

WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, DECEMBER 18, 2018 STARTING AT 6:00 P.M.**

**Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V8E 0X5**

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in “Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018” (the “proposed Bylaw”).

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may ask questions following presentations; however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

Zoning Amendment
Bylaw (1330
Cloudburst Drive)
No. 2214, 2018

PURPOSE OF “ZONING AMENDMENT BYLAW (1330 CLOUDBURST DRIVE) NO. 2214, 2018”

As stated in the Notice of Public Hearing, the purpose of the “Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018” is to modify the existing RM65 Zone to increase the maximum permitted gross floor area from 2,000 square metres to 3,200 square metres for development of a proposed Whistler Housing Authority rental apartment building at 1330 Cloudburst Drive.

Submissions from
the Public

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

MOTION TO CLOSE THE PUBLIC HEARING

PUBLIC HEARING DOCUMENT INDEX

Zoning Amendment Bylaw (1330 Cloudburst Drive) No.2214, 2018		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing (scheduled for December 18, 2018).
Proposed Bylaw	December 4, 2018	Zoning Amendment Bylaw (1330 Cloudburst Drive) No.2214, 2018
ADP Report	November 28, 2018	Report to Advisory Design Panel - RZ1158
ADP Draft Minutes	November 28, 2018	Advisory Design Panel Meeting Minutes (DRAFT) - November 28, 2018
Council Report 18-140	December 4, 2018	Administrative Report to Council requesting consideration of first and second readings for proposed Zoning Amendment Bylaw (1300 Cloudburst Drive) No. 2214, 2018
Presentation Slides	December 4, 2018	Presentation slides for Report to Council
Council Minutes	December 4, 2018	Minutes of the Regular Meeting of Council of December 4, 2018
Correspondence		Correspondence will be added to the Package as it is received



THE RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V0N 1B4 TF 1 866 932 5535
www.whistler.ca FAX 604 932 8109

NOTICE OF PUBLIC HEARING

TUESDAY, DECEMBER 18, 2018 – 6:00 P.M.

MAURY YOUNG ARTS CENTRE

Franz Wilhelmsen Theatre, 4335 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (1330 Cloudburst Drive) No. 2214, 2018

SUBJECT LANDS: 1330 Cloudburst Drive

More specifically these lands are described as: Lot B District Lot 8073 Group 1 New Westminster District Plan EPP60685, PID: 030-101-441 and as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to modify the existing RM65 Zone to increase the maximum permitted gross floor area from 2,000 square metres to 3,200 square metres for development of a proposed Whistler Housing Authority rental apartment building at 1330 Cloudburst Drive.

INSPECTION OF DOCUMENTS:

A copy of the proposed Bylaw and relevant background documentation may be inspected at the Reception Desk of Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. to 4:30 p.m., from Monday to Friday (statutory holidays excluded) from December 6, 2018 to and including December 18, 2018.

PUBLIC PARTICIPATION:

All persons, who believe their interest in the property is affected by the proposed Bylaw, will be afforded a reasonable opportunity to be heard by Council at the Public Hearing.

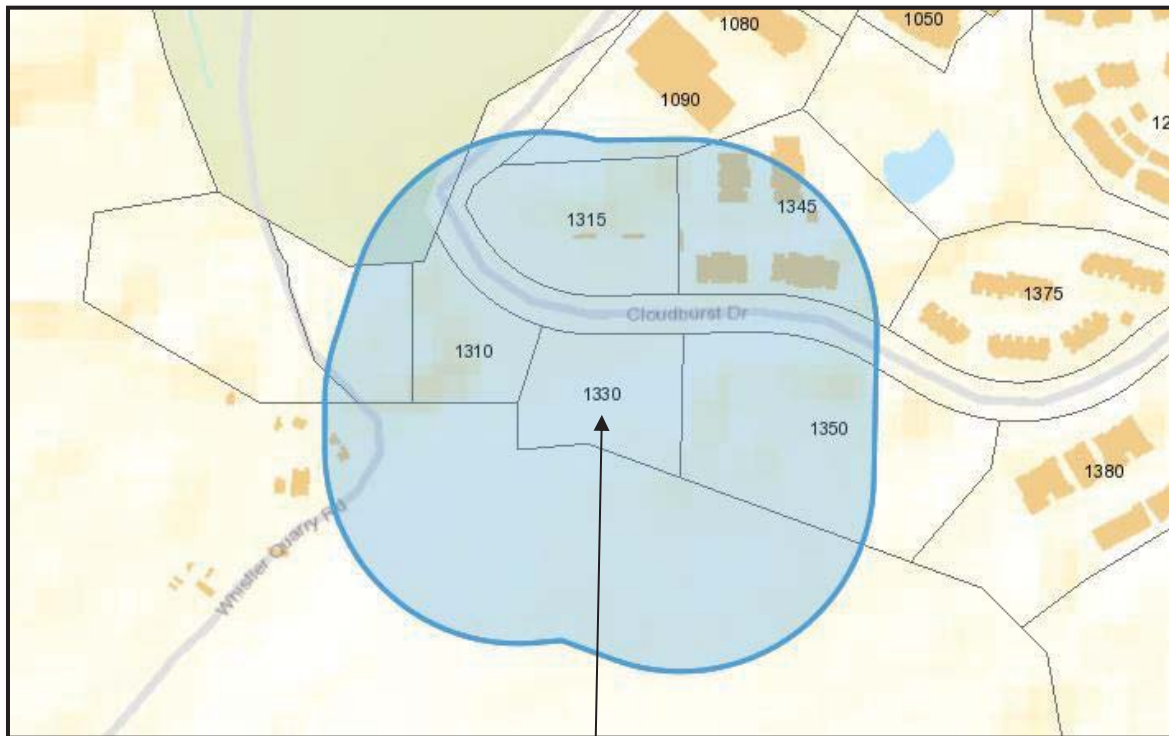
Written comments must be addressed to "Mayor and Council", and may be submitted prior to the public hearing (by 4:00 p.m. on December 18, 2018):

Email: corporate@whistler.ca
Fax: 604-935-8109
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V0N 1B4

All submissions included in the Public Hearing Package will form part of the public record. The Package will be available on our website at www.whistler.ca with other associated information.

After the conclusion of this Public Hearing, Council cannot receive representations from the public on the proposed Bylaw.

ZONING AMENDMENT BYLAW (1330 Cloudburst Drive) No. 2214, 2018
SUBJECT LANDS – 1330 Cloudburst Drive, Whistler, BC



SUBJECT LAND

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (1330 Cloudburst Drive)
NO. 2214, 2018**

A BYLAW TO AMEND ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, by bylaw, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and prohibit any use in any zone;

NOW THEREFORE the Municipal Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (1330 Cloudburst Drive) Bylaw No. 2214, 2018".
2. "Zoning and Parking Bylaw No. 303, 2015" is amended in Part 13, section 66, subsection (3) by increasing the maximum permitted gross floor area of all buildings on Parcel 2 within the RM65 Zone from 2,000 square metres to 3,200 square metres.

GIVEN FIRST AND SECOND READINGS this 4th day of December, 2018.

Pursuant to Section 464(1) of the *Local Government Act*, a Public Hearing was held this ____ day of _____, 2018.

GIVEN THIRD READING this ____ day of _____, 2018.

ADOPTED by the Council this ____ day of _____ 2018.

Jack Crompton,
Mayor

Brooke Browning
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018."

Brooke Browning,
Municipal Clerk



REPORT | TO ADVISORY DESIGN PANEL

PRESENTED: November 21, 2018 **November 28, 2018 (rescheduled)** **FILE NO.** RZ 1158
FROM: Resort Experience
SUBJECT: 1330 CLOUDBURST DRIVE – WHISTLER HOUSING AUTHORITY RENTAL
APARTMENT BUILDING

INTRODUCTION

This report presents a rental apartment building proposal for lands at 1330 Cloudburst Drive (Appendix A), a parcel currently owned by the Whistler Housing Authority (WHA). The rezoning application submitted by the WHA requests to increase maximum gross floor area (GFA), to facilitate the development of WHA's proposed 45 unit apartment building.

The original RM65 zoned parcel was zoned with a density potential of 6,000 square metres of gross floor area. On January 26, 2016 Zoning Amendment Bylaw No. 2105 was adopted which created two RM65 zone parcels and reallocated the density with 3,870 square metres to Parcel 1 (1310 Cloudburst Dr.) and 2,130 square metres to Parcel 2 (1330 Cloudburst Dr.). These parcels were transferred by the Whistler Development Corporation (WDC) to the WHA at no cost. The WHA built a 3 storey apartment building on Parcel 1 with a density of 2,379 square metres. This left a gross floor area residual on Parcel 1 of 1,491 square metres. During 2016 the WDC pursued the sale of the adjacent site at 1350 Cloudburst Drive and to maximize the value of that sale sought to transfer gross floor area initialized for the RM65 zone parcels. This transfer was completed with the adoption of Zoning Amendment Bylaw No. 2128 on December 6, 2016. At that time 1,600 square metres of gross floor area was transferred from the RM65 parcels to the parcel at 1350 Cloudburst Drive. RM65 zone Parcel 1 density was reduced to 2,400 square metres which includes a small allowance beyond the existing built density and Parcel 2 was reduced to 2,000 square metres. Parcel 2 density was based on a recommended building size based on preliminary drawings and study completed at that time to determine the development potential of the site.

In 2018 the WHA has brought forward a development proposal for Parcel 2 to expedite the delivery of new employee housing based on a further review of the development potential for the site. In a desire to maximize the potential of the site, additional density is being proposed as being feasible as part of rezoning application RZ1158. This additional density will require the building to encroach into the existing rock fall hazard area but is based on mitigation measures outlined in the engineering report provided, and some minor encroachments into front and side setback areas for underground parking and storage and retaining walls.

The proposal has not been previously reviewed by ADP. Staff requests ADP review comments on the proposed density increase and related site planning, form and massing, architectural detailing, materials, finishes and landscaping at this time.

ATTACHMENTS

Appendices:

- A: Location Map
- B: Applicant's Design Rationale
- C: Architectural Drawings prepared by Murdoch and Company
- D: Landscape Plan prepared by Tom Barratt Ltd.
- E: Variance Plan prepared by Murdoch and Company
- F: Adjacent property zoning information map

DISCUSSION

The WHA proposes an apartment building on lands located on Parcel 2 in the RM65 zone at 1330 Cloudburst Drive in the Cheakamus Crossing neighbourhood. The proposed site fronts onto Cloudburst Drive directly west of the WHA apartment building at 1310 Cloudburst Drive. Directly across the street on Cloudburst Drive is an undeveloped site for future Athletic Centre uses and athlete housing. Bayly Park and the Andree Vajda Janyk Sports Field are located to the northwest and the Athletic Centre and commercial uses are located to the northeast along Legacy Way in the neighbourhood centre.

The front one third of the site has relative level area adjacent to the street which was cleared and used for temporary housing trailers during the 2010 Winter Olympics. The remainder of the site is a steeply sloped terrain with natural vegetation and a basalt escarpment ridge along this edge of the neighbourhood. The site offers views to mountains in three directions with the escarpment blocking the views to the south.

The proposal is a single three storey rectangular building located on top of a single level parkade with 46 parking spaces. The first floor of the building is at 616 m elevation, while the street curb elevation ranges from 612.87 m at the west end, rising to 613.86 at the east end. Ground floor units and main entrance will be approximately 3.13 metres to 2.14 metres above sidewalk elevation at the street.

Forty-five apartment units are incorporated into the design with 15 apartments per floor with a total of 111 bed units based on the OCP formula. The proposed gross floor area for the building is 3,135 square metres (33,745 square feet). The size of the individual units is as follows:

- Unit A – Studios – 35.7 m² (12 units) (2 beds per unit)
- Unit B – 1 Bedrooms – 51.3 m² (12 units) (2 beds per unit) (Accessible design)
- Unit C – 2 Bedrooms - 71 m² (17 units) (3 beds per unit) (Accessible design)
- Unit D – 3 Bedrooms - 81 m² (4 units) (3 beds per unit)

All units have individual interior storage areas and balconies on upper storeys and patios on ground level. The balconies require posts as part of their support structure. There are common terrace areas at ground level at each end of the building with partial roof coverage for residents use. The entrance to the building is accessible by a terraced stairway at the east end of the building and a paved pathway across the length of the frontage of the property. The elevator is located outside of the main building envelope with a covered outdoor waiting area on each floor. The internal corridors have windows at both ends to permit natural light into the corridors. A small shared laundry closet is proposed on each floor in the corridor at the opposite end to the elevator.

