



WHISTLER

AGENDA

PUBLIC HEARING OF MUNICIPAL COUNCIL TUESDAY, MAY 20, 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 (RM48-2007 Karen Crescent) No. 2053, 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 (RM48-2007
Karen Crescent) No.
2053, 2014

PURPOSE OF ZONING AMENDMENT BYLAW (RM48-2007 Karen Crescent) NO. 2053, 2014

In general terms, the purpose of the proposed Bylaw is to facilitate redevelopment of the property by amending the RM48 (Residential Multiple Forty-Eight) Zone by increasing the maximum building height from 8.6 metres to 9.5 metres, and increasing the maximum floor space ratio from 0.37 to 0.46.

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 (RM48-2007 Karen Crescent) No. 2053, 2014		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing (scheduled for May 20, 2014)
Proposed Bylaw		Zoning Amendment Bylaw (RM48-2007 Karen Crescent) No. 2053, 2014
Council Minutes	6-May-14	Minutes of the Regular Meeting of Council
Council Report 14-042	6-May-14	Administrative Report to Council requesting consideration of first and second reading of the proposed bylaw and permission to schedule a public hearing
Presentation Slides	6-May-14	Presentation slides for report to Council
Council Minutes	1-Apr-14	Minutes of the Regular Meeting of Council
Council Report 14-035	1-Apr-14	Administrative Report to Council requesting Council to endorse further review of Rezoning Application RZ1078
Presentation Slides	1-Apr-14	Presentation slides for report to Council
ADP Meeting Minutes	19-Mar-14	Minutes of the Advisory Design Panel Meeting.
Correspondence		Correspondence will be added to the package as it is received



THE RESORT MUNICIPALITY OF WHISTLER

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

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

NOTICE OF PUBLIC HEARING

TUESDAY, MAY 20, 2014 – 6:00 P.M.

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

ZONING AMENDMENT BYLAW (RM48-2007 KAREN CRESCENT) NO. 2053, 2014

SUBJECT LANDS: 2007 KAREN CRESCENT

More specifically these lands are described as Strata Lots 1–12, District Lot 4759, Strata Plan VR.4, together with the common property, as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to facilitate redevelopment of the property by amending the RM48 (Residential Multiple Forty-Eight) Zone by increasing the maximum building height from 8.6 metres to 9.5 metres, and increasing the maximum floor space ratio from 0.37 to 0.46.

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 May 20, 2014), or visit the Reception Desk at Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. and 4:30 p.m., Monday to Friday (statutory holidays excluded).

PUBLIC PARTICIPATION:

All persons, who believe their interest in the property is affected by the proposed bylaw, shall 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 May 20, 2014):

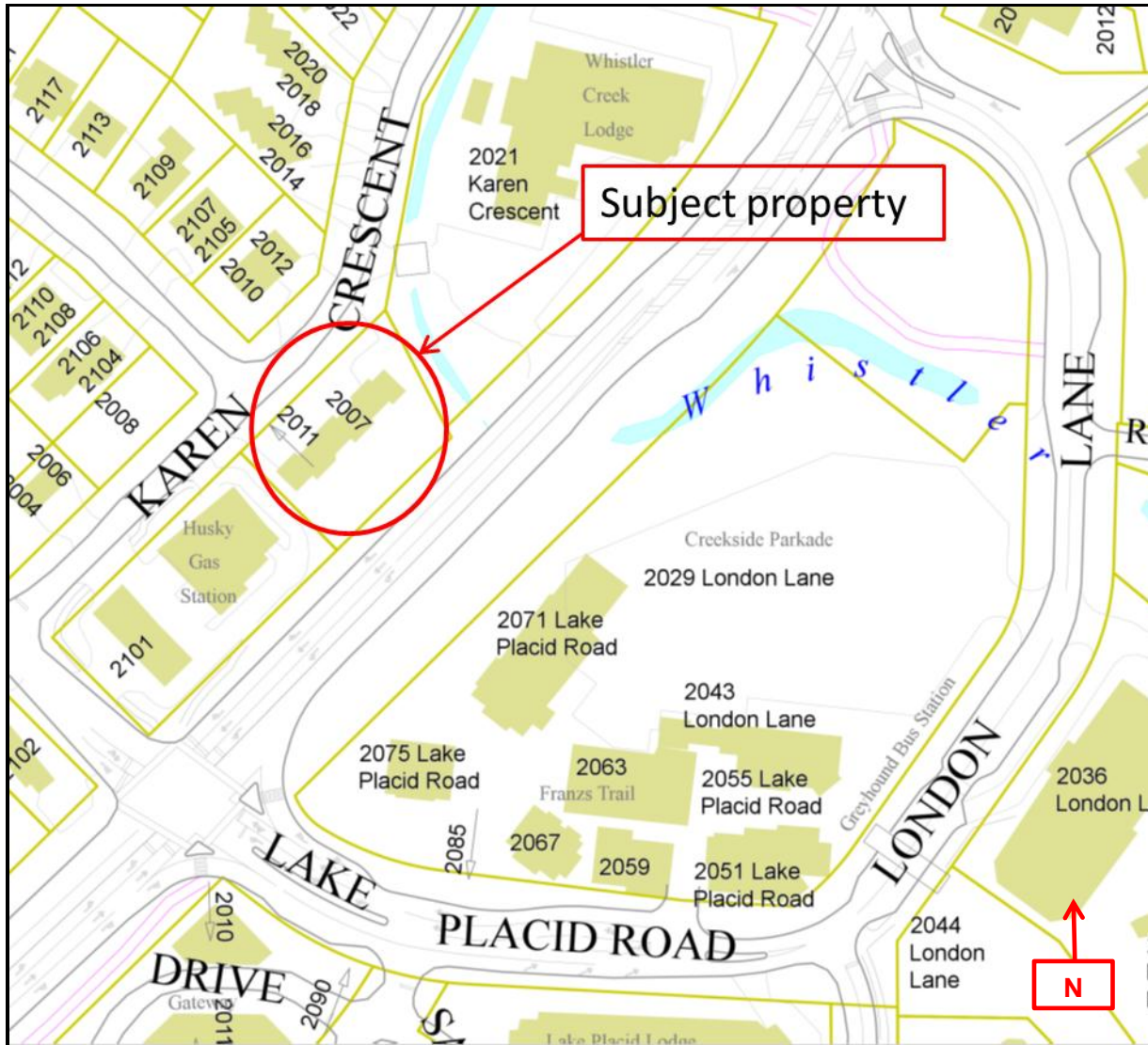
Email: corporate@whistler.ca
Fax: 604-935-8109
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V0N 1B4

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 (RM48 - 2007 KAREN CRESCENT) NO. 2053, 2014
SUBJECT LANDS – 2007 KAREN CRESCENT



The following Public Hearings will be held on May 20, 2014 starting at 6:00 p.m. in the following order:

1. Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014
2. Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014
3. Zoning Amendment Bylaw (Liveaboard Uses) No. 2051, 2014

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (RM48 – 2007 KAREN CRESCENT) NO. 2053, 2014

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

WHEREAS the Council may in a zoning bylaw pursuant to the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones and require the provision of parking spaces and loading spaces for uses, buildings, and structures;

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 (RM48 – 2007 Karen Crescent) No. 2053, 2014'.
2. The RM48 Zone (Residential Multiple Forty-Eight) in Section 12 of Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - a. Deleting section 47.1(c), which reads 'park and playground'.
 - b. Amending section 47.2 'Density' to read 'The maximum permitted floor space ratio is 0.46 provided that in no case shall the gross floor area on a parcel exceed 880 square metres.'
 - c. Amending section 47.3 'Height' to read 'The maximum permitted building height is 9.5 metres.'
 - d. Amending section 47.8.1 'Other Regulations' to read 'The maximum permitted gross floor area for a dwelling unit is 80.31 square metres.'

GIVEN FIRST READING this 6th day of May, 2014.

GIVEN SECOND READING this 6th day of May, 2014.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this ____ day of _____, 2014.

GIVEN THIRD READING this ____ day of _____, 2014.

APPROVED by the Minister of Transportation and Infrastructure this ____ day of _____, 2014.

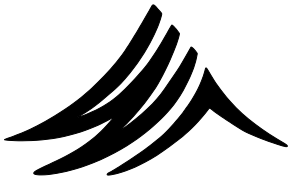
ADOPTED by the Council this ____ day of _____, 2014.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy
of Zoning Amendment Bylaw (RM48 – 2007
Karen Crescent) No. 2053, 2014.

Shannon Story
Corporate Office



WHISTLER

MINUTES

REGULAR MEETING OF MUNICIPAL COUNCIL TUESDAY, MAY 6, 2014, STARTING AT 5:30 PM

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

PRESENT:

Mayor N. Wilhelm-Morden

Councillors: J. Crompton, J. Faulkner, J. Grills, D. Jackson, A. Janyk,
and R. McCarthy

Absent: Councillor J. Grills

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, N. McPhail
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Acting Director of Human Resources, A. Warzybok
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Manager of Planning, M. Kirkegaard
Manager of Strategic Alliances, J. Rae
Manager of Village Animation & Events, B. Andrea
Planner, F. Savage
Planner, R. Brennan
Planner, A. Antonelli
Planning Technician, R. Licko
Planning Analyst, K. Creery
Recording Secretary, A. Winkle

RCMP Staff Sergeant S. LeClair

ADOPTION OF AGENDA

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

That Council adopt of the Regular Council agenda of May 6, 2014, amended
to move the Policy Report moved to prior to the Information Report.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of April 15, 2014.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

Mature Action
Community Second
Annual Town Hall
Meeting Feedback

A presentation was given by Sue Lawther, President, regarding feedback from the Mature Action Community's Second Annual Town Hall Meeting.

IRONMAN Volunteers

A presentation was given by Donna Savage, Volunteer Director regarding IRONMAN volunteers.

Building Season
Communication

A presentation was given by Michelle Comeau, Manager of Communications regarding the RMOW's Building Season communication.

RZ 1069 - Mountainview
Drive Applicant
Presentation

At 6:02 p.m. Mayor Nancy Wilhelm-Morden declared a conflict of interest due to the involvement of one of her law partners and left the meeting.

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

A presentation was given by Craig Ross of Whistler Alpine Development regarding Rezoning Application 1069 on Mountainview Drive.

At 6:41 p.m. Mayor Nancy Wilhelm-Morden returned.

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that over the month of May homeowners are encouraged to protect their properties against wildfire. The FireSmart standards recommend garden debris is removed from yards, and that the Whistler Fire Rescue Service perform a hazard assessment. The FireSmart Homeowners Manual is available on whistler.ca contains recommendations about steps that can be taken to protect your property. In addition, garden debris can be disposed at Nesters Waste Depot from May 17th to 19th at no cost. This year, the new Fire Protection and Fireworks Bylaw No. 2046 allows for the burning of garden debris for a limited timeframe once a permit is obtained from the Whistler Fire Rescue Service. More information is available at whistler.ca/firesmart.

Mayor Wilhelm-Morden reported that this week is Emergency Preparedness Week. She reminded everyone that during a crisis emergency responders may take 72 hours, or three days, to reach most of the community and resume services. Each family is encouraged to have a plan and supplies to last at least three days. Over Emergency Preparedness Week there will be two talks at the library and booths will be at the Pitch-In Day BBQ and Nesters Market, and there will be two talks at the library. For more information, please visit whistler.ca

Mayor Wilhelm-Morden reported that this week is Drinking Water Week and the B.C. Waste and Water Association invites everyone to "Get to know your H2O". The B.C. Waste and Water Association is holding their 42nd Annual

Conference and Trade Show in Whistler. During the conference, participants were offered a tour of Whistler's water system from the 21 Mile Creek Intake to the Wastewater Treatment Plant. The conference was one of the largest trade shows of its kind in western Canada. The Resort Municipality of Whistler works hard to ensure the high water standards in Whistler. The wastewater treatment plant is one of the most advanced in North America.

Mayor Wilhelm-Morden reported that this past Saturday, May 3, was the annual Pitch-In Day and participants collected 1.4 tonnes of litter. All the recyclables collected were donated to the Whistler Scouts, who were holding a bottle drive that day at the Nester's bottle depot. Mayor Wilhelm-Morden thanked to all of the individuals and community groups who pitched in this year.

Mayor Wilhelm-Morden reported that she met with nine representatives from Rovaniemi, Finland, on Thursday at the Lost Lake PassivHaus and then again on Friday for lunch. Rovaniemi is a resort town as well as the home of Santa Claus. It is located on the arctic circle and has some industry, and its largest employer in that town is Bombardier who manufactures snowmobiles. The representatives heard of Whistler through the 2010 Games.

Mayor Wilhelm-Morden reported that she greeted two groups of Rotary delegates from districts 5050 and 5020 on May 2. Between the two groups they had almost 700 Rotarians and their guests. The groups were from Washington and British Columbia and many were new to Whistler. She commented on the good work that Rotarians do around the world, as we know from the two clubs in Whistler.

Mayor Wilhelm-Morden reported that tonight, after this council meeting, she will be welcoming 225 representatives from the food industry to Whistler for the Tree of Life 9th Annual Sales and Marketing meeting. They specialize in specialty foods and natural products.

Mayor Wilhelm-Morden reported that on May 7 the Lower Mainland Local Government Association will be holding their two-day conference in Whistler. This year's theme is how external economic pressures affect local government. Mayor Wilhelm-Morden reported that she is delighted to welcome delegates from our municipal government partner organizations return to Whistler. She will be participating in the two-day conference and the banquet on Thursday night.

Mayor Wilhelm-Morden reported that on May 7 she will be welcoming EcoRun, a group of 22 vehicles, with their drivers and manufacturers, will visit Whistler to raise awareness about fuel efficient and emission-reducing vehicles. The group will travel from Vancouver to Pemberton and back to Vancouver again.

Mayor Wilhelm-Morden reported that at this morning's closed meeting of Council Bob Brett was appointed to the Coat of Arms Committee as a member-at-large.

Mayor Wilhelm-Morden reported that municipal line painting crews will begin work starting in the middle of May. The crews will be repainting the lines that have been worn away by winter snow clearing. Crews will start will crosswalks and stop bars in school zones and in the Village area. The road surface needs to be dry and 10 degrees Celsius for the line paint to work properly, so this work is weather dependent. Mayor Nancy Wilhelm-Morden asked that everyone be aware of the crews and thanked the community for their cooperation.

Mayor Wilhelm-Morden reported that The Squamish Lil'wat Cultural Centre received the 2014 Aboriginal Retail Award from Aboriginal Tourism British Columbia at the International Aboriginal Tourism Conference in April. The award commended the retail team's work to support First Nations artists and cultural revitalization activities at the Gallery and Gift Shop and at their online store.

Mayor Wilhelm-Morden reported that Sarah Burke was entered into Canada's Sports Hall of Fame for her contribution to skiing. Sarah was a world champion, four-times X Games gold medalist, and the first woman to land a 720-, 900- and 1080-degree rotation jump in competition. She is known for championing women's skiing for her entire career, most famously for advocating for the inclusion of women's halfpipe in the Olympics. We are very proud to have had Sarah live in the Sea-to-Sky corridor, and to see her honoured in the Sports Hall of Fame.

Mayor Nancy Wilhelm-Morden reported that she attended the Mayors' Caucus Meeting in Cranbrook, along with 50-60 other mayors. She reported that she finds the events are informative and good for networking, and she believes this group has influence with the provincial government. Whistler is hosting the next Mayors' Caucus meeting in September in advance of UBCM.

POLICY REPORTS

Family-Friendly Policy:
Maternity and Parental
Leave

Report No. 14-048
File No. Vault

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

That Council adopt the Family-Friendly Policy: Maternity and Parental Leave attached as Appendix "A" to Policy Report No. 14-048.

CARRIED

INFORMATION REPORTS

May Long Weekend
Committee Update
Report No. 14-039
File No. 2100

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

That Information Report No.14-039 be received.

CARRIED

ADMINISTRATIVE REPORTS

Emergency
Preparedness Week
May 4-10
Report No. 14-040
File No. 3009.1

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

WHEREAS Whistler recognizes the importance of emergency preparedness;

WHEREAS the safety of our community is the responsibility of each and every one of us and we must prepare for unavoidable emergency events.

That Council proclaim May 4-10, 2014 "Emergency Preparedness Week" in Whistler.

CARRIED

LLR 1181- Millennium
Place Addition of
Licensed Area
Report No. 14-041
File No. LLR 1181

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

That Council pass the resolution attached as Appendix "A" to Administrative Report No. 14-041 providing Council's recommendation to the Liquor Control and Licensing Branch in support of an application from the Whistler Arts Council to add the Franz Wilhelmsen Hall theatre to the licensed area of Millennium Place liquor primary license No. 300585.

CARRIED

RZ 1078 – 2007 Karen
Crescent
Redevelopment
Report No. 14-042
File No. RZ 1078

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

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014';

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014', and to advertise for same in the local newspaper;

That Council authorize the Mayor and Corporate Officer to execute two Section 219 covenants on the title of the subject property:

- a) A covenant requiring development consistent with the objectives of the Green Building Policy, as per the Green Building Checklist submitted with Zoning Amendment Application No. 1078; and,
- b) A covenant establishing flood protection measures as per the Kerr Wood Leidal Associates Ltd Technical Memorandum titled '2007-2011 Karen Crescent – Proposed Redevelopment, Whistler, B.C., Flood Hazard Review and Protective Measures Assessment,' dated April 17, 2014; and further,

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- 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 excused herself from the meeting to meet with the Tree of Life delegates, and left the meeting.

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

RZ 1081 – Zoning
Amendment Bylaw
(Marihuana Production)
No. 2042, 2014
Report No. 14-046
File No. RZ 1081, RZ
1082, and 7600.1

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

That Council consider rescinding second reading to Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014;

That Council consider second reading to revised Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014, and further;

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

May Long Weekend
Committee

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

That minutes of the May Long Weekend Committee meeting of March 10, 2014 be received.

CARRIED

Advisory Design Panel

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

That minutes of the Advisory Design Panel Committee meeting of March 19, 2014 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment
Bylaw (Liveaboard
Uses) No. 2051, 2014

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

That Council give first and second readings to Zoning Amendment Bylaw (Liveaboard Uses) No. 2051, 2014.

CARRIED

Zoning Amendment
Bylaw (RM48 – 2007
Karen Crescent) No.
2053, 2014

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

That Council give first, second and third readings to Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014.

CARRIED

BYLAW RESCINDING SECOND READING

Zoning Amendment
Bylaw (Marihuana
Production) No. 2042,
2014

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

That Council rescind second reading of Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014.

CARRIED

BYLAW FOR SECOND READING AS REVISED

Zoning Amendment
Bylaw (Marihuana
Production) No. 2042,
2014

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

That Council give second reading of Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014.

CARRIED

BYLAW FOR THIRD READING

Zoning Amendment
Bylaw (CC1 Zone –
Clocktower Hotel) No.
2045, 2014

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

That Council give third reading of Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel) No. 2045, 2014

CARRIED

“Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel) No. 2045, 2014” was referenced to as “Zoning Amendment Bylaw (4341 Village Lane – Clocktower Hotel) No. 2045, 2014” on the agenda for this meeting.

BYLAWS FOR ADOPTION

Five-Year Financial Plan
2014-2018 Bylaw No.
2050, 2014

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

That Council adopt Five-Year Financial Plan 2014-2018 Bylaw No. 2050, 2014.

CARRIED

Tax Rate Bylaw No.
2047, 2014

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

That Council adopt Tax Rate Bylaw No. 2047, 2014.

CARRIED

Sewer Tax Bylaw No.
2048, 2014

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

That Council adopt Sewer Tax Bylaw No. 2048, 2014.

CARRIED

Water Tax Bylaw No.
2049, 2014

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

That Council adopt Water Tax Bylaw No. 2049, 2014.

CARRIED

Zoning Amendment
Bylaw (LR6 Zone – 5678
Alta Lake Road) No.
2039, 2014

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

That Council adopt Zoning Amendment Bylaw (LR6 Zone – 5678 Alta Lake Road) No. 2039, 2014.

CARRIED

OTHER BUSINESS

There were no items of Other Business.

CORRESPONDENCE

LNG Plant at Woodfibre
in Howe Sound
File No. 3009

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

That correspondence from Mona Benge, dated April 9, 2014, forwarding a letter from Eoin Finn regarding the proposed LNG Plant at Woodfibre in Howe Sound be received and referred to staff.

CARRIED

Missing Children's
Month and Missing
Children's Day
Proclamation Requests
File No. 3009.1

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

That correspondence from Crystal Dunahee, President of Child Find BC dated April 16, 2014, requesting Council to proclaim May, 2014 as "National Missing Children's Month" and May 25, 2014 as "National Missing Children's Day" be received and "National Missing Children's Day" be proclaimed.

CARRIED

Falun Dafa Month
Proclamation Request
File No. 3009.1

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

That correspondence from Sue Zhang of the Falun Dafa Organization of BC, dated April 17, 2014, requesting May, 2014 be proclaimed as "Falun Dafa Month" and invited Council to attend the May 4, 2014 celebration be received.

CARRIED

Community Foundation
of Whistler Thank You
File No. 3009

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

That correspondence from Carol Coffey, Executive Director, dated April 22, 2014, thanking the RMOW for use of municipal meeting rooms for the Environmental Legacy Grants Advisory Committee meeting be received.

CARRIED

RCMP Complaint
File No. 3009

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

That correspondence from Ron Shuttleworth, dated April 22, 2014, regarding a complaint in RCMP behavior be received and referred to staff.

CARRIED

Light it Orange Initiative
Participation Request
File No. 3009

Moved by Councillor --
Seconded by Councillor R. McCarthy

That correspondence from Jennifer Scott, dated April 22, 2014, requesting Council participate in the Light It Orange initiative by illuminating Municipal Hall with orange spotlights on May 5, 2014 be received and referred to staff.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the May 6, 2014 Council meeting at 7:50 p.m.

