



# WHISTLER

## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** April 21, 2020  
**FROM:** Resort Experience  
**SUBJECT:** DP1688 – 7226 FITZSIMMONS ROAD NORTH – WHISTLER COMMUNITY CHURCH

**REPORT:** 20-038  
**FILE:** DP1688

### COMMENT/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 Permit DP1688 for the proposed new community church at 7226 Fitzsimmons Road North, as illustrated on the architectural drawings A0.00, A0.02, A1.00, A2.01, A3.00, A4.00, A4.01, A9.00-9.03, SK01-02, dated March 8, 2020, prepared by Air Studio Architecture attached as Appendix “C” to Report No. 20-038 and landscape plan L1 prepared by Tom Barratt dated October 24, 2019 attached as Appendix “D” to Administrative Report No. 20-038; and

**That** Council direct staff to advise the applicant that, prior to issuance of the development permit, the following terms and conditions must be completed to the satisfaction of the General Manager of Resort Experience:

1. Provision of a letter of credit, or other approved security, in the amount of 135 per cent of the costs of the hard and soft landscape works as security for the construction and maintenance of these works; and

**That** Council authorize the amendment of the existing development covenant BT350435 to remove provisions related to the subdivision of the subject church site, which no longer apply, and to reflect the proposed development as illustrated in the referenced development permit drawings; and further

**That** Council authorize the Mayor and Municipal Clerk to execute the necessary legal documents for this application.

### REFERENCES

**Owner:** BC Conference of Mennonite Brethren Churches  
**Location:** 7226 Fitzsimmons Road North  
**Legal Descriptions:** LOT 1 DISTRICT LOT 4753 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP2642 PID 025-555-928  
**Current Zoning:** IC2 (Institutional Church Two)  
**Appendices:** “A” – Location Map  
“B” – Design Rationale  
“C” – Architectural Plans by Air Studio  
“D” – Landscape Plan by Tom Barratt Ltd.

## **PURPOSE OF REPORT**

This report presents a proposal by the BC Conference of the Mennonite Brethren Churches to construct a new place of worship (community church facility) 796.6 square metres in size at 7226 Fitzsimmons Road North, in White Gold.

The subject property is located in Development Permit Area (DPA) No. 19 – Residential Estate Lands, and is subject to the applicable development permit area guidelines for protection of the natural environment and protection of development from hazardous conditions.

## **DISCUSSION**

### **Background**

The subject property was zoned IC2 for the proposed church use by Zoning Amendment Bylaw (Institutional Church Two) No. 1551, 2001. As a condition of the rezoning, a restrictive covenant was registered on title requiring that the form and character of any proposed community church on this site be reviewed by the Advisory Design Panel (ADP) and Council.

Whistler's "Official Community Plan Bylaw No. 1021, 1993" does not have any objectives established for the form and character of institutional development. In the absence of any institutional form and character DP guidelines, staff and the ADP have reviewed the proposed community church facility based on universal design principles related to site planning, form and character, building and landscape design, and snow management.

### **Proposed Development**

As shown in Appendix "A", the proposal is located in a primarily residential area at the northern boundary of the White Gold neighbourhood bordering with Spruce Grove. The subject property is vacant, rectangular in shape and borders Fitzsimmons Road North to the east and residential parcels on all other sides. The site is relatively flat and due to previous site disturbance is free from vegetation, with only three trees located in the western portion of the parcel.

A design rationale for the proposed development is attached to this report as Appendix "B". Architectural drawings are attached as Appendix "C". The applicant is proposing to develop a single-storey, 796.6 square metres place of worship (community church facility) comprising a sanctuary space, fellowship hall, community kitchen, administrative offices, classrooms, a multi-purpose room and storage space on the 6,952 square metre site. The roof dictates the form rising above the sanctuary space at its maximum peak.

Vehicular and pedestrian access to the site are provided from Fitzsimmons Road North. The proposal includes 66 surface vehicle parking spaces sited in the rear and southern side portion of the parcel in accordance with existing easement and right of way accesses (please see legal encumbrances section below). Garbage/recycling area bins are proposed to be included in the storage areas located in the northwest corner of the building.

The building exterior is proposed to be clad with "LKMe" a custom articulated metal product. A metal roof system is also proposed. The exterior cladding will be a slate grey, applied in a geometric format to mimic mountain forms with a contrasting off white colour (i.e. cashmere) for the articulations. The metal roof colour will be coordinated in a complimentary light grey. The use of expansive glass between the hall and exterior patio is proposed to promote a connection between interior and exterior spaces (Appendix "C").

The landscape plan, attached to this report as Appendix “D”, provides an open play area between the building and parking area, while maintaining views from the interior of the building. The existing vegetation on site is a blend of emerging and volunteer grasses, small conifers and Cottonwoods. The proposed landscape plan blends existing grasses and native vegetation with front planting into a proposed bioswale / rain garden. This is interspersed with Birch and Mountain Hemlock trees at the front of the site.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	The proposal conforms to all relevant Zoning Bylaw regulations.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views and evoking a dynamic sense of place.	The development is considered to fit with and respect the neighbourhood character.
	Continuous encroachment on nature is avoided.	Minimal impact. Site previously disturbed.
Visitor Experience	Visitors feel genuinely welcome.	Inviting building (open sight lines) and outdoor programming.
Materials	Whistler is using durable materials that are less environmentally harmful, preferring recycled, natural and sustainably harvested materials, and plentiful metals.	The building materials proposed were chosen to withstand Whistler's climate.
Transportation	Whistler policy, planning, and development prioritizes preferred methods of transportation – pedestrian, bicycle, and other non-motorized means.	Covered secure bicycle parking in close proximity to the Valley Trail network is proposed.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Comments
Built Environment	The new and renovated built environment has transitioned towards sustainable management of energy and materials.	Energy and new materials are required for facility construction. The proposed development satisfies the objectives of the municipality's Green Building Policy.
Energy	The energy systems is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated.	Energy is required to manufacture the necessary building materials and implement and maintain the development. Low consumption water fixtures are included in the design.