The proposed building materials include:

- a. 2-Ply Torch-on roofing membrane
- b. Prefinished metal flashing
- c. Cast in place concrete and pre cast concrete slabs
- d. Glulam timber posts
- e. A mix of painted fibre-cement shingle siding, horizontal hardie panel with prefinished metal reveal and standing seam metal wall cladding
- f. PVC windows and doors with aluminum finish
- g. Aluminum screens for portions of stairwells
- h. Balconies with aluminum guardrails and glass inserts

The landscape plan incorporates mixed shrubbery adjacent to the building and the terraced stairway entrance. The sloped front yard includes lawn areas, a ramp and trees facing Cloudburst Drive. Additional landscaping is proposed adjacent to the common terrace areas at both ends of the building, the entrance to the parkade, and the exterior parking spaces. The plan includes a parallel layby with seven parking stalls to be constructed by the applicant in the adjacent road right of way with the proposed boulevard trees.

Architectural and landscape plans and design rationale are attached to this report as Appendices B-D.

Zoning Analysis

The property is zoned RM 65 (Residential Multiple Sixty-Five) zone. The existing parcel area is 5,134 square metres in size and is permitted a building with a maximum gross floor area (GFA) of 2,000 square metres. This can be expressed as a floor space ratio (FSR) of 0.39 which is the ratio created by dividing the maximum GFA by the parcel area.

The architectural drawings propose a GFA of 3,135 sq. m. which would result in a FSR of 0.61. Other built or proposed multi-family developments in Cheakamus Crossing have FSRs ranging between 0.5 and 0.61 as shown on Attachment F. The proposed density does not exceed the permitted FSR range in the area but will expedite the provision of additional employee housing in an existing developed neighbourhood by allowing additional GFA to be developed on the site.

The table below contains a zoning analysis based upon the proposed RM65 zone for an apartment building on lands located at 1330 Cloudburst Drive:

RM65 Zoning Requirements (1330 Cloudburst Drive – Parcel 2 in RM65 Zone)	Proposed
Permitted Uses (2) The following uses are permitted and all other uses are prohibited: (a) Apartments, (b) apartments for employee housing, (c) Auxiliary buildings and uses, (d) Duplex dwellings; (e) Duplex dwellings for employee housing, (f) Parks and playgrounds, (g) Townhouses; and (h) Townhouses for employee housing.	Apartment for employee housing
Massing Maximum GFA area of all buildings on Parcel 2 is 2,000 square metres. Minimum Parcel Area = 5,134 square metres Maximum Height (Apt. Building) = 18.0 metres	3,135 square metres 5,134 square metres 18.0 metres
Setbacks	
Front – 6.0 metres	0.38 metre – portion of retaining wall
Front – 1.5 metres for parking spaces	0.38 metre – proximity to parcel line
Rear – 6.0 metres	18 to 30 metres
Sides East – 6.0 metres West – 6.0 metres West - 6.0 metres	2.31 metres - portion of building underground 0.84 metre - portion of building underground 5.22 metres – elevator shaft above ground

Parking	
Parking Spaces (required) 56 X 75% = 42	48 spaces - on site (46 U/G, 2 Surface) 7 spaces - in layby in road right of way
Parking Spaces (visitors) 42 X 10% = 4	Not shown
Parking Spaces (accessible) 1	2 spaces underground adjacent to elevator lobby
Loading Bay – none required	None shown

Setback variances are required for the proposed building and portions of the entrance stairs and various retaining walls as shown on Attachment E. The variances for the building are for sections located below grade to accommodate a recycling room and accessible stalls. These variances are supportable as there is no visual impact caused by approving these variances. The variances for the portions of the various retaining wall as shown on Attachment E are supportable as they will be screened by the proposed landscaping. The front entrance design to reduce the setback to zero and to encroach into the road right of way is not supportable. The front entrance stairs and retaining wall should be relocated onto the property and off of the road right of way.

Design Guidelines

Site development is guided by the Multi-Family development permit area guidelines in the OCP at 1st reading and Council Policy G-22 Cheakamus Area Legacy Neighbourhood Design Guidelines.

The objective of the design guidelines is to encourage visually attractive developments that respond to natural features and strengthen the character of the existing neighbourhood through designs which are complimentary to adjacent land uses and are scaled and organized to respect the Cheakamus Crossing character, pedestrian orientation and human scale. The applicant has summarized in their design rationale in Appendix B how the proposed building meets these objectives.

Below is summary with respect to the Multi-Family development permit area guidelines in the OCP Amending Bylaw No. 2199, 2018 at 1st reading.

Site and Building Design

Buildings and landscaping should be located and designed to suit natural topography, vegetation and minimize disturbance to natural contours. Creative, site sensitive solutions are encouraged. Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of the Official Community Plan.

- The proposed building's mass and location requires the disturbance of a covenanted rock fall hazard area. A geotechnical engineering report outlines how a XX foot high concrete barrier can be constructed between the rock bluff and the development to protect the development and keep the remaining escarpment stable.

Innovative and interesting façade treatments are strongly encouraged on all apartment buildings to create an identifiable and attractive development with articulated facades, balconies and the use of a variety of colors and building materials. Large areas of unvaried material are strongly discouraged. Building colors to complement neighboring buildings and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.

- The building presents a 210 foot long façade facing the street, the longest façade in the immediate vicinity. The front and rear facades are articulated by a series of balconies. Additional articulation of the front façade is achieved with an alternating series of 0.5 metres setbacks.

- The two predominant colours for the building appear to be dark neutral tones. The two predominant building materials (Hardie board and batten and Standing seam metal wall cladding) are applied in large areas on the front and rear elevations. The specific color choices for these two building materials are to be confirmed.
- The proposed painted aluminum balcony railing color is to be confirmed.
- Design details regarding the balcony posts and anchor points, patio dividers and balcony glass inserts are to be confirmed
- The materials are all sufficiently durable to withstand Whistler's harsh climate.

Innovate and interesting roof designs are encouraged with modulated roof forms to reduce the apparent bulk of a building and to create more visual interest. Snow and drainage from roofs should not be dumped onto adjoining streets or properties. Protect all pedestrian and vehicle access points from snow shed and ice accumulation. Roof mounted equipment to be integrated with overall roof design and screened to the greatest extent possible from pedestrian viewpoints. Roof designs which incorporate evolving technology and stormwater management practices are encouraged.

- The proposal has a single sloped roof running the length of the building similar to several other large buildings built in the neighbourhood.
- A snow shed report is required to confirm the snow, ice accumulation and drainage from the roof is controlled and protects all pedestrian and vehicle access points and outdoor terrace areas.

Access, Parking and Waste Facilities

The majority of apartment building parking should be provided in parking structures beneath the buildings. All surface parking areas should be screened with combination of landscaping and berms. Provide adequate space to accommodate snow storage and drainage from parking areas. Locate all accessible parking spaces as close as possible to building entrance. Solid waste storage should be integrated with site and building design, contained within a building or suitably screened from the street and public areas, and adequately sized to meet the needs of uses on site.

- The majority of parking is provided in a parking structure beneath the building. The entrance to the parkade faces Cloudburst Drive at a slightly lower elevation than the street (612.5 metres versus 613 metres) to help sink the building.
- The zoning bylaw does not require a loading bay for an apartment building use and none has been provided. The proposed layby area near the building entrance can be used for deliveries.
- The location for snow storage and drainage for surface parking to be confirmed.
- A solid waste storage area is proposed in the underground parkade level and therefore is not visible. The design and size of room will need to meet the waste and recycling requirements of the RMOW Solid waste and recycling bylaw.

Landscaping

Landscaping is a major, integral part of a project design and planting should emphasize the natural setting while enabling solar access into residential units. Wherever possible, mature trees should be preserved and integrated with new landscaping. Landscaped areas with the capacity to infiltrate and accommodate stormwater runoff are encouraged to reduce stormwater runoff from surface parking areas and rooftops. Use plant species suited to the local harsh climatic conditions, require minimal irrigation and be coordinated with adjacent landscaping.

- Landscape plans includes a layering of materials and spaces within the narrow front yard with private landscaping adjacent to the building, a pathway and lawn area in the middle of the space and street trees and a sidewalk beside the layby in the road right of way.
- Additional landscaping is shown adjacent to the two common terrace areas.

- A patio area with dividers is shown on the south elevation facing the escarpment. The plan needs to be revised to show the required hazard mitigation barrier between the patio area and the escarpment.

Streetscape

Pedestrian areas, including sidewalks and pathways located on or adjacent to the site should be an appropriate width for expected pedestrian volumes and accommodate year-round travel for both pedestrians and persons with accessibility challenges. Consideration should be given to snow clearing and snow storage areas. Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between the building entrances, sidewalks, outdoor seating areas, transit stopes should be minimized and accommodate the needs of persons with disabilities. Building entrances, lobbies, stairs, corridors and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment.

- Building entrance is approximately 2.14 metres above the street elevation and is access via a series of steps or a long pathway that begins at the opposite end of the property and ascends the grade across the entire frontage of the property. The nearest bus stop is located to the west of the proposed stepped entrance so it is a roundabout access to the building entrance if you need to use the proposed ramp.
- The ground level stairwell exits should incorporate hard surface connections to the front of the property for access purposes

Exterior lighting

Outdoor lighting should be sufficient intensity to provide safe pedestrian passage and property identification but not to over-power the nightscape. Accepted fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare.

- Exterior lighting details to be developed.

Signage

All signage associated with multi-family development should be designed to be architecturally consistent with associated building and meet requirements of Sign Bylaw No. 558, 1987, except that the bylaw may be varied to authorize signs that contribute to achieving overall objectives of the form and character guidelines.

- Signage details are to be developed.

Fencing

Fencing is generally discourage but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas. Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting the building details and integrated with landscaping to minimize its visual impact. The use of chain link fencing is discouraged, and should not be visible from pedestrian areas or a street.

- Fencing details are to be developed.

Green Building Policy

A covenant on title will be required to ensure the property is developed in accordance with Whistler's Green Building Policy objectives. The WHA plans to build the apartment building using Passive House energy efficiency design standards for an apartment building.

In addition the project is required by registered covenant to connect to the District Energy system installed in the neighbourhood.

Staff Comments

Staff are seeking comments on the proposed density increase and related site planning, and in specific some of the following areas:

- Overall comments on proposed design of the building; interior, exterior, roof.
- Overall comments on landscaping and outdoor space design for residents and visitors.
- Location and configuration of building entrance.
- Design of balconies and patios for individual units.
- Pedestrian access to the front entrance.
- Location and size of shared laundry facilities.

SUMMARY

This report requests ADP review comments on the proposed density increase and related site planning, form, massing, scale, context of the proposed apartment building proposed at 1330 Cloudburst Drive in Cheakamus Crossing neighbourhood.