CARRIED

MAYOR: N. Wilhelm-Morden

CORPORATE OFFICER: S. Story



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 6, 2014

REPORT:

FROM: Resort Experience

FILE: RZ 1078

SUBJECT: RZ 1078 – 2007 KAREN CRESCENT REDEVELOPMENT

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 (RM48 – 2007 Karen Crescent) No. 2053, 2014';

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014', and to advertise for same in the local newspaper;

That Council authorize the Mayor and Corporate Officer to execute two Section 219 covenants on the title of the subject property:

- a) A covenant requiring development consistent with the objectives of the Green Building Policy, as per the Green Building Checklist submitted with Zoning Amendment Application No. 1078; and,
- b) A covenant establishing flood protection measures as per the Kerr Wood Leidal Associates Ltd Technical Memorandum titled '2007-2011 Karen Crescent – Proposed Redevelopment, Whistler, B.C., Flood Hazard Review and Protective Measures Assessment,' dated April 17, 2014; and further,

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Provide security for a sidewalk on the Karen Crescent frontage of the property in the value of 110% of the value of the sidewalk.

REFERENCES

Location: 2007 Karen Crescent, Whistler, BC

Legal Description: District Lot 4759, Plan VAS4

Owner: Owners, Strata Plan

Current Zoning: Residential Multiple 48 (RM48)

Appendices: "A" Location Plan
"B" Bylaw No. 2053, 2014

- "C" Site Plan (April 17, 2014)
- "D" Architectural drawings (April 17, 2014)
- "E" Landscape Plan (April 16, 2014)
- "F" Tree Assessment (April 24, 2014)
- "G" Existing RM 48 Zone

PURPOSE OF REPORT

This report presents a zoning amendment application for an 11-unit townhouse project located at 2007 Karen Crescent ('The Coops'). The Coops are situated adjacent to the Husky gas station in Whistler Creek, and are currently unoccupied. The rezoning application requests an increase in building height and floor space ratio (FSR).

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. 1078 was reviewed by Council on April 1, 2014 (see Report No.14-035 for background information and RMOW policy analysis). Application No. 1078 requests an increase in building height and FSR in order to accommodate an 11-unit, 3-storey townhouse complex, replacing the existing 12 units on the property. The 11 units are intended for use by the existing owners. Council instructed staff to proceed with further review of the application.

On March 19, 2014 the Advisory Design Panel supported a motion in favour of the proposed increase in height and density, subject to the resolution of a number of design issues:

1. Very tight parking inside and outside of the garage,
2. Snow dumping locations were identified in the riparian area,
3. A sidewalk was not included on the Karen Crescent frontage,
4. Pedestrian access was lacking to the east side of the property,
5. Small plant species selection for the landscaping,
6. Insufficient vegetated buffer on Highway 99, and,
7. A lack of variety among the unit facades.

On April 16, 2014, the ADP reviewed a revised design for the project. The revisions addressed the issues raised at the March ADP meeting as follows:

1. The landscaping along Karen Crescent was narrowed to allow for better vehicle circulation,
2. The snow dump location was shifted to the lawn adjacent to Karen Crescent,
3. A sidewalk was included on the Karen Crescent frontage,
4. Pedestrian access to the east side of the property was provided via a gravel & paver path along the south edge of the property,
5. Larger trees were selected for the vegetated buffer on Highway 99, and,

6. The façade of the building was modified to include more variety among the units, more variety in the roof line, a lighter shade of gray for the primary building colour, and accent colours on the doors.

The ADP passed a motion of support for the revised design.

Bylaw 2053 - Proposed Zoning Changes

The RM48 zone was originally adopted in 2008 to facilitate redevelopment of the property. It established an allowable gross floor area of 711 m² and an FSR of 0.34. The maximum number of townhouse units was decreased from 12 to 11 units. The number of bed units allocated to the property was increased from 24 to 33. A Development Permit (DP) was approved by Council on November 3, 2008, but the plans were deemed too costly to implement and were not pursued by the owners. The DP was never officially issued.

The current zoning amendment application, submitted on February 4, proposes a new design for an 11-unit, 3-storey townhouse complex. The application requests approval for an additional increase in height and FSR. The following provides a summary of the changes requested by ZA 1078:

1. Increase in Building Height – The proposed height of the new building is 9.5 metres, representing an increase of 0.9 metres. The maximum building height currently permitted by the RM48 zone is 8.6 metres. The purpose of this increase is to accommodate three storeys, raise the building above the elevation of Whistler Creek, and avoid a driveway that would slope downward to the building from Karen Crescent. (The design approved in 2008 was approximately 5' 0" underground, and below the level of Whistler Creek.) The existing building is 7.6 m tall. The increase in height is not anticipated to have a significant effect on neighbouring views.
2. Increase in Gross Floor Area and FSR – The proposed FSR is 0.46, equating to a gross floor area of 880 m². An FSR of 0.37 and a maximum gross floor area of 711 m² are currently permitted by the RM48 zone. The proposed increase in FSR: 1) provides an additional bedroom (from one to two bedrooms per townhouse unit) by closing in the loft area shown in the previously approved design, and 2) allows for a laundry room or general use of the storage room on the ground floor. The total number of bed units remains the same.

(On April 17, 2014 the applicant submitted a third iteration of the design with a slightly increased FSR from that reviewed by Council on April 1st. The mechanical room on the first floor of the units was previously exempt from the FSR calculation, as it was intended for fixed machinery and/or bicycle storage. However, the applicant indicated that use of a portion of that space as a laundry room was preferred, in which case the space would not be exempt from the FSR calculation. The FSR for the development would go from 0.43 to 0.46, and the gross floor area would go from 826 m² to 880 m². The footprint of the building would remain the same. The engineering report on flood protection measures was amended to allow for more general use on the first floor of the development, and so staff have no objections to the further small increase in FSR.)

3. The façade of the building is modified from the currently approved DP to include less glass and more articulation of the building. The design is 'west coast modern' and includes a mixture of materials: Hardie panel, metal and cedar siding, aluminum clad windows,

architectural concrete, cedar fencing, and aluminum deck railings with satin etch glass. Two foot overhangs are provided where possible and the ratio of wall to windows is optimized for solar design. The façade is articulated by means of staggered units and vertical separation between floors with aluminum awnings. The change in building façade translates into a small decrease in building footprint relative to the design currently approved.

The site plan and architectural drawings are attached as Appendices C and D.

Landscaping and Buffer on Highway 99

The current landscape plan (Appendix E) proposes that a significant proportion of the cottonwood trees on the property be removed. Many of these trees are large and form a significant vegetative buffer along Highway 99. OCP policies direct that a 20 metre vegetated buffer along Highway 99 be maintained, so staff expressed a preference for retaining as many of the mature cottonwoods as possible. However, an arborist's report dated April 24, 2014 (see Appendix F) states the following:

'With site development and clearing...the potential for tree and limb failure may be exacerbated. Retained trees could experience increased risk of branch or stem failure due to greater wind exposure and the loss of protection from removed cohorts. Forecasting the outcome of retained trees is not exact, but removing a fraction of the trees while encroaching on the root zones of the remaining trees, may create a situation which heightens the likelihood of tree decline and failure. In light of the fact that this area will be seeing increased use, coupled with a greater value associated with stationary targets, it seems prudent to remove as many of the cottonwoods as possible from this area.'

Given the arborist's recommendations, staff are in support of the proposed landscape plan. The cottonwoods within the riparian area are preserved, the remainder of the cottonwoods are removed from the property, and a selection of trees from 1.5 to 3.0 m tall are to be replanted along Highway 99. Staff are satisfied that in time the landscaping proposed will serve as a sufficient buffer to Highway 99.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw 303

The proposed parking space in the garage will require a 35 cm variance to the Zoning Bylaw requirement for covered parking space width. This variance would be accommodated through the DP associated with the rezoning. The applicant acknowledges that the parking is very tight, however the variance is required if 11 townhouse units are to be accommodated on the site.

The flood protection measures set out in the Zoning Bylaw for land adjacent to Whistler Creek are no longer applicable to the property, as Whistler Creek was diverted away from the north edge of the property several years previous. What remains is an overflow channel with minimal flood hazard. To address the new conditions, a covenant will be registered on title with flood protection measures appropriate to the actual hazard and the proposed development.

Official Community Plan

The subject property falls within the Whistler Creek Centre subarea of the Core Commercial designation in the Official Community Plan (OCP). The neighbourhood is a 'multiple use commercial centre.' The proposed rezoning is consistent with policies applicable to the Core Commercial designation. Continuing residential use of the property is consistent with efforts to achieve a balanced supply of commercial space in the neighbourhood. Whistler Creek is considered to have a more than adequate supply of commercially zoned land for the present and the foreseeable future. Also consistent with the OCP, the proposed rezoning supports revitalization of the neighbourhood.

The subject property is located within the Protection of Wetlands and Riparian Ecosystems Development Permit Area (DPA) and the Whistler Creek DPA, which establishes objectives for form and character of multi-family residential developments. A development permit application has been submitted. The development permit will be reviewed by Council following three readings of the zoning amendment bylaw. A staff review of the proposed design indicates that the project is consistent with the intent of the DPAs.

Green Building Policy

A staff review of the green building checklist submitted for the project indicates that the Green Building Policy's six broad objectives are accounted for in the design, construction, and operation of the proposed 11-unit townhouse complex. Registration of a green building covenant on the title of the property will be a condition of zoning amendment bylaw adoption.

BUDGET CONSIDERATIONS

The applicant is responsible for paying all rezoning application processing fees and related expenses.

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.

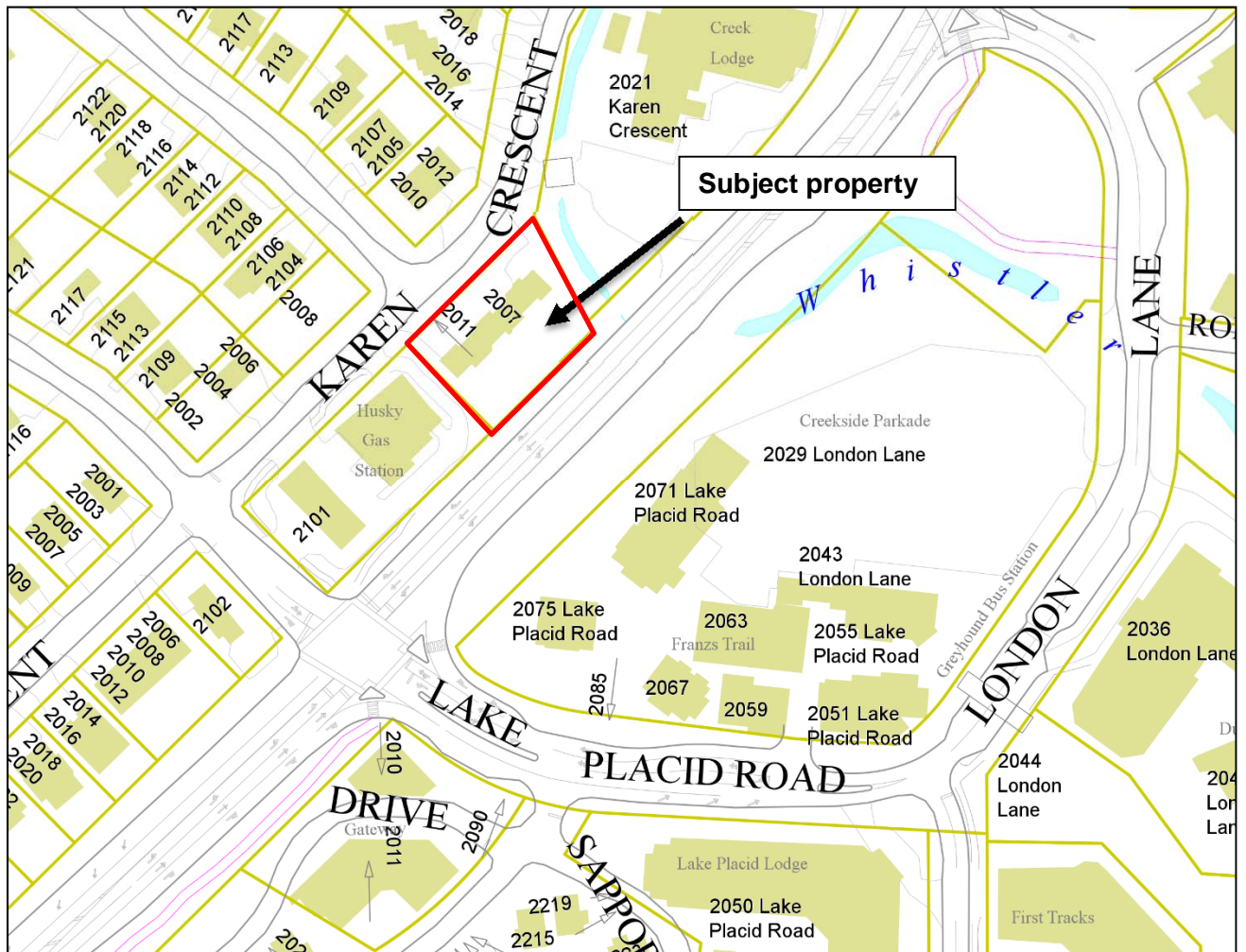
SUMMARY

This report presents a rezoning application for an 11-unit townhouse project located at 2007 Karen Crescent. The rezoning application requests an increase in building height (from 8.6 metres to 9.5 metres) and an increase in floor space ratio (from 0.37 to 0.46). Planning staff are supportive of the application proceeding for first and second reading and public hearing.

Respectfully submitted,

Amica Antonelli
PLANNER
For
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A



RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT (RM48 – 2007 KAREN CRESCENT) BYLAW NO. 2053, 2014

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

WHEREAS the Council may in a zoning bylaw pursuant to the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones and require the provision of parking spaces and loading spaces for uses, buildings, and structures;

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 (RM48 – 2007 Karen Crescent) Bylaw No. 2053, 2014'.
2. The RM48 Zone (Residential Multiple Forty-Eight) in Section 12 of Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - a. Deleting section 47.1(c), which reads 'park and playground'.
 - b. Amending section 47.2 'Density' to read 'The maximum permitted floor space ratio is 0.46 provided that in no case shall the gross floor area on a parcel exceed 880 square metres.'
 - c. Amending section 47.3 'Height' to read 'The maximum permitted building height is 9.5 metres.'
 - d. Amending section 47.8.1 'Other Regulations' to read 'The maximum permitted gross floor area for a dwelling unit is 80.31 square metres.'

GIVEN FIRST READING this ____ day of _____, 2014.

GIVEN SECOND READING this ____ day of _____, 2014.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this ____ day of _____, 2014.

GIVEN THIRD READING this ____ day of _____, 2014.

APPROVED by the Minister of Transportation and Infrastructure this ____ day of _____, 2014.

ADOPTED by the Council this ____ day of _____, 2014.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy of Zoning Amendment (RM48 – 2007 Karen Crescent) Bylaw No. 2053, 2014.

Shannon Story
Corporate Office

Existing Development

Karen Crescent Streetscape

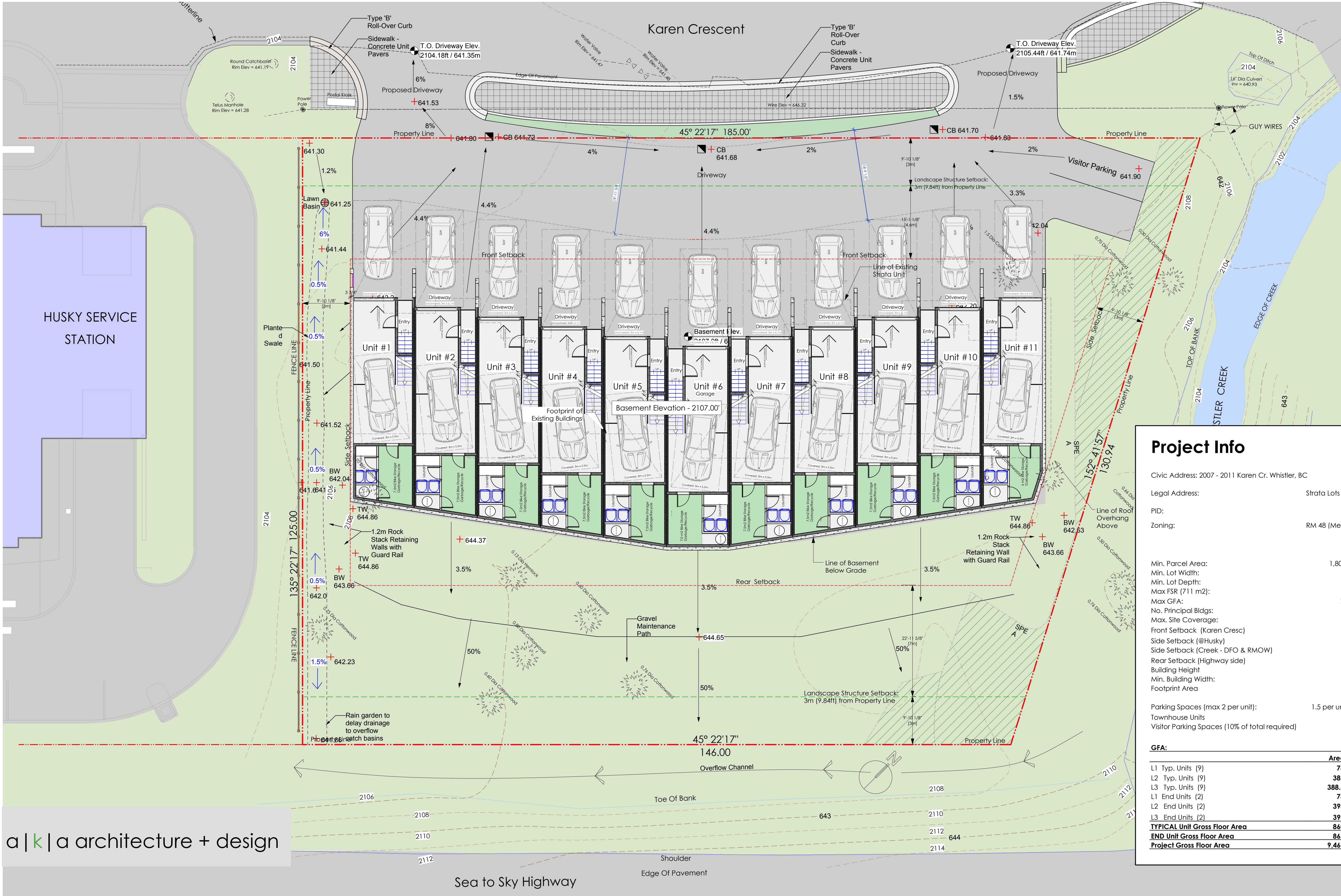


COOPS Project Site - Existing Street Presence And Character



180° View NW To NE opposite COOPS on Karen Crescent

Site Plan - Proposed Project



a|k|a architecture + design

Project Info

Civic Address: 2007 - 2011 Karen Cr. Whistler, BC

Legal Address: Strata Lots 1-12, DL 4749, GP 1, NWD, Strata Plan VR-4

PID:

Zoning: RM 48 (Medium Density Multiple Residential Development)

	Req'd	Provided
Min. Parcel Area:	1,800.0m2	1,922.0m2
Min. Lot Width:	0.0m	0.0m
Min. Lot Depth:	0.0m	0.0m
Max FSR (711 m2):	0.37	0.46
Max GFA:	711m2	879.48m2
No. Principal Bldgs:	1	1
Max. Site Coverage:	35%	30%
Front Setback (Karen Cresc)	7.6m	7.6m
Side Setback (@Husky)	3.0m	3.0m
Side Setback (Creek - DFO & RMOW)	3.0m	3.0m
Rear Setback (Highway side)	10.0m	10.0m
Building Height	8.6m	9.5m
Min. Building Width:	0.0m	0.0m
Footprint Area		573.7 m2
Parking Spaces (max 2 per unit):	1.5 per unit (17)	2 per unit (22)
Townhouse Units	11	11
Visitor Parking Spaces (10% of total required)	2	6

GFA:

	Area sq.ft.	Area m2
L1 Typ. Units (9)	78 sq.ft.	7.25 m2
L2 Typ. Units (9)	389 sq.ft.	36.09 m2
L3 Typ. Units (9)	388.5 sq.ft.	36.09 m2
L1 End Units (2)	78 sq.ft.	7.25 m2
L2 End Units (2)	393 sq.ft.	36.53 m2
L3 End Units (2)	393 sq.ft.	36.53 m2
TYPICAL Unit Gross Floor Area	860 sq.ft.	79.87 m2
END Unit Gross Floor Area	865 sq.ft.	80.31 m2
Project Gross Floor Area	9,467 sq.ft.	879.48 m2

Existing vs Proposed

Karen Crescent Streetscape



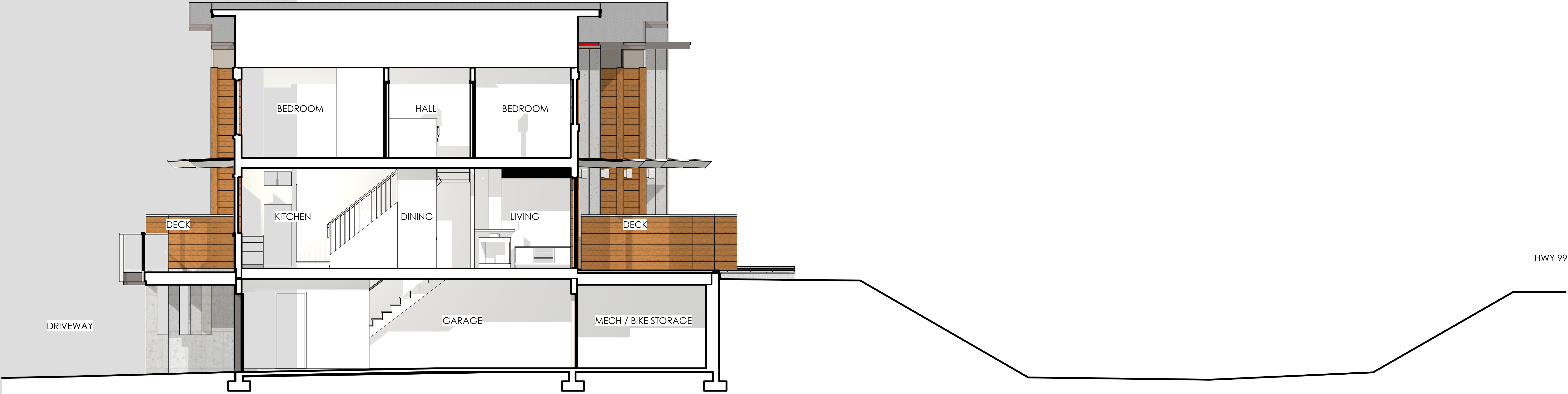
Proposed COOPS fronting Karen Crescent
(north elevation)

The proposed building's entry level is better situated at existing grade above the creek elevation to avoid downward sloping driveways. In spite of the proposed height increase, views of the mountaintops will be retained from across the street. The view will also improve with removal of the cottonwood trees.

