



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: October 20, 2020
FROM: Resort Experience
SUBJECT: DP1762 – 1315 CLOUDBURST DR – MULTI-FAMILY RESIDENCE

REPORT: 20-103
FILE: DP1762

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 DP1762 for a proposed multi-family building at 1315 Cloudburst Road, as illustrated on the Architectural Plans and Landscape drawings labelled Issued for Coordination – August 18, 2020, with a cover page and sheets labelled A-0.2, A-1.1, A-1.4, A-2.3, A-2.4, A-2.9, A-2.11, A-2.13, A-2.15, A-2.17, A-3.1, A-3.2, A-4.1-A-4.3, A-8.1, A-9.1, L-1.1, L-1.2, L-2.1, and 3D-1 – 3D-3, prepared by Murdoch Company Architecture and Planning, all attached as Appendix “B” to Administrative Report No. 20-103; and

That Council vary the east side parcel line building setbacks from 6.0 metres to 3.0 metres, and vary the south side parcel line building setback from 6.0 metres to 4.3 metres for minor building encroachments only as specified on drawing A-0.2, to achieve the building siting and design objectives; 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. Confirmation from the Province of British Columbia that the “Site Profile” applicable to the subject lands has been accepted and no further actions are required;
2. 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;
3. Receipt of building and exterior lighting plan, and signage plan;
4. Confirmation of compliance with Wildfire DP guidelines;
5. Submission of a final set of Development Permit drawings that incorporate any revisions that result from addressing the conditions specified in this recommendation for Development Permit issuance; and further

That Council authorize the Mayor and Municipal Clerk to execute the required documents in conjunction with this development permit.

REFERENCES

Owner: Whistler 2010 Sports Legacies Society
Location: 1315 Cloudburst Drive

Legal Description: LOT C DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP1290

Current Zoning: AC3 (Athlete's Centre Three)

Appendices: "A" – Green Building Rationale / Project Description – Applicant Submittal
"B" – Site Context/Architectural/ Landscape Plans
"C" – OCP Development Permit Guidelines Evaluation
"D" – Advisory Design Panel Minutes and Applicant Response

PURPOSE OF REPORT

This Report presents DP1762, a proposed development located at 1315 Cloudburst Drive comprised of one multi-family four-storey building with a total of 58 dwelling units and 63 parking spaces. The proposed use, density and height are consistent with the regulations of the AC3 Zone.

The proposed development is subject to Council consideration of development permit approval. The subject lands lie within the designed development permit areas specified in the RMOW Official Community Plan for Multi-family Residential - Form and Character, Commercial Industrial – Form and Character, and Wildfire Protection. The development is consistent with the applicable guidelines for each of these designations. Two small variances are proposed to building setback requirements of the AC3 zone to achieve building siting objectives.

DISCUSSION

Background

The proposed development is located in the Cheakamus neighbourhood at the northeast corner of Legacy Way and Cloudburst Drive, as shown on Drawing A-0.1 in Appendix "B". The site is cleared and levelled, and was used for staging and storage during the 2010 Olympics. Planning and design for the proposed development has been underway since late 2018 when Whistler Sports Legacies (WSL) submitted a rezoning application to permit employee housing on the site. In January 2020 Council adopted amending bylaws to permit employee housing on the site, and to allow additional density for the exclusive use as employee housing.

Site planning, architectural and landscape drawings for the proposed development were considered under the zoning amendment application and approved design was registered as a development covenant. The project was reviewed against the Cheakamus Area Legacy Neighbourhood Design Guidelines, adopted as *Council Policy G-22: Cheakamus Area Legacy Neighbourhood (Athletes Village Design Guidelines)*, on April 16, 2007. This Council Policy was adopted to guide the design of proposed developments in Cheakamus Crossing, in place of development permit requirements which required an Official Community Plan amendment. With the adoption of the municipality's new "Official Community Plan Bylaw No. 2199, 2018" (OCP), the proposed development became subject to development permit approval and consistency with the applicable guidelines for Multi-family Residential - Form and Character, Commercial/Industrial – Form and Character and Wildfire Protection.