Respectfully submitted,

Robert Brennan, MCIP RPP
Planner

RZ1158 - 1330 Cloudburst Dr. – 1st and 2nd Readings of Zoning Amendment Bylaw

Council Presentation

December 4, 2018

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way

Whistler, BC Canada V8E 0X5

www.whistler.ca

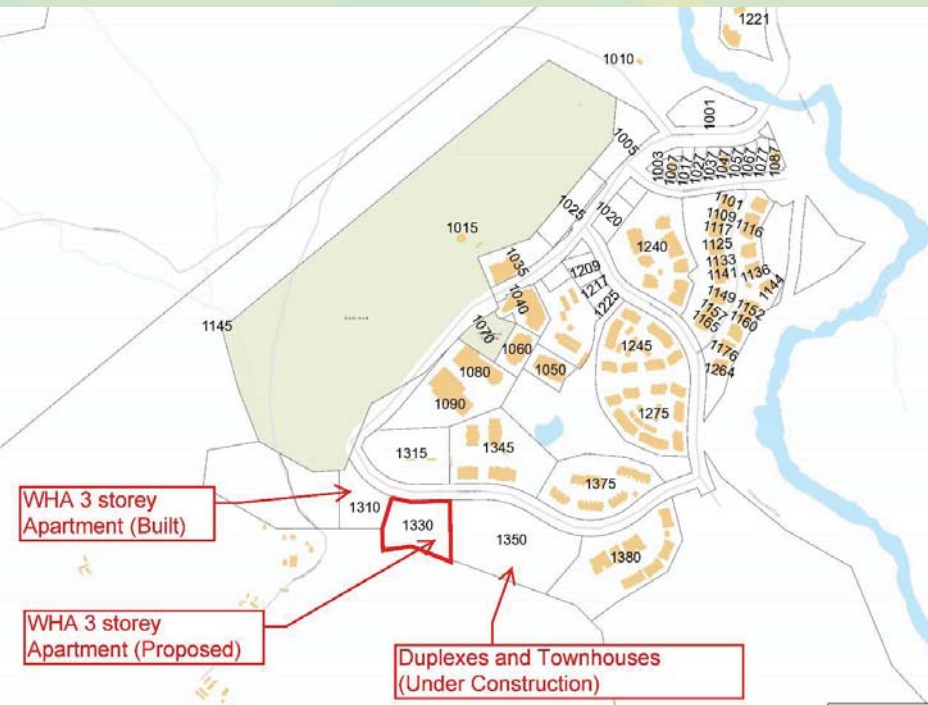
TEL 604 932 5535

TF 1 866 932 5535

FAX 604 935 8109



Subject Lands



- 0.5134 ha parcel
- Located in Cheakamus Crossing
- Near Bayly Park and Andree Vajda Janyk Sports Field
- Near High Performance Centre
- WHA property

Background

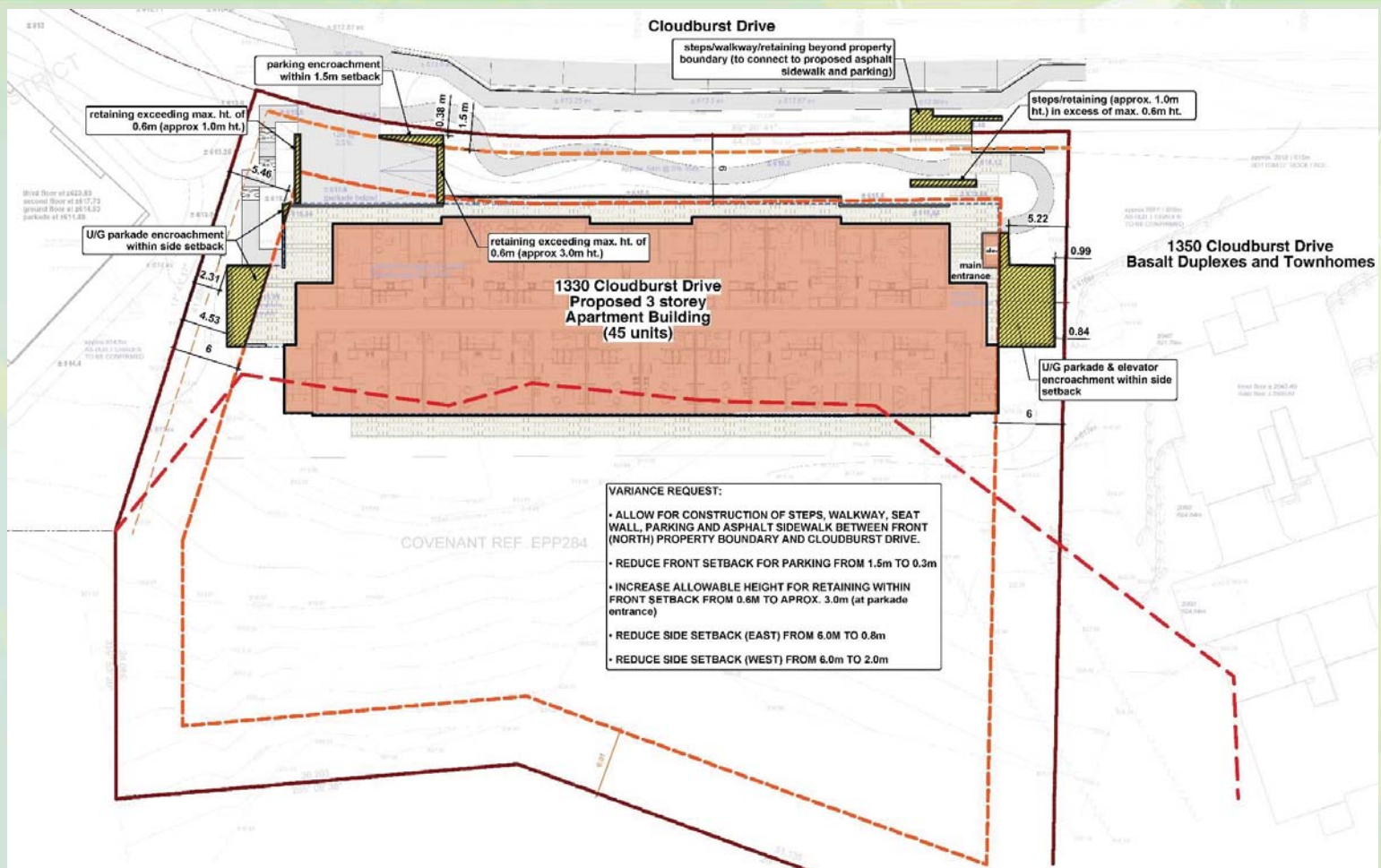
- The Whistler Housing Authority (WHA) proposes a three storey 45 unit employee housing rental apartment building at 1330 Cloudburst Drive which to maximize the development potential on the site to address Whistler's critical housing needs.
- The proposal requires:
 - ✓ Rezoning to increase the permitted density in the RM65 zone regulations for this site for new development concept.
 - ✓ An encroachment into an existing rockfall hazard area based on a geotechnical report supporting the development.
 - ✓ Minor encroachments into front and side setback areas for underground parking, elevator shaft, storage and retaining walls are required.
- Administration Report No. 18-140 and this presentation outlines the zoning amendment bylaw for Council consideration.

Site Context

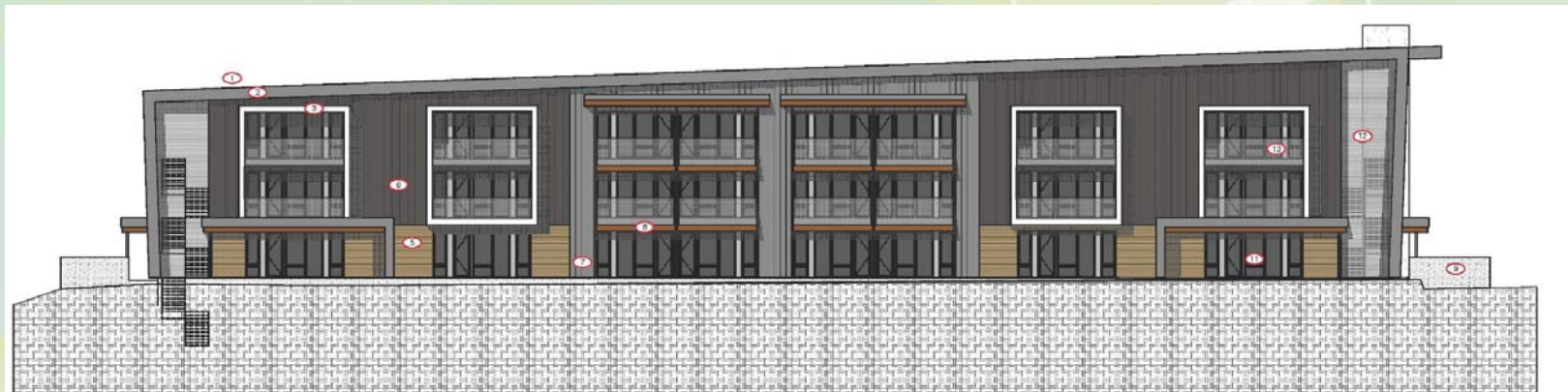


- Siting: Encroachment into rock hazard area

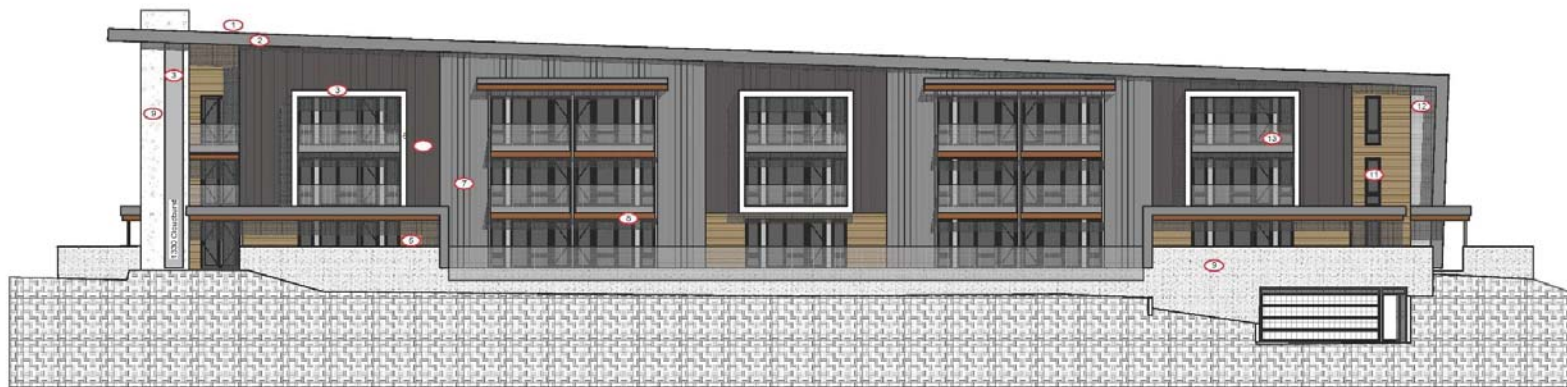
Variances required (hatched areas)



Design Concept



1 South Elevation
1/8" = 1'-0" Imperial



2 North Elevation
1/8" = 1'-0" Imperial

Reviewed and generally supported by Advisory Design Panel – Nov. 28, 2018

Zoning Amendment Bylaw (1330 Cloudburst Dr.) No. 2214, 2018

- Purpose

- ✓ Modify maximum permitted gross floor area (GFA) for Parcel 2 in the RM65 Zone, which is the property located at 1330 Cloudburst Drive for the proposed WHA rental apartment building.

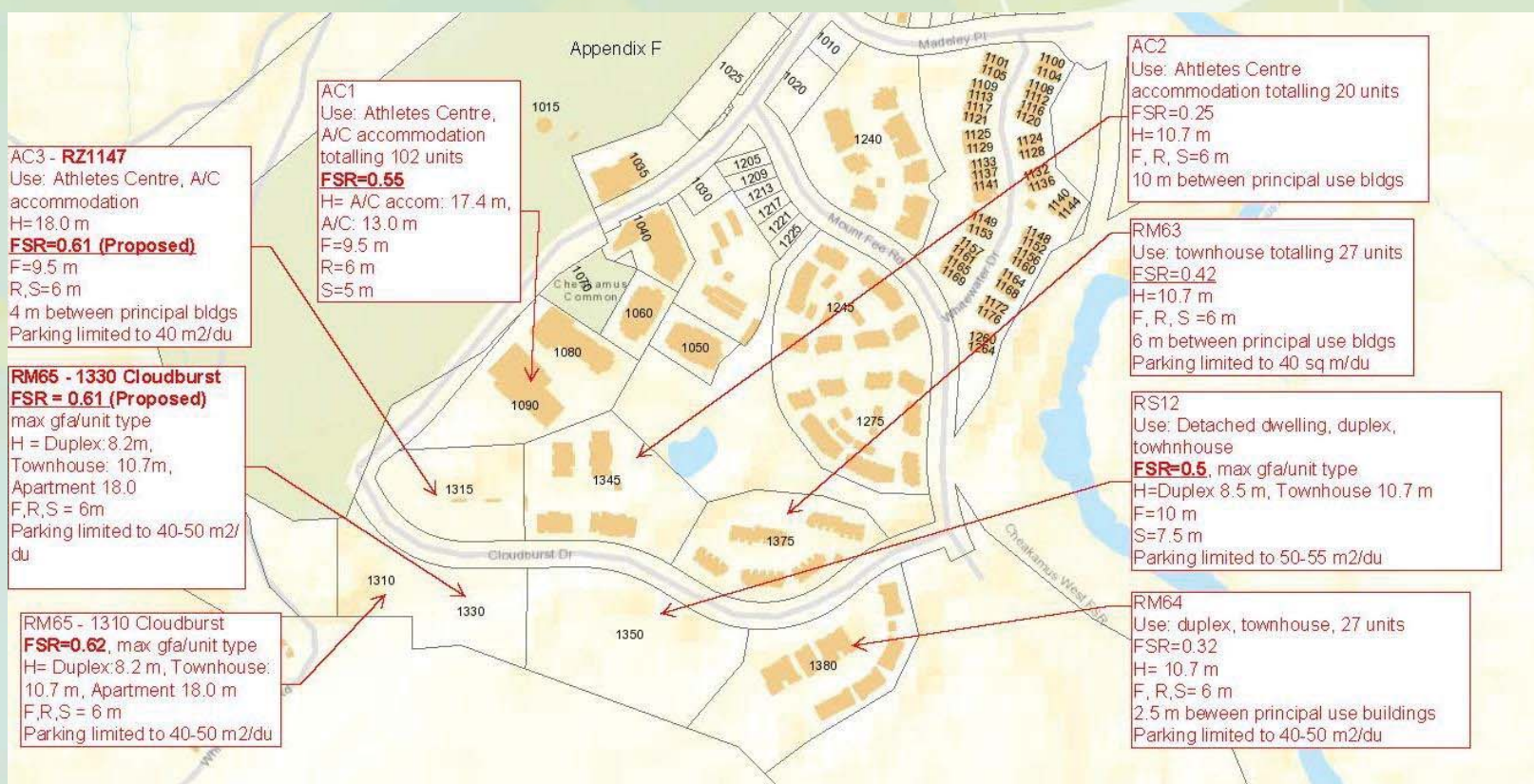
- RM65 Zone Parcel 2 – changes

- ✓ Density
 - Increase to Gross Floor Area (GFA) from 2,000 sq.m to 3,200 sq.m
 - Proposed Floor Space Ratio (FSR) of 0.61 is consistent with other FSRs in neighbourhood
- ✓ Setbacks variances
 - Underground parking and storage areas
 - A portion of elevator shaft above ground
 - Retaining walls

