



RESORT MUNICIPALITY OF WHISTLER

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STAFF REPORT TO COUNCIL

PRESENTED: September 6, 2022 **REPORT:** 22-118
FROM: Planning – Development **FILE:** DVP01226
SUBJECT: DVP01226 – 8181 CRAZY CANUCK DRIVE PARKING SPACE SIZE VARIANCE

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Variance Permit DVP01226, attached as Appendix B to Administrative Report to Council No. 22-118, to permit one of the two required parking spaces for the dwelling unit at 8181 Crazy Canuck Drive to be an uncovered, compact automobile parking space.

PURPOSE OF REPORT

This report presents Development Variance Permit DVP01226 for Council's Consideration to permit one of the two required parking spaces for the dwelling unit at 8181 Crazy Canuck Drive to be an uncovered, compact automobile parking space comprising 50 percent of the parking spaces required for the dwelling unit. Without the proposed variance, parking spaces for compact automobiles must be covered and may comprise up to 20 percent of the parking spaces required for a building.

This report provides Council with an analysis of the proposed variance and recommends that Council approve the issuance of DVP01226.

Information Report Administrative Report (Decision or Direction)

DISCUSSION

Background

The owner is requesting one variance to the Zoning and Parking Bylaw No. 303, 2015 (Zoning Bylaw), to permit one of the two required parking spaces for the dwelling unit at 8181 Crazy Canuck Drive to be an uncovered compact automobile parking space. A renovation is proposed under building permit application BP005445 for the dwelling unit that includes constructing an upper floor bedroom addition and rebuilding the existing entry overhang. Support posts will need to be installed for the proposed renovation and the necessary post location will impact one of the two existing surface parking stalls for the dwelling unit. A variance to permit an uncovered, compact automobile parking space will enable the renovation to take place as planned, while still maintaining two required parking spaces on the property.

The subject property is located in the Rainbow neighbourhood with frontage along Crazy Canuck Drive. A location map for the property is attached as Appendix A.

Proposed Development Variance

The requested variance is described in the table below:

Variance Request	Zoning and Parking Bylaw No. 303, 2015
<p>1. Permit one required parking space to be an uncovered compact automobile parking space equivalent to 50 percent of the parking spaces required for the building.</p>	<p>PART 6 Parking and Loading Regulations</p> <p>5. Parking and Loading Design Standards</p> <p>(2) Parking spaces for compact automobiles may comprise up to 20 percent of the parking spaces required for a building or use and shall:</p> <p>(a) be not less than 2.4 metres in width, clear of all abutments and 5 metres in length; (Bylaw No. 1552)</p> <p>(b) have a minimum vertical clearance of 2.13 metres;</p> <p>(c) be grouped together in a separate parking area with a sign identifying parking for compact automobiles only; and</p> <p>(d) have a roof or other structure above.</p>

Analysis

As a new support post is proposed to be located 1.7 metres off of the front of the existing building wall, there is not adequate driveway length to position the second required full sized parking space on the property and meet the 1.5 metre parking space setback requirement from the front property line. A full sized parking space paved in asphalt or concrete is required to be 6.1 metres in length and 2.6 metres minimum width. Compact automobile parking spaces are smaller parking spaces that shall not be less than 5 metres in length and 2.4 metres in width, clear of all abutments. The requested variance to permit an uncovered compact automobile parking space will maintain the 1.5 metre parking space setback requirement from the front property line. There is also an additional 6 metres of driveway length from the front property line to edge of pavement of Crazy Canuck Drive. As the 1.5 metre parking space setback from property boundaries will be maintained, there will be no change in any potential impacts from services (e.g. roads, utilities, snow clearing operations) for the site.

A plan illustrating the proposed variance is provided in Appendix B, Plan G101.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Council has the authority to vary “Zoning and Parking Bylaw No. 303, 2015” through Section 498 of the *Local Government Act*.

Development Variance Permit Criteria

Staff have established criteria for consideration of Development Variance Permits. The Proposed variances are considered to be consistent with these criteria as described in the table below.

Potential Positive Impacts	Comments
Complements a particular streetscape or neighbourhood.	As the proposed compact parking space will maintain the required 1.5 metre setbacks from property lines it is not expected that the variance will impact the streetscape or neighbourhood.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	There are no alterations to topography as a result of this variance.
Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops.	No site features will be altered by the variance requested.
Results in superior siting with respect to light access resulting in decreased energy requirements.	Not applicable.
Results in superior siting with respect to privacy.	Not applicable.
Enhances views from neighbouring buildings and sites.	As the proposed compact parking space will maintain the required 1.5 metre setbacks from property lines, views from neighbouring buildings and site is not impacted.

Potential Negative Impacts	Comments
Is inconsistent with neighbourhood character.	As the proposed compact parking space will maintain the required 1.5 metre setbacks from property lines, neighbourhood character is not impacted.
Increases the appearance of building bulk from the street or surrounding neighbourhood.	Not applicable.
Requires extensive site preparation.	No additional site preparation will be required.
Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, and views).	As the proposed compact parking space will maintain the required 1.5 metre setbacks from property lines, use and enjoyment of adjacent lands is not affected.
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	Not applicable.

Requires a height variance to facilitate gross floor area exclusion.	Not applicable.
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations).	As the 1.5 metre parking space setback from property boundaries will be maintained, there will be no change in any potential impacts from services (e.g. roads, utilities, snow clearing operations) for the site.

Zoning and Parking Bylaw No. 303, 2015

The subject property is zoned CD1 (Comprehensive Development One). The requested variance to the Zoning Bylaw to permit an uncovered compact automobile parking space is described in the Discussion section of this report. The proposal meets all other regulations of the Zoning Bylaw.

Corporate Plan

The 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*
- 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

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 recommended resolution included within this report is consistent with the goals, objectives and policies included within "OCP Bylaw No. 2199, 2018".

BUDGET CONSIDERATIONS

There are no budget implications with this proposal. Development Variance Permit application fees provide for recovery of costs associated with processing this application.

LÍLWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'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.

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

A sign describing DVP01226 is posted on the property.

Notices were sent to surrounding property owners and tenants in August, 2022 as required by the *Local Government Act* for Development Variance Permits. At the time of writing this report, no correspondence has been received. Any correspondence received following the preparation of this report will be presented to Council at the time of consideration of the application.

REFERENCES

Location: 8181 Crazy Canuck Drive
Legal: PID: 027-691-489 Strata Lot 4 District Lot 7302 Group 1 New Westminster District Strata Plan BCS3124
Owner: Heather Nicole Odendaal
Zoning: CD1 Zone (Comprehensive Development One)
Appendices: Appendix A – Location Map
Appendix B – Development Variance Permit DVP01226

SUMMARY

This report presents DVP01226 for Council's consideration to permit one of the two required parking spaces for the dwelling unit at 8181 Crazy Canuck Drive to be an uncovered compact automobile parking space instead of a regular sized parking space. Compact automobile parking spaces are smaller parking spaces that shall not be less than 5 metres in length and 2.4 metres in width, clear of all abutments. This report recommends that Council approve the issuance of DVP01226.

SIGN-OFFS

Written by:

Brook McCrady,
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Reviewed by:

Melissa Laidlaw,
Manager of Development Planning

Jessie Gresley-Jones,
General Manager of Resort Experience

Virginia Cullen,
Chief Administrative Officer