

RZ001164

8200 Bear Paw Trail

Rainbow Plaza Rezoning

Council Presentation
February 16, 2021

RESORT MUNICIPALITY OF WHISTLER

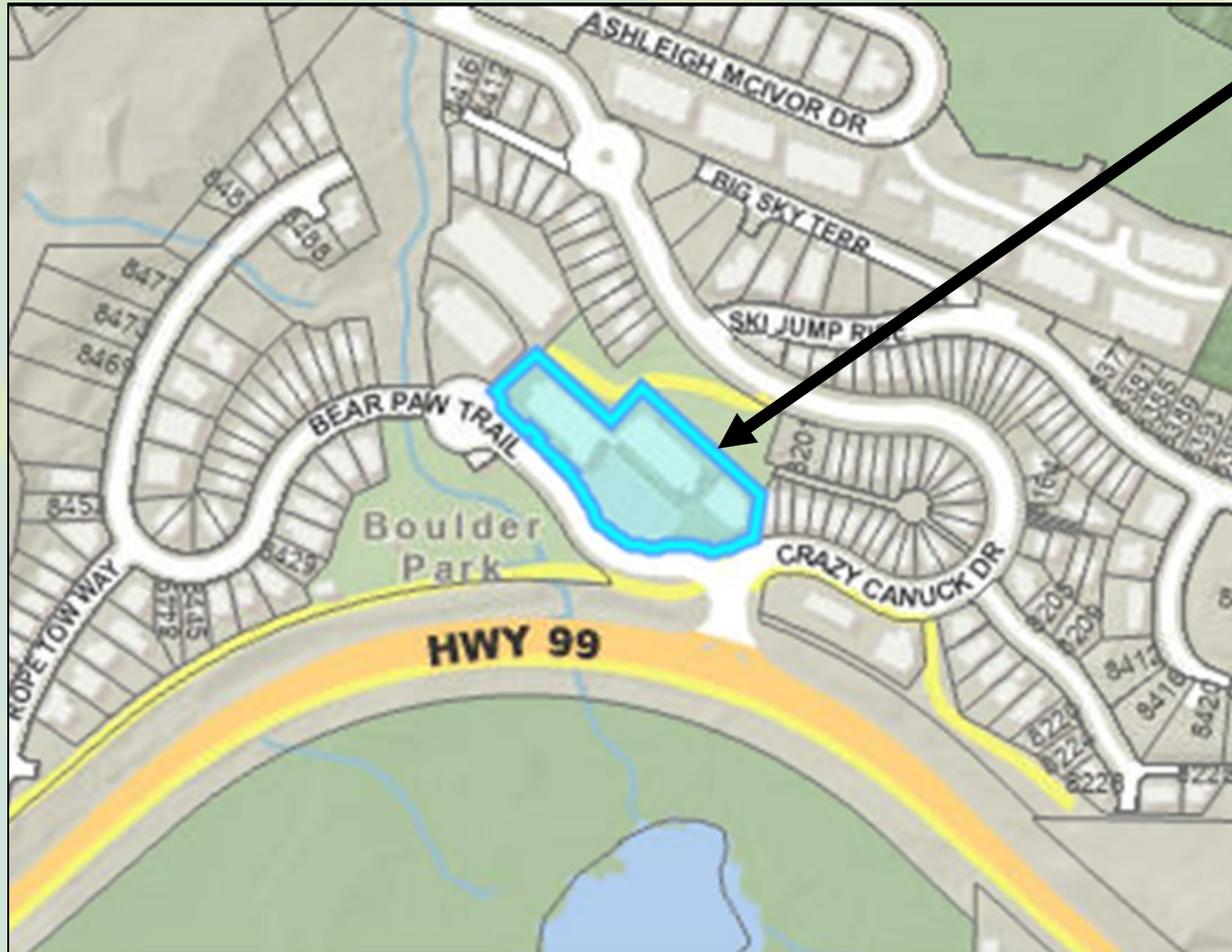
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Purpose

- To present “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” for first and second readings.
 - The Proposed Bylaw:
 - will amend regulations applicable to the CD1 Zone specific to 8200 Bear Paw Trail (Rainbow Plaza) to **permit a Child Care Facility and allow a broader range of neighbourhood serving commercial uses**
 - will not increase the overall density.
- To request that Council authorize staff to schedule a Public Hearing for the proposed Bylaw.