- RM65 Zone other regulations Parcel 2 – unchanged

- ✓ Permitted Uses
- ✓ Site Area
- ✓ Height
- ✓ Parking

Zoning and Floor Space Ratio comparisons



Density consistent with neighbourhood context.

Policy Considerations

- **Official Community Plan**

- ✓ Consistent with Evaluation Criteria for a rezoning application as outlined in Administration Report No. 18-140
- ✓ Covenant to register final supported design.

- **Green Building Policy**

- ✓ Covenant to ensure design is compliant with Council Policy G-22.

- **Works and Services Charges Bylaws**

- ✓ WHA proposal – Exempt – accommodation units will be restricted for employee use only

- **Employee Housing Service Charge Bylaw**

- ✓ WHA Proposal – Exempt – employee bed units being constructed in accordance with the bylaw

Recommendation

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018';

That Council authorize staff to schedule a public hearing for 'Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018', and to advertise for same in the local newspaper;

Recommendation continued

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018', the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience;

1. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to:
 - a. Establish a final supported design for the development;
 - b. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
2. Modification of Section 219 Rock Fall/Tree Preservation Covenant No. CA817861 to address rock fall hazard mitigation measures ; and further,

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



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 4, 2018
FROM: Resort Experience
SUBJECT: RZ1158 - 1330 CLOUDBURST DRIVE – RM65 ZONE GROSS FLOOR AREA
ADJUSTMENT – FIRST AND SECOND READINGS ZAB NO. 2214, 2018

REPORT: 18-140
FILE: RZ1158

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider giving first and second readings to “Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018”;

That Council authorize staff to schedule a public hearing for “Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018”, and to advertise for same in the local newspaper;

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018”, the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to:
 - a. Establish a final supported design for the proposed development;
 - b. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality’s Green Building Policy G-23;
2. Modification of Section 219 Rock Fall/Tree Preservation Covenant No. CA817861 to address rock fall hazard mitigation measures; and further,

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

REFERENCES

Owner: Whistler Housing Authority Ltd. Inc. No. BC0810519
Location: 1330 Cloudburst Drive
Legal Description: Lot B District Lot 8073 Group 1 NWD Plan EPP60685
Current Zoning: RM65 Zone (1330 Cloudburst Drive)
Appendices:
“A” - Location Map
“B” - Architectural drawings
“C” - Landscape drawing
“D” - Applicant’s Rezoning Rationale
“E” - Adjacent property zoning information map

PURPOSE OF REPORT

This report describes a proposed amendment to the RM65 (Residential Multiple Sixty-Five) zone to increase the maximum permitted gross floor area for development of a proposed Whistler Housing Authority rental apartment building at 1330 Cloudburst Drive. This report also seeks Council's consideration of first and second readings for Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018 to provide for the proposed density increase.

DISCUSSION

Background

The Whistler Housing Authority (WHA) has been working to advance the development of a three storey 45 unit employee housing rental apartment building for lands at 1330 Cloudburst Drive (Appendix A). The project is to be developed by the WHA and seeks to maximize the development potential on the site to help address Whistler's critical housing needs.

This development is located next to the recently completed WHA project at 1310 Cloudburst Drive, and is one of the last undeveloped parcels in the existing Cheakamus Crossing neighbourhood. The proposed development at 1330 Cloudburst Drive has a gross floor area of approximately 3,135 square metres, on a parcel area of 5,134 square metres, and would result in a floor space ratio (fsr) of 0.61. The recently completed development at 1310 Cloudburst Drive has a gross floor area of approximately 2,400 square metres on a parcel area of 3,846 square metres, and an fsr of 0.62.

The proposed development requires rezoning to increase the permitted density for the site, which was established by Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016, adopted December 6, 2016. As part of that rezoning there was a transfer of density from the WHA parcels at 1310 and 1330 (zoned RM65) to the Whistler Development Corporation parcel at 1350 Cloudburst Drive (zoned RS12) to maximize the development potential for the property for its sale and market development (now known as Basalt). This rezoning, which effectively transferred 1,600 square metres of gross floor area between the sites, is described in Administrative Report to Council #16-110 dated October 4, 2016. The reallocation of density between the properties at that time accounted for the now completed WHA development at 1310 Cloudburst, and provided a maximum GFA of 2,000 square metres for a second WHA rental apartment building at 1330 Cloudburst. This density was based on a preliminary development concept for the property prepared at that time that considered existing site conditions and constraints.

Subsequently, the WHA further investigated the development potential of the site at 1330 Cloudburst and determined that a larger building, with additional units was feasible. To achieve the greater density proposed, an encroachment is required into an existing rockfall hazard area delineated at the back of the property. The WHA, the applicant, has submitted a geotechnical engineer report which supports the proposed development, subject to the recommended mitigation measures. A similar encroachment was supported for the Basalt development at 1350 Cloudburst Drive, which is now under construction. In addition, some minor encroachments into front and side setback areas for underground parking and storage, a portion of the elevator shaft and retaining walls are required for the proposed development.

Rezoning Proposal

Description of Proposed Development

The proposed development fronts onto Cloudburst Drive west of the WHA apartment building at 1310 Cloudburst Drive. Directly across the street on Cloudburst Drive is an undeveloped site for future Athletic Centre uses and athlete housing. Bayly Park and the Andree Vajda Janyk Sports Field are located to the northwest and the Athletic Centre and commercial uses are located to the northeast along Legacy Way in the neighbourhood centre. The front one third of the site has a relatively level area adjacent to the street which was cleared and used for temporary housing trailers during the 2010 Winter Olympics. The remainder of the site has a basalt escarpment and talus slope.

The proposed development is a single three storey rectangular building located on top of a single level parkade with 46 parking spaces. Forty-five apartment units are incorporated into the design with 15 apartments per floor. The proposed gross floor area for the building as drawn is 3,135 square metres (33,745 square feet). All units have individual interior storage areas and balconies on upper storeys and patios on ground level. There are common terrace areas at ground level at each end of the building with partial roof coverage for residents use. The elevator is located outside of the main building envelope with a covered outdoor waiting area on each floor. The internal corridors have windows at both ends to permit natural light into the corridors.

Architectural and landscape plans and rezoning rationale are attached to this report as Appendices B to D.

Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018

Staff has prepared the zoning amendment bylaw to amend the maximum permitted gross floor area for Parcel 2 in the RM65 zone, which is the subject property located at 1330 Cloudburst Drive. The existing parcel area is 5,134 square metres in size and is permitted a building with a maximum gross floor area (GFA) of 2,000 square metres. The architectural drawings propose a GFA of 3,135 square metres which would result in a FSR of 0.61. Other built or proposed multi-family developments in Cheakamus Crossing have FSRs ranging between 0.5 and 0.61 as shown on Appendix E. The proposed density does not exceed the permitted FSR range in the area and will support the provision of additional employee housing in an existing developed neighbourhood by allowing additional GFA to be developed on the site.

The table below provides a zoning analysis of the proposed development relative the existing RM65 zone regulations for an apartment building on the lands located at 1330 Cloudburst Drive:

RM65 Zoning Requirements (1330 Cloudburst Drive – Parcel 2 in RM65 Zone)	Proposed
Permitted Uses (2) The following uses are permitted and all other uses are prohibited: (a) Apartments, (b) apartments for employee housing, (c) Auxiliary buildings and uses, (d) Duplex dwellings; (e) Duplex dwellings for employee housing, (f) Parks and playgrounds, (g) Townhouses; and (h) Townhouses for employee housing.	Apartment for employee housing

Massing	
Maximum GFA area of all buildings on Parcel 2 is 2,000 square metres.	3,135 square metres
Minimum Parcel Area = 5,134 square metres	5,134 square metres
Maximum Height (Apt. Building) = 18.0 metres	18.0 metres
Setbacks	
Front – 6.0 metres	0.38 metre – portion of retaining wall
Front – 1.5 metres for parking spaces	0.38 metre – proximity to parcel line
Rear – 6.0 metres	18 to 30 metres
Sides	
East – 6.0 metres	2.31 metres - portion of building underground
West – 6.0 metres	0.84 metre - portion of building underground
West - 6.0 metres	5.22 metres – elevator shaft above ground
Parking	
Parking Spaces (required) 56 X 75% = 42	48 spaces - on site (46 U/G, 2 Surface) 7 spaces - in layby in road right of way
Parking Spaces (visitors) 42 X 10% = 4	Not shown
Parking Spaces (accessible) 1	2 spaces underground adjacent to elevator lobby
Loading Bay – none required	None shown

Setback variances are required for the proposed building and portions of the entrance stairs and various retaining walls as shown on Attachment B. The variances for the building are for sections located below grade to accommodate a recycling room and accessible stalls. These variances are supported by staff as there is no visual impact caused by approving these variances. A side yard setback variance is also required for a portion of the elevator shaft above grade. This variance is supported by staff as the shaft is still approximately 16 metres (53 feet) away from the nearest townhouse on the adjacent parcel at 1350 Cloudburst Drive, and with the angled orientation of the townhouse unit and its higher elevation, the elevator shaft does not block views from the townhouse windows. The variances for the portions of the various retaining wall as shown on Attachment B are also supported as they will be screened by the proposed landscaping. The front entrance stairs and retaining wall that encroach into the road right of way require further review. The design may be subject to further revisions subsequent to ADP review and further staff review. Proposed setback variances will require a development variance permit application which will be brought forward for Council consideration in conjunction with Council consideration of adoption of the proposed zoning amendment bylaw.

ADP Review

The proposed plans for 1330 Cloudburst Drive will be reviewed by the Advisory Design Panel on November 28, 2018. The Panel's comments will be taken into consideration to achieve a final supported design prior to Council's consideration the adoption of the proposed zoning amendment.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Resident Housing	<p>3. The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations.</p> <p>4. Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community).</p> <p>5. Residents enjoy housing in mixed0-use neighbourhoods that are intensive, vibrant and include a range of housing forms.</p>	The proposed development supports Whistler's resident housing goals.
Built Environment	<p>8. Residents live, work and play in relatively compact, mixed-use neighbourhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.</p> <p>9. Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.</p>	The proposed development is located in the Cheakamus Crossing neighbourhood.
Economic	<p>8. A skilled workforce supports the local economy, and the local economy supports the skilled workforce.</p> <p>9. Physical and social infrastructure attract and support work and investment.</p>	The proposed development provides for more employees to live within Whistler's municipal boundaries.
Resident Affordability	<p>1. Income and innovative benefits help make it affordable to live and play in Whistler.</p>	The increase in GFA will contribute to the financial sustainability of the WHA.