The applicant is seeking to initiate construction on the proposed development in April 2021, subject to development permit and building permit approval.

Description of Proposed Development

The applicant architect has provided a project brief and Green Building design rationale (attached as Appendix "A"), that describes the proposed development and the site planning and design objectives. Site context plans, and detailed architectural and landscape drawings are presented in Appendix "B".

The proposed development is comprised of a four-storey apartment building located at the intersection of Legacy Way and Cloudburst Drive, adjacent to the High Performance Centre.

The proposed gross floor area for the buildings is 3,762 square metres (40,497 square feet). There are 58 units in total, made up of 22 studio units, 30 two-bedroom units, and 6 two-bedroom accessible units. The buildings are located on top of a parkade with 63 parking spaces, and there are an additional five surface parking spaces on the site.

All units have individual interior storage areas and balconies on upper storeys and patios on ground level. The building has a garbage and recycling room and secure bicycle storage at the underground parking level. Communal spaces including an indoor lounge area as well as outside space and communal laundry are provided on each floor adjacent to the elevator/stairwell in the central portion of the building. These spaces provide necessary services as well as an opportunity for social interaction and small gatherings of neighbours. The building has one elevator, three stairwells, and accessible pathways and accesses.

The site planning provides for generous outdoor space including multiple terraces, an informal lawn/open space, and a naturalized area with trail connections to the adjacent High Performance Centre, a dry pond/rain garden, and extensive landscaping.

Further details on the proposed project design are provided in the evaluation of the proposed development relative to the applicable development permit guidelines, which is presented in Appendix “C”.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw No. 303, 2015

The property is zoned AC3 (Athlete’s Centre Three) zone. The original intent of this zone was to provide for an expansion of the Athlete’s Centre including athlete’s accommodation. As noted, Council recently adopted amending bylaws to approve the addition of employee housing as a permitted use, and also approved an increase to the maximum permitted gross floor area under the zone, with all of the additional gross floor area being used only for employee housing. The proposed development of this site is consistent with the regulations of the AC3 Zone, except for minor variances to the setbacks for underground parking and small sections of extension walls, as described below.

The maximum permitted gross floor area for all permitted buildings under the AC3 Zone is 3900 square metres, of which a maximum of 2500 square metres may be used for permitted uses other than employee housing (Athletes’ Centre Accommodation and Athletes’ Centre). The proposal complies with the regulations pertaining to gross floor area.

The proposed building height is 13.13m, which complies with the maximum permitted building height of 18m in the AC3 Zone.

The specified minimum building setbacks are 9.5 metres from the front parcel line and 6 metres from any other parcel line. The development as proposed requires minor variances on the south and east sides to accommodate the proposed building siting including maximum preservation of the forested area at the north of the site, to accommodate additional underground parking, and to provide interest and variety in the façade. The proposed variances would reduce the minimum setback on the east side from 6.0 metres to 3.0 metres for the underground parkade structure, and would reduce the minimum setback on the south side from 6.0 metres to 4.3 metres for posts and supports, fin walls, rake walls, roof, and a small portion of the underground parking structure, all as shown on Drawing A-0.2 in Appendix “B”.

Under the AC3 Zone the number of required off-street parking spaces is 75 percent of the number of parking spaces that would generally be required under the zoning bylaw for apartment units (for this

proposal that is $75 \times .75 = 57$ parking spaces). This parking reduction, which had been applied to both the Cheakamus Crossing and Rainbow neighbourhoods, has been found to create issues for these existing developments as parking needs are not met. While this proposal is only required to provide 75 per cent of the required parking, the applicant is actually providing greater than the minimum, with 63 underground spaces and 5 at surface spaces. The provision of more spaces than are required under the zoning is supported and it is believed this will provide sufficient parking for the proposed use.

