

WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, JULY 15, 2014 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 (MC1 Zone – Mountain Commercial One) No. 2057, 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,

Zoning Amendment Bylaw
(MC1 Zone – Mountain
Commercial One) No.
2057, 2014

PURPOSE OF ZONING AMENDMENT BYLAW (MC1 ZONE – MOUNTAIN COMMERCIAL ONE) NO. 2057, 2014

In general terms, the purpose of the proposed Bylaw is to rezone the subject lands from RR1 (Rural Resource One) to MC1 (Mountain Commercial One), a new site specific mountain commercial zone designation to permit uses for an outdoor recreation enterprise (Whistler/Blackcomb) within the Whistler/Blackcomb Controlled Recreation Area.

Explanation

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 (MC1 Zone - Mountain Commercial One) No. 2057, 2014		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing
Proposed Bylaw		Zoning Amendment Bylaw (MC1 Zone - Mountain Commercial One) No. 2057, 2014
Council Minutes	17-Jun-14	Minutes of the Regular Meeting of Council
Council Report 14-070	17-Jun-14	Administrative Report to Council
Presentation Slides	17-Jun-14	Presentation slides for report to Council
Council Minutes	6-May-14	Minutes of the Regular Meeting of Council
Council Report 14-047	6-May-14	Administrative Report to Council
Presentation Slides	6-May-14	Presentation slides from May 6, 2014
Correspondence		Correspondence will be added to the package as it is received



NOTICE OF PUBLIC HEARING

TUESDAY, JULY 15, 2014 – 6:00 P.M.

Maurice Young Millennium Place
Franz Wilhelmssen Theatre, 4335 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (MC1 ZONE – MOUNTAIN COMMERCIAL ONE) NO. 2057, 2014

SUBJECT LANDS: 4890 Glacier Drive

More specifically these lands are described as all that unsurveyed Crown land together with District Lots 8015, 8017 and Block A of District Lot 5850 and that part of District Lot 5650, Group 1, NWD and containing approximately 0.791 hectares and 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 RR1 (Rural Resource One) to MC1 (Mountain Commercial One), a new site specific mountain commercial zone designation to permit uses for an outdoor recreation enterprise (Whistler/Blackcomb) within the Whistler/Blackcomb Controlled Recreation Area.

INSPECTION OF DOCUMENTS:

A copy of the proposed Bylaw and relevant background documents may be inspected on our website at www.whistler.ca/events (see July 15, 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 given 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 at the Public Hearing or through one of the following methods prior to the Public Hearing (by 4:30 p.m. on July 15, 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 (MC1 ZONE – MOUNTAIN
COMMERCIAL ONE) NO. 2057, 2014**

SUBJECT LANDS – 4890 GLACIER DRIVE



The following Public Hearings will be held on July 15, 2014 starting at 6:00 p.m. in the following order:

1. Land Use Contract Discharge and Zoning Amendment Bylaw (RS1 Zone – 8340 Mountain View Drive) No. 2058, 2014
2. Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014
3. Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014

**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2057, 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; and

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 (MC1 Zone – Mountain Commercial One) No. 2057, 2014”
2. Zoning and Parking Bylaw No. 303, 1983 is amended by:

- (a) amending Section 6 “Parking and Loading Regulation” by deleting section 4.1.4 (a) and replacing it with the following:

“4.1.4 (a) Parking spaces and driveways, except those driveways, which connect a parking area to a highway, are prohibited in setback areas in the Tourist Accommodation Zones, Commercial Local One Zone, Commercial Local Two Zone, Commercial Core Two Zone and Mountain Commercial One Zone.”

- (b) amending Section 6 “Parking and Loading Regulation” by adding a new Section 4.3 “MC1 Zone Parking” as follows:

“MC1 Zone Parking

4.3 At the option of an owner or occupier of land in the MC1 Zone, required vehicle parking spaces may be provided on land other than that to be developed, provided that at least 25 vehicle parking spaces are provided in the MC1 zone, the alternate parking site is located within 100 metres of the MC1 zone, and the condition set out in Section 4.2.1(b) (ii) is met.”

- (c) adding a new Section 8A with the heading “MOUNTAIN COMMERCIAL ZONES” in Table of Content after Section 8 “COMMERCIAL ZONES” and before Section 9 “INDUSTRIAL ZONES”.
- (d) adding a new category “Mountain Commercial Zones” to Section 7 under the heading “MC Zones” after “C Zones”;
- (e) adding “MC1” to Section 7 under the heading, “MC Zones” and adding under the heading, “Mountain Commercial Zones”, the following:

“Mountain Commercial One (Bylaw No. 2057, 2014)”.

- (f) amending Schedule “A” Zoning Map by changing the zoning designation of all of the lands contained in the parcel to MC1 (Mountain Commercial One) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule “1”.
- (g) adding to Section 8A in numerical order the Zoning District Schedule “MC1” as annexed to this Bylaw as Schedule “2”.

- (h) by amending Section 23, Schedule “A”, “Legend of Zones”, by adding a new heading “Mountain Commercial Zones”;
- (i) by amending Section 23, Schedule “A”, “Legend of Zones”, by adding under the heading, “Mountain Commercial Zones” the following:

“Mountain Commercial One (MC1)”.

- 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 17th day of June, 2014.

GIVEN SECOND READING this 17th day of June, 2014.

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

GIVEN THIRD READING this __ day of _____, _____.

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

ADOPTED by the Council this __ day of _____, _____.

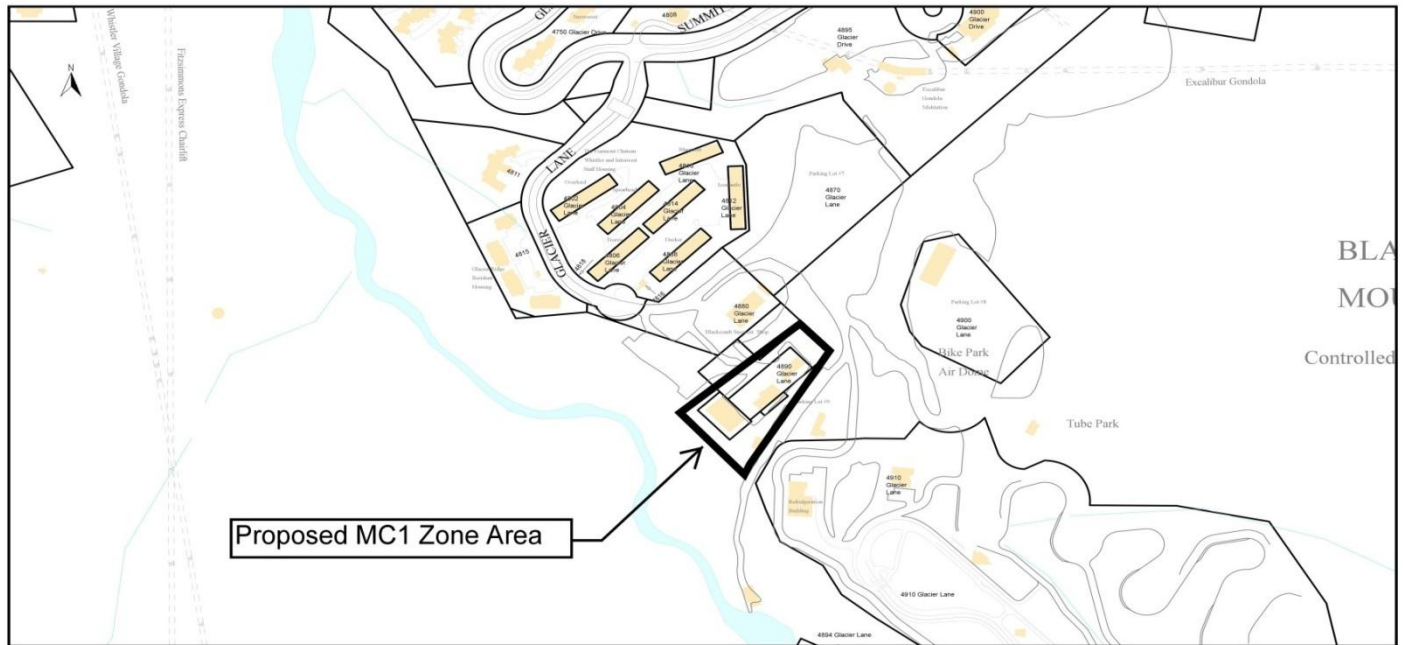
Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of “Zoning Amendment Bylaw
(MC1 Zone – Mountain Commercial
One) No. 2057, 2014”

