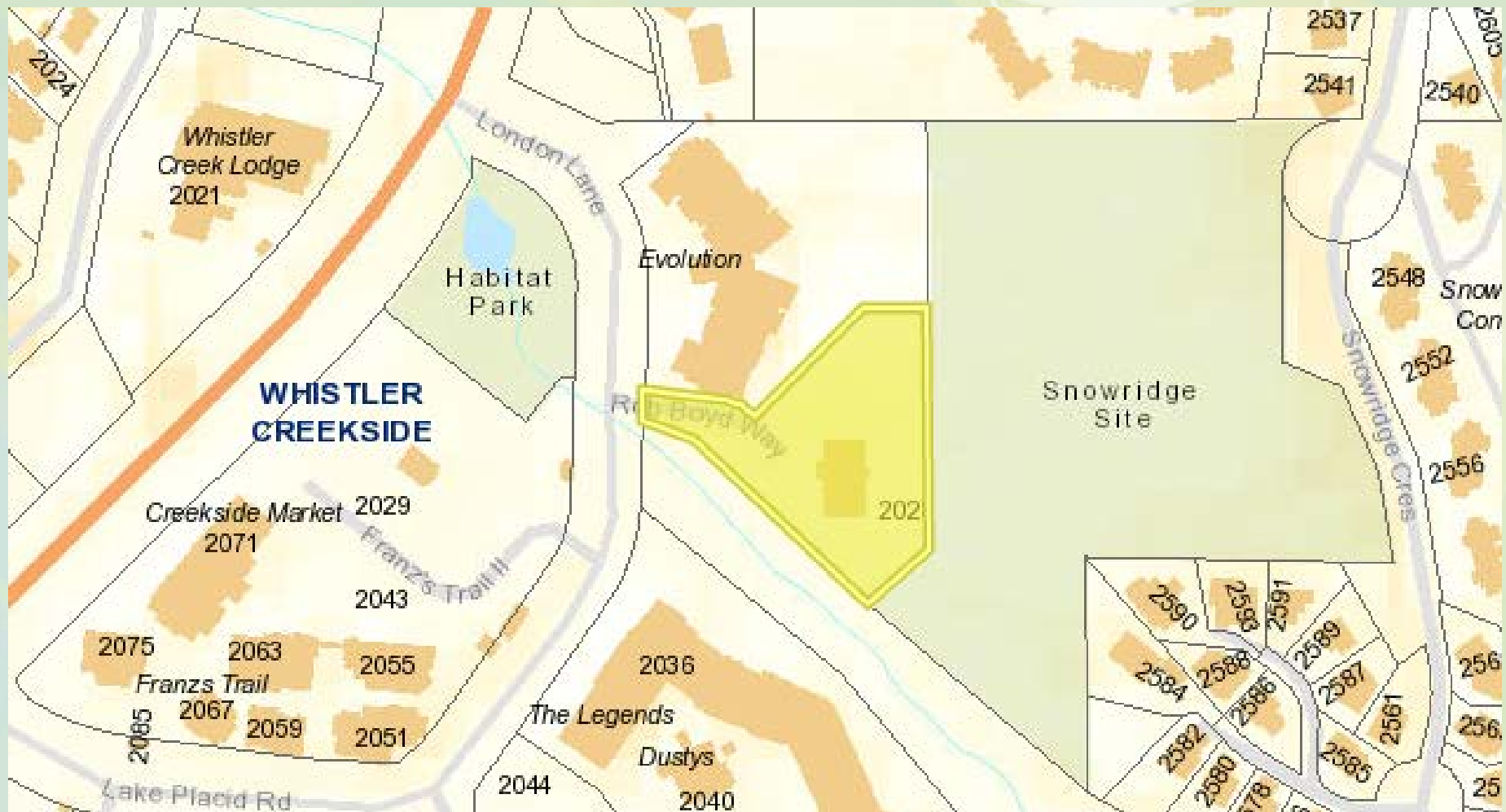
5. 8629 Forest Ridge Drive



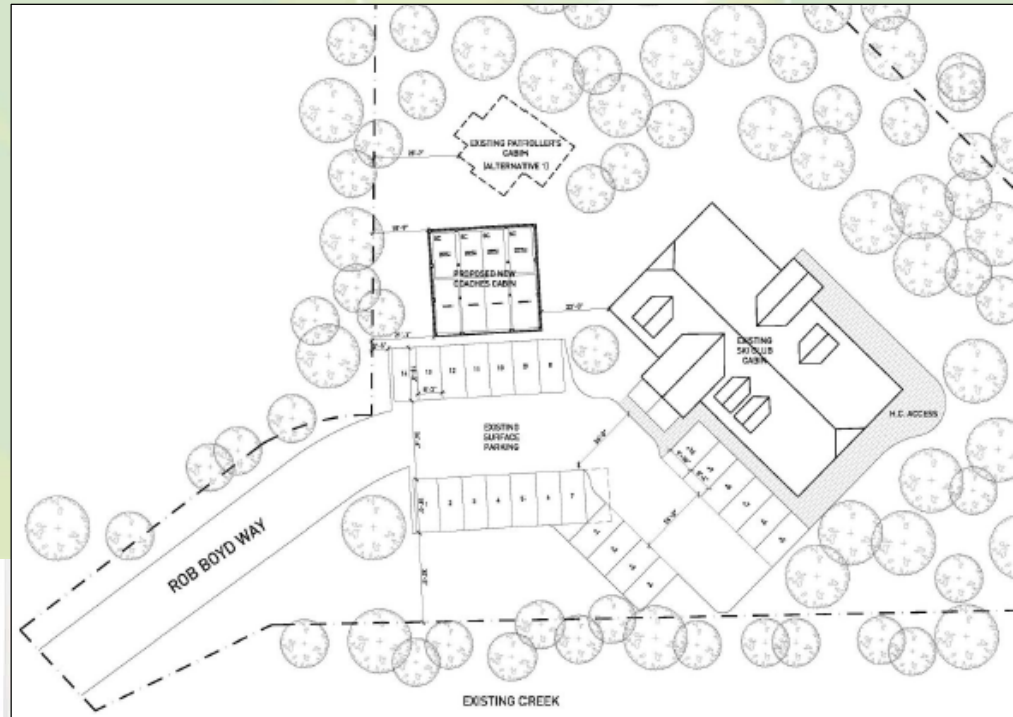
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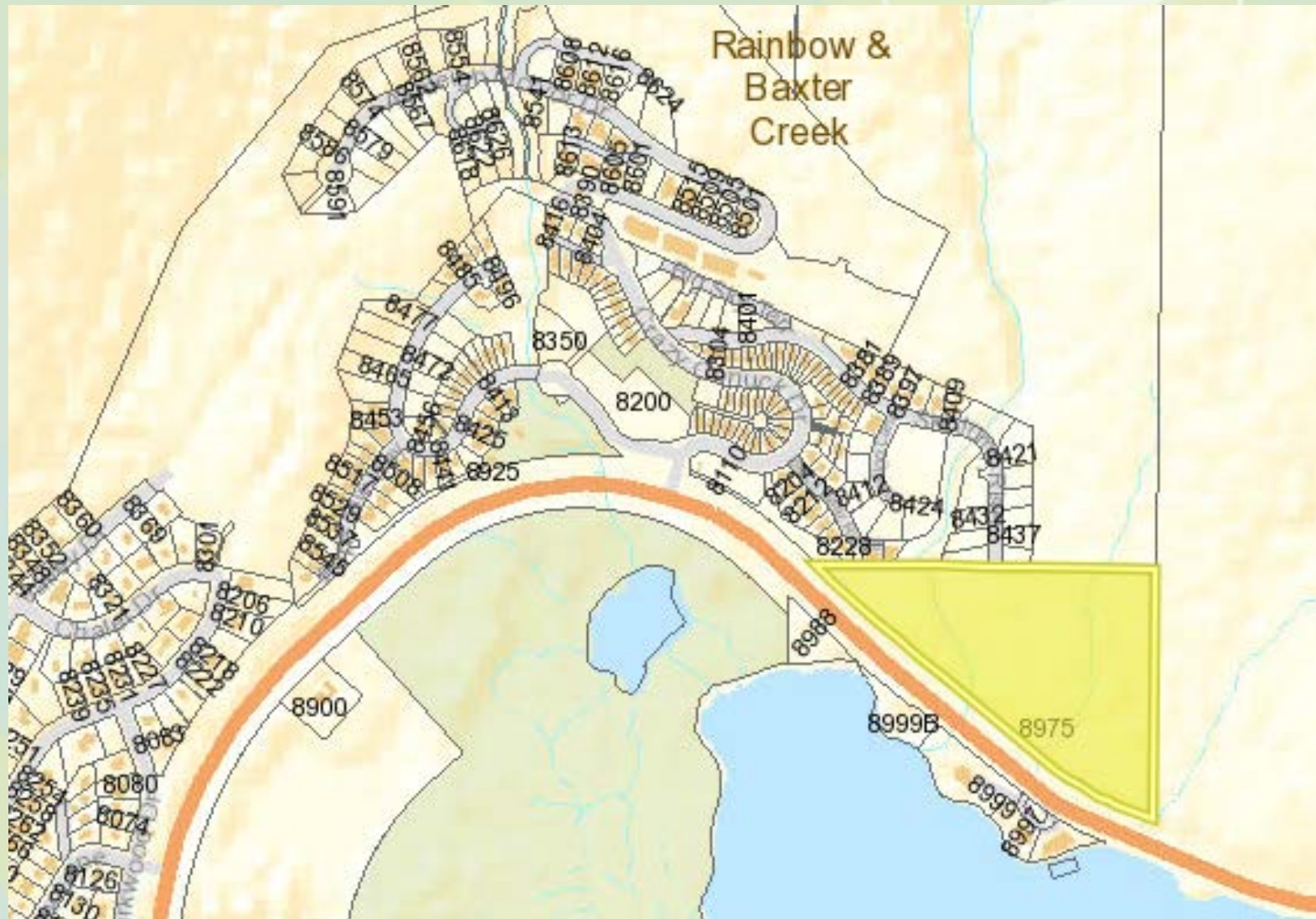