Site Context: Neighbourhood



Subject Property

- Rainbow Plaza (Parcel Lot 9)
- 8200 Bear Paw Trail, in the Rainbow Neighbourhood
- CD1 Zone
- Mixed use commercial and residential development.

Commercial Site Plan



Proposed Rezoning

- Applicant requests amendments to the CD1 Zone to improve the viability of the commercial tenancies at Rainbow Plaza:
 - ✓ The applicant cites that the current regulations are too restrictive, hindering the ability of businesses to locate in the area, which limits local neighbourhood residents' access to everyday services within a walkable distance of their homes.



Zoning Amendment Bylaw No. 2297, 2020

- Replace 'Local Service Commercial' with 'Retail' as a permitted use in the CD1 Zone.
 - ✓ allows a wider range of commercial offerings in line with other neighbourhood commercial areas in Whistler
 - ✓ all specific uses listed under 'Local Service Commercial' are permitted under the 'Retail' definition
- Remove 'Office', replace 'Local Personal Service' with 'Personal Service' as a permitted use in the CD1 Zone.
 - ✓ allows a wider range of commercial offerings in line with other neighbourhood commercial areas in Whistler
 - ✓ all specific uses listed under 'Local Personal Service' are permitted under the 'Personal Service' definition
 - ✓ 'Office' is currently permitted in the CD1 Zone if less than 100m² and used as a health practitioner's office.
 - ✓ 'Personal Service' allows for medical, dental, and insurance company types of service office uses

Zoning Amendment Bylaw No. 2297, 2020

- Increase the maximum gross floor area (GFA) from 1,900 square metres to 2,000 square metres for commercial uses in Parcel Lot 9.
 - ✓ This does not increase overall commercial GFA permitted in the CD1 Zone, but consolidates the 100 square meters of permitted office into the associated commercial uses

Zoning Amendment Bylaw No. 2297, 2020

- Add a subsection to require that:

“Excluding the grocery store, the remaining commercial floor area of Parcel Lot 9 must be demised into at least 3 Commercial Retail Units (CRUs), the combined area of which must be at least 450 square metres, and with a minimum of 85 square metres Gross Floor Area in use as or available for use as a Café, Restaurant, or Neighborhood Public House.”

- ✓ ensures at least 3 CRU’s for a variety of non-grocery uses to serve the local public, in addition to the grocery store
- ✓ retains at least one CRU for a food and beverage type use which provides an important service to the neighbourhood and provides activation

