

REQUEST FOR DECISION

Brew Creek Centre – Zoning Amendment Bylaw No. 1335-2014

Meeting Date: May 12/26, 2014

To: SLRD Electoral Area Directors Committee / SLRD Board

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

Location: SLRD Electoral Area D – Brew Creek

Legal Descriptions:

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

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

1. THAT Bylaw 1335-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014” be introduced and given first reading.
2. THAT Bylaw 1335-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014” be referred to the appropriate First Nations, Resort Municipality of Whistler, and provincial agencies including the Vancouver Coastal Health Authority, the Ministries of Forests, Lands, & Natural Resource Operations, Environment, BC Parks, and Transportation & Infrastructure, for comment.

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. The property location is 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.

RELEVANT POLICIES:

Electoral Area D OCP Bylaw No. 1135-2013

Electoral Area D Zoning Bylaw No. 20, 1970

BACKGROUND:

Staff have drafted a zoning bylaw amendment for this application. The application was given permission to proceed to the draft bylaw stage by the Board at the April 28, 2014 Board meeting. It is now being brought to the Board for first reading and to initiate the referral process. The zoning amendment will remove the density calculation so that the allowable guest beds can reach a 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.

Current Zoning

Existing density regulations in section 2.7.23(a) 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 the Tourist Retreat I zone as follows:

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

Development Permit Areas

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

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.

OPTIONS:

Option 1

Give the zoning amendment bylaw first reading and initiate the referral process.

Option 2

Do not give the zoning amendment bylaw first reading, and 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 of 50 guest beds. 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:

Draft Zoning Amendment Bylaw No. 1335-2014

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

SQUAMISH-LILLOOET REGIONAL DISTRICT
ZONING AMENDMENT BYLAW NUMBER 1335-2014

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District
Zoning Bylaw No. 20, 1970.

The Board of Directors of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014”.
2. The Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970 is hereby amended as follows:
 - a. By deleting Section 2.7.23(a), and replacing it with a new section 2.7.23(a) as follows:
 - (a) Pension or Pensions – the maximum permitted density is 50 guest beds plus staff accommodation of 1 dwelling unit per 10 guest beds.
 - b. By updating the table that summarizes the amendments to the bylaw in the front of Zoning Bylaw No. 20, 1970 to include this bylaw.

