

PURPOSE OF REPORT

The purpose of this Report is to advise Council on the outcomes of the Public Open House held for Rezoning Application RZ1152 on August 19, 2019 and to present “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” to Council for consideration of first and second readings.

The proposed bylaw would rezone the lands from the existing CC2 (Commercial Core Two) Zone - applicable to Franz’s Trail, Legends, Evolution, and the subject property - to a new site specific LR11 (Leisure Recreation Eleven) Zone that accommodates the existing ski club facility and associated uses, and provides for development of a new employee housing building intended for ski club coaches and employees. LR (Leisure Recreation) zones have historically been used to regulate “club cabins” and similar uses within the Municipality.

DISCUSSION

Background

The Whistler Mountain Ski Club (WMSC) was established in 1968 for the purpose of fostering an interest in the sport of skiing. Its current mission is to provide world-class racing and training opportunities for alpine skiers.

This rezoning application, RZ1152, was one of seven rezoning proposals received under Council’s Private Sector Employee Housing Initiative (PSEHI). The application proposes to rezone the WMSC lands located at 2028 Rob Boyd Way to allow for the existing ski club uses and development of a new employee housing building intended to house WMSC ski club coaches and employees on site. The application was supported for further review and processing by Council on September 18, 2018. Additional information, consistent with the requirements for all PSEHI applications was received in December of 2018.

Council received further information regarding RZ1152 at their February 26, 2019 meeting. At that time the proposed development was summarized as follows:

Parcel Area (ha)	Dwelling Units Proposed	Bed Units Proposed	Height
0.57	1 dormitory containing up to four double beds	2	Existing 2-storey cabin
0.57	New 2-storey building containing 8 bedrooms with ensembles.	8	2-storeys, plus a parking level

A Public Open House was held for RZ1152 on August 19, 2019. Attendance at the Open House was limited to the applicant team, municipal staff, some members of the ski club and media. No other members of the public attended and no issues or concerns were identified.

Current Application

Subsequent to the February 2019 Council meeting, the applicant team confirmed that they intend to develop a new employee housing building rather than restore the existing decommissioned cabin on site, and in addition proposed a nominal increase in the building size. Revised drawings were received on December 18, 2019 showing an increase in the building size from 240 square metres to 356 square metres, which allowed for an increase in the number of employee bedrooms from eight to ten. The revised development concept is presented in Appendix “B”.

Density and Parking

The proposed new employee housing building contains two three-bedroom dwelling units and two two-bedroom dwelling units, with common storage, laundry and parking. The building is designed to be set into the existing hillside such that it will facilitate a walkout feature at the back on the upper levels. The overall density on the site would be increased from 889 square metres (existing ski club facility including existing auxiliary residential dwelling unit) to 1261 square metres. The Floor Space Ratio (FSR) would similarly rise from 0.16 to 0.22. The table below shows a breakdown of the proposed building:

	Use	GFA	Bed Unit Allocation	Required Parking	Floor Space Ratio
Ground Floor (buried into hillside at back of building)	Parking	0	0	N/A	0.22
	Storage/ Laundry	29 m ²	0	0	
Main Floor	Two bedroom unit	55.2 m ²	3	1	
	Three bedroom unit	108.3 m ²	4	2	
Second Floor	Two bedroom unit	55.2 m ²	3	1	
	Three bedroom unit	108.3 m ²	4	2	
Totals	10 bedrooms contained in 4 dwelling units	356 m²	14	6 *	

* Based on “Residential Building containing three or more dwelling units.” – Table 6A (Zoning and Parking Bylaw 303)

Municipal records indicate that the existing ski club facility requires 17 parking stalls; consequently the total parking requirement under the RZ1152 proposal is 23 stalls. The proposed development plans indicate 24 surface stalls plus 8 stalls in the new building (accessed through tandem surface stalls in front) for a total of 32 stalls.

Northwest Setback

The development plans currently show the new building at 3 metres from the northwest property line adjacent to the existing Evolution development. The applicant team has agreed to staff’s recommended 5 metre minimum setback on this side to increase the setback to this adjacent development.

Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020

“Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” removes the subject lands from the existing CC2 (Commercial Core Two) zone shared with Franz’s Trail, Legends, and Evolution and replaces it with a new LR11 (Leisure Recreation Eleven) zone designed specifically for this property. The new zone recognizes the existing ski club facility and allows for the proposed development of the employee housing building. The applicant team has requested a maximum increase of 372 square metres (16 square metres more than shown in the provided diagrams) for the new residential building, to allow for further design development of the concept. Staff support this approach.

