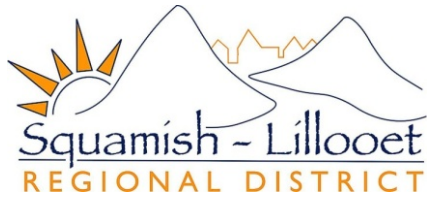


REQUEST FOR DECISION

Waldorf School Society - Rezoning Application



Meeting Date: June 9 & 23, 2014

Meeting: SLRD Electoral Area Directors & SLRD Board

Applicant: Whistler Waldorf School Society

Location: Vicinity of DL 2247, Grp 1 NWD – WedgeWoods Estates, Electoral Area C

RECOMMENDATION:

THAT Staff be authorized to continue to review this rezoning application and that this application be referred to the Regional Growth Strategy Steering Committee for determination of a minor or major Regional Growth Strategy amendment.

KEY INFORMATION:

1. Overview

Whistler Waldorf School (WWS) submitted a rezoning application for a 1.254 hectare (3.09 acre) site immediately adjacent to the WedgeWoods neighbourhood in order to build a permanent school facility. This project will enable the WWS to continue to operate a Kindergarten to Grade 12 BC Ministry of Education Group 1 Independent School (certificate # 04896700) and licenced childcare facility (Community Care and Assisted Living facility (#SSTR-5EASCQ), in expanded facilities to support the growing demand for Waldorf education in the corridor.

Since opening its doors in September 2000 with 8 students, WWS has 175 students today with over 200 students expected in September 2014. WWS has outgrown its current temporary facilities in Whistler and is ready to build a permanent home. WWS believes that the current proposed location between Whistler and Pemberton will serve students and families from both Whistler and Pemberton as many of the current students are from both communities. The school employs 27 full and part time employees who live in both Whistler and Pemberton. Whistler Waldorf School is currently the only independent school option for families in Whistler and Pemberton and thus they believe it serves as an important choice in education, complementing the 3 public schools in Whistler and 2 in Pemberton. WWS is one of 8 Waldorf schools in BC and nearly 1000 worldwide. There is a proposal for a private Hill Academy in

Pemberton with a sports-oriented focus to “prepare young athletes for the future”, a philosophy that differs significantly from that of the Whistler Waldorf School.

The Waldorf system seeks to educate the whole child through a fully integrated program which blends academics, the arts and a deep connection to the natural environment through outdoor play and observation in the early years to outdoor education and phenomenological (the study of the development of human consciousness and self-awareness) science in the high school.

WWS believes that the proposed beautiful and scenic site offers an environment that supports this goal. The ability to tie into the existing WedgeWoods Subdivision servicing as well as site access supports the notion of clustering development and WWS is committed to the philosophy of accessibility to all families in the region who choose Waldorf education for their children. The school offers an extensive Tuition Adjustment program that offers the opportunity to apply for readjusted tuition payments based on income, removing barriers to participation based on socio economic status.

3. Site Plan, Density and Massing

WWS is proposing to build 3,500 square meters (37,675 sq.ft.) of facilities including classroom space for preschool to Grade 12, a gymnasium/performance hall, fine arts studio, practical arts studio, library/computer lab, handwork studio, music room and drama room. Outdoor spaces will include playgrounds, a sports field, sustainable organic gardens and community gathering space for festivals and community events. At full build out, the school facilities will accommodate up to 345 students.

The modern and modular architectural style will allow for easy addition to the development. No proposed phasing plan has been submitted with this application.

Proposed square footage per room use can be viewed on site plan A200 (Appendix A).

The site proposes access through WedgeWoods subdivision, four parking lots and an entry drop off. A future outdoor playing field is proposed as well as a future outdoor pavilion located on a natural knoll on the site in order to provide an outdoor theatre and/or music gathering place for Waldorf students.

4. Site Servicing

All infrastructure connection costs will be borne by the applicant. The WedgeWoods community has indicated their full support of the school building in this location and has agreed to provide access to services for water, sewer and power. Written support in this regard will be required prior to further application processing.

5. Transportation

This application will be referred to the Ministry of Transportation and Infrastructure (MOTI) for comment. The applicant has stated that WedgeWoods Subdivision is in full support of WWS utilizing the existing WedgeWoods Subdivision entrance. Written support in this regard will be required prior to further application processing.