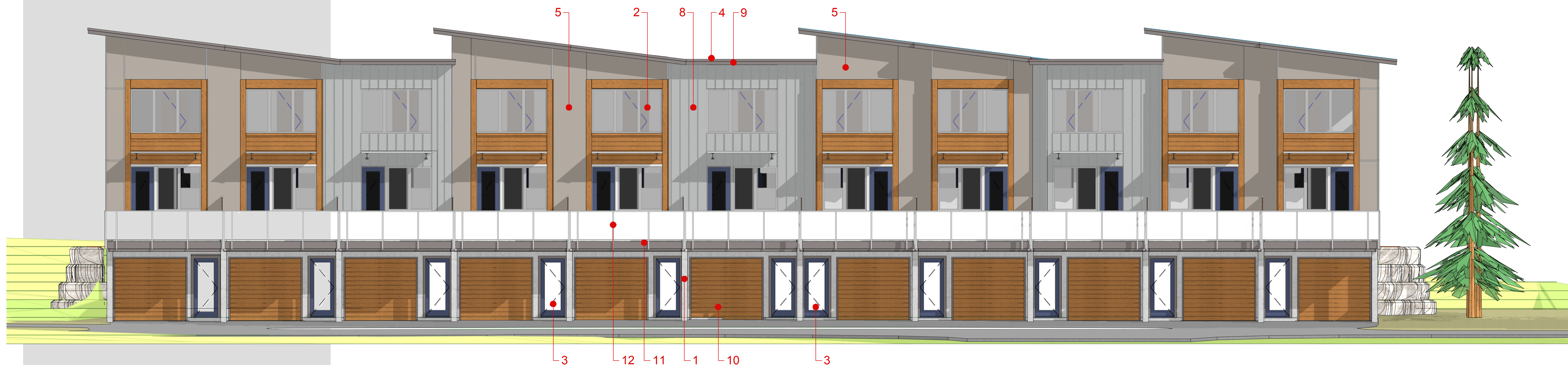


Existing COOPS fronting Karen Crescent
(north elevation)

Site Section



Elevations

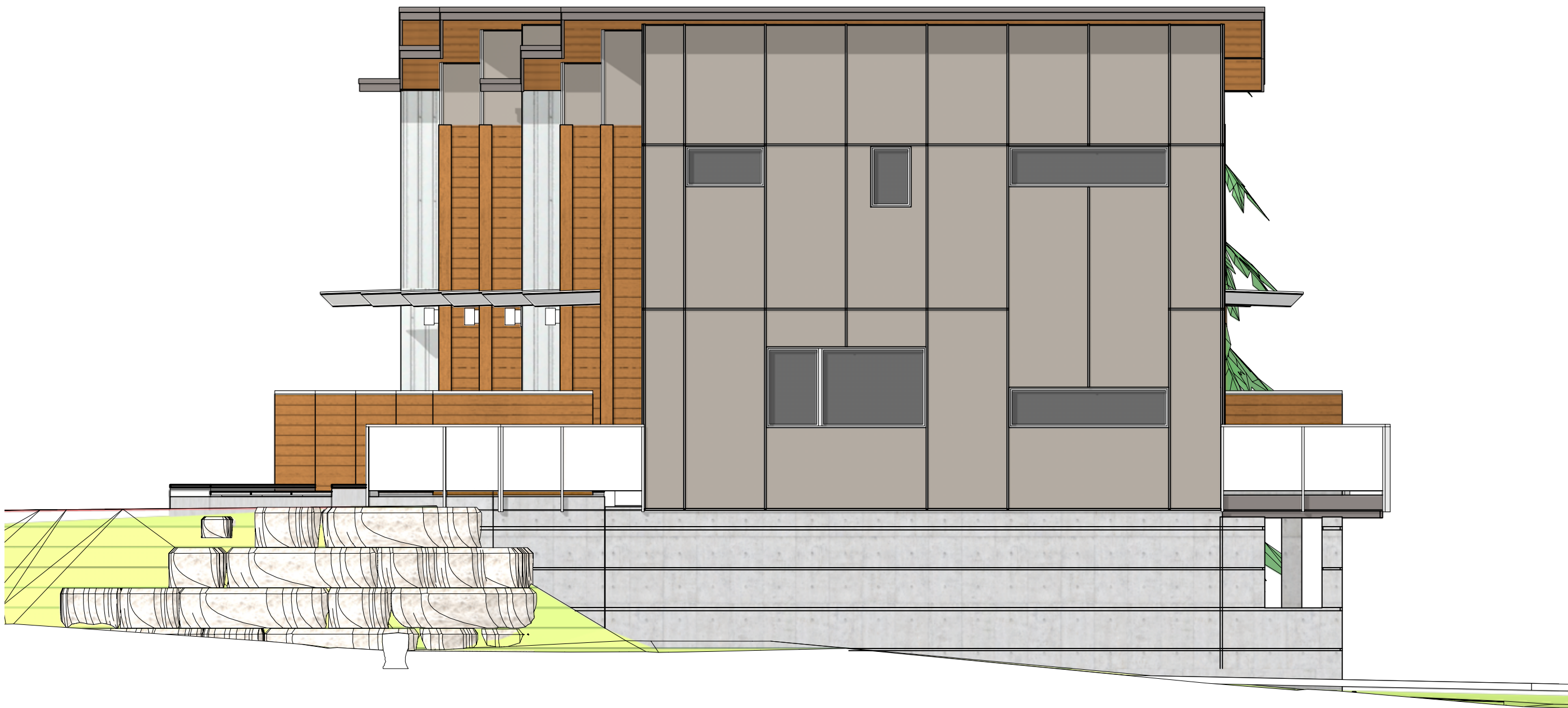


West Elevation (Karen Cr.)
scale: 3/16"=1'-0"

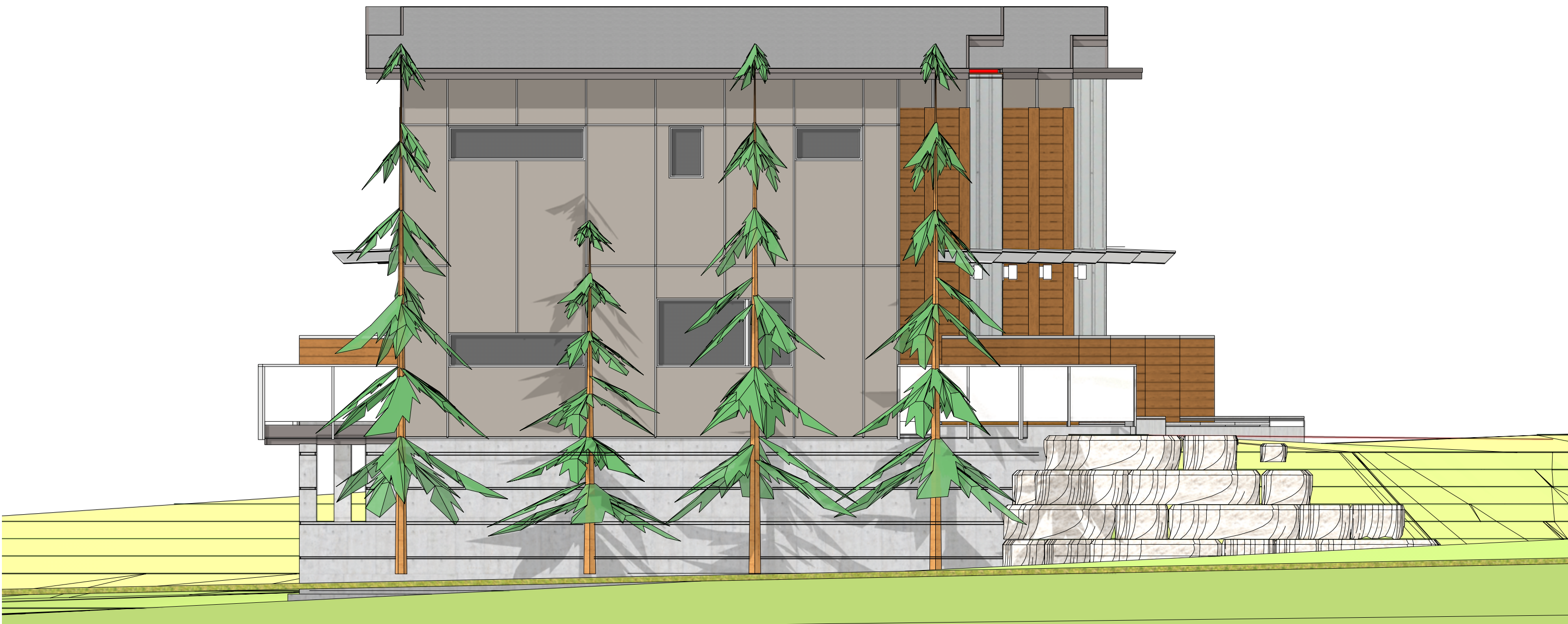


East Elevation (Hwy 99)
scale: 3/16"=1'-0"

Elevations



North Elevation
scale: 3/16"=1'-0"



South Elevation
scale: 3/16"=1'-0"

Roof Height					
Roof	Area	% of tot.	Mean height	Wtd. Avg.	
A	1420.0 ft.2	27.2%	31.6'	8.6'	
B	1187.0 ft.2	22.7%	30.6'	7.0'	
C	1193.0 ft.2	22.9%	30.6'	7.0'	
D	1420.0 ft.2	27.2%	31.6'	8.6'	
	0.0 ft.2	0.0%	0.0'	0.0'	
	0.0 ft.2	0.0%	0.0'	0.0'	
	0.0 ft.2	0.0%	0.0'	0.0'	
				Feet	Meters
Total	5220.0ft.2	100.0%	Overall Mean Ht.:	31.1'	9.49m
			Total Permitted:	35.1'	10.70m

1)

All numbers are in feet unless noted

2)

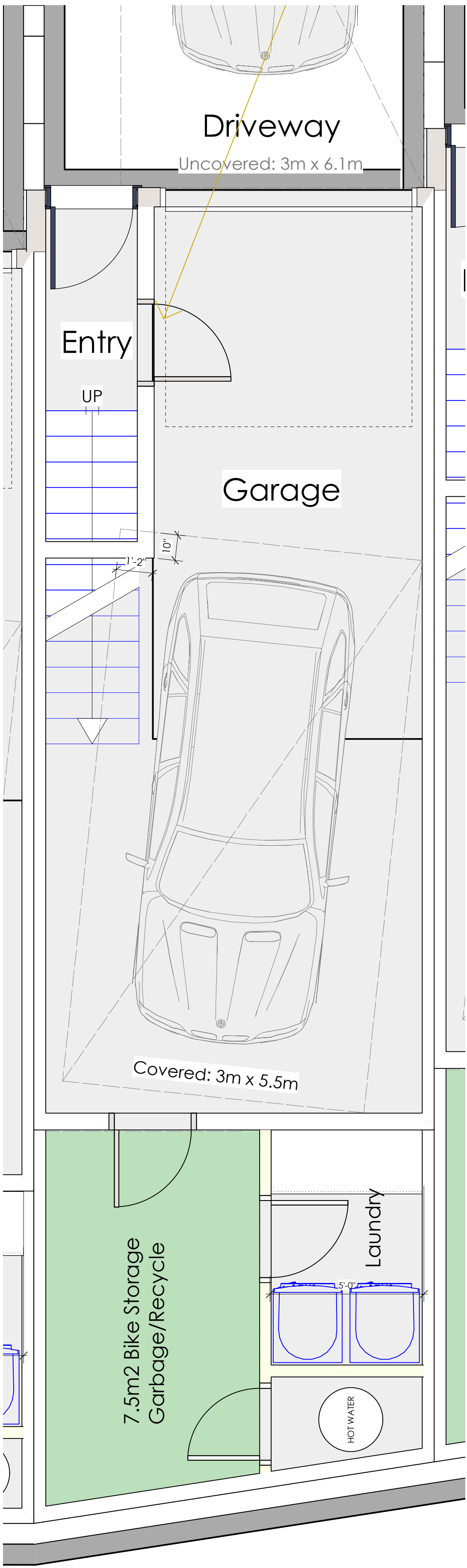
Mean Height is measured from Lowest Average Grade

THE COOPS

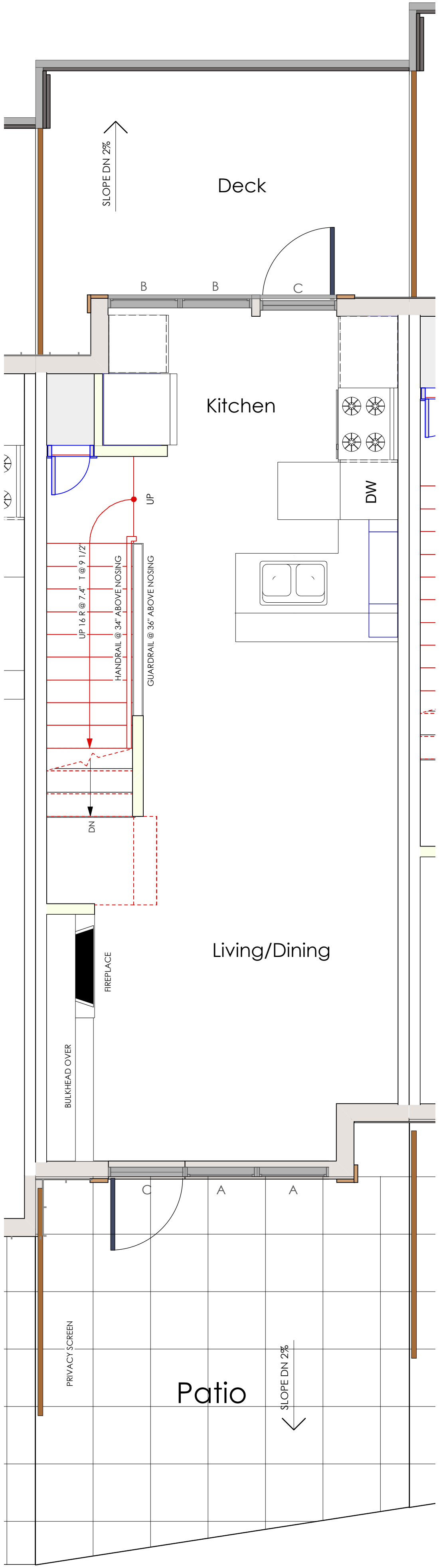
2007 Karen Cr., Whistler, BC



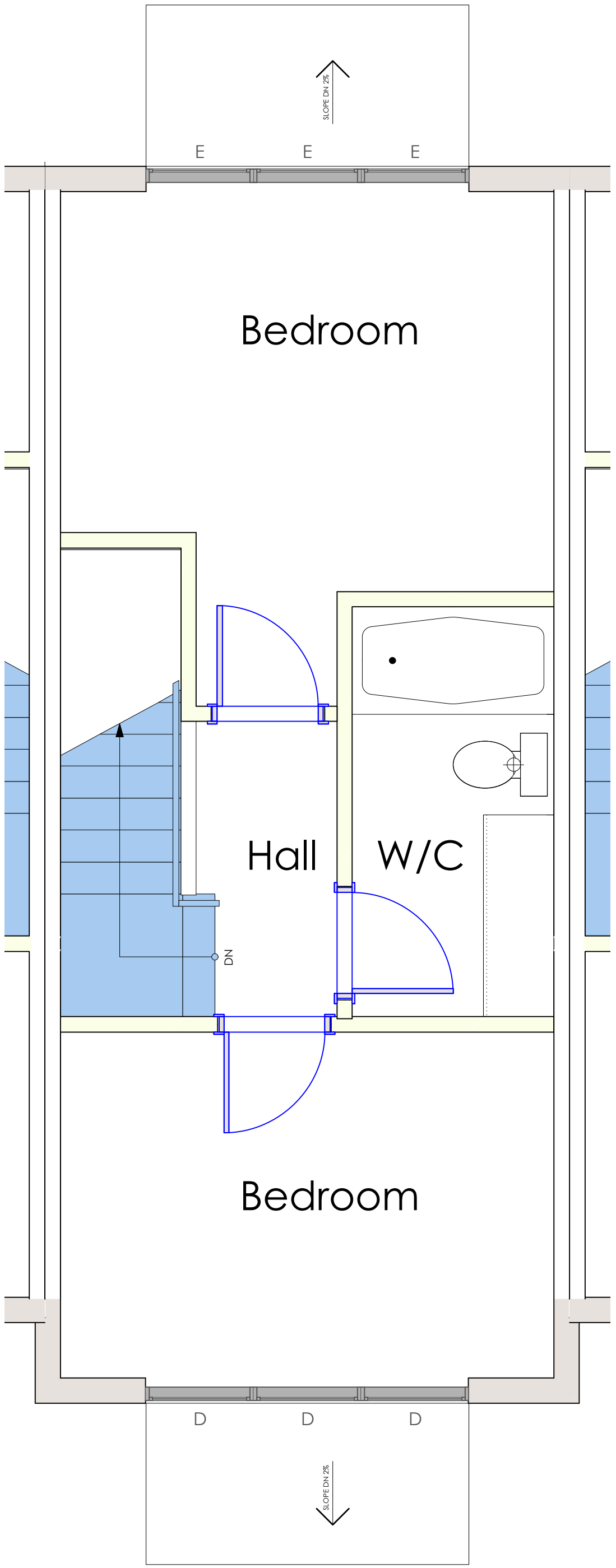
Unit Plans



Level 1

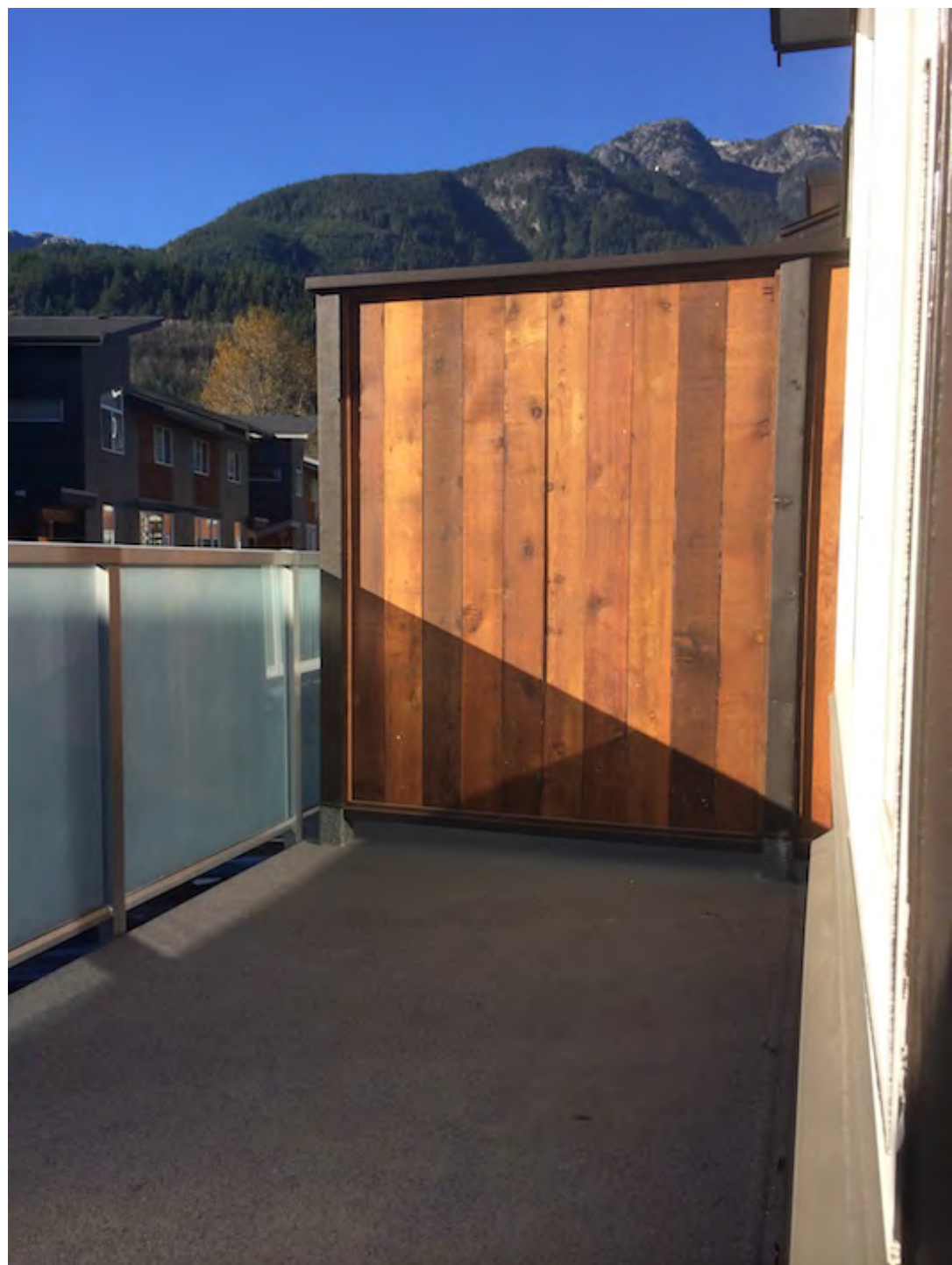
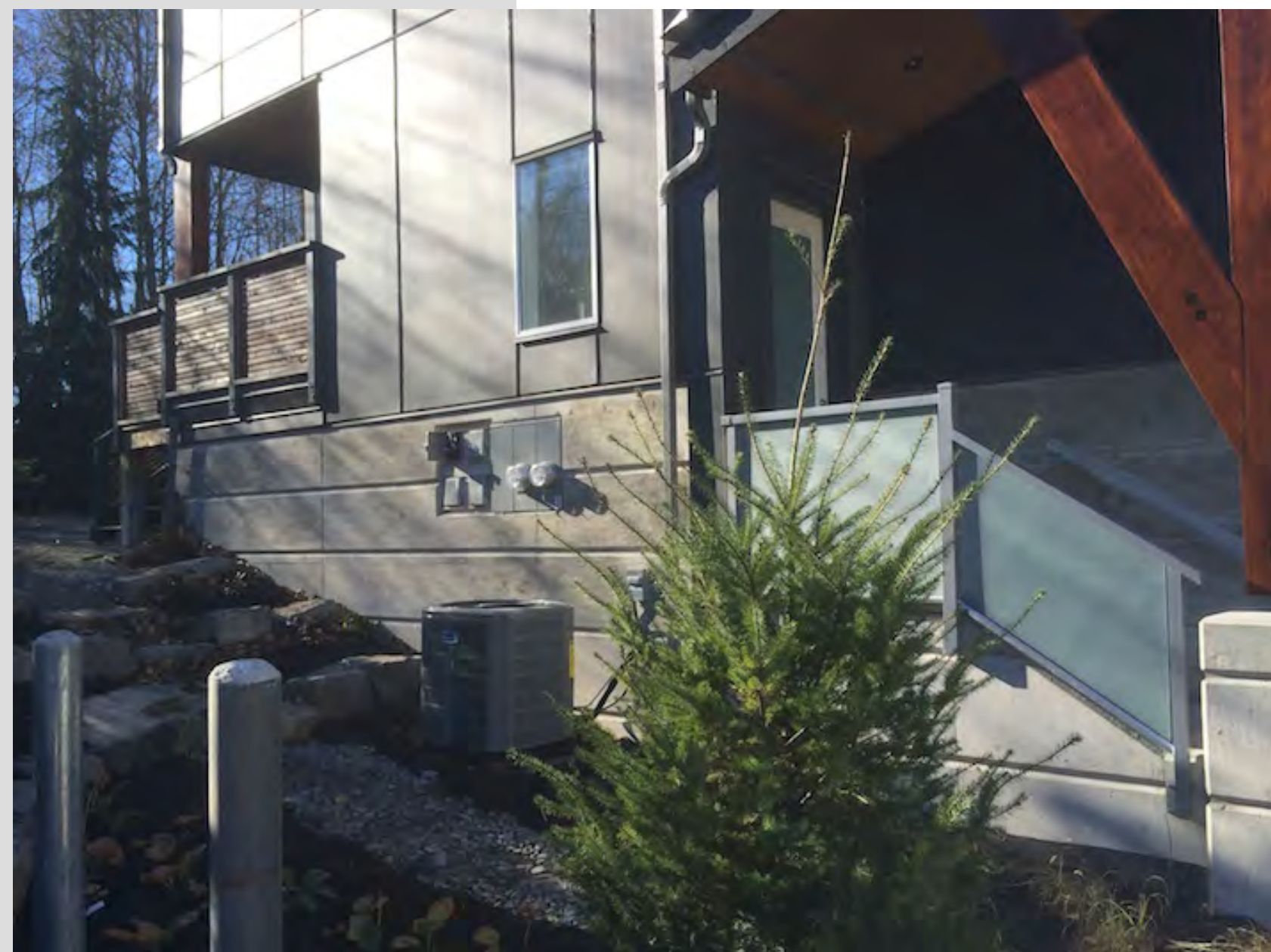