READ A FIRST time this	26 th day of	May, 2014
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READ A SECOND time this	day of	, 2014
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PUBLIC HEARING HELD on	day of	, 2014
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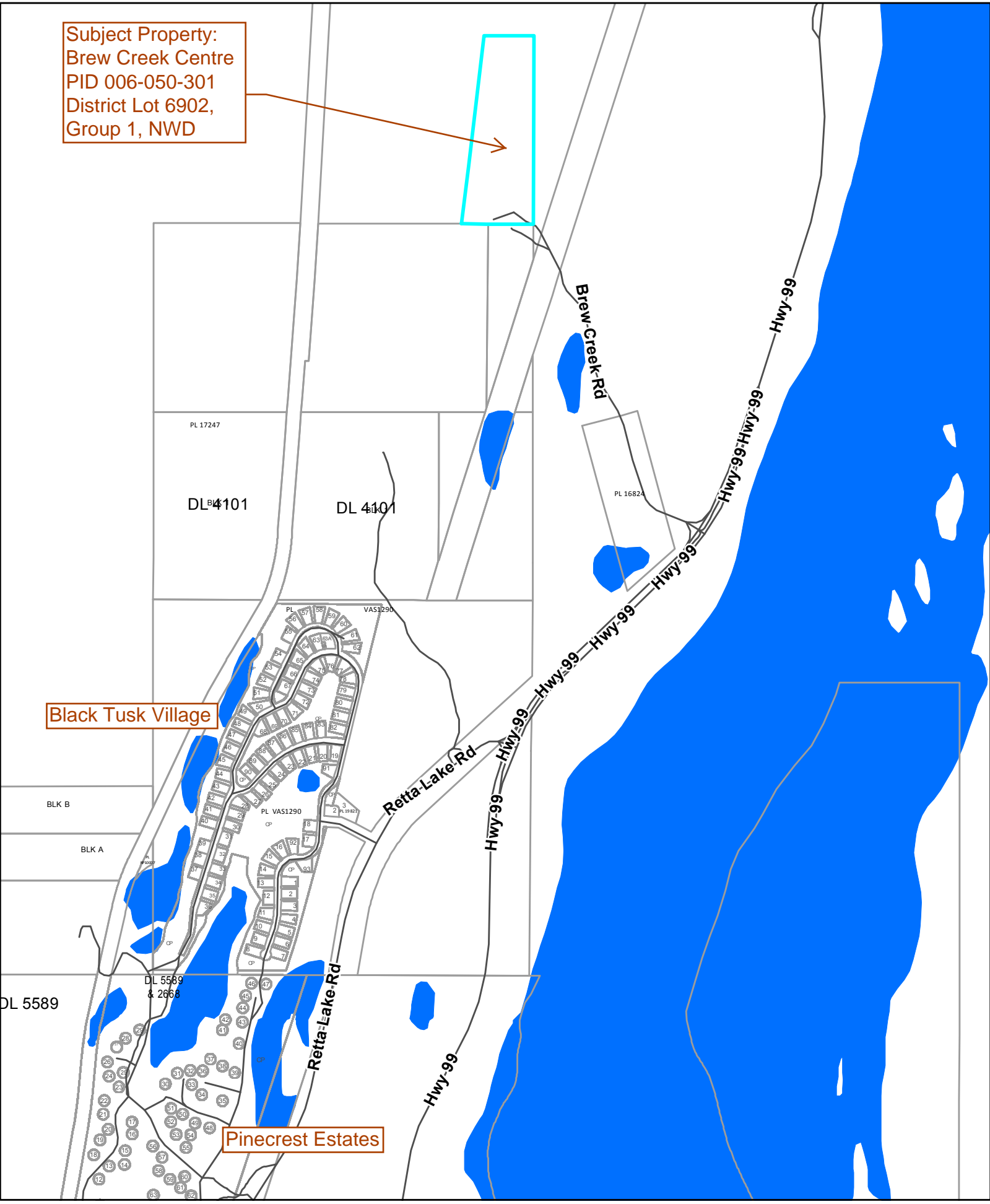
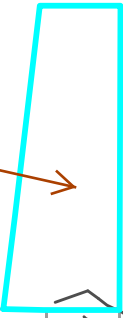
READ A THIRD time this	day of	, 2014
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ADOPTED this	day of	, 2014
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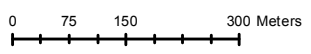
Patricia Heintzman
Chair

Peter DeJong
Secretary

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



Schedule 1
Zoning Amendment Bylaw No. 1335-2014



THE BREW CREEK CENTRE – ZONING ANALYSIS FOR PROPOSED EXPANSION

Zoning

- Tourist Retreat 1, Bylaw No. 20, Amendment 416.

Density

- 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
 - Learning Centre occ. load = 147 = 37 Spaces (147/4)
 62 Spaces Total (provided)