The proposed Zoning Amendment to modify the RM65 zone does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Official Community Plan (OCP)

Whistler's OCP outlines specific items for review with respect to rezoning applications. The proposed zoning bylaw amendment is consistent with the Municipality's Official Community Plan criteria for consideration of a rezoning amendment. A brief summary follows:

Table 1: OCP Criteria for Evaluating Proposals for Zoning Amendments

OCP Criteria	Comments
Impact on bed unit capacity calculations	The proposed development would have a bed unit allocation of 111 bed units based on the development program as submitted. This allocation is provided for within the current overall allocation of bed units for the Cheakamus Crossing neighbourhood.
Capable of being served by Municipal water, sewer, and fire protection services	Yes
Accessible via the local road system.	Yes
Environmental Impact Assessment and Initial Environmental Review	The development will comply with the environmental and tree protection covenant requirements registered through the existing covenants on title. A modification to the rock fall hazards covenant will be required.
Traffic volumes and patterns on Highway 99 and the local road system	No significant change in volumes or patterns anticipated.
Overall patterns of development of the community and resort	Consistent with OCP Policies 4.2.2, 4.2.3 and 4.2.4 the development will provide a variety of housing types to meet the needs of permanent, semi-permanent, and seasonal residents in the Municipality
Municipal Finance	Refer to the Budget Considerations section of this report for more details.
Views and Scenery	Building mass on the parcel is located on the parcel to minimize the effect on views and scenery.
Existing Community and Recreation Facilities	The parcel is located in close proximity to trails and recreation facilities in Cheakamus Crossing.
Employee Housing charges	Charges are not payable on the WHA proposal.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	Rezoning proposal included preliminary design drawings for comparison with the OCP Multi-Family and Cheakamus Crossing Design guidelines. Final design details will be reviewed prior to adoption of zoning to ensure it meets guidelines.
Impact on a designated municipal trail system, recreation area, or open space	No impacts.
Resident housing proposals criteria	The proposed apartment building is consistent with the criteria to: use existing community services and road systems; be in close proximity to existing open space, parks and community facilities; be designed to complement the neighbouring uses and site topography; meet energy efficiency objectives to minimize the operating and maintenance costs of resident housing; provide private storage space and parking space; and be proven affordable to semi-permanent and permanent residents.

Legal Encumbrances

The parcel is subject to several covenants registered on title concerning environmental monitoring, landfill gas mitigation measures, geotechnical hazard restrictions, and tree protection areas. Any development on the lands will need to address these items.

A report from Kontur Geotechnical Consultants dated October 23, 2018 on geotechnical hazard mitigation has been submitted by the applicant that supports the proposed development subject to the recommended mitigation measures. The report outlines how excavation, backfill and drainage should be completed and recommends a 0.75 metre high barrier constructed with lock blocks or large blasted boulders to provide additional protection from potential rock fall. The geotechnical covenant on title, which restricts development within an identified rock fall hazard area, will need to be amended to incorporate the recommended mitigation measures and confirm that the proposed development will be safe for the intended use.

Design Guidelines

Site development is guided by the Multi-Family development permit area guidelines in the OCP at 1st reading and Council Policy G-22 Cheakamus Ara Legacy Neighbourhood Design Guidelines.

The objective of the design guidelines is to encourage visually attractive developments that respond to natural features and strengthen the character of the existing neighbourhood character, pedestrian orientation and human scale. The preliminary design drawings are being reviewed by staff and the Advisory Design Panel prior to adoption of zoning to ensure the proposal meets design guidelines objectives. It is recommended a design covenant be required as a condition of zoning.

Green Building Policy

A covenant on title will be required to ensure the property is developed in accordance with Whistler's Green Building Policy objectives. The WHA plans to build the apartment building using Passive House energy efficiency design standards for an apartment building.

In addition the project is required by registered covenant to connect to the District Energy system installed in the neighbourhood.

BUDGET CONSIDERATIONS

The proposed development is exempt from the works and service charges under the municipal Works and Services Bylaw because the residential accommodation units are subject to restrictions on title requiring occupation of the units by employees only. Works and Services charges are therefore not applicable to this proposed development. The development is also exempt from the employee housing charges under the municipal Employee Housing Services Bylaw.

Any development proposed on the lot will be subject to building permit fees.

All costs associated with the rezoning application for public hearing, notices, and legal fees will be paid by the applicant and all fees will be required to be paid in full as a condition of adoption of the zoning amendment bylaw.

COMMUNITY ENGAGEMENT AND CONSULTATION

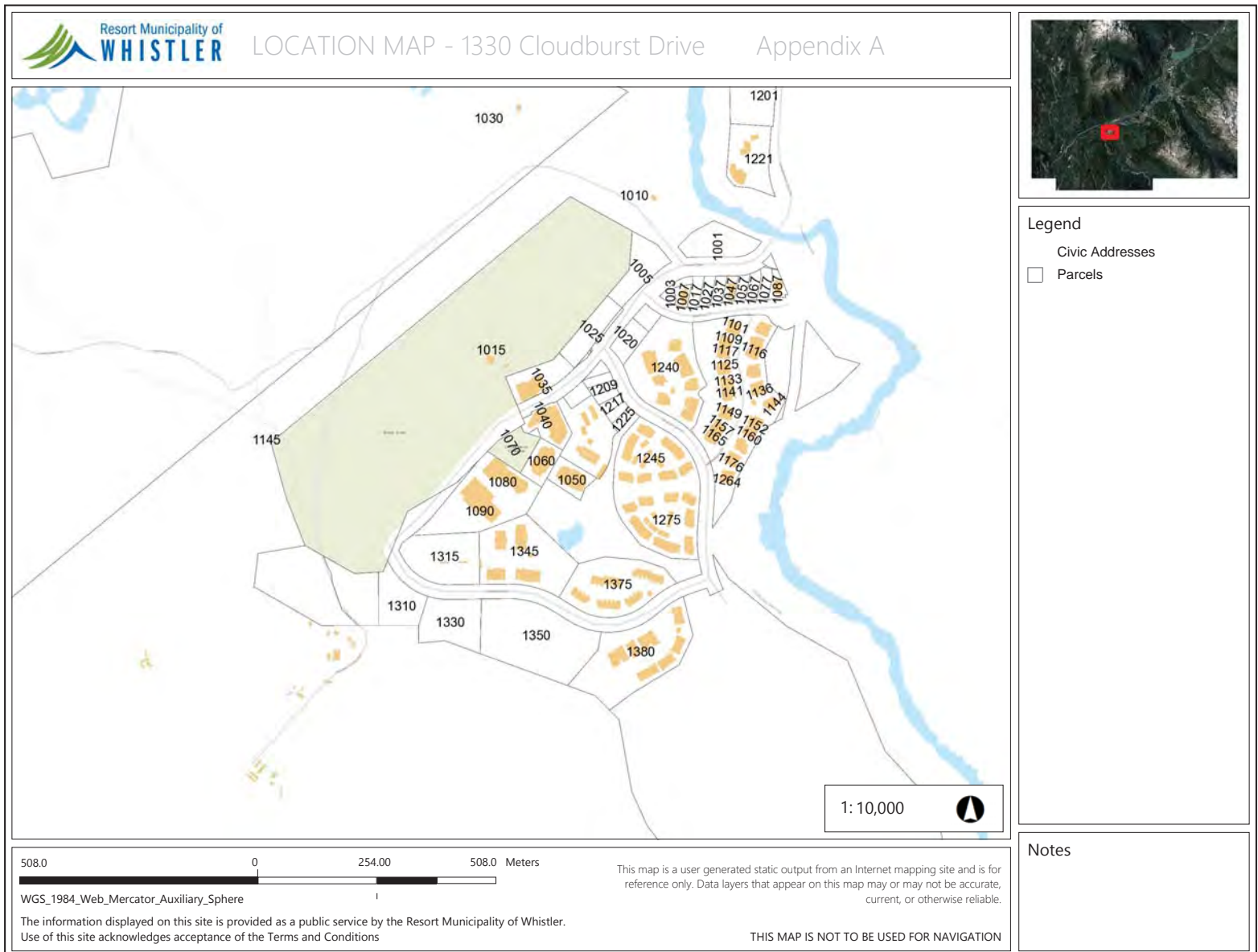
An information sign has been posted at the subject property to allow for public inquiries about the application. A Public Hearing, which is subject to public notice requirements, is required as a part of the statutory process for bylaw consideration and adoption.

SUMMARY

This report describes the proposed rezoning of lands at 1330 Cloudburst Drive to increase the maximum permitted density for a new Whistler Housing Authority rental apartment. This report presents Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018 for Council consideration of first and second reading to amend the applicable RM65 zone for the proposed density increase, and identifies conditions for the applicant to address prior to consideration of adoption of the bylaw. The report also requests Council authorize scheduling of a Public Hearing for the proposed bylaw.

Respectfully submitted,

Robert Brennan MCIP RPP
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE





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ADP Submission	Nov. 6, 2018

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Sheet Title:
SITE CONTEXT
Project
WHISTLER HOUSING AUTHORITY
1330 CLOUDBURST DRIVE

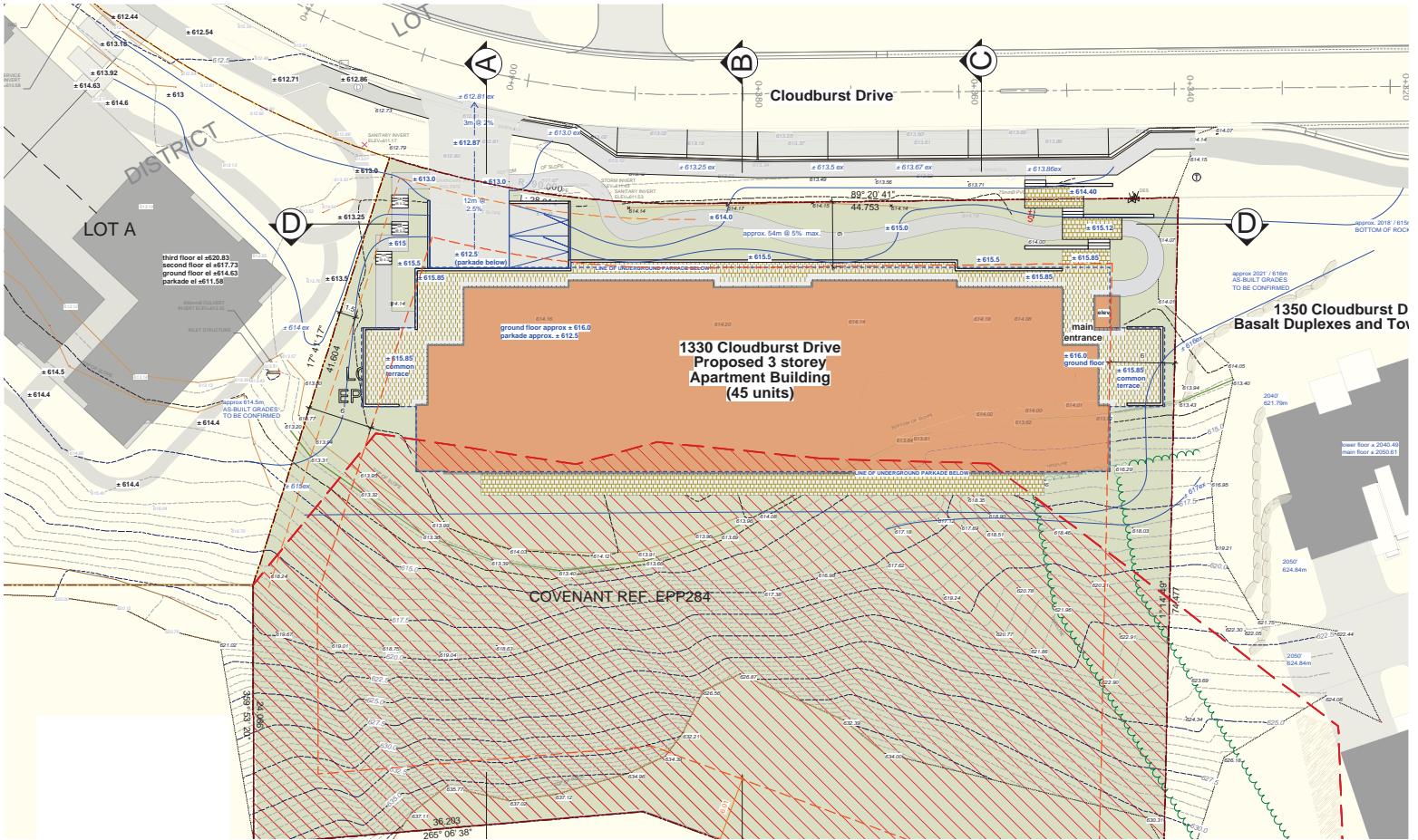


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ARCHITECTURE + PLANNING LTD.
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph: 905-6902 Fax 905-6863
e-mail: office@murdochco.ca

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SITE CONTEXT



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Sheet Title:

SITE GRADING PLAN

Project:

WHISTLER HOUSING AUTHORITY

1330 CLOUDBURST DRIVE

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MURDOCH & COMPANY

ARCHITECTURE + PLANNING LTD.