Level 2
scale: 1/4"=1'-0"



Level 3

Materials and Colour Palette



Materials Amendments:

Architectural Concrete: As a flood control measure, the garage floor level walls have been designed as architectural concrete.

Cladding: Hardie cement board as a cost saving and fire protection measure. (applied to the side elevations)

Railing systems: A satin etch glass and aluminum railing system has been provided to afford the owners greater privacy on their decks.

The privacy fences: have been amended to cedar fencing construction.



MATERIALS LEGEND

AREA	MATERIAL & COLOUR
1	ARCHITECTURAL CONCRETE
2	WINDOWS
3	DOORS
4	ROOF
5	CLADDING AND TRIM 1
6	CLADDING AND TRIM 1
7	CLADDING AND TRIM 2
8	CLADDING AND TRIM 3
9	FASCIA
10	GARAGE DOORS
11	DECKS AND PATIOS
12	DECK RAILINGS
13	PRIVACY FENCE
	ALUMINUM CLAD - CLEAR ANODIZED
	FIBERGLASS- PAINTED - HERON BLUE
	TORCH-ON MEMBRANE - LIGHT GREY
	HARDIE PANEL - CLOVERDALE METROPOLIS CC-546 (BM)
	HARDIE REVEAL FLASHING - GALVALUME
	STAINED 1X4 HORIZONTAL CEDAR CHANNEL SIDING - DARK OAK
	24 GA METAL CLADDING VERTICAL EXPOSED FASTENER - GALVALUME
	WESTERN SADDLE CA 206
	METAL - PAINTED TO MATCH 'DARK OAK'
	24"X 24" PAVERS - RONA #4208023 MODEL #24242 - CHARCOAL
	SATIN ETCH GLASS AND CLEAR ANODIZED ALUMINUM
	6' VERTICAL CEDAR WRAPPED WITH ALUMINUM CAP - DARK OAK

Project Location

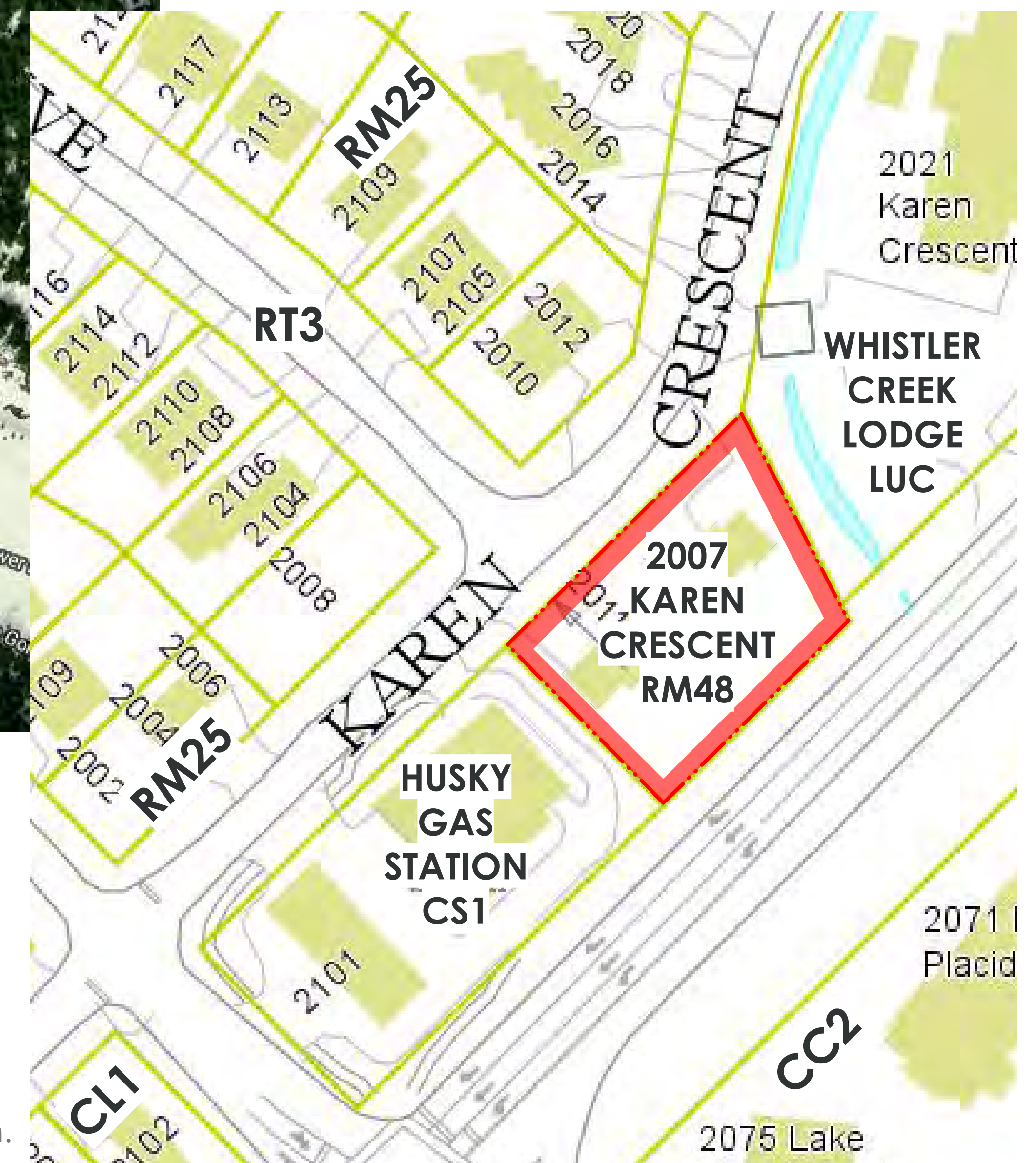


Aerial View - Creekside and surrounding area

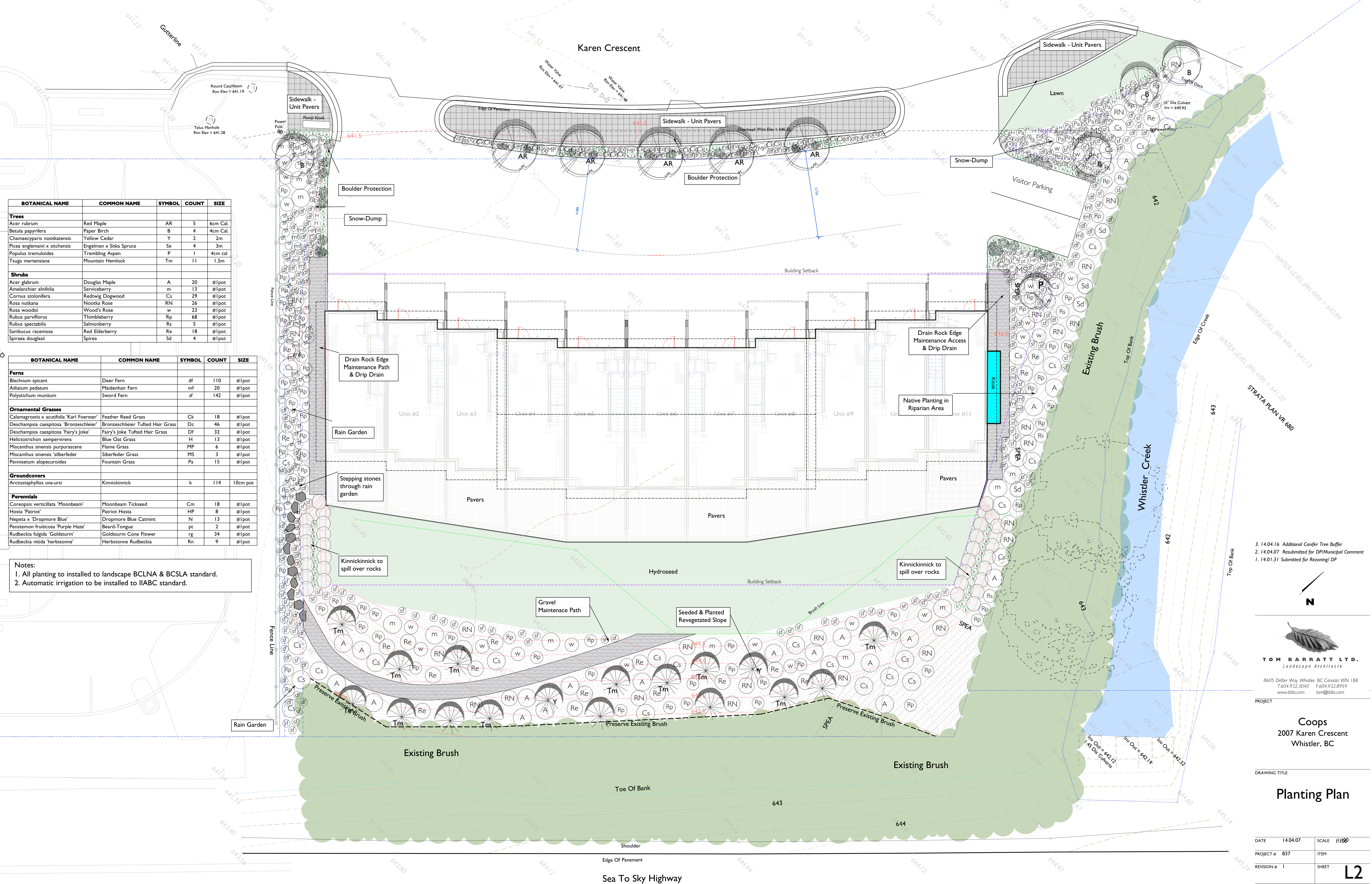
The Whistler COOPS is located at 2007 Karen Crescent in Whistler Creekside. The existing 12 Units are accessed off of Karen Crescent. An on-grade gravel lot facing Karen Crescent has been used for the owners' parking.

Directly south of the site is the Husky Service Station and to the north is the Whistler Creek Lodge, across Little Whistler Creek which borders the property to the North.

Highway 99, running in a North/South direction, separates the strata units from the Franzes Trail complex of buildings.



Detail - Subject property and area, zoning



"The Coops" Tree Assessment 2014

Prepared for:

Strata Corp VR 4
Whistler, BC

Agent:

Jason Wood
Diamond Head Development | PO BOX 914 – 38286 Vista Crescent |
Squamish, BC V8B 0A6 Canada | O: 604.892.5160 | C: 778 991 9941 | E:
info@dhdev.ca

Prepared by:

Paul Duncan
Garibaldi Tree & Landscape Ltd.
PO Box 716
Pemberton, BC
V0N 2L0
Tel: 604-905-8115
ents@telus.net

Site visit(s): June 2008, April 2014

Site Location: 2007-2011 Karen Crescent

Report Prepared: April 4, 2014

Report Updated: April 24, 2014



Paul Duncan
Garibaldi Tree & Landscape Ltd.
Pemberton, BC

April 24, 2014

Jason Wood
Diamond Head Development

RE:

Dear Jason:

Further to our discussions regarding the cottonwood trees at the Coops, I have amended the report I recently sent you, providing additional information concerning the trees.

If you have any questions concerning this report, please contact me during office hours on my cell phone, 604-905-8115, or by email at ents@telus.net.

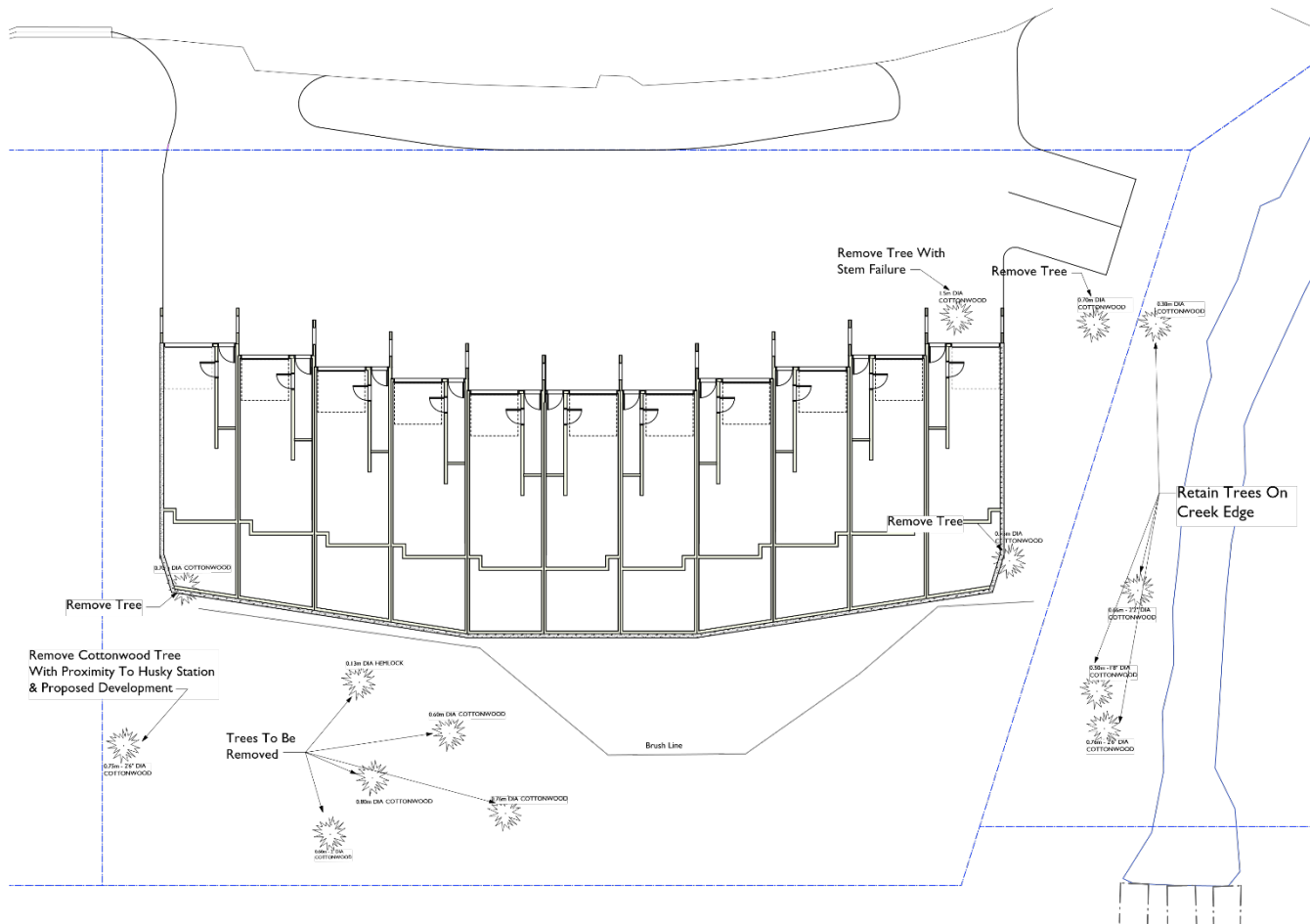
On behalf of Garibaldi Tree,



Paul Duncan
ISA Certified Arborist PN0299,
PNW Certified Tree Risk Assessor CRTA 099
Diploma of Horticulture



Site Plan of proposed building and siting of existing cottonwoods:



Conclusions & Recommendations

1. Retain cottonwood trees along stream bank edges. A root protection zone should be established prior to site demolition. The boundary of the protection area should be as large as feasible, and any roots greater than 2.5 cm extending beyond the boundary should be cut cleanly. I suggest re-inspecting the trees after demolition and grading works.
2. Remove cottonwood trees as shown in site plan.

Observations / Discussion

1. The cottonwood trees adjacent Whistler Creek appear to be healthy and the root systems of these trees are acting to stabilize the creek edges.

2. As noted in the previous report, cottonwoods are messy trees, their root systems are quite invasive, and as a species they grow quickly and often become liable to branch or stem failure. Consequently, these trees are considered undesirable in most residential landscapes. To facilitate sight development and future landscape improvements, removal of the cottonwood trees as shown in the attached site plan are justified and recommended.



Further Discussion, April 22

Municipal staff has expressed interest in retaining roughly three of the cottonwood trees located in the southeast section of the property.

At the present moment, the grouping of mature / semi-mature cottonwoods is behaving collectively as a fairly stable unit. Stability is offered by the large, mature component of trees and the slender, tall and weaker trees are harbored within the grouping. The tall, thin trees possess some potential for stem failure, while the large trees may be a risk from large branch failure. Nevertheless, as a whole, the undisturbed group of cottonwood trees does not express itself as being extremely threatening beyond what is normal of this species. With site development and clearing, however, the potential for tree and limb failure may be exacerbated. Retained trees could experience increased risk of branch or stem failure due to greater wind exposure and the loss of protection from removed cohorts. Forecasting the outcome of retained trees is not exact, but removing a fraction of the trees while encroaching on the root zones of the remaining trees, may create a situation which heightens the likelihood of tree decline and failure.

In light of the fact that this area will be seeing increased use, coupled with a greater value associated with stationary targets, it seems prudent to remove as many of the cottonwoods as possible from this area. As previously noted, I have recommended removing all of the cottonwoods in this location, and I stand by that initial assessment and recommendation.

The cottonwoods outside of the property, adjacent to the highway, tend to lean towards the east. Upon site clearing these trees, too, may be more prone to failure. Inspection of these trees after initial clearing is recommended.



Picture of north-most tree in grouping. Tree has pronounced lean to the north and to highway.



Pictures of cottonwood roots. Extensive grafted surface rooting is evident throughout the zone of trees. Proposed grubbing and fill placement will negatively affect the root zones of retained trees.



Picture looking south through trees towards gas station.



Picture of cottonwood adjacent to the fence closest to the gas station. Tree is heavily branched over the neighboring property, and could potentially cause damage to this property.



Picture of cottonwoods looking north, showing general lean of trees closest to the highway, and picture of tree with extensive limb failure.



Limiting Conditions & Waivers

Limitations of this Assessment

This Assessment is based on the circumstances and observations as they existed at the time of the site inspection of the Client's Property and the tree(s) situate thereon by Garibaldi Tree and upon information provided by the Client to Garibaldi Tree. The opinions in this Assessment are given based on observations made and using generally accepted professional judgment; however, because trees and plants are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this Assessment are valid only as at the date any such testing, observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Garibaldi Tree as to the length of the validity of the results, observations, recommendations and analysis contained within this Assessment. As a result the Client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections. It is recommended that the trees discussed in this Assessment should be re-assessed periodically.

