

RZ1152 – 2028 Rob Boyd Way First and Second Readings of Zoning Amendment Bylaw.

Council Presentation

February 4, 2020

RESORT MUNICIPALITY OF WHISTLER

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Background

- Purpose of Presentation:
 - ✓ To report on results of Public Open House for RZ1152,
 - ✓ To request Council's consideration of first and second reading to "Zoning amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020",
 - ✓ To request Council's consideration to authorize a public hearing for "Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020",
 - ✓ To request Councils consideration to direct staff to advise the applicant that prior to consideration of adoption of "Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020", certain matters must be resolved to the satisfaction of the General Manager of Resort Experience.
 - Development covenant, housing agreement, green build covenant, waste and recycling plan, snow shed report, modification of existing title charges.

Subject Lands – 2028 Rob Boyd Way



Background

- Rezoning Application RZ1152:
 - ✓ Application to:
 - Allow for the existing ski club uses,
 - Develop a new building for Whistler Mountain Ski Club staff accommodation consistent with Council's Private Sector Employee Housing Initiative.
 - ✓ This application received Council Permission to Proceed in September 2018.
 - ✓ Council received further information regarding RZ1152 in February 2019.

Background

- **Public Open House:**
 - ✓ Public Open House held on August 19, 2019:
 - ✓ Attended by applicant team, municipal staff, ski club members, and media,
 - ✓ No other members of the public attended,
 - ✓ No concerns were identified.
- **Revised drawings were received in December 2019:**
 - ✓ Increasing potential number of units from two four bed room units to four units with a total of 10 bedrooms.

Discussion

- When Council last reviewed RZ1152 the proposed development was described as:

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 2 four bedroom units.	8	2-storeys, plus a parking level

Discussion

- Revised development scheme:

	Use	GFA	Bed Unit Allocation	Required Parking
Ground Floor (buried into hillside at back of building)	Parking	0	0	N/A
	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 m ²	14	6 *

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

Discussion

- Density:

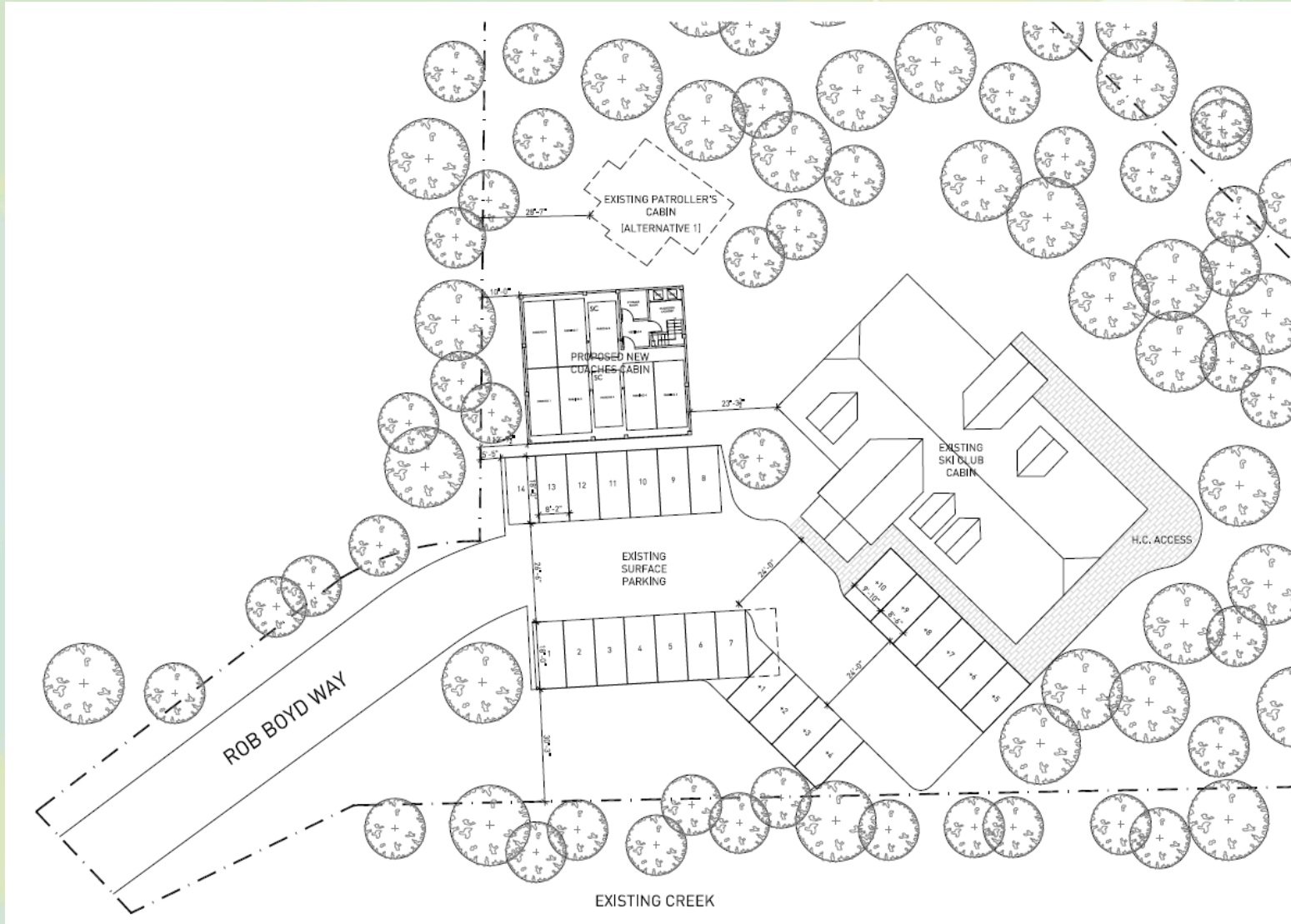
2028 Rob Boyd Way	Parcel Area (ha)	GFA	FSR
Existing Ski Club including auxiliary residential dwelling unit	0.57	889 m ²	0.16
RZ1152 proposal	0.57	372 m ²	
Total GFA:		1261 m ²	0.22