## OTHER POLICY CONSIDERATIONS

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

The property is zoned IC2 (Institutional Church Two). The proposed development of this site for use as a place of worship is consistent with the regulations of the IC2 Zone. No variances are requested.

## Official Community Plan

The proposed development is consistent with the Official Community Plan. The lands are designated as a development permit area for the protection of development from hazardous conditions, and protection of the natural environment. Consistent with the *Local Government Act*, Whistler's "Official Community Plan Bylaw No. 1021, 1993" does not have the general authority to designate any objectives or guidelines established for the form and character of institutional development.

## ADVISORY DESIGN PANEL

This project was reviewed by Whistler's Advisory Design Panel on three occasions as noted:

At the September 18, 2019 ADP meeting the Panel passed the following motion:

***That*** the Advisory Design Panel would like to see this project return for a more thorough review once the building, building systems, site and landscape design is more advanced, with strong attention paid to rationalizing the site layout and its relationship to its neighbours and landscape, while seeking resolution in materiality, thoughtful parking, multi-use/integrated spaces, neighbourliness, and an opportunity for a residential unit.

At the November 20, 2019 ADP meeting the Panel passed the following motion:

***That*** the Advisory Design Panel supports the revisions made to the details of the building and the enhanced landscaping, shared parking/play, and added articulation to all sides of the building, and appreciate the careful use of materials and building planes, but request that the applicant work closely with staff to ensure that the building frontage and entry is celebrated or articulated in a way that more warmly engages the street, visitors, and community and addresses critical elements around detailing and materials and that the applicant should return to Panel to present final decisions on materials, detailing, and entry including accessible parking. Further, the panel supports a rezoning for an ancillary building or additional FAR for an employee restricted residential unit if the applicant chooses to do so.

At the February 19, 2020 ADP meeting the Panel passed the following draft motion:

***That*** the Advisory Design Panel supports the proposed church at 7266 Fitzsimmons Road North and recommends that staff work with the applicant to resolve further details of the application including; detailing and transitioning of the exterior cladding, the ventilation of the roof and the pathway access to the garbage facility. Applicant does not need to return to Panel.

The pathway access to the refuse (i.e. garbage/recycling) and solid waste pick-up area has been removed and solid waste retrieval will now be managed entirely onsite. The applicant has also confirmed that a non-vented roof system will be utilized addressing the Panel's comment concerning potential exterior façade (i.e. cladding) impacts related to roof ventilation.

## Legal Encumbrances

The following legal encumbrances required as conditions at the rezoning stage, are registered on title and specify requirements for the development of the church site:

- Development Covenant BT350435 states, "no use [or development of the site]...until a development permit has been issued according to the same process as development permits are issued by the Municipality". Other provisions pertain to requirements for the subdivision of the original land parcel for the creation of the church site, which has taken place.

- Geotechnical Covenant BT439395 acknowledges flood hazards related to developing in a floodplain given the proximity to Fitzsimmons Creek and indemnifies the Municipality in the event of flood damage to any portion of the subject property.
- Access Easement Plan BCP2642 is for transport and maintenance of utility services over a 15 metre wide strip running the entire length of the southern side parcel boundary to permit access to the neighbouring lot to the east (see Appendix “C”).
- Statutory Right of Way Plan BCP2643 grants the Municipality access over the same swath of land mentioned above for the provision of a future public access trail and to provide and maintain utility services (see Appendix “B”).

The proposed development is consistent with these encumbrances. The recommendation to Council also requests that Council authorize the amendment of the development covenant (BT350435) as provided for within the covenant. Certain provisions are no longer applicable and staff recommends that the covenant be modified for clarity and to reflect the proposed development. These provisions largely relate to the subdivision of the land for the church site, which has taken place. The covenant also speaks to the development approval process for the church site, which is being satisfied through the current development permit approval process. To reflect the outcome of this process staff recommends the covenant be amended to reflect the proposed development as illustrated in the development permit drawings referenced in the recommendation to Council.

### **Green Building Policy**

The municipality's *Council Policy G-23: Green Building Policy* provides direction in respect to green building features and outlines six broad green building objectives. The development proposal satisfies the performance objectives under the Policy.

### **BUDGET CONSIDERATIONS**

The proposed development is subject to development permit application processing fees. All costs associated with the permit application will be paid for through the approved project budget.

### **COMMUNITY ENGAGEMENT AND CONSULTATION**

An information sign describing DP1688 is posted on the site. No correspondence or submissions were received from the public.

### **SUMMARY**

Development permit DP1688 proposes a new community church at 7226 Fitzsimmons Road North in the White Gold neighbourhood. Staff recommend approving issuance of the development permit subject to receipt of a landscape security, and further that Council authorize the amendment of the existing development covenant to reflect current conditions and the proposed development.

Respectfully submitted,

Stephanie Johnson  
PLANNER, RPP MCIP

for  
Toni Metcalf  
GENERAL MANAGER OF RESORT EXPERIENCE