

## REQUEST FOR DECISION

### Brew Creek Centre – Zoning Amendment Application

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**Meeting Date:** April 14/28, 2014

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**To:** SLRD Electoral Area Directors committee / SLRD Board

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**Applicant:** Drew Rose (Agent) & Barclay Isherwood (Owner)

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**Location:** SLRD Electoral Area D – Brew Creek

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**Legal Descriptions:**

PID 006-050-301 (DL 6902, Group 1, NWD)

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<b>OCP Designation:</b> Commercial – Brew Creek Retreat Electoral Area D OCP Bylaw No. 1135-2013	<b>Zoning:</b> Tourist Retreat I Zoning Bylaw No. 20, 1970	<b>ALR Status:</b> N/A	<b>Development Permit Areas:</b> Wildfire Protection Garibaldi Sensitive Ecosystems
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#### RECOMMENDATION:

1. THAT the SLRD Board direct staff to prepare an amendment bylaw to SLRD Zoning Bylaw No. 20, 1970 with respect to the Brew Creek Centre zoning amendment application.

#### KEY ISSUES/CONCEPTS:

The Brew Creek Centre is looking to offer more sleeping space for guests as they have an expanding clientele that is increasing the demand for more accommodation. The SLRD received an application for a rezoning regarding the Brew Creek Centre property as shown in Appendix 1. The amendment application requests zoning to allow an increase in allowable guest beds from the current 32 to a maximum of 50. The existing Tourist Retreat I zone does mention a maximum of 50 guest beds, however, the density calculation used in that zone (2.5 beds per acre) yields a maximum of 32 beds based on the size of the Brew Creek property. SLRD staff are requesting support from the Board in order to proceed with the development of amendment bylaws.

#### RELEVANT POLICIES:

Electoral Area D OCP Bylaw No. 1135-2013  
Electoral Area D Zoning Bylaw No. 20, 1970

## **BACKGROUND:**

Staff have not yet drafted any bylaw amendments for this application. It is being brought to the Board for review to determine if there is support for the zoning amendment that will remove the density calculation so that the allowable guest beds can achieve the maximum of 50 at Brew Creek Centre.

## **ANALYSIS:**

The applicant has stated that they are satisfied with the bulk of the provisions in the current Tourist Retreat I zone and are not looking to change any permitted uses. Since the TR-I zone does not apply to any other properties under Zoning Bylaw No. 20, 1970, the zone can be modified to suit the Brew Crew Centre without creating a new zone. There are currently 24 guest beds offered on site and with the proposed zoning change, 26 new guest beds would be added for a maximum of 50.

### Zoning

Existing density regulations in section 2.7.23 of Zoning Bylaw No. 20, 1970:

- Pension or pensions – the maximum permitted density is 2.5 guest beds per acres to a maximum of 50 beds plus staff accommodation of 1 dwelling unit per 10 beds.

As noted, the permitted density calculation needs to be amended. The rezoning would alter that specific provision such that the Tourist Retreat I zone would be modified as follows:

- Pension or pensions – the maximum permitted density is 50 guest beds plus staff accommodation of 1 dwelling unit per 10 beds.

### Development Permit Areas

In the new Electoral Area D Official Community Plan Bylaw No. 1135-2013, there are two development permit areas that apply to the site.

Wildfire Development Permits (DPs) will be required for new buildings, and the guidelines are outlined in the Area D OCP Bylaw No. 1135-2013.

Garibaldi Sensitive Ecosystem Development Permits would be required for any new buildings or structures or development activities according to the guidelines in Section 7.4 of the Electoral Area D OCP Bylaw No. 1135-2013.

No Form & Character DP is being requested. However, the applicant has been advised to consider snow management in their building design.

#### Fire truck access and turnaround

The applicant was requested to provide proof that based on fire truck sizes and turning radii there will be sufficient space for ingress and egress. The applicant has provided confirmation that the fire truck access route design is in compliance with the BC Building Code. The proponent has been in communication with Ed Jones, the Garibaldi Fire Chief, and Joe Mooney, the Pinecrest/Black Tusk Village volunteer fire fighter (and RMOW Chief Building Inspector) regarding this.

#### Voluntary Amenity Contribution

It has been suggested by the SLRD that the applicant might consider a voluntary community amenity in the form of a monetary contribution to the Garibaldi Fire Department.

#### Parking

Current and expanded parking areas are indicated on the site plans included in Appendix 2. The guest parking has been relocated to the central area of the site with small pockets of existing parking distributed around the property. There are currently 37 parking spots available with 25 to be added for the new building, bringing the total to 62, which can be accommodated by the site.

#### Environmental

There is a Streamside Protection & Enhancement Area (SPEA) that has been previously defined by earlier assessment reports. The proposed new building and parking area is outside the SPEA and will not trigger a RAR Development Permit. Flood Construction Levels (FCL) will be established by the proponent through geotechnical analysis to address any potential flooding issues.