Official Community Plan

The subject lands lie within the designed development permit areas specified in the newly adopted OCP for Multi-family Residential - Form and Character, and Commercial Industrial – Form and Character. The proposal is consistent with the applicable guidelines for each of these designations, as described in the table in Appendix “C”.

ADVISORY DESIGN PANEL

This project was reviewed by Whistler’s Advisory Design Panel (ADP) under the zoning amendment process on February 20, 2019 and also on May 22, 2019. As previously noted, the project was reviewed against the *Council Policy G-22: Cheakamus Area Legacy Neighbourhood (Athletes Village) Design Guidelines* as part of the rezoning process. The appended excerpted minutes and the applicant response are from the May 22 review, and while they were submitted in that context, a review of the project against the current design guidelines demonstrates the project’s consistency with the design guidelines under the current OCP (Appendix “C”).

After the initial presentation the ADP provided general support for the design and asked that further consideration be given to the landscaping, site planning, pedestrian articulation and details of the materials, and asked that it be presented back to the ADP for a more fulsome review and recommendation.

In May 2019 the ADP considered the revised proposal, which addressed staff and the panel’s previous comments, and ultimately passed the following resolution in support of the project:

That the Advisory Design Panel supports revised scheme with the following comments to be addressed through processing of application: Consideration of liability and safety issue around the climbing wall, consider moving the bike parking to provide better viewing of the climbing wall, pay attention to the type of plantings on the green roof over the parkade given the pedestrian access to this area. The main entrance requires further consideration with regards to landscaping and creating more of a presence. Fine tuning pinch points on west side of the roof is needed.

The applicant addressed the Panel’s comments through further detailed design, as described in their response in Appendix “D”.

Green Building Policy

The proposed development is being designed to achieve Step 4 of the Energy Step Code. This exceeds both the requirements under the BC Building Code and the anticipated requirements for the municipality’s Green Building Policy, which is currently being updated. Under BC Building Code, the proposed buildings, which are Part 3 – Residential Buildings, are required to meet Step 1. The target for the municipality’s requirements under the updated Green Building Policy, is expected to be Step 2. This would be implemented through the Building Bylaw, but is not in force at this time. Achieving Step 4 is typically estimated to achieve up to a 65 percent reduction in energy consumption beyond the base requirement and would be considered “net zero ready” as per the BC Building Code standards.

Achieving Step 4 for the proposed buildings supports the objectives of the municipality's recent Big Moves Climate Strategy, and the focus area on improving building energy efficiency.

Other Green Building measures that are addressed by the proposed development include optimizing development of an existing disturbed site, common laundry facilities for reduced water use, connection to the District Energy System, storm-water retention and planting with native vegetation for landscaping, and reduced hard surfaces through underground parking.

Legal Encumbrances

There are a number of legal notices and charges registered on the title of the lands. Staff review of the documents indicates that the proposed development and use is consistent with covenant requirements.

BUDGET CONSIDERATIONS

The proposed development is subject to development permit application fees and cost recovery for staff processing and associated direct costs.

COMMUNITY ENGAGEMENT AND CONSULTATION

Consistent with the municipality's Land Use Procedures and Fees Bylaw, an information sign describing DP1762 is posted on the site. To date there have been no inquiries or correspondence received for DP1762.

SUMMARY

Development Permit DP1762 proposes a multi-family residential building with 58 units. The application has been evaluated relative to applicable development permit requirements and zoning, and staff recommend that Council approve the required development permit including the small variance to building setback requirements, subject to the conditions identified in the staff recommendation.

Respectfully submitted,

Tracy Napier
PLANNER

For
Mike Kirkegaard
DIRECTOR OF PLANNING

For
Toni Metcalf
INTERIM GENERAL MANAGER OF RESORT EXPERIENCE