Shannon Story,
Corporate Officer

SCHEDULE 1
4890 Glacier Ln – Whistler/Blackcomb
to be zoned MC1 (Mountain Commercial One)



SCHEDULE 2

MC1 MOUNTIAN COMMERCIAL ONE

MC1 Zone (Mountain Commercial One) (Bylaw No. 2057, 2014)

Intent

The intent of this zone is to provide for limited office and industrial uses related directly to the operation of an outdoor recreation enterprise within the Whistler/Blackcomb Controlled Recreation Area.

- 1 In the MC1 Zone:

Permitted Uses

- 1.1 The following uses are permitted, and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses including vehicle parking;
- (b) administration of an outdoor recreation enterprise in the Controlled Recreation Area, including telephone and online marketing and sales of patron passes to the area;
- (c) assembling, repairing and maintenance of signage, barriers and similar minor equipment used exclusively in the operation of an outdoor recreation enterprise in the Controlled Recreation Area, provided the use is totally enclosed within a building or structure.

Density

- 1.2 The maximum permitted gross floor area for the MC1 zone is 3,400 square metres.

Height

- 1.3 The maximum permitted height of a building or structure is the lesser of 12 metres and 3 storeys.

Site Area

- 1.4 Land in the MC1 zone may not be subdivided and the minimum site area for all uses is 7910 square metres.

Site Coverage

- 1.5 The maximum permitted site coverage is 25 percent.

Setbacks

- 1.6.1 The minimum permitted front setback is 28 metres.
- 1.6.2 The minimum permitted rear setback is 6 metres.
- 1.6.3 The minimum permitted side setback is 16 metres.

Off-Street Parking and Loading

- 1.7 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

- 1.8.1 Auxiliary storage yards shall be screened from adjacent parcels and roads.
- 1.8.2 Setback areas described in Section 1.6 not used for parking shall be landscaped to visually screen and separate the buildings, structures and parking areas from any road or driveway.

1. Discharge of existing covenant registered on title as G317,
2. Registration of a new development covenant as described in this report,
3. Resolution of technical matters associated with construction of the access road,
4. Registration of an access easement in favour of the adjacent parcels 8340, 8344, 8384, and 8388 Mountainview Drive as described in this report; and further,

That Council authorize the Mayor and Corporate Officer to sign any necessary legal documents associated with this rezoning.

CARRIED

At 6:28 p.m. Mayor Wilhelm-Morden returned to the meeting.

RZ 1085 – 4890 Glacier
Drive – Whistler/
Blackcomb Base II
Report No. 14-063
File No. RZ1085

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

That Council consider giving first and second readings to Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014;

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (MC1 Zone - Mountain Commercial One) No. 2057, 2014 and to advertise for same in the local newspapers;

That Council authorize the Mayor and Corporate Officer to execute any necessary legal documents for this application; and further,

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Submission by the applicant of a written agreement developed with staff that the site will be developed in accordance with:
 - a. Whistler's Build Green Policy,
 - b. Form and character design guidelines; and
 - c. Aquifer Protection guidelines.
2. Confirmation by the applicant how the additional employee housing requirements will be satisfied.
3. Payment of outstanding rezoning application fees.

CARRIED

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

That Land Use Contract Discharge and Zoning Amendment Bylaw (RS1 Zone - 8340 Mountainview Drive) No. 2058, 2014 receive first and second readings.
CARRIED

At 7:11 p.m. Mayor Wilhelm-Morden returned.

Zoning Amendment
Bylaw (MC1 Zone –
Mountain Commercial
One) No. 2057, 2014

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

That Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014 receive first and second readings.

CARRIED

BYLAWS FOR ADOPTION

Environmental Protection
(Invasive Species and
Development Permit
Conditions) Amendment
Bylaw No. 2052, 2014

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That Environmental Protection (Invasive Species and Development Permit Conditions) Amendment Bylaw No. 2052, 2014 be adopted.

CARRIED

OTHER BUSINESS

There were no items of Other Business.

CORRESPONDENCE

May Long Weekend –
Street Hockey
Tournament
File No. 2100

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

That correspondence from Bowen Cunningham, dated June 1, 2014, recommending the CBC “Play On!” street hockey tournament as an event in Whistler during the May Long Weekend be received and referred to staff.

CARRIED

Parking Ticket at Visitor
Information Centre
File No. 3009

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That correspondence from P. Ulicki, dated May 22, 2014, regarding parking at the Whistler Visitor Centre be received and referred to staff.

CARRIED

Solana Development in
Rainbow Subdivision
File No. DP 1334

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

That correspondence from Gail Macdonald, dated June 4, 2014, regarding the recent approval of the Solana Development to be constructed on Bear Paw Trail in the Rainbow Subdivision be received and referred to staff.

CARRIED



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 17, 2014

REPORT: 14-063

FROM: Resort Experience

FILE: RZ1085

SUBJECT: RZ 1085 – 4890 GLACIER DRIVE – WHISTLER/BLACKCOMB BASE II

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 (MC1 Zone – Mountain Commercial One) No. 2057, 2014;

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (MC1 Zone - Mountain Commercial One) No. 2057, 2014 and to advertise for same in the local newspapers;

That Council authorize the Mayor and Corporate Officer to execute any necessary legal documents for this application; and further,

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Submission by the applicant of a written agreement developed with staff that the site will be developed in accordance with:
 - a. Whistler's Build Green Policy,
 - b. Form and character design guidelines; and
 - c. Aquifer Protection guidelines.
2. Confirmation by the applicant how the additional employee housing requirements will be satisfied.
3. Payment of outstanding rezoning application fees.

REFERENCES

Location: 4890 Glacier Drive

Legal Description: All that unsurveyed Crown land together with District Lots 8016, 8017 and Block A of District Lot 5850 and that part of District Lot 5650, Group 1, New Westminster District and containing approximately 0791 hectares

Applicant: Blackcomb Skiing Enterprises Limited Partnership (Whistler/Blackcomb)

Current Zoning: RR1 (Rural Resource One)

Appendices: "A" Location Map

"B" Guidelines for aquifer protection and design character

"C" Ministry of Environment Letter

PURPOSE OF REPORT

This report presents the zoning amendment bylaw for a zoning amendment application for Whistler/Blackcomb Base II offices and workshops project located at 4890 Glacier Lane. The site is located north of the existing maintenance shop and south of various customer parking lots shown on the location map attached as Appendix A.

