

significant interest has been expressed by private property owners and potential developers, it is prudent for the RMOW to provide greater direction and clarity as to the specific policies and objectives that relate to this initiative. This will help facilitate those proposals that best meet identified housing needs consistent with municipal objectives and community planning policies.

The Guidelines presented in Appendix "A" are based on the research and recommendations of the Task Force and incorporate relevant Official Community Plan policies. The Guidelines are presented as a draft with the potential for refinement moving forward.

WHISTLER 2020 ANALYSIS

The proposed Guidelines seek to help facilitate private sector employee housing development and meet the Descriptions of Success for resident housing.

OTHER POLICY CONSIDERATIONS

Proposed rezonings must be consistent with applicable policies and requirements of the RMOW Official Community Plan.

BUDGET CONSIDERATIONS

Proposed developments are required to make development applications. Applicable application fees support application processing.

COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed Guidelines are based on the work of the Task Force and the community input received through that process, as well as policies of the RMOW Official Community Plan. The Guidelines are presented to Council as a draft with potential for refinement moving forward.

SUMMARY

This Report presents guidelines that are recommended to be used to evaluate rezoning proposals for private sector employee housing developments. Evaluations of proposed rezonings will be conducted to make recommendations to Council regarding support for further review and processing of any such applications.

Respectfully submitted,

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for
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APPENDIX A
DRAFT GUIDELINES FOR EVALUATING PRIVATE SECTOR REZONING PROPOSALS
FOR EMPLOYEE HOUSING

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 be 100 percent employee housing with occupancy and rent restrictions registered through a Housing Agreement Bylaw and Housing covenant registered on title in favour of the Resort Municipality of Whistler. Rezoning proposals proposing new unrestricted market accommodation as part of the project are not supported.
2. To secure on-going availability and utilization by employees actively working in the local economy, 100 percent of the housing shall be rental housing.
3. Occupancy eligibility 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 rents must be less than unrestricted market rents for comparable housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.
6. Initial maximum monthly rents will be established prior to project approval and secured through the 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 rent increase published for each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).
7. 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 shall meet identified housing needs in consultation with the RMOW/WHA.
9. Current priorities for private sector employee housing are for rental tenancies that include dormitory style housing for seasonal employees located in close proximity to location of work

and amenities; apartments and/or townhomes for permanent resident employees on under-developed sites within existing neighbourhoods; and projects that provide opportunities for employers to participate in securing housing for their employees.

Community Planning Considerations

10. Proposed developments shall be located within an area designated for development of residential accommodation.
11. 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).
12. Sites that are located within or adjacent to existing neighbourhoods and developed areas are preferred. Proposed densities and scale of development should be appropriate for the site context.
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.
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 roadway.

Development Standards

18. Proposed developments shall achieve a quality of design, construction, finishing, and livability consistent with WHA standards for similar developments. 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.
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.