9105-6778 Main Street

P.O. Box 1394

Whistler, B.C. V0N 1B0

Ph. 905-6962 Fax 905-6863

e-mail office@murdochandco.ca

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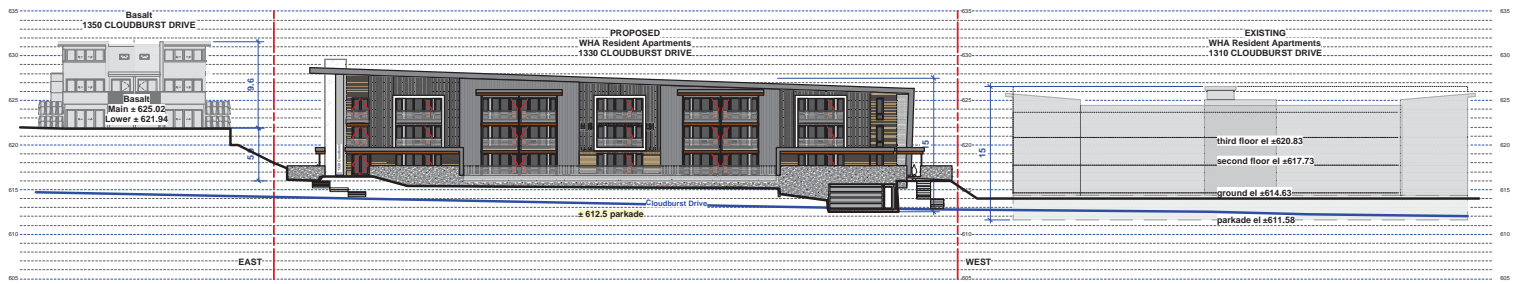
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1812


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SITE GRADING PLAN



Streetscape Elevation: Cloudburst Drive

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ARCHITECTURE + PLANNING LTD.
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph: 905-6982 Fax 905-6883
e-mail: office@murdochandco.ca

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1812 **S-1.3**
STREETSCAPE ELEVATION



1 South Elevation
1/8" = 1'-0" imperial



2 North Elevation
1/8" = 1'-0" imperial

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BUILDING ELEVATIONS
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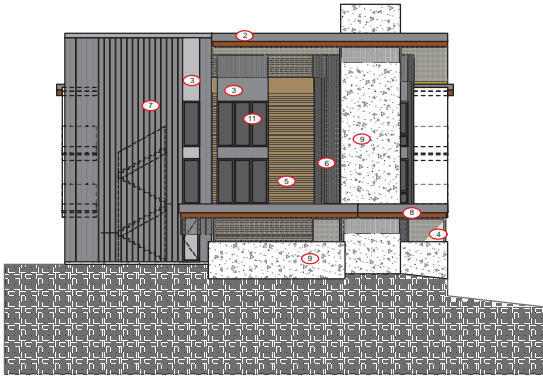
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ARCHITECTURE + PLANNING LTD.
8155-4370 Main Drive
P.O. Box 1356
Whistler, B.C. V0N 1B0
Ph: 905-692 Fax: 905-693
e-mail: office@murdochco.ca

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BM/JL 1/8" = 1'0"

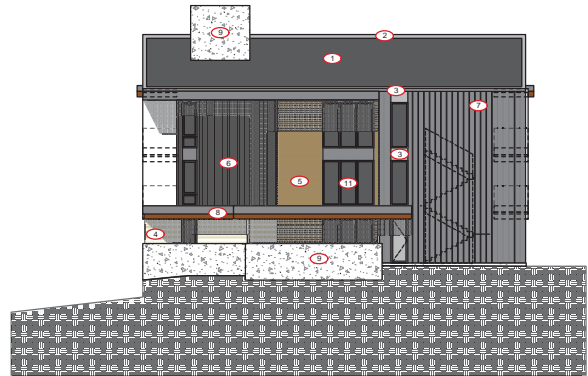
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1812 **A-3.1**

BUILDING ELEVATIONS



1 East Elevation
1/8" = 1'-0" imperial



2 West Elevation
1/8" = 1'-0" imperial

EXTERIOR FINISHES LEGEND	
1	• 2 Ply torch-on SBS membrane - Grey
2	• Prefinished metal flashing light grey colour
3	• Painted handle panel w/ prefinished metal reveal
4	• 1 x 6 T & G Hemlock soffit - clear stain
5	• Horizontal handle siding - color by Arch.
6	• Random spaced handle board and batten paint by arch.
7	• Standing Seam Metal Wall cladding
8	• Glulam posts and beams- stained
9	• Cast in place Concrete
10	• Pre cast concrete slabs - natural
11	• PVC windows and doors - aluminum finish
12	• Aluminum screen
13	• Prepainted aluminum guardrails w/ glass infill

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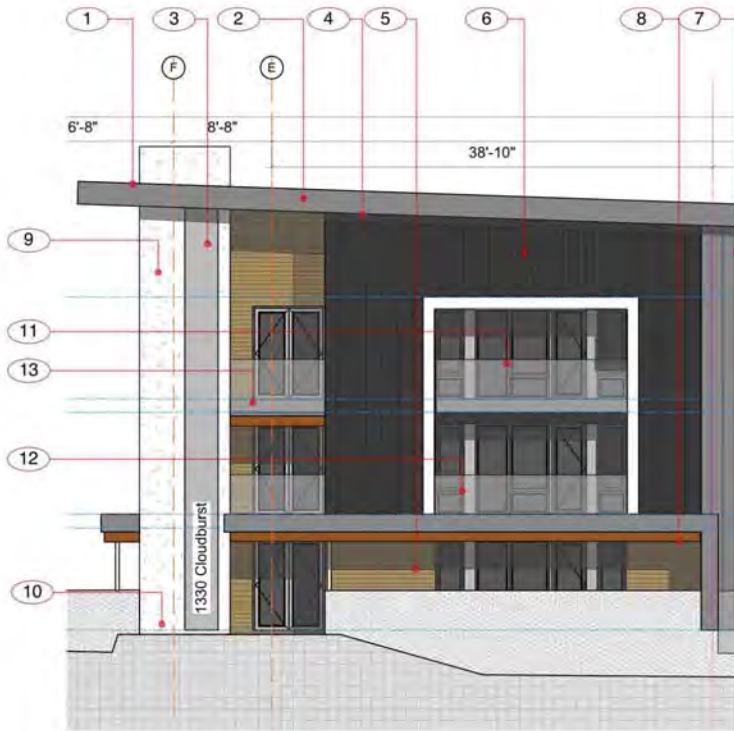
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BUILDING ELEVATIONS
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MURDOCH COMPANY
ARCHITECTURE + PLANNING LTD.
8105-4370 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph: 905-6982 Fax 905-6983
e-mail: office@murdochco.ca

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1812 **A-3.2**
BUILDING ELEVATIONS



1 North Elevation
1/4" = 1'-0" Imperial



EXTERIOR FINISHES LEGEND

- 1 • 2 Ply torch on SBS membrane - Grey
- 2 • Prefinished metal flashing light grey colour
- 3 • Painted hardie panel w/ prefinished metal reveal
- 4 • 1 x 6 T & G Hemlock soffit - clear stain
- 5 • Horizontal hardie siding - color by Arch
- 6 • Random spaced board and batten paint by arch
- 7 • Standing Seam Metal Metal cladding
- 8 • Glulam posts and beams - stained
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- 12 • Aluminum screen
- 13 • Perforated aluminum guardrails w/ glass infill

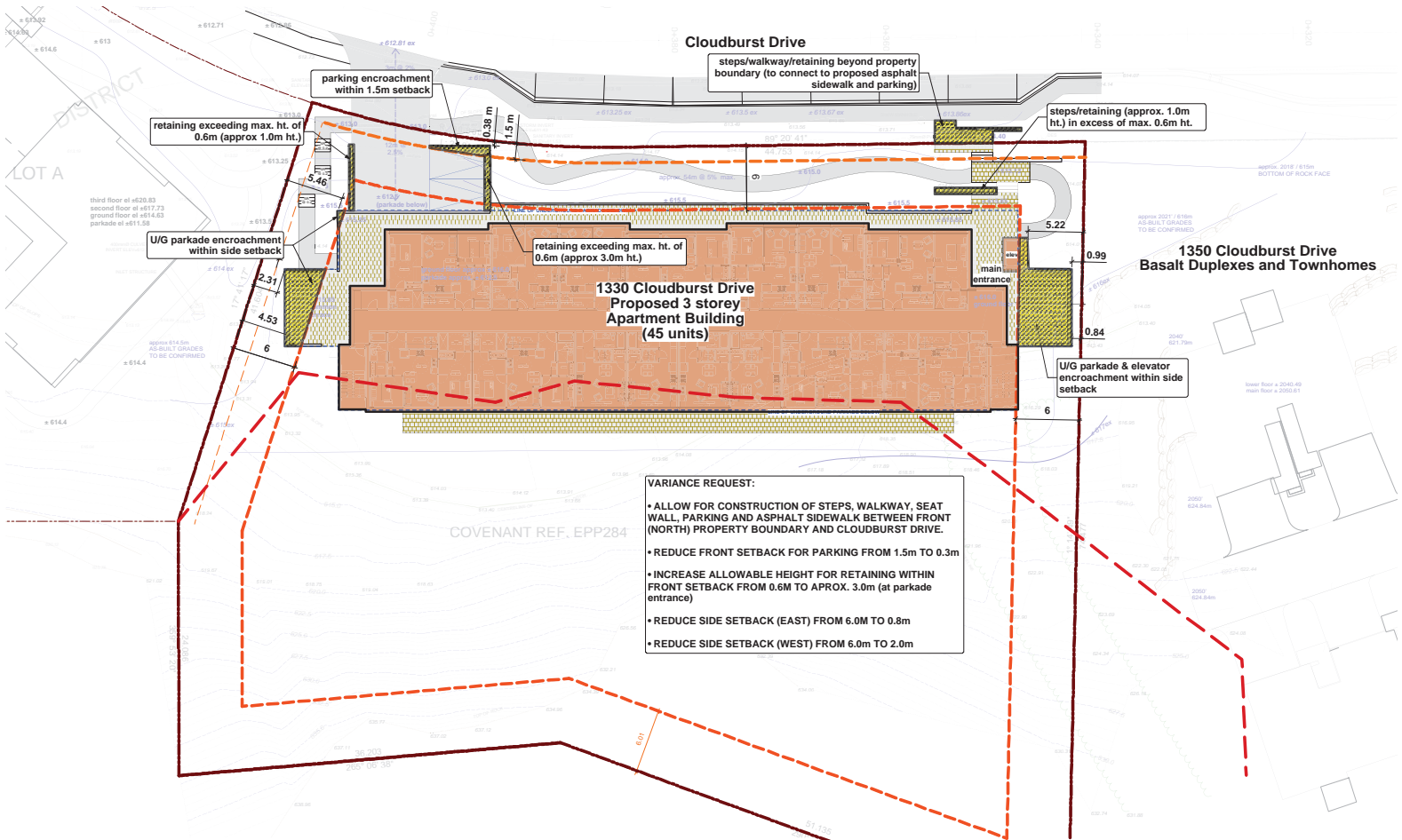
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1330 CLOUDBURST DRIVE

MURDOCH & COMPANY
ARCHITECTURE + PLANNING LTD.
4100 21st Street
P.O. Box 1280
Whistler, B.C. V8E 1G6
PH: 603-6852 Fax: 603-6853
e-mail: office@murdochandco.ca