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. 1085 was reviewed by Council on May 6, 2014. Council authorized staff to proceed with further review of the application and to prepare the necessary zoning amendment bylaw for Council consideration.

Rezoning Proposal

Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014

This section of the report outlines the changes to Zoning Bylaw No. 303 as proposed in Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014.

Currently the existing RR1 zone does permit the proposed administrative and industrial uses on the parcel as principal uses if there is no recreation use on site. The proposed MC1 (Mountain Commercial One) zone outlines specific permitted uses, density, setback, height and parking requirements for the site. Permitted uses will be limited to administrative and limited fabrication, assembling, repairing and maintenance uses relating to the operation of an outdoor recreation enterprise (Whistler/Blackcomb) in the Controlled Recreation Area and auxiliary buildings and auxiliary uses.

The proposed MC1 zone permits a maximum of 3,400 square metres (36,597 sq.ft.) of gross floor area on the parcel. This accommodates the applicant's envisioned development on the site. Approximately 597 square metres of gross floor area will be allocated for the existing finance building. The remaining gross floor area will be divided evenly (approximately 1,395 square metres each) between two new 3-storey buildings to be built in two phases. In Phase 1 the new building will provide 803 square metres of office and workshop space to replace the space destroyed in the September 2013 fire and approximately 592 square metres of gross floor area for other related administrative uses Whistler/Blackcomb is considering to consolidate on this site.

The proposed MC1 zone setbacks were developed based on discussions between the applicant and staff to retain the natural character of the area and to maintain an adequate buffer of mature trees and vegetation for the parcel.

With respect to parking, Whistler/Blackcomb's responsibility to the Province is complex in nature through their leases, licenses and approvals on the Crown land to provide parking on the mountain. With over 1,600 parking spaces within a reasonable distance of the site, the parking requirements in Section 6 of the Zoning and Parking Bylaw 303 are being modified for the MC1 Zone. Currently, required parking spaces must be either on the subject site or within a 50 metres distance from the site where the principal building will be located. The MC1 zone parking requirements will be a

combination of 25 parking spaces on the site and the remaining 68 required parking spaces to be provided within 100 metres of the site. This larger distance from the site reflects the ability for Whistler/Blackcomb to provide these spaces in the large existing and future surface parking lots surrounding the subject site. A total of 93 required parking spaces for the total gross floor area are consistent with the number of parking spaces required by other similar uses in other zones in the municipality.

Further, standards for aquifer protection and for the design of the development are recommended as a condition of rezoning consideration. These are outlined in the attached Appendix B.

WHISTLER 2020 ANALYSIS

The Whistler 2020 Analysis was provided in Administrative Report No. 14-047 to Council on May 6, 2014.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw 303

In conjunction with the proposed MC1 Zone for this specific site, Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial) No. 2057, 2014 makes other amendments to Zoning and Parking Bylaw 303. The zoning bylaw amendment creates a separate zoning category designated “Section 8A MOUNTAIN COMMERCIAL ZONES” to provide a specific and centralized location for land use regulations in the Zoning Bylaw for zoning information in the Whistler/Blackcomb Controlled Recreation Area.

Official Community Plan

The proposed zoning bylaw amendment is consistent with the Municipality’s Official Community Plan, both as per Schedule “A” of Official Community Plan Amendment Bylaw No. 1021, 1993, and as per Schedule A of Official Community Plan Adoption Bylaw No. 1083, 2011 as revised.

Green Building Policy

Whistler’s Green Building Policy provides direction for commitments in respect of green building features for proposed rezoning. A summary was provided in Administrative Report No. 14-047 to Council on May 6, 2014. A written agreement will be developed with staff that the site will be developed in accordance with Whistler’s Green Building Policy.

Works and Services Charges Bylaws

A summary evaluation was provided in the Administrative Report No. 14-047 to Council on May 6, 2014. Applicable fees will be assessed and collected at time of building permit application.

Employee Housing Service Charge Bylaw

A summary evaluation was provided in the attached Administrative Report No. 14-047 to Council on May 6, 2014. Prior to the adoption of the zoning the applicant is to confirm how the additional employee housing requirements will be satisfied.

EXTERNAL AGENCIES

As part of a rezoning application, under the Ministry of Environment (MOE) Contaminated Sites Regulations, the applicant was required to complete and submit a provincial site profile application regarding land remediation regulations for the subject parcel. On May 16, 2014, the Director of the Land Remediation Section MOE provided a letter of authorization for the Resort Municipality to proceed with processing of the zoning application. However, the letter states that in accordance with section 7(1) of the Contaminated Sites Regulation, the Director will require a preliminary site investigation for the subject site following completion of the rezoning. The letter is attached for reference as Appendix D.

BUDGET CONSIDERATIONS

The proposed development will be 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 adoption of the zoning amendment bylaw.

COMMUNITY ENGAGEMENT AND CONSULTATION

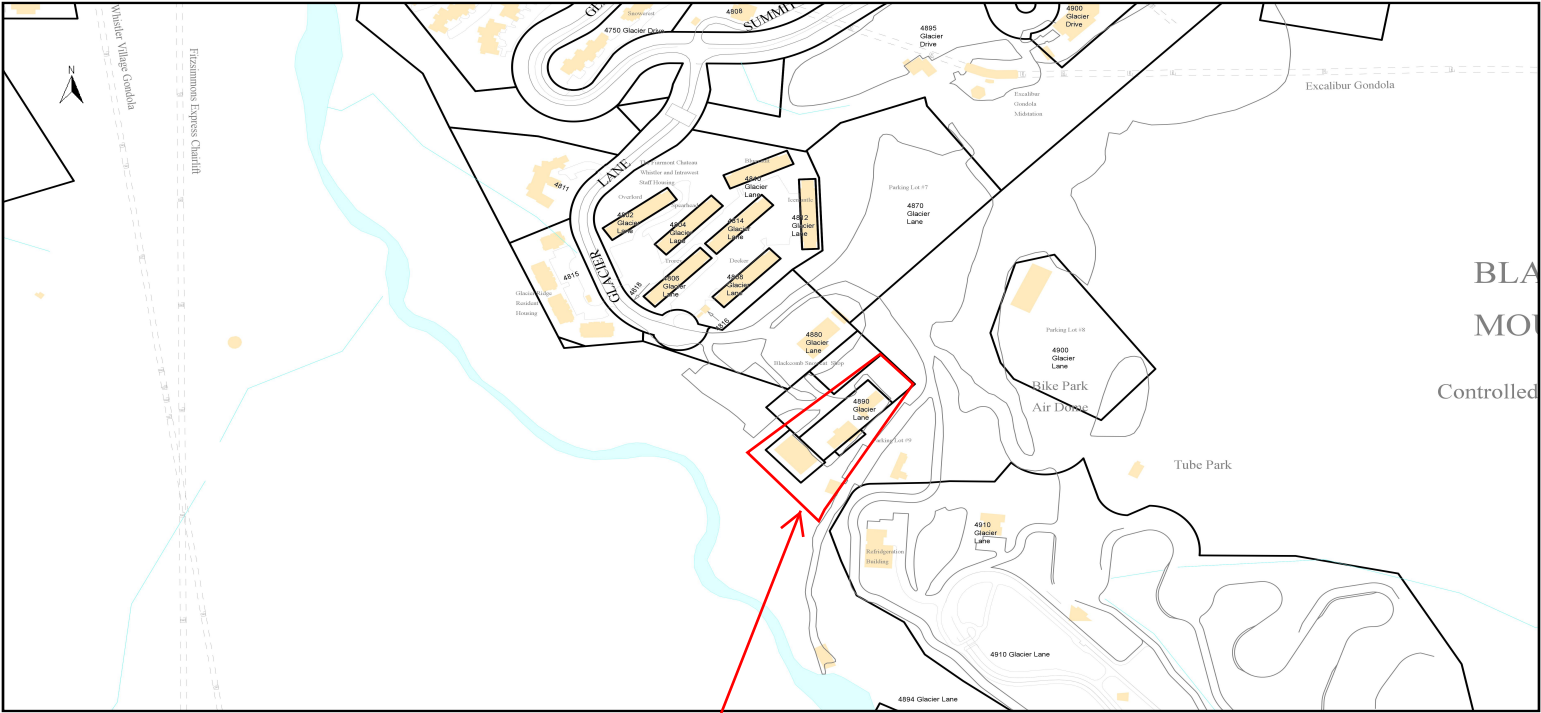
An information sign has been posted at the subject property to allow for public inquires about the application. A public hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