Development Agreement and Housing Agreement

Staff are working with the applicant team to finalize the design of the new building. The proposed design will be reviewed by the municipal Advisory Design Panel. Staff recommends the final design will be registered on title by way of a development covenant as a condition of rezoning adoption.

Consistent with the requirements of the Private Sector Employee Housing Initiative, a housing agreement is to be registered on the title of the property to restrict the use to eligible employees and to restrict the maximum rents. The new building is intended to be occupied by seasonal ski club staff, however, it will have the ability to house other eligible employees as necessary. The proposed maximum rent is \$1,200 per bedroom. A separate housing bylaw is needed to authorize the housing agreement provisions which will be brought forward for Council consideration.

Existing Title Charges

The property title indicates restrictive covenants BP224518, BP224554, BP224556, and BP224561. These covenants currently restrict improvements on the site to the existing Ski Club Facility, restrict the use of the existing caretaker's suite to employees, assign a tree preservation area, and regulate flood control elevations. These covenants will require modification for the proposed zoning.

WHISTLER 2020 ANALYSIS

The proposed zoning amendment supports Whistler 2020 Built Environment, Economic, Resident Housing and Transportation strategies as described in Administrative Reports 19-023 and 18-040.

OTHER POLICY CONSIDERATIONS

Official Community Plan

The proposed zoning amendment is consistent with Official Community Plan policies regarding development of housing. The subject property is located in Development Permit Area (DPA) No. 2 – Whistler Creek Area for form and character of development, protection of the natural environment and from hazardous conditions. A development permit will be required.

Private Sector Employee Housing Guidelines

The proposal is considered consistent with the Guidelines for Private Sector Housing Initiatives, ratified by Council on March 26, 2019.

Council Policy G-23: Green Building and Council Policy G-16: Snow Shed

Council Policy G-23: Green Building Policy requires that rezoning application teams submit details showing compliance with the goals and objectives of this policy. *Council Policy G-16: Snow Shed Policy* requires that snow shedding from the proposed building be reviewed by a certified professional engineer for the sole benefit of the project design team. The Municipality does not review the Snow Shed Report but does require confirmation that the study has been undertaken and completed.

The Green Building requirements and the Snow Shed report are to be addressed prior to Council consideration of adoption of the proposed rezoning.

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

A sign describing the details of rezoning application RZ1152 is posted on the property. RZ1152 is identified in the applications register posted on the municipal website. Correspondence received from the public will become part of the rezoning application file for Council consideration. To date, no correspondence has been received.

In accordance with the Private Sector Employee Housing guidelines, a Public Open House was held on August 19, 2019. Attendance was limited to the applicant team, municipal staff, some members of the ski club and media. No members of the public attended and no issues or concerns were identified.

Any proposed zoning amendment is subject to a public hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.

SUMMARY

This Report describes the outcomes of the Public Open House held for Rezoning Application RZ1152 and presents “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” for Council consideration of first and second readings. The proposed rezoning would provide for a new employee housing building for the Whistler Mountain Ski Club at 2028 Rob Boyd Way.

Respectfully submitted,

Roman Licko
ACTING SENIOR PLANNER

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE.