Further Services

Neither Garibaldi Tree, nor any assessor employed or retained by Garibaldi Tree (the "Assessor") for the purpose of preparing or assisting in the preparation of this Assessment shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Assessment and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Assessor's regular hourly billing fees.

Garibaldi Tree accepts no responsibility for the implementation of all or any part of the recommendations outlined in the Assessment, unless specifically requested to carry out or examine the implementation of such activities recommended herein. In the event that inspection or supervision of all or part of the implementation is requested, that request shall be in writing and the details agreed to in writing by both parties.

Conflict of Interest

Garibaldi Tree Service provides both consultation and tree removal services, and consequently, a conflict of interest may exist. **In no manner does Garibaldi Tree & Landscape attempt to gain further employment from any remarks or recommendations noted in any of its Reports or Assessments.**



Assumptions

The Client is hereby notified and does hereby acknowledge and agree that where any of the facts and information set out and referenced in this Assessment are based on assumptions, facts or information provided to Garibaldi Tree the Client and/or third parties and unless otherwise set out within this Assessment, Garibaldi Tree will in no way be responsible for the veracity or accuracy of any such information and further, the Client acknowledges and agrees that Garibaldi Tree has, for the purposes of preparing their Assessment, assumed that the Property, which is the subject of this Assessment is in full compliance with all applicable federal, provincial, municipal and local statutes, regulations, by-laws, guidelines and other related laws. Garibaldi Tree explicitly denies any legal liability for any and all issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines and laws as it may pertain to or affect the Property to which this Assessment applies.

Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Assessment shall remain solely with Garibaldi Tree. Possession of this Assessment, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Assessment for any purpose save and except where Garibaldi Tree has given its prior written consent. This Assessment may not be used for any other project or any other purpose without the prior written consent of Garibaldi Tree.

Neither all nor any part of the contents of this Assessment shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Garibaldi Tree.

Hazardous Materials

Garibaldi Tree has no knowledge of, and has made no inquiries or investigations in preparing this Assessment with respect to the existence of hazardous materials and/or any hazardous site conditions on the Property. Garibaldi Tree is not qualified to detect or evaluate said hazardous materials or hazardous site conditions. The Assessment was carried out based on the assumption that no such hazardous materials or hazardous site conditions exist on or near the Property. No legal liability is assumed by Garibaldi Tree, or its directors, officers, employees, agents or contractors, for any such materials and conditions or for any expertise required to discover, analyze, remediate or document them in the Assessment or to disclose them to the Client. The Client does hereby acknowledge and agree that Garibaldi Tree has advised the Client to retain an expert in the field of hazardous materials and/or hazardous site conditions.

Restriction of Assessment

The Assessment carried out was restricted to the Property. No assessment of any other trees or plants has been undertaken by Garibaldi Tree. Garibaldi Tree is not legally liable for any other trees or plants on the Property except those expressly discussed herein. The conclusions of this Assessment do not apply to any areas, trees, plants or any other property not covered or referenced in this Assessment.



Professional Responsibility

In carrying out this Assessment, Garibaldi Tree and any Assessor appointed for and on behalf of Garibaldi Tree to perform and carry out the Assessment has exercised a reasonable standard of care, skill and diligence as would be customarily and normally provided in carrying out this Assessment. The Assessment has been made using accepted arboricultural techniques. These include a visual examination of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the current or planned proximity of property and people. Except where specifically noted in the Assessment, none of the trees examined on the property were dissected, cored, probed, or climbed and detailed root crown examinations involving excavation were not undertaken.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behavior of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Garibaldi Tree or its directors, officers, employers, contractors, agents or Assessors for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property;
- and
- d) the accuracy of any other information provided to Garibaldi Tree by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
- f) the unauthorized distribution of the Assessment.

The total monetary amount of all claims or causes of action the Client may have as against Garibaldi Tree, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Garibaldi Tree.

Further, under no circumstance may any claims be initiated or commenced by the Client against Garibaldi Tree or any of its directors, officers, employees, contractors, agents or Assessors, in contract or in tort, more than 12 months after the date of this Assessment.



Third Party Liability

This Assessment was prepared by Garibaldi Tree exclusively for the Client. The contents reflect Garibaldi Tree's best assessment of the trees and plants situated on the Property in light of the information available to it at the time of preparation of this Assessment. Any use which a third party makes of this Assessment, or any reliance on or decisions made based upon this Assessment, are made at the sole risk of any such third parties. Garibaldi Tree accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use or reliance of this Assessment by any such party.

General

Any plans and/or illustrations in this Assessment are included only to help the Client visualize the issues in this Assessment and shall not be relied upon for any other purpose.

This Report contains 14 pages, inclusive of title and cover pages. It shall be considered as a whole, no sections are severable, and the Assessment shall be considered incomplete if any pages are missing.

Certification

I, Paul Duncan, have no personal interest in or bias with respect to the subject matter of this Report or with the parties named in it. I certify that all of the statements in this Report are true, complete and correct to the best of my knowledge and belief and are made in good faith.

On behalf of Garibaldi Tree & Landscape Ltd.,



Date: April 24, 2014

Paul Duncan
PNW ISA Certified Arborist, # PN-0299
PNW Certified Tree Risk Assessor, # CTRA 099
Diploma of Horticulture



RM48 Zone (Residential Multiple Forty-Eight) (Bylaw No. 1560)**Intent**

The intent of this zone is to provide medium density multiple residential development.

In an RM48 Zone:

Permitted Uses

47.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) 11 unit townhouse; and (Bylaw No. 1837)
- (c) park and playground.

Density

47.2 The maximum permitted floor space ratio is 0.37 provided that in no case shall the gross floor area on a parcel exceed 711 square metres. (Bylaw No. 1837)

Height

47.3 The maximum permitted building height is 8.6 metres. (Bylaw No. 1837)

Parcel Area

47.4 The minimum permitted parcel area is 1,800 square metres.

Site Coverage

47.5 The maximum permitted site coverage is 35 percent.

Setbacks

47.6.1 The minimum permitted front setback is 7.6 metres.

47.6.2 The minimum permitted side setback is 3.0 metres.

47.6.3 The minimum permitted rear setback is 10.0 metres.

Off-Street Parking and Loading

47.7 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

47.8.1 The minimum permitted gross floor area for a dwelling unit is 40 square metres.

47.8.2 Auxiliary residential dwelling units are prohibited.

RZ1078

2007 Karen Crescent

Council Presentation
May 6, 2014

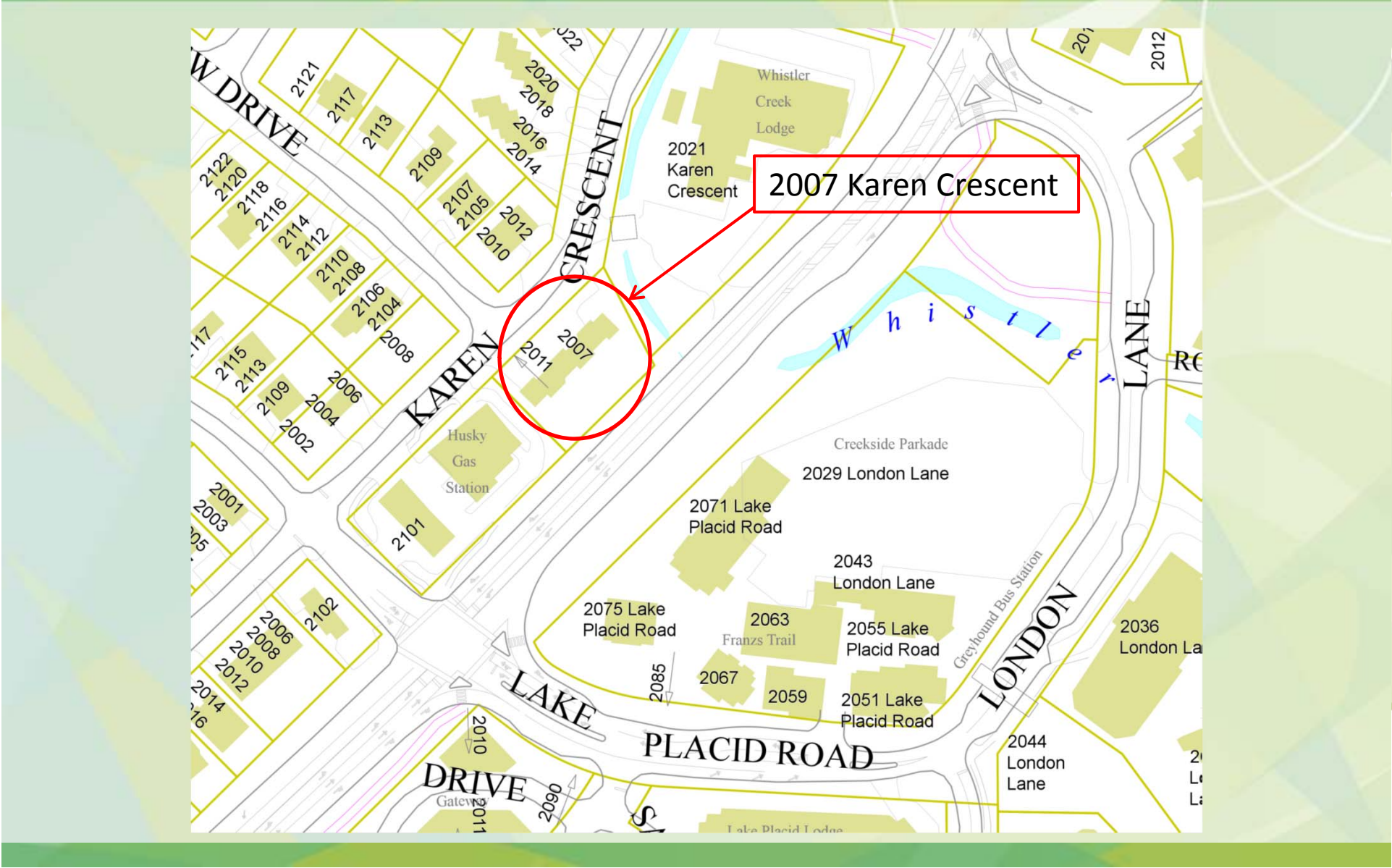
RESORT MUNICIPALITY OF WHISTLER

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

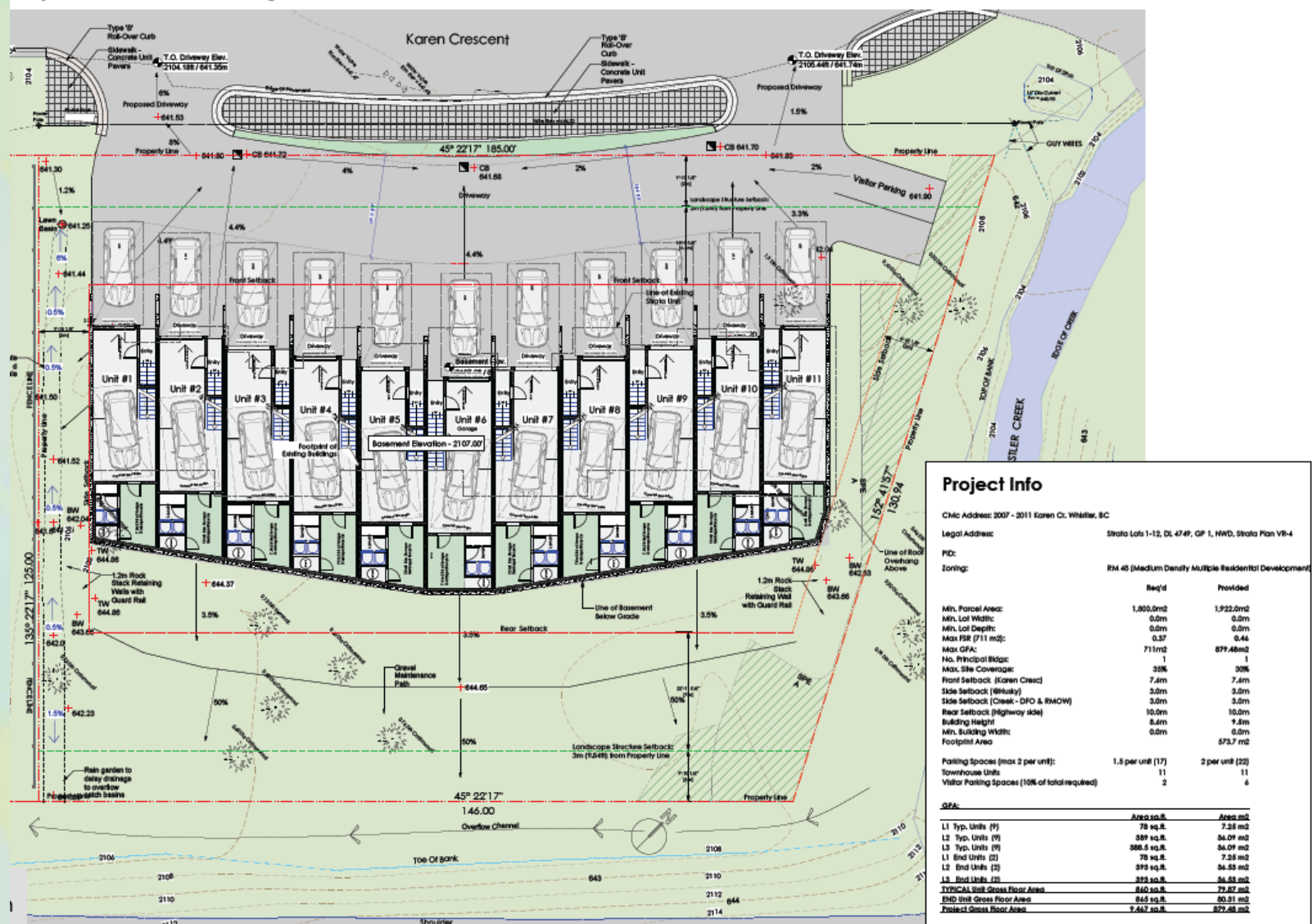
- **2002** - RM48 zone first developed
- **2008** – RM48 zone amended
- **2008** – DP approved, but not issued
- **2014** – Zoning amendment application submitted



Proposed Changes: Height & FSR

	Existing Building	RM48, 2008 Rezoning	Proposed (Bylaw 2053)
Use	12-unit townhouse	11-unit townhouse	11-unit townhouse
Maximum Gross Floor Area	514 m ²	711 m ²	880 m ²
Maximum FSR	0.27	0.37	0.46
Maximum Site Coverage	25%	35%	35%
Height	7.6 m	8.6 m	9.5 m
Bed units	24	33	33

Proposed Site Plan



Proposed Building Design



West Elevation (Karen Cr.)
scale: 3/16"=1'-0"

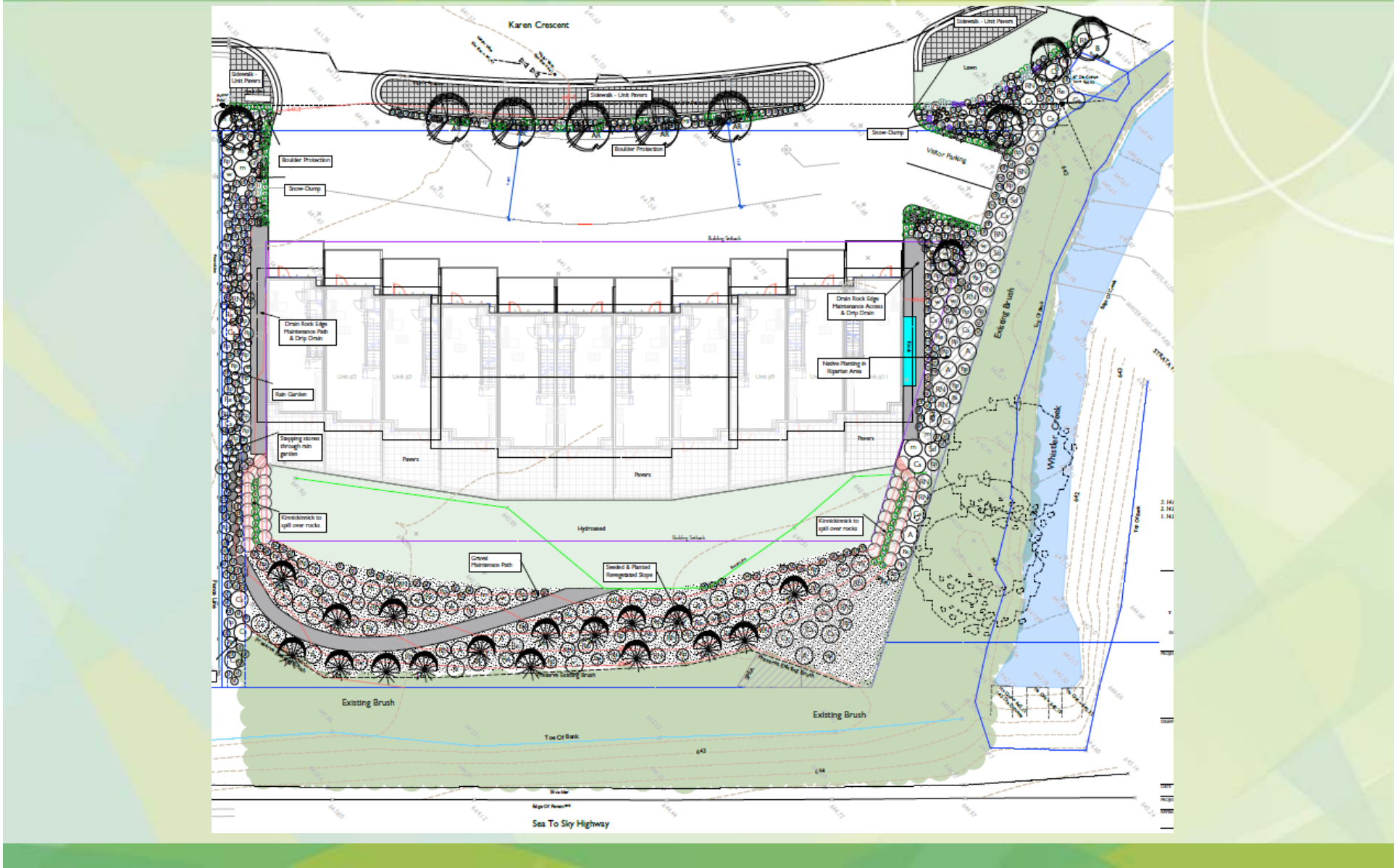


East Elevation (Hwy 99)
scale: 3/16"=1'-0"

Comparison: Proposed & Existing



Landscape Plan



Planning and Policy Review

- Bylaw 2053 is consistent with RMOW policy:
 - ✓ Whistler 2020
 - ✓ OCP policies and DPAs
 - ✓ Zoning Bylaw 303 (parking, flood protection, setbacks)
 - ✓ Green Building Policy
- **‘OCP Policy 4.9.3.3** - Encourage renovation and redevelopment of commercial and multiple-accommodation properties to enhance the attractiveness, character, and experience of this sub-area.’

April 16, 2014 ADP Comments

- Increase in height and FSR supported
- Satisfied with revisions to:
 - ✓ Façade
 - ✓ Landscaping and pedestrian circulation
 - ✓ Parking
 - ✓ Snow management

Recommendations

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014';

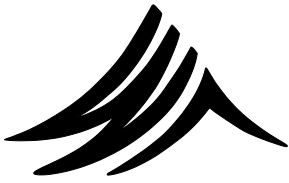
That Council authorize the Mayor and Corporate Officer to schedule a public hearing for 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014', and to advertise for same in the local newspaper;

That Council authorize the Mayor and Corporate Officer to execute two Section 219 covenants on the title of the subject property:

- a. A covenant requiring development consistent with the objectives of the Green Building Policy, as per the Green Building Checklist submitted with Zoning Amendment Application No. 1078; and,
- b. A covenant establishing flood protection measures as per the Kerr Wood Leidal Associates Ltd Technical Memorandum titled '2007-2011 Karen Crescent – Proposed Redevelopment, Whistler, B.C., Flood Hazard Review and Protective Measures Assessment,' dated April 17, 2014; and further,

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a. Provide security for a sidewalk on the Karen Crescent frontage of the property in the value of 110% of the value of the sidewalk.



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, APRIL 1, 2014, STARTING AT 5:35 PM**

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

PRESENT:

Mayor N. Wilhelm-Morden

Councillors: J. Crompton, J. Faulkner, J. Grills, D. Jackson, A. Janyk,
and R. McCarthy

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, N. McPhail
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Corporate Officer, S. Story
Fire Chief, S. Kirkwood
Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Director of Human Resources, D. Wood
Manager of Communications, M. Comeau
Manager of Development Services, J. Ertel
Manager of Special Projects, T. Battiston
Acting Senior Communications Officer, G. Inglese
Human Resources Coordinator, L. Rickli
Planner, A. Antonelli
Planning Analyst, R. Licko
Journeyman Mechanic, R. Thuma
Night Crew Leadhand, S. McLaughlin
Lifeguard/Swim Instructor, L. Barczynski
Recording Secretary, N. Best

ADOPTION OF AGENDA

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

That Council adopt the Regular Council agenda of April 1, 2014 with the removal of the RZ 1077 - Gross Floor Area Exclusion Amendment Bylaw report and readings.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of March 18, 2014.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

RMOW Employee Recognition

A presentation was given by Mike Furey, Chief Administrative Officer, and Mayor N. Wilhelm-Morden regarding RMOW Employee Recognition.