SUMMARY

This report presents draft Zoning Amendment Bylaw (MC1 Zone - Mountain Commercial One) No. 2057, 2014 for a rezoning application for Whistler/Blackcomb Base II offices and workshops located at 4890 Glacier Lane. The rezoning application will create a new zone for this development. The zoning amendment bylaw is presented for Council consideration of first and second reading and scheduling of a public hearing.

Respectfully submitted,

Robert Brennan
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE



Subject Area

Aquifer Protection and Development Design Standards

1. AQUIFER PROTECTION

Standards

A review of aquifer issues shall be in accordance with the following standards.

- a. All improvements, buildings and structures and alterations to land must be designed, constructed, undertaken and maintained in a manner that does not result in contamination of any aquifer or groundwater.
- b. Buildings, structures and uses involving the transportation, storage or use of materials, chemicals, compounds or substances that could contaminate an aquifer or groundwater, including materials or substances used during land alteration and construction activities, must be located, designed, constructed, and maintained to eliminate the possibility of any such contamination.
- c. The RMOW may incorporate requirements for measures to preserve or protect aquifers and groundwater from contamination.

DEVELOPMENT FORM AND CHARACTER

Standards

These standards are not intended to be prescriptive; imaginative design solutions are encouraged provided they meet the general design intent.

SITE PLANNING AND BUILDING DESIGN

- a. Position buildings on the site to create a defined street edge common to attractive commercial areas.
- b. Mass and scale of development should fit with the surrounding neighbourhood character and mountain resort community character.
- c. Minimize the overall mass appearance of any one building.
- d. Building articulation and innovative and interesting façade treatments, consistent with the resort community character, are strongly encouraged to create identifiable, attractive commercial areas. For example:

- i. Use of a variety of colours, architectural features and building materials. Large areas of glass and singular materials are strongly discouraged.
 - ii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
 - iii. Design shop facades as individual entities to strengthen their character and interest to the pedestrian.
 - iv. Entrances to shops and building lobbies should be clearly identifiable from sidewalks and other public areas.
 - v. Use of attractive and innovative signage.
 - vi. Integrate balcony and terrace areas as appropriate to building uses.
- e. Building materials should be consistent with the mountain character, sufficiently durable to withstand Whistler's harsh climate, and consistent with the intended use of the building.
- f. Roof form should be modulated and of a mountain character to reduce the apparent bulk of a building and to create more visual interest. Deep roof overhangs are encouraged. Small areas of flat roofs are acceptable. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation. Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.
- a. Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged.
- g. Roof mounted equipment should be integrated with the overall roof design and adequately screened so they are concealed to the greatest extent possible from pedestrian viewpoints.
- h. Site and building design should address the functional needs of persons with disabilities; including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity. Accessible routes to an acceptable standard shall be provided from the street and parking to building entrances in all seasons, and at an appropriate width, in terms of expected pedestrian volumes. Service bays and waste storage should be contained within the building or suitably screened
- i. Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.

ACCESS, PARKING AND WASTE FACILITIES

- a. Shared parking facilities and shared access points are encouraged to reduce the amount of curb-cuts, and allow for efficient traffic circulation and utilization of parking supply.
- b. Locate parking areas to minimize the visual impact of parking from the street. All surface parking areas should be screened by a combination of landscaping and berms.

- c. Parking areas must provide adequate areas for snow storage and drainage.
 - i. All accessible parking spaces should be located as close as possible to building entrances.
- d. Adequate bicycle parking facilities should be provided on-site and within buildings where appropriate.
 - ii. Service bays and loading areas should be integrated with site and building design and either contained within the building or suitably screened from the street and public areas.
- e. Garbage and recycling facilities should be designed as an integral element of the development – contained within the building or suitably screened and complementary to overall building design, and adequately sized to meet the needs of uses on site.

EXTERIOR LIGHTING

- a. Outdoor lighting should be used for safe pedestrian passage and property identification firstly seasonal festive lighting and limited architectural and landscape feature lighting is permitted.
- b. Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting
- c. Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cutoff and fully shielded fixtures that shield the light source to protect dark skies and avoid light pollution.

SIGNAGE

- a. Comprehensive sign plans should consider the following design objectives:
 - i. Signage should be designed to be architecturally consistent with associated buildings and complement the character of the local commercial area.
 - ii. Street-fronting buildings' signage should be directly integrated into building façades or hung perpendicular to building façades.
 - iii. Signs that visually exhibit or express the character of their site or location or the nature of the business enterprise to which they relate are encouraged.
 - iv. All aspects of signage should be considered including sign brackets/mounting, lighting and materials.
 - v. All signage must also meet the requirements of the RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character design guidelines.

FENCING

- a. Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.
- b. Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize its visual impact.

- c. Chain link fencing where utilized should be screened so that such the fencing should not be visible from pedestrian areas, a municipal road or highway.

LANDSCAPING

- a. Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to Highway 99 right-of-way that contributes to the mountain character and complements the development.
- b. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of development sites, should be preserved and integrated with new landscaping.
- c. Landscaping, tree plantings and screening methods should be used to screen:
 - i. Surface parking lots;
 - ii. Surface storage areas;
 - iii. Blank building faces; and
 - iv. Provide buffers between commercial and mixed commercial/industrial land uses and other adjacent land uses.
- d. Landscaped areas with the capacity to infiltrate and accommodate stormwater runoff, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking lots and rooftops.
- e. Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.



16 May, 2014

Victoria File: 26250-20/16749
SITE: 16749

VIA FAX and EMAIL ONLY: 604 938-7527 and rbrennan@whistler.ca

Whistler & Blackcomb Mountain Resorts Ltd.
4545 Blackcomb Way
Whistler, BC V0N 1B4
Attention: Doug Forseth

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C. V0N 1B4
Attention: Robert Brennan

Dear Doug Forseth and Robert Brennan:

Re: Site Profile Submission – Zoning Application
4890 Glacier Lane, Whistler
PID: 015-774-937, PINs: 7357981, 90042269 and 90042270 and un-surveyed Crown Land.

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site.

Based on the information provided by the applicant, the ministry is prepared to provide the necessary release so that the Resort Municipality of Whistler may proceed with approval of the zoning application. To that end, please accept this letter as notice pursuant to the *Local Government Act* (section 946.2(2)(b)) that the Resort Municipality of Whistler may approve the zoning application under this section because the Director does not require site investigation prior to approval of the zoning application. This decision is for the limited purpose of the rezoning.

