



Request for Decision

Brew Creek Centre Zoning Amendment, Area D Permission to Proceed

Date of Meetings: EAD/Board Meeting – April 5/19, 2017

File No. 3360.20.100

Owner: 630706 BC Ltd.

Applicant/Agent: Andrew Rose, Still Point Architecture Inc.

Location: Brew Creek, Electoral Area D

Legal description: THE FRACTIONAL EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTH EAST $\frac{1}{4}$ OF DISTRICT LOT 4101, GROUP 1, NWD.

OCB Designation: Split Designated: Special Planning Area Community Watershed Protection	Zoning: Split Zoned: RR3 (predominantly) RR4 (small southeast corner)	ALR Status: No	DP Area: Wildfire Protection Riparian Protection Comprehensive
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Recommendation:

THAT staff be directed to proceed with review of the Brew Creek Centre zoning amendment application.

Key Information:

The owner of the Brew Creek Centre has submitted an application to rezone the lot that abuts the south property line of the existing Brew Creek Centre lot. As part of the application to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, the property owner is looking to:

- rezone the new lot to the same CRC2 zone that applies to the main Brew Creek Centre parcel.
- consolidate both parcels into one larger lot through the subdivision process after the rezoning.
- relocate some of the existing and permitted uses in the CRC2 zone on the main Brew Creek Centre parcel to the new southern lot.

Note that no new uses are proposed nor is any increase to the number of permitted guest beds, accommodation, or employee housing proposed.

The proposed uses that would be relocated are:

- A limited portion (~23 beds) of the permitted maximum of 50 guest beds
- Four of the five permitted employee housing units
- Parking and accessory uses

The main Brew Creek Centre parcel is ~13 acres (5.26 ha) and the subject property (southern lot) is ~6.5 acres (2.63 ha). Once consolidated the new larger parcel would be ~19.5 acres (7.89 ha). Despite eventual creation of a larger parcel, the CRC2 zone would still only permit a maximum of 50 guest beds as it does currently.

Relevant Policies:

Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008
Electoral Area D Official Community Plan Bylaw No. 1135-2013
Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016

Analysis:

The portion of the subject property that is proposed for the relocation of currently permitted uses under the CRC2 zone is the northwestern area and is currently zoned RR3 and RR4 (Served Residential). There is a BC Hydro right of way running through the middle of the lot. That portion of the parcel along with the small remaining southeastern corner falls within the Area D OCP's Community Watershed Protection designation.

The proposed area for relocation of development is outside of that Community Watershed Protection designation and falls within the Special Planning Area. The Special Planning Area designation is intended to acknowledge the RGS designation of Served Residential areas beyond the current extent of the Black Tusk Village and Pinecrest Estates communities. It is a designation that it seeks to recognize the existing development in the area, and will consider new development if it is compact and efficient while protecting and maintaining the existing rural character.

The property owners are seeking to free up space on the main parcel and shift a large portion of the parking spaces south along with four employee housing units. A new building for commercial lodging would be located partly on the current boundary between the lots, which would eventually be dissolved. This shift would allow a better fit for the existing and undeveloped uses. The new guest building would be kept close to the main lodge area.

The Regional Growth Strategy designates the Brew Creek Centre property, and the proposed development area of the southern subject property as Served Residential. The portion of the subject property that is covered by the BC Hydro right of way and the remaining eastern portion are designated Non-Settlement Area.

As part of the revised CRC2 zone that would apply to both parcels, staff will consider provisions to limit the siting of the relocated land uses within that portion of the subject property west of the BC Hydro right of way as shown on the proposed site plan attached as Appendix 1. This would ensure that the development remains in the RGS Served Residential area and outside the OCP Watershed Protection area.

Regional Considerations: None. Application affects Electoral Area D only and will not result in the expansion of the activities allowed on the site.

Options:

- (1) Direct staff to develop a zoning amendment bylaw to be brought back to the Board as per the proposed rezoning application.
- (2) Refer back to staff for more information prior to developing a zoning amendment bylaw.
- (3) Refuse the application.

Preferred Option: Option 1 is the preferred option. The application is primarily intended to facilitate both the relocation of some of the currently permitted uses in the CRC2 zone that applies to the Brew Creek Centre lot to the newly acquired southern lot and the consolidation of the two lots into one larger parcel.

Follow-Up Action & Communications Plan: If approved by the Board, proceed with development of a zoning amendment bylaw.

