



# WHISTLER

## AGENDA

### **PUBLIC HEARING OF MUNICIPAL COUNCIL TUESDAY, JANUARY 13, 2015 STARTING AT 6:00 PM**

**In the Franz Wilhelmssen Theatre at Maurice Young Millennium Place  
4335 Blackcomb Way, Whistler, BC V0N 1B4**

The Public Hearing is convened pursuant to Section 890 of the *Local Government Act* R.S.B.C. 1996, c. 323 to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014" (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.

As stated in the Notice of Public Hearing,

#### **PURPOSE OF ZONING AMENDMENT BYLAW (RETAIL LIQUOR SALES – 1-4573 CHATEAU BLVD) NO. 2069, 2014**

Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014

In general terms, the purpose Zoning Amendment Bylaw (Retail Liquor Sales – 4573 Chateau Blvd) No. 2069, 2014 is to rezone the subject lands to change the permitted location for retail liquor sales in respect of Unit 1-4573 Chateau Boulevard.

Explanation

An explanation by municipal staff concerning the proposed Bylaw.

Submissions

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

#### **ADJOURNMENT**

## PUBLIC HEARING DOCUMENT INDEX

Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing
Bylaw	16-Dec-14	Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014
Council Minutes	16-Dec-14	Minutes of the Regular Meeting of Council
Council Report 14-043	16-Dec-14	Administrative Report to Council
Presentation Slides	16-Dec-14	Presentation slides from December 16, 2014.
Council Minutes	21-Oct-14	Minutes of the Regular Meeting of Council
Council Report 14-125	21-Oct-14	Administrative Report to Council
Presentation Slides	21-Oct-14	Presentation slides from October 21, 2014 by K. Creery, Planning Analyst.
Correspondence		Correspondence will be included 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](http://www.whistler.ca) FAX 604 932 8109

## **NOTICE OF PUBLIC HEARING**

**TUESDAY, JANUARY 13, 2015 – 6:00 P.M.**

MAURICE YOUNG MILLENNIUM PLACE  
Franz Wilhelmssen Theatre, 4335 Blackcomb Way, Whistler BC

### **ZONING AMENDMENT BYLAW (RETAIL LIQUOR SALES ) NO.2069, 2014**

#### **SUBJECT LANDS: Unit 1 – 4573 Chateau Boulevard**

More specifically these lands are described as Strata Lot 102, District Lot 3866, Strata Plan VR2266 together with an interest in the common property, NWD legally described as PID: 012-031-933 as shown outlined in on the map attached to this notice.

#### **PURPOSE:**

In general terms, the purpose of the proposed Bylaw is to rezone the subject lands to change the permitted location for retail liquor sales in respect of Unit 1-4573 Chateau Boulevard.

#### **INSPECTION OF DOCUMENTS:**

A copy of the proposed Bylaw and relevant background documentation may be inspected on our website at [www.whistler.ca/events](http://www.whistler.ca/events) (see January 13, 2015), or visit the Reception Desk at 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).

#### **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 4:30 p.m. on January 13, 2015):

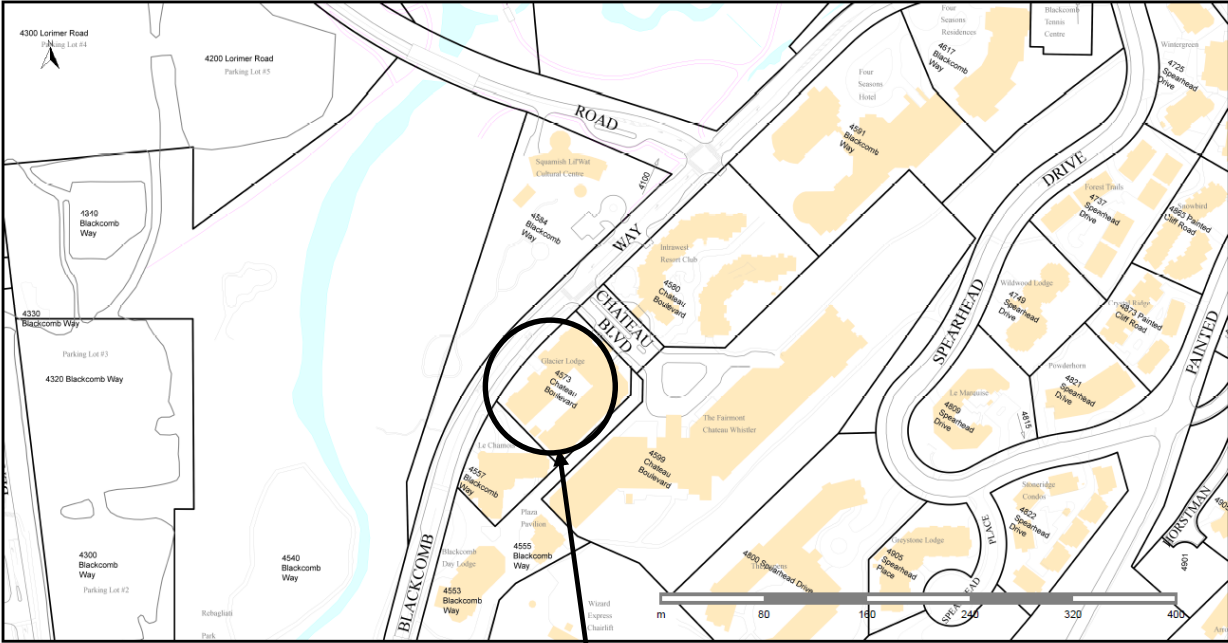
**Email:** [corporate@whistler.ca](mailto:corporate@whistler.ca)  
**Fax:** 604-935-8109  
**Hard Copy:** Legislative Services Department  
4325 Blackcomb Way  
Whistler BC V0N 1B4

Submissions received for the proposed Bylaw will be included in the information package for Council’s consideration, which will also be available on our website at [www.whistler.ca](http://www.whistler.ca) with other associated information.

At the conclusion of this Public Hearing, no further information on this topic can be considered by Council.

Shannon Story  
Corporate Officer

**ZONING AMENDMENT BYLAW (Retail Liquor Sales) No.2069, 2014**  
**SUBJECT LANDS – Unit 1 – 4573 CHATEAU BOULEVARD**



**Subject Property**

**RESORT MUNICIPALITY OF WHISTLER  
ZONING AMENDMENT BYLAW (Retail Liquor Sales – 1-4573 Chateau Blvd)  
NO. 2069, 2014**

A Bylaw to amend Zoning and Parking Bylaw No. 303, 1983

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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 (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014”.
2. Schedule “D” of Zoning and Parking Bylaw No. 303, 1983 is amended by changing the Permitted Location for retail liquor sales in respect of 1-4573 Chateau Blvd. to “Same as Legal Description”.

GIVEN FIRST READING this 16<sup>th</sup> day of December, 2014.

GIVEN SECOND READING this 16<sup>th</sup> day of December, 2014.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

GIVEN THIRD READING this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

APPROVED by the Minister of Transportation this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

ADOPTED by the Council this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

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Nancy Wilhelm-Morden  
Mayor

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Shannon Story  
Corporate Officer

I HEREBY CERTIFY that this is a  
true copy of Zoning Amendment  
Bylaw (Retail Liquor Sales – 1-4573  
Chateau Blvd) No. 2069, 2014.

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Shannon Story  
Corporate Officer

Municipal Hall will be closed for the statutory holidays on:

- Thursday, December 25,
- Friday, December 26, and
- Thursday, January 1

Municipal Hall will be open for a half day until noon on:

- Wednesday, December 24, and
- Wednesday, December 31

Meadow Park Sports Centre will be open from 6 a.m. to 4 p.m. on:

- Wednesday, December 24
- Wednesday, December 31

Meadow Park Sports Centre will be open from noon to 4 p.m.

- Thursday, December 25
- Thursday, January 1

Meadow Park Sports Centre will be open from 9 a.m. to 10 p.m. on Friday, December 26.

Mayor Wilhelm-Morden did a brief review of the work done this year. She commented on another year of zero per cent property taxes increases and having recently earned the Tax Payers Nice List top mention by the Canadian Taxpayer's Federation. She commented on the implementation of the recommendations from the four big plans, the busiest summer on record, in part due to the very successful FE&A program, hosting the UBCM conference, and having completed a relatively uneventful municipal election. She commented on looking forward to getting to work in the months ahead.

Mayor Wilhelm-Morden wished the community and visitors a very happy holiday season.

## **INFORMATION REPORTS**

2014 Resort Municipality  
of Whistler Election  
Results  
Report No. 14-036  
File No. 3007.7

Moved by Councillor J. Ford  
Seconded by Councillor J. Crompton

**That** Information Report No. 14-136 regarding the 2014 Resort Municipality of Whistler Election Results be received.

CARRIED

## **ADMINISTRATIVE REPORTS**

RZ 1097 – Unit 1 – 4573  
Chateau Boulevard –  
Rezoning for Blackcomb  
Liquor Store Expansion  
Report No. 14-043  
File No. RZ 1097

Moved by Councillor J. Crompton  
Seconded by Councillor A. Janyk

**That** Council consider giving first and second readings to "Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014"; and further,

**That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 and to advertise for same in the local newspapers.**

**CARRIED**

*At 6:00 p.m. a public hearing was held for Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014.*

*At 6:04 p.m. the meeting resumed.*

LLR 1203 - Fitzsimmons  
Pub Relocation And  
Capacity Increase  
Report No. 14-041  
File No. LLR 1203

Moved by Councillor S. Anderson  
Seconded by Councillor J. Ford

**That Council pass the resolution attached as Appendix “A” to Administrative Report No. 14-041 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Fitzsimmons Pub for a Structural Change to Liquor Primary Licence No. 147386 to relocate the establishment from Unit #1A of Strata Lot 102 to Unit #3 of Strata Lot 101 both within the Glacier Lodge and to increase the occupant load from 20 persons to 42 persons.**

**CARRIED**

LLR 1208 - Listel Hotel  
(Bearfoot Bistro) Ice  
Room Expansion  
Report No. 14-042  
File No. LLR 1208

Moved by Councillor A. Janyk  
Seconded by Councillor S. Maxwell

**That Council pass the resolution attached as Appendix “A” to Administrative Report No. 14-042 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Listel Whistler Hotel (Bearfoot Bistro) for a Structural Change to Liquor Primary Licence No. 115993 to expand the Champagne Lounge area Vodka Ice Room with no increase in occupant load.**

**CARRIED**

LLR 128 - Conference  
Centre Extension of  
Hours for Whistler Pride  
and Ski Festival Event  
Report No. 14-040  
File No. LLR 128

Moved by Councillor J. Crompton  
Seconded by Councillor J. Ford

**That Council authorize hours of liquor sale to 4 a.m. on the night of Saturday, January 31, 2015 at the Whistler Conference Centre for a special Whistler Pride and Ski Festival event.**

**CARRIED**

RZ 1096 – 4341 Village  
Lane – Clocktower Hotel  
Rezoning  
Report No. 14-045  
File No. RZ 1069,  
Bylaw 2070

Moved by Councillor J. Crompton  
Seconded by Councillor A. Janyk

**That Council consider giving first and second readings to ‘Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014’;**

**That Council authorize the Mayor and Corporate Officer to schedule a public hearing for ‘Zoning Amendment Bylaw CC1 Zone – Clocktower Hotel), No. 2070, 2014’, and to advertise for same in the local newspaper; and further**

Advisory Design Panel

Moved by Councillor J. Grills  
Seconded by Councillor A. Janyk

**That** minutes of the Advisory Design Panel meeting of October 29, 2014, 2014 be received.

CARRIED

**BYLAWS FOR FIRST AND SECOND READING**

Zoning Amendment Bylaw  
(Retail Liquor Sales – 1-  
4573 Chateau Blvd) No.  
2069, 2014

Moved by Councillor J. Ford  
Seconded by Councillor J. Crompton

**That** Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 receive first and second readings.

CARRIED

Zoning Amendment Bylaw  
(CC1 Zone – Clock Tower  
Hotel), No. 2070, 2014

Moved by Councillor J. Crompton  
Seconded by Councillor A. Janyk

**That** Zoning Amendment Bylaw (CC1 Zone – Clock Tower Hotel), No. 2070, 2014 receive first and second readings.

CARRIED

**BYLAWS FOR THIRD READING**

Zoning Amendment Bylaw  
(RM69 Zone – Residential  
Multiple Sixty-Nine) No.  
2066, 2014

Moved by Councillor A. Janyk  
Seconded by Councillor J. Grills

**That** Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014 receive third reading.

CARRIED

**BYLAWS FOR ADOPTION**

Zoning Amendment  
Bylaw (RTA17 Zone –  
4150 Tantalus Drive) No.  
2064, 2014

Moved by Councillor J. Crompton  
Seconded by Councillor A. Janyk

**That** Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014 be adopted.

CARRIED

Vehicle for Hire  
Amendment Bylaw No.  
2067, 2014

Moved by Councillor S. Maxwell  
Seconded by Councillor J. Grills

**That** Vehicle for Hire Amendment Bylaw No. 2067, 2014 be adopted.

CARRIED





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** December 16, 2014

**REPORT:** 14-043, Bylaw 2069

**FROM:** Resort Experience

**FILE:** RZ 1097

**SUBJECT:** RZ 1097 – UNIT 1 – 4573 CHATEAU BOULEVARD – REZONING FOR  
BLACKCOMB LIQUOR STORE EXPANSION

### 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 (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014”; and further,

**That** Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 and to advertise for same in the local newspapers.

### REFERENCES

Location: 1-4573 Chateau Boulevard

Legal Description: Strata Lot 102, District Lot 3866, Strata Plan VR. 2266, together with an interest in the common property.

Owners: Bosa Development Corporation

Current Zoning: Blackcomb Land Use Contract

Appendices: “A” - Location Map

“B” – Administrative Report 14-125

### PURPOSE OF REPORT

This report presents Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014, a bylaw to amend Section 23, Schedule D – List of Retail Outlets of Zoning Bylaw 303, 1983 to allow for liquor sales in the additional floor space at Unit 1 – 4573 Chateau Boulevard. The report recommends that Council consider giving first and second readings to the Bylaw and direct staff to schedule a public hearing.

### DISCUSSION

The Blackcomb Liquor Store has applied to increase the overall square footage of its retail store by 426 square feet from 1185 square feet (110 square metres) to 1611 square feet (150 square metres). The existing zoning for liquor stores restricts the space to the current store footprint, which is a portion of Unit 1 – 4573 Chateau Blvd. Currently the other portion, 426 square feet, is occupied by the Fitzsimmons Pub. With the proposed rezoning, the Fitzsimmons Pub is planned to move

from this portion to increase the liquor store size, and relocate to an adjacent vacant commercial unit within the Glacier Lodge property. Council approved further consideration of the proposed rezoning at the October 21, 2014 council meeting and directed staff to bring forward the necessary zoning amendment bylaw for 1<sup>st</sup> and 2<sup>nd</sup> reading.

## **WHISTLER 2020 ANALYSIS**

The Whistler 2020 Analysis was provided in Administrative Report No. 14-125 to Council on October 21, 2014 attached as Appendix B.

## **OTHER POLICY CONSIDERATIONS**

### **Official Community Plan**

The proposed zoning bylaw amendment is consistent with the Municipality's Official Community Plan Bylaw No. 1021, 1993. A summary was provided in Administrative Report No. 14-125 to Council on October 21, 2014.

### **Green Building Policy**

The Green Building Policy was referenced in Administrative Report No. 14-125 to Council on October 21, 2014 attached as Appendix B.

## **BUDGET CONSIDERATIONS**

The proposed development is subject to rezoning application processing fees and building permit fees. All costs associated with staff time for the rezoning application, 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 consideration 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 inquires about the application. A public hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

## **SUMMARY**

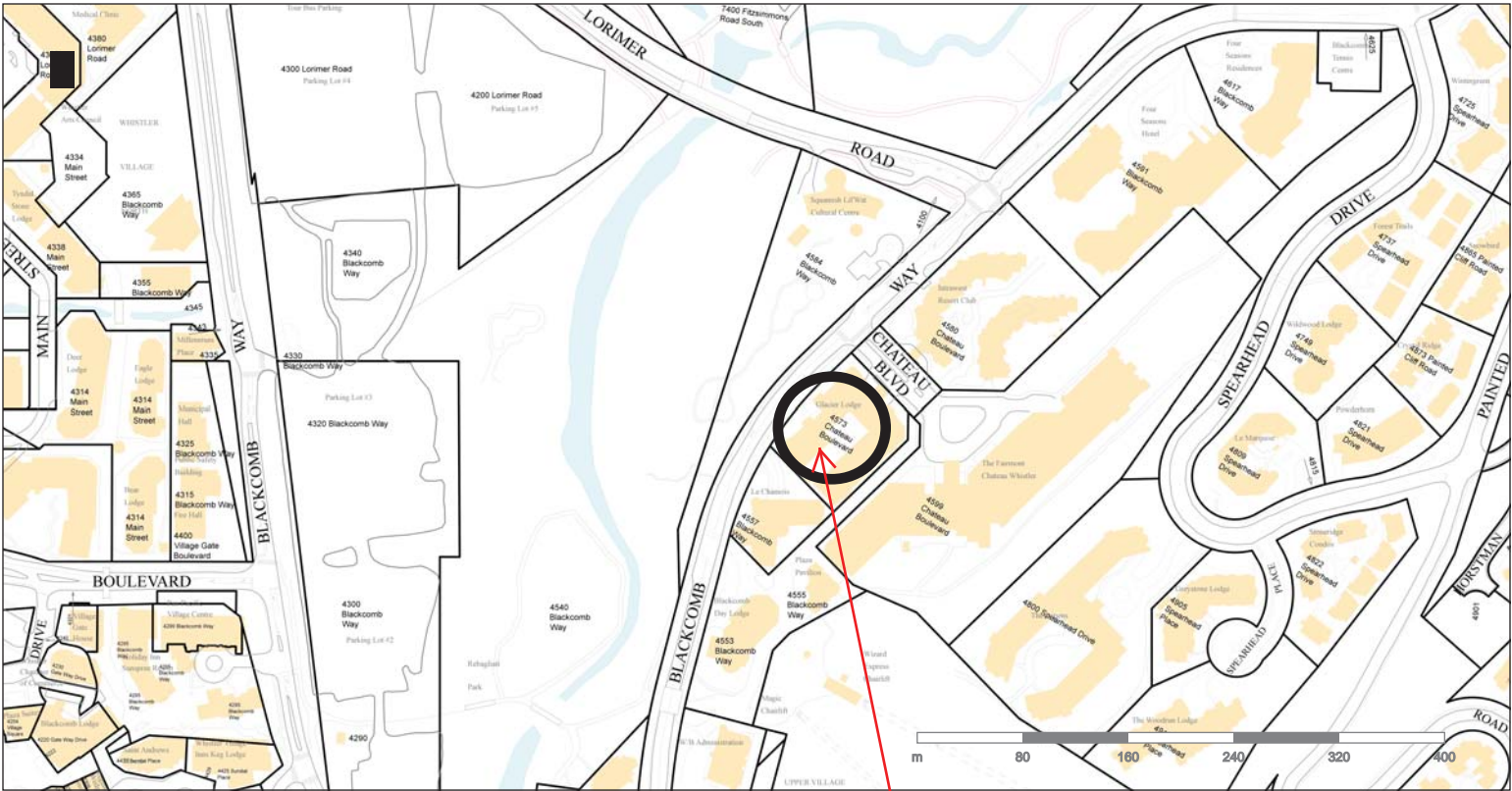
This report presents draft Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 for a rezoning application for the property located at Unit 1 – 4573 Chateau Boulevard. The rezoning application will amend Section 23, Schedule D – List of Retail Outlets of Zoning Bylaw 303, 1983 to allow for liquor sales in the additional floor space at Unit 1 – 4573 Chateau Boulevard. The zoning amendment bylaw is presented for Council consideration of first and second reading and scheduling of a public hearing.