Although no Traffic Study has been conducted at this time, Staff believes that the traffic impacts from this development will not be significant due to the upgraded intersection and dedicated turning lane already in place at WedgeWoods Subdivision

6. Policy Review

Electoral Area C OCP Bylaw 1008, 2008

The proposed development is north of the Wedge Woods Subdivision neighbourhood in Electoral Area C of the SLRD and is designated in the OCP as Resource Management.

Specifically applicable policies of the Area C OCP include the following:

3.1. Provide for commercial development in Electoral Area C that serves local needs, facilitates tourism, or contributes to more complete communities, and

11.8. The Regional District may support post-secondary education institutions and private education facilities on a site specific rezoning basis.

Preliminary review of the Whistler Waldorf School Society proposal appears to support the specific objectives for consideration of an OCP amendment in Electoral Area C of the SLRD.

As per the terms of the Electoral Area C OCP Bylaw 1008, 2008, this project will require a development permit for form and character of institutional/commercial development. In this way, Staff can assure that the project fulfills the overall look and feel that is being proposed.

In addition, the project will be subject to a wildfire development permit application.

Bylaw 1062, 2008 SLRD Regional Growth Strategy (RGS)

The proposed development is proposed on Crown land that extends north of the existing Wedge Woods Subdivision neighbourhood. The proposal will utilize access and infrastructure associated with the existing subdivision.

On initial review the proposal meets a number of goals with the RGS, some of which include the following Strategic Directions:

2.1 The SLRD and member municipalities agree to:

a) Strongly encourage compact, mixed use developments

This will be pursued by implementing Goal 1 –Compact, Complete, Sustainable Communities, whereby land uses are integrated so that people can easily accomplish basic trips on foot or bicycles; retail development is clustered near residential to attract more walking trips; residential developments are in close proximity (within walking distance) to parks, schools, transit, shops and services; pedestrian friendly environments exist that are safe, vibrant, and interesting for those who walk, cycle and take transit; and streets and trail networks are highly interconnected, reducing distance and time needed to get from one place to another.

4.1 The SLRD and member municipalities agree to:

c) Consider developing further specific sector-based development strategies appropriate to the region. For example: Regional Industrial Strategy; Regional Aggregate Resources Strategy; Regional Tourism Strategy; Regional Arts and Cultural strategy (focussing on tourism, arts, culture, performing arts); Alternative Energy;

Education; Agriculture; Timber and non-timber Forest Resources; and local manufacturing which utilizes local resources. This may be pursued by re-establishing a SLRD economic development function and targeting specific, comparative advantages for further assessment and promotion of regional economic investment.

Currently the WedgeWoods subdivision is designated as “Non-settlement” land in the Regional Growth Strategy as the subdivision was in the approvals process at the time of the RGS bylaw approval process and subsequent adoption. WedgeWoods is proposed to be re-designated as ‘Rural Residential’ as part of the mapping amendments of the RGS housekeeping amendment bylaw currently underway in order to reflect the current built form. The RGS housekeeping amendment has already been reviewed by the RGS Steering Committee and the Board as part of a separate process and is in the referrals process. The Crown land that is subject to the Waldorf School proposal is also designated as ‘Non-Settlement’ in the RGS but is not part of the RGS mapping amendment as it was not previously contemplated.

According to the RGS, non-settlement lands are to be “maintained in a *predominantly* (emphasis added) non-settled state without significant urban or rural land development.” In non-settlement lands, “major settlement will be discouraged” and “residential development... will be discouraged.” Settlement area means an area of “predominantly residential use at varying densities. These may be either urban or non-urban.”

Criteria under which a proposed amendment to the Regional Growth Strategy may be considered a minor amendment include the following:

1. Where a land use or development proposal is inconsistent with the Regional Growth Strategy, and, in the opinion of the Board:
 - a) is not considered to be of regional significance in terms of scale, impacts or precedence; and
 - b) contributes to achieving a compact, complete and sustainable community.
2. Text and map amendments which are not directly related to enabling specific proposed developments may be considered minor if, in the opinion of the Board, the amendment is not of regional significance.

