

WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, MAY 22, 2018 STARTING AT 6:00 P.M.**

**Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4**

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018" (the "proposed Bylaw").

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may ask questions following presentations; however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

"Zoning Amendment
Bylaw (Prism Lands)
No. 2172, 2018"

PURPOSE OF ZONING AMENDMENT BYLAW (Prism Lands) NO. 2172, 2018

As stated in the Notice of Public Hearing, the purpose of the "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018 is to rezone the subject lands from RS-E1 (Residential Single Estate One) to RS-E8 (Residential Single Estate Eight) to provide for low density detached dwelling residential use to a maximum of five residential estate lots on a 9-acre portion of the subject lands conditional on the provision of amenities and land for affordable housing. The amenities entitling the owner to greater density of development are transfer to the Resort Municipality of Whistler of a 98-acre portion of the subject lands for park use and a 1-acre portion of the subject lands for employee housing use.

Submissions from the
Public

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

MOTION TO CLOSE THE PUBLIC HEARING

PUBLIC HEARING DOCUMENT INDEX

Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing (scheduled for May 22, 2018)
Proposed Bylaw		Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018
Council Report 17 - 113	17-Oct-17	Administrative Report to Council
Presentation Slides	17-Oct-17	Presentation slides for report to Council
Council Report 18 - 058	8-May-18	Administrative Report to Council requesting consideration of first and second reading of the proposed bylaw and permission to schedule a public hearing of May 22, 2018
Presentation Slides	8-May-18	Presentation slides for report to Council
Council Minutes	17-Oct-17	Minutes of the Regular Meeting of Council of October 17, 2017
Council Minutes	8-May-18	Minutes of the Regular Meeting of Council of May 8, 2018
Correspondence	22-May-18	Green
Correspondence	22-May-18	Lauzon



THE RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V0N 1B4 TF 1 866 932 5535
www.whistler.ca FAX 604 932 8109

NOTICE OF PUBLIC HEARING

TUESDAY, MAY 22, 2018 – 6:00 P.M.

MAURY YOUNG ARTS CENTRE

Franz Wilhelmsen Theatre, 4335 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (Prism Lands) No. 2172, 2018

SUBJECT LANDS: 1501 Alta Lake Road

More specifically these lands are described as: District Lot 3361, Group 1 New Westminster District Except Firstly: Part in Reference Plan 1066, Secondly: Part on Plan 14962, Thirdly: Part on Plan 17731, Fourthly: Part on Plan 22573, Fifthly: Part on Highway Plan 119 and as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to rezone the subject lands from RS-E1 (Residential Single Estate One) to RS-E8 (Residential Single Estate Eight) to provide for low density detached dwelling residential use to a maximum of five residential estate lots on a 9-acre portion of the subject lands conditional on the provision of amenities and land for affordable housing. The amenities entitling the owner to greater density of development are transfer to the Resort Municipality of Whistler of a 98-acre portion of the subject lands for park use and a 1-acre portion of the subject lands for employee housing use.

INSPECTION OF DOCUMENTS:

A copy of the proposed Bylaw and relevant background documentation may be inspected at the Reception Desk of Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. to 4:30 p.m., from Monday to Friday (statutory holidays excluded) from May 10, 2018 to and including May 22, 2018.

PUBLIC PARTICIPATION:

All persons, who believe their interest in the property is affected by the proposed Bylaw, will be afforded a reasonable opportunity to be heard by Council at the Public Hearing.

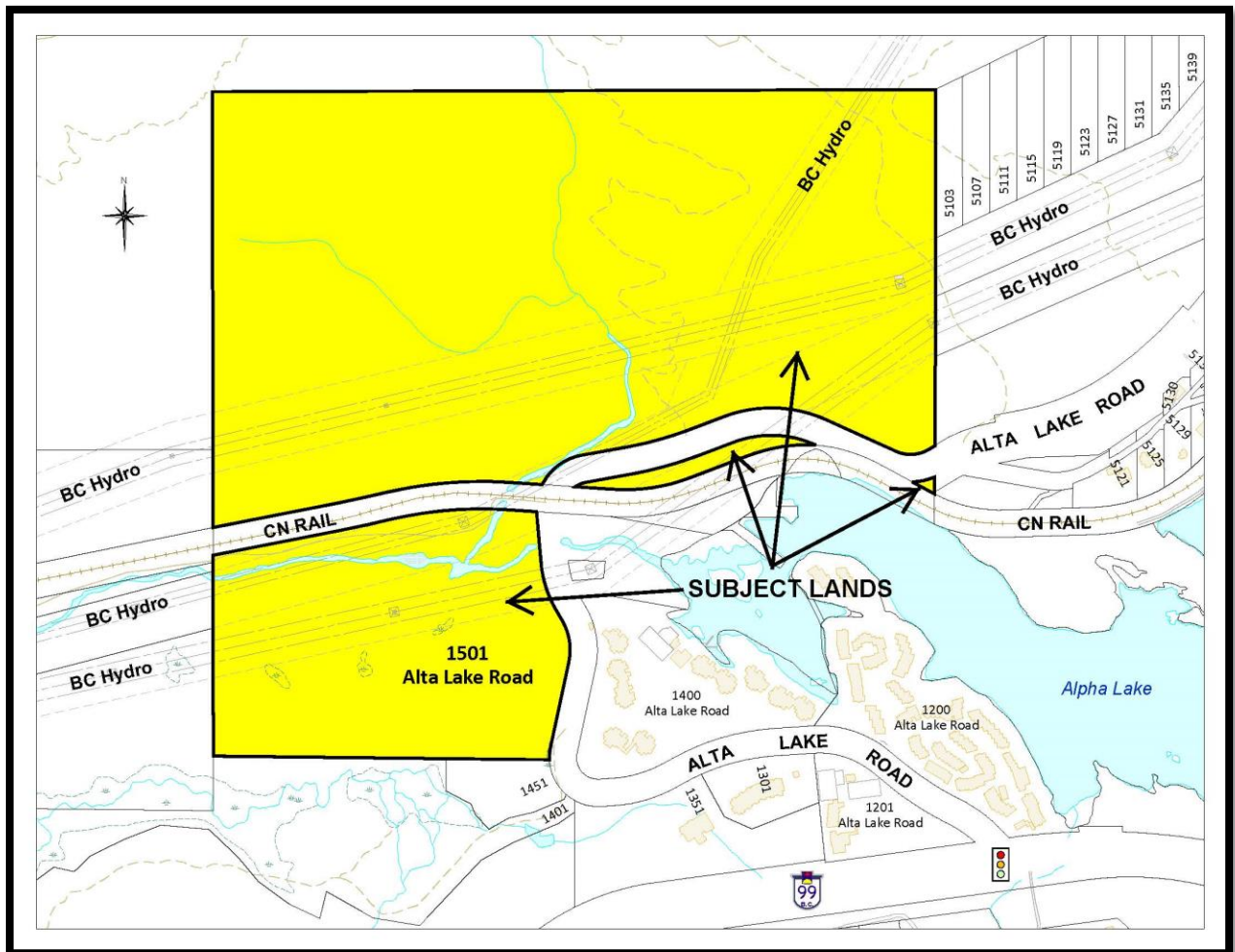
Written comