

PUBLIC HEARING DOCUMENT INDEX

Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing
Bylaw	21-Oct-14	Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014
Council Minutes	21-Oct-14	Minutes of the Regular Meeting of Council
Council Report 14-126	21-Oct-14	Administrative Report to Council
Council Minutes	6-May-14	Minutes of the Regular Meeting of Council
Council Report 14-043	6-May-14	Administrative Report to Council
Presentation Slides	6-May-14	Presentation slides from May 6, 2014.
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 FAX 604 932 8109

NOTICE OF PUBLIC HEARING

TUESDAY, DECEMBER 16, 2014 – 6:00 P.M.

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

ZONING AMENDMENT BYLAW (RM69 Zone – Residential Multiple Sixty-Nine) NO. 2066, 2014

SUBJECT LANDS: 8100 ALPINE WAY

More specifically these lands are described as Strata Lots 1 – 21, together with an interest in common property, Strata Plan VR 132, District Lot 7298, GP 1, NWD, PID: 003-444-830 as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to rezone the subject lands from RM1 (Residential Multiple One) to RM69 Zone (Residential Multiple Sixty-Nine), a new site specific zone to accommodate the existing development (21 townhouse units and a caretaker's suite).

INSPECTION OF DOCUMENTS:

A copy of the proposed Bylaw and relevant background documentation may be inspected on our website at www.whistler.ca/events (see December 16, 2014), 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 December 16, 2014):

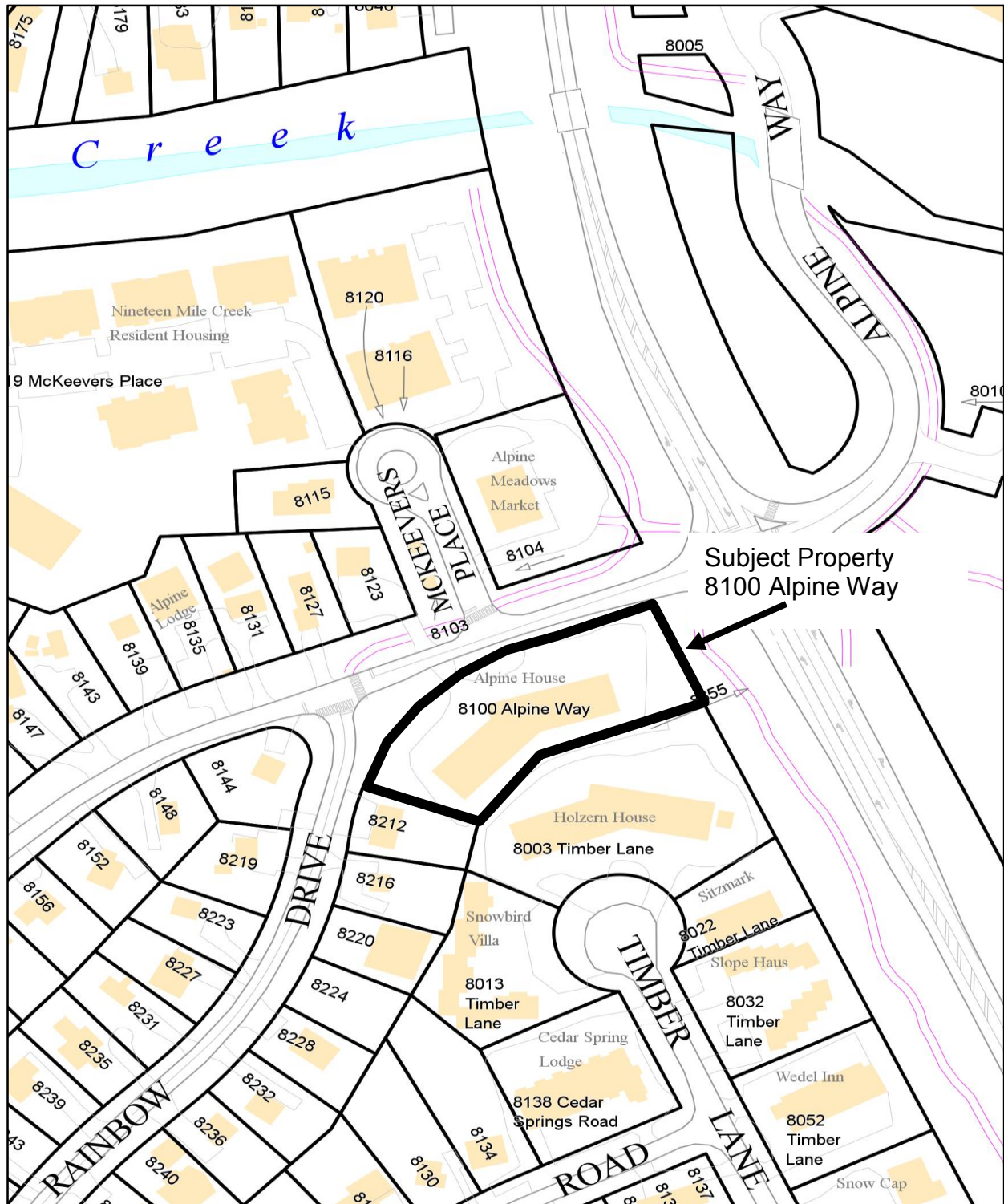
Email: corporate@whistler.ca
Fax: 604-935-8109
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V0N 1B4

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 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 (RM69 Zone – Residential Multiple Sixty-Nine)
No. 2066, 2014
SUBJECT LANDS – 8100 ALPINE WAY**



RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW NO. 2066, 2014

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 1983

WHEREAS Council may, in a zoning bylaw pursuant to Sections 903, 904 and 906 of the *Local Government Act*, R.S.B.C. 1996, c.323, 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, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met;

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 (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014"
2. Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) In the Table of Contents, adding a new "RM69 Zone – Residential Multiple Sixty-Nine" under Section 12 "Multiple Residential Zones";
 - (b) In Section 7 "Creation and Definition of Zones", adding a new entry "RM69 Zone – Residential Multiple Sixty-Nine" after Multiple Residential Zone RM 68;
 - (c) In Section 12 "Multiple Residential Zones", adding a new zone "RM69 Zone – Residential Multiple Sixty-Nine" after Multiple Residential Zone RM 68, as per the text annexed to this Bylaw as Schedule "1" to RM69 Zone – Residential Multiple Sixty-Nine;
 - (d) In Section 23, Schedule A "Legend of Zones", adding under the heading, "Residential Zones" the following:

"Multiple Residential 69	RM69";
--------------------------	--------
 - (e) In Schedule A "Zoning Map", amending the zoning designation of all the lands contained in the parcel, identified as "Subject Lands" and shown in heavy black outline on the plan annexed to this Bylaw as Schedule "2" to RM69 Zone – Residential Multiple Sixty-Nine.
3. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST READING this 21st day of October, 2014.

GIVEN SECOND READING this 21st day of October, 2014.

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

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this ___ day or _____, _____.

GIVEN THIRD READING this ___ day or _____, _____.

APPROVED by the Minister of Transportation and Infrastructure this ___ day or _____, _____.

ADOPTED by the Council this this ___ day or _____, _____.

Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of "Zoning Amendment Bylaw
(RM69 Zone – Residential Multiple
Sixty-Nine) No. 2066, 2014"

Shannon Story,
Corporate Officer

SCHEDULE 1

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

Intent

The intent of this zone is to provide for medium density townhouse dwellings, as well as an auxiliary residential dwelling unit to accommodate a caretaker.

In the RM69 Zone:

Permitted Uses

70.1 The following uses are permitted, and all other uses are prohibited:

- (a) townhouse;
- (b) auxiliary buildings and auxiliary uses;
- (c) one auxiliary residential dwelling unit.

Density

70.2 The maximum permitted floor space ratio is 0.43.

Height

70.3 The maximum permitted height of a building is 10.7 metres.

Site Area

70.4 The minimum permitted parcel area is 4780 square metres, and the minimum frontage is 80 metres.

Site Coverage

70.5 The maximum permitted site coverage is 35 percent.

Setbacks

70.6.1 The minimum permitted front setback is 7.6 metres.

70.6.2 The minimum permitted side setback is 7.6 metres.

70.6.3 The minimum permitted rear setback is 6.0 metres.

Off-Street Parking and Loading

70.7 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

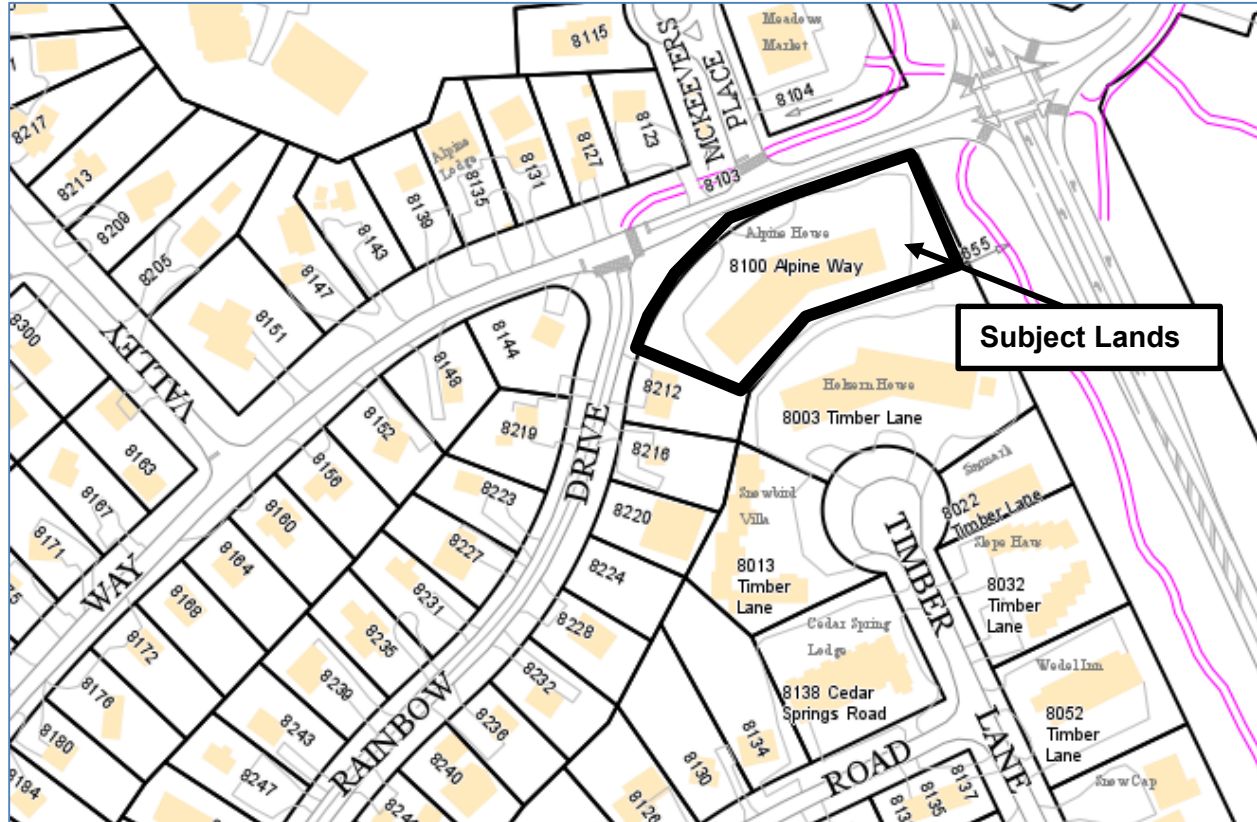
70.8.1 The minimum permitted separation between buildings is 6 metres.

70.8.2 The minimum permitted gross floor area for a dwelling unit is 55 square metres.

70.8.2 One auxiliary residential dwelling unit is permitted per parcel.

SCHEDULE 2

8100 Alpine Way to be zoned RM69 Zone – Residential Multiple Sixty-Nine



Mayor Wilhelm-Morden reported that the Whistler Search and Rescue (WSAR) Fundraiser was on Saturday, and it sold out in three days. She reported that the American Friends of Whistler made a donation of \$35,000, which will go towards updating the WSAR's communications system.

Mayor Wilhelm-Morden reported that she participated in the Whistler Arts Council (WAC) strategic planning meeting last Thursday along with the other members of the board of directors and staff. The group discussed the plan for 2015, which draws to the end the 2005-2015 strategic plan. Next year there will be a significant multi-year strategic process, and WAC will share more information about 2015 plans moving forward.

Mayor Wilhelm-Morden reported that British Columbians are being asked to nominate individuals who raise the quality and character of their community for the BC Community Achievement awards. The awards honour people who have made any type of significant contribution to their community either as a volunteer or through their work. To find out more, visit bcachievement.com

INFORMATION REPORTS

At 6:00 p.m. a Public Hearing was held for Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014.

At 6:10 p.m. the meeting resumed.

Reserve Policy
Development
Report No. 14-124
File No. Vault

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

That Information Report No. 14-124, Reserve Policy Development, be received.

CARRIED

ADMINISTRATIVE REPORTS

RZ 1070 – 8100 Alpine
Way Rezoning
Report No. 14-126
File No. RZ 1070

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

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014';

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for 'Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine), No. 2066, 2014', and to advertise for same in the local newspaper; and further,

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine), No. 2066, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Submit a code analysis demonstrating adherence to the BC Building Code and BC Fire Code with respect to lockers within the main

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

MINUTES OF COMMITTEES AND COMMISSIONS

Public Art Committee

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

That minutes of the Public Art Committee meeting of June 18, 2014 be received.

CARRIED

Liquor License Advisory Committee

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

That minutes of the Liquor License Advisory Committee meeting of July 3, 2014 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

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

Moved by Councillor J. Faulkner
Seconded by Councillor J. Grills

That Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine), No. 2066, 2014 receive first, second and third readings.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Municipal Ticket and
Information System
Amendment Bylaw No.
2054, 2014

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

That Municipal Ticket and Information System Amendment Bylaw No. 2054, 2014 receive first, second and third readings.

CARRIED

Five-Year Financial Plan
2014-2018, Amendment
Bylaw No. 2068, 2014

Moved by Councillor J. Crompton
Seconded by Councillor J. Faulkner

That Five-Year Financial Plan 2014-2018, Amendment Bylaw No. 2068, 2014 receive first, second and third readings.

CARRIED

BYLAWS FOR THIRD READING

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

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

That Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014 receive third reading.

CARRIED



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: October 21, 2014

REPORT: 14-126

FROM: Resort Experience

FILE: RZ 1070

SUBJECT: RZ 1070 – 8100 ALPINE WAY REZONING

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 (RM69 Zone – Residential Multiple Sixty-Nine), No. 2066, 2014';

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for 'Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine), No. 2066, 2014', and to advertise for same in the local newspaper; and further,

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine), No. 2066, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Submit a code analysis demonstrating adherence to the BC Building Code and BC Fire Code with respect to lockers within the main entrance of the building, the auxiliary residential dwelling unit, stairs accessing the auxiliary residential dwelling unit, and the electrical room.

REFERENCES

Owners: The Owners of Strata Plan VR 132

Location: 8100 Alpine Way, Whistler, BC

Legal Description: Strata Lots 1 – 21, together with an interest in common property, Strata Plan VR 132, District Lot 7298, GP 1, NWD

Current Zoning: RM1 (Residential Multiple One)

Appendices: 'A' Plan of Existing Development

PURPOSE OF REPORT

This report presents Zoning Amendment Bylaw ((RM69 Zone – Residential Multiple Sixty-Nine), No. 2066, 2014, a bylaw to rezone the lands at 8100 Alpine Way from RM1 (Residential Multiple One) to a new zone, RM69, designed to accommodate the existing legally non-conforming development. The report recommends that Council consider giving first and second readings to the Bylaw, and direct staff to schedule the public hearing.

DISCUSSION

Background

Zoning Amendment Application No. 1070 was reviewed by Council on May 6, 2014 (see Report No. 14-043 for background information and RMOW policy analysis). The rezoning seeks to provide for the existing legally nonconforming development on the site and the existing caretaker's suite as an auxiliary residential dwelling unit.

Bylaw 2066

Bylaw 2066, 2014 proposes to rezone the property from the current RM1 zoning to a new site specific RM69 (Residential Multiple 69) zone to address the existing legal non-conforming situation. As compared to the existing zone the new zone reflects an increase in the permitted floor space ratio (from 0.40 to 0.43), an increase in the minimum parcel area (from 985 square metres to 4,780 square metres), and a decrease in the minimum permitted rear setback (from 7.6 metres to 6.0 metres). In order to accommodate the existing caretaker's suite, the permitted uses are expanded to include one auxiliary residential dwelling unit. A 'minimum parcel area per unit' was not carried over from the RM1 zone. This provision is not included in other recently approved RM zones.

Parking -

For the existing development Zoning and Parking Bylaw 303 requires a total of 36 parking spaces, including one space for disabled persons. No loading spaces are required. The existing site layout provides 35 stalls. There is sufficient space available on the existing asphalt surface to add several more stalls to meet the bylaw requirement.

Building and Fire Code Compliance –A code analysis has been requested to address adherence to the BC Building Code and BC Fire Code with respect to lockers within the main entrance of the building, the auxiliary residential dwelling unit, stairs accessing the auxiliary residential dwelling unit, and the electrical room. Staff recommend that the bylaw proceed for first and second reading and public hearing, but that Bylaw 2066 not be considered for adoption until the building and fire items are addressed.

OTHER POLICY CONSIDERATIONS

The May 7, 2014 report on RZ1070 included an analysis of the proposal against Whistler 2020 policies, and the 2013 Official Community Plan, which is no longer in effect. The proposal has subsequently been reviewed relative to the Municipality's Official Community Plan No. 1021, 1993, which is currently in effect, and is also consistent with the policies in that plan. The following table identifies key relevant policies in the 1993 OCP relevant to the proposed rezoning.

Policy No.	Policy	Comments
4.2	The Municipality regards it as desirable that the community provides a range of housing types and prices so that residents can find affordable, suitable housing.	The Auxiliary Residential Dwelling Unit (ARDU) provides affordable rental housing for an on-site caretaker.
4.2.4	The Municipality will monitor the housing requirements of the community and consider a variety of housing types and encourage innovative housing approaches to meet the needs of permanent, semi-permanent, and seasonal residents in the Municipality.	Converting existing unused space to an ARDU demonstrates flexibility, diversity, and efficiency.

4.2.5	The Municipality will continue to support and encourage auxiliary residential accommodation as a source of resident accommodation.	
4.13.7	... the following criteria will be used to evaluate resident housing proposals, to ensure that affordability is a prime consideration ... the site must be appropriate given the form and character of the development proposed, which complements neighbouring uses and site topography.	The ARDU is generally considered suitable to the existing built form and has no impact on neighbouring uses.

BUDGET CONSIDERATIONS

There are no significant budget implications associated with this proposal. Rezoning application fees provide for recovery of costs associated with this application. Building & Plumbing Permit fees will be charged at the time of Building Permit, when applicable.

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.

As of October 6, 2014, no inquiries have been received.

SUMMARY

This report presents RZ 1070, a request to rezone the lands at 8100 Alpine Way from RM1 (Residential Multiple One) to a new zone, RM69, designed to accommodate the existing development on the land. The report recommends that Council consider giving first and second readings to a zoning amendment bylaw, and direct staff to schedule the public hearing.

Respectfully submitted,

Amica Antonelli
PLANNER
For
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

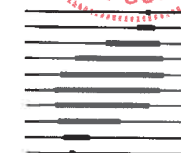


Areas:	m ²
Unit 1	80.0
Unit 2	80.1
Unit 3	80.1
Unit 4	80.1
Unit 5	80.1
Unit 6	81.3
Unit 7	81.3
Unit 8	80.1
Unit 9	80.0
Unit 10	80.1
Unit 11	82.1
Unit 12	81.1
Unit 13	80.1
Unit 14	80.1
Unit 15	80.1
Unit 16	81.0
Unit 17	81.0
Unit 18	80.1
Unit 19	80.0
Unit 20	80.1
Unit 21	81.7
Common space	236.2
Care-taker's suite	140.7
Overall building	2067.0
Site area	4780.0

ADDRESS:
8100 Alpine way
WHISTLER, BC

PROJECT DESCRIPTION:
REZONING APPLICATION
FOR TOWNHOUSE PROJECT

Drawing List		
Sheet Name	Sheet Number	Sheet Issue Date
TITLE	A00	21.8.12
SITE PLAN	A01	21.8.12
GROUND FLOOR PLAN	A02	21.8.12
UPPER FLOOR PLAN	A03	21.8.12
ELEVATIONS	A04	21.8.12



IREDALE
GROUP
 ARCHITECTURE

#14 - 1005 ALPHA LAKE RD
 WHISTLER, BC,
 CANADA V0N 1B7
 TEL# 604-905-7777

COVER
PAGE
 ALPINE HOUSE

scale: NTS



A00

21/08/2012

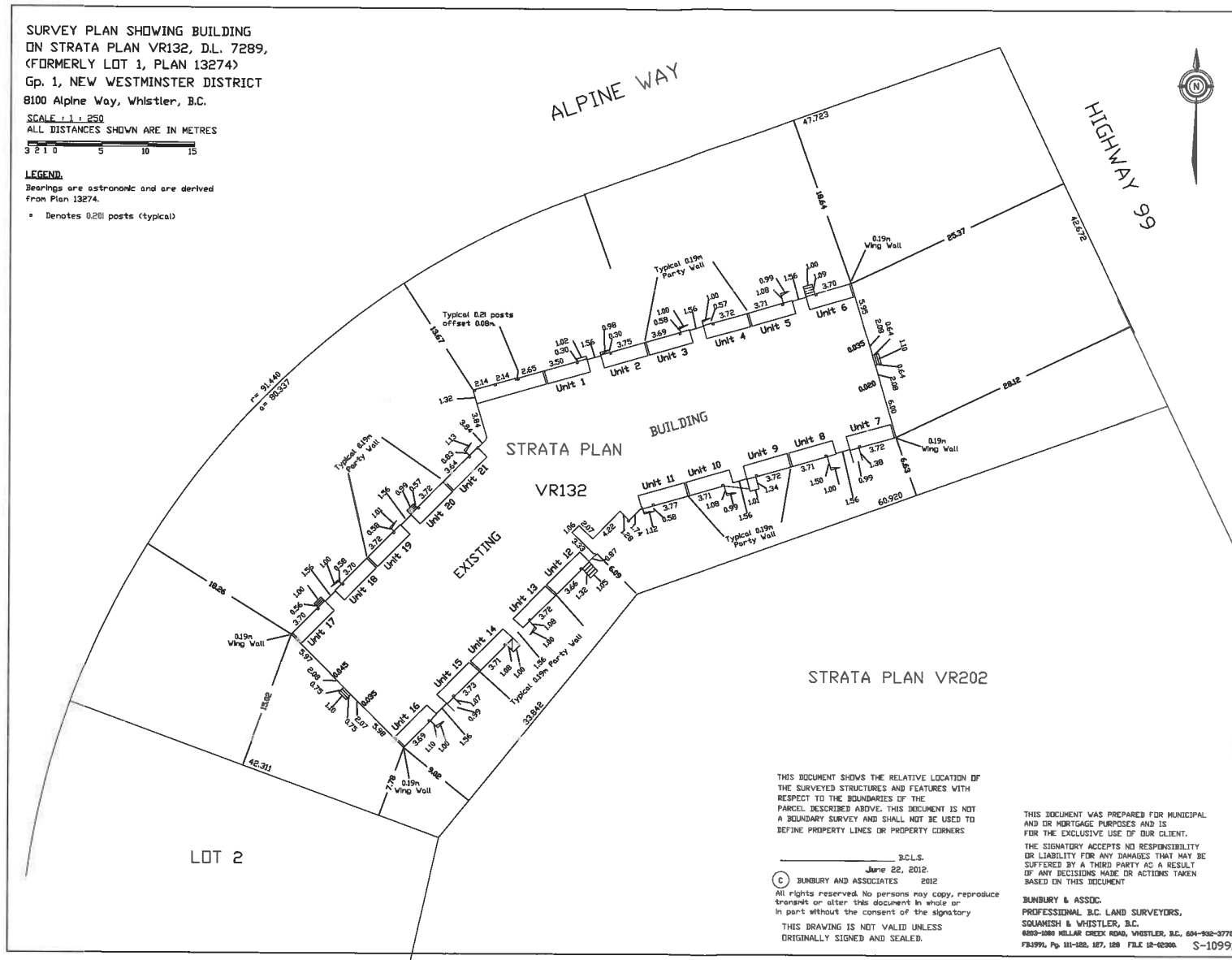
SURVEY PLAN SHOWING BUILDING
ON STRATA PLAN VR132, D.L. 7289,
(FORMERLY LOT 1, PLAN 13274)
Gp. 1, NEW WESTMINSTER DISTRICT
8100 Alpine Way, Whistler, B.C.

SCALE: 1:250
ALL DISTANCES SHOWN ARE IN METRES

LEGEND

Bearings are astronomic and are derived
from Plan 13274.

• Denotes 0.20m posts (typical)



THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF
THE SURVEYED STRUCTURES AND FEATURES WITH
RESPECT TO THE BOUNDARIES OF THE
PARCEL DESCRIBED ABOVE. THIS DOCUMENT IS NOT
A BOUNDARY SURVEY AND SHALL NOT BE USED TO
DEFINE PROPERTY LINES OR PROPERTY CORNERS

B.C.L.S.
June 22, 2012
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OF ANY DECISIONS MADE OR ACTIONS TAKEN
BASED ON THIS DOCUMENT

SUNBURY & ASSOC.
PROFESSIONAL B.C. LAND SURVEYORS,
SQUAMISH & WHISTLER, B.C.
6803-1080 MILLAR CREEK ROAD, WHISTLER, B.C. 604-932-3770
FRI991, Pg. 111-122, 127, 128 FILE 12-02300 S-10991



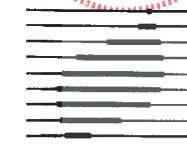
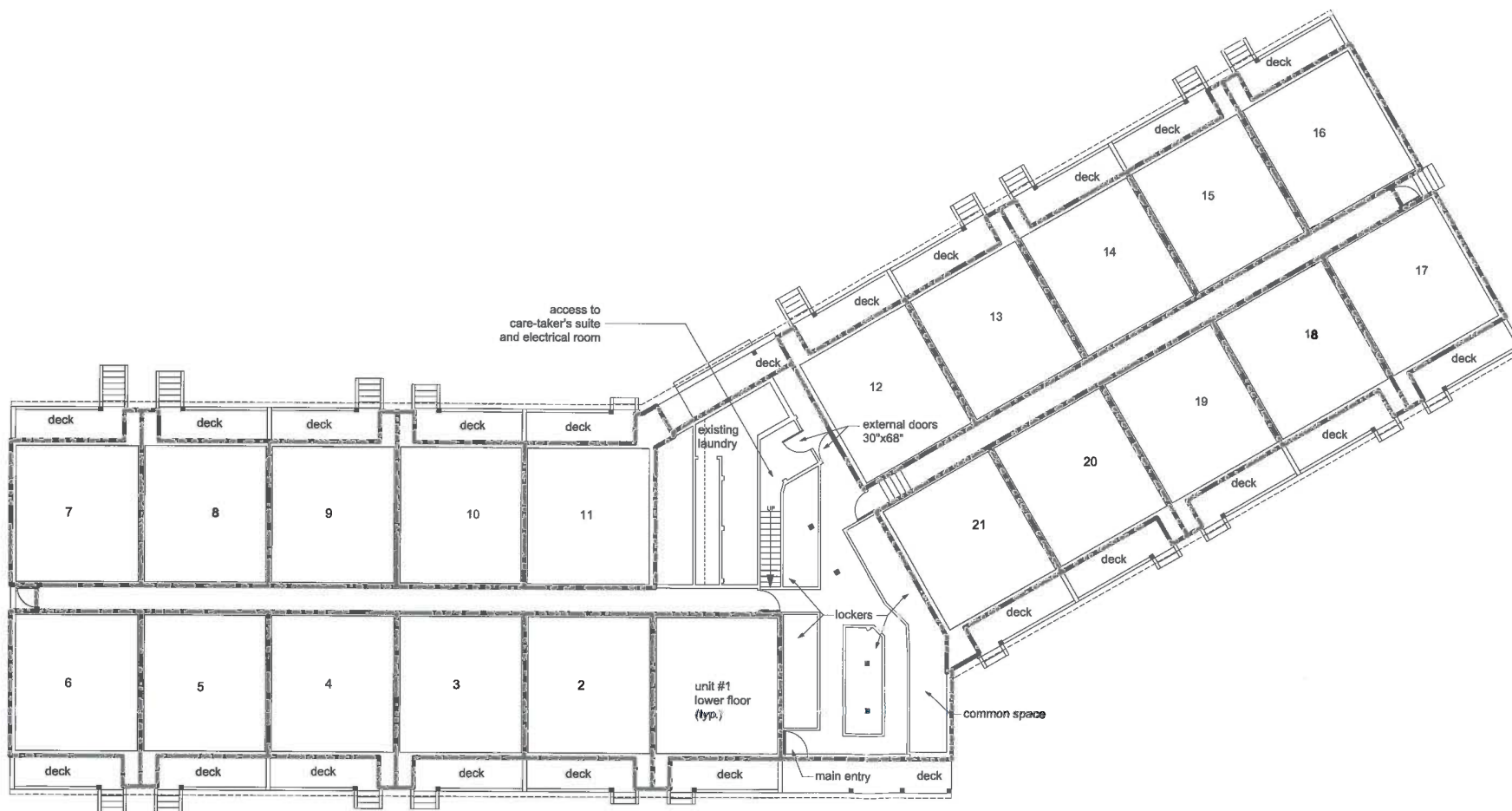
**IREDALE
GROUP**
ARCHITECTURE

#14 - 1005 ALPHA LAKE RD
WHISTLER, BC,
CANADA V0N 1B7
TEL# 604-905-7777

**SITE
SURVEY**
ALPINE HOUSE

scale: NTS





**IREDALE
GROUP**

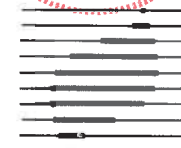
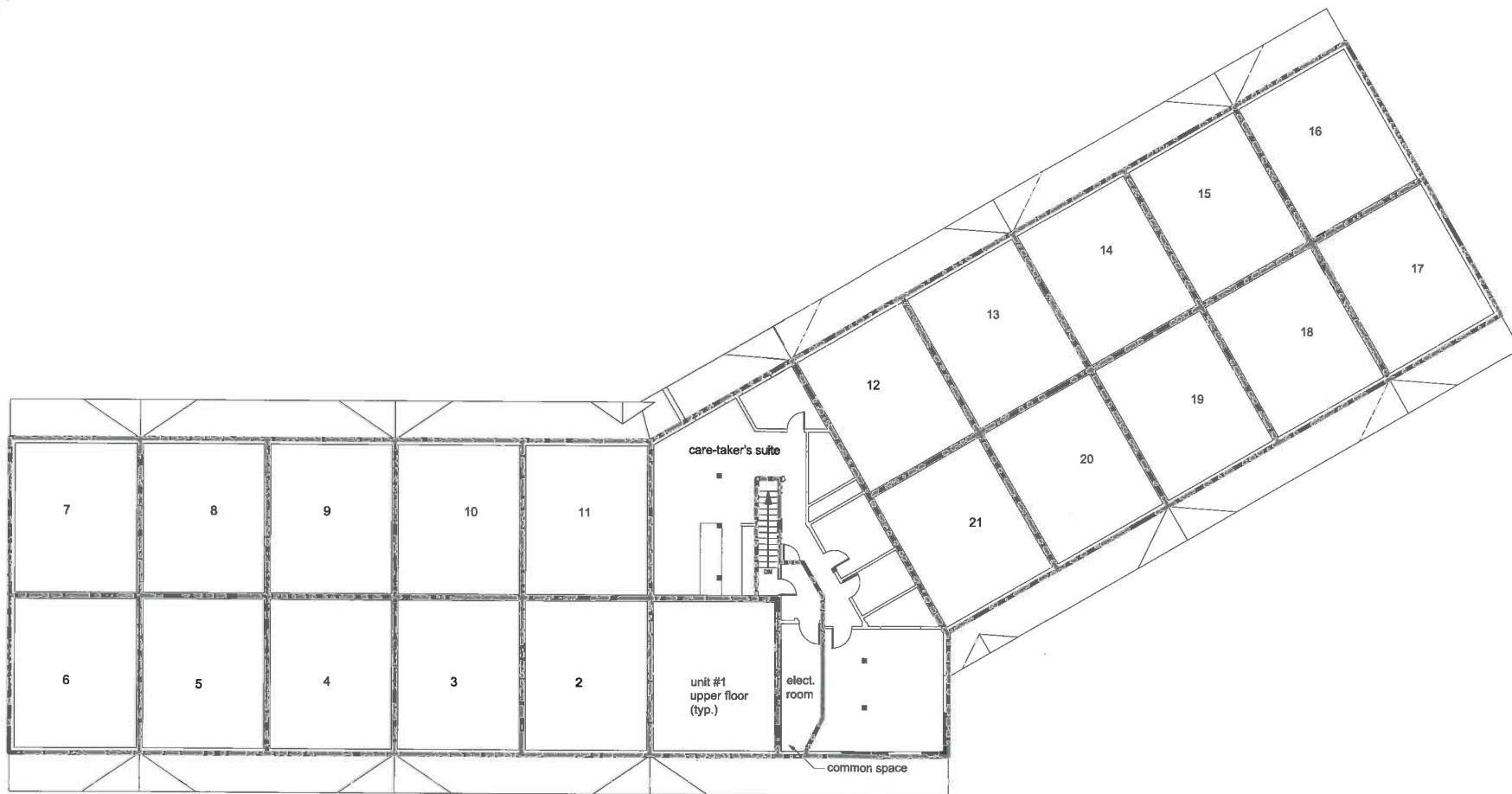
ARCHITECTURE

#14 - 1005 ALPHA LAKE RD
WHISTLER, BC,
CANADA V0N 1B7
TEL# 604-905-7777

**GROUND
FLOOR**
ALPINE HOUSE

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





**IREDALE
GROUP**

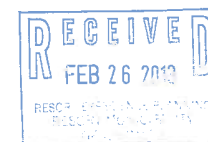
ARCHITECTURE

#14 - 1005 ALPHA LAKE RD
WHISTLER, BC,
CANADA V0N 1B7
TEL# 604-905-7777

**UPPER
FLOOR**

ALPINE HOUSE

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



A03

21/08/2012



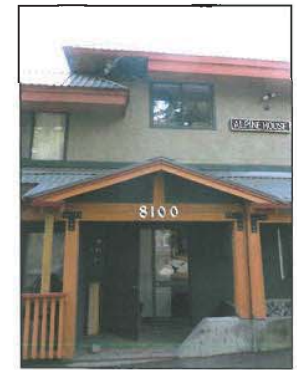
1 Facade 1
NTS



2 Rear elevation
NTS



3 Side elevation
NTS



4 Front entry
NTS



5 Street facade 3
NTS



6 Street facade 2
NTS



7 Street facade 1
NTS

IREDALE
GROUP
ARCHITECTURE

RECEIVED
FEB 26 2013
RESORT EXHIBIT, LINC. PLANNING
RESORT MUNICIPALITY
OF WHISTLER

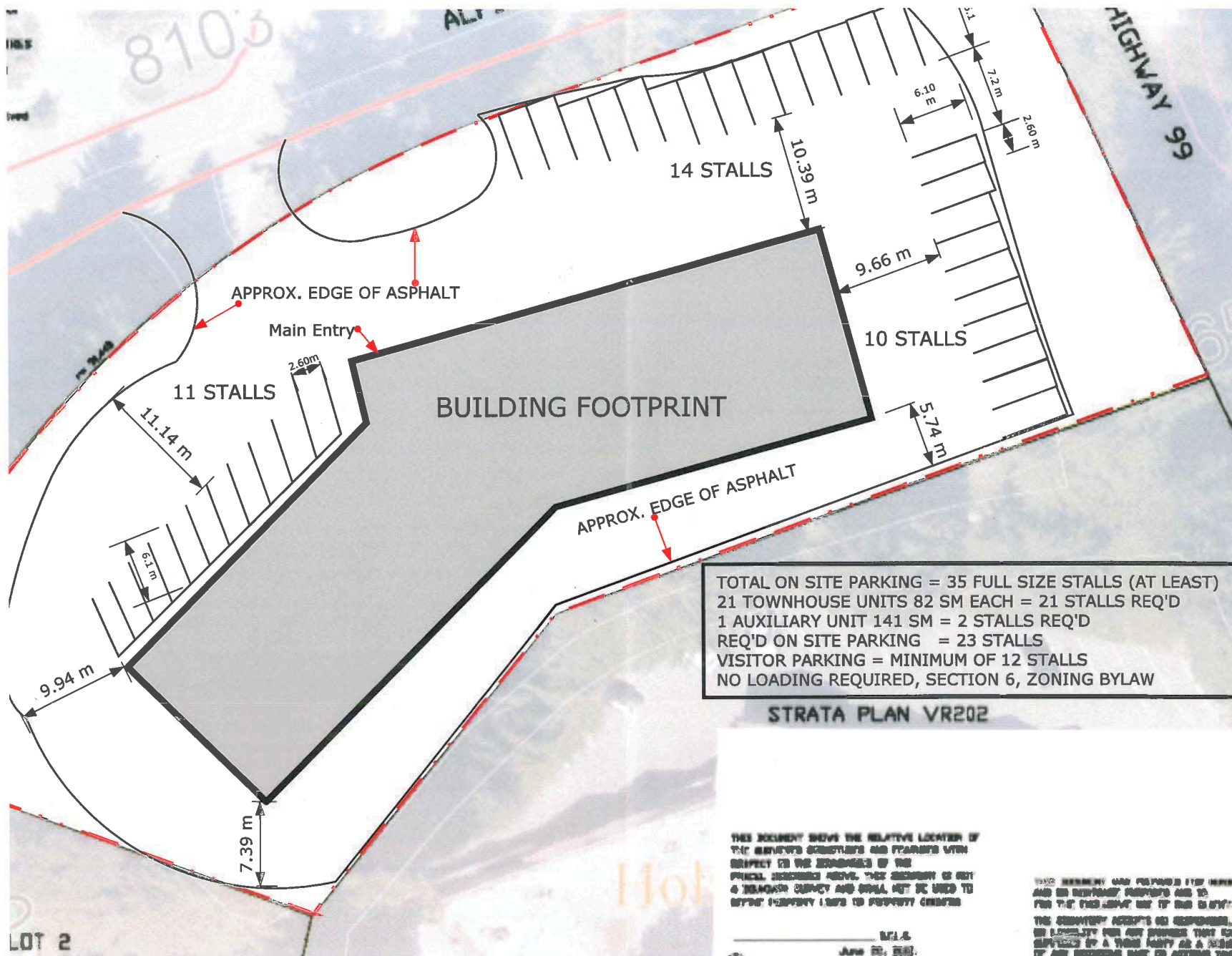
BUILDING
ELEVATIONS
ALPINE HOUSE

REGISTERED ARCHITECT
DENIS E. MAGUIRE
BC
21/08/2012

scale: NTS

A04

21/08/2012



- a) Provide security for a sidewalk on the Karen Crescent frontage of the property in the value of 150% of the value of the sidewalk.

CARRIED

RZ 1070 – 8100 Alpine
Way Rezoning
Report No. 14-043
File No. RZ 1070

Moved by Councillor D. Jackson
Seconded by Councillor A. Janyk

That Council endorse the continuing review of Rezoning Application No. RZ 1070, 8100 Alpine Way.

CARRIED

RZ 1069 – Upper
Mountainview Drive
Land Use Contract
Discharge and Rezoning
Report No. 14-044
File No. RZ 1069

At 7:15 p.m. Mayor Nancy Wilhelm-Morden declared a previously stated conflict of interest and left the meeting.

Councillor A. Janyk took over as Chair of the meeting.

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

That Council support the continuing review of Rezoning Application RZ 1069.

CARRIED

At 7:22 p.m. Mayor Nancy Wilhelm-Morden returned.

RZ 1088 – Zoning
Amendment Bylaw (Live
Aboard Uses) No. 2051,
2014
Report No. 14-045
File No. RZ 1088,
7600.2

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

That Council consider giving first and second readings to Zoning Amendment Bylaw (Live Aboard Uses) No. 2051, 2014, and further;

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Live Aboard Uses) No. 2051, 2014.

CARRIED

At 7:28 p.m. Mayor Nancy Wilhelm-Morden left the meeting to meet with the Tree of Life delegates.

Councillor A. Janyk continued as Chair for the remainder of the meeting.

RZ 1085 – 4890 Glacier
Dr. – Rezoning Proposal
for Whistler/Blackcomb
Base 2 Offices and
Workshops
Report No. 14-047
File No. RZ 1085

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

That Council endorse further review of Rezoning Application No. 1085; and further,

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

CARRIED



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 6, 2013

REPORT: 14-043

FROM: Resort Experience

FILE: RZ 1070

SUBJECT: RZ 1070 - 8100 ALPINE WAY REZONING

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 No. RZ 1070, 8100 Alpine Way.

REFERENCES

Owners: The Owners of Strata Plan VR 132

Location: 8100 Alpine Way

Legal Description: Strata Lots 1 – 21, together with an interest in common property,
Strata Plan VR 132, District Lot 7298, GP 1, NWD

Current Zoning: RM1 (Residential Multiple One)

Appendices: "A" Location Map
"B" Plans of Existing Development

PURPOSE OF REPORT

This report presents RZ. 1070, a request to rezone the lands at 8100 Alpine Way from RM1 (Residential Multiple One) to a new zone specifically designed to reflect the existing development on the lands. This property has been considered legally nonconforming since the incorporation of the Resort Municipality of Whistler in 1975.

DISCUSSION

Background

The subject parcel is located on the southwest side of the intersection of Highway 99 and Alpine Way, directly across the street from the Alpine Market. The parcel contains a two storey, 21 unit townhouse which was developed in 1973 under the jurisdiction of the Squamish Lillooet Regional District. The project is commonly known as "Alpine House".

Table 1 shows the existing "as built" project statistics:

Table 1

Alpine House Project Statistics	
Gross Floor Area	2067 m ²
Parcel Area	4780 m ²
Number of Units	21
Built Form	2 storey townhomes
Building Height	8 metres

After the creation of the Resort Municipality of Whistler, the lands were zoned R3 under the RMOW's original Zoning Bylaw No. 9. This was a generic multi-residential zone applied to many existing properties at the time. Unfortunately, the R3 Zone introduced a "Minimum Parcel Area per Unit" regulation which was not consistent with the existing development on the site as shown in Table 2:

Table 2

	Zoning Bylaw No. 9 Requirement	Alpine House
Parcel Area	N/A	4780 m ²
Number of units	N/A	21
Minimum Parcel Area Per Unit	348 m ²	227 m ² *(nonconforming)*

Zoning Bylaw No. 9 was superseded with the adoption of Zoning and Parking Bylaw 303 in 1984, and the zoning on the lands became RM1 (Residential Multiple One) under the new bylaw. While Alpine House conforms with most of the requirements of the RM1 Zone, the density regulations continue to make the project nonconforming (though to a lesser extent than under the authority of Bylaw 9). Table 3 shows a complete analysis of Alpine House in relation to the applicable RM1 Zone:

Table 3

Regulation	Zoning Bylaw 303 Requirement	Alpine House	Conforms?
Use	Townhouse	Townhouse	Yes
Maximum Building Height	10.7 m	8.0 m	Yes
Minimum Parcel Frontage	20 m	80.3 m	Yes
Minimum Parcel Area	985 m ²	4780 m ²	Yes
Floor Site Ratio	0.40	0.43	No

Minimum Parcel Area per Unit	297 m ²	227 m ²	No
Minimum Usable Site Area per Unit	232 m ²	227 m ²	No
Site Coverage	35 %	22 %	Yes
Setbacks	Front: 7.6 m	F: 13.67 m	Yes
	Side: 3.0 m	S: 7.7 m	Yes
	Rear: 7.6 m	R: 6.09 m	No
Parking	21 stalls	35 provided	Yes

Current Application

As noted, this project has been considered nonconforming since the mid 1970's. In December of 2010, during a routine fire and life safety inspection, the Whistler Fire Rescue Service discovered a small residential unit built in the common property shared room on the second floor. The owners of Strata Plan VR 132 wish to ratify and maintain this space as a caretaker's suite, thereby triggering this application. Consequently, the proposal under Rezoning Application RZ 1070 is to ratify the existing project as it exists today: a 21 unit townhouse complex with one auxiliary residential dwelling unit ("ARDU").

Staff researched the Zoning Bylaw extensively to confirm that the RMOW has historically permitted auxiliary residential dwelling units in townhouse projects and found that the current Zoning Bylaw 303 contains 71 zones which allow suites, broken down as shown in Table 4:

Table 4: Zones That Permit Auxiliary Residential Dwelling Units

Zone By Type	Number of Zones that permit ARDU's	Comments
Multi Family Zones	16	6 of these allow ARDU's in townhomes
Commercial Zones	6	
Industrial Zones	7	4 Industrial zones permit more than one ARDU per parcel.
Leisure/ Park Zones	5	One of these permits up to three ARDU's per parcel.
Detached Dwelling/ Single Residential Zones	21	RSE-3 permits up to two ARDU's per parcel.
Duplex Zones	8	Three of these allow ARDU's in both detached & duplex building types.
Rural Resource Zones	3	
Tourist Accommodation Zones	1	
Tourist Pension Zones	2	
Institutional Zones	2	
TOTAL:	71	

The strata unit owners would maintain the ARDU as a rental suite for an onsite manager, thereby helping to address building maintenance and affordability for the unit owners.

WHISTLER 2020 ANALYSIS

TABLE 5

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	Legitimizing the existing development is consistent with the concept of understanding/clarifying the historic density on the site.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views, and evoking a dynamic sense of place.	This historic building reflects "old Whistler" as it existed in decades past.
	Continuous encroachment on nature is avoided.	There are no exterior changes associated with this proposal.
	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.	This project has Alpine Market, the Valley Trail, Meadow Parks Sports Centre and associated green space all within walking distance. The addition of an ARDU to this townhouse complex will create a 'mixed use' situation, as anticipated in this policy.
	Building design, construction, and operation is characterized by efficiency, durability, and flexibility for changing long term uses.	Changing an unused common area to an ARDU is consistent with this description of success.
Resident Housing	The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations.	This is one of Whistler's earlier developments and provides housing to mostly local people; locating an ARDU in "found" existing space demonstrates flexibility in housing form, and further provides for affordable onsite maintenance in the long term.
Partnership	Partners work together to achieve mutual benefit.	This proposal offers the Municipality the opportunity to correct a long-standing nonconforming situation, while also allowing the strata to ratify their existing building and locate a caretaker on site.

Table 6

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	none	

OTHER POLICY CONSIDERATIONS

Official Community Plan

The Official Community Plan ("OCP") provides a blueprint for land use and development in Whistler. Chapter 3 of the OCP speaks to growth management; Objective 3.1.2 states:

"Optimize the use and function of existing and approved development"

Table 7 identifies OCP policies defined under this objective that are consistent with RZ 1070.

Table 7

Policy No.	Policy Language	Comments
3.1.2.1	Support flexibility, diversity, adaptability and efficiency in land use development so the resort community can derive the greatest benefit from existing development.	Converting existing unused space to an ARDU demonstrates flexibility, diversity, adaptability and efficiency as described in this policy.
3.1.2.4	Support needed reinvestment, renovation, and redevelopment of aging properties, and in particular Whistler's core commercial areas as a means to enhance the Whistler experience and individual building performance, both of which are recognized as a public benefit.	Supporting redevelopment of common space in this aging property can be seen as consistent with this policy.

Bed Units

There would be no change in the Bed Unit allocation as a result of this rezoning.

BUDGET CONSIDERATIONS

There are no significant budget implications associated with this proposal. Rezoning application fees provide for recovery of costs associated with this application. Building & Plumbing Permit fees will be applicable at the time of Building Permit.

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing Rezoning Application RZ 1070 is posted on the property. As of April 16th, 2014, no inquiries have been received.

Per the requirements of the *Local Government Act*, an amendment to the Zoning Bylaw will require a Public Hearing wherein the public will be allowed to make representations to Council or present written submissions respecting matters contained in the Zoning Amendment Bylaw.

SUMMARY

The property at 8100 Alpine Way has been considered nonconforming for nearly 40 years. Rezoning Application RZ 1070 proposes to amend the zoning on the lands to reflect the existing development. Additionally, RZ 1070 proposes to ratify an existing auxiliary residential dwelling unit located entirely within the building on common property. This report requests that Council endorse the continuing review of RZ 1070.

Respectfully submitted,

Roman Licko
PLANNING TECHNICIAN
for

RZ 1070: 8100 Alpine Way Rezoning

Page 6

May 6, 2014

Jan Jansen

GENERAL MANAGER OF RESORT EXPERIENCE

Location Plan - Rezoning Application RZ 1070



Subject Lands

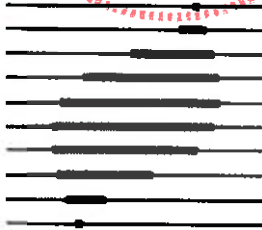


ADDRESS:
8100 Alpine way
WHISTLER, BC

PROJECT DESCRIPTION:
REZONING APPLICATION
FOR TOWNHOUSE PROJECT

Areas:	m ²
Unit 1	80.0
Unit 2	80.1
Unit 3	80.1
Unit 4	80.1
Unit 5	80.1
Unit 6	81.3
Unit 7	81.3
Unit 8	80.1
Unit 9	80.0
Unit 10	80.1
Unit 11	82.1
Unit 12	81.1
Unit 13	80.1
Unit 14	80.1
Unit 15	80.1
Unit 16	81.0
Unit 17	81.0
Unit 18	80.1
Unit 19	80.0
Unit 20	80.1
Unit 21	81.7
Common space	236.2
Care-taker's suite	140.7
Overall building	2067.0
Site area	4780.0

Drawing List		
Sheet Name	Sheet Number	Sheet Issue Date
TITLE	A00	21.8.12
SITE PLAN	A01	21.8.12
GROUND FLOOR PLAN	A02	21.8.12
UPPER FLOOR PLAN	A03	21.8.12
ELEVATIONS	A04	21.8.12



IREDALE
GROUP
ARCHITECTURE

#14 - 1005 ALPHA LAKE RD
WHISTLER, BC,
CANADA V0N 1B7
TEL# 604-905-7777

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ALPINE HOUSE

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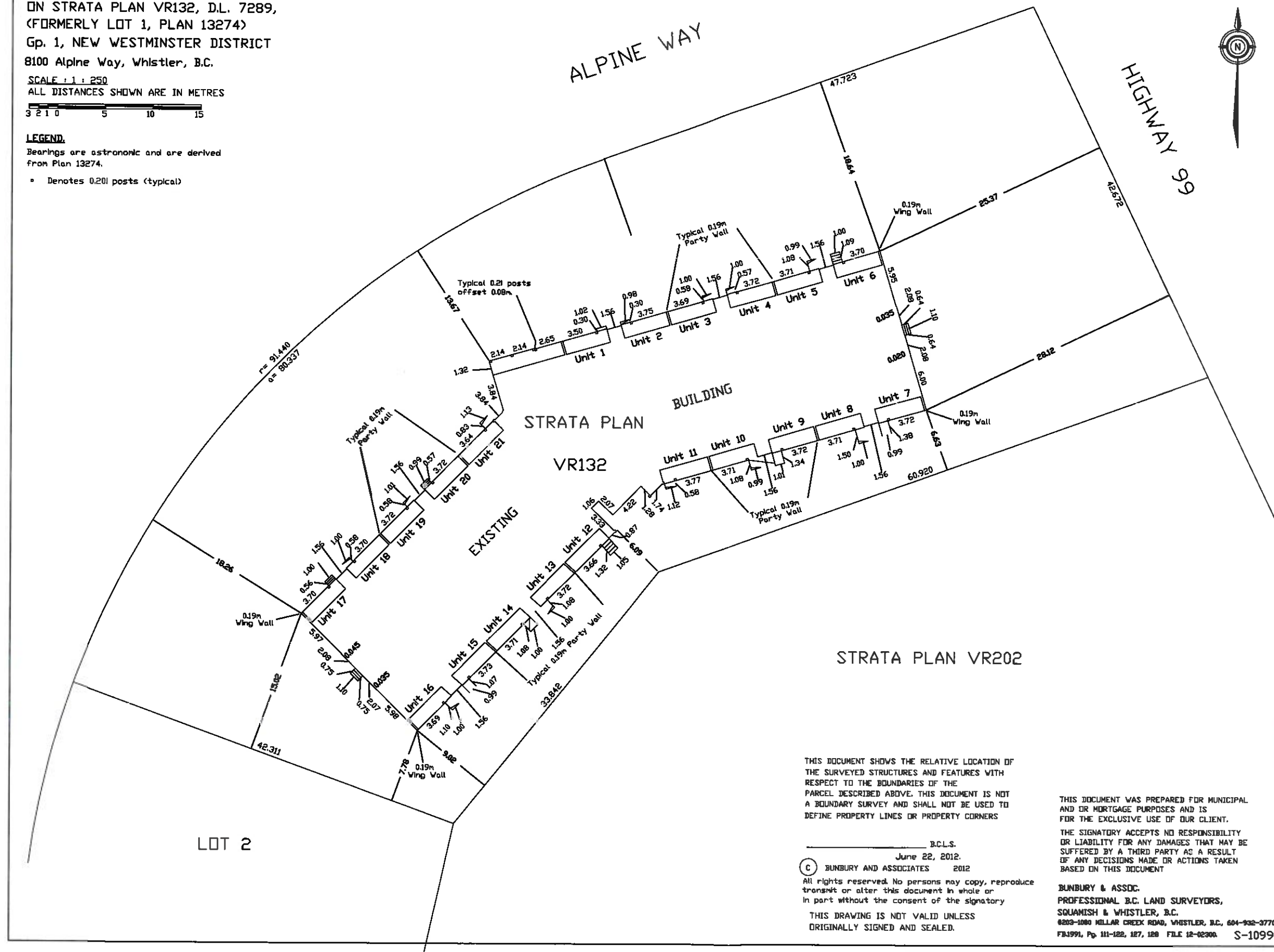


A00
21/08/2012

SCALE : 1 : 250
ALL DISTANCES SHOWN ARE IN METRES

Bearings are astronomic and are derived from Plan 13274.

- Denotes 0.201 posts (typical)

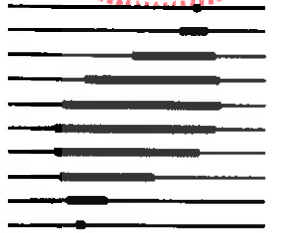
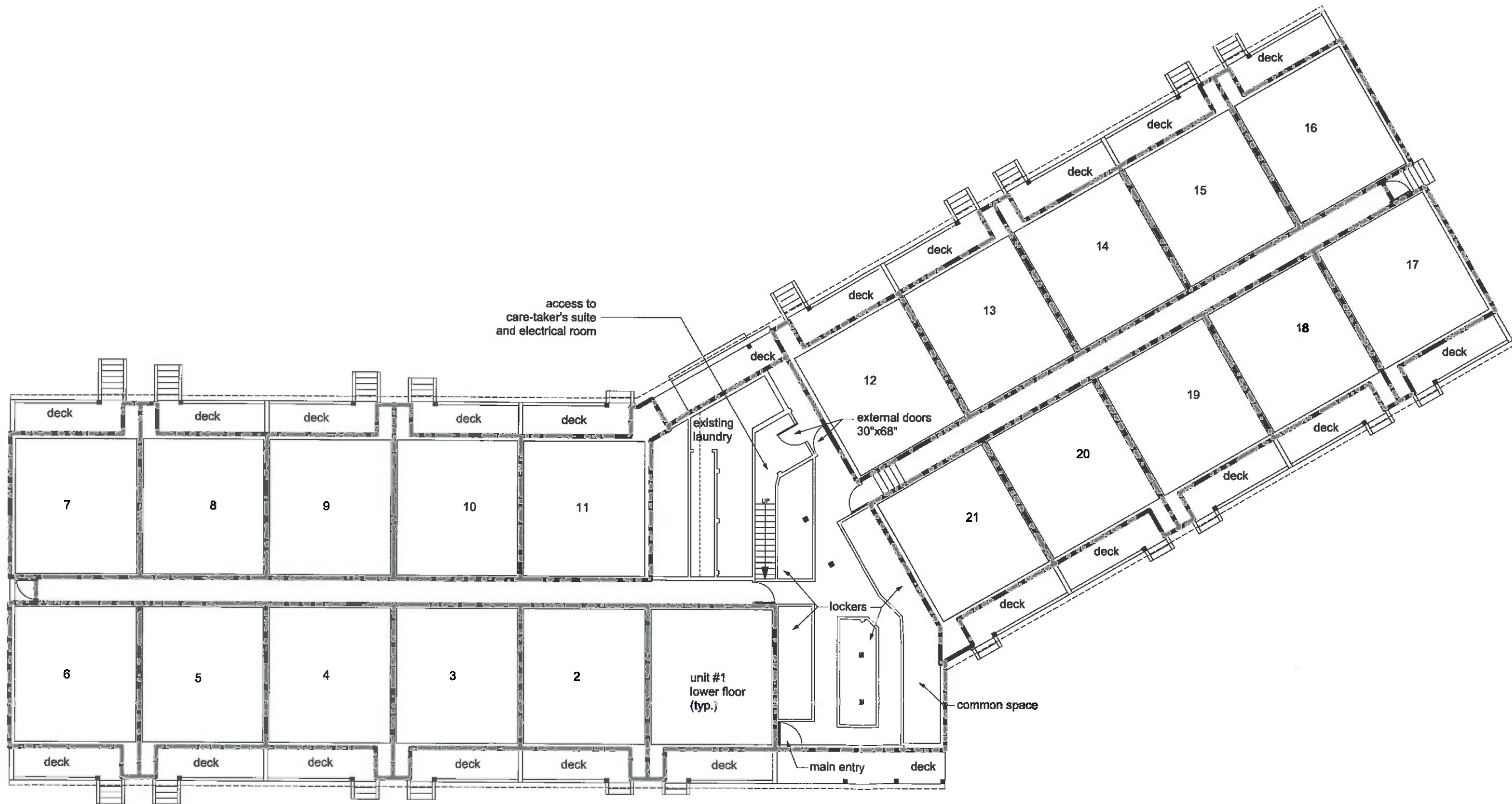


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TEL# 604-905-7777

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FEB 26 2013
RESOURCES AND PLANNING
REGISTRATION DIVISION
OF WHISTLER
A01
21/08/2012

21/08/2012



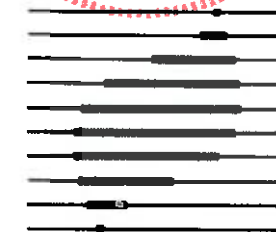
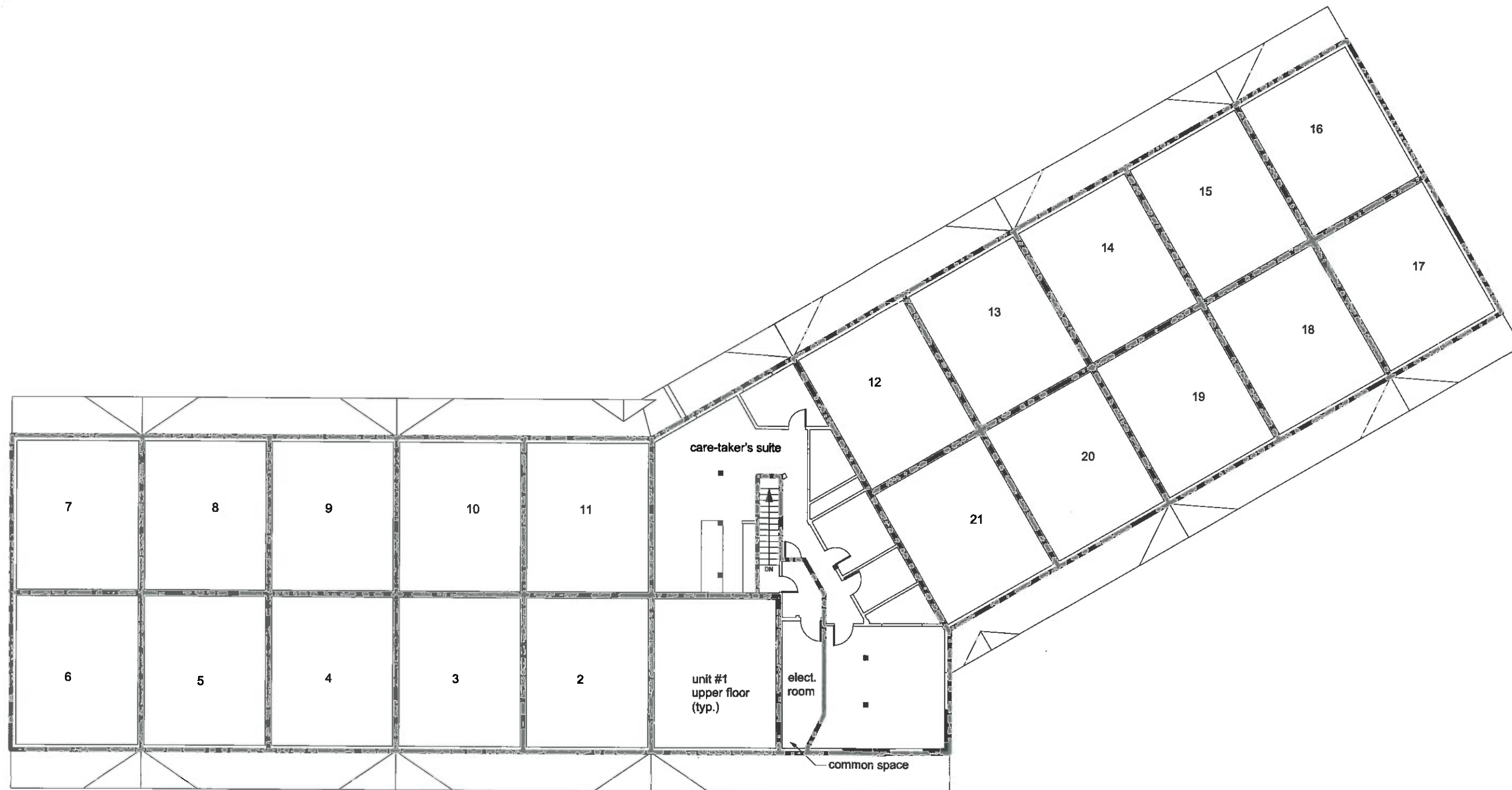
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GROUP**
ARCHITECTURE

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WHISTLER, BC,
CANADA V0N 1B7
TEL# 604-905-7777

**GROUND
FLOOR**
ALPINE HOUSE

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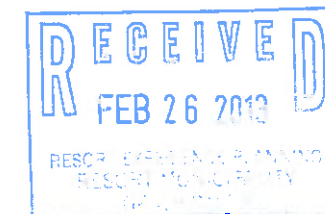
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GROUP**

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TEL# 604-905-7777

**UPPER
FLOOR**
ALPINE HOUSE

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



A03

21/08/2012



1 Facade 1
NTS



2 Rear elevation
NTS



3 Side elevation
NTS



4 Front entry
NTS



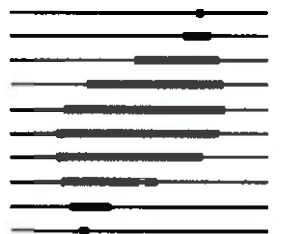
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NTS