Subject Lands - 2028 Rob Boyd Way

NOTES
 NO. DESCRIPTION



REVISIONS
 NO. DATE REMARKS
 01 MAY 2018 PRELIMINARY DESIGN



COMMUNITY COACHES'
 CABIN
 WHISTLER BC

RESIDENTIAL DEVELOPMENT
 PERSPECTIVE VIEW

DATE MAY 2018
 DRAWN BY J.E
 CHECKED BY --
 SCALE 3/8" = 1'-0"
 JOB NUMBER 18027

A-3.01

NOTES
 NO. DESCRIPTION

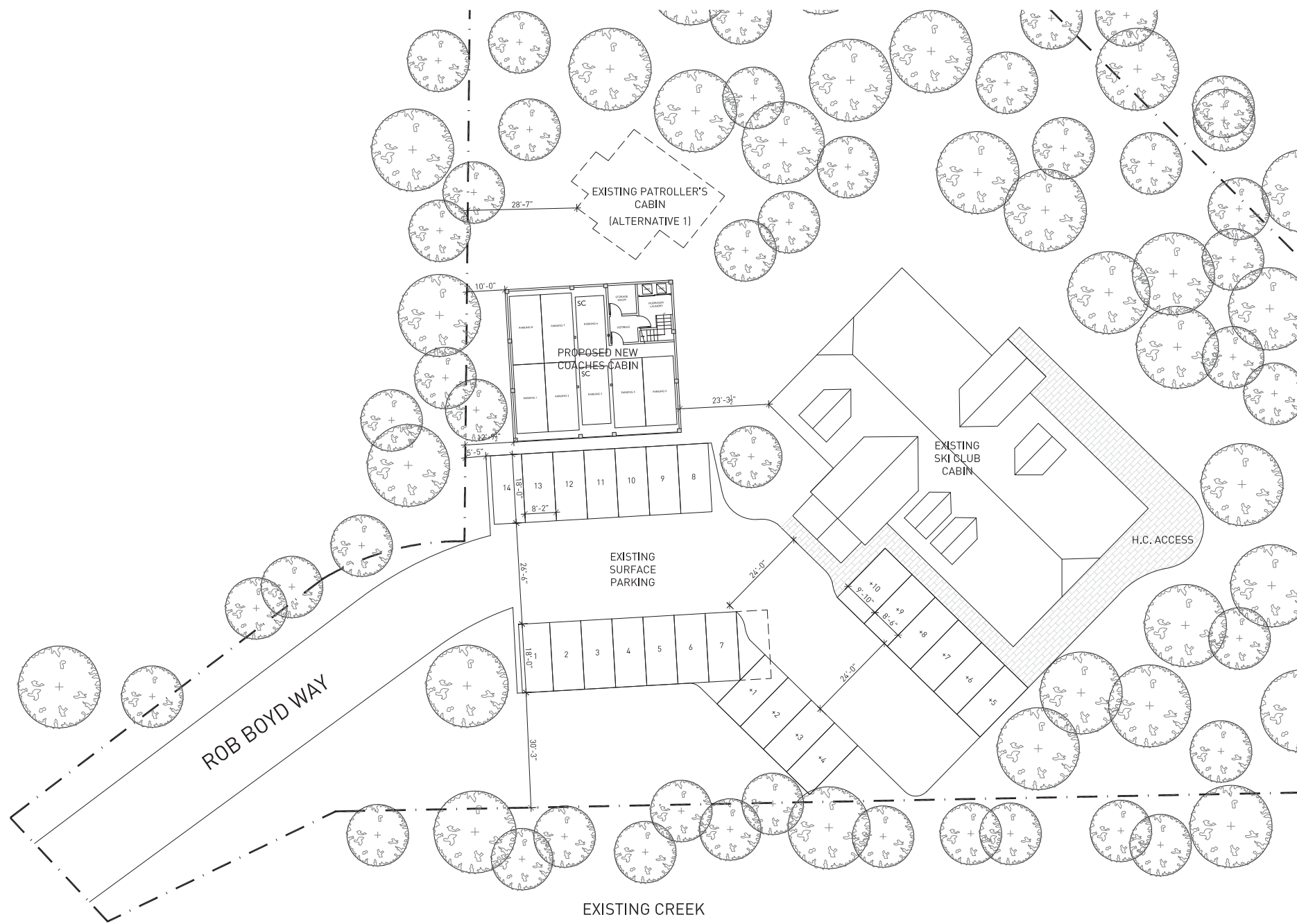
REVISIONS	NO.	DATE	REMARKS
	01	MAY 2018	PRELIMINARY DESIGN



COMMUNITY COACHES' CABIN
 WHISTLER BC
 RESIDENTIAL DEVELOPMENT
 SITE PLAN

DATE	MAY 2018
DRAWN BY	AJE
CHECKED BY	..
SCALE	3/32" = 1'-0"
JOB NUMBER	18027

A-1.01a



EXISTING PATROLLER'S CABIN
 (ALTERNATIVE 1)