6. 2028 Rob Boyd Way



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7. 8975 Highway 99



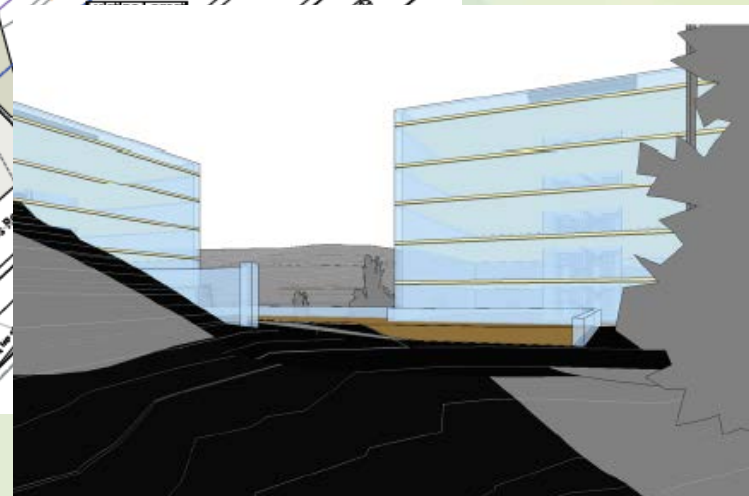
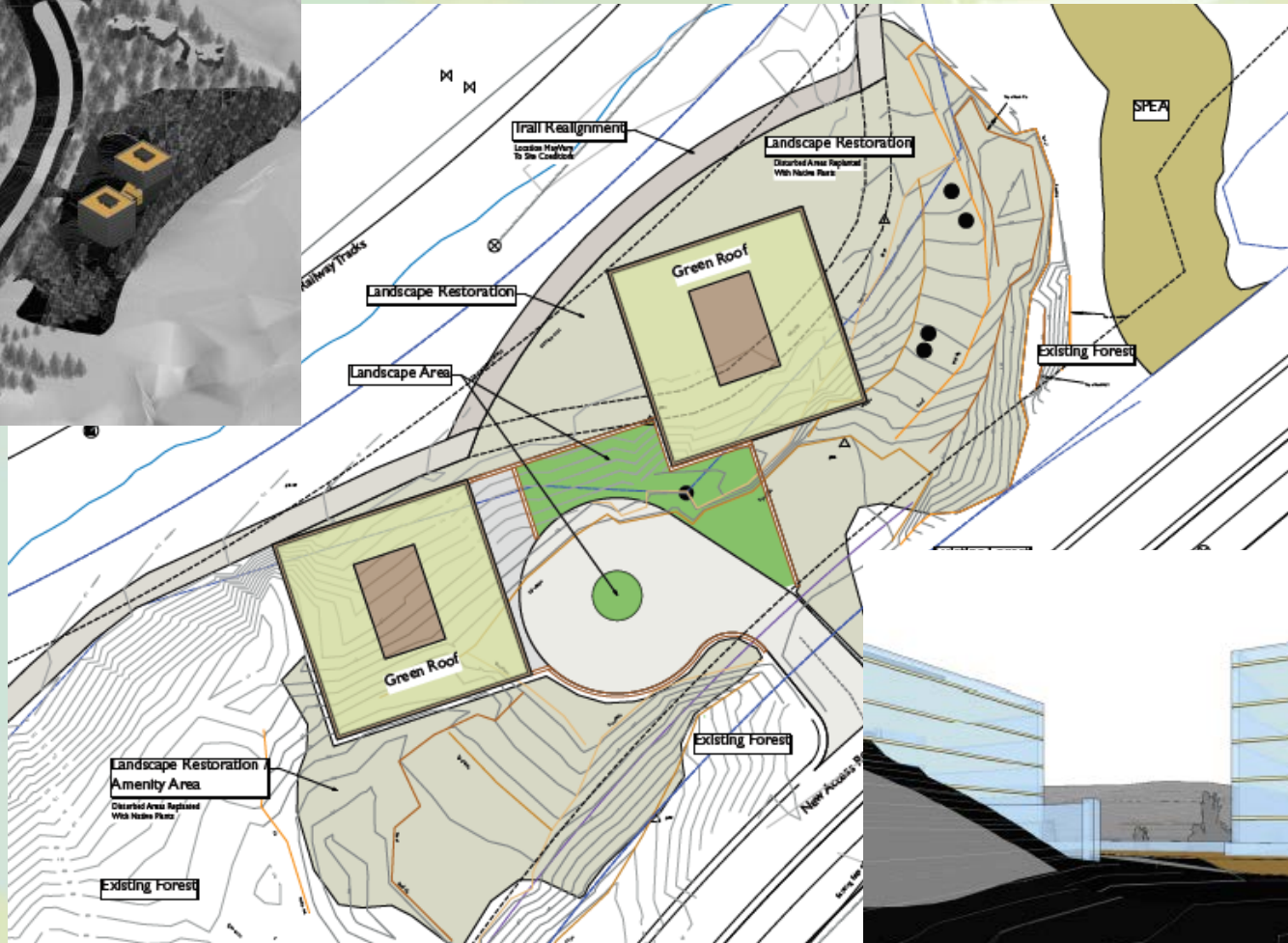