The Waldorf School supports the WedgeWoods subdivision and will help to make it a more complete community. The project is likely to have insignificant regional impacts. As per the process noted below, the project should be referred to the RGS Steering Committee to determine if the project is supportable as a minor or major RGS amendment.

The process for a minor amendment is as follows:

1 -Receive application for amendment from member municipality (or in this case from the SLRD) and prepare report for review by Steering Committee (comprised of the Director of Planning and Development at the SLRD, the Manager of Planning at the Resort Municipality of Whistler, the Director of Planning and Building at the District of Squamish, the Manager of Development Services at the Village of Pemberton, the Chief Administrative Officer of the District of Lillooet and the Regional Growth Strategies Manager from the Province of British Columbia).

2 - Steering Committee Comments forwarded to Regional Board to assist in decision as to minor or major amendment.

3 - Board gives direction to Staff to proceed as minor amendment (by way of a 2/3 vote of the Board members attending the meeting; as per the SLRD RGS minor amendment process).

3a - Board will decide what level of public consultation is appropriate.

3b - Board will inform affected local governments (give 30 days written notice) of proposed amendments including reports and supporting materials, meeting date and time for 1st reading.

3c - Board will consider written comments from affected local governments prior to first reading to amendment bylaw.

4 - At time of First Reading Board will determine if Public Hearing is required.

5 - Minor Amendment bylaw shall be adopted in accordance with LGA section 791 (majority vote based on RGS participants) and SLRD Procedural Bylaw 658, 1998.

6 - If a 2/3 vote (referred to in 3 above) is not obtained for the proposed *minor* amendment, the amendment becomes major and may only be adopted through the process outlined in LGA 857 - requiring Boards and Councils of affected local governments to accept by resolution, adjoining Regional District Board approval, facilitator or minister.

7. SLRD Integrated Sustainability Plan

The architect and proponent have proposed a number of green building and green neighbourhood initiatives which will be revealed as the application moves forward.

8. Legal and Tenure Issues

A letter was sent to the applicant on May 22, 2014 outlining a preliminary review of the application. In that letter, staff requested information about the Crown licence terms. The applicant currently has a Crown Licence tenure that is set to expire in 2015. This short tenure was concerning given the intensive nature of the proposed improvements, however the applicant shared correspondence from the Crown stating that the short tenure period was to allow for the municipal approvals process, after which a 30 year lease will be negotiated. Further details and confirmation of the Crown's intent with respect to the lease should be required as a condition of proceeding with an RGS amendment.

9. Further Review

As this application progresses, Staff will work with the applicant to determine an appropriate development package that will ensure all sustainability, architectural, landscape and servicing details are addressed. Staff will also be discussing voluntary amenity contributions further with the applicant. At this stage, no specific community amenities have been formally suggested by the applicant as part of this rezoning application. Once all of the above is determined, this information will be brought to the Board for review concurrently with the bylaws.

10. Conclusion

Staff is generally supportive of this development as it will help to provide a permanent location for the Whistler Waldorf School. The project does not appear to present any negligible impacts to the area in terms of traffic or servicing issues. Further details will be brought to the Board's attention as the review process progresses.

RESPONSE OPTIONS:

1. Authorize Staff to continue to work with the applicant to work out details of this rezoning application and refer the application to the Regional Growth Strategy Steering Committee for consideration of a minor or major RGS amendment.
2. Refer the application back to Staff for further clarification.
3. Do not pursue this application.

PREFERRED OPTION:

Option # 1 -

Authorize Staff to continue to work with the applicant to work out details of this rezoning application and refer the application to the Regional Growth Strategy Steering Committee for consideration of a minor or major RGS amendment.