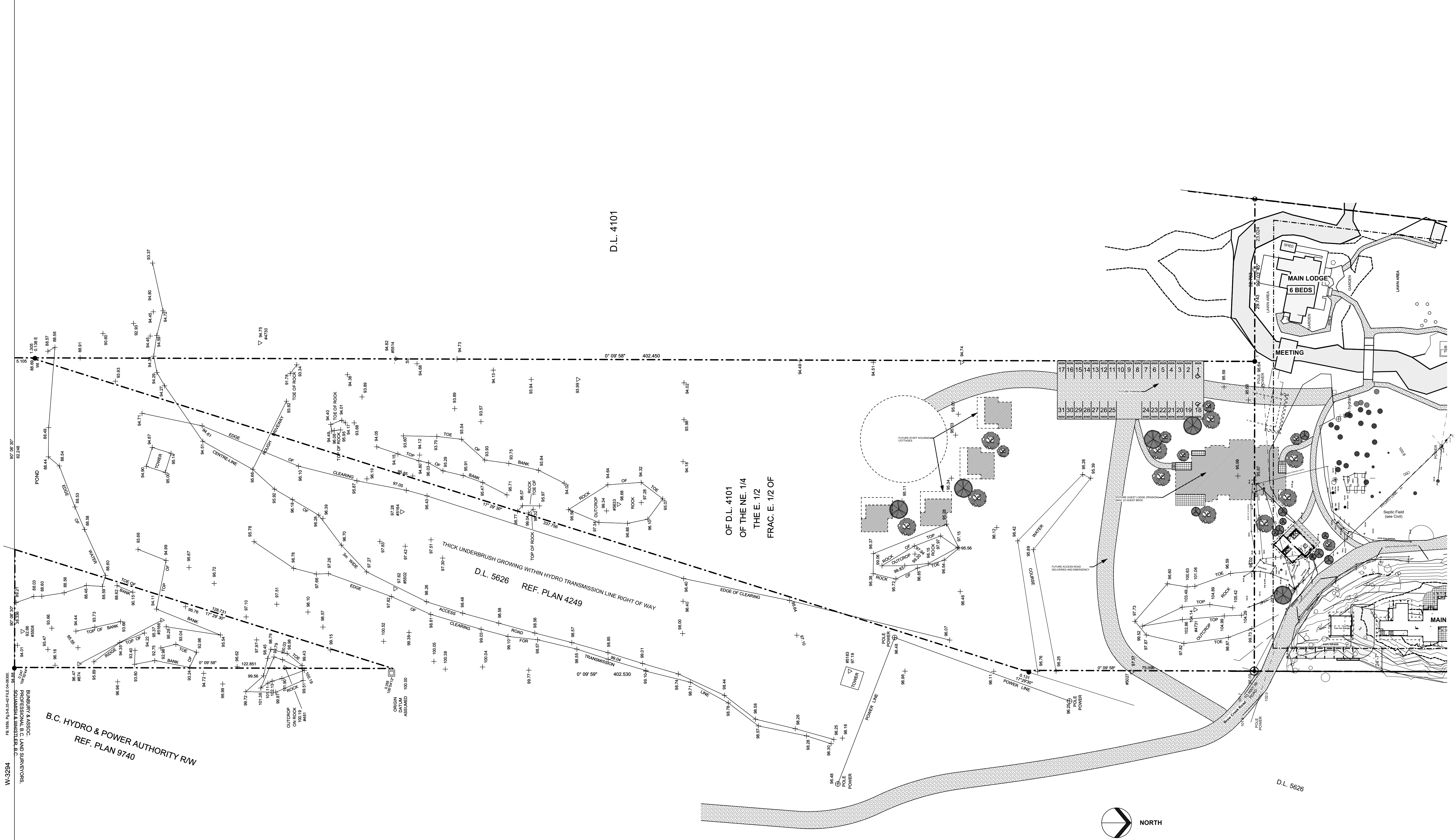
Attachments:

Appendix 1: Proposed site plan – subject (south) property

Submitted by: Ian Holl, Senior Planner

Reviewed by: Kimberly Needham, Director of Planning and Development Services

Approved by: Lynda Flynn, Chief Administrative Officer



SOUTH SITE **PROPOSED FUTURE DEVELOPMENT**

CONSULTANTS	
DATE	REVISIONS
February 2, 2017	- Issued for Rezoning application.

Still Point Architecture Inc.

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PROJECT	THE BREW CREEK CENTRE 1 (430) Brew Creek Road Whistler, B.C.
SHEET TITLE	South Property Overall Site
SCALE	Scale 1"= 50'-0"
PROJECT NUMBER	07-03
SHEET NUMBER	A-01