#### Building, servicing, and other issues

The proposed building will utilize some of the architectural forms and materials that have been previously employed in other buildings on the site to both maintain and continue the overall character. Such elements include metal roofing, deep roof overhangs, cedar shingle and board and batten siding along with black fiberglass-frame windows. Building floor plans and elevations are included in Appendix 3. The new building proposes to incorporate a soy-based spray foam insulation that provides a level of protection exceeding BC building code requirements. The windows are proposed to be triple glazed, exterior wall studs would be staggered to limit thermal bridging, and domestic hot water is proposed to be pre-heated with solar thermal panels on the roof.

There is also proposed to be an air-to-water heat exchanger incorporated into the heating system for the building. The entire wastewater treatment system at the Brew Creek Centre has been replaced. A new system was designed and includes several passive wastewater treatment plants using peat filtration systems. A new water well was also established on the site in 2003, and water is treated centrally and the adequacy of the water supply for current and proposed needs has been confirmed.

**OPTIONS:**Option 1

Direct SLRD Staff to draft a zoning amendment bylaw.

Option 2

Refer the application back to staff for more information, or revision.

Option 3

Reject the application.

**PREFERRED OPTION:** Option 1

**FOLLOW UP ACTION:**

As per Board direction.

**CONCLUSION:**

SLRD staff view this proposed zoning amendment as relatively minor given that the existing zoning of the property already indicates a maximum of 50 guest beds, thereby supporting the proposed increase. It is the density calculation provision that needs to be altered or removed to allow the Brew Creek Centre property to achieve that maximum figure. SLRD staff are supportive of the application and the opportunity to amend the zoning to facilitate an expansion of the guest beds to the requested maximum of 50.

**ATTACHMENTS:**

Appendix 1: Site Location Map

Appendix 2: Site Plans

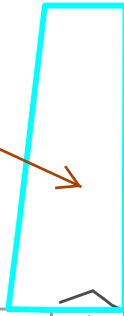
Appendix 3: Building & Elevation Plans

Prepared by: I. Holl, Planner

Reviewed by: K. Needham, Director of Planning and Development

Approved by: L. Flynn, Chief Administrative Officer

Subject Property:  
Brew Creek Centre  
PID 006-050-301  
District Lot 6902,  
Group 1, NWD