Zoning Amendment Bylaw No. 2297, 2020

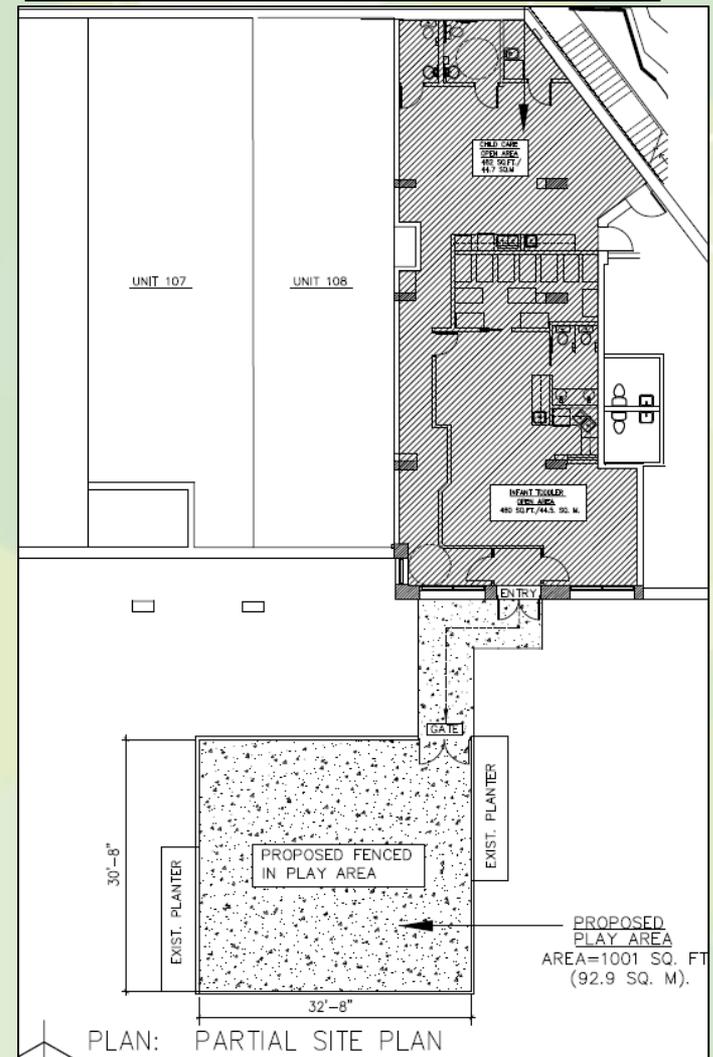
- Amend Schedule M of Zoning and Parking Bylaw 303, 2015 to add “Child Care Facility” as a Permitted Land Use for Parcel Lot 9 in the Land Use Plan and Table
 - ✓ will allow a potential operator to establish a Child Care Facility.



Proposed Child Care Facility

- Applicant has identified that the vacant CRU could accommodate 24 children and 5 staff, while meeting occupant load requirements under the *BC Child Care Licensing Regulation*.
- Proposed outdoor area would enclose and utilise the existing outdoor community space (92.9m²) to accommodate 15 children at a time (6m²/child).
- Outdoor area can be used on a rotating schedule to accommodate different groups through the day.

Draft Child Care Facility Site Plan



Proposed Child Care Facility

- Proposed outdoor play area makes use of a currently underutilized outdoor space.
- Child Care Facility use is compatible with the adjacent uses including the café, and will further activate the site.
- 24 additional Child Care Spaces at Rainbow Plaza directly supports the targets of the *Whistler Child Care Planning Project* to increase the access rate from 14.3 to 17 spaces per 100 children by 2025.
- Given the creation and buildout of the Rainbow employee housing neighbourhood, and lack of Child Care Facilities in the northern part of Whistler, staff support the proposal to permit a Child Care Facility.

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 and rezoning criteria 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:
 - Commercial Industrial - Form and Character
 - Multi-family Residential - Form and Character
 - Wildfire Protection

Other Policy Considerations

Parking and Loading

- The Proposed Bylaw does not increase the overall density, and would not result in requirement for additional parking stalls to be provided at 8200 Bear Paw Trail.
- Additional public on-street parking is also available along the Bear Paw Trail frontage of the site, and a bus stop is located adjacent to the site.

Community Engagement and Consultation

- A development sign describing RZ001164 is posted on the property.
- Three (3) letter of support for the proposed Child Care Facility use have been provided to staff.
- The Proposed 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.

Benefits

- Staff support the Proposed Bylaw, and note the following benefits to the site and surrounding neighbourhood:
 - Increases the variety of uses available to service the neighbourhood;
 - Allows the operation of child care facility, which is sought after in the area;
 - Encourages complementary uses at the site;
 - Ensures variety of businesses operate from the site; and
 - Retains the important food and beverage service use at the site.
- Staff feel this is a balanced and optimal approach to support a growing and vibrant neighbourhood meeting the objectives of the OCP and overall excellent planning principles.

Recommendation

That Council consider giving first and second readings to “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”.