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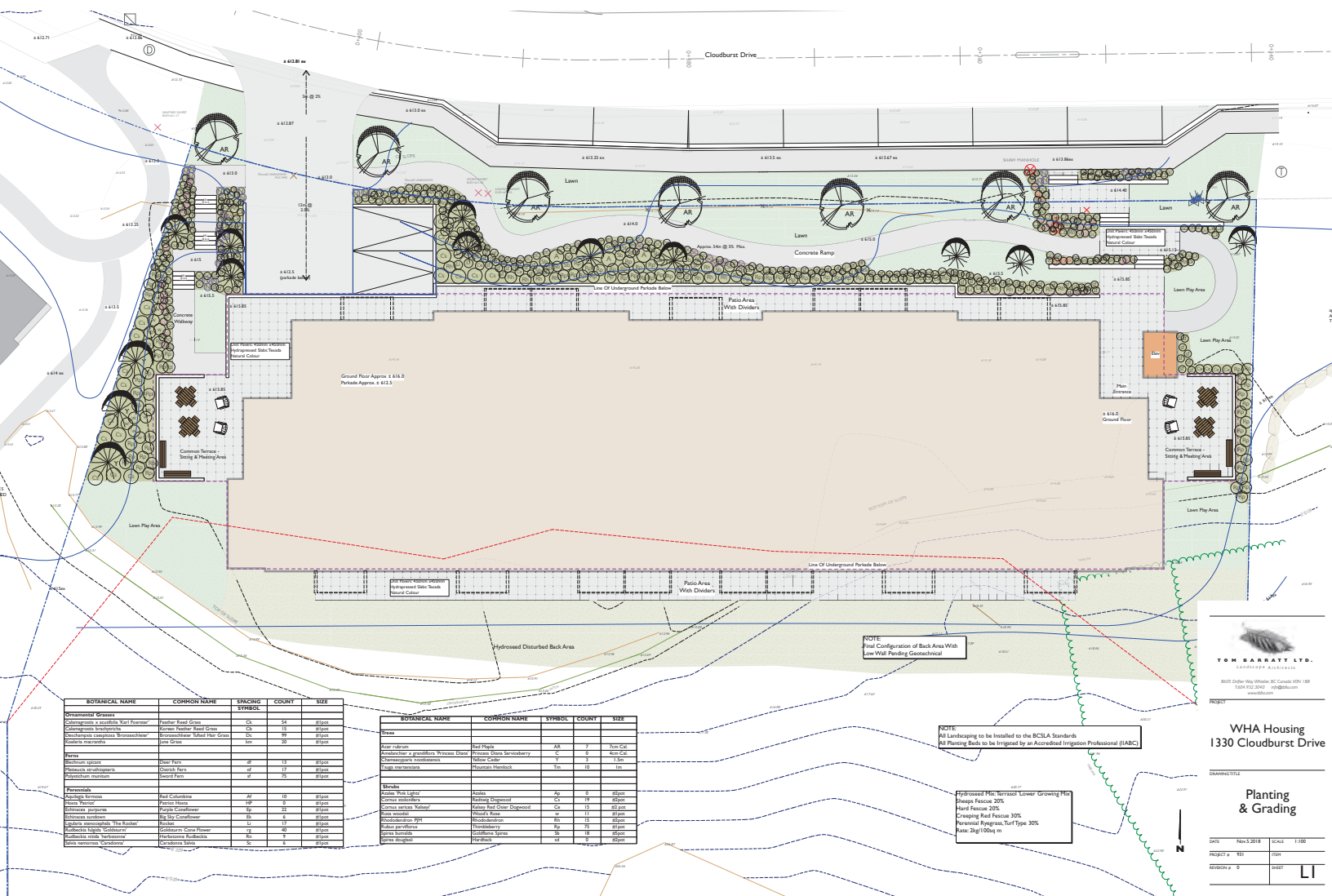
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SITE PLAN - VARIANCES
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WHISTLER HOUSING AUTHORITY
1330 CLOUDBURST DRIVE

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MURDOCH COMPANY
ARCHITECTURE + PLANNING LTD.
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph: 905-6902 Fax 905-6903
e-mail: office@murdoch.ca

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1812 **S-1.4**
SITE PLAN - VARIANCES





helping to make **Whistler** the place you call **home**

R a t i o n a l e f o r R e z o n i n g

PRESENTED: October, 23, 2018

FROM: Sam Mendl, Resident Housing Development Manager, Whistler Housing Authority

SUBJECT: 1330 Cloudburst Drive, Whistler

PURPOSE OF REPORT

The purpose of this report is to assist Council, staff, community associations and residents in reviewing the Whistler Housing Authority's application for the rezoning of 1330 Cloudburst Drive in order to enable the creation of a new employee restricted housing development in Cheakamus Crossing.

GOVERNMENT POLICIES

The proposed new employee restricted housing development at 1330 Cloudburst Drive will conform to the following Whistler 2020 Descriptions of Success:

Whistler 2020 Strategy:	TOWARD Descriptions of success that the resolution moves us toward:	Comments:
Resident Housing	<ol style="list-style-type: none"> 1. Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models. 3. The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations. 4. Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community). 5. Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms. 6. Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency. 7. Housing is healthy and liveable, and housing design, construction and operations are evolving toward sustainable and efficient energy and materials management. 	<p>The proposed new rental housing in the Cheakamus Crossing mixed-use neighborhood will be restricted in perpetuity to resident employees at affordable rates. The units will enable more employees to live within Whistler's municipal boundaries and the units will be stratified for future tenure flexibility for residents.</p> <p>The rental housing is located adjacent to a transit stop and in close proximity to numerous walking and cycling trails including the Valley and Sea to Sky Trails.</p> <p>The building is being designed to the highest standards of sustainability and units are designed to support the residents' active lifestyle.</p> <p>The exterior and interior common areas, as well as 30% of apartment units, are all wheelchair accessible.</p>

Built Environment	<p>3. Visitors and residents can readily immerse themselves in nature, free from noise and light pollution</p> <p>5. Community spaces encourage personal interaction and shared activities.</p> <p>6. The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations.</p> <p>8. Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.</p> <p>9. Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.</p> <p>10. The new and renovated built environment has transitioned towards sustainable management of energy and materials</p>	<p>The proposed new Cheakamus Crossing Rental Housing project will provide resident employees with the opportunity to live close to where they work and play and the units will be designed for long term durability and flexibility for future occupants.</p> <p>Residents will have access to the natural environment and large communal terraces will promote resident interaction.</p> <p>The exterior and interior common areas, as well as 30% of apartment units, are all wheelchair accessible.</p>
Economic	<p>8. A skilled workforce supports the local economy, and the local economy supports the skilled workforce.</p> <p>9. Physical and social infrastructure attract and support work and investment.</p>	<p>The proposed new employee rental housing will provide affordable, stable housing which will contribute to supporting and retaining the skilled workforce within the resort community.</p>
Partnership	<p>1. Residents, taxpayers, business and local government hold a shared vision for the resort community and work in partnership to achieve that vision.</p>	<p>The WHA will partner with local community organizations to provide the support required to help those residents in need.</p>
Resident Affordability	<p>1. Income and innovative benefits help make it affordable to live and play in Whistler.</p>	<p>The proposed new Cheakamus Crossing Rental Housing project will be restricted in perpetuity to local residents at affordable rents.</p>
Health & Social	<p>8. Whistler is accessible and inclusive for community members and visitors with disabilities.</p> <p>9. Whistler organizations and stakeholders work together to meet the health and social needs of community members and visitors.</p>	<p>All common areas and 30% of units within the proposed new Cheakamus Crossing rental housing will be wheelchair accessible. The WHA will partner with community organizations to provide the support needed to those residents in need.</p>
Materials & Solid Waste	<p>5. Whistler is well on its way to achieving its 'zero waste' goal.</p> <p>7. The community is committed to providing infrastructure capable of continually decreasing our residual wastes.</p>	<p>The proposed new 1330 Cloudburst's rental housing project's garbage, recycling and compost room is designed to achieve the community's zero waste goals.</p>

PROJECT BENEFITS

The provision of affordable housing units that will be provided within the proposed new employee restricted rental housing project at 1330 Cloudburst Drive will help to address the community's employee housing needs. The increased inventory of stable, affordable housing within the resort community will also help attract and retain a skilled workforce which will, in turn, support the local economy.

NEED AND DEMAND

This affordable employee housing project is being developed in response to recommendation Number 4 of the Mayor's Task Force on Resident Housing, which recommended and supported the RMOW and WHA's development of more resident restricted inventory. Under the current zoning, the site could support a development of approximately 34 new employee units. The additional Gross Floor Area being sought through this rezoning would support the development of 11 additional units on the site, representing an additional 40 employee beds for the community's workforce.

The WHA recently completed a housing feasibility study and based on the results of this study, reinforced with the latest data compiled from the WHA's surveying of the local business community as well as the RMOW's resident housing analysis resulting from the Mayor's Task Force on Resident Housing, the WHA strongly believes there is ample demand to proceed with the development of a new employee restricted rental apartment building in Cheakamus Crossing with the increased density being requested through this rezoning process.

1330 Cloudburst Drive is well suited to accommodate the new rental housing apartment building, which is envisioned to provide in excess of 100 new employee rental beds within compact studio, 1, 2 and 3 bedroom units that will be restricted in rental rates and occupancy to Whistler employees. Housing Covenants will be registered on title of the property securing the affordability of the housing units in perpetuity and the building will be stratified for future tenure flexibility. It is anticipated that the new employee rental beds will be completed and ready for occupancy in 2020.

SERVICES

1330 Cloudburst Drive is located in the legacy neighborhood of Cheakamus Crossing which has superb public infrastructure and community/recreation services available to service the needs of the new occupants of this housing project. The new employee housing project will connect to Cheakamus Crossing's existing District Energy System, which has surplus capacity to provide heating and cooling to the new apartment building. Additional municipal services are available at the site boundary. In addition to the abundant trail network easily accessible within Cheakamus Crossing, the new employee housing project at 1330 Cloudburst will be located in close proximity to Bayly Park for the enjoyment of the new residents.

NEIGHBORHOOD

The lands of the Cheakamus Crossing legacy neighbourhood were gifted by the Province to the Municipality as a land bank to house resident employees of Whistler. This proposed new affordable employee restricted housing development at 1330 Cloudburst is therefore appropriately sited and is of a use entirely consistent with the surrounding neighbourhood.

1330 Cloudburst Drive is of an appropriate lot size and topography to support a multi-family apartment development. Crucially, it is one of the last available sites in the existing Cheakamus Crossing Phase 1 neighbourhood that is ideally suitable for an affordable multi-family employee housing development. The proposed rezoning will support an appropriately scaled development that will be similar in size and scale to the adjacent 1310 Cloudburst Drive affordable rental building, as well as the numerous other multi-family buildings in the core of the Cheakamus Crossing community.

IMPACTS

The proposed new development will complement the existing employee restricted housing projects currently occupied within Cheakamus Crossing. The addition of new employees living in the neighborhood will add additional vitality and vibrancy to the neighborhood. This in turn will assist current and future retail services as well as transportation services to Cheakamus Crossing. The building is nestled primarily below the southern and eastern boundaries and will not have a negative impact on the views of neighbouring properties.

DESIGN

The buildable area is a narrow rectangle of land bounded on the north by the property line and on the south by a rock fall zone. The building has been raised slightly in order to mitigate the rockfall hazard to the south. The parking structure will be located at a sub-grade level and hidden from view with landscaping built up to ground level of the first floor. It is our understanding that a precedent for this relaxation exists on another multi-family site in Cheakamus Crossing.

Access to the parking area is discrete, located on the lower side of the gently sloping site. Hard surface, paved areas are kept to a minimum, permitting the buildings to be situated in a landscaped site free of a large, exposed parking lot. The ground plane is a landscaped zone that is intended to be pedestrian, wheelchair and bicycle friendly.

A building height of 3 storeys correlates well to the number of parking spaces that can and will be accommodated under the building's footprint in a one level underground parkade. Additional building storeys would result in a unit count that would not be cost effectively supportable by the number of parking spaces required on site for the project. 3 storeys will yield a building that is efficient and well suited to the size of the site and neighbouring projects.

The proposed new employee housing project will assimilate well to the form and character of Cheakamus Crossing's existing 327 units of employee restricted housing.

The subject site is not located within a Development Permit Area.