Brew Creek Rd

Hwy 99

Hwy 99 Hwy 99

Hwy 99

Hwy 99

Hwy 99

Hwy 99

DL 4101

DL 4101

PL 16824

PL VAS1290

Black Tusk Village

BLK B

BLK A

Retta Lake Rd

Retta Lake Rd

DL 5589 & 2668

Pinecrest Estates

Subject Location Map - Brew Creek Centre

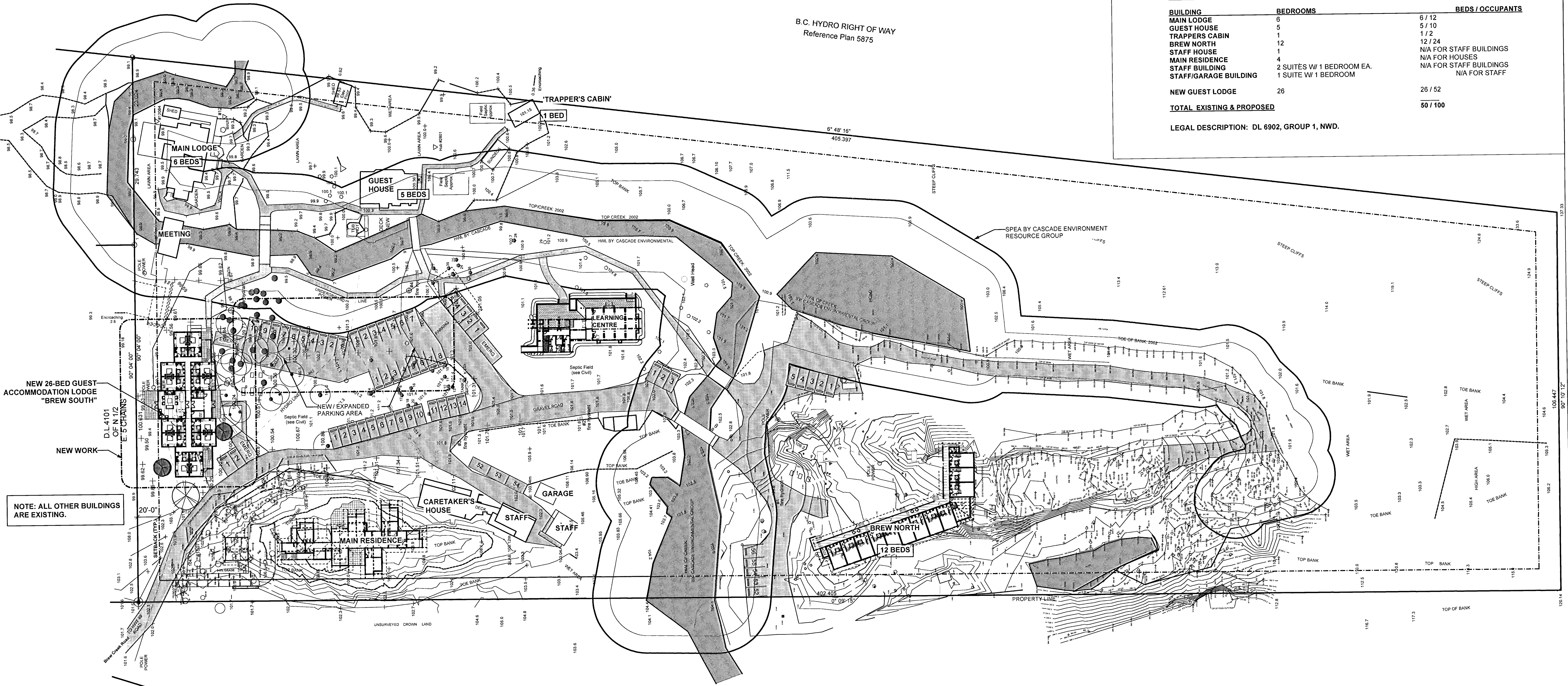
0 75 150 300 Meters

This map is for convenience only. It is not a legal document. Accuracy is not confirmed. All information should be verified with the SLRD Planning Department.

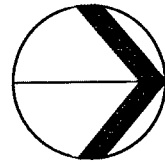


THE BREW CREEK CENTRE – ZONING ANALYSIS FOR PROPOSED EXPANSION

<b>Zoning</b>	- Tourist Retreat 1, Bylaw No. 20, Amendment 416.	
<b>Density</b>	- Site Area	= +/- 12.92 Acres (562,834 sq. ft.)
	- Allowable density	= 2.5 beds/acre = 32 Beds.
	- Existing Beds	= 26
	- Total Proposed Beds	= 50
	- Maximum allowable	= 10% = 56,283 sq. ft.
	- Existing Buildings & Decks	= 24,117 sq. ft.
	- Proposed New building/decks	= 6,435 sq. ft. (building)
	- Total Coverage	= 30,542 sq. ft.
	- Average Grade	= 328.18' (100.03m)
	- T.O. Ridge	= 352.08' (107.31m)
	- Height	= 23.90' (Allowable=35')
	- 50 Beds	= 25 Spaces
	- Learning Centre occ. load = 147	= 37 Spaces (147/4)
	62 Spaces Total (provided)	
<b>Lot Coverage</b>		
<b>Building Height</b>		
<b>Parking</b>		
<b>Bed Count</b>		
<b>BUILDING</b>	<b>BEDROOMS</b>	<b>BEDS / OCCUPANTS</b>
MAIN LODGE	6	6 / 12
GUEST HOUSE	5	5 / 10
TRAPPERS CABIN	1	1 / 2
BREW NORTH	12	12 / 24
STAFF HOUSE	1	N/A FOR STAFF BUILDINGS
MAIN RESIDENCE	4	N/A FOR HOUSES
STAFF BUILDING	2 SUITES W/ 1 BEDROOM EA.	N/A FOR STAFF BUILDINGS
STAFF/GARAGE BUILDING	1 SUITE W/ 1 BEDROOM	N/A FOR STAFF
NEW GUEST LODGE	26	26 / 52
<b>TOTAL EXISTING &amp; PROPOSED</b>		<b>50 / 100</b>
<b>LEGAL DESCRIPTION: DL 6902, GROUP 1, NWD.</b>		



SITE PLAN WITH  
NEW GUEST LODGE ("BREW SOUTH")  
AND EXPANDED PARKING



JANUARY 30, 2014

CONSULTANTS

DATE: Dec. 3, 2013  
REVISIONS: Schematic Elevation for New Guest Accommodation

DATE: Jan. 30, 2013  
REVISIONS: Issued for Rezoning Approval

204 - 1807 Maritime Mews  
Granville Island  
Vancouver, BC  
V6H 3W7

Tel: 604 / 228-1241  
Fax: 604 / 647-1182

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PROJECT: THE BREW CREEK CENTRE  
1 Brew Creek Road  
Whistler, B.C.