Respectfully submitted,

Kevin Creery  
PLANNING ANALYST

for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE

# Location Map



Subject Property



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** October 21, 2014

**REPORT:** 14-125

**FROM:** Resort Experience

**FILE:** RZ 1097

**SUBJECT:** RZ 1097 – UNIT 1 - 4573 CHATEAU BOULEVARD REZONING FOR  
BLACKCOMB LIQUOR STORE EXPANSION

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council endorse the continuing review of Rezoning Application RZ 1097; and further,

**That** Council direct staff to prepare the necessary zoning amendment bylaw for Council consideration.

### REFERENCES

Location: 1-4573 Chateau Boulevard

Legal Description: Strata Lot 102, District Lot 3866, Strata Plan VR. 2266,  
together with an interest in the common property.

Owners: Bosa Development Corporation

Current Zoning: Blackcomb Land Use Contract

Appendices: "A" - Location Plan  
"B" - Proposed Plans

### PURPOSE OF REPORT

The purpose of this report is to describe a rezoning application for a small increase in gross floor area for the Blackcomb Liquor Store. This report seeks Council's endorsement for further review and preparation of the necessary zoning amendment bylaw for Council's consideration.

### DISCUSSION

The Blackcomb Liquor Store has applied to increase the overall square footage of its retail store by 426 square feet from 1185 square feet (110 square metres) to 1611 square feet (150 square metres). The existing zoning for liquor stores restricts the space to the current store footprint, which is a portion of Unit 1 – 4573 Chateau Blvd. Currently the other portion, 426 square feet, is occupied by the Fitzsimmons Pub. With the proposed rezoning, the Fitzsimmons Pub is planned to move from this portion to increase the liquor store size, and relocate to an adjacent vacant commercial unit within the Glacier Lodge property.

The current store is limited in size and the store owners would like to improve the use of the space, improve sightlines, have additional window displays and product merchandising and better serve customers. With the relocation of the Fitzsimmons Pub, the proposal also helps to improve the commercial tenancy of the Glacier Lodge and existing vacant storefronts.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	The rezoning proposal will not increase the bed unit capacity. Existing constructed space will be renovated to allow for the expansion of the Blackcomb Liquor Store.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views, and evoking a dynamic sense of place	There are no exterior changes associated with the rezoning proposal.
	Continuous encroachment on nature is avoided.	Existing building footprint remains the same.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	Additional gross floor areas will be created within already existing structures.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix	This expansion would be of an existing long term family-operated business and would increase the number of employees at the business. Better utilize existing retain space in the property.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	n/a	

## OTHER POLICY CONSIDERATIONS

### Liquor Licensing and Council Policy G-17

The Liquor Control and Licensing Branch (LCLB) does not require comment from local government on a structural change (including expansion) of an existing Licensee Retail Store (LRS). Further, Council Policy G-17, Municipal Liquor Licensing Policy, states any change in size of a LRS shall be subject to a rezoning process.

It is anticipated that there will be a subsequent application to move the Fitzsimmons Pub to a new location in the same building. Such an application would be subject to municipal review, public notification and formal comment to the LCLB from Council.

### Zoning and Parking Bylaw 303

Section 23 – Schedule D – Liquor Sales – List of Retail Outlets of Zoning and Parking Bylaw 303, 1983 will have to be amended to allow for liquor sales in the additional floor space. Liquor License #193467 has an approved floor plan of as December 16, 2002. Schedule D lists the specific 12 locations of liquor sale retail outlets within the Municipality. The floor plan would have to be

amended for Unit 1 - 4573 Chateau Blvd to account for the proposed additional 426 square feet of liquor retail space.

### Blackcomb Land Use Contract

The Zone 1 Area of the Blackcomb Land Use Contract permits the commercial uses for licenced facilities.

### Official Community Plan (OCP)

Whistler's 1993 OCP outlines specific items for review with respect to rezoning applications. A brief summary follows in Table 1. The proposal complies with applicable policies of the OCP.

**Table 1: 1993 OCP Criteria for Evaluating Proposals for Zoning Amendments**

OCP Criteria	Comments
Proposals that increase the bed unit capacity of the Municipality will only be considered if the development: provides clear and substantial benefits to the resort; is supported by the community in the opinion of Council; will not cause unacceptable impacts on the community, resort or environment; and meets all applicable criteria set out in the OCP.	The proposal does not increase the bed unit capacity.
Capable of being served by Municipal water, sewer and fire protection services.	Yes.
Accessible via the local road system.	Yes.
Comply with Environmental Impact Assessment process in Schedule O.	Per Schedule M and N of the OCP, the site does not have any environmental constraints or development constraints.
Traffic volumes and patterns on Highway 99 and the local road system.	The proposal does not increase the number of units or the parking requirements.
Overall patterns of development of the community and resort	Overall pattern of development is unchanged as the development will occur in existing building.
Municipal Finance	Works and service charges will be payable on the additional gross floor area at time of building permit.
Views and Scenery	Building height and setbacks would not change from that permitted under existing zoning.
Existing Community and Recreation Facilities	n/a
Employee Housing	n/a
Community greenhouse gas emissions	The proposal is consistent with Policy 4.14.5 in that the property is in an existing settled area that is well-served by transit, pedestrian & cycling routes, amenities and services.  Impact on community greenhouse gas emissions is considered negligible.as the additional gross floor area will be created within existing structures.
Heritage Resources	n/a
The project must exhibit high standards of design, landscaping and environmental sensitivity.	The property is located in the Whistler Village Development Permit Area and any exterior changes would require a development permit.

No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space.	No impact.
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### **Green Building Policy**

Per the municipality's Green Building Policy G-23, the following information is required for the processing and adoption of a zoning amendment:

- Registration of a Section 219 covenant to ensure future development is consistent with any project checklist and with the objectives and goals of the Green Building Policy; and
- A project completion report detailing the implementation of the green building practices required by the Section 219 covenant.

It is not recommended that a green building covenant be a condition of adoption of the zoning amendment bylaw as the additional gross floor area will utilize developed space.

### **BUDGET CONSIDERATIONS**

All costs associated with staff time for the rezoning application, 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. Building and plumbing permit fees will be applicable at the time of building permit.

### **COMMUNITY ENGAGEMENT AND CONSULTATION**

The required rezoning application site information sign is posted on the property. No inquiries have been received at the time of writing this report.

No formal community engagement has been undertaken to date with respect to the application. A Public Open House is not proposed as the additional gross floor area is proposed within existing building envelopes with limited negative impacts.

The proposed zoning amendment bylaw will be subject to a public hearing adhering to statutory public notice requirements.

### **SUMMARY**

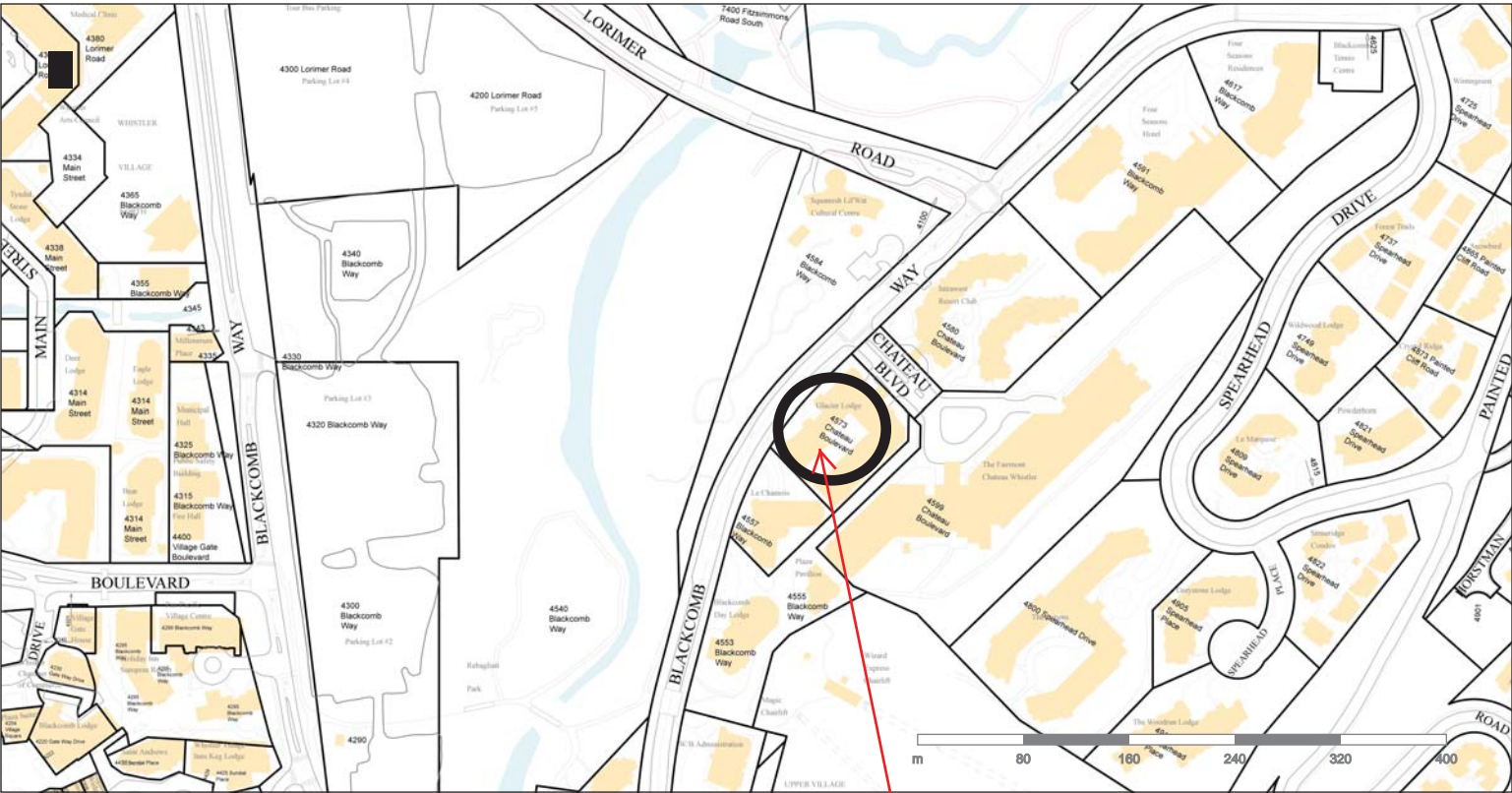
This report describes rezoning application RZ 1097 and seeks Council's endorsement for further review of the application and preparation of the necessary zoning amendment bylaw for Council's consideration.

