



**RESORT MUNICIPALITY OF WHISTLER**

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## STAFF REPORT TO COUNCIL

**PRESENTED:** May 16, 2023      **REPORT:** 23-057  
**FROM:** Planning - Development      **FILE:** 3060-20-1892  
**SUBJECT:** DP001892 – 2640 WHISTLER ROAD – ROOF REPLACEMENT

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

### RECOMMENDATION(S)

**That** Council approve the issuance of Development Permit DP001892 to authorize roof replacement on seven multi-family residential buildings at 2640 Whistler Road with terms and conditions as follows:

- a. The roof replacement shall be constructed in accordance with Drawings A-1.00 prepared by B.A. Hamersley P.Eng., dated 2023-03-17 and Drawings A-2.00, A-2.01, A-2.02, A-2.03, A-2.04 dated 2023-03-20, all attached as Appendix A to this Administrative Report No. 23-057; and
- b. All roof shingles shall be certified Northgate ClimateFlex in the colour “Max Def Moire Black” as per the CertainTeed technical data sheet and colour palette attached as Appendix B to this Administrative Report No. 23-057; and further
- c. Adhere to the recommendations of the Snow Shed Report prepared by BASIS Engineering Ltd., dated March 17, 2023 attached as Appendix C to this Administrative Report No. 23-057.

### PURPOSE OF REPORT

The purpose of this report is to present Development Permit DP001892 (DP001892) to Council for consideration of approval. DP001892 applies to the development located at 2640 Whistler Road, known as Rim Rock II, and proposes to replace the existing metal roofs of the seven buildings in the development with new asphalt shingle roofs. The proposed development is subject to development permit requirements and guidelines for the form and character of multi-family residential development.

Information Report

Administrative Report (Decision or Direction)

## DISCUSSION

### Background

The subject property is located at 2640 Whistler Road in the Nordic neighbourhood (see Appendix D). This 13-unit multi-family complex known as Rim Rock II is comprised of six duplex units and one single unit, seven buildings in total, constructed in 1989.

The strata proposes to replace the metal roofs of all seven buildings with asphalt shingles to address damage and leakage due to the downward flex caused by snow weight on the existing metal roof per the Rationale for Roof Replacement attached as Appendix E.

The subject property is located within the Multi-Family Residential and Wildfire Protection (High Risk) Development Permit Areas (DPA). A Multi-Family Residential Development Permit is required, however DP001892 is exempted from the Wildfire Protection DPA.

### Analysis

The proposed scope of work for DP001892 includes the replacement of the existing metal roofs of all seven buildings in the strata with asphalt shingles as shown in the drawings attached as Appendix A. The proposed roof replacement material, CertainTeed Northgate ClimateFlex Architectural Shingles (asphalt shingles), are highly durable, non-flammable, of high architectural quality and supported by the applicable DPA guidelines.

The BASIS Engineering Ltd. Rim Rock II Snow Shed Report (Snow Shed Report), dated March 17, 2023 (Appendix C), has been submitted as required by the Resort Municipality of Whistler's (RMOW) *Snow Shed Policy G-16*. The Snow Shed Report addresses applicable DPA guidelines relative to snowshed. Staff recommend that adherence to the recommendations of the Snow Shed Report be written as a condition in the permit to satisfy applicable DPA guidelines.

The proposal was not presented to the Advisory Design Panel as it is not within the scope of their terms of reference as the roof proposal is not considered a significant redevelopment or change to the existing development.

The proposal is consistent with applicable DPA guidelines and zoning regulations as described below.

### Official Community Plan Development Permit Area Guidelines

The *Local Government Act* grants municipal authority to establish DPAs through an Official Community Plan (OCP), and outlines activities on these lands that require a development permit. All development within a DPA requires a development permit, unless exempted.

The subject property is located within the Multi-Family Residential and Wildfire Protection (High Risk) DPA. As such, this proposal is subject to design guidelines for the form and character of multi-family residential development. However, DP001892 is exempted from the Wildfire protection DPA per exemption (c), "complete roof replacement with materials other than untreated roof replacement."

A detailed evaluation of the proposed development relative to the applicable guidelines is presented in Appendix F. The proposed colour, architectural character and durability of the proposed asphalt shingles has been assessed and determined to be consistent with the applicable DPA guidelines.

### Zoning and Parking Bylaw No. 303, 2015

The subject property is zoned RM3 (Residential Multiple Three). The proposal is consistent with the regulations of the RM3 Zone and all other applicable regulations of “Zoning and Parking Bylaw No. 303, 2015”.

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## **POLICY CONSIDERATIONS**

### **Relevant Council Authority/Previous Decisions**

Council has the authority to issue a development permit under section 490 of the *Local Government Act*.

The development permit is subject to Council approval per Whistler’s “Land Use Procedures and Fees Bylaw No. 2205, 2022” as the proposal affects more than six dwelling units.

### **2023-2026 Strategic Plan**

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

#### **Strategic Priorities**

Housing

*Expedite the delivery of and longer-term planning for employee housing*

Climate Action

*Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan*

Community Engagement

*Strive to connect locals to each other and to the RMOW*

Smart Tourism

*Preserve and protect Whistler’s unique culture, natural assets and infrastructure*

Not Applicable

*Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs*

### **Community Vision and Official Community Plan**

The 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.

Appendix F details how the revised proposal meets the applicable OCP DPA guidelines.

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## BUDGET CONSIDERATIONS

The municipality's direct costs of processing and reviewing this application are covered through the development permit application fees.

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## 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.

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## COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

Inform     Consult     Involve     Collaborate     Empower

Comment(s):

A development permit information sign is posted on the property as per development permit application requirements.

No further community engagement is required for DP001892.

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## REFERENCES

Location: 2640 Whistler Road  
Legal: Common Property Strata Plan VAS2325  
Owner: Owners of Strata Plan VAS2325  
Zoning: RM3 (Residential Multiple Three)

Appendix A – Drawings and Roof Plans  
Appendix B – Technical Data Sheet and Colour Palette  
Appendix C – BASIS Engineering Ltd. Rim Rock II Snow Shed Report  
Appendix D – Location Map  
Appendix E – Rationale for Roof Replacement  
Appendix F – OCP DPA Guidelines Review

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## SUMMARY

This report presents Development Permit application DP001892 for Council consideration of approval. DP001892 proposes to replace the metal roofs on seven buildings at 2640 Whistler Road with asphalt shingles. Staff have evaluated the application relative to the applicable Multi-Family Residential DPA guidelines and zoning and confirm the proposal is consistent with both.

This report recommends approval of issuance of DP001892 with the development to be completed in accordance with the specified terms and conditions.

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**SIGN-OFFS**

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**Reviewed by:**

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