



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 5, 2020
REPORT: 20-042
FROM: Resort Experience
FILE: DP01732
SUBJECT: DP 1732 – UNITS 3 AND 4 - 4700 GLACIER DRIVE – PINNACLE RIDGE RENOVATIONS

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 DP1732 for the renovations at Units 3 and 4, 4700 Glacier Drive in accordance with the Morton Residence Plans No. 1-9, prepared by CBN Enterprises Ltd., dated January 8, 2020, subject to the resolution of the following matters to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant GD28334 and Crawlspace Covenant GD28359 to reflect the proposed changes; and

That Council authorize the Mayor and Municipal Clerk to execute the required amending documents.

REFERENCES

Location: Units 3 and 4 – 4700 Glacier Drive
Legal Descriptions: Lots 25 and 26, D.L. 3903, Strata Plan VAS 2065
Owners: Doug Morton and Stephanie Van Eybergen (both units)
Zoning: Blackcomb Land Use Contract G2520
Appendices: “A” – Location Map
“B” – Architectural Plans

PURPOSE OF REPORT

This report presents Development Permit Application DP 1732, a proposal to renovate units three and four at 4700 Glacier Drive. The application proposes to convert two existing crawlspaces in the subject units to habitable basement areas along with associated new windows and a door at this building floor level. The application is subject to review against form and character guidelines for Development Permit Area No. 5 – Blackcomb Benchlands. The application requires modifications to existing development and crawlspace covenants to permit use of additional floor area, which is considered relative to *Council Policy G-19: Original Blackcomb Land Use Contract Development Applications*. The application requires Council approval for the development as the additions to gross floor area are greater than 20 square metres (m²), and covenant modifications are required.

DISCUSSION

Background

The subject lands are positioned on the north side of Glacier Drive, across the street from the Cedar Hollow townhouse development. The site is further bounded by the Magic Bike Park to the north, the Summer Lane detached dwellings and duplexes to the east, and the Snowcrest townhomes to the south, as shown in Appendix “A”.

The Pinnacle Ridge townhouse development was approved by Council under Blackcomb Permit BPA No. 3 in 1987. The project is a 44 unit townhouse/ duplex development with an overall floor space ratio of approximately 0.33. The lands are regulated by the original (un-amended) Blackcomb Land Use Contract (“LUC”) registered on title as G2520.

Proposed Development

Development Permit Application DP1732 proposes to convert the existing crawlspaces of units three and four into usable living area, as shown in Appendix “B”. To address incremental additions of gross floor area proposed in developments subject to the Original Blackcomb LUC, *Council adopted Council Policy G-19: Original Blackcomb Land Use Contract Development Applications*, which provides guidelines for supported additions. Under *Council Policy G-19*, each of the subject units is eligible for an additional 50 m² gross floor area from the original development approval of the Strata Plan VAS 2065. Unit three is proposed to be increased by 37.9 m² for a total built area of 334.8 m², while unit four is proposed to be increased by 24.6 m² for a total built area of 314.0 m², as shown in the table below.

Unit number	GFA allocated by Strata Plan VAS 2065	Maximum allowable increase per Multi-family unit:	Maximum permissible GFA	DP 1732 Proposed GFA
Unit three (S.L. 25)	296.9 m ²	50 m ²	346.9 m ²	334.8 m ²
Unit four (S.L. 26)	289.4 m ²	50 m ²	339.4 m ²	314.0 m ²

It should be noted that under the municipal zoning bylaw, crawl spaces consistent with the definition of in-ground basement, are eligible for exclusion from the calculation of gross floor area for duplex dwellings. Because the subject units are subject to the Original Blackcomb Land Use Contract, and not the zoning bylaw, these exclusions do not apply.

The exterior changes include adding four windows at the crawlspace level across both units at the north side of the building along with constructing a door at the west side of the building for direct access to unit three. The exterior renovations are architecturally consistent with the existing development as well as renovations previously completed on neighbouring units. Strata approval is required for the exterior changes; written approval has been received.

WHISTLER 2020 ANALYSIS

W2020 Strategy	Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	Proposal conforms to the limits outlined in the LUC and <i>Council Policy G-19</i> .
	The built environment is attractive and vibrant, reflecting the resort community’s character, protecting viewscapes and evoking a dynamic sense of place.	Proposal is consistent with the character of the existing Pinnacle Ridge development.

Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	The renovation has been designed locally and will use local project management and local trades people familiar with the Pinnacle Ridge project.
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The renovations proposed under Development Permit Application DP1732 do not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Blackcomb Land Use Contract

As noted, the lands are regulated by the original Blackcomb Land Use Contract G2520. This proposal is consistent with all requirements in the Land Use Contract.

Official Community Plan

The Pinnacle Ridge project lies within Development Permit Area No. 5, “Blackcomb Benchlands” in Whistler’s Official Community Plan. The table below shows conformance with applicable Development Permit Guidelines.

DP Guidelines	Comments
The form and character of new development or redevelopment of existing buildings shall have coordinated design, which achieves continuity and appropriate transition between uses.	Form and character of this proposal is coordinated to complement the existing Pinnacle Ridge development.
Building materials including stone, wood, acrylic stucco, and treated/ textured concrete are appropriate, with building colours muted and consist of natural colours and materials found in the Whistler setting. Building materials must also be complimentary to neighbouring buildings.	Building materials are consistent with the existing materials found in the Pinnacle Ridge development.

Council Policy G-19

Under Council Policy G-19, the density guidelines support gross floor area additions of up to 50 m² for each of the two units that are the subject of this application. DP1732, which proposes an addition of 37.9 m² for unit three and 24.6 m² for unit four respects the limits established under the policy, and is considered consistent with *Council Policy G-19*.

Legal Documents

The property is subject to a restrictive covenant registered on title in 1990 as GD28359. This document limits use of the “crawl space” shown on the plans forming a part of the covenant for only the storage of goods and materials and for no other purpose. This covenant will be modified to permit the crawlspaces of units three and four to be occupied as usable living space.

BUDGET CONSIDERATIONS

Development Permit Application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign is posted on the property in accordance with the development permit requirements.

SUMMARY

This Report recommends that Council approve Development Permit Application DP1732 and the associated modification of the existing development and crawl space covenants. The application proposes to add 37.9 m² to of gross floor area to unit 3 and 24.6 m² to unit 4 at 4700 Glacier Drive by developing existing crawlspace areas into usable living space. This project also includes associated window additions across the proposed space and a new door. The proposal is considered to be consistent with applicable guidelines, and Council policy.

Respectfully submitted,

Brook McCrady
PLANNING ANALYST

for

Toni Metcalf
GENERAL MANAGER OF RESORT EXPERIENCE