Respectfully submitted,

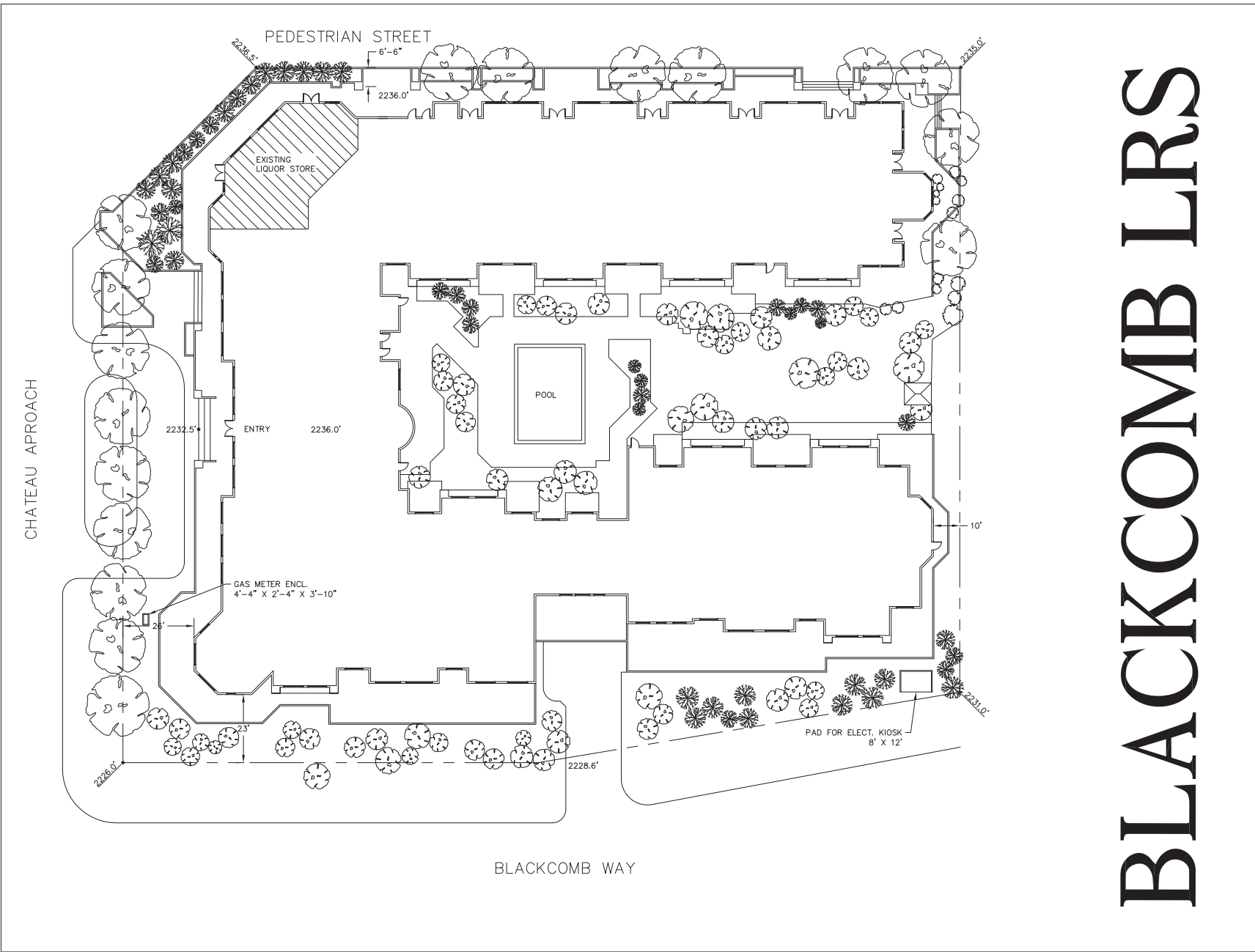
Kevin Creery  
PLANNING ANALYST  
for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE



# Location Map



Subject Property



BLACKCOMB LRS

**JAMES BRADLEY CONSULTING INC.**

Specializing In Pubs  
Restaurants & Liquor Stores

15123 88A Avenue, Surrey, BC V3R 9V1  
Ph: 604.781.1477  
email: james@jbradleyinc.com  
webpage: www.jbradleyinc.com

SCALE: 1/16" = 1' - 0"

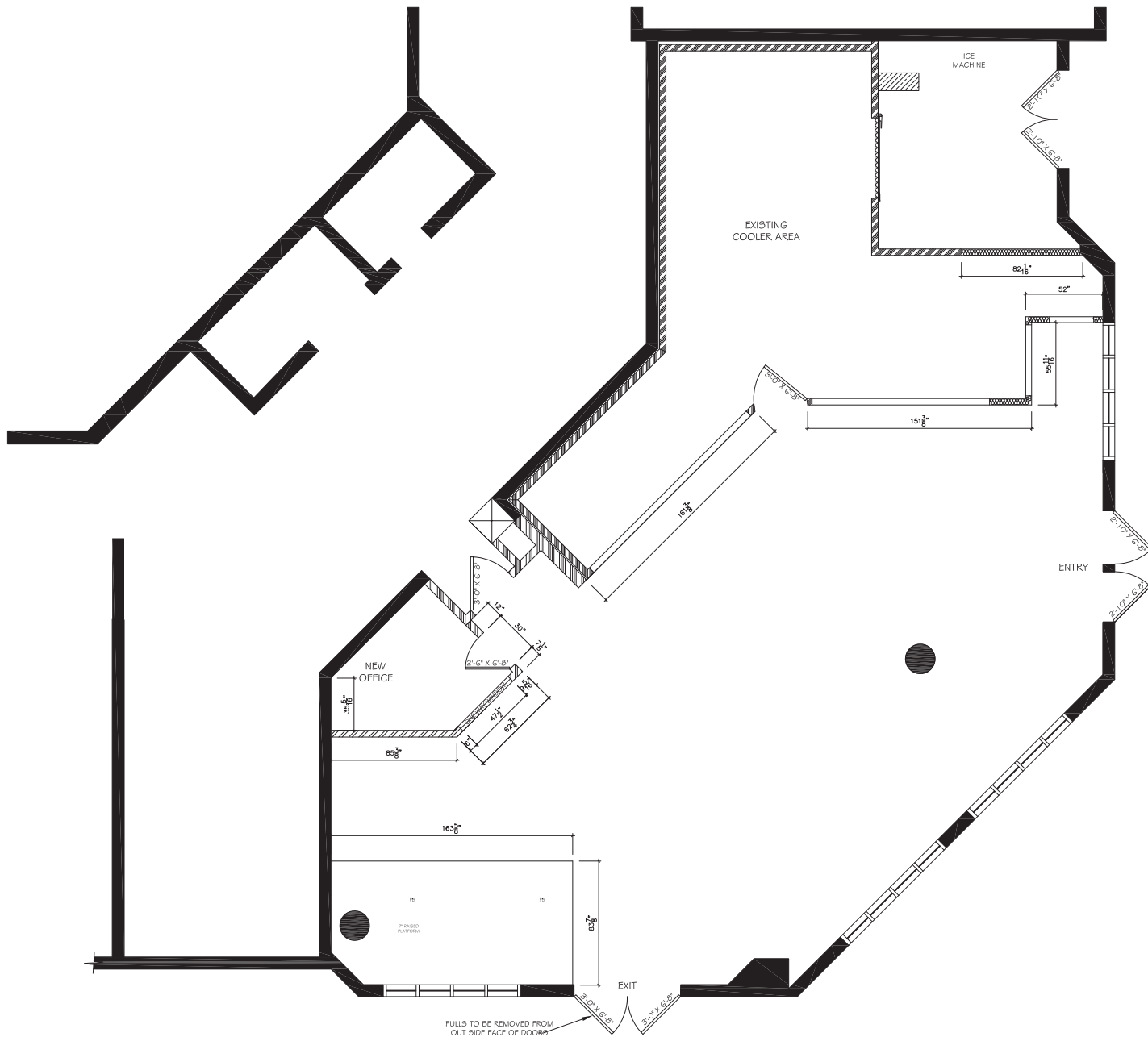
ISSUED FOR BUILDING PERMIT

BLACKCOMB LIQUOR  
STORE 1-4573 CHATEAU  
AVE. BOULEVARD  
WHISTLER, BC, V0N 1B4

SITE PLAN

JOB NO: 5500  
DRAWN: CS  
CHECKED: N/A  
DATE: AUG 2013

REV: 00  
JB.0.1



CONSTRUCTION PLAN

**JAMES BAROILE CONSULTING INC.**

Specializing In Pubs  
Restaurants & Liquor Stores

15123 88A Avenue, Surrey, BC V3R 9V1  
Ph: 604.781.1477  
email: james@jbaroileinc.com  
webpage: www.jbaroileinc.com

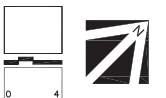
WALL LEGEND:

- DENOTES EXISTING DEMING WALL
- DENOTES EXISTING EXTERIOR WALL
- DENOTES COOLER WALL
- DENOTES WALLS TO BE REMOVED
- DENOTES NEW WALL
  - SHOWN & 20" WIDE STEEL STUDS
  - SPACED @ 16" O.C.
  - 1/2" GIB ON BOTH SIDES

6. "	+
5. "	+
4. "	+
3. "	+
2. "	+
1. "	+
0. "	+

ISSUED FOR BUILDING PERMIT

SCALE: 3/8" = 1' = 0"