In accordance with section 7(1) of the Contaminated Sites Regulation (Regulation), the Director requires a preliminary site investigation for the subject site following completion of the rezoning. Investigation of all environmental media must be conducted until the full extent of contamination is determined at the site and which has migrated from the site. Section 58 and 59 of the Contaminated Sites Regulation describe the requirements for the conduct of preliminary and detailed site investigation and the content of reports based on those investigations.

Pursuant to the *Local Government Act* (section 946.2), or the *Land Title Act* (section 85.1) in the case of subdivision, this decision will suspend approval of future applications for the site identified in section 40 of the Act, until:

- the proponent has applied for, and obtained one of the following instruments, as applicable: a Determination that the site is not a contaminated site, a Voluntary Remediation Agreement, an Approval in Principle of a remediation plan or a Certificate of Compliance confirming the satisfactory remediation of the site. A copy of the legal instrument must be provided to the approving authority; or
- the approving authority has received notice from the ministry that it may approve a specific application because a) in the opinion of the Director, the site would not present a significant threat or risk if the specified application were approved; b) the Director has received and accepted a Notification of Independent Remediation with respect to the site; or c) the Director has indicated that a site investigation is not required prior to the approval of the specified application.

For more information regarding the freeze and release provisions of the site profile process, refer to Fact Sheet 37, "Site Profile Freeze and Release Provisions" and Administrative Guidance 6, "Site Profile Decisions and Requesting Release Where Local Government Approvals are Required" available on the Land Remediation Section Website at <http://www.env.gov.bc.ca/epd/remediation/>.

Please be advised of the following:

- The absence of a requirement to undertake a site investigation does not necessarily mean that the site is not a contaminated site. It is recommended that the proponent retain a qualified environmental consultant to identify and characterize any soil and/or groundwater of suspect environmental quality encountered during any subsurface work at the subject site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination; and
- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in section 120(17) of the Act.

Decisions of a Director may be appealed under part 8 of the Act.

Please contact the undersigned at 604 582-5377 if you have any questions about this letter.

Yours truly,

A handwritten signature in black ink, appearing to read "Vin Hanemayer". The signature is fluid and cursive, with a large initial "V" and a long, sweeping underline.

Vincent Hanemayer
for Director, *Environmental Management Act*

vch\

RZ1085 (4890 Glacier Drive – Whistler/Blackcomb Base II - 1st and 2nd Readings of Zoning Amendment Bylaw)

Council Presentation

June 17, 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



- 0.710 ha parcel size
- Located on Glacier Lane, above existing Maintenance building and near Blackcomb Mountain lift facilities and parking lots
- Existing Finance Building included on lands
- Property owned by the Province - on lease to Whistler/Blackcomb for CRA use
- Mature trees located on perimeter of proposed area

Background

- September 2013 – Fire – Whistler/Blackcomb offices & workshops destroyed. Loss of 3 buildings
- Site specific zoning is required for the area to accommodate the proposed uses on the site.
- March 2014 – Rezoning application submitted for a 0.791 ha area outlined by the applicable Ministry.
- May 6, 2014 – Council directed staff to proceed with processing application and prepare a zoning amendment bylaw for 1st and 2nd readings.

Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014

Purpose

- Create a new Commercial Zone category:
 - ✓ Mountain Commercial Zones (Section 8A)
- Rezone subject lands from RR1 to MC1 (MC1 Zone – Mountain Commercial One)
- MC1 Zone is a new site specific mountain commercial zone for outdoor recreation enterprise within the W/B Controlled Recreation Area

Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014

Permitted Uses of MC1 Zone

- a) Auxiliary buildings and auxiliary uses including vehicle parking;
- b) Administration of an outdoor recreation enterprise in the Controlled Recreation Area;
- c) Assembling, repairing and maintenance of signage, barriers and similar minor equipment used exclusively in their operation of an outdoor recreation enterprise in the Controlled Recreation Area, provided the use is totally enclosed within a building or structure.

Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014

Other Regulations

- Auxiliary storage yards screened from adjacent parcels and roads
- Setback areas shall be landscaped except areas used for parking

Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014

Density

- Maximum permitted gfa 3,400 sq.m.

Building Height

- Maximum 12 metres and 3 storeys

Site Area

- May not be subdivided
- Minimum permitted 7,910 sq.m.

Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014

Site Coverage

- Maximum permitted 25 percent of the parcel.

Setbacks

- Front setback is 28 metres.
- Rear setback is 6 metres.
- Side setback is 16 metres.

Parking and Loading

- Section 6 of Zoning Bylaw amended for MC1 Zone:
 - ✓ minimum of 25 parking spaces shall be provided on the parcel
 - ✓ Remaining parking spaces to be provided within 100 metres of the MC1 zone.

Policy Considerations

- **Official Community Plan**
 - ✓ Consistent with applicable items for a rezoning application
 - ✓ Consistent with design guidelines for building, landscaping and environmental sensitivity.
 - ✓ Written agreement of commitment prior to adoption
- **Green Building Policy**
 - ✓ Written agreement of commitment prior to adoption
- **Works and Services Charges Bylaws**
 - ✓ Applicable fees will be collected with BP application
- **Employee Housing Service Charge Bylaw**
 - ✓ Confirmation of how the additional employee housing requirements are to be satisfied prior to adoption

Recommendation

That Council consider giving first and second readings to Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014;

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (MC1 Zone - Mountain Commercial One) No. 2057, 2014 and to advertise for same in the local newspapers;

That Council authorize the Mayor and Corporate Officer to execute any necessary legal documents for this application; and further,

Recommendation (cont'd)

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Submission by the applicant of a written agreement developed with staff that the site will be developed in accordance with:
 - a. Whistler's Build Green Policy,
 - b. Form and character design guidelines; and
 - c. Aquifer Protection guidelines.
2. Confirmation by the applicant how the additional employee housing requirements will be satisfied.
3. Payment of outstanding rezoning application fees.

Questions

The background of the slide is an abstract composition. The top section is a solid green band. Below it, the main area is filled with a complex pattern of overlapping, semi-transparent geometric shapes in various shades of green, yellow, and light blue. In the upper right corner, there are several thin, white, curved lines that resemble stylized orbits or paths.

- 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, 2014

REPORT: 14-047

FROM: RESORT EXPERIENCE

FILE: RZ 1085

SUBJECT: RZ 1085 - 4890 GLACIER DR. - REZONING PROPOSAL FOR WHISTLER/BLACKCOMB BASE 2 OFFICES AND WORKSHOPS

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

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.

REFERENCES

Location: 4890 Glacier Drive

Legal Description: All that unsurveyed Crown land together with District Lots 8016, 8017 and Block A of district Lot 5850 and that part of District Lot 5650, Group 1, New Westminster District and containing approximately 0.791 hectares

Owner: Blackcomb Skiing Enterprises Limited Partnership (Whistler/Blackcomb)

Zoning: RR1 (Rural Resource One)

Date of Application: March 25, 2014

Appendices: "A" Location Map
"B" Preliminary Site Plan

PURPOSE OF REPORT

This report describes the proposed rezoning for Whistler/Blackcomb Base 2 offices and workshops and seeks Council's endorsement for further review and preparation of the necessary zoning amendment bylaw for Council consideration.

DISCUSSION

Background

On September 16, 2013, a fire destroyed offices and workshops in three Whistler-Blackcomb buildings located at 4890 Glacier Drive with a total loss of 804.3 sq.m of gross floor area. The site is located in the area referred to as Base 2 by the applicant and is located to the north of the existing maintenance shop and south of various customer parking lots shown on the location map attached as Appendix A.

