

# RZ1152 – 2028 Rob Boyd Way Public Hearing.

## Council Presentation

March 3, 2020

### RESORT MUNICIPALITY OF WHISTLER

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# Purpose

- Purpose of Public Hearing:
  - ✓ To provide an opportunity for members of the public to make verbal and written submissions regarding “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”.
- Rezoning Application RZ1152 – A proposal to:
  - ✓ Maintain existing ski club uses
  - ✓ Develop a new building for Whistler Mountain Ski Club staff accommodation consistent with Council’s Private Sector Employee Housing Initiative.

# Subject Lands – 2028 Rob Boyd Way



# Background - Application History

- Council Permission to Proceed - September 2018.
- Public Open House - August 19, 2019.
- Revised drawings received - December 2019:
  - ✓ Increasing potential number of units:
    - From two four-bed room units
    - To two three-bedroom units and two two-bedroom for a total of 10 bedrooms.
- “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” received first and second readings on February 4, 2020.
  - ✓ Council requested changes to the bylaw to address a minor increase to density (to the equivalent of 0.25 fsr) and a relaxation to the side setback for covered access stairs or access ramp.
  - ✓ Bylaw has been amended accordingly.



# Proposed Bylaw

- “Zoning Amendment Bylaw (Whistler Mountain Ski Club) no. 2256, 2020” would:
  - ✓ 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 maintain existing Ski Club facility, &
    - Allow development of a new residential building
    - Site FSR – 0.25 per Council resolution

# Rendering



# Conditions for Further Processing

- **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;
- **Registration of a housing agreement** in favour of the RMOW to regulate rental rates and to define qualified employees;
- **Registration of a green building covenant** consistent with the RMOW’s Green Building Policy G-23;
- **Submission of a waste and recycling plan** consistent with “Solid Waste Bylaw No. 2139, 2017;
- 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
- **Modification of existing covenants** BP224518, BP224554, BP224556, BP224561 currently registered on title to reflect the revised development scheme;

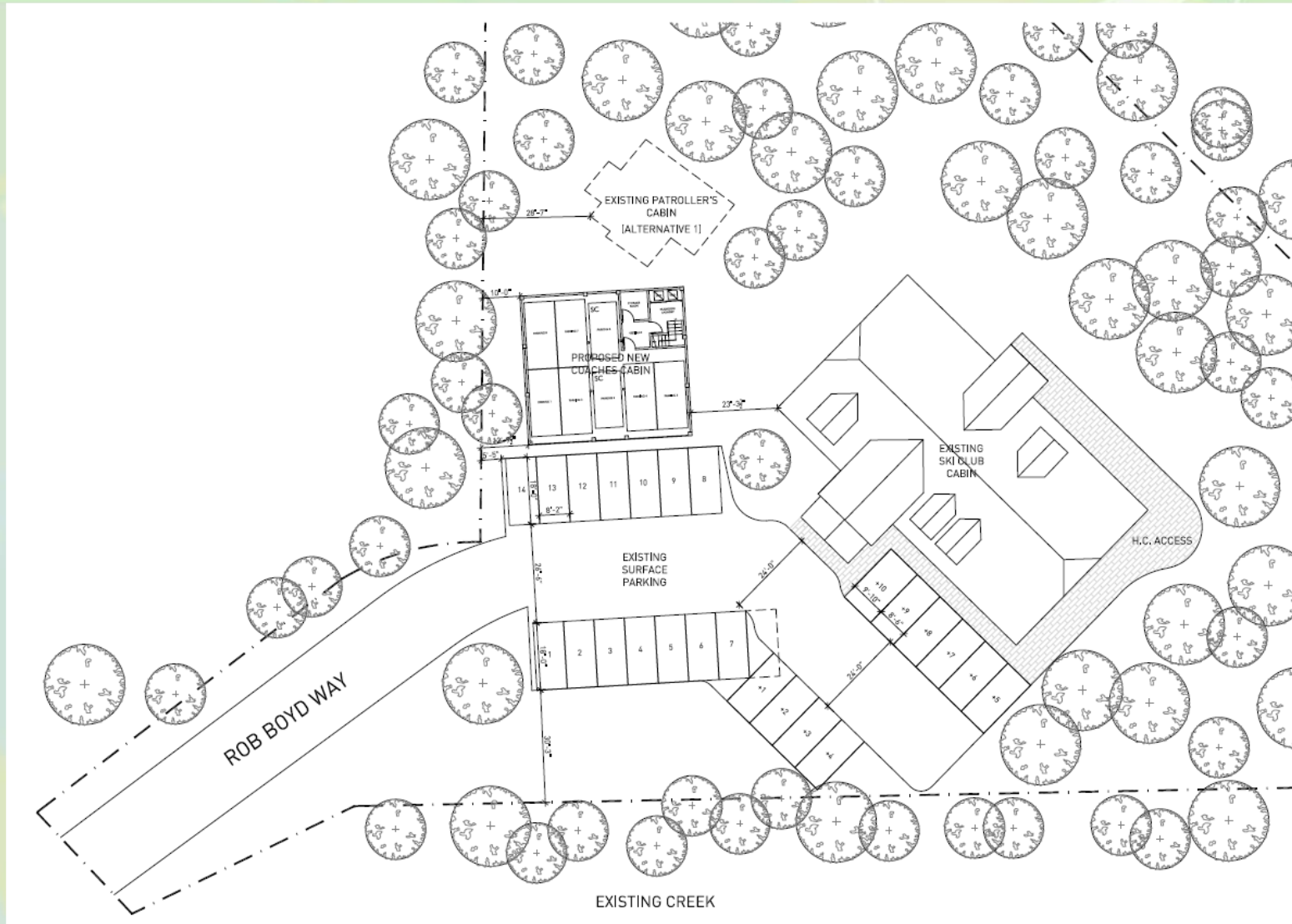
# End

- Thank you





# Diagrams



# Proposal Summary

- Proposed LR11 (Leisure Recreation Eleven) Zone would:
  - ✓ Maintain existing ski club
  - ✓ Allow for a new residential building per PSEHI Guidelines
  - ✓ Permit the equivalent of 0.25 FSR (1422 m<sup>2</sup>) as maximum overall gross floor area on the lands.

# Discussion

- Proposed development scheme:

	Use	GFA	Bed Unit Allocation	Required Parking
<b>Ground Floor</b> (buried into hillside at back of building)	Parking	0	0	N/A
	Storage/ Laundry	29 m <sup>2</sup>	0	0
<b>Main Floor</b>	Two bedroom unit	55 m <sup>2</sup>	3	1
	Three bedroom unit	108 m <sup>2</sup>	4	2
<b>Second Floor</b>	Two bedroom unit	55m <sup>2</sup>	3	1
	Three bedroom unit	108 m <sup>2</sup>	4	2
<b>Totals</b>	10 bedrooms contained in 4 dwelling units	356 m <sup>2</sup>	14	6 *

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

# Discussion

- Parking:

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



# Policy Consideration

## Existing Title Charges:

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

# Discussion

- Density:

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

# 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.

# 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.

# 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.
- 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