BLACKCOMB LIQUOR  
STORE 1-4573 CHATEAU  
AVE. BOULEVARD  
WHISTLER, BC, V0N 1B4

CONSTRUCTION PLAN

JOB NO: 5500	REV: 00
DRAWN: CS	
CHECKED: N/A	
DATE: AUG 2013	JB.1.1

# RZ 1097: Unit 1 – 4573 Chateau Boulevard

Blackcomb Liquor Store  
Expansion

December 16, 2014

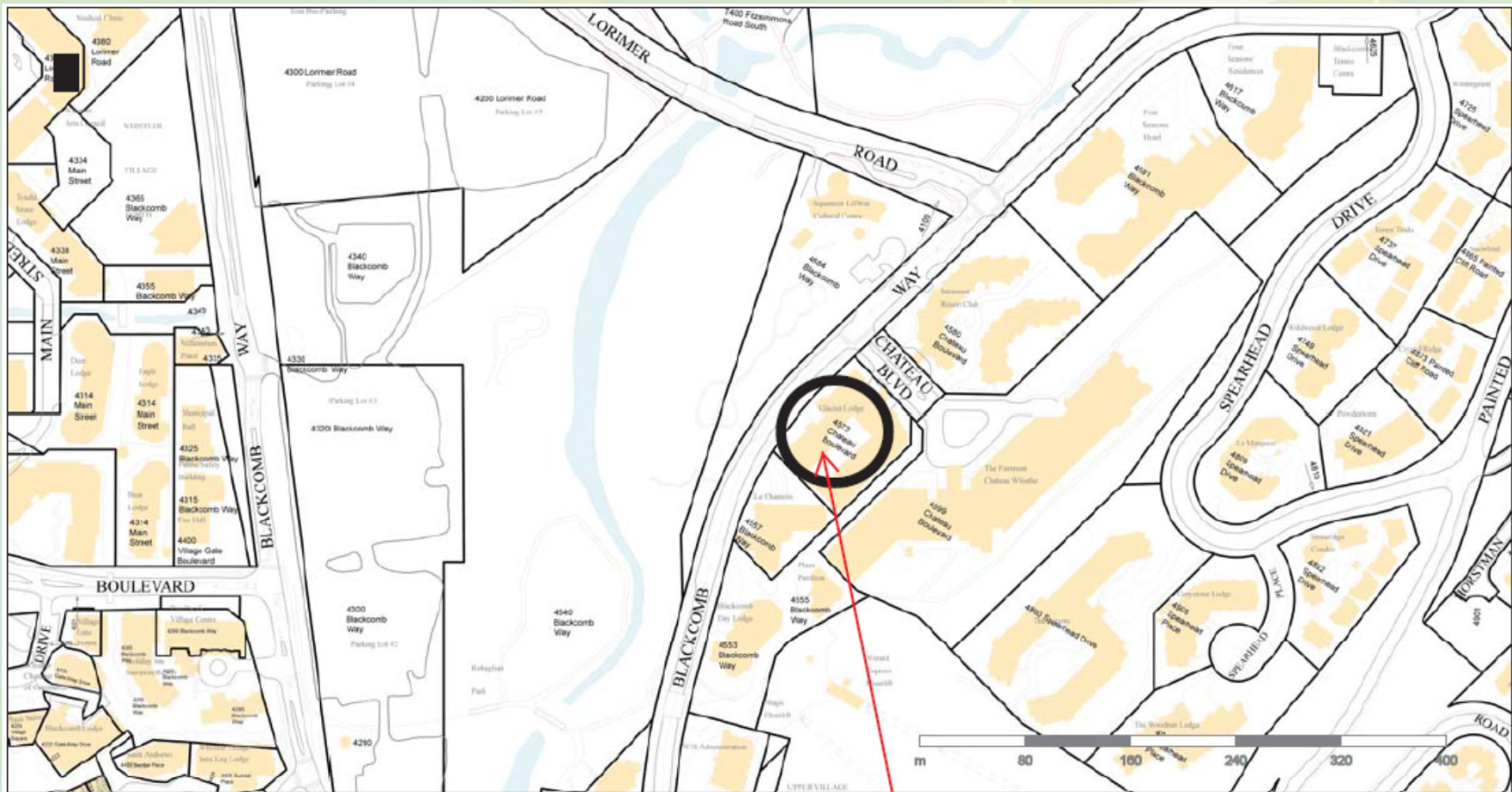
## RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way  
Whistler, British Columbia  
Canada V0N 1B4  
[www.whistler.ca](http://www.whistler.ca)

**TEL** 604 932 5535  
**TF** 1 866 932 5535  
**FAX** 604 935 8109



# Location



Subject Property

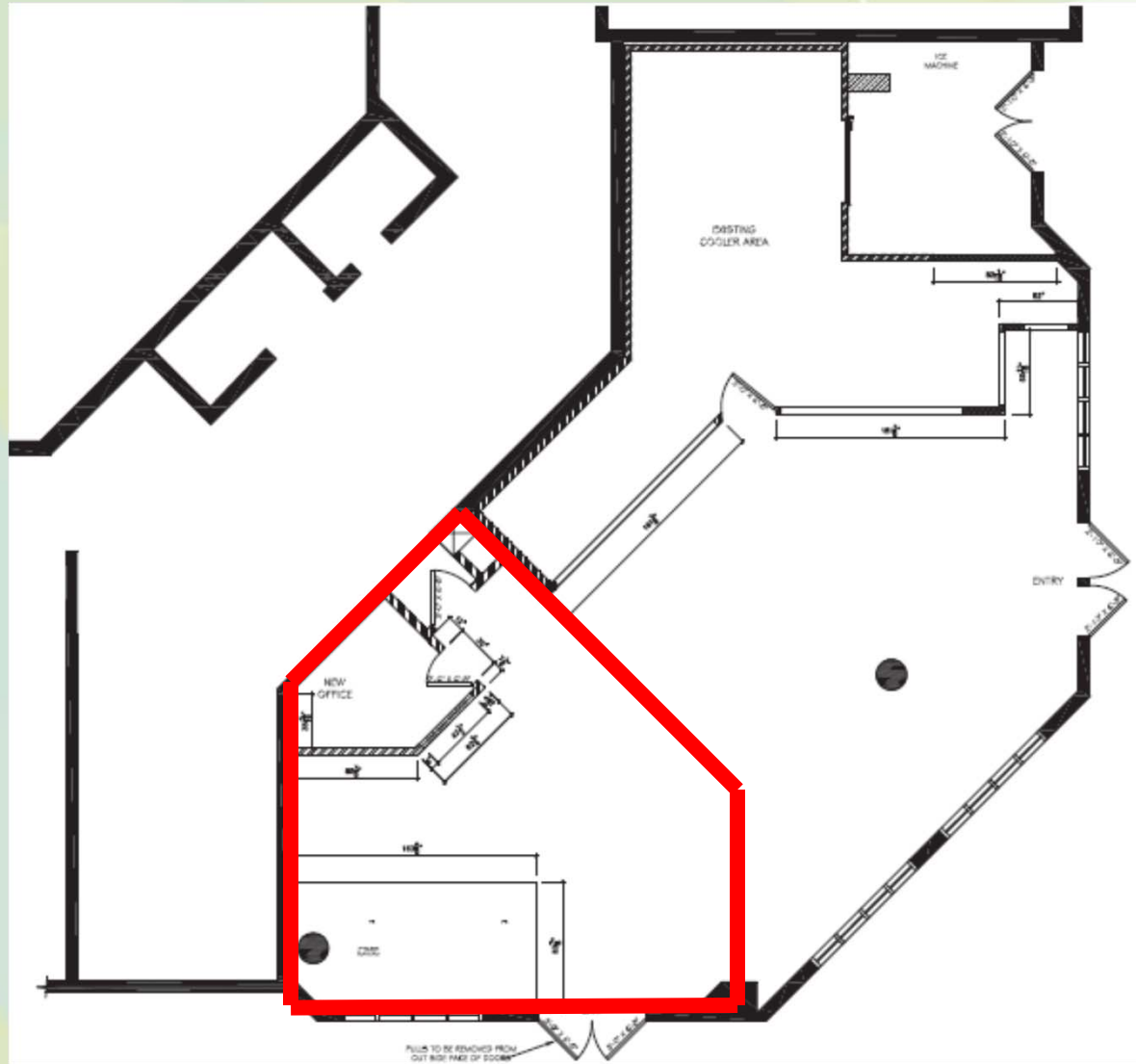


## Proposed Changes

	Existing Gross Floor Area	Proposed Gross Floor Area	Increase of
Blackcomb Liquor Store	1185 square ft. (110m <sup>2</sup> )	1611 square ft. (150m <sup>2</sup> )	426 square ft. (40m <sup>2</sup> )

- Zoning Bylaw 303, Section 23, Schedule D – Liquor Sales – List of Retail outlets: it specifies locations where liquor sales is permitted.
- The existing Blackcomb Liquor store is restricted to 1185 square feet and the list of retail outlets for liquor sales will be amended to include the proposed gross floor area of 1611 square feet.

# Proposed Expansion



## Recommendation

- **That** Council consider giving first and second readings to “Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014”; and further,
- **That** Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Retail Liquor Sales – 1- 4573 Chateau Blvd) No. 2069, 2014 and to advertise for same in the local newspapers.



entrance of the building, the auxiliary residential dwelling unit, stairs accessing the auxiliary residential dwelling unit, and the electrical room.  
CARRIED

RZ 1097 – Unit 1 - 4573  
Chateau Boulevard  
Rezoning For  
Blackcomb Liquor Store  
Expansion  
Report No. 14-125  
File No. RZ 1097

Moved by Councillor J. Grills  
Seconded by Councillor D. Jackson

**That** Council endorse the continuing review of Rezoning Application RZ 1097; and further,

**That** Council direct staff to prepare the necessary zoning amendment bylaw for Council consideration.

CARRIED

DVP 1086 – 9265 &  
9269 Lakeshore Drive –  
Frontage Variances  
Report No. 14-119  
File No. DVP 1086

Moved by Councillor D. Jackson  
Seconded by Councillor R. McCarthy

**That** Council approved Development Variance Permit 1086 to:

1. Vary the minimum frontage from existing frontage of 11.0 metres to 15.0 metres at 9265 Lakeshore Drive.
2. Vary the minimum frontage from the existing frontage of 11.0 metres to 7.0 metres at 9269 Lakeshore Drive.

as shown on the proposed sketch plan prepared by R.B. Brown Surveying Ltd, dated July 29, 2014, and attached to Administrative Report No. 14-119 as Appendix B.