Mayor N. Wilhelm-Morden acknowledged the 40 employee nominees:

Above and Beyond:

- Julie Cummings, Recreation Programmer - Corporate and Community Services
- Dana Birkenthal, Administrative Assistant - Infrastructure Services
- Wanda Bradbury, Administrative Assistant - Resort Experience
- Megan Hewitt, Youth Worker - Corporate and Community Services
- Elizabeth Tracy, Director, Whistler Public Library - Corporate and Community Services
- Ken Roggeman, Director of Finance - Corporate and Community Services
- Andy Chalk, Supervisor, Capital Construction - Resort Experience
- Eric Soucy, Fitness Trainer – Corporate and Community Services
- Kevin Murray, Purchasing Agent – Corporate and Community Services
- Ellen We, Budget Coordinator – Corporate and Community Services
- Shawn McLaughlin, Roads Night Crew Leadhand – Infrastructure Services
- Polek Rybczynski, Facility Maintenance – Corporate and Community Services
- J.D. McLean, Facility Maintenance – Corporate and Community Services
- Lindsay Debou, Materials Management Supervisor – Corporate and Community Services
- Sandra (Ande) Brown, GIS Technologist – Infrastructure Services
- Verna MacDonal, Library Assistant – Corporate and Community Services
- Neil Kearns, Waste Water Treatment Plant Operator 3 – Infrastructure Services

Excellence in Teamwork:

- Charlotte Cronin, Program Leader – Corporate and Community Services
- Valerie Miller, Program Leader – Corporate and Community Services
- Leah Mercer, Recreation Receptionist/Cashier – Corporate and Community Services
- Beth Dunlop, Fitness Trainer – Corporate and Community Services
- Lindsay DeBou, Material Management Supervisor – Corporate and Community Services
- Shaun Simpson, Utilities Operator I – Infrastructure Services
- Laurie McKinney, Snow Groomer/ Labourer III – Corporate and Community Services /Resort Experience
- Donna Wango, Executive Secretary – Chief Administrative Office
- Kevin Erickson, Accountant – Corporate and Community Services

- Lisa Rickli, Human Resources Coordinator – Chief Administrative Office
- Gianna Inglese, Communications Officer – Chief Administrative Office
- Elizabeth Tracy, Director, Whistler Public Library – Corporate and Community Services
- Ken Roggeman, Director of Finance – Corporate and Community Services
- Emi Quigley, Facility Attendant – Corporate and Community Services
- Jamie Charland, Lifeguard/Swim Instructor – Corporate and Community Services

Excellence in Customer Service:

- Nikki Best, Council Coordinator – Corporate and Community Services
- Sara Niblock, Fitness Trainer – Corporate and Community Services
- Darel Lee, Library Assistant II – Corporate and Community Services
- Ron Thuma, Journeyman Mechanic – Infrastructure Services
- Donna Wango, Executive Secretary – Chief Administrative Office
- Amanda Webster, Supervisor, Customer Services Counter – Corporate and Community Services
- Jane Clifford, Library Assistant – Corporate and Community Services
- Verna MacDonald, Library Assistant – Corporate and Community Services
- Melissa Darou, Senior Communications Officer – Chief Administrative Office
- Elizabeth Tracy, Director, Whistler Public Library - Corporate and Community Services
- Ken Roggeman, Director of Finance – Corporate and Community Services

Excellence in Health and Safety:

- Lorne Russell, Supervisor, Parks and Trails Maintenance – Resort Experience
- Ken Roggeman, Director of Finance – Corporate and Community Services
- Elizabeth Tracy, Director, Whistler Public Library – Corporate and Community Services
- Lee-Ann Barczynski, Lifeguard/Swim Instructor – Corporate and Community Services
- Ted Pryce-Jones, Curtis Smith and Dawn Lefebvre, Village Maintenance – Resort Experience

Excellence in being a Resort Ambassador:

- Justin Golob, Parking Enforcement Officer – Corporate and Community Services
- Donna Wango, Executive Secretary – Chief Administrative Office
- Elizabeth Tracy, Director, Whistler Public Library – Corporate and Community Services
- Ken Roggeman, Director of Finance – Corporate and Community Services

:

Mayor Wilhelm-Morden read the nomination submissions and awarded the following five employees:

- Above and Beyond - Shawn McLaughlin
- Excellence in Teamwork - Lisa Rickli
- Excellence in Customer Service - Ron Thuma
- Excellence in Health and Safety - Lee-Ann Barczynski
- Excellence in being a Resort Ambassador – Donna Wango

MAYOR'S REPORT

Mayor N. Wilhelm-Morden shared her condolences with the family of Bob Morris following his passing. Bob worked as an English and Math teacher at Whistler Secondary School for many years. Outside of work, Bob was a keen golfer and was passionate about sports, hiking, skiing and photography. A celebration of life will be held on Sunday April 5 at 2 p.m. at the Burquitlam Funeral Home in Coquitlam.

Mayor N. Wilhelm-Morden shared her condolences with the family of Bonny Makarewicz following her passing. Bonny was well known for capturing the beauty and sporting spirit of B.C.'s South Coast in her nature, sports and community photos. She was celebrated for being a highly creative composer of images and had her work published in many newspapers. A winner of many national and provincial photography awards, Makarewicz died after battling cancer for many months. A celebration of life will be held on Sunday, April 13 at 2 p.m. at the Fairmont Chateau Whistler.

Councillor J. Grills shared his condolences with the family of Dianne Dunn following her passing. A celebration of Life was held at the Squamish Lil'wat Cultural Centre on March 30. Diane was an avid skier, loved the outdoors and travel. Her enthusiasm for life, love for adventure and appreciation for the natural environment will always be remembered.

Mayor N. Wilhelm-Morden shared that Whistler was first place out of 69 communities registered in British Columbia for Earth Hour, which took place on March 29, 2014 from 8:30 p.m. to 9:30 p.m. Whistler "powered down" resulting in a six per cent reduction in electrical demand. The RMOW turned off lights and major appliances around our facilities and the Village to reduce energy use, while many residents and businesses did their part to contribute. 50 people participated in the Earth Hour Candlelight Skate at Whistler Olympic Plaza. The RMOW liaised with the Whistler Facility Managers Association to ensure that larger commercial buildings participated again this year. The Fairmont Chateau Whistler, for example, hosted a Pedal Power event, where participants had the opportunity to ride a stationary bike in the hotel lobby and blend their very own organic smoothie using muscle power instead of electricity. Many local restaurants and businesses also participated and reduced their electricity usage during Earth Hour. Mayor N. Wilhelm-Morden thanked all residents, staff and several businesses, who contributed to the success of Earth Hour.

Mayor N. Wilhelm-Morden reported that March 30 was the last day for cross-country skiing and snowshoeing on the Lost Lake Cross Country and Snowshoe Trails as well as Skating at Olympic Plaza. Both facilities experienced excellent seasons. Skating at Olympic Plaza opened for the season on December 14, 2013 and was even more popular than last year with an estimated 24,000 skate rentals (16,000 last year). The season included a variety of Festivals, Events and Animation programming including holiday activities, New Year's Eve celebrations, Winter Games Celebrations and Spring Break activities. The Lost Lake Cross Country and Snowshoe Trails may have had a slow start to the winter, but when the snow started to fall, the

RMOW's cross country team managed to provide an excellent product with little snow. A tree canopy-pruning program, completed in the fall, allowed more snow to fall on the trails. Despite losing the best four to five weeks of the season (due to poor weather conditions) from mid-December to mid-January, revenues and user numbers for the remainder of the season were on target with the previous year, which included more than 17,000 visitors. Mayor N. Wilhelm-Morden thanked all staff who were involved in the daily operations of the cross country trails and skating facilities as well as those who contributed to excellent programming throughout the season.

Mayor N. Wilhelm-Morden reminded residents that changes are coming to Whistler's waste depots at Function Junction and Nester's on May 19 – including an onsite attendant, new operating hours of 7 a.m. to 7 p.m. and additional recycling options. These changes are a result of updates to the BC Recycling Regulations being implemented largely through Multi Materials British Columbia. The three main benefits of these changes to Whistler are:

1. They will save an estimated \$125,000 a year for the RMOW and Whistler taxpayers
2. They will move Whistler closer towards its goal of zero waste
3. They will improve the level of service at the depots

Mayor N. Wilhelm-Morden added that with any change, they recognize there will be a period of transition as people become accustomed to the new operating hours. Mayor N. Wilhelm-Morden encouraged everyone to familiarize themselves with the changes before the May 19 implementation date. More information can be found at whistler.ca/solidwaste.

Mayor N. Wilhelm-Morden shared that the 22nd Whistler Cup will take place from April 4 to 6, 2014. This event is one of the largest juvenile ski races in the world with 450 of the best 12 to 15-year-old international athletes competing from 25 countries. Mayor N. Wilhelm-Morden encouraged residents and visitors to get out and welcome the participants on Friday, April 4 during the parade of athletes, starting at 5 p.m. along the Village Stroll, finishing with the Opening Ceremony at Village Square.

Mayor N. Wilhelm-Morden reported that the Urban Land Institute will be hosting its spring meeting from April 9 to 11 in Vancouver, and more than 100 delegates will be visiting Whistler on April 10 for the Recreational Development portion of their agenda. The Urban Land Institute is a non-profit research organization with international membership representing the entire spectrum of land use and real estate development disciplines working in private enterprise and public service. While in Whistler, the participants will have an opportunity to learn about Whistler's development and unique history as a resort municipality; as well as some of the products, services and initiatives that makes Whistler successful. A number of resort leaders including Councilor Roger McCarthy, Mike Furey, Jan Jansen, Dave Brownlie, Rob McSkimming, Barrett Fisher and Pat Kelly will be guest speakers and hosts during the full day Whistler program.

Mayor N. Wilhelm-Morden shared that the Howe Sound Music Festival will take place from April 6 to 13, 2014. Seven professional musicians from Vancouver will visit Whistler and Squamish during the festival. Music students

from the corridor will have an opportunity to showcase their musical talents as well as see some top pianists and vocalists. While the students pay a minimal fee for entering the festival, the organizers rely on businesses and individual support for the festival. There are a number of Whistler and Pemberton students who study voice and will be attending the vocal segment in Squamish. More information is found at www.howesoundarts.ca.

Councillor J. Crompton reported on the three transit open houses that took place in late March. A 40-foot decommissioned BC Transit bus hosted the meetings and residents were invited to provide input regarding the future of local and regional transit. The "Transit Future Bus" was transformed into an interactive public consultation tool with an iPad station, a Kids' Zone and a Post-It note board. The open houses are part of the process to develop the 25-year Transit Future Plan for the Sea to Sky Corridor. The plan is a collaboration between the Squamish-Lillooet Regional District (SLRD), the RMOW, District of Squamish, Village of Pemberton, Lil'wat Nation and BC Transit. The final plan will outline local and regional transit connections between the communities as well as to external regions such as Metro Vancouver.

Councillor D. Jackson shared that from March 21 to 27, Whistler welcomed ten students and their two chaperones from our Sister City Karuizawa, Japan. During the visit, students experienced a range of Whistler activities: a visit to the Whistler Museum, printmaking with local artist Elisa DeJong, skiing at Whistler Blackcomb, snowshoeing at Lost Lake Park, origami with Kids on the Go, and visits to the Squamish Lil'wat Cultural Centre and local eateries. The visit is part of an ongoing relationship between the two municipalities; the RMOW and Karuizawa became the 67th pair of Canadian-Japanese Sister Cities in 1999. Whistler students will visit Karuizawa this October.

Mayor N. Wilhelm-Morden also reported that the mayor of Karizawa had sent a letter with the student delegation to update us that the city is bidding on an upcoming G8 conference to be hosted in Japan, as well as participating in the bid for the 2020 Olympic Games with plans to be a training centre for the event.

Mayor N. Wilhelm-Morden shared that the Coat of Arms Committee will hold its first meeting on April 14. The Deputy Chief Herald will be calling in to participate in the meeting.

On November 5, 2013, Council directed staff to proceed with an application to the Canadian Heraldic Authority on behalf of the RMOW to receive armorial bearings from the Canadian Crown under the powers exercised by the Governor General. Following endorsement, Council also appointed a Select Committee of Council to work with the Canadian Heraldic Authority to develop a coat of arms for Whistler and endorsed a terms of reference for the committee. On January 29, the Deputy Herald Chancellor signed a warrant authorizing the Chief Herald to proceed with a grant of arms for the Resort Municipality of Whistler.

Mayor N. Wilhelm-Morden added that during the closed meeting, Council appointed the following members to the Coat of Arms Committee:

- Michelle Kirkegaard as the Whistler Arts Council Representative,
- Penny Eder as the Public Art Committee Representative, and
- Sarah Drewery as the Whistler Museum Representative.

Mayor N. Wilhelm-Morden added that Council authorized RMOW staff to proceed with holding meetings of the Coat of Arms Committee without a member-at-large committee member.

Mayor N. Wilhelm-Morden reported that during the closed meeting, Council appointed Sue Chappell as the member-at-large for the May Long Weekend Select Committee of Council.

ADMINISTRATIVE REPORTS

Measuring Up Select
Committee Of Council
Terms Of Reference
Amendments
Report No. 14-029
File No. 8320.01

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

That Council approve the proposed amendments to the Measuring Up Select Committee of Council Terms of Reference attached as Appendix A to Administrative Report No 14-029, and further,

That Council direct staff to advertise for available Member-at-Large position(s) on the Measuring Up Select Committee of Council.

CARRIED

DVPs 1066, 1067, 1068,
1069, AND 1070 - Bear
Paw Trail Access Road
Retaining Variances
Report No. 140-030
File No. DVP 1066, DVP
1067, DVP 1068, DVP
1069, DVP 1070

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

That Council approve Development Variance Permit Applications 1066, 1067, 1068, 1069, and 1070 to vary front, side, and rear setbacks at 8461, 8465, 8469, 8473, and 8477 Bear Paw Trail to allow for retaining walls located at 0.0 m from the parcel lines of these properties to the extent shown on the development plans attached to Administrative Report No. 14-030 as Appendix "B";

That Council approve the above noted variances subject to the following conditions:

1. Receipt of a retaining wall design and associated Landscape Plan prepared by a geotechnical engineer and a registered Landscape Architect, that ensures adequate vegetative cover and screening to address the aesthetic character of the wall by softening its appearance and decreasing its apparent height and massiveness
2. Receipt of a cost estimate for the hard and soft landscape works prepared by a registered Landscape Architect, and
3. Provision of a letter of credit, or other approved security, in the amount of 135 percent of the costs of the landscape works as security for the construction and maintenance of these works, and further

That Council make the above noted conditions subject to the satisfaction of the General Manager of Resort Experience.

DEFEATED

Opposed: Councillor J. Grills , Councillor D. Jackson , Councillor A. Janyk, Councillor R. McCarthy , Councillor J. Crompton , and Councillor J. Faulkner.

RZ 1076 - 4341 Village
Lane – Clocktower Hotel
Storage Rezoning
Report No. 14-031
File No. RZ 1076

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

That Council consider giving first and second readings to “Zoning Amendment Bylaw (CC1 Zone - Clocktower Hotel) No. 2045, 2014”; and

That Council waive a public hearing regarding “Zoning Amendment Bylaw (CC1 Zone - Clocktower Hotel) No. 2045, 2014” as permitted by Section 890 (4) of the Local Government Act and give notice that the public hearing is waived as per Section 893 of the Local Government Act; and further,

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel) No. 2045, 2014”, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Payment of any outstanding rezoning application fees.

CARRIED

RZ 1078 – 2007 Karen
Crescent Redevelopment
Report No.14-035
File No. RZ 1078

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

That Council endorse further review of Rezoning Application RZ 1078 requesting a modest increase in building height and floor space ratio for 2007 Karen Crescent.

CARRIED

Alta Lake Sewer Phase 1
Sub-Project
Report No. 14-032
File No. 365

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

That Council authorize the Mayor and Corporate Officer to enter into a Servicing Agreement with the five properties identified within the Phase 1 Sub-Project area as described in Administrative Report No. 13-097, dated October 15th, 2013, and further

That the RMOW fund a portion of the Phase 1 Sub-Project as follows:

- i. That Council agrees to fund the incremental cost to make the sub-project compatible with the Municipal design up to \$30,000 including GST.
- ii. That Council agrees that the remaining cost for the sub-project will be cost-shared equally between the group of property-owners (50%) and the RMOW (50%) up to a maximum of \$134,412.50 (excluding GST).
- iii. The RMOW will purchase and provide residential lift stations to any property that requires one to connect to the sewer.
- iv. The Municipality will adjust the requirement to connect to the sewer from 180 days to within 2 years from the date that the sewer installation is declared substantially complete.

CARRIED

Fire Protection and
Fireworks Bylaw No.
2046, 2014
Report No. 14-033
Bylaw No. 2046

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

That Council consider giving first, second and third readings to Fire Protection and Fireworks Bylaw 2046, 2014.

CARRIED

2014 Community
Enrichment Program
Report No. 14-034
File No. 3004.24

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

That Council approve the 2014 Community Enrichment Program grants funded from general revenue as follows:

AWARE	6,430
Get Bear Smart Society	6,075
Whistler Naturalists Society	5,000
Sea to Sky Invasive Species Council	4,000
Whistler Centre for Sustainability	2,000
North Shore Schizophrenia Society	1,850
Spring Creek Community School	2,500
SSCSS - Whistler Parent Tot Drop-In	10,000
Whistler Waldorf School Society	1,500
Zero Ceiling Society	4,500
HSWC - Children Who Witness Abuse Counselling	3,500
HSWC - Women's Drop-in Centre	5,000
Whistler Secondary Scholarship	2,000
Whistler Writers Group*	3,000
BC Luge Association	2,500
Whistler Adaptive Sports Program	11,000
Whistler Gymnastics Club	4,950
Whistler Nordics Ski Club	7,000
Whistler Off Road Cycling Association	30,000
Whistler Roller Girls Society	1,000
Whistler Sailing Association	7,500
Whistler Sea Wolves	4,555
Whistler Skating Club	5,075
Whistler Youth Soccer Club	9,500
The Point-Artist Run Centre Society	3,000
Whistler Children's Chorus	1,800
Whistler Valley Quilters' Guild	900
TOTAL	146,135

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Public Art Committee

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

That minutes of the Public Art Committee meeting of January 15, 2014 be received.

CARRIED

Advisory Design Panel Moved by Councillor J. Grills
Seconded by Councillor A. Janyk

That minutes of the Advisory Design Panel meeting of January 15, 2014 be received.

CARRIED

Illegal Space Task Force Moved by Councillor D. Jackson
Seconded by Councillor J. Grills

That minutes of the Illegal Space Task Force meeting of January 10, 2013 and March 5, 2014 be received.

CARRIED

BYLAW FOR FIRST AND SECOND READING

Zoning Amendment Bylaw
(CC1 Zone - Clocktower
Hotel) No. 2045, 2014 Moved by Councillor A. Janyk
Seconded by Councillor J. Crompton

That Council give first and second readings to Zoning Amendment Bylaw (CC1 Zone - Clocktower Hotel) No. 2045, 2014

CARRIED

BYLAW FOR FIRST, SECOND AND THIRD READING

Fire Protection and
Fireworks Bylaw No.
2046, 2014 Moved by Councillor J. Crompton
Seconded by Councillor R. McCarthy

That Council give first, second and third readings to Fire Protection and Fireworks Bylaw No. 2046, 2014.

CARRIED

BYLAW FOR ADOPTION

Business Regulation
Amendment Bylaw No.
2043, 2014 Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That Council adopt Business Regulation Amendment Bylaw No. 2043, 2014.
CARRIED

OTHER BUSINESS

2014-2018 Five Year
Financial Plan Bylaw Moved by Councillor D. Jackson
Seconded by Councillor A. Janyk

That Council directs the Director of Finance to prepare the 2014-2018 five year financial plan bylaw based on these specific guidelines:

1. A zero increase to property tax revenues in 2014 (excluding non-market and property count changes);
2. A zero increase to utility fees and parcel taxes in 2014 (excluding property count changes);
3. To include the project amounts as described in proposed project

- listing; and
4. To include a contingency budget funded from operating reserves.

CARRIED

CORRESPONDENCE

Liquor Licence Review
File No. 4742

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

That correspondence from Brenton Smith, General Manager of O&R Entertainment, and Kevin Wallace, General Manager of Earl's, in care of the Restaurant Association of Whistler dated March 10, 2014, regarding the RMOW's Liquor Licence Review be received and referred to staff.

CARRIED

Valley Trail Grooming
File No. 8746

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

That correspondence from Jill Almond, dated March 21, 2014, regarding the grooming of the Valley Trail be received and referred to staff.

CARRIED

Fire Department
Response to Medical
Emergencies
File No. 3009

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

That correspondence from Mayor Derek Corrigan, City of Burnaby, dated March 14, 2014, regarding the Fire Department Response to Medical Emergencies be received and referred to staff.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the April 1, 2014 Council meeting at 7:46 p.m.

CARRIED

MAYOR: N. Wilhelm-Morden

CORPORATE OFFICER: S. Story



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 1, 2014

REPORT: 14-035

FROM: Resort Experience

FILE: RZ 1078

SUBJECT: RZ 1078– 2007 KAREN CRESCENT REDEVELOPMENT

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 RZ 1078 requesting a modest increase in building height and floor space ratio for 2007 Karen Crescent.

REFERENCES

Location: 2007 Karen Crescent, Whistler, BC

Legal Description: District Lot 4759, Plan VAS4

Owner: Owners, Strata Plan

Current Zoning: Residential Multiple 48 (RM48)

Appendices: “A” Location Plan

“B” Rezoning Rationale and Design Approach (February 3, 2014)

“C” Site Concept Plan

“D” Architectural drawings (February 3, 2014)

“E” Existing RM 48 Zone

PURPOSE OF REPORT

This report presents a zoning amendment for an 11-unit townhouse project located at 2007 Karen Crescent ('The Coops'). The Coops are situated adjacent to the Husky gas station in Whistler Creek, and are currently unoccupied. The rezoning application requests a modest increase in building height and floor space ratio.

The report recommends that Council endorse further review of the application.

DISCUSSION

Background

The Coops, a 12-unit townhouse complex at 2007 Karen Crescent was developed in the late 1960s. It was registered with the Land Registry of British Columbia on September 12, 1969 as Strata Plan VR 4. Subsequent adoption of the Squamish Lillooet Regional District's zoning bylaw made the property legally non-conforming, a status which continued through the ensuing years of RMOW

jurisdiction under Zoning Bylaws No. 9 and 303. In 2002, Zoning and Parking Bylaw 303, 1983 was amended to rezone the property from RT3 (a single-family detached and duplex dwelling zone) to RM48 zone, giving the development conforming status. The RM48 zone was drafted at the time to reflect the existing conditions of the development. It allowed for a 12-unit townhouse complex with a maximum gross floor area of 577 m², a floor space ratio (FSR) of 0.30, and a maximum height of 7.6 metres (two storeys).