PROPOSED NEW COACHES CABIN

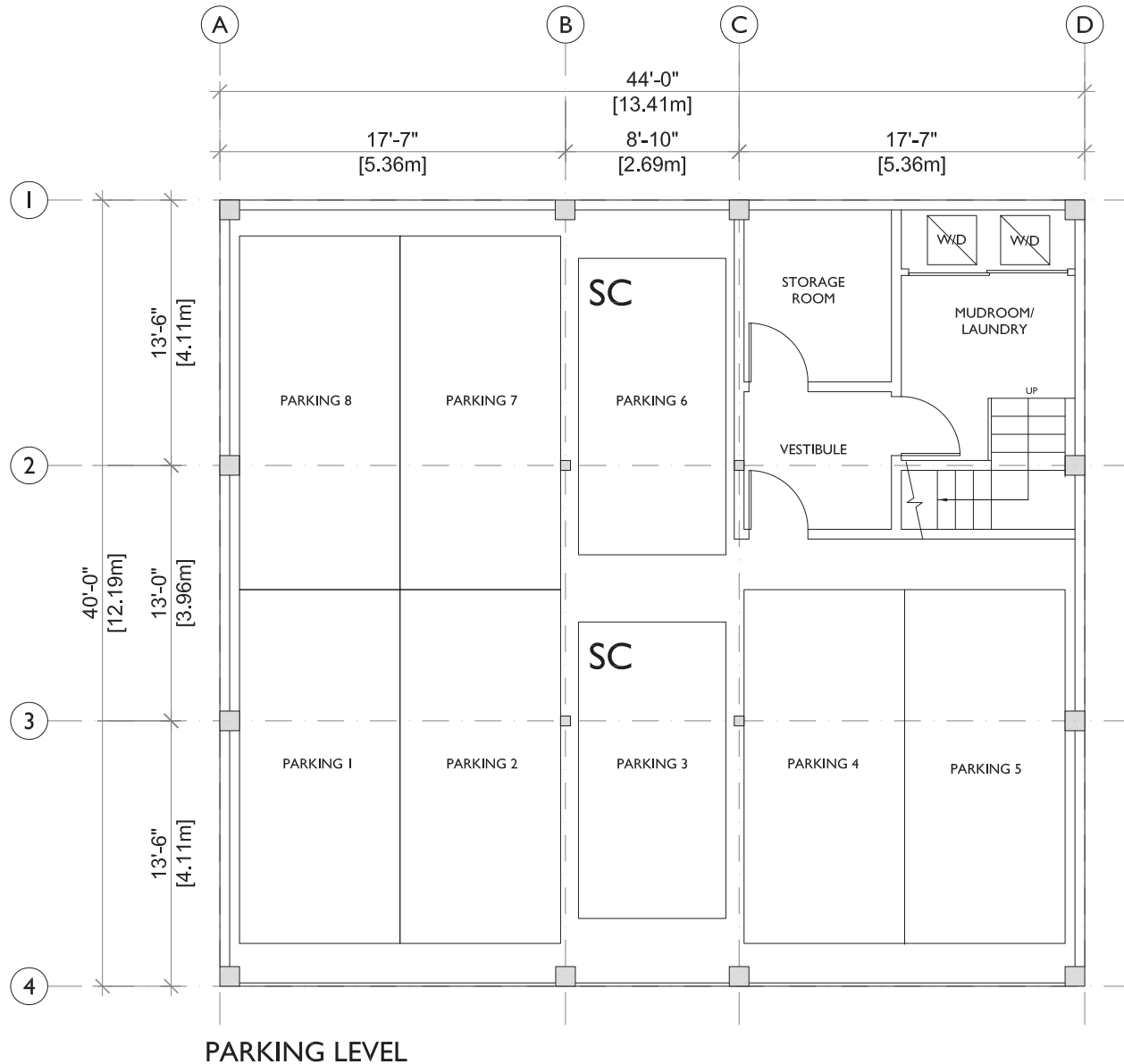
EXISTING SKI CLUB CABIN

EXISTING SURFACE PARKING

ROB BOYD WAY

EXISTING CREEK

H.C. ACCESS



PARKING LEVEL

NOTES
 NO. DESCRIPTION

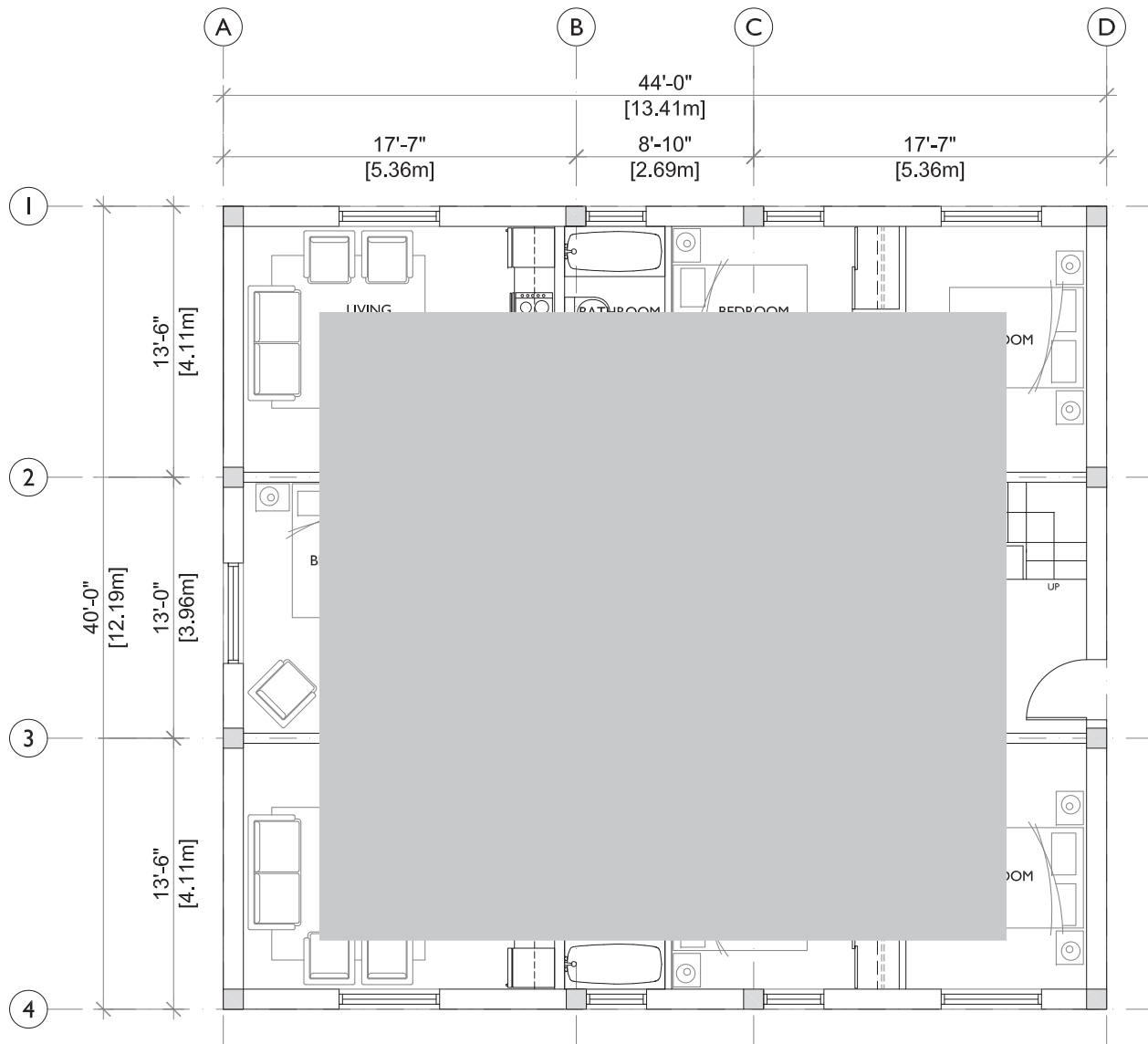
REVISIONS	NO.	DATE	REMARKS
	01	MAY 2018	PRELIMINARY DESIGN



COMMUNITY COACHES' CABIN
 WHISTLER BC