6 Street facade 2
NTS



7 Street facade 1
NTS



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GROUP**
ARCHITECTURE

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FEB 26 2013
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WHISTLER, BC,
CANADA V0N 1B7
TEL# 604-905-7777
RESORT EXPERIENCE PLANNING
RESORT MUNICIPALITY
OF WHISTLER

BUILDING ELEVATIONS

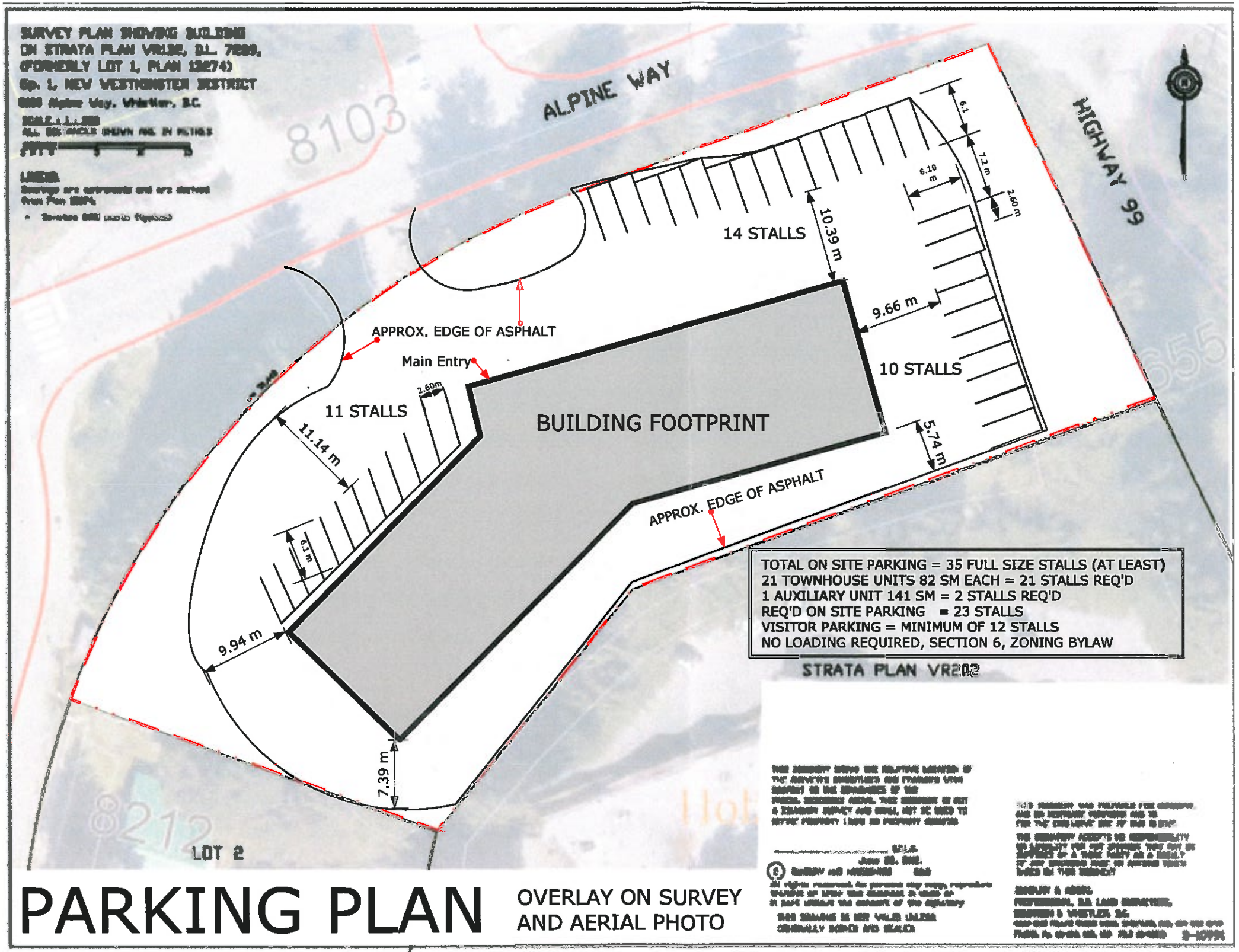
ALPINE HOUSE

scale: NTS

A04

21/08/2012



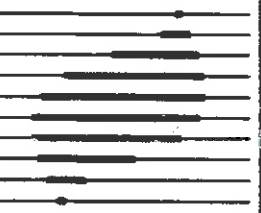


Issued for Rezoning:
Date: Oct. 4, 2012

DENNIE MAGUIRE, Architect, AIBC, MRAC
denmaguire@iredale.ca
Senior Associate

IREDALE GROUP Whistler Office
ARCHITECTURE
Suite #14 - 1005 Alpha Lake Road
Whistler BC V8N 1B1
1804.905.7777 / 1804.935.3177
www.iredale.ca

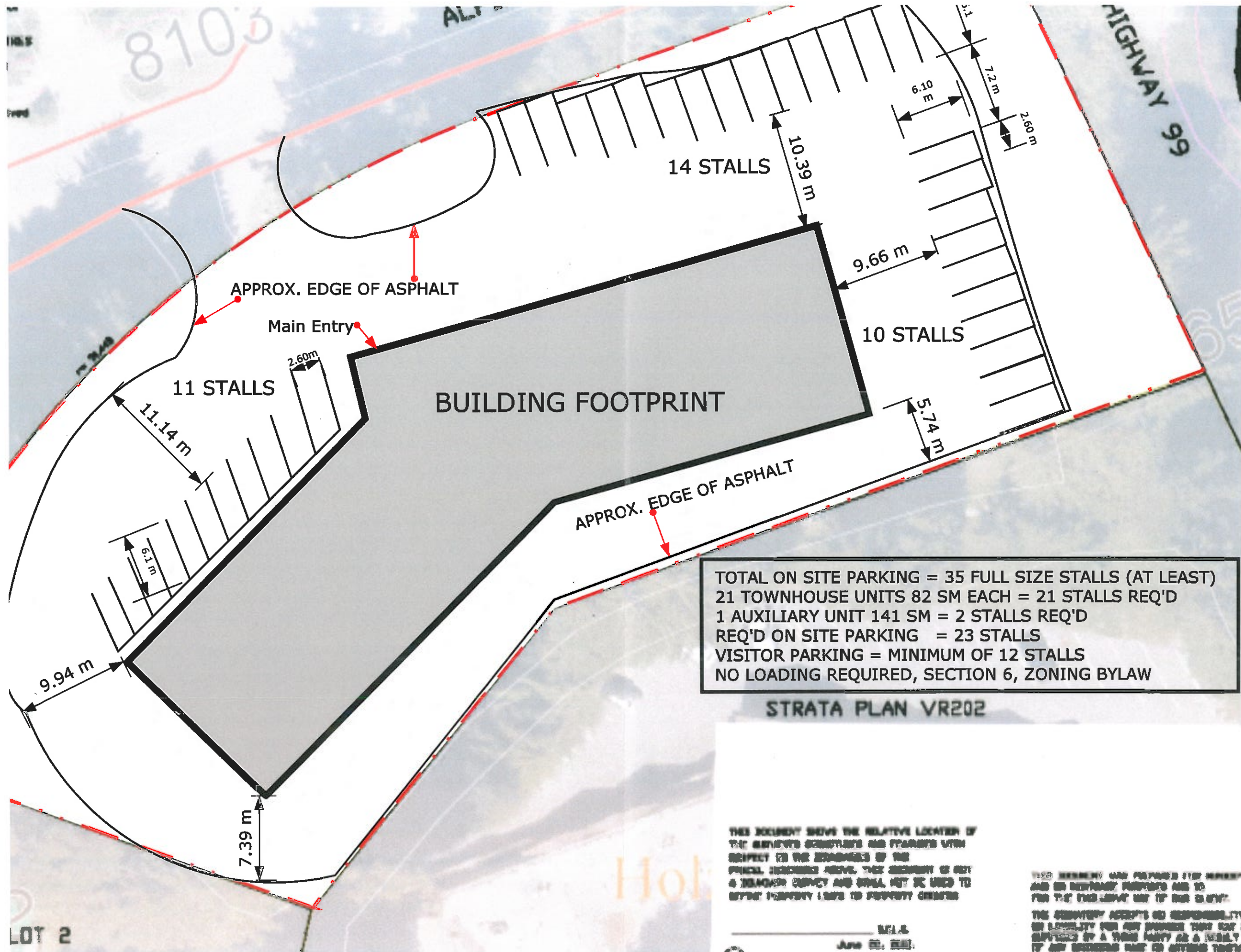
Alpine House
8100 Alpine Way



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ARCHITECTURE

Date:
Oct. 4,
2012

Page No.:
A05



TOTAL ON SITE PARKING = 35 FULL SIZE STALLS (AT LEAST)
21 TOWNHOUSE UNITS 82 SM EACH = 21 STALLS REQ'D
1 AUXILIARY UNIT 141 SM = 2 STALLS REQ'D
REQ'D ON SITE PARKING = 23 STALLS
VISITOR PARKING = MINIMUM OF 12 STALLS
NO LOADING REQUIRED, SECTION 6, ZONING BYLAW

RZ 1070

8100 Alpine Way

Council Presentation

May 6, 2014

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

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



Subject Lands



Background

- 8100 Alpine Way was developed in 1973 under the jurisdiction of the SLRD.

Alpine House Project Statistics	
Gross Floor Area	2067 m ²
Parcel Area	4780 m ²
Number or Units	21
Built Form	2 storey townhomes
Building Height	8 metres

Background

- Building has been nonconforming since creation of the RMOW.
- Lands were zoned R3 under Zoning Bylaw No. 9
- R3 zone was a ‘blanket’ multi-residential zone applied to many existing townhouse projects at the time.
- R3 introduced a “minimum parcel area per unit” regulation which was not consistent with the existing development at 8100 Alpine Way.

background

- Zoning Bylaw No. 9 was superseded by Zoning Bylaw 303 in 1984.
- Zoning on the lands became RM1 (Residential Multiple One), another 'blanket zone'.
- RM1 Zone maintained a “minimum parcel area per unit regulation”, thereby keeping the project nonconforming.
- This rezoning is requested to secure the development rights of the existing development.