ATTACHMENTS:

Appendix A – Architectural Drawings and Site Plans

Submitted by:	K. Salin, Planner
Endorsed by:	K. Needham, Director of Planning and Development
Reviewed by:	L. Flynn, Chief Administrative Officer

WHISTLER WALDORF SCHOOL

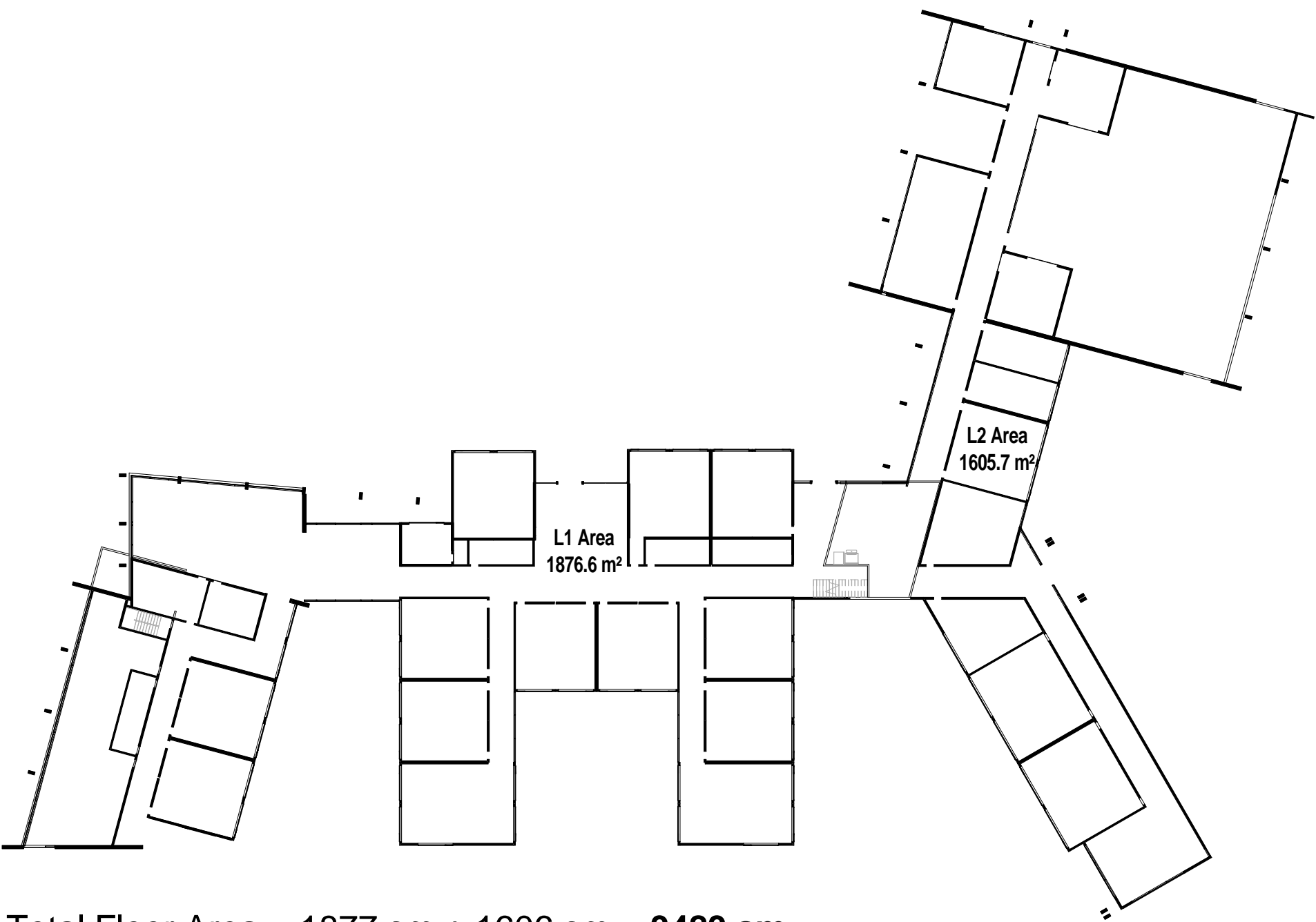
At Wedge Woods

NORTH
ARCHITECTURE
studio

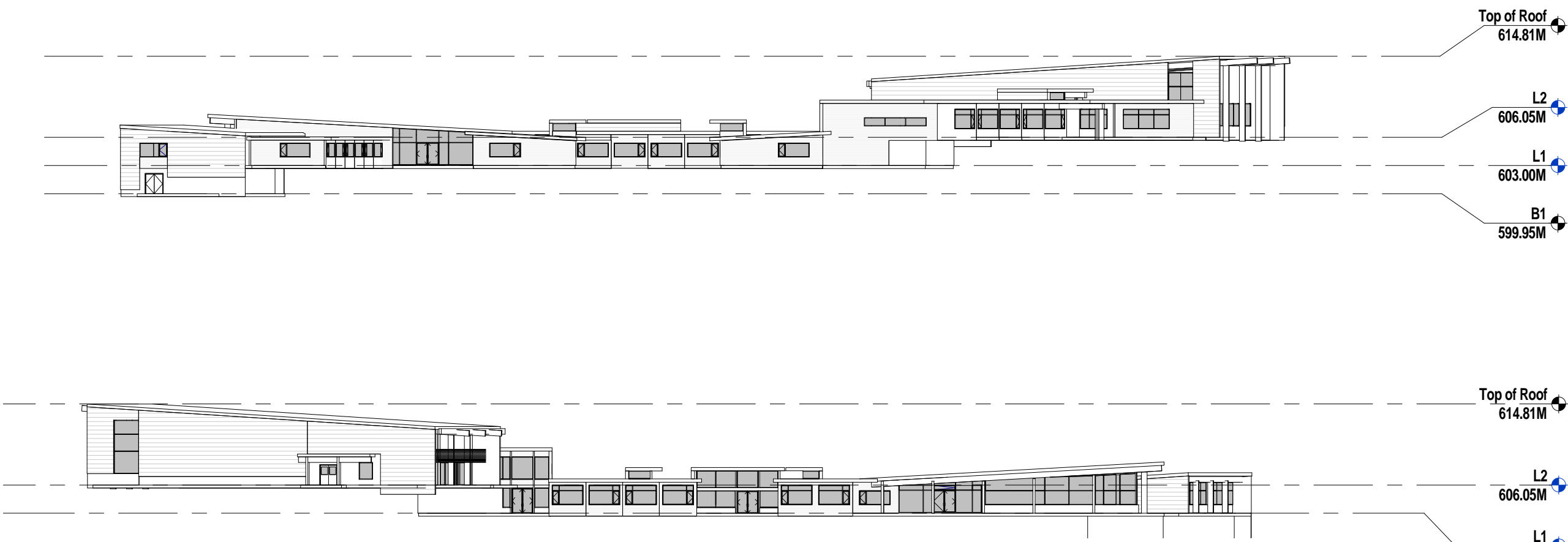
North Architecture Studio Inc.
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No.	Date	Notes
1		TO BE REVIEWED
No.	Date	Notes