The existing building is now boarded up and is considered to have reached the end of its lifespan. In 2008, Bylaw 1560 was adopted to amend the original RM48 zone and facilitate redevelopment of the property. The allowable gross floor area was increased to 711 m² and the FSR was increased to 0.34. The maximum number of townhouse units was decreased from 12 to 11 units. The number of bed units allocated to the property was increased from 24 to 33. A Development Permit (DP) was approved by Council on November 3, 2008, but the plans were deemed too costly to implement and were not pursued by the owners. The DP was never officially issued.

Proposed Zoning Changes

The owners of the Coops are now proposing a new design for an 11-unit, 3-storey townhouse complex to replace the existing 12 units. Proposed changes, relative to the current RM48 zoning and previously approved DP are as follows:

1. Increase in Building Height – The proposed height of the new building is 9.5 metres, representing an increase of 0.9 metres from the maximum building height of 8.6 metres currently permitted by the RM48 zone. The purpose of this increase is to raise the building above the elevation of Whistler Creek and avoid a driveway that would slope downward to the building from Karen Crescent. The previously approved project was approximately 5' 0" underground, below the level of Whistler Creek.
2. Increase in Floor Space Ratio – The proposed FSR is 0.43, equating to a gross floor area of 826 m². An FSR of 0.37 and a maximum gross floor area of 711 m² are currently permitted by the RM48 zone. (For context, the permitted floor space ratio for the RM1 zone is 0.4, RM2 is 0.32, and RM3 is 0.30.) The proposed increase in FSR provides an additional bedroom (from one to two bedrooms per townhouse unit) by closing in the loft area shown in the previously approved design.

The façade of the building is modified from the currently approved DP to include less glass and more articulation of the building. The design is 'west coast modern' and includes a mixture of materials: metal and cedar siding, aluminum clad windows, architectural concrete, cedar fencing, and aluminum and satin etch railings and glass. Deep overhangs are provided where possible and the ratio of wall to windows is optimized for solar design. The façade is articulated by means of staggered units and vertical separation between floors with aluminum awnings. The change in building façade translates into a small decrease in building footprint relative to the design currently approved.

The applicant's rezoning rationale and design approach is attached as Appendix A. The site plan and architectural drawings are attached as Appendices B and C.

Table 1 compares the existing Coops building with the original 2002 RM48 zone, the current RM48 zone, and the changes proposed by RZ 1078.

Table 1. Development and Zoning Comparison

	Existing Building	RM48, 2002 Zoning	RM48, 2008 Rezoning (Bylaw 1560)	Proposed (RZ 1078)
Use	12-unit townhouse	12-unit townhouse	11-unit townhouse	11-unit townhouse
Maximum Gross Floor Area	514 m ²	577 m ²	711 m ²	826 m ²
Maximum FSR	0.27	0.30	0.37	0.43
Maximum Site Coverage	25%	35%	35%	35%
Height	7.6 m	7.6 m	8.6 m	9.5 m
Bed units	24	24	33	33

For context, Table 2 provides a comparison of building heights and FSR of the immediately surrounding properties.

Table 2. Comparison of Building Heights and FSR of Surrounding Properties

Address/Name	Zoning	Building Height (m)	FSR
2007 Karen Crescent (proposed)	Proposed amendment	9.5	0.43
2007 Karen Crescent (existing)	RM48	8.6	0.37, up to max. 711 m ²
2101 Lake Placid Road (Husky Gas Station)	CS1	5.0	0.25
2102 Lake Placid Road (Southside Diner)	CL1	7.6	0.6
2008 – 2022 Karen Crescent (immediately across the street)	RT3 (Two Family Residential Three) – detached and duplex dwelling	7.6	0.45, up to max. 375 m ²
2002 – 2006, 2026 Karen Crescent (across the street)	RM25 (Multiple Residential Twenty-Five) – detached dwelling, duplex, triplex up to 3 units, apartment up to 3 units	7.6	0.45, up to max. 375 m ²
2021 Karen Crescent (Whistler Creek Lodge)	Land Use Contract – hotel with commercial	10.7	n/a
Creekside Village (across highway)	CC2 (Commercial Core Two) – hotel, inn, lodge, retail, personal service	lessor of 16.5 m or 4 storeys	n/a

ADP Review

The Advisory Design Panel reviewed the rezoning submission on March 19, 2014. A motion was carried in favour of the proposed increase in height and density, however, a number of design issues were identified. These issues can likely be resolved through the zoning amendment process, should review of the application proceed. ADP minutes were not available at the time of writing this report.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Building design, construction, and operation is characterized by efficiency, durability, and flexibility for changing and long-term uses.	The proposed design will create homes that are more efficient and liveable than the existing building, and more cost effective than the design currently approved by DP.
	The built environment is attractive and vibrant reflecting the resort community's character, protecting views, and evoking a dynamic sense of place	The design concept submitted is contemporary, attractive, and with some revision, suitable both to the existing neighbourhood and the mountain environment. The modest increase in height (0.9 m) would result in minimal loss of mountain views from properties to the west.
	Continuous encroachment on nature is avoided.	This is already a disturbed site. Redevelopment does not affect natural areas within the municipality.
	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, and amenities and services.	The proposed development fits into the existing neighbourhood from both a density and design perspective. Access to green spaces, transit, trails, and amenities already exist.
	The new and renovated built environment has transitioned toward sustainable management of energy and materials.	The proposed design reflects many elements of the Green Building Policy.
Natural Areas	A policy of no net habitat loss is followed, and no further loss is preferred.	The proposed redevelopment infringes on the 10 metre streamside protection area for Little Whistler Creek, in a similar manner as the existing building footprint. The environmental review provided by the applicant indicates that no harmful alteration or destruction of fish habitat will occur as a result of the redevelopment.

OTHER POLICY CONSIDERATIONS

Official Community Plan

The subject property falls within the Whistler Creek Centre subarea of the Core Commercial designation in the Official Community Plan (OCP). The neighbourhood is a 'multiple use commercial centre.' The proposed rezoning is largely consistent with policies applicable to the Core Commercial designation. Continuing residential use of the property through the current rezoning is consistent with efforts to achieve a balanced supply of commercial space in the community. Whistler Creek is considered to have a more than adequate supply of commercially zoned land for the present and the foreseeable future. Table 4 indicates that the proposed zoning amendment is supported by key objectives and policies contained within the OCP.

Table 4. Key OCP Policies and Objectives

Objective/Policy	Comments
Objective 3.1.1 – Establish and adhere to community determined growth limits through this OCP.	
Policy 3.1.1.3 – Restrict Whistler’s accommodation capacity to a maximum of 61,750 bed units.	The proposed redevelopment does not increase the bed unit count beyond the number approved for the property in 2008 (33 bed units).
Objective 3.1.2 – Optimize the use and function of existing and approved development.	
Policy 3.1.1.2 – Contain Whistler’s urban development within the boundary of the Whistler Urban Development Containment Area.	The subject lands are within the boundary of the Whistler Urban Development Containment Area.
Policy 3.1.2.4 – Support needed reinvestment, renovation, and redevelopment of aging properties, and in particular in Whistler’s core commercial areas as a means to enhance the Whistler experience and individual building performance, both of which are recognized as public benefits.	The rezoning supports this policy by facilitating the redevelopment of an aging building.
Objective 3.2.1 – Reinforce Whistler’s mountain resort character, compact development pattern, social fabric, economic vitality and diversity.	
Policy 3.2.1.9 – Enhance the high visual quality along the highway corridor through Whistler, through measures including...(c) maintain and reinstate vegetative buffers and screening of development adjacent to the highway travel corridor...	Staff would work with the proponents to protect and enhance the vegetative buffer adjacent to the highway to the greatest extent possible during redevelopment of the property.
Objective 3.2.2 – Protect human safety and property from natural hazards.	As a condition of zoning amendment bylaw adoption, a flood protection covenant will be registered on the title of the property.
Objective 4.3.1 – Encourage environmentally friendly and energy efficient design, construction, and renovation standards for both new development and redevelopment of residential areas.	
Policy 4.3.1.1 – Encourage all new buildings and renovations to be built with environmentally sustainable methods, standards, and technologies representing best practices.	The proposed design reflects many elements of the Green Building Policy. As per the Policy, a condition of zoning amendment bylaw adoption will be registration of a green building covenant.
Objective 4.8.1 - Achieve a balanced supply of commercial space and reinforce Whistler’s historic nodal development pattern, commercial hierarchy, and mountain resort community character.	
Policy 4.8.1.1 - Over the next five years, limit the addition of new commercial space that is not currently zoned, to support optimization and ongoing success of existing commercial developments.	The proposed zoning amendment will maintain the existing residential land use.

Objective 4.9.3 - Strengthen the village character and function of Whistler Creek as a mixed-use resort community destination for visitors and residents, anchored by the Creekside ski base.	
Policy 4.9.3.3 - Encourage renovation and redevelopment of commercial and multiple-accommodation properties to enhance the attractiveness, character, and experience of this sub-area.	The rezoning supports this policy by facilitating the redevelopment of an aging building.
Policy 4.9.3.4 - Consider the potential for infill development and increased densities of residential accommodation in this sub-area.	The proposed zoning would allow for an appropriate level of density considering building constraints on the site (riparian buffer, adjacency to Highway 99, protection of views for properties to the west, etc.)
Objective 6.2.1 – Recognize the physical and visual value of a harmonious, interconnected, built and natural environment.	
Policy 6.2.1.5 – During development or significant redevelopment, the preferred outcome is avoidance of negative environmental impacts, followed by minimization/mitigation, thirdly by restoration, and lastly by compensation for impacts.	The proposed redevelopment infringes on the 10 metre streamside protection area for Little Whistler Creek, in a similar manner as the existing building footprint. The environmental review provided by the applicant indicates that no harmful alteration or destruction of fish habitat will occur as a result of the redevelopment.

The OCP allocates bed units to a property according to the size of the dwellings:

1. Dwelling units smaller than 55 m² = 2 bed units,
2. Dwelling units 55 – 100 m² = 3 bed units,
3. Dwelling units 100 m² and greater = 4 bed units.

The current RM48 zone regulating the subject property permits 11 townhouse units with a maximum potential development of 711 m². This translates into 11 dwelling units with an average size of 64.6 m² each, and a total of 33 bed units. The proposed zoning amendment contemplates 11 dwelling units with an average size of 75.1 m². As the size of the townhouses still falls within the 55 – 100 m² range, an increase in the number of bed units is not proposed for the property.

The subject property is located within the Protection of Wetlands and Riparian Ecosystems Development Permit Area (DPA) and the Whistler Creek DPA, which establishes objectives for form and character of multi-family residential developments. A development permit application has been submitted, and the proposal will require development permit approval from Council. An initial review of the proposed design indicates that the project is largely consistent with the intent of the DPAs.

Green Building Policy

An initial review of the green building checklist submitted for the project indicates that the RMOW's Green Building Policy's six broad objectives are accounted for in the design, construction, and operation of the proposed 11-unit townhouse complex:

1. Site / Landscape - Minimize disturbance to soils, vegetation and hydrology through careful location, design, construction practices and site rehabilitation.

2. Energy - Decrease energy requirements and associated greenhouse gas emissions; lower the share of energy supplied by non-renewable sources. Target net zero energy consumption.
3. Water - Reduce the total volume of water used for buildings and associated landscaping; lower the share of water needs met through the municipal potable system.
4. Materials - Use less new material through efficient design and engineering, and material reuse; increase the application of renewable, recycled and locally-sourced materials.
5. Waste - Lower the total volume of waste sent to landfills during construction and occupancy; work toward the community's goal of generating no landfill waste.
6. Indoor Environment - Minimize chemical emissions from materials used in buildings; provide excellent ventilation and air exchange equipment.

As per Council's Green Building Policy, registration of a green building covenant on the title of the property will be a condition of zoning amendment bylaw adoption.

BUDGET CONSIDERATIONS

There are no significant budget implications with this proposal. The applicant is responsible for paying all rezoning application processing fees and related expenses.

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.

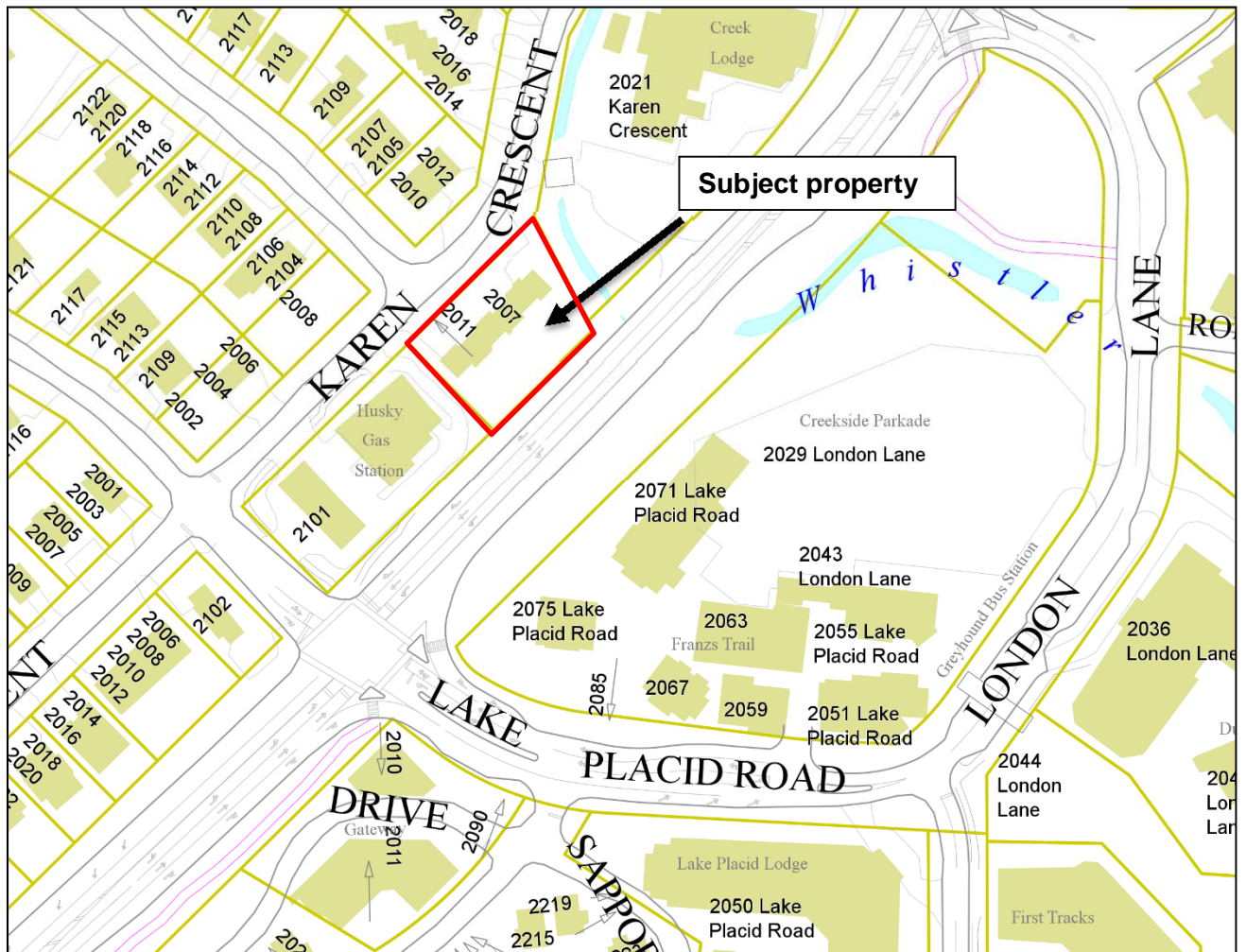
SUMMARY

This report presents a rezoning application for an 11-unit townhouse project located at 2007 Karen Crescent. The rezoning application requests a modest increase in building height (from 8.6 metres to 9.5 metres) and an increase in floor space ratio (from 0.37 to 0.43). Planning staff are supportive of the application proceeding for further review.

Respectfully submitted,

Amica Antonelli
PLANNER
For
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A





2007 Karen Crescent

Rezoning and Develop Permit Amendment Application

Rezoning Rationale,

Whistler 2020 Success Analysis and

Design Approach Relative to DP Area Guidelines

February 3, 2014

The Project:

The Coops is an 11-unit townhouse project that was granted a Development Permit in 2009 under RM48 Zoning. With the design heavily exceeding the available budget, the project was unable to move forward. It is currently wholly owned by its strata corporation, which has approved the new redevelopment and this application. Over time, the existing building has become part of Whistler's older character with its own characteristic name.

Government Policies - Zoning and OCP

The property is currently zoned RM48 and is designated as Commercial in the Whistler Creek area of the Whistler OCP. The current zoning originated using the specifications of the existing building, which dates back to approximately 1970 and has little relevance to the buildings of the surrounding area, RM1 standard townhouse zoning or CC2 Commercial Zoning.

The newly proposed Coops design meets and easily exceeds all CC2 zoning requirements and meets all but one RM1 zoning requirement. Additionally, the Coops redesign decreases the footprint of the building from the approved DP and does not require additional bed units from the currently allotted 33 units.

This new building, as in the previously approved design, includes 11 new townhouse units. The proposed amendments from the approved design are summarized as follows:

1. Height raised 0.9m from 8.6m to 9.5m (RM1 zoning = 10.7m)
 - To raise the building above the creek elevation and avoid a driveway that would slope dramatically toward the building. (The previously approved project was approximately 5'-0" underground, below the level of Whistler Creek.)
2. Floor Space Ratio increased from .37 to .43 – a difference of .06 (RM1 zoning = .4)
 - Without increasing the footprint of the previously approved building, provide an additional bedroom by closing in the loft area provided in the previous application, creating a more efficient plan.



3. Exterior cosmetic amendments including:

- Windows - The February 27th 2008 ADP recommended reducing the amount of glazing. The *“Panel felt that the amount of glazing might need some reconsideration.”*
- Railing systems - The railing system has been amended to a satin etch glass and aluminum system to afford the owners greater privacy on their decks and the privacy fences have been amended to be constructed of cedar fencing
- Exterior Siding – Addition of 4’x8’ painted cement board panels on sides of the building
- Architectural Concrete - As a flood control measure the garage floor level walls have been designed as architectural concrete similar to the Whistler Library.

Project Benefits, Neighbourhood, Impact

This project:

- Will improve and update the condition of the unsightly 1970s property through Building and Landscape Design and be more in keeping with contemporary projects that are emerging and renewing the face of the neighbourhood.
- Regarding massing: The current neighbourhood massing is shaped by duplex residential homes to the West, a mixed condo/commercial development to the North and gas station to the South. In the February 27, 2008 ADP the panel requested, *“Consider the opportunity to raise the elevation of the building to reduce the need to build walls, stairs and sunken parking”*. We acted on this suggestion and raised the building while being respectful of current massing and site lines. The maximum height of the buildings is planned to be below the permitted height allowances of RM1 and significantly below the height of CC2 zoning, which governs most of the buildings in the surrounding area.
- Protects the environment and safety of the development with a site plan that optimizes environmental, physical, flood and unit protection concerns.
- Exceeds the minimum requirement for parking for a development of this kind, thereby reducing the need for parking on the street. The driveway and parking is accessed off Karen Crescent with 22 spaces for the residents plus the required 2 visitor space located in the north portion of the driveway, totaling 24 spaces.
- Site is in a unique location – adjacent to Whistler Creek, across from duplex homes to the west, a mixed condominium / commercial development to the North, a gas station to the south and proximity to the Creekside ski lifts. It has high exposure to highway 99 and mountain views to the east and Karen Crescent to the south. Creekside is considered to be the heart of the gateway to Whistler and so there is an opportunity to provide an updated building that will not only add to the area's vibrancy, but incorporate Whistler's relatively new standards of sustainability and green building practices:



Site Design and Water Management

The team will explore and respond to the site's ecosystem. We plan to retain and slow down the storm water on site, to provide rain gardens and to reduce water consumption through use of appropriate plumbing fixtures and other hardware technology.

Material Management

The West Coast Modern, 3 story building will use a mixture of materials including metal and cedar siding, aluminum clad windows, architectural concrete, cedar fencing and aluminum and satin etch railings and glass. We plan to reduce construction material waste and will promote the use of durable materials with recycled content for site and building finishes. Low VOC materials will be used to maximize healthy indoor air quality for all users.

Orientation and Massing

The impact of sun exposure and shading is carefully analyzed. The basic building shape is developed with envelope detailing for the best ratio of wall to windows and consideration of shading options, including insulation values.

Heating, ventilation and lighting

Natural day lighting will be maximized and long-lasting low energy consumption light fixtures will be used throughout the building. We will incorporate active technological and passive energy-saving solutions for heating, cooling and ventilation in addition to specifying appropriate window types and sizes to promote natural cross ventilation and day lighting.

Revitalization

According to the RMOW OCP, the Whistler Creek DP area is:

- *“designated for revitalization of an area in which a commercial use is permitted and designated for the establishment of objectives for the form and character of commercial or multi-family residential development.”*

Through Architectural and Landscape Design, The Coops project achieves the objectives as set out in the DP guidelines. The existing coops 12 unit multi-family residential building, located at the heart of the access to Whistler, dates back to the 1970s and is an unsightly and unsafe building. The proposed project is in keeping with the more contemporary projects that are emerging in and renewing the neighbourhood.



Site Planning

The Coops preserves its original multi-family residential status rather than add to a commercial area that is already under utilized.

The existing 12 units are accessed off of Karen Crescent. An at-grade gravel lot facing Karen Crescent has been used for owner parking. The proposed building provides at-grade garages and a landscaped berm separating the driveway from the public sidewalk. The landscaped area serves to maintain pedestrian scale, provide a visual buffer – offering the tenants a modicum of privacy - and improve safety by separating pedestrian and vehicular circulation. From the street, it also helps minimize the overall massing of the building and enhances the streetscape.

