



RESORT MUNICIPALITY OF WHISTLER

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STAFF REPORT TO COUNCIL

PRESENTED: December 7, 2021 **REPORT:** 21-135
FROM: Planning – Development **FILE:** DP001811
SUBJECT: DP001811 – 5-4700 GLACIER DRIVE DECK ADDITIONS REPORT

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATIONS

That Council approve DP001811 to authorize development approval under the Blackcomb Land Use Contract allowing deck additions at Unit 5, 4700 Glacier Drive and require Wildfire Protection as shown in architectural plans Cover and A2 dated November 23, 2021 and A1 dated April 29, 2021, all prepared by Drafthub, and attached as Appendix B to Administrative Report to Council No. 21-135; and further

That Council direct staff to advise the applicant that tree thinning and limbing in close proximity to the deck additions as shown in Appendix C to Administrative Report to Council No. 21-135 be completed as a condition of development permit issuance to the satisfaction of Resort Municipality of Whistler FireSmart Supervisor.

PURPOSE OF REPORT

This report seeks Council's consideration to approve DP001811 to authorize development approval under the Blackcomb Land Use Contract (LUC) which proposes deck additions off the lower and main floor levels of Unit 5 in the Pinnacle Ridge development at 4700 Glacier Drive. DP001811 also requires Wildfire Protection as a condition of approval.

Information Report Administrative Report (Decision or Direction)

DISCUSSION

Analysis

The owner is seeking approval for deck additions off the lower and main floors at the rear and side of Unit 5 at 4700 Glacier Drive. Unit 5 is an end unit in a row of three townhouses (units 3-5) and is bounded at the rear by mature vegetation that provides screening to the rear of the units from Glacier Drive. Neighbouring Units 3 and 4 have existing large wrap around decks that will be adjacent to the proposed deck extensions for Unit 5. Currently, Unit 5 has a small wrap around deck on the lower floor with a shed roof over the lower floor entry. A location map for the property is attached as Appendix A.

The existing shed roof above the lower floor entry and the existing 31.2 square metre deck will be demolished and replaced with a larger two-level wrap around deck. As shown in Appendix B, it is proposed that a 64.7 square metre deck will be built off the lower floor and a 66.8 square metre main deck will be built off the main floor. The proposed main floor deck effectively provides a roof covering over the lower floor deck. In addition, two small shed roofs will be built off the main floor level to protect the pedestrian access areas to the unit.

All of the components for the deck including the deck railing, glass, posts, and ceiling, will be consistent with the existing materials, colours and styles of the other decks developed at Pinnacle Ridge. The exterior renovations are architecturally consistent with the existing development as well as renovations previously completed on neighbouring units.

Any exterior changes to the Pinnacle Ridge development are to be in keeping with the original development approval plans approved under BPA.03 (1987). This is a requirement from the original Blackcomb LUC registered on title as G2520 that applies to the property, and has been secured through development covenant registered on the title of the property as GD28334 which restricts the use and development of the lands to the use and development as set out in BPA.03. As this proposal is for exterior alterations only, staff do not require that covenant GD28334 be modified.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Council's authority to authorize development approval under the Blackcomb LUC and authorize the issuance of a development permit is established in "Land Use Procedures and Fees Bylaw No. 2019, 2012". Council approval is required as the proposed upper deck effectively creates a roof covering greater than 20 square metres over the proposed lower deck.

There are no previous Council decisions related to this proposal.

Blackcomb Land Use Contract

As noted, the lands are regulated by the original Blackcomb LUC registered on title as G2520. This proposal is consistent with all requirements in the Blackcomb LUC.

Corporate Plan

The Resort Municipality of Whistler (RMOW) Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

Council Focus Areas

Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

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 Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

 Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

 Not Applicable**Corporate Goals** Community character and mountain culture is reflected in municipal initiatives Municipal decision-making supports the effective stewardship of natural assets and ecological function Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management A high level of accountability, transparency and community engagement is maintained Corporate financial health is optimized to ensure long-term community success A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities Pandemic recovery**Community Vision and Official Community Plan**

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

The Wildfire Protection Development Permit Area applies to lands regulated by the Blackcomb LUC.

The property is subject to the Wildfire Protection (High Risk) Development Permit Area Guidelines (Guidelines). Appendix B plans include specifications for deck construction that comply with the Guidelines. A condition of development permit issuance is tree thinning and limbing in close proximity to the deck additions as shown in Appendix C to the satisfaction of RMOW FireSmart Supervisor.

BUDGET CONSIDERATIONS

There are no significant budget implications with this proposal. Application fees provide for recovery of costs associated with processing this application.

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LIL'WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Lil'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy. This section identifies areas where RMOW activities intersect with these relationships.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

Inform Consult Involve Collaborate Empower

Comment(s):

A sign describing DP001811 is posted on the property.

No inquiries have been received on the proposal.

REFERENCES

Location: 5-4700 Glacier Drive
 Legal: Strata Lot 27 District Lot 3903 Strata Plan VR. 2065
 Owner: Karen Sheffield Criddle, Jonathan Lewis Reingold
 Zoning: Blackcomb Land Use Contract
 Appendices: Appendix A – Location Map
 Appendix B – Architectural Plans
 Appendix C – FireSmart Thinning Recommendation

SUMMARY

DP001811 proposes deck additions to unit 5 at 4700 Glacier Drive, known as the Pinnacle Ridge development. This report recommends that Council authorize development approval under the Blackcomb Land Use Contract and Wildfire Protection through the issuance of DP001811.

SIGN-OFFS

Written by:

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Reviewed by:

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