CARRIED

DVP 1087 – 1015 and  
1025 Legacy Way –  
Building and Retaining  
Wall Variances  
Report No. 14-120  
File No. DVP 1087

Moved by Councillor R. McCarthy  
Seconded by Councillor J. Faulkner

**That** Council approve Development Variance Permit DVP 1087 for the proposed development located at 1015 and 1025 Legacy Way to:

1. Vary the building setbacks as follows for the proposed building:
  - a) Vary the front setback from 3.0 metres to 1.6 metres,
  - b) Vary the rear setback from 6.0 metres to 1.1 metres,
2. Vary the setbacks for the roof eaves as follows:
  - a) Vary the front setback from 2.0 metres to 0.4 metres,
  - b) Vary the rear setback from 5.0 metres to 0.0 metres,
3. Vary the setbacks for balcony projections as follows:
  - a) Vary the front setback from 2.5 metres to 0.5 metres,
  - b) Vary the rear setback from 4.0 metres to 0.0 metres,
4. Vary the front setback requirement for a retaining wall from 3.0 metres to 0.8 metres,

all as shown on the architectural plans prepared by Murdoch Company Architecture + Planning Ltd., dated August 25, 2014, attached as Appendix C



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** October 21, 2014

**REPORT:** 14-125

**FROM:** Resort Experience

**FILE:** RZ 1097

**SUBJECT:** RZ 1097 – UNIT 1 - 4573 CHATEAU BOULEVARD REZONING FOR  
BLACKCOMB LIQUOR STORE EXPANSION

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council endorse the continuing review of Rezoning Application RZ 1097; and further,

**That** Council direct staff to prepare the necessary zoning amendment bylaw for Council consideration.

### REFERENCES

Location: 1-4573 Chateau Boulevard

Legal Description: Strata Lot 102, District Lot 3866, Strata Plan VR. 2266,  
together with an interest in the common property.

Owners: Bosa Development Corporation

Current Zoning: Blackcomb Land Use Contract

Appendices: "A" - Location Plan  
"B" - Proposed Plans

### PURPOSE OF REPORT

The purpose of this report is to describe a rezoning application for a small increase in gross floor area for the Blackcomb Liquor Store. This report seeks Council's endorsement for further review and preparation of the necessary zoning amendment bylaw for Council's consideration.

### DISCUSSION

The Blackcomb Liquor Store has applied to increase the overall square footage of its retail store by 426 square feet from 1185 square feet (110 square metres) to 1611 square feet (150 square metres). The existing zoning for liquor stores restricts the space to the current store footprint, which is a portion of Unit 1 – 4573 Chateau Blvd. Currently the other portion, 426 square feet, is occupied by the Fitzsimmons Pub. With the proposed rezoning, the Fitzsimmons Pub is planned to move from this portion to increase the liquor store size, and relocate to an adjacent vacant commercial unit within the Glacier Lodge property.

The current store is limited in size and the store owners would like to improve the use of the space, improve sightlines, have additional window displays and product merchandising and better serve customers. With the relocation of the Fitzsimmons Pub, the proposal also helps to improve the commercial tenancy of the Glacier Lodge and existing vacant storefronts.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	The rezoning proposal will not increase the bed unit capacity. Existing constructed space will be renovated to allow for the expansion of the Blackcomb Liquor Store.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views, and evoking a dynamic sense of place	There are no exterior changes associated with the rezoning proposal.
	Continuous encroachment on nature is avoided.	Existing building footprint remains the same.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	Additional gross floor areas will be created within already existing structures.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix	This expansion would be of an existing long term family-operated business and would increase the number of employees at the business. Better utilize existing retain space in the property.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	n/a	

## OTHER POLICY CONSIDERATIONS

### Liquor Licensing and Council Policy G-17

The Liquor Control and Licensing Branch (LCLB) does not require comment from local government on a structural change (including expansion) of an existing Licensee Retail Store (LRS). Further, Council Policy G-17, Municipal Liquor Licensing Policy, states any change in size of a LRS shall be subject to a rezoning process.

It is anticipated that there will be a subsequent application to move the Fitzsimmons Pub to a new location in the same building. Such an application would be subject to municipal review, public notification and formal comment to the LCLB from Council.

### Zoning and Parking Bylaw 303

Section 23 – Schedule D – Liquor Sales – List of Retail Outlets of Zoning and Parking Bylaw 303, 1983 will have to be amended to allow for liquor sales in the additional floor space. Liquor License #193467 has an approved floor plan of as December 16, 2002. Schedule D lists the specific 12 locations of liquor sale retail outlets within the Municipality. The floor plan would have to be

amended for Unit 1 - 4573 Chateau Blvd to account for the proposed additional 426 square feet of liquor retail space.

### Blackcomb Land Use Contract

The Zone 1 Area of the Blackcomb Land Use Contract permits the commercial uses for licenced facilities.

### Official Community Plan (OCP)

Whistler's 1993 OCP outlines specific items for review with respect to rezoning applications. A brief summary follows in Table 1. The proposal complies with applicable policies of the OCP.

**Table 1: 1993 OCP Criteria for Evaluating Proposals for Zoning Amendments**

OCP Criteria	Comments
Proposals that increase the bed unit capacity of the Municipality will only be considered if the development: provides clear and substantial benefits to the resort; is supported by the community in the opinion of Council; will not cause unacceptable impacts on the community, resort or environment; and meets all applicable criteria set out in the OCP.	The proposal does not increase the bed unit capacity.
Capable of being served by Municipal water, sewer and fire protection services.	Yes.
Accessible via the local road system.	Yes.
Comply with Environmental Impact Assessment process in Schedule O.	Per Schedule M and N of the OCP, the site does not have any environmental constraints or development constraints.
Traffic volumes and patterns on Highway 99 and the local road system.	The proposal does not increase the number of units or the parking requirements.
Overall patterns of development of the community and resort	Overall pattern of development is unchanged as the development will occur in existing building.
Municipal Finance	Works and service charges will be payable on the additional gross floor area at time of building permit.
Views and Scenery	Building height and setbacks would not change from that permitted under existing zoning.
Existing Community and Recreation Facilities	n/a
Employee Housing	n/a
Community greenhouse gas emissions	The proposal is consistent with Policy 4.14.5 in that the property is in an existing settled area that is well-served by transit, pedestrian & cycling routes, amenities and services.  Impact on community greenhouse gas emissions is considered negligible.as the additional gross floor area will be created within existing structures.
Heritage Resources	n/a
The project must exhibit high standards of design, landscaping and environmental sensitivity.	The property is located in the Whistler Village Development Permit Area and any exterior changes would require a development permit.

No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space.	No impact.
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### **Green Building Policy**

Per the municipality's Green Building Policy G-23, the following information is required for the processing and adoption of a zoning amendment:

- Registration of a Section 219 covenant to ensure future development is consistent with any project checklist and with the objectives and goals of the Green Building Policy; and
- A project completion report detailing the implementation of the green building practices required by the Section 219 covenant.

It is not recommended that a green building covenant be a condition of adoption of the zoning amendment bylaw as the additional gross floor area will utilize developed space.

### **BUDGET CONSIDERATIONS**

All costs associated with staff time for the rezoning application, 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. Building and plumbing permit fees will be applicable at the time of building permit.

### **COMMUNITY ENGAGEMENT AND CONSULTATION**

The required rezoning application site information sign is posted on the property. No inquiries have been received at the time of writing this report.

No formal community engagement has been undertaken to date with respect to the application. A Public Open House is not proposed as the additional gross floor area is proposed within existing building envelopes with limited negative impacts.

The proposed zoning amendment bylaw will be subject to a public hearing adhering to statutory public notice requirements.