Lot Coverage

Building Height

Parking

Bed Count

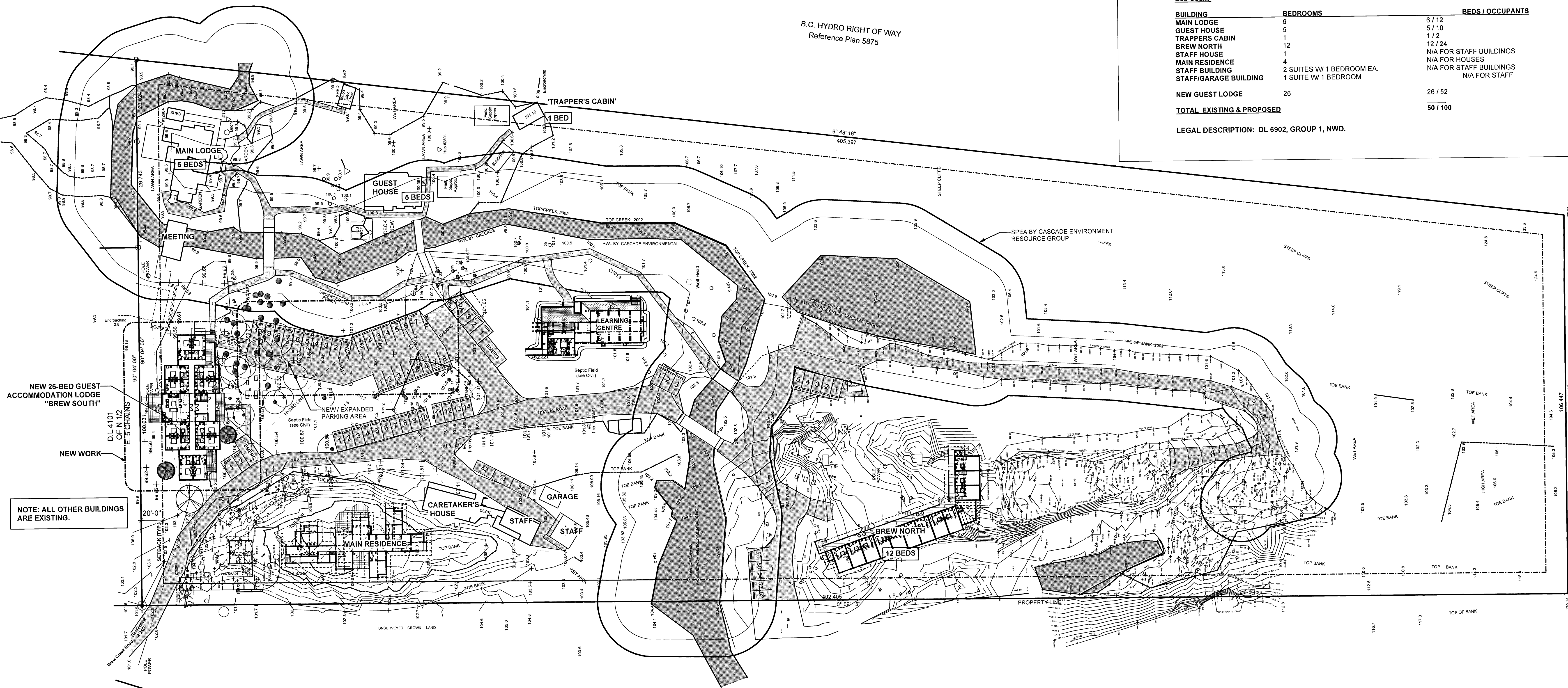
BUILDING	BEDROOMS	BEDS / OCCUPANTS
MAIN LODGE	6	6 / 12
GUEST HOUSE	5	5 / 10
TRAPPERS CABIN	1	1 / 2
BREW NORTH	12	12 / 24
STAFF HOUSE	1	N/A FOR STAFF BUILDINGS
MAIN RESIDENCE	4	N/A FOR HOUSES
STAFF BUILDING	2 SUITES W/ 1 BEDROOM EA.	N/A FOR STAFF BUILDINGS
STAFF/GARAGE BUILDING	1 SUITE W/ 1 BEDROOM	N/A FOR STAFF

NEW GUEST LODGE 26 26 / 52

TOTAL EXISTING & PROPOSED

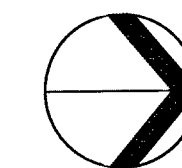
50 / 100

LEGAL DESCRIPTION: DL 6902, GROUP 1, NWD.



UNSURVEYED CROWN LAND

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



JANUARY 30, 2014

Still Point Architecture Inc.

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

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

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 his written consent.

PROJECT

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

SHEET TITLE

SITE MASTER PLAN

SCALE

1" = 40'-0"