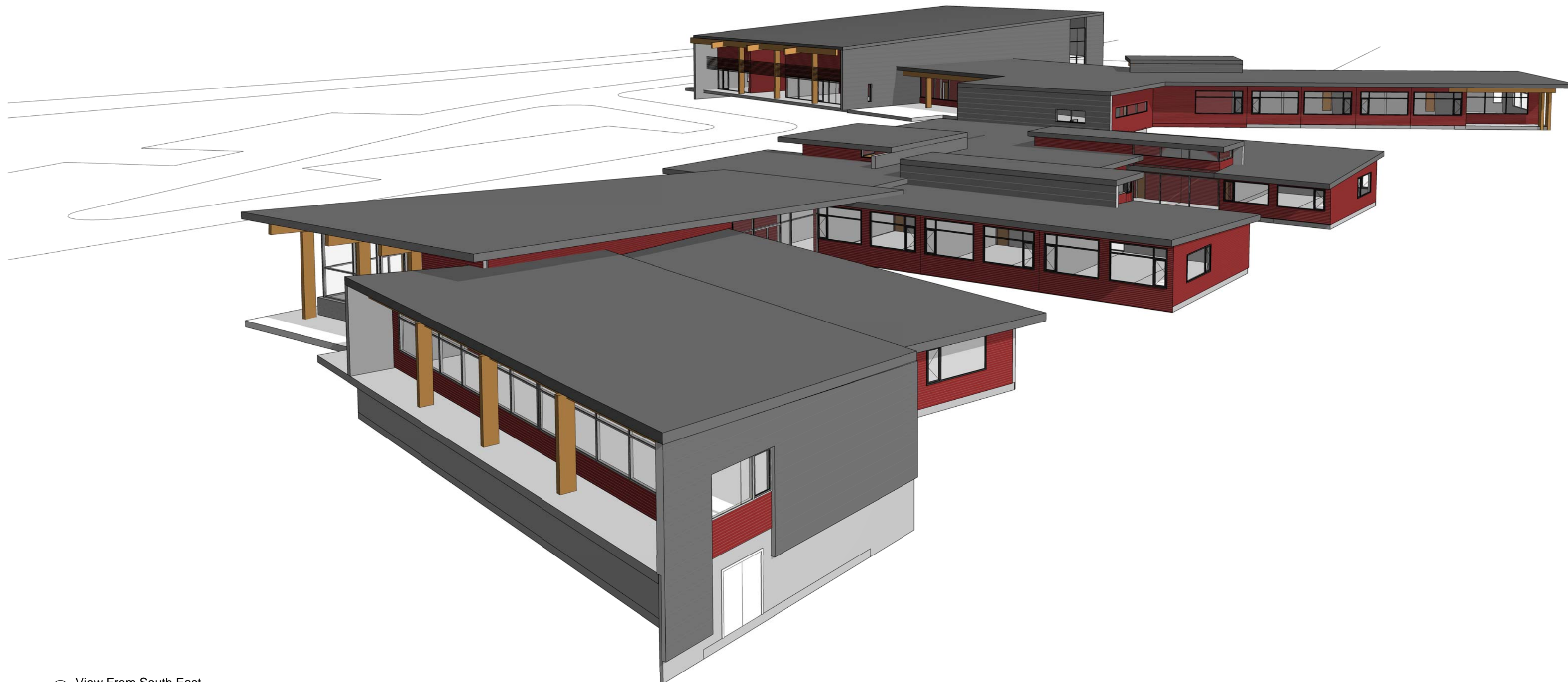
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<i>Client/Owner</i> WHISTLER WALDORF Spruce Grove Whistler, BC	
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<i>Drawn By</i> Checked By Reviewed by Designed by Submitted By	GB PB PB PB PB
<i>Project Number</i> 1301 <i>Plot Date:</i> 2014-04-16 <i>Issue Date:</i>	
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Project Title
**WHISTLER WALDORF
SCHOOL**
WHISTLER, BC

Client/Owner
WHISTLER WALDORF

Spruce Grove
Whistler, BC

Sheet Title

Views

<i>Drawn By</i>	<i>GB</i>
<i>Checked By</i>	<i>PB</i>
<i>Reviewed by</i>	<i>PB</i>
<i>Designed by</i>	<i>PB</i>
<i>Submitted By</i>	<i>PB</i>

Project Number
1301
Plot Date: 2014-04-16 Issue Date:

Scale: Issue/Revision

Sheet Number

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**WHISTLER WALDORF
SCHOOL**
WHISTLER, BC

WHISTLER WALDORF

Site Plan

GE
PB
PB
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Issue Date

Issue/Revisor

Sheet Number

A100

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Building_Central_greg.n



① SITE PLAN
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Project Title

**WHISTLER WALDORF
SCHOOL**

WHISTLER, BC

Client/Owner

WHISTLER WALDORF

**Spruce Grove
Whistler, BC**

Sheet Title

Ground Floor Plan

Drawn By	GB
Checked By	PB
Reviewed by	PB
Designed by	PB
Submitted By	PB

Project Number
1301

Plot Date:
2014-04-16

Scale: Issue/Revision

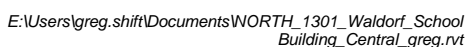
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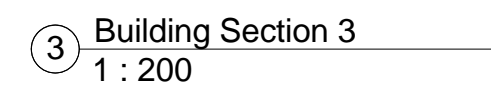
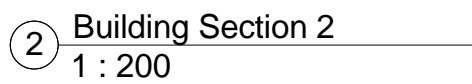
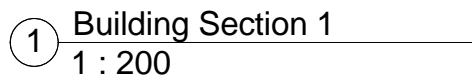
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**WHISTLER WALDORF
SCHOOL**
WHISTLER, BC

WHISTLER WALDORF

Site Plan

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