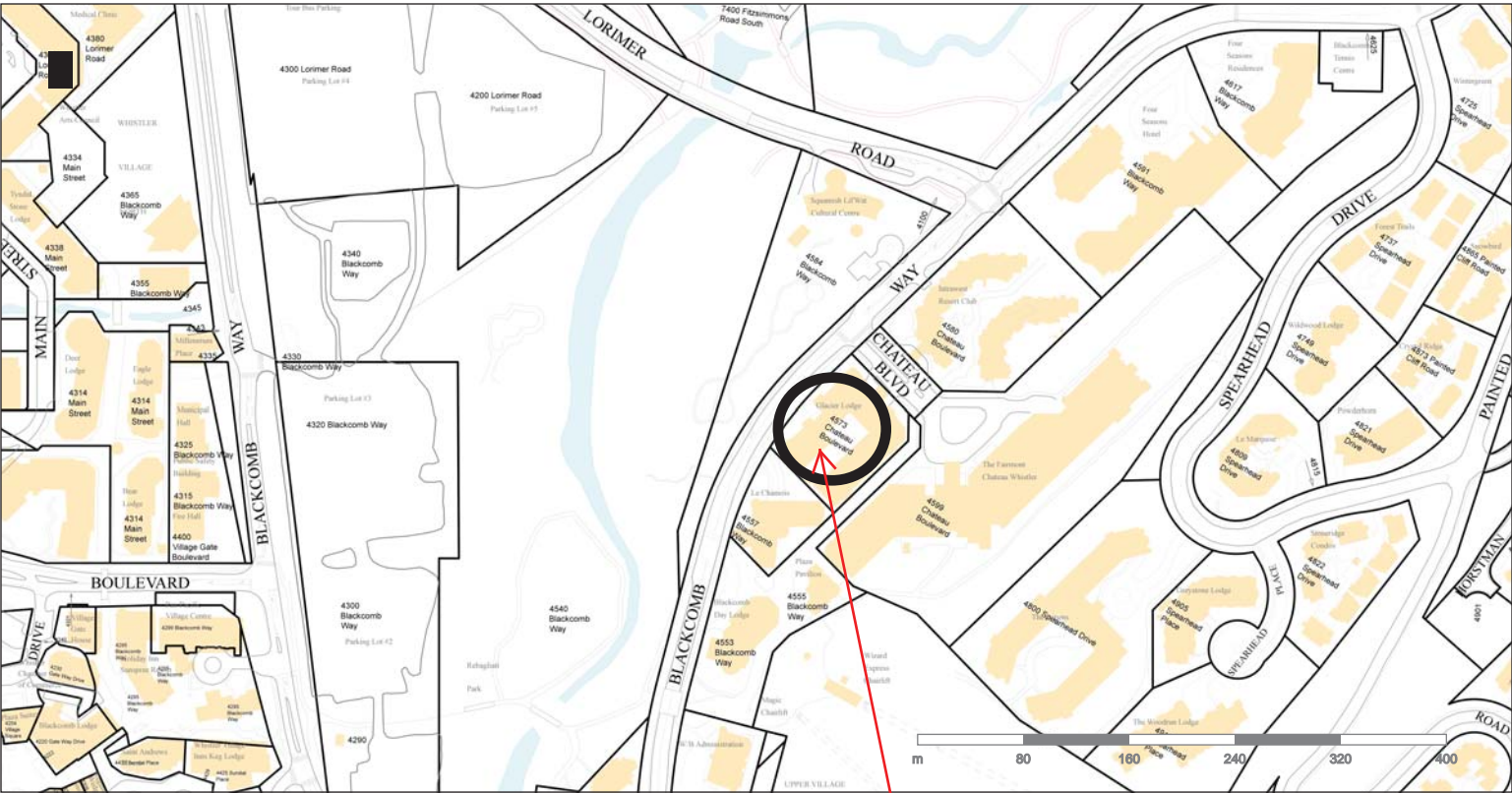
### **SUMMARY**

This report describes rezoning application RZ 1097 and seeks Council's endorsement for further review of the application and preparation of the necessary zoning amendment bylaw for Council's consideration.

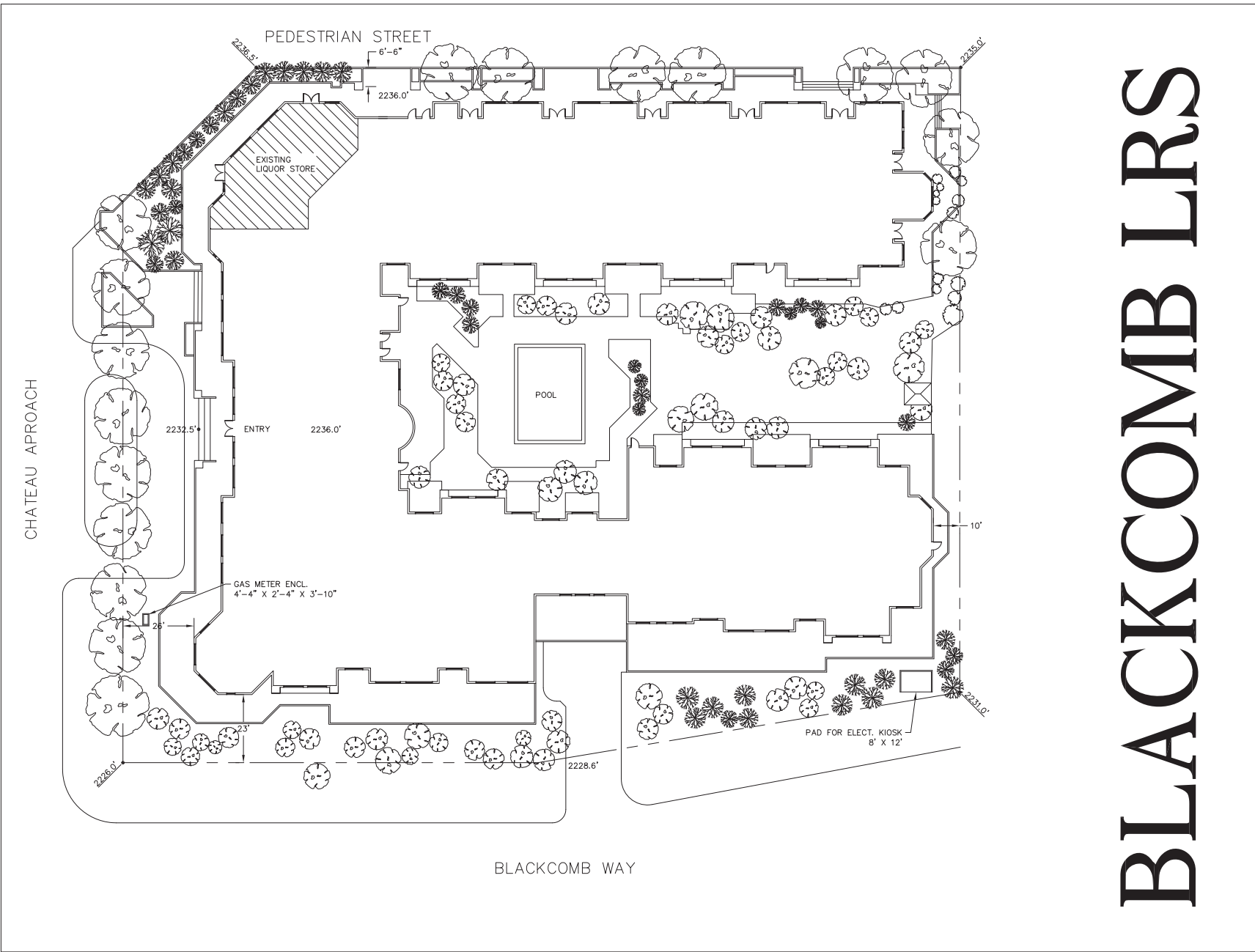
Respectfully submitted,

Kevin Creery  
PLANNING ANALYST  
for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE

# Location Map



Subject Property



**JAMES BRADLEY CONSULTING INC.**

Specializing In Pubs  
Restaurants & Liquor Stores

15123 88A Avenue, Surrey, BC V3R 9V1  
Ph: 604.781.1477  
email: james@jbradleyinc.com  
webpage: www.jbradleyinc.com

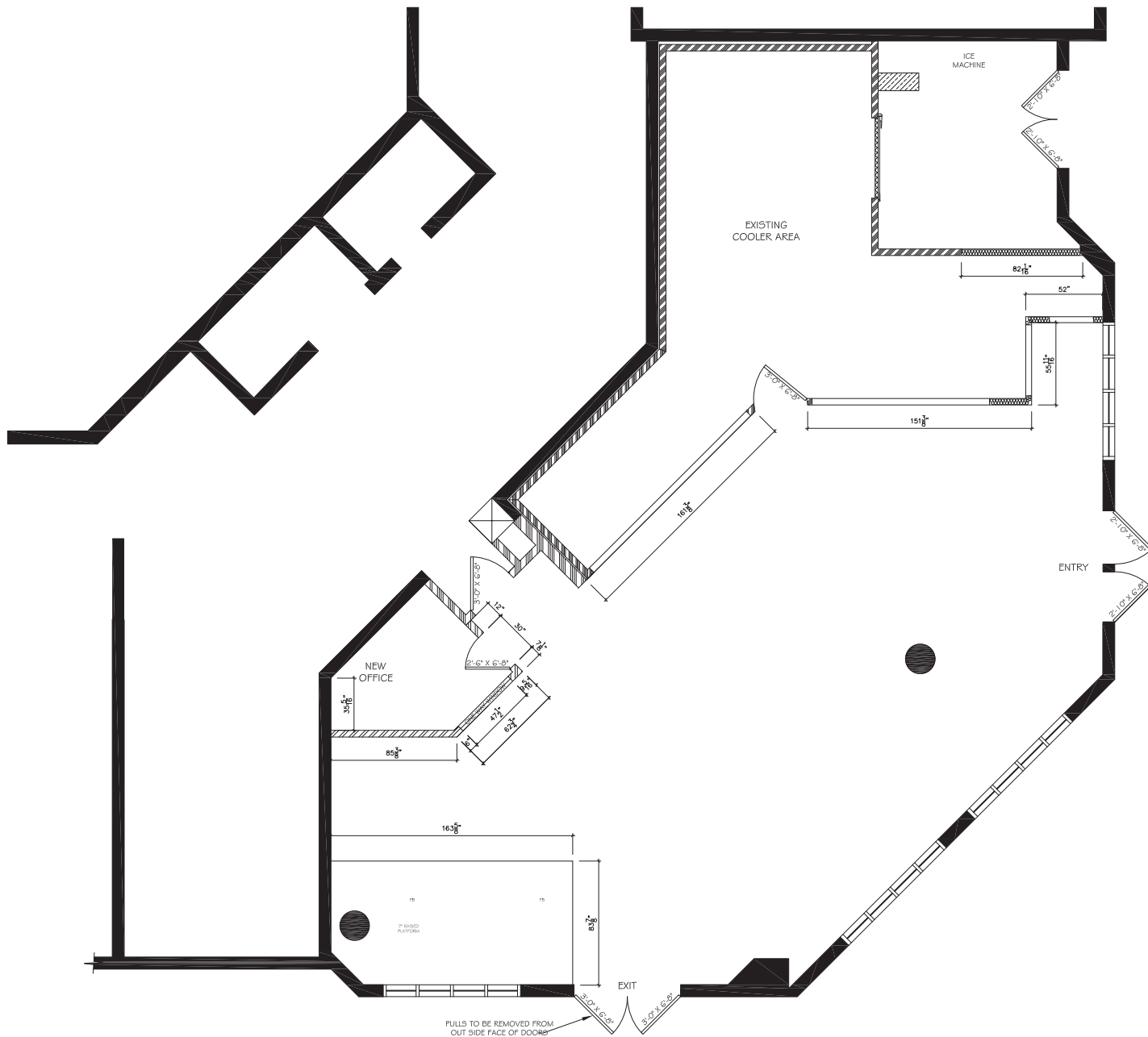
SCALE: 1/16" = 1' - 0"