In 2013, as an interim measure, the RMOW worked with the applicant and their insurer to permit temporary portable space to be installed while the applicant prepared plans for submission for permanent replacement buildings.

On January 9, 2014, in preliminary discussions with the RMOW, the applicant was advised rezoning and development permit applications would be required prior to any new permanent buildings being constructed on the site. The rezoning application was to more accurately reflect the types of uses and buildings to be located on the site. The development permit is required for the protection of an aquifer and for the form and character of community commercial developments. The applicant advised they would review their plans and options and then submit their rezoning and development permit applications.

The Whistler/Blackcomb company leases a large Crown land area from the Province to operate recreation and related indoor and outdoor uses and amenities including ski lifts, alpine skiing runs and terrain, hiking and mountain biking trails, tube park and auxiliary uses such as parking, restaurant, retail, skier-service facilities, mountain operations facilities, snow school facilities, mountain lodges and accommodations. The proposed and historic uses are accommodated under existing leases between the applicant and the Crown. This arrangement means there is no raised land tile at the Land Titles Office and therefore traditional land use development tools such as registering restrictive covenants or development permits on title are not possible.

The applicant in conjunction with the Ministry of Forests, Lands and Natural Resource Operations are in the process of creating a new lease for this subarea (0.791 hectares) that will be subject to municipal rezoning, development permit and associated requirements. Site specific zoning is proposed for this new lease area to accommodate the expanded proposed and historic uses on the site.

Rezoning Proposal

On March 25, 2014, rezoning application RZ1085 was submitted by the applicant to request rezoning of the site for a three building administrative headquarters for the company with a maximum gross floor area of approximately 3,397 square metres as follows:

- 597 square metres (1 storey) Finance building (existing building)
- 1,395 square metres (3 storeys) office and workshops (Phase 1)
- 1,395 square metres (3 storeys) office building (Phase 2)
- And associated parking and landscaping

as shown on the preliminary site plan attached as Appendix B.

The existing finance building (597.3 square metres) remains unchanged. The labelled “SMP (Snow Mountain Projects) Shop” and the “CWA (Canadian Wilderness Adventures) Shop” shown on Appendix B are temporary facilities. The applicant does not intend for these facilities to remain in their current locations in the long term. The current plan is to allow them to remain until the Phase 2 Building is under constructed.

The proposed Phase 1 building consists of 803 square metres of gross floor area to replace the offices and workshops lost in the fire and 592 square metres for additional office use for Whistler/Blackcomb operations. The proposed Phase 2 building consists of an additional 1,395 square metres of gross floor area for office use and would be built when the applicant is ready to consolidate other office operations into this headquarters building. The rezoning requests the following uses on the site; offices, workshops, auxiliary buildings and uses relating to the Whistler-Blackcomb operations and associated parking and landscaping.

The proposed preliminary site plan shows 25 parking spaces located on the subject site. The proposed gross floor area generates a total parking requirement of 92 parking spaces; 51 spaces

for the existing Finance building and the Phase 1 building, and an additional 42 spaces for the Phase 2 building. Therefore, the proposal has a 68 parking spaces deficiency based on standard requirements in the zoning bylaw for the proposed uses.

The Zoning Bylaw regulations do permit parking spaces to be provided on other land, other than that to be developed, provided the alternate parking site is located within a distance of 50 metres of the subject site and an easement or covenant in favour of the Municipality is registered against the title of the lands upon which the parking is located. In and around the rezoning site, the applicant currently controls over 1,500 parking spaces (Lots 6, 7, 8, and K). Although a covenant cannot be registered on title, staff and the applicant are working together to identify an acceptable method to demonstrate that the additional 68 parking spaces can be provided within 50 metres of the site for the proposed buildings and uses. This is to be addressed in conjunction with the consideration of the required zoning amendment bylaw.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	<p>The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscape and evoking a dynamic sense of place</p> <p>Building design, construction and operations is characterized by efficiency, durability and flexibility for changing and long-term uses.</p> <p>The new and renovated built environment has transitioned towards sustainable management of energy and materials.</p> <p>Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.</p>	The applicant is aware that the proposed rezoning for office and workshop uses on the site requires a development permit application with a design that reflects and incorporates these values.
Energy	<p>Energy is...used efficiently through market transformation, design, and appropriate end use.</p> <p>The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated.</p>	Green building commitments that meet the Green Building Policy will be a condition of adoption of the zoning amendment bylaw.
Finance	Senior levels of government recognize the value of the resort community and support its success.	Ministry of Forests, Lands and Natural Resource Operations is concurrently processing a revised "parcel" area acknowledging the requested zoning activities on the site in a revised lease agreement.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
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Energy	The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated.	Energy is required to manufacture the necessary building materials and implement the development.
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OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw 303

Current zoning is RR1 (Rural Resource One) which was intended to provide for the development of resource uses that are compatible with resort activities. It was a zone applied to large areas of the municipality when Bylaw 303 was adopted including most of the Crown lands. There are some permitted uses and setbacks in the RR1 zone that are not appropriate in the subject location (i.e. agriculture, cemetery, church and storage of explosives uses and setback requirements for recreation buildings of 30 metres from other zones, 50 metres from Residential zones and all other buildings requiring a 10 metres setback).

Staff and the applicant agree that a new zone should be created which is succinct and descriptive of the uses, massing, height, setbacks etc., for the subject area at this location on the mountain within the Whistler/Blackcomb CRA.

Official Community Plan (OCP)

In the OCP, this area's land use designation is "Whistler/Blackcomb CRA" which defines Crown lands leased to Whistler Blackcomb for recreation and related indoor and outdoor uses and amenities including ski lifts, alpine skiing runs and terrain, hiking and mountain biking trails, tube park and auxiliary uses such as parking, restaurant, retail, skier-service facilities, mountain operations facilities, snow school facilities, mountain lodges and accommodations. The subject area is within the OCP's Whistler Urban Development Containment Area (WUDCA) boundary which is the area within the Municipal boundary where all urban land uses and development are to be located.

Whistler's OCP also outlines specific goals, objectives and policies for review with respect to rezoning applications. A summary follows:

Table 1: OCP Goals, Objectives and Policies for consideration

OCP Criteria	Comments
Chapter 3 – Growth Management	
Policy 3.1.2.1 – Support, flexibility, diversity, adaptability and efficiency in land use and development to derive the greatest benefit from existing development	The redevelopment and reinvestment into the Whistler/Blackcomb Administrative and workshop facilities are instrumental in the continued success and operations of the resort as a key experience and employer in the municipality.
Policy 3.1.2.3 – Complementary to existing development and add to Whistler's success	
Policy 3.1.2.4 – Support needed reinvestment, renovation and redevelopment of aging properties	
Goal 3.2.1 – Reinforce mountain resort character.	
Policy 3.2.1.1 – Maintain the natural forested mountain character.	
Policy 3.2.1.3 – Minimize land disturbance.	