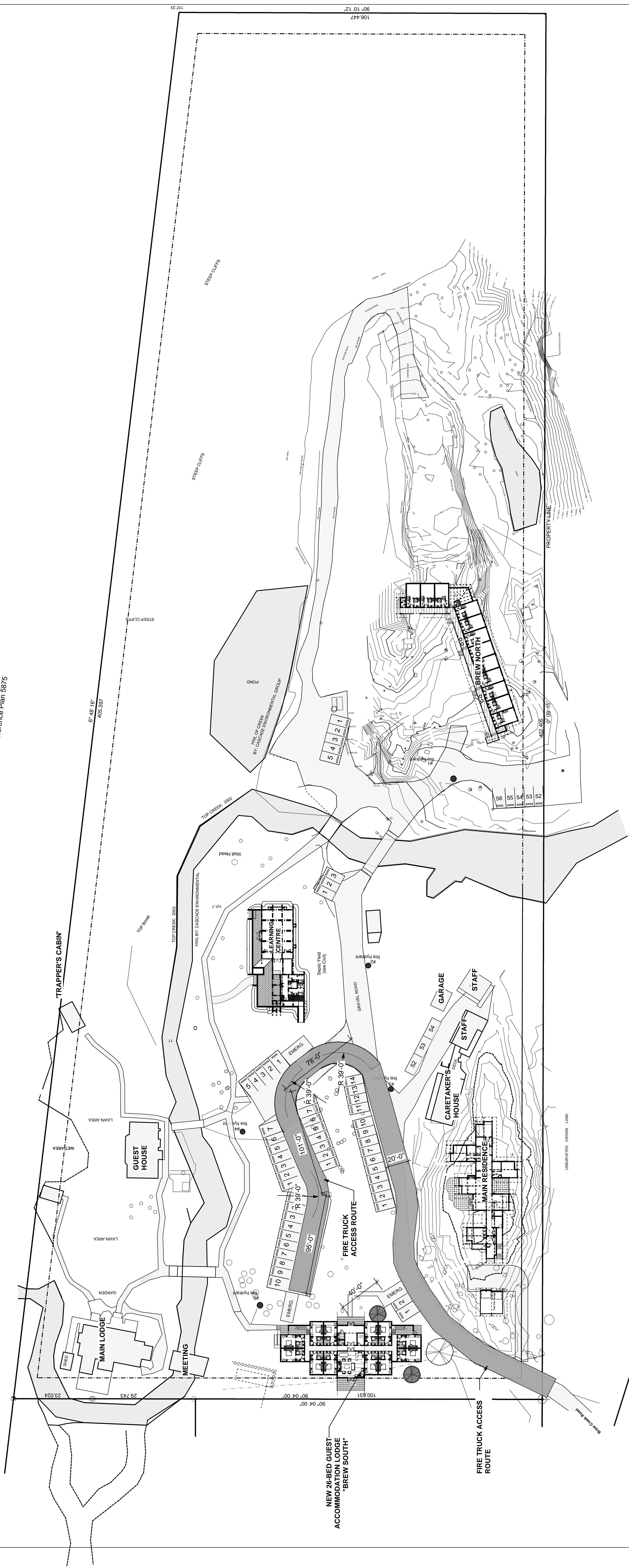
PROJECT NUMBER

SHEET NUMBER

07-03

DATE	REVISIONS
Dec. 3, 2013	Schematic Elevation Studies for New Guest Accommodation
Jan. 30, 2013	Issued for Rezoning App'n.

B.C. HYDRO RIGHT OF WAY
Reference Plan 5875



LEGEND

FIRE TRUCK ROUTE

FIRE HYDRANT

FIRE TRUCK ACCESS ROUTE DESIGN

MARCH 27, 2014

UNSURVEYED

CROWN

LAND

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Fax: 604 / 687-1182

204 - 1807 Maritime Mews

Whistler, BC

V8H 3W7

PROJECT

THE BREW CREEK CENTRE

1 Brew Creek Road

Whistler, B.C.

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SCALE	1" = 40'-0"
PROJECT NUMBER	07-03
SHEET NUMBER	A-1