SHEET TITLE: SITE MASTER PLAN

SCALE: 1" = 40'-0"

PROJECT NUMBER: 07-03







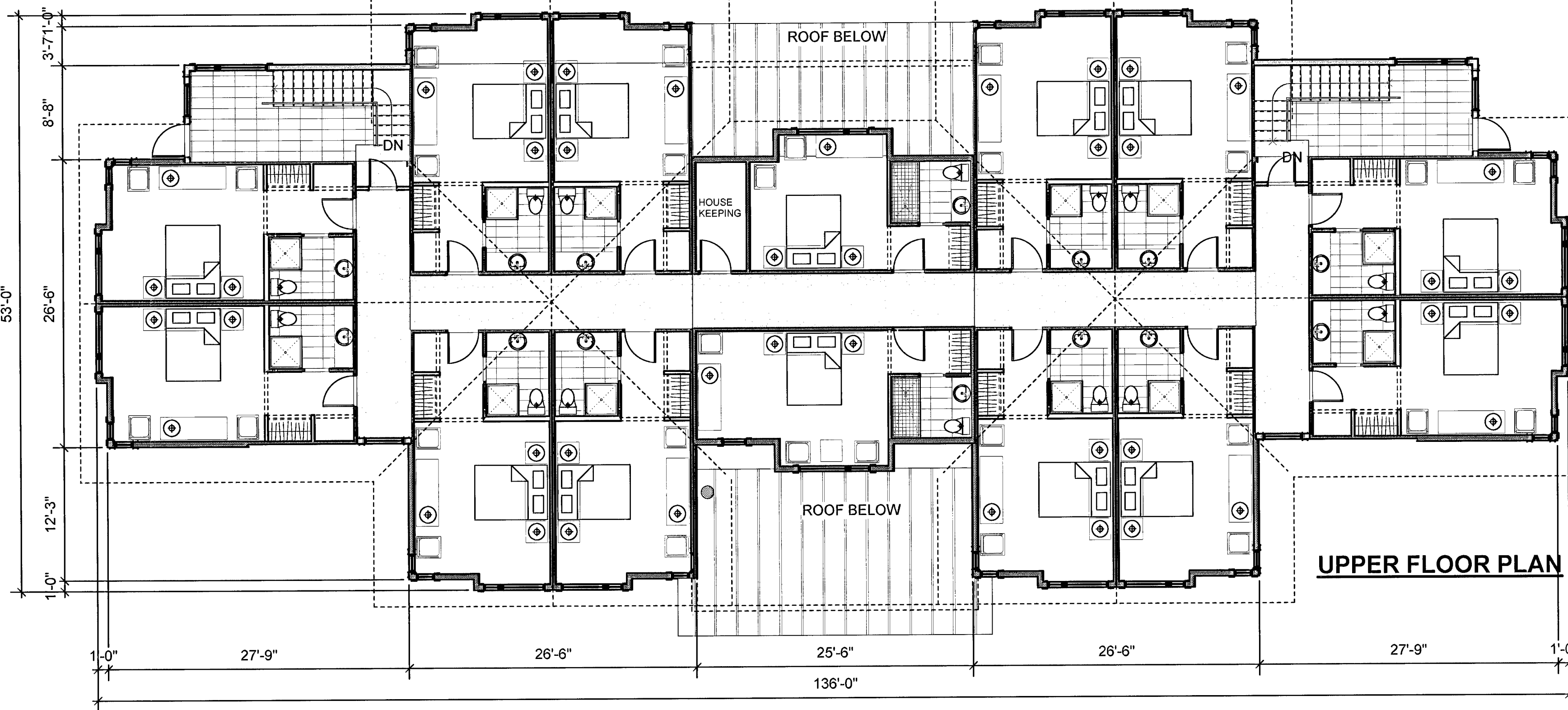
TYPICAL EXTERIOR MATERIALS

- STANDING SEAM METAL ROOFING
- CEDAR TRIM BOARDS (NATURAL)
- TRIPLE-GLAZED FIBERGLASS FRAME WINDOWS (BLACK)
- SIDING - CEDAR SHINGLES
- HORIZONTAL LAPPED CEDAR SIDING, BOARD & BATTEN CEDAR SIDING (NATURAL)

NORTH (ENTRY) ELEVATION

SOUTH ELEVATION

APPENDIX 3



SECTION THRU LOUNGE & LOBBY

EAST / WEST ELEVATION

CONSULTANTS

DATE	REVISIONS
Dec. 3, 2013	Schematic Elevation S for New Guest Accom
Jan. 30, 2013	Issued for Rezoning A

204 - 1807 Maritime Mews  
Granville Island  
Vancouver, BC  
V6H 3W7

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Fax: 604 / 647-1182

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PROJECT

THE BREW CREEK CENT  
1 Brew Creek Road  
Whistler, B.C.

SHEET TITLE

PROPOSED GUEST  
"BREW SOUTH"  
PLANS & ELEVATION

SCALE

Scale 1/8"=1'-0"

PROJECT NUMBER

07-03

SHEET NUMBER

A-2