Goal 3.3.1 – Plan land use and development to complement and better capitalize upon Whistler's existing development and remaining natural areas.	
Chapter 4 – Land Use and Development	
Policy 4.10.1.1 – Encourage new construction and renovations to meet Whistler's Green Building Policy	Green building commitments that meet the Green Building Policy will be a condition of adoption of the zoning amendment bylaw.
Chapter 6 – Natural Environment	
Policy 6.2.1.2 – Seek to apply best management practices to new development and options/maintenance of existing infrastructure.	Staff recommend the applicant retain as much of the existing mature tree clusters and rows as possible and the proposed buildings be placed on the site accordingly. This will be addressed through the development permit requirements. The site is also subject to the Development Permit guidelines for aquifer protection which the applicant is aware of and will be reviewed in detailed with their Development Permit application.
Policy 6.2.1.4 – Limit development to the least environmentally sensitive lands within the WUDCA.	
Goal 6.3.1 – Maintain water quality in water bodies and groundwater.	
Chapter 9 – Infrastructure	
9.4.1.4 – Within Sewer system service area, to be connected to the system.	Applicant will prepare and submit preliminary engineering designs once they have chosen a design team from their call for proposal process which closes on April 22, 2014.
9.5.1.3 – Within Water service area, to be connected to the water supply system.	
9.5.1.6 – Implement Groundwater Resource Protection Plan (Council Policy 2008)	

The rezoning proposal is consistent with the OCP land use designation, goals, objectives and policies for this area as outlined above.

OCP Development Permit Area Guidelines

The site is subject to both Aquifer and Community Commercial Development Permit Area guidelines. The applicant is in the process of choosing a design team (architect, engineer, landscape architect) to develop a detailed design package. Once a detailed design has been prepared, the applicant will submit a Development Permit application for review by staff and the ADP prior to proceeding to Council for consideration.

The preliminary site plan with this rezoning application indicates the building massing, height and locations, a sidewalk in the treed buffer on the north side of the proposed new buildings and interspersed locations of parking spaces to retain clusters of mature trees as shown on the attached Appendix B. This plan is sufficient to inform the zoning process regarding associated regulations pertaining to use, density, height and setbacks. More detailed design drawings are required through the Development Permit review and approval process.

Green Building Policy

The Municipality's Green Building Policy provides direction for commitments in respect of green building features for proposed rezonings. The policy has six broad green building objectives, as well as performance goals by building type. For commercial development, the 2012 performance goal is LEED Gold, or 50% better than MNECB (Model National Energy Code for Buildings), with the 2020 performance goal increasing to LEED Gold with 75% better than MNECB. Green building commitments that meet the Green Building Policy are recommended as a condition of any consideration of adoption of the zoning amendment bylaw.

Works and Services Charges Bylaws

Per Engineering Charging Bylaws 1503, 1504, 1505 and 1506, fees will be assessed at time of building permit submission for water, sewer, transportation and recreation works. If charges are confirmed to have been collected for the total gross floor area 1,401.6 sq.m either destroyed by fire (804.3 sq.m) or the existing Finance building (597.3 sq.m) new charges will not be collected. The remaining proposed new gross floor area (1,985.7 sq.m) located in the two new buildings will generate an estimated total charges of \$130,699.

Employee Housing Service Charge Bylaw

Per Employee Housing Service Charge Bylaw No. 1557, just the proposed new gross floor area (1,985.7 sq.m.) generates 39.71 employees or a service charge of \$234,607. Recent Council practice is for the employee housing to be provided and secured under a housing agreement as opposed to payment of the service charge. The applicant has advised they have an existing inventory of employee housing and is requesting to be exempt from the additional employee housing service charge.

Further investigation by staff and the applicant is in progress to determine if the applicant's existing inventory has a surplus which can be applied to this application.

BUDGET CONSIDERATIONS

The proposed developments is subject to rezoning application processing fees, building and permit fees and works and services charges.

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.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign has been posted on the property.

No formal community engagement has been undertaken to date with respect to the application. As the proposed replacement of the workshop facilities and the proposed phased office uses are consistent with the OCP land use designation of "Whistler/Blackcomb CRA" and the Whistler/Blackcomb Master Plan, a Public Open House is not proposed.

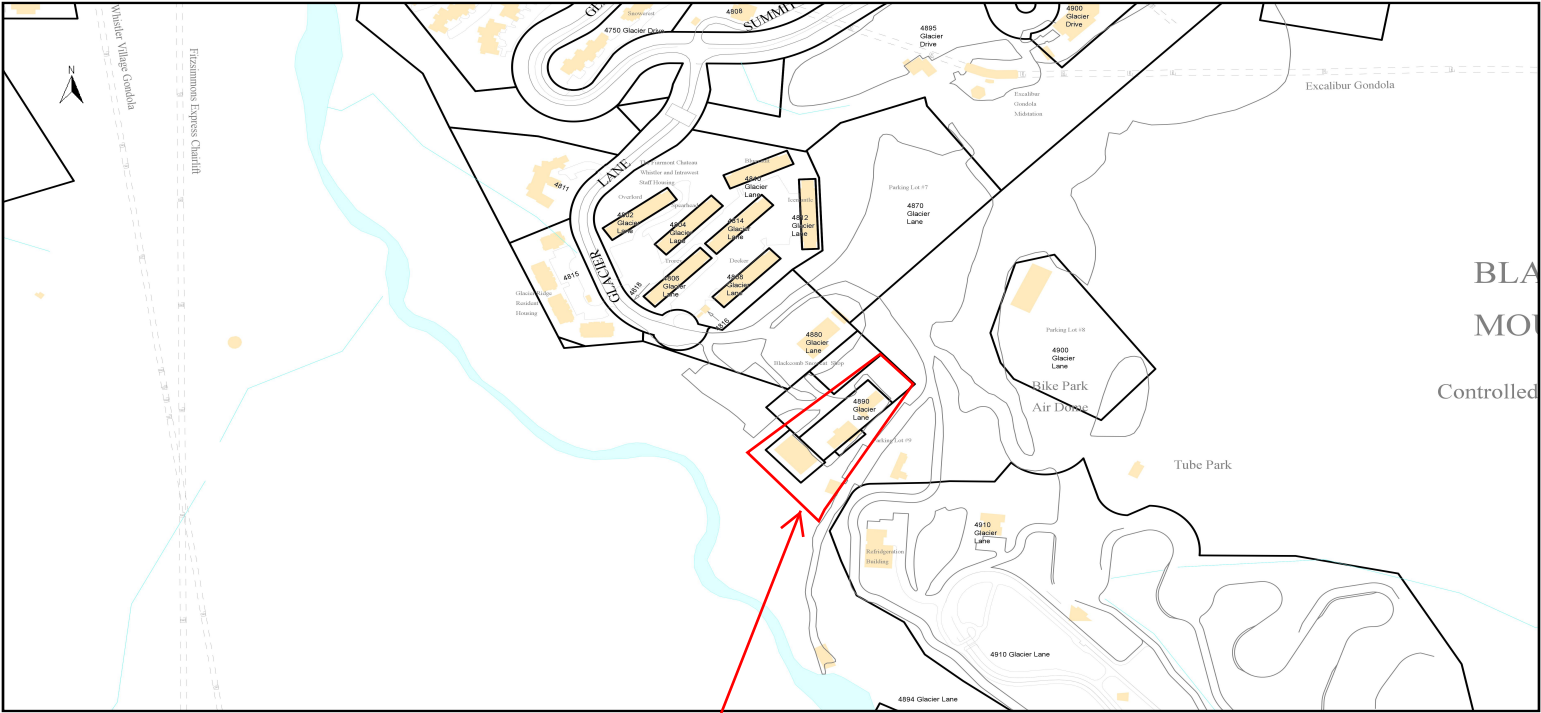
The proposed zoning amendment bylaw will be subject to a public hearing adhering to statutory public notice requirements.

