

GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS FOR EMPLOYEE HOUSING, revised March 26, 2019

The following guidelines will be used by the Resort Municipality of Whistler to evaluate private sector rezoning proposals for employee housing. Employee housing proposals that meet these guidelines, and the policies of the municipality's Official Community Plan (OCP), are considered to provide clear and substantial benefits to the community and the resort, and may be supported for further consideration by Council.

Employee Housing Requirements - Occupancy and Rent Restrictions

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.
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.
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.
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.
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.
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. 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). Sales prices will be permitted to increase by the percentage change in the Core Consumer Price Index for Canada from the date of purchase to the date of sale, consistent with current WHA standard housing agreements.
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.

8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA. Consideration is to be given to Whistler Housing Authority ownership and rental waitlists.

Community Planning Considerations

9. Proposed developments shall be located within an area designated for development of residential accommodation.
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).
11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.
12. Proposed densities, scale of development and form of housing should be appropriate for the site context. Visual impacts and impacts on solar access should be minimized.
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.
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.
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.
16. An Initial Environmental Review 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.
17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.

Development Standards

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.
19. Proposed developments must meet RMOW green building standards.

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.