TYPICAL EXTERIOR MATERIALS

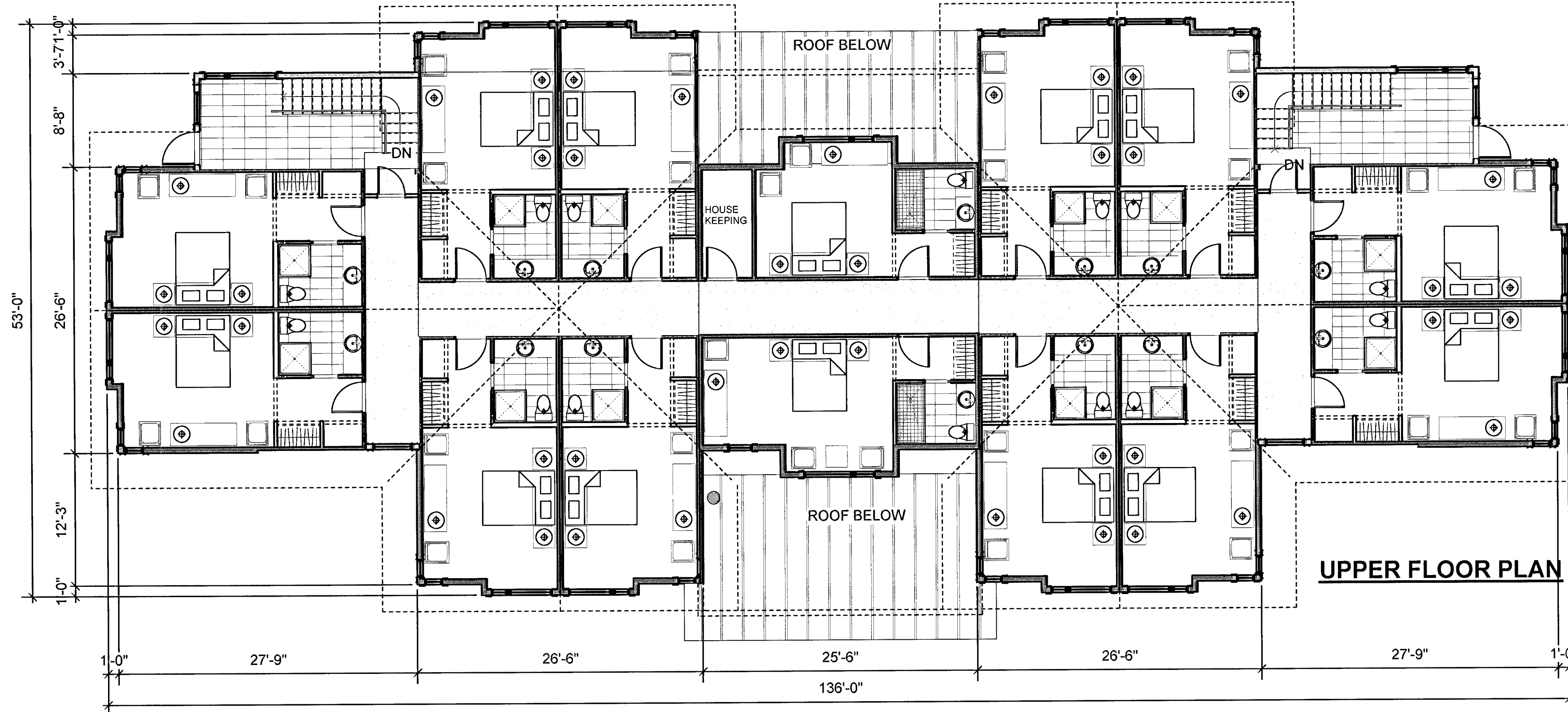
- STANDING SEAM METAL ROOFING
- CEDAR TRIM BOARDS (NATURAL)
- TRIPLE-GLAZED FIBERGLASS FRAME WINDOWS (BLACK)
- SIDING - CEDAR SHINGLES, HORIZONTAL LAPPED CEDAR SIDING, BOARD & BATTEN CEDAR SIDING (NATURAL)