Discussion

- Parking:

2028 Rob Boyd Way	Parking Requirement Per Table 6A:
Existing Parking Requirement	17
Additional Parking Requirement	6
Total New Parking Requirement	23
Proposed surface Parking	24
Additional indoor Parking (accessed through tandem surface stalls)	8
Total Proposed	32

Diagrams



Diagrams



Policy Consideration

- “Zoning Amendment Bylaw (Whistler Mountain Ski Club) no. 2256, 2020” proposes to:
 - ✓ Remove parcel from existing CC2 (Commercial Core Two) Zone shared with:
 - Franz’s Trail
 - Legends
 - Evolution
 - ✓ Create a new site specific LR11 (Leisure Recreation Eleven) Zone designed specifically for the Ski Club,
 - New zone would recognize existing Ski Club facility, and
 - Allow development of up to 372 square metres for the new residential building.

Policy Consideration

- **Development Agreement:**
 - ✓ Finalized design will be registered on title.
- **Housing Agreement:**
 - ✓ Per Council's PSEH Initiative, a housing agreement will be registered
 - ✓ To restrict use to eligible employees
 - ✓ To restrict growth of maximum rents (currently proposed at \$1200 per bedroom).
 - ✓ Requires separate bylaw.
- **Green Building Agreement:**
 - ✓ Council Policy G-23 requires project team to meet specific standards of development.
- **Snow Shedding Analysis:**
 - ✓ Council Policy G-16 required for all buildings subject to a Development Permit to undergo a snow shed analysis.

Policy Consideration

Existing Title Charges:

Registration Number	Charge Holder	Document Specifics	Requires modification?
BP224518	Crown & RMOW	<ul style="list-style-type: none">• Development Covenant• Flood Control	YES
BP224554	RMOW	Specifies Uses as noted: <ul style="list-style-type: none">• Housing for caretaker and family.• Ski club facility.	YES
BP224556	RMOW	<ul style="list-style-type: none">• CPI amendment to standard charge terms for caretaker suite	YES
BP224561	RMOW	<ul style="list-style-type: none">• Tree Preservation per LMP47411.	YES

Policy Consideration

- **Official Community Plan:**
 - ✓ Project considered consistent with OCP policies regarding housing.
 - ✓ DP Area 2 designated for:
 - Protection of natural environment
 - Protection of development from hazardous conditions
 - Form and Character of Development
 - ✓ A Development Permit will be required
- **Private Sector Employee Housing Initiative Guidelines:**
 - ✓ Project considered consistent with Council's PSEHI Guidelines.
- **Whistler 2020:**
 - ✓ Project supports Whistler 2020 Built Environment, Economic, Resident Housing and Transportation strategies as described in Administrative Reports 19-023 and 18-040.

Community Engagement

- 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.
- No correspondence has been received.
- Public Open House was held on August 19, 2019.
- Any proposed zoning amendment is subject to a public hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.

Recommendation

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”; and

That Council authorize staff to schedule a public hearing for “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”; and

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”, the following matters must be resolved to the satisfaction of the General Manager of Resort Experience:

Recommendation

1. Registration of a development covenant in favour of the Resort Municipality of Whistler (“RMOW”) to secure development of the proposed new building and site improvements consistent with development permit plans to be finalized prior to adoption;
2. Registration of a housing agreement in favour of the RMOW to regulate rental rates and to define qualified employees;
3. Registration of a green building covenant consistent with the RMOW’s Green Building Policy G-23;
4. Submission of a waste and recycling plan consistent with “Solid Waste Bylaw No. 2139, 2017;
5. Receipt of confirmation that a snow shed report consistent with the RMOW’s Snow Shed Policy G-16 has been prepared by a certified engineer for the benefit of the project design team; and
6. Modification of existing covenants BP224518, BP224554, BP224556, BP224561 currently registered on title to reflect the revised development scheme; and further

Recommendation

That Council authorize the Mayor and Municipal Clerk to execute the necessary legal documents associated with this application.

END

Thank you