Site analysis reveals that mountain views from across Karen Crescent are easily maintained.

Architectural Design

- The design respects and responds to the existing established urban context and neighbourhood.
- It utilizes the West Coast Regional vocabulary of architecture, similar to the unit designs of other developments including Red Sky Townhomes at Baxter Creek; Whitewater, Riverbend and The Heights at Cheakamus Crossing.
- Incorporates durable materials in combination with wood elements.
- The facades are articulated by means of staggered units and vertical separation between floors with aluminum awning systems.
- The design celebrates our coastal climate by providing deep overhangs where possible protecting the building from precipitation, reducing solar heat gain at glazed areas and by animating the building's facades with dynamic shadow effects.
- The impact of sun exposure and shading is carefully analyzed. The basic building shape is developed with envelope detailing for the best ratio of wall to windows and consideration of shading options, including consideration of insulation values.
- The roof design provides deep overhangs and is designed to keep snow on the roof.



Landscape Design

- Overall, the design protects the environment and safety of the development with a site plan that optimizes environmental, physical, flood and unit protection concerns.
- The Coops building site is situated on a stream edge, amongst lush native vegetation. This setting, where the building is nestled in nature, provides an opportunity to take a sensitive approach to the landscape design. Our approach involved examining, inventorying and photographing the native vegetation of the area – along the creek, roads and Beaver Flats area. The landscaping for the project will blend with the native plant palette of the area, rejuvenate areas that will be disturbed by demolition and construction, and reduce or eliminate the need for irrigation.
- With the removal of the large cottonwood trees, the view from across Karen Crescent to the mountaintops will improve.
- A landscaped area fronting on Karen Crescent will improve the streetscape and separate pedestrian and vehicle circulation. It also provides a visual buffer between the sidewalk and parking area.
- A landscaped area is proposed along the border of highway 99 with dual purpose of ‘greening up’ the highway landscape (in part to restore the sense of vegetated edge lost with relocation Whistler Creek) and to provide a sound barrier and visual screen to the highway from new residences.
- There currently exists a Riparian area on the North of the property which has a SPEA flex, approved by DOF and MOE and is backed up by an environmental support from Cascade Environmental. No changes are planned within this area from the approved plan.
- There will be a planted buffer along the fence bordering the gas station.
- The landscape design utilizes the eastern area of the site as green space with opportunities for relaxation, gardening, gathering and play.
- Planting at the north edge of the building in proximity to Whistler Creek will be planted with riparian species to blend with existing natural vegetation.

Water Management

The team will explore and respond to the site’s ecosystem. We plan to retain and slow down the storm water on site, to provide rain gardens and to reduce water consumption through use of appropriate plumbing fixtures and other hardware technology.



Sustainability Considerations

Our team is committed to delivering:

Social Sustainability

- Allows owners to work and live in the Whistler in an existing established residential neighbourhood in a compact community design
- Provides alternate to single unit dwellings for a more compact and affordable life style
- Encourages pedestrian and bicycle – oriented movement within community with easy access to local trails.
- Improves neighbourhood livability and accommodates Housing Diversity
- Provides a comprehensive housing accommodation within relatively close proximity to community services
- Access to Public Transportation is relatively easy as the bus route extends close to site
- Increases sustainability awareness in Whistler

Economical Sustainability

- Contributes to Municipality of Whistler revenue from permit fees
- Provides construction spending in community
- Results in net increase in property tax base to support enhanced community services
- Increases direct employment during construction
- Indirect employment to support local retail, commercial and service sector

Cultural Sustainability

- Employs quality design elements to add vibrancy and support community values
- Identify and involve local trades and designers for some of our building components
- Identify and involve local trades and designers in designing and building our site signage and common area structures including, entry signage and landscape features.

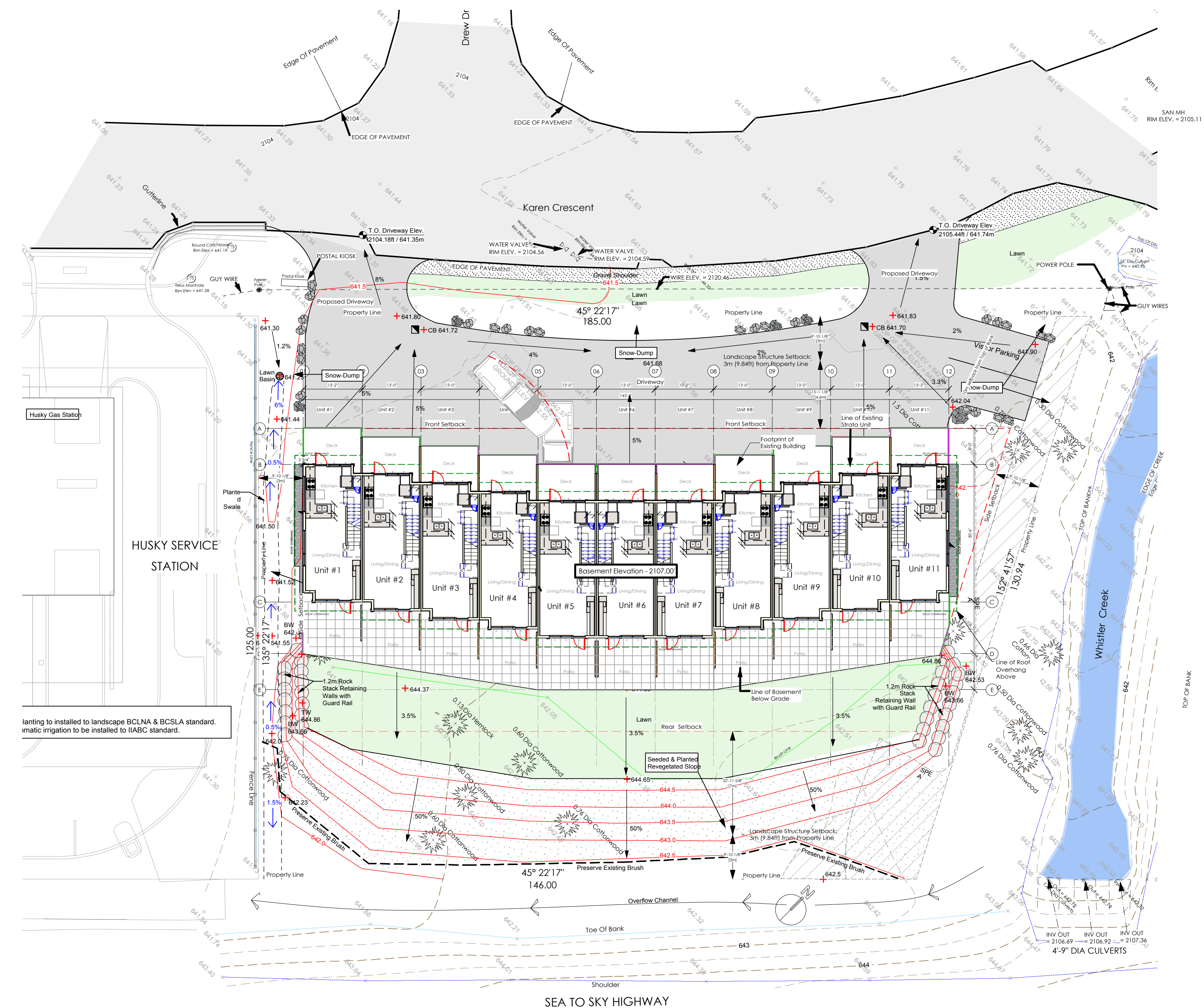
Integrated Design and Engineering

Team members will meet in February to enhance the DP application and respond to any recommendations from the RMOW:

General Contractor
Architect
Structural
Civil, Storm Water and Road Summary
Geotechnical
Hydrology
Environmental

Diamond Head Development
AKA Architecture + Design
Jansson Engineering
Binnie Engineering
EXP
KWL
Cascade

Site Plan - Proposed Project



Project Info

Civic Address: 2007 - 2011 Karen Cr. Whistler, BC
Legal Address: Strata Lots 1-12, DL 4749, GP 1, NWD, Strata Plan VR-4
PID:
Zoning: RM 48 (Medium Density Multiple Residential Development)

	Req'd	Provided
Min. Parcel Area:	1,800.0m2	1,922.0m2
Min. Lot Width:	0.0m	0.0m
Min. Lot Depth:	0.0m	0.0m
Max FSR (711 m2):	0.37	0.43
Max GFA:	711m2	826m2
No. Principal Bldgs:	1	1
Max. Site Coverage:	35%	30%
Front Setback (Karen Cresc)	7.6m	7.6m
Side Setback (@Husky)	3.0m	3.0m
Side Setback (Creek - DFO & RMOW)	3.0m	3.0m
Rear Setback (Highway side)	10.0m	10.0m
Building Height	8.6m	9.5m
Min. Building Width:	0.0m	0.0m
Footprint Area		573.7 m2
Parking Spaces (max 2 per unit):	1.5 per unit (17)	2 per unit (22)
Townhouse Units	11	11
Visitor Parking Spaces (10% of total required)	2	6

GFA:	Area sq.ft.	Area m2
L1 Typ. Units (9)	28	3
L2 Typ. Units (9)	389	36
L3 Typ. Units (9)	388.5	
L1 End Units (2)	27.8	
L2 End Units (2)	393	37
L3 End Units (2)	393	37
TYPICAL Unit Gross Floor Area	810	75
END Unit Gross Floor Area	814	76
Project Gross Floor Area	8,915	828

The requested .06 increase in FSR does not increase the building footprint.

aka
architecture + design inc.

40258 Glenalder Pl, Unit 112
Squamish BC V8B 0G2
P:604.567.1009
F:604.567.1019
www.aka-arch.ca

14/01/31	Issued for Construction
	ISSUE DATE

East & West Elevations

Whistler "Coops"

2007 Karen Crescent, Whistler, BC

Jan 2014

1/8" = 1'-0"

A3.01

1314



1 WEST ELEVATION
Scale: 3/16" = 1'-0"



2 EAST ELEVATION
Scale: 3/16" = 1'-0"

REV	DESCRIPTION	DATE	APPROVED
REVISION HISTORY			

COPYRIGHT RESERVED: This design and drawing is the exclusive property of a|k|a architecture + design and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect.

PRIOR TO COMMENCEMENT OF THE WORK: the Contractor shall review and verify drawing dimensions, datum and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work. Examine all discipline drawings, specifications, and schedules and related work to ensure that Work can be satisfactorily executed. Conflicts or discrepancies to be brought to attention of the Architect.

RM48 Zone (Residential Multiple Forty-Eight) (Bylaw No. 1560)**Intent**

The intent of this zone is to provide medium density multiple residential development.

In an RM48 Zone:

Permitted Uses

47.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) 11 unit townhouse; and (Bylaw No. 1837)
- (c) park and playground.

Density

47.2 The maximum permitted floor space ratio is 0.37 provided that in no case shall the gross floor area on a parcel exceed 711 square metres. (Bylaw No. 1837)

Height

47.3 The maximum permitted building height is 8.6 metres. (Bylaw No. 1837)

Parcel Area

47.4 The minimum permitted parcel area is 1,800 square metres.

Site Coverage

47.5 The maximum permitted site coverage is 35 percent.

Setbacks

47.6.1 The minimum permitted front setback is 7.6 metres.

47.6.2 The minimum permitted side setback is 3.0 metres.

47.6.3 The minimum permitted rear setback is 10.0 metres.

Off-Street Parking and Loading

47.7 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

47.8.1 The minimum permitted gross floor area for a dwelling unit is 40 square metres.

47.8.2 Auxiliary residential dwelling units are prohibited.

RZ 1078: 2007 Karen Crescent

Coops Redevelopment Project

April 1, 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



[illegible]

Background

- **2002** - RM48 zone first developed
- **2008** – RM48 zone amended
- **2008** – DP approved, but not issued
- **2014** – Zoning amendment application submitted



Proposed Changes: Height & FSR

	Existing Building	RM48, 2002 Zoning	RM48, 2008 Rezoning (Bylaw 1560)	Proposed (RZ 1078)
Use	12-unit townhouse	12-unit townhouse	11-unit townhouse	11-unit townhouse
Maximum Gross Floor Area	514 m ²	577 m ²	711 m ²	826 m ²
Maximum FSR	0.27	0.30	0.37	0.43
Maximum Site Coverage	25%	35%	35%	35%
Height	7.6 m	7.6 m	8.6 m	9.5 m
Bed units	24	24	33	33

The site plan for the Husky Service Station shows a building with 11 units (Unit #1 to Unit #11) and a central 'Basement Elevation - 2107.00'. The building is surrounded by parking areas with various setbacks (e.g., 10' Front Setback, 10' Side Setback). Landscaping features include 'Snow-Dump' areas, 'Landscape Structure Setbacks', and 'Seeded & Planted Revegetated Slope'. The plan also shows 'Whistler Creek' to the right, 'SEA TO SKY HIGHWAY' at the bottom, and 'HUSKY SERVICE STATION' on the left. Elevation markers and property lines are clearly indicated throughout the site.

Proposed Building Design



1 WEST ELEVATION
Scale: 3/16" = 1'-0"



2 EAST ELEVATION
Scale: 3/16" = 1'-0"

Comparison: Proposed & Existing



Proposed COOPS fronting Karen Crescent
(north elevation)

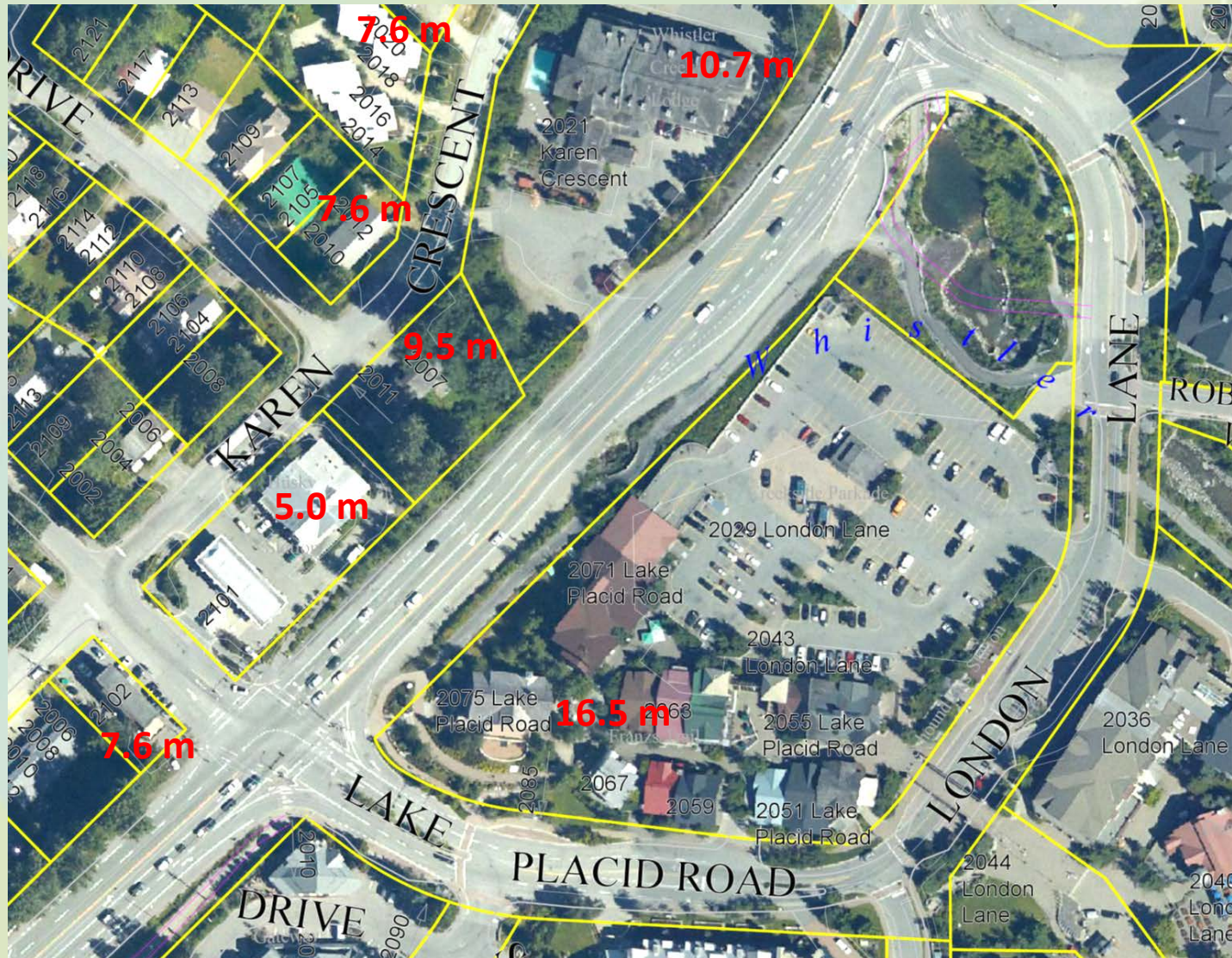


Existing COOPS fronting Karen Crescent
(north elevation)

View from Hwy 99



Comparison: Height of Adjacent Buildings



ADP & Staff Comments

- Increase in height and FSR supported
- For further review:
 - ✓ Façade
 - ✓ Landscaping and pedestrian circulation
 - ✓ Parking
 - ✓ Snow management

Recommendation

- **That** Council endorse further review of Rezoning Application RZ 1078 requesting a modest increase in building height and floor space ratio for 2007 Karen Crescent.

2007 Karen Crescent
1st Review
File No.
RZ1078/DP1339

Chris Wetaski advised that he is a real estate listing agent for one the units. Panel decided that Chris was not in a conflict of interest.

The applicant team of Andreas Kaminski, AKA Architecture & Design Inc.; Scott Sellers, Diamond Head Development; Shaun Greenaway, unit owner; entered the meeting.

Amica Antonelli, Contract Planner, RMOW introduced the project. In 2008 the property was rezoned to facilitate redevelopment. The current proposal is more affordable. Proposing major changes including changing from a two storey 7.6 m tall building to a three storey 9.5 m tall building; increase gross floor area from 504 m² to 826 m²; significant façade change. Staff seeks Panel comments regarding landscape plans, Highway 99 buffer, pedestrian connectivity, façade colours and materials.

Andreas Kaminski advised on the following.

1. The site is located on Karen Crescent and Highway 99, behind the Husky gas station.
2. The existing building is vacant and slated for demolition.
3. Whistler Advisory Design Panel reviewed this project in 2008. The redevelopment was not pursued by the Strata as the proposal was too expensive; the project has remained dormant since then.
4. Objectives:
 - neighbourhood suitability;
 - affordable for the owners;
 - simplify building construction;
 - stay true to the original rezoning concept.
5. Driveway access from Karen Crescent to each of the units.
6. Each unit is 13 ft. wide.
7. Lower floor consists of a garage and stairs up to the main living space.
8. Visitor parking on site.
9. Building layout emulates original curve design, achieved by staggering the units.
10. The building is sited as close as possible to Karen Crescent and away from Highway 99.
11. Views to the mountain are not significantly impacted.
12. Main floor contains kitchen, dining and living spaces. The upper floor contains two bedrooms.
13. Front and back decks; guard rails with frosted glass.
14. Increased glass provides more natural light into units. Canopy for sun shading.

15. Hardi panels on north and south walls.
16. Galvanized metal panel accents between the units.
17. Stained cedar siding.
18. Wood soffits, mostly flat roof with slightly sloping roof at the north and south ends.
19. Roof design retains snow; there are no snow shed issues. Water is directed through drainage into landscape area below.
20. Grade of site on Highway 99 side is at the level of the second floor.

Tom Barratt advised on the following.

21. More effective 5% grade proposed, catch basin storm system.
22. 4 ft. terraced rock stack walls at the ends.
23. Maintain riparian buffer; riparian area plant selection; birch trees at the street front; replant slope area.
24. Full lawn area off the back deck.
25. Streetscape radically enhanced.
26. Drainage through vegetation buffer.

Panel offers the following comments.

Site Context and Landscaping

1. Panel supports the proposed variances to building height and FSR but felt that those should be offset by addressing the panel's comments in regard to form and material richness.
2. Panel was concerned with vehicle circulation and the practicality of the second parking space, as the interior parking garage is quite tight.
3. Panel felt the highway buffer needs to be maintained and improved with coniferous material for better highway screening.
4. Some panel members felt the building should be pushed closer to the highway while others felt it should be pulled back from the highway and suggested the applicant decide what is appropriate in order to achieve the best circulation.
5. Panel members felt the landscape material was appropriate but had concerns about plant size and suggested that the plant material be larger or increase the numbers. In particular the new slope, the berm seems sparsely planted.
6. Panel recommends an access path to the rear yard for maintenance and other general access.
7. Panel members recommend that a sidewalk be installed along the Karen Crescent frontage.
8. Some panel members suggested exploring the elimination of the island and instead provide direct access from Karen Crescent to the individual garages, eliminating the internal driveway.
9. Panel members felt on-site storm water management should be considered given the adjacency to the riparian environment.

Form and Character

1. Panel felt the overall roof and building façade was plain and suggested

adding more variety to better articulate and individualize the units to break up the repetition of the eleven units, and also to consider larger roof overhangs.

Materials, Colours and Details

1. Panel supports the lighter materials and colours (as shown on the sample board) but suggested consideration of a Creekside vernacular within the palette of materials colours and details.
2. Panel recommended sound mitigation be handled as a building solution, in addition to any landscape provisions. .

Moved by D. Mikkelsen
Seconded by P. Gradowski

That the Advisory Design Panel supports the requested height and density increase, overall intent and massing of the project as presented and would like the applicant to review Panel comments with the support of Staff; Panel would like to see this project return for further design development review and to address specific Panel comments .

CARRIED.

The applicant team left the meeting.

ADJOURNMENT

Moved by P. Gradowski

That Advisory Design Panel adjourn the March 19, 2014 committee meeting at 4:24 p.m.

CARRIED.

CHAIR: Crosland Doak

SECRETARY: Melissa Laidlaw