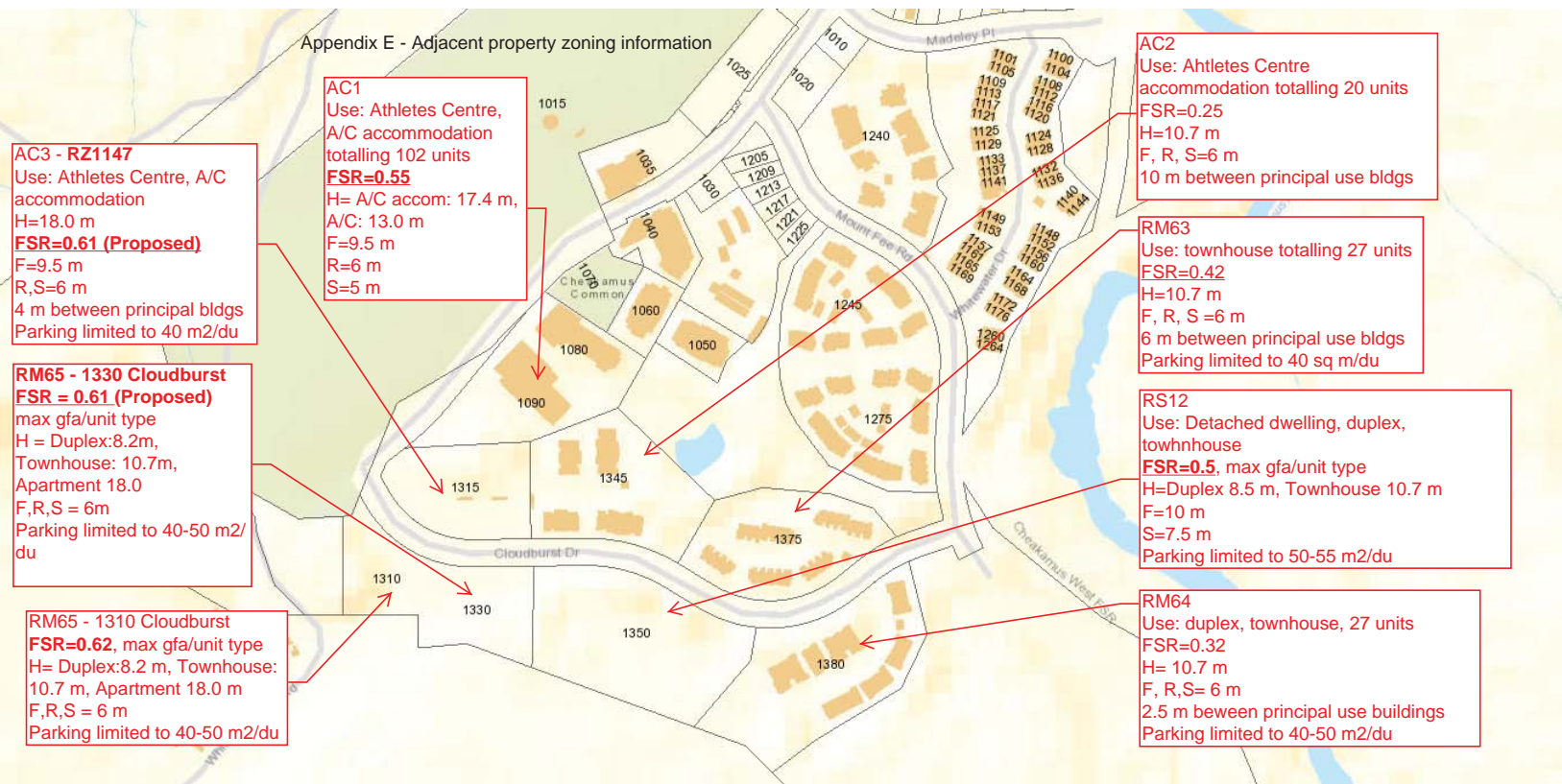
SUMMARY

In summary, it is hoped that the rationale provided above for the rezoning of 1330 Cloudburst Drive to accommodate the development of a new employee restricted housing project will be positively supported.

Respectfully submitted,

SAM MENDL
RESIDENT HOUSING DEVELOPMENT MANAGER
WHISTLER HOUSING AUTHORITY

Appendix E - Adjacent property zoning information





WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, NOVEMBER 28, 2018, STARTING AT 3:10 P.M.**

**Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

MBCSLA, Julian Pattison
MBCSLA, Kristina Salin
Member at Large, Pat Wotherspoon
UDI, Dale Mikkelsen
Councillor, John Grills (for Duane Jackson)
Senior Planner Jake Belobaba
GM of Resort Experience, Jan Jansen
Recording Secretary, Karen Olineck

REGRETS:

Architect AIBC, Pablo Leppe
Architect AIBC, Zora Katic
Member at Large, Ben Smith
Architect AIBC, Pablo Leppe

ADOPTION OF AGENDA

Moved by Kristina Salin
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Advisory Design Panel agenda of November 28, 2018.

CARRIED

ADOPTION OF MINUTES

Moved by Julian Pattison
Seconded by Kristina Salin

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of July 25, 2018.

CARRIED

COUNCIL UPDATE

Councillor Grills offered the Council update. The new Council was sworn in on November 6th and the Council retreat will be in December. Six out of the Seven people elected have Council experience which will be very helpful.

One of the major issues we are facing is housing, so staff appreciates panel attending this meeting.

The last bylaw enacted by the last Council was the new smoking bylaw banning smoking in the upper village and main village. Council had been working with bylaw staff for some time to get this passed.

The OCP received first reading and the new Council will have a look at the OCP with the goal to get it to Victoria and back to Whistler to get approved and enacted by summer 2019.

It has been a tough start to the winter so far and in a recent meeting with Tourism Whistler, it was noted that there has been some drop off from certain markets for this winter. This may not be the record breaking winter as we've had in the past years. According to Vail Resort, pass sales for this winter were quite strong.

The other issue we are facing at the moment is staffing issue. Businesses are busy, but they do not have the staff.

PRESENTATIONS/DELEGATIONS

The applicant team of Brent Murdoch of Murdoch & Co., Matheo Durfeld of Durfeld Constructors., Marla Zucht and Sam Mendl of Whistler Housing Authority entered the meeting at 3:20 p.m.

File No. RZ1158
1330 Cloudburst Drive
3:20 p.m. – 4:40 p.m.

Robert Brennan, Planner, RMOW, introduced the project. This is a rezoning application from Whistler Housing Authority to develop a rental apartment in Cheakamus Crossing. The rezoning is to increase density on the site and minor reductions in building setback.

This will be a three storey building with 45 apartment units. The ground floor will be between 7-10 feet above the sidewalk because of a rising grade change to the topography to the south and west. The proposed floor area of the building is 3,135 square meters which would be an FSR of 0.61. The proposed FSR is within the range of other developments in Cheakamus Crossing. The overall design complements the design elements already found in that area.

Staff is seeking panel comments and suggestions on articulation of building mass, roof, and the variety of finishing materials and colours, as well as the location and configuration of how to access the building. Also comments on landscaping and outdoor spaces.

Brent Murdoch advised on the following:

1. Originally this site had the capacity to allow for this type of development and there is an ability to develop more density.
2. The site is in a rock fall hazard zone as a result of the “sugar cube” fracture nature of the basalt rock. So the challenge was how to design a building on this site given the constraints of the rock fall hazard and the size and steepness of the basalt escarpment?
3. From a geo-technical standpoint, the engineer’s report outlines our ability to address any rock fall hazard on the property and will also protect the building envelope.
4. We have pushed the building mass as far forward towards the street as possible.
5. The form of the building derived from an analysis of the total parking stalls we can fit in a parkade located on a single floor below the building. The WHA is seeking to maximize parking and have provided more than the 75% requirement due to existing parking challenges in Cheakamus and other buildings.
6. Looking at design approach that is modest in some areas, but allows more creativity and more composition in other areas.
7. The strategy is a passive house strategy - high performance and green building; the building is not seeking certification due to cost challenges of certain passive house items in a multi-family building.
8. The architectural layout is double loaded corridor. Consisting of one, two and three bedrooms with each unit having in-house storage. There are two common areas at each end of the building on the ground floor.
9. Massing of the building from an elevation perspective is strong, simple roofline and the manipulation of finish materials on the exterior has a bit of compositional graphic to break up the single mass.
10. The darker colour of the main body setting in the background, so other façade elements are more animated as illustrated on the 3D drawings presented.
11. There is a strong emphasis on durability of the building with metal fascia and variation of building materials
12. The landscape is quite minimal.

Site Context and Landscaping

1. Panel in support of free form play regarding the children’s play area, but is in agreement that further development of the design of the play area is needed.
2. Panel in agreement that further development of the front landscaping design is required, particularly in regard to the use of the on-site pathway to provide a strong sense of entry to the development. This would increase animation of the building along the street, despite not having independent entrances.
3. Better integration of the landscaping in relation to the adjacent properties and other Cheakamus Crossing developments in the area; further to this, a recommendation to reduce overall lawn area

4. Panel ask that attention be paid to recommended plants and that they be reviewed against bear smart policies.
5. Panel in agreement that the on-site 1.5 metre pathway could be celebrated a bit more, making it more than a sidewalk and perhaps a sense of arrival and front door to the building; especially with an enhanced termination at the true building entry with potential weather protection and gathering space.

Form and Character

1. Panel strongly supports this type of development; despite being a hard site, it is a great approach with a simple and efficient form.
2. Panel supports additional density but recognize the costs are challenging; the panel would likely support an additional floor if the parking were able to be cost-effectively provided on a single level that pushes back into the hazard zone (noted unlikely at this stage)
3. The design is elegant and refined given the simplicity of form required to deliver passive performance.
4. Panel discussed extensively the presence of balconies in this design, especially in regard to the costs and challenges they add to passive envelope performance versus a concept using “Juliet balconies” which also provide a sense of “outdoors” to the unit without the complexity of balconies. Some members like the articulation of the balconies and the ability for outdoor space, others believe that they may not be needed and create a manage issue in rental projects (storage and unsightliness) and are often under-utilized for the cost burden.
5. There is strong support for the building frontage, but panel would like to see strong presence and celebration of the main front door – potential for integration of enhanced weather protection, bike wash, etc.

Materials, Colours and Details

1. Panel in agreement with articulation and colours and the integration with other buildings on the street.

Moved by Pat Wotherspoon
Seconded by Julian Pattison

That the Advisory Design Panel move that they support the additional density and that the 1330 Cloudburst project pay specific attention to the ADP Meeting Minutes, and specifically note considerations regarding the public realm, entry, landscape resolution in regards to play and animation, and allow candid exploration of passive design methodologies regarding balconies, mechanical systems, and other features for future learning.

CARRIED

The applicant team left the meeting at 4:45 p.m.

OTHER BUSINESS :

TERMINATION

Moved by Julian Patterson
Seconded by Pat Wotherspoon

That the ADP Committee Meeting of November 28, 2018 be terminated at 4:50 p.m.

CARRIED

CHAIR: Dale Mikkelsen

SECRETARY: Karen Olineck

Whistler Housing
Authority's 2018
Employer Housing
Needs Assessment
File No. 7724
Report No. 18-139

INFORMATION REPORTS

Moved by Councillor R. Forsyth
Seconded by Councillor C. Jewett

That Council receive the Whistler Housing Authority's 2018 Employer Housing Needs Assessment attached as Appendix A to Council Information Report No. 18-139.

CARRIED

ADMINISTRATIVE REPORTS

Moved by Councillor J. Ford
Seconded by Councillor A. De Jong

That Council consider giving first and second readings to "Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018";

That Council authorize staff to schedule a public hearing for "Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018", and to advertise for same in the local newspaper;

That Council direct staff to advise the applicant that before consideration of adoption of "Zoning Amendment Bylaw (1330 Cloudburst Drive) No. 2214, 2018", the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to:
 - a. Establish a final supported design for the proposed development;
 - b. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
2. Modification of Section 219 Rock Fall/Tree Preservation Covenant No. CA817861 to address rock fall hazard mitigation measures; and further,

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

CARRIED

SEC0028 – 4-2002
Bayshore Drive
File No. SEC0028
Report No. 18-141

Moved by Councillor R. Forsyth
Seconded by Councillor J. Ford

That Council grant an exemption in accordance with section 524 of the *Local Government Act* – "Requirements in Relation to Flood Plain Areas", to permit a building addition to an existing dwelling at 4-2002 Bayshore Drive as shown on the Architectural Plans prepared by Adrien Benech Construction Design, dated July 23, 2018, attached as Appendix "B" to Administrative Report to Council No. 18-141; and further

That Council authorize the Mayor and Municipal Clerk to execute a Section 219 covenant on the title of the subject property for this exemption, indemnifying the Municipality and attaching the geotechnical report prepared by Ground Up Geotechnical, dated October 11, 2018, confirming that the proposed building location and design are safe for the intended residential use.

CARRIED