NORTH (ENTRY) ELEVATION



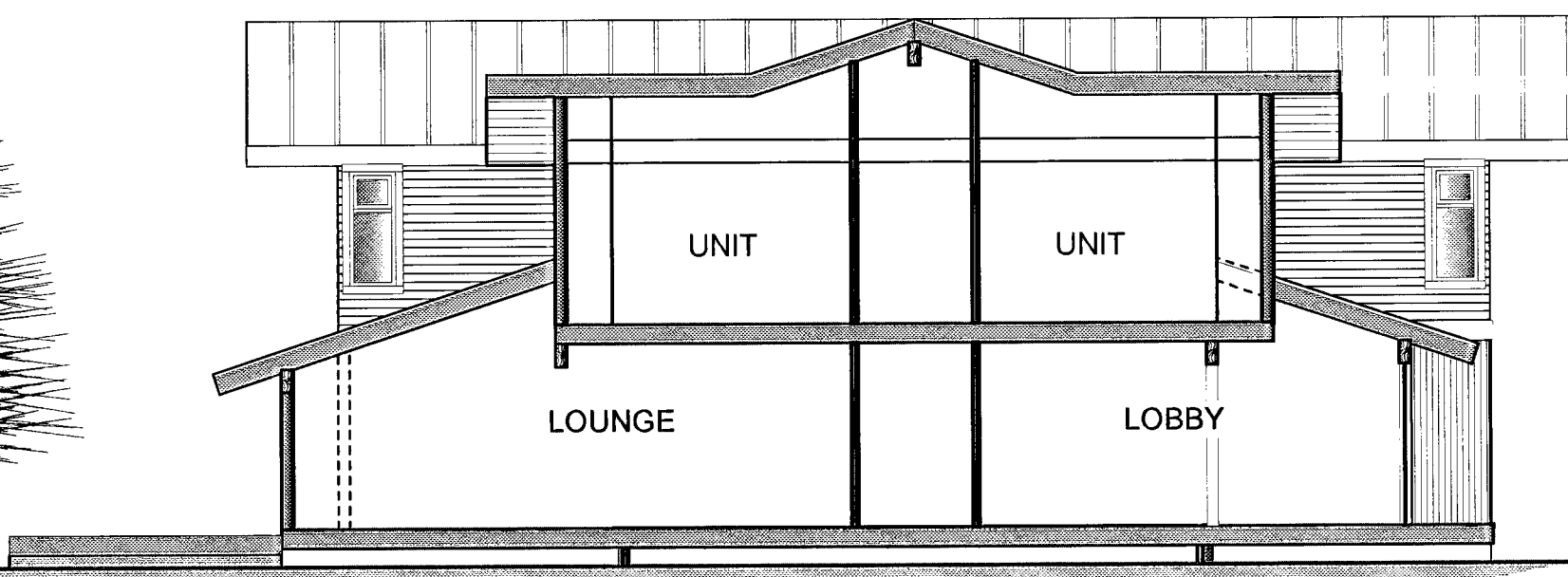
SOUTH ELEVATION



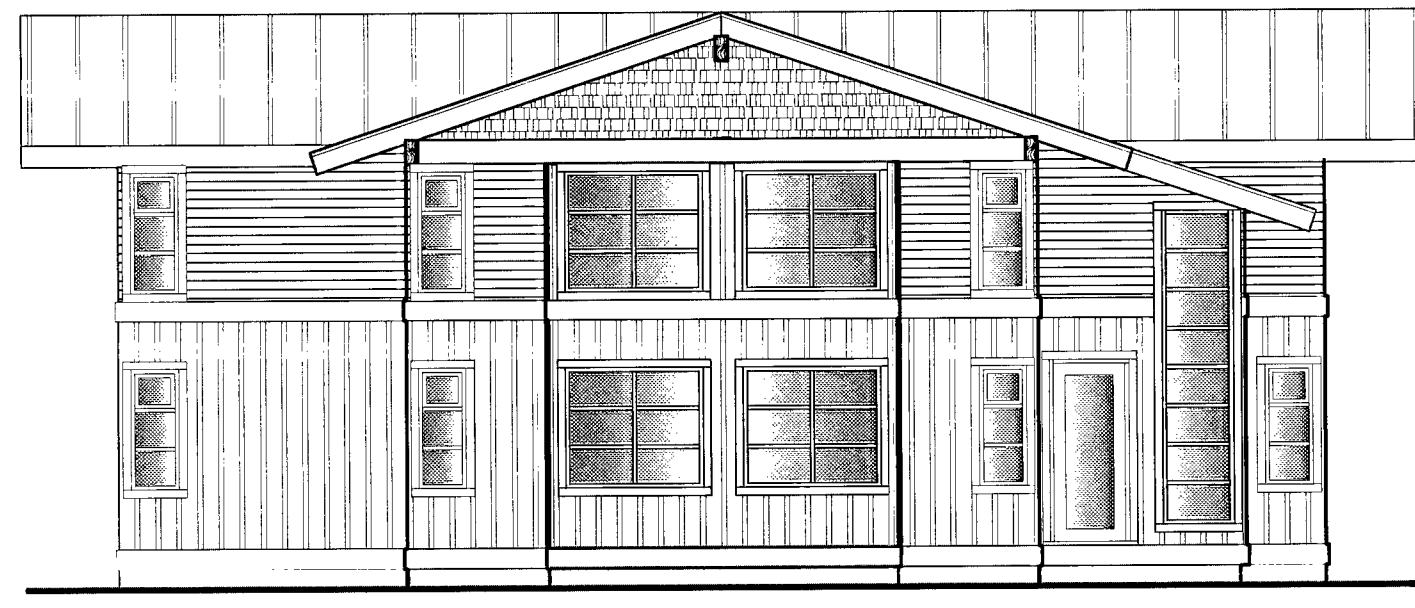
UPPER FLOOR PLAN



MAIN FLOOR PLAN



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

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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