BLACKCOMB LIQUOR  
STORE 1-4573 CHATEAU  
AVE. BOULEVARD  
WHISTLER, BC, V0N 1B4

SITE PLAN

JOB NO: 5500  
DRAWN: CS  
CHECKED: N/A  
DATE: AUG 2013

REV: 00  
JB.0.1



CONSTRUCTION PLAN

**JAMES BAROILE CONSULTING INC.**

Specializing In Pubs  
Restaurants & Liquor Stores

15123 88A Avenue, Surrey, BC V3R 9V1  
Ph: 604.781.1477  
email: james@jbaroileinc.com  
webpage: www.jbaroileinc.com

- WALL LEGEND:
- DENOTES EXISTING DEMING WALL
  - DENOTES EXISTING EXTERIOR WALL
  - DENOTES COOLER WALL
  - DENOTES WALLS TO BE REMOVED
  - DENOTES NEW WALL
    - SHOWN & 20" WIDE STEEL STUDS
    - SPACED @ 16" O.C.
    - 1/2" GIB ON BOTH SIDES

6. "	+
5. "	+
4. "	+
3. "	+
2. "	+
1. "	+

ISSUED FOR BUILDING PERMIT

SCALE: 3/8" = 1' = 0"



BLACKCOMB LIQUOR  
STORE 1-4573 CHATEAU  
AVE. BOULEVARD  
WHISTLER, BC, V0N 1B4

CONSTRUCTION PLAN

JOB NO: 5500  
DRAWN: CS  
CHECKED: N/A  
DATE: AUG 2013

REV: 00  
JB.1.1



# RZ 1097: Unit 1 – 4573 Chateau Boulevard

Blackcomb Liquor Store  
Expansion

October 21, 2014

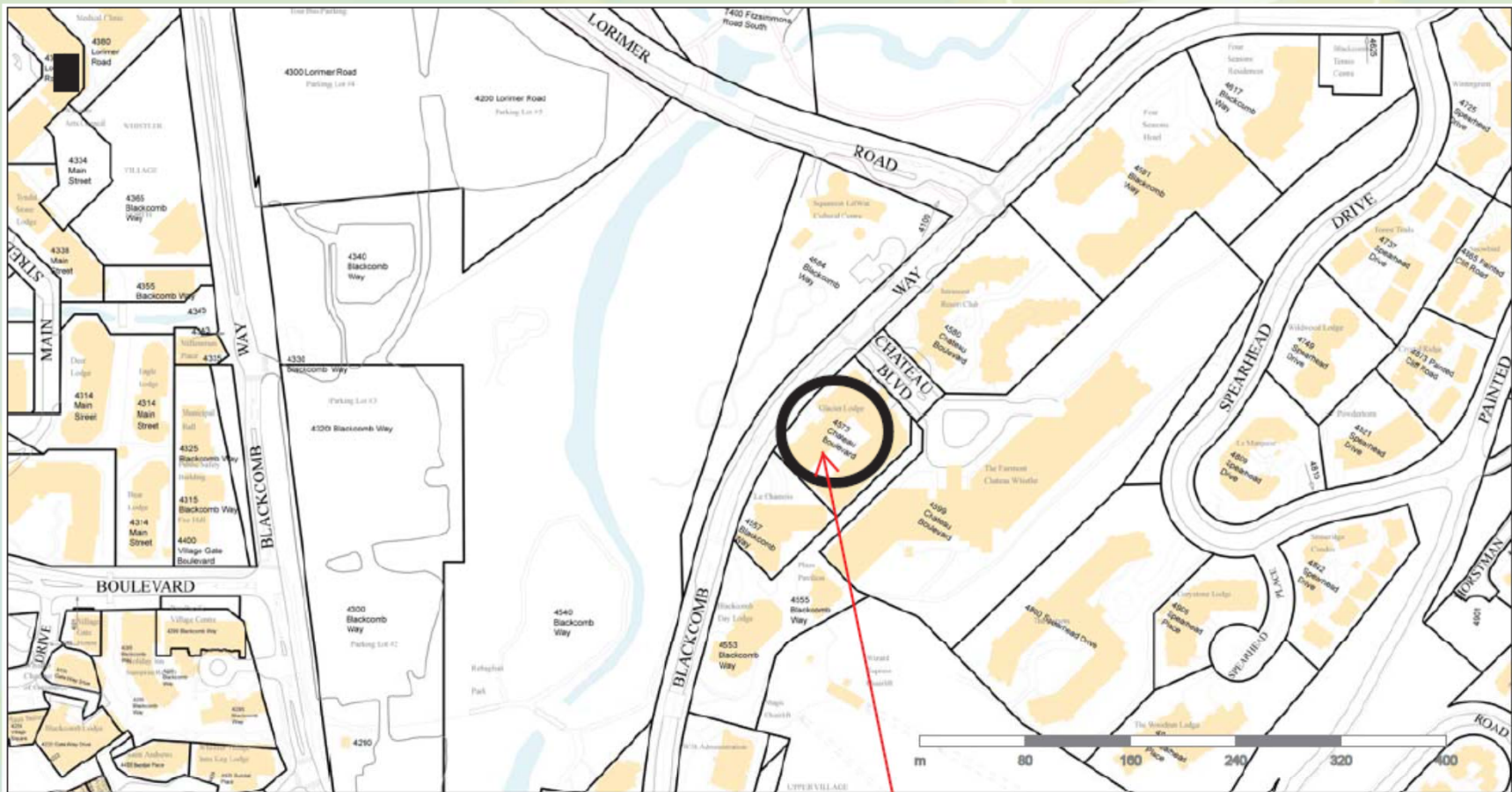
## RESORT MUNICIPALITY OF WHISTLER

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# Location



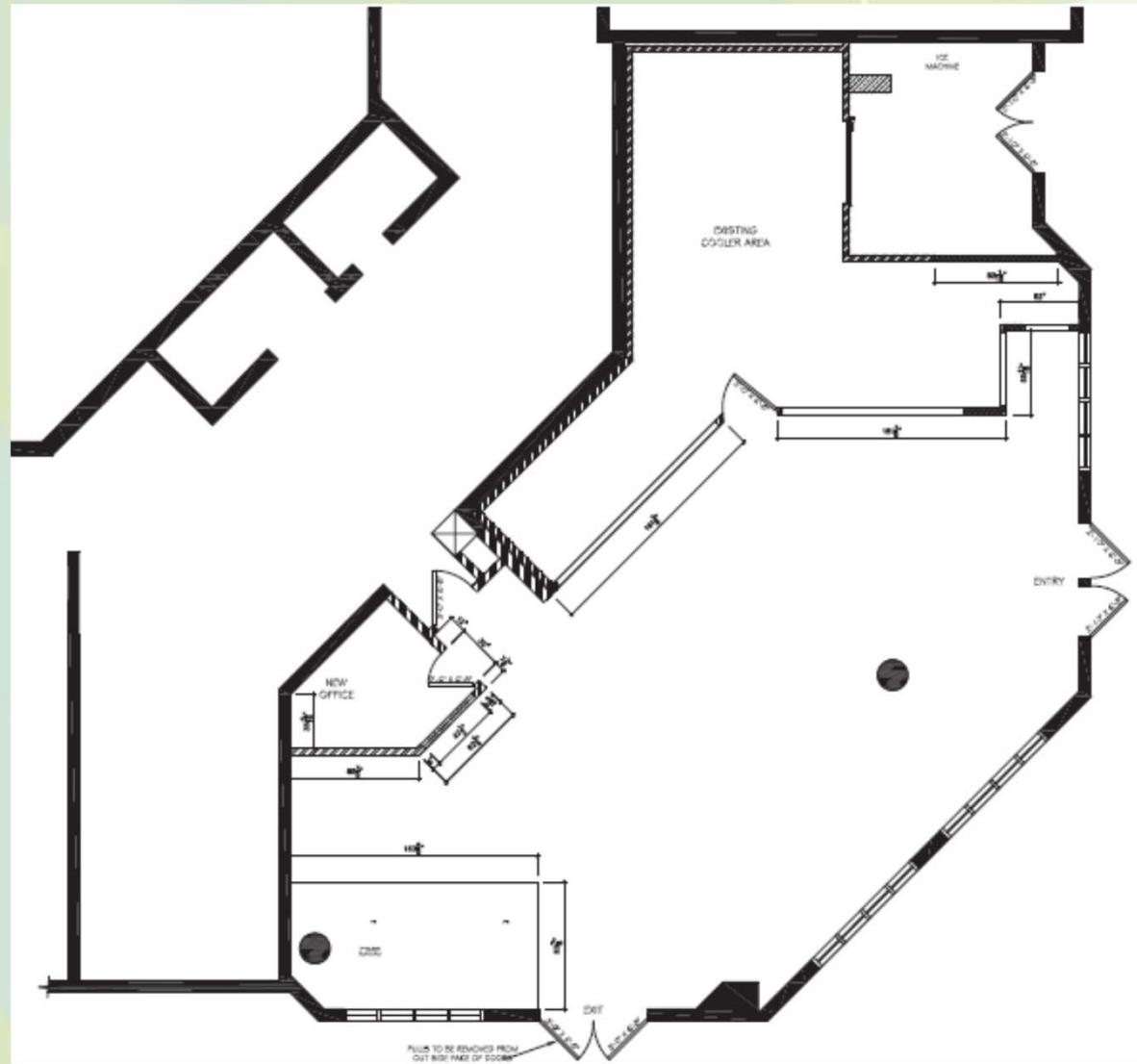
Subject Property

# Proposed Changes

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# Proposed Expansion



## Recommendation

- **That** Council endorse the continuing review of Rezoning Application RZ 1097: and further,
- **That** Council direct staff to prepare the necessary zoning amendment bylaw for Council consideration.