

Infill Housing – Proposed Project Approach

Council Presentation

March 6, 2018

RESORT MUNICIPALITY OF WHISTLER

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Background

- The Mayor's Task Force on Resident Housing

- ✓ Recommendation # 5: New and expanded infill program:
 1. Permitting stratification of detached and attached suites
 2. Permitting subdivision of larger lots
 3. Expanding areas where duplexes are permitted
 4. Allowing up to two suites (attached or detached) for single family homes
 5. Allocating resident-restricted bed units where required to accommodate 1-4 and creating a range of restrictions on new dwellings created under 1-4 to ensure resident housing objectives are achieved
- ✓ Recommendation #7: further refine resident restricted program to protect employee housing
 - Revisit eligibility for resident restricted housing
 - Consideration for implementing recommendation #5
- ✓ Goal of 50 new resident restricted infill units within the next five years

Background continued

- 2004-2011 Infill Housing Initiative
 - ✓ Recommended three options for creating resident-restricted infill housing
 - “Lot splits”
 - Permitting duplexes
 - “Multiple suites”.
 - ✓ Led to the adoption of the RI1 zone in 2011 in the Alpine South Neighbourhood.
 - ✓ Reviewed as part of the Mayor’s Task Force on Housing,
 - Similar recommendations
 - New focus on a wider area
 - Build upon the lessons learned from the Infill Housing Initiative: 2 applications; one successful

Strategy #1: Stratification of detached and attached suites:

- Currently permitted
- Employee housing agreement is required
- Two types of stratification:
 1. Stratify a building when it is constructed.
 - Not regulated by municipalities
 2. Previously occupied building Municipality must confirm compliance with bylaws and the BC Building Code. Must also consider:
 - The priority of rental accommodation.
 - Proposals for relocating occupants.
 - Life expectancy of the building.
 - Condition of building/maintenance costs
 - Any other matters considered relevant by the municipality

Strategy #1: Stratification of detached and attached suites continued:

- Under BC Building Code a stratified suite must be treated as a duplex:
 - ✓ New buildings:
 - Added design and construction cost to the builder to meet the higher standard.
 - ✓ Previously occupied buildings:
 - Added redesign and retrofitting costs
 - Services of private Building Code expert typically required.
- Implementation:
 - ✓ Few policy or bylaw changes
 - ✓ Incentives and easy processes
 - ✓ Code consultant to develop general assessment criteria for RMOW to meet code compliance mandate for previously occupied buildings

Strategy #2: Permitting subdivision of larger lots:

- Subdivision is typically prohibited by number of factors
 - ✓ Parcel frontage
 - ✓ Lot size
 - ✓ Setback requirements
- 2004-2011 Infill Housing Initiative
 - ✓ Staff authorized to consider allowing variances to allow lots with adequate lot size but inadequate frontage to be subdivided
 - ✓ R11 Zone: Subdivision of 1,100-1,390m² lots.
 - ✓ Requirement to create resident-restricted lots.
- Implementation:
 - ✓ Assessment of subdivision potential, neighbourhood compatibility and shortcomings of current policies.
 - ✓ Changes to zoning and other bylaw regulations to support targeted number of infill units

Strategy #3: Expanding areas where duplexes are permitted:

- Consider allowing duplexes in areas currently restricted to single-family homes
- 35 zones permit duplexes (approx. 2,500 properties)
 - ✓ 18 out of 35 duplex zones also allow multi-family uses
 - ✓ 6 out of 35 zones require duplexes to be used for employee housing
 - ✓ 102 out of the 2,500 duplex zoned properties are undeveloped
 - ✓ Most of the land that is zoned to allow duplexes is built out, in some cases with higher density
- Implementation
 - ✓ Assessment of single-family neighbourhoods for feasibility of duplexes
 - ✓ Zoning amendments to permit duplexes in select single-family zones or circumstances

Strategy #4: Allowing up to two suites for single family homes:

- 2 Variants:
 1. 1 suite in principal dwelling + 1 suite in separate building
 2. 2 suites in principal dwelling
- Neighbourhood character and infrastructure considerations
- Variant # 2 has Building Code considerations that are similar to stratifying homes with suites.
- Implementation:
 - ✓ Assess single-family neighbourhoods for feasibility for additional suites
 - ✓ Zoning amendments: certain zones or circumstances
 - ✓ For variant #2, Building Code related incentives
 - ✓ Corollary: policy changes that promote homes with single suites

Strategy #5: Bed units allocations and employee housing restrictions

- Strategies 1-4 may or may not trigger changes to bed unit allocations
- Must balance owner ROI and resident restricted requirements
- Infrastructure and other growth management considerations also need to be factored in
- Implementation:
 - ✓ Policies for strategies 1-4 will consider bed unit allocations
 - ✓ Policies for strategies 1-4 will be developed balancing program uptake with objectives for resident restricted units
 - ✓ Encourage new infill development, while ensuring infill housing remains accessible to and occupied by Whistler's workforce
 - ✓ Align with changes to eligibility criteria for resident restricted housing.
 - ✓ Target of 50 infill units.

Approach and Consultation Strategy

- Working group of internal and external experts
- Representative group of stakeholders (e.g. property owners, realtors, builders)
- Four Part Process: March 2018-Early 2019
 - ✓ Part 1
 - Assemble stakeholder group
 - Compilation and initial analysis of housing information
 - Committee of Whole Presentation: Infill Housing Expert Presentation
 - ✓ Part 2
 - Develop policy alternatives and “test” against information compiled in Part 1 (Both working group and stakeholder representatives)
 - Select best “policy alternatives” and present to Council
 - ✓ Part 3
 - Open house to review policy alternatives
 - Draft formal policies and bylaws considering feedback from open house
 - ✓ Part 4
 - Council consideration of bylaws and policies
 - Public hearings

Recommendation

- **That** Council endorse the proposed project approach for Infill Housing Projects as an outcome of the Mayor's Task Force on Resident Housing as presented in Appendix "A" and attached to Administrative Report to Council No. 18-026; and
- **That** Council endorse the proposed stakeholder engagement strategy as presented in Appendix "B" and attached to Administrative Report to Council No. 18-026; and further,
- **That** Council direct staff to proceed with the project as presented.