SUMMARY

The rezoning proposal is consistent with the OCP Whistler/Blackcomb CRA designation for recreation and related indoor and outdoor uses and ancillary purposes. This report requests authorization to further review the rezoning request and preparation of a zoning amendment bylaw for Rezoning Application No. 1085: 4890 Glacier Drive.

Respectfully submitted,

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



Subject Area

Preliminary Site Plan

RZ1085

4890 Glacier Drive

Whistler/Blackcomb Base 2

Offices and Workshops Proposal

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



- 0.710 ha parcel size
- Located at top of Glacier Lane, above existing Maintenance building and near Blackcomb Mountain Base II lift facilities and parking lots
- Existing Finance Building included on lands
- Property owned by the Province - leased to Whistler/Blackcomb for CRA use
- Mature trees located on perimeter of proposed area

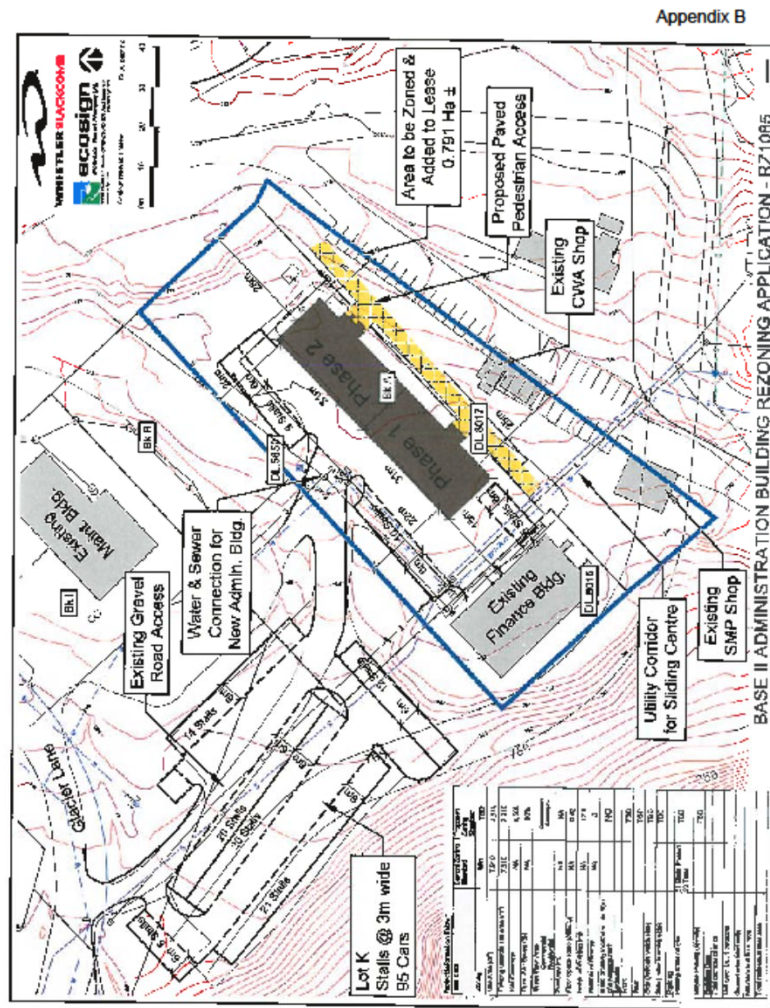
Background

- September 2013 - Fire - three buildings destroyed containing offices & workshops (804.3 sq.m)
- October 2013 – Interim – temporary portables permitted while applicant prepares plans for permanent replacement buildings
- Site located within a the larger provincial leased area on Whistler and Blackcomb mountains for recreation operations.
- Site specific zoning is proposed for this new sub-lease area to accommodate the proposed and historic uses on the site.
- March 2014 – Rezoning application submitted for a 0.791 ha area outlined by the Ministry of Forests, Lands and Natural Resource Operations to be subject to rezoning, development permit and associated requirements.

Rezoning Proposal

- Whistler/Blackcomb's administrative headquarters:
 - ✓ Three buildings
 - ✓ Office, workshops and auxiliary uses related to mountain operations
 - ✓ Total gross floor area of 3,397 sq.m. (includes 803 sq.m for bldgs. lost in the fire)
- Associated parking and landscaping
 - ✓ 25 parking spaces on subject site
 - ✓ 68 parking spaces on adjacent parking lots controlled by Whistler/Blackcomb company with over 1,500 parking spaces
- Create appropriate zoning parameters to accomplish the above (i.e. uses, density, heights, setbacks etc.)
- Retention of mature trees clusters on site where possible
- Additional landscaping details will be required as part of their development permit application

Site Concept



Preliminary Site Plan

- **Three Buildings:**
 - ✓ Existing Finance Bldg. (597 sq.m - 1 Storey)
 - ✓ Proposed Phase 1 Bldg. (1,395 sq.m - 3 Storey)
 - ✓ Proposed Phase 2 Bldg. (1,395 sq.m - 3 Storey)
- **Landscaping:**
 - ✓ Retain mature trees
 - ✓ New pathway thru trees create sense of front entry to new HQ
 - ✓ Buried Eng. Services
- **Parking:**
 - ✓ 25 spaces - on site
 - ✓ 68 spaces - adjacent lands

Planning + Policy Review

- **Whistler 2020 Analysis**

- ✓ Built Environment

- Committed to a design which is reflective of the resort community's character
- Details will be reviewed with development permit application

- ✓ Energy

- Committed to municipal Green Building Policy objectives

- ✓ Finance

- Senior levels of government recognize the value of the resort community and its success
- Provincial Ministry of Forests, Lands and Natural Resource Operations is concurrently processing a revised "parcel" area for the revised lease agreement in support of this proposal

Planning + Policy Review – cont'd

- **OCP Considerations**

- ✓ Growth management

- Proposal is consistent with a variety of policies to adapt land and reinvestments for continued success of business

- ✓ Natural Environment

- Development is within the WUDCA boundaries
- Water quality in groundwater will be maintain and reviewed as part of aquifer protection DP application.

- ✓ Development Permit guidelines

- encourage high standard of design for buildings and site layout and aquifer protection
- Details will be reviewed and present to Council at time of development permit application

Planning + Policy Review – cont'd

- **Green Building Policy**

- Green building commitments are recommended as a condition of any consideration of adoption of the zoning amendment bylaw.

- **Employee Housing Service Charge Bylaw**

- New gross floor area (1,985.7 sq.m) generates 39.71 employees and a service charge of \$234,607.
- Review in progress to confirm if applicant has a surplus in their existing inventory which can be applied to this application.

- **Works and Services Charges**

- Proposed new gross floor area generate estimated total charges of \$130,699.
- Review in progress to confirm gross floor area for the Finance Building and buildings lost in the fire had already paid fees.

Planning + Policy Review – cont'd

- **Budget Considerations**

- All costs associated with the application, public hearing, notices and legal fees will be paid by the applicant.

- **Legal Considerations**

- Review of draft bylaw prior to readings
- Establish means to achieve commitments similar to registered documents on a title (i.e. green build covenant, parking spaces on adjacent parcels, development permits) since no title will be raised for the lease area.

Community Engagement

- Rezoning Information sign posted
- Proposal consistent with:
 - ✓ “Whistler/Blackcomb CRA” OCP land use designation
 - ✓ Whistler/Blackcomb’s Master Plantherefore a Public Open House not proposed.
- Public Hearing after 2nd reading of zoning amendment bylaw

Recommendation

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.