Comparison of Project to RM1 Zone

Regulation	Zoning Bylaw 303 Requirement		Alpine House		Conforms?
Use	Townhouse		Townhouse		Yes
Maximum Building Height	10.7 m		8.0 m		Yes
Minimum Parcel Frontage	20 m		80.3 m		Yes
Minimum Parcel Area	985 m ²		4780 m ²		Yes
Floor Site Ratio	0.40		0.43		No
Minimum Parcel Area per Unit	297 m ²		227 m ²		No
Minimum Usable Site Area per Unit	232 m ²		227 m ²		No
Site Coverage	35 %		22 %		Yes
Setbacks	Front:	7.6 m	F:	13.67 m	Yes
	Side:	3.0 m	S:	7.7 m	Yes
	Rear:	7.6 m	R:	6.09 m	No
Parking	21 stalls		35 provided		Yes

Project Diagrams & Photos



Project Diagrams & Photos



Areas:	m ²
Unit 1	80.0
Unit 2	80.1
Unit 3	80.1
Unit 4	80.1
Unit 5	80.1
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Unit 20	80.1
Unit 21	81.7
Common space	236.2
Care-taker's suite	140.7
Overall building	2067.0
Site area	4780.0

ADDRESS:
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WHISTLER, BC

PROJECT DESCRIPTION:
REZONING APPLICATION
FOR TOWNHOUSE PROJECT

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#14 - 1005 ALPHA LAKE RD
WHISTLER, BC
CANADA V0N 1B7
TEL# 804-905-7777

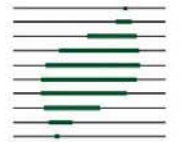
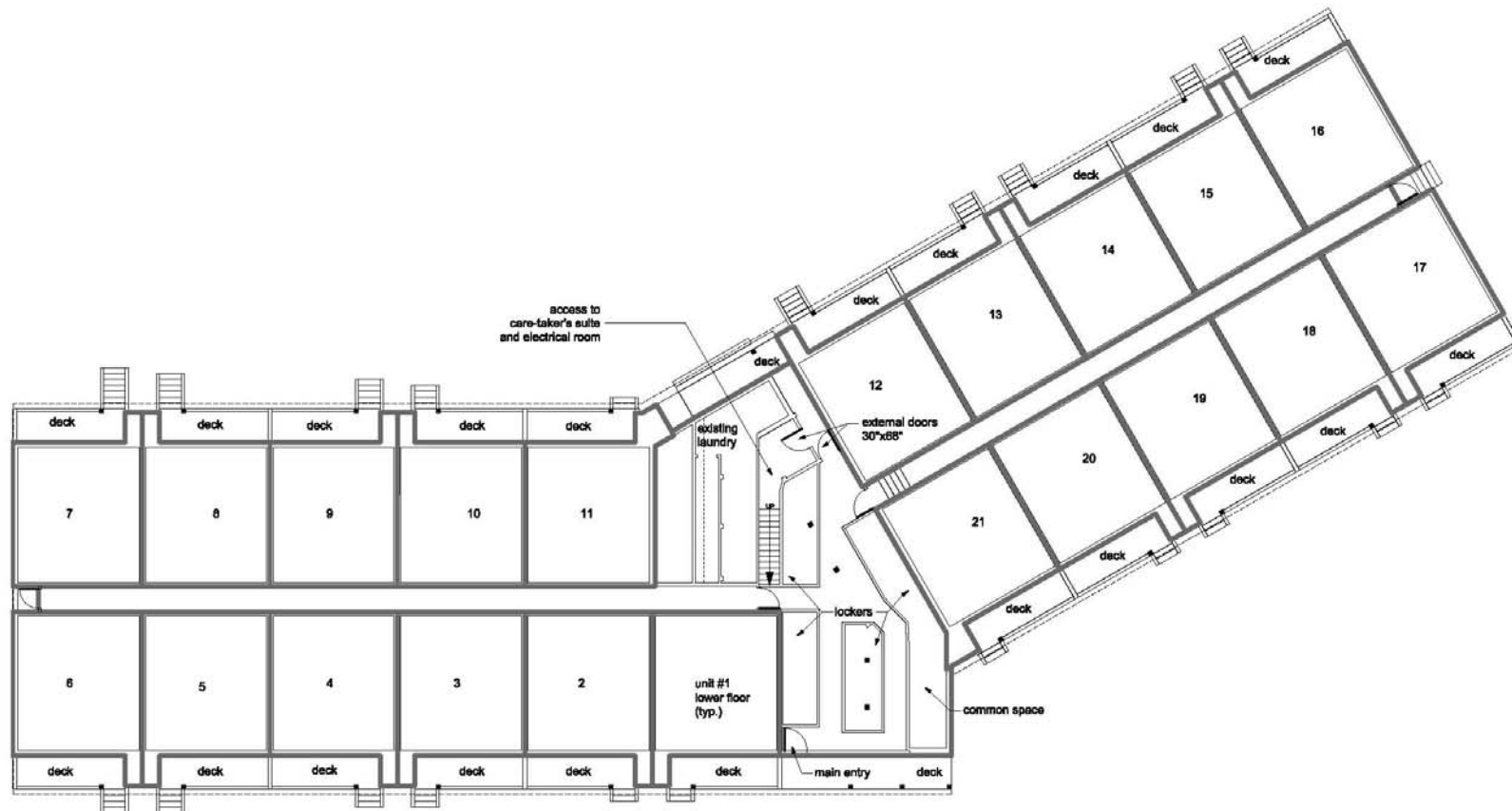
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ALPINE HOUSE

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A00

21/08/2012

Diagrams & Photos



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CANADA V0N 1B7
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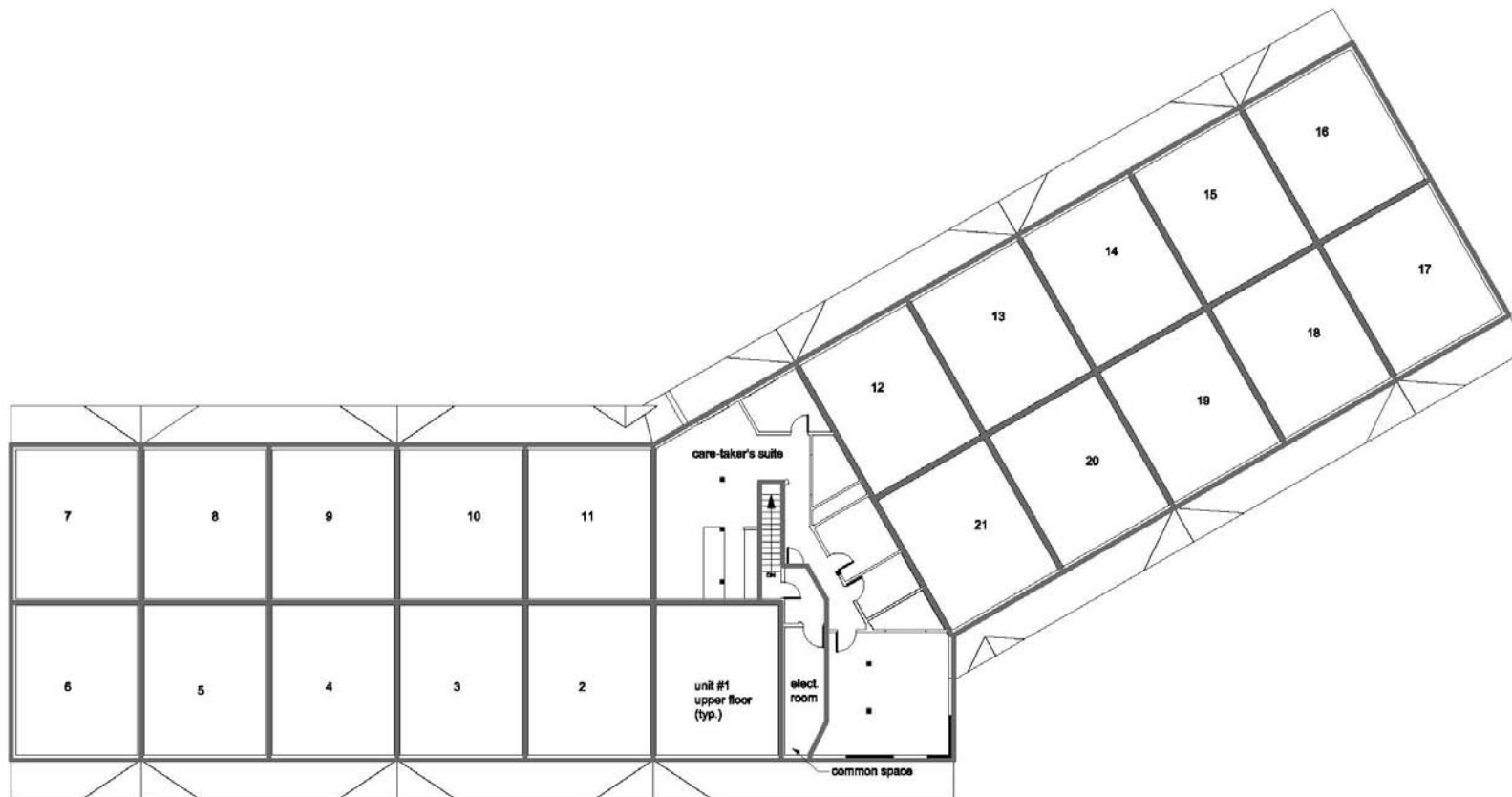
**GROUND
FLOOR**
ALPINE HOUSE

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

A02

21/08/2012

Project Diagrams & Photos



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CANADA V0N 1B7
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**UPPER
FLOOR**
ALPINE HOUSE

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

A03

21/08/2012

Project Diagrams & Photos



1 Facade 1
NTS



2 Rear elevation
NTS



3 Side elevation
NTS



4 Front entry
NTS



5 Street facade 3
NTS



6 Street facade 2
NTS



7 Street facade 1
NTS

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#14 - 1005 ALPHA LAKE RD
WHISTLER, BC,
CANADA V0N 1B7
TEL# 804-905-7777

**BUILDING
ELEVATIONS**
ALPINE HOUSE

scale: NTS

A04

21/08/2012

Rezoning Proposal

- RZ 1070 proposes to:
 1. Create a new zone for the parcel that reflects the existing townhouse project.
 - This will protect the owner's development rights.
 2. Allow for a caretaker's suite in the new zoning.
 - The owners wish to ratify an existing nonconforming space and maintain it as a caretaker's/ manager's unit.

Rezoning Proposal

- Staff support revising the zoning density regulations to reflect the actual development on site. Project is consistent with the existing neighbourhood.
- Staff researched the zoning bylaw and found 71 zones that allow auxiliary residential dwelling units.
- 16 Multi-family zones allow ARDU's.
- 6 of these allow ARDU's in townhouse developments.
- Staff consider this proposal to be consistent with above.

Planning & Policy Review

- Project consistent with Whistler 2020 policies regarding:
 - ❑ Understanding and defining limits to growth.
 - ❑ Supporting flexibility in housing form to meet changing needs.
 - ❑ Partners working together to achieve mutual benefit.
- Project is consistent with OCP policies regarding:
 - ❑ Supporting flexibility in land use to derive the greatest benefit from existing development.
 - ❑ Supporting reinvestment/ renovation of aging properties.

Community Engagement

- A sign describing RZ 1070 is posted on the property.
 - ❑ No inquiries/ responses have been received.
- The LGA requires a Public Hearing for rezoning applications.

Recommendation

That Council endorse the continuing review of Rezoning Application No. RZ 1070, 8100 Alpine Way.