 RESIDENTIAL DEVELOPMENT
 BASEMENT LEVEL

DATE	MAY 2018
DRAWN BY	J.E
CHECKED BY	..
SCALE	3/8" = 1'-0"
JOB NUMBER	18027

A-2.01a



LEVEL 1

NOTES
 NO. DESCRIPTION

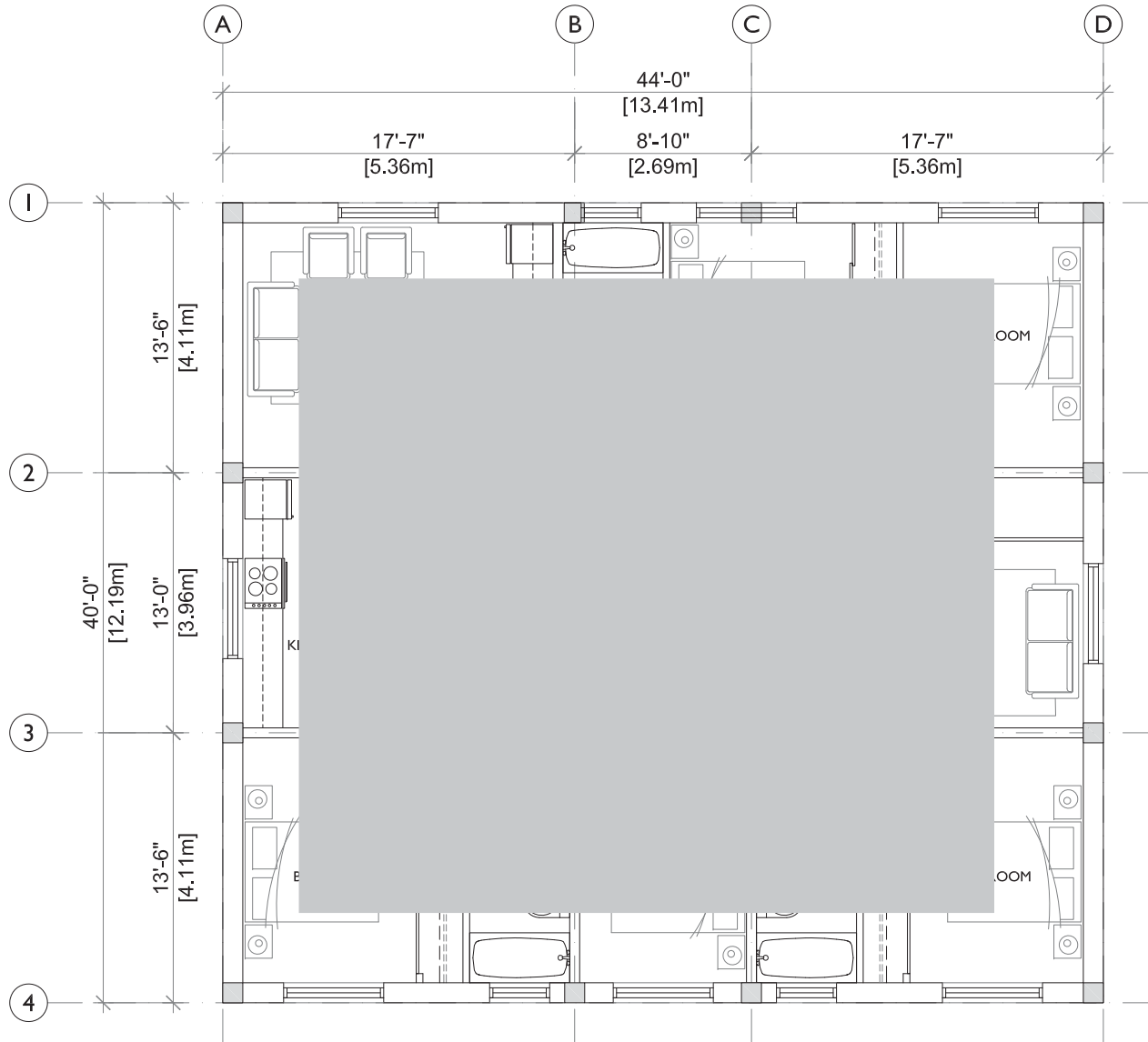
REVISIONS
 NO. DATE REMARKS
 01 MAY 2018 PRELIMINARY DESIGN



COMMUNITY COACHES' CABIN
 WHISTLER BC
 RESIDENTIAL DEVELOPMENT
 LEVEL 1

DATE: MAY 2018
 DRAWN BY: J.E.
 CHECKED BY: ..
 SCALE: 3/8" = 1'-0"
 JOB NUMBER: 18027

A-2.02a



LEVEL 2

NOTES
 NO. DESCRIPTION

REVISIONS	REMARKS
NO. DATE	PRELIMINARY DESIGN



COMMUNITY COACHES' CABIN
 WHISTLER BC
 RESIDENTIAL DEVELOPMENT
 LEVEL 2

DATE	MAY 2018
DRAWN BY	AJE
CHECKED BY	..
SCALE	3/8" = 1'-0"
JOB NUMBER	18027

A-2.03a