

# **RZ001094**

## **8104 McKeever's Place**

### **Rezoning to Allow Restaurant Use**

### **(CL2 Zone Text Amendment)**

**Council Presentation**  
**October 20, 2020**

**RESORT MUNICIPALITY OF WHISTLER**

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# Purpose

- To present “Zoning Amendment Bylaw (8104 McKeevers Place) No. 2292, 2020” for first and second readings.
  - The proposed Zoning Amendment Bylaw is to amend the CL2 Zone (Commercial Local Two), which is the specific zone for the subject site, 8104 McKeevers Place.
  - The proposal seeks to respond to present market demands by adding “restaurant” as a permitted use, which will allow the owner to increase the gross floor area (GFA) available for restaurant/café uses, while reducing the GFA for the grocery shop.
  - The application does not seek to increase the overall density of the site.
- To request that Council authorize staff to schedule a Public Hearing for the proposed Zoning Amendment Bylaw.

# Site Context: Neighbourhood



## Subject Property 8104 McKeevers Place

- Alpine Meadows Neighbourhood.
- CL2 Zone (Commercial Local Two).
- Contains Alpine Café and Catering, the Alpine Meadows Market, and an auxiliary residential dwelling unit.



# Site History

- The existing building on the site was originally built in 1986.
  - It contained retail on the main floor and a 2 bedroom suite on the second floor.
- In 2002 the site was renovated (BP000259) to create a café and market on the main floor.
- The parcel currently contains a café and catering business, a convenience grocery shop, and an auxiliary residential dwelling unit.



# Zoning Amendment Bylaw No. 2292, 2020

- The proposed rezoning includes “restaurant” as a permitted use in the CL2 Zone.
- The CL2 Zone currently permits 250 square metres of GFA for commercial uses.
  - To ensure that some aspect of the market remains available at the site for local residents, staff recommend amending the wording of Section 4 of the CL2 Zone to state “***The maximum permitted gross floor area for commercial use is 250 square metres of which 25 square metres is restricted for convenience retail of everyday items.***”
- No changes to the remainder of the CL2 Zone are proposed.

# Parking and Loading

- Under the proposed zoning amendment bylaw, the maximum parking and loading space requirements that will apply is 16 car parking spaces and 1 loading space.
- These requirements are the same as the existing zoning of the property.
- Staff have confirmed that at least 16 parking spaces and 1 loading bay can be provided on the site.

# Official Community Plan - Bylaw No 2199, 2018

- The subject lands are designated as Convenience Commercial in Schedule A of the Official Community Plan (OCP).
- The proposed rezoning is consistent with the policies of the OCP.
- Any future development of the site is subject to Development Permit approval requirements and consistency with guidelines for the following OCP Development Permit Area designations:
  - Aquifer Protection
  - Commercial Industrial - Form and Character
  - Multi-family Residential - Form and Character
  - Wildfire Protection



# Other Policy Considerations

## Legal Encumbrances

- BE14130 is a Statutory Right of Way for the Valley Trail.
  - The area identified in the Statutory Right of Way will be retained and not obstructed, to allow the Municipality to use the identified area for any future upgrades or relocation of the Valley Trail.
  - Part of the Statutory Right of Way has been paved over by the owner as part of the existing car park at the site.
  - The applicant has demonstrated that the car parking requirements for the proposed rezoning can be met without impeding on the Statutory Right of Way.



# Community Engagement and Consultation

- A sign describing RZ001094 is posted on the property.
- The proposed zoning amendment bylaw is subject to Public Hearing requirements.
  - Staff will carry out the Public Hearing and associated notifications should Council authorize staff to schedule the Public Hearing.

# Recommendation

**That** Council consider giving first and second readings to “Zoning Amendment Bylaw (8104 McKeevers Place) No. 2292, 2020”; and

**That** Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (8104 McKeevers Place) No. 2292, 2020”.