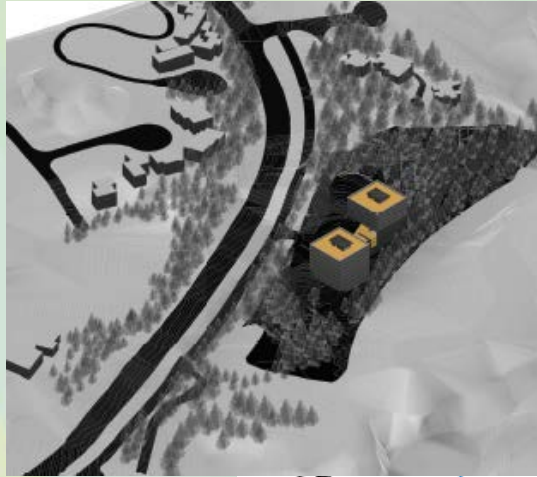
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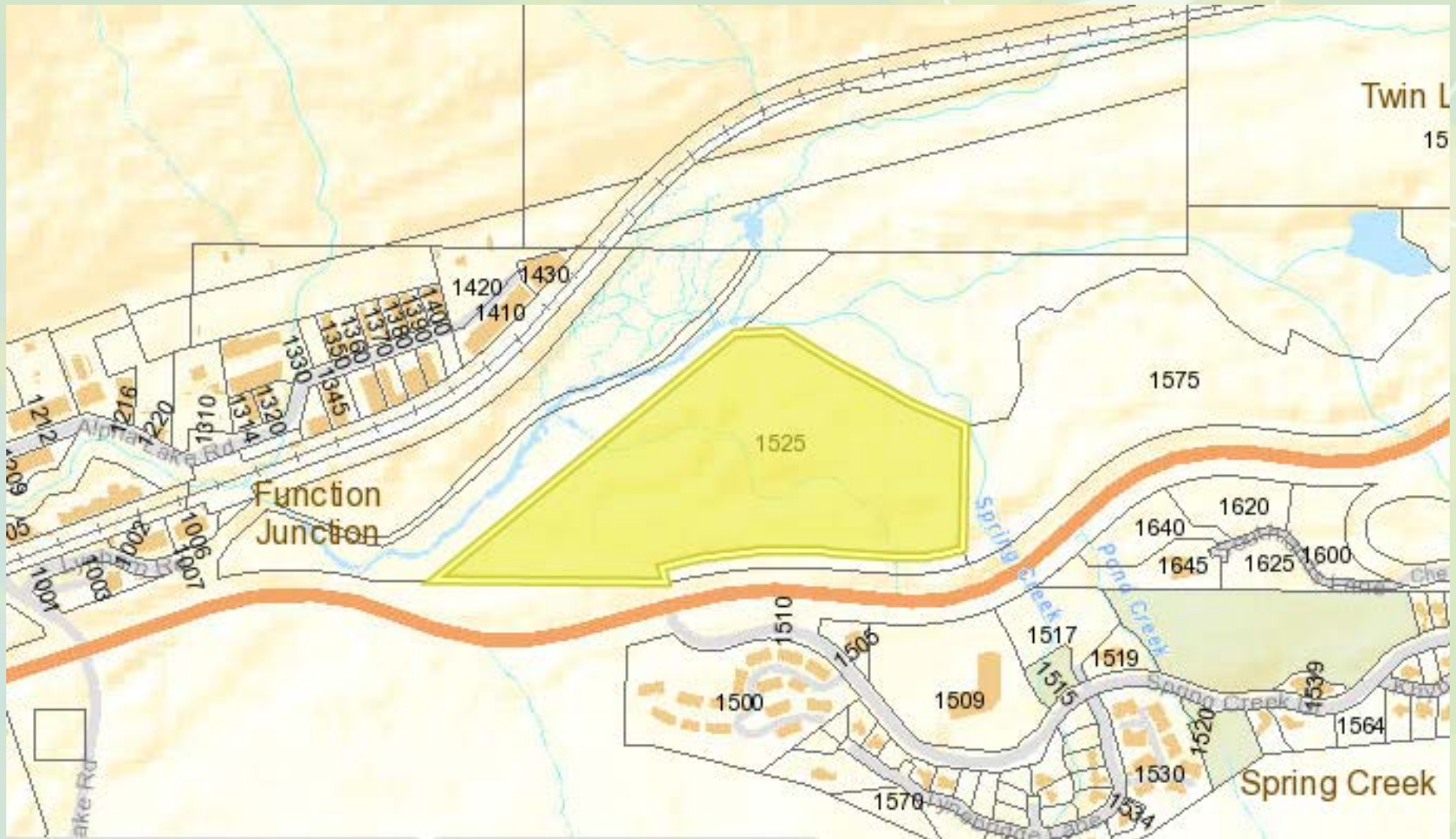
8. 2671 Highway 99



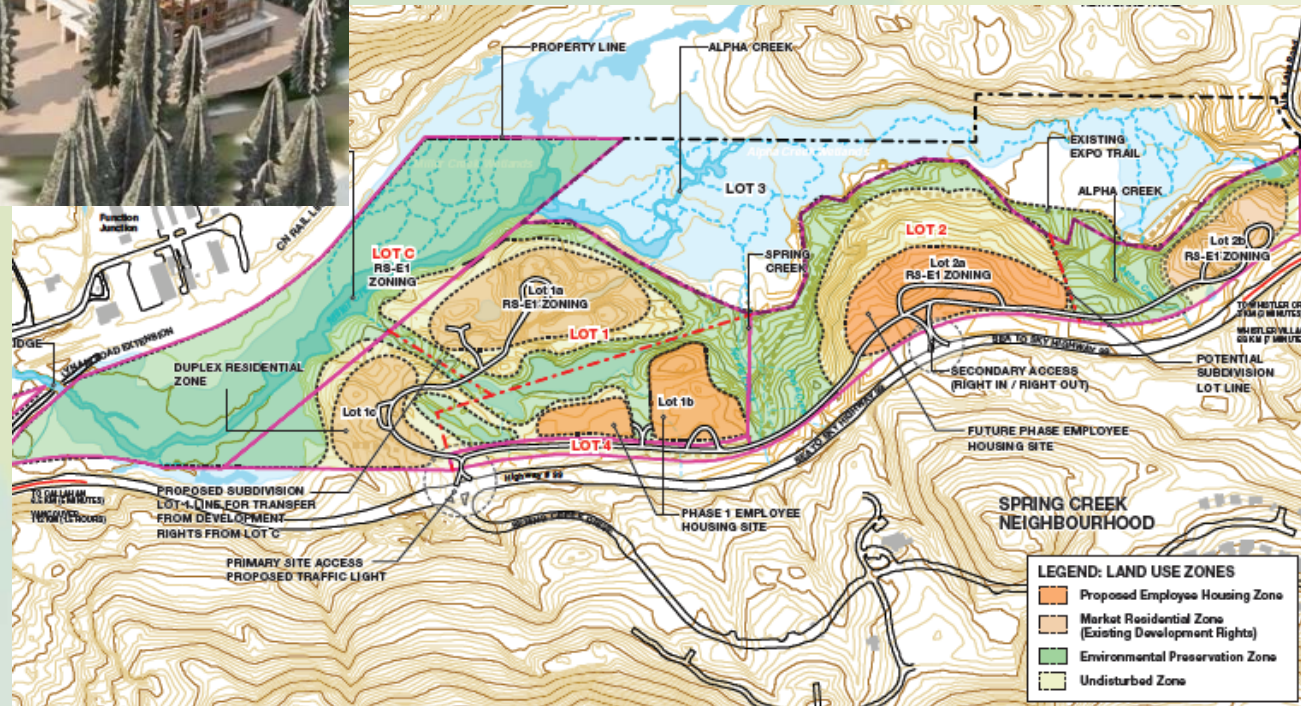
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Community Engagement

- Formal notification to all parties that have expressed interest in submitting a preliminary development proposal,
- Report to Council outlining all preliminary applications received,
- Municipal website,
- Rezoning process consultation for any applications supported for further detailed review and processing:
 - ✓ Sign posted on property,
 - ✓ Public information meeting,
 - ✓ Public correspondence included in application file & Council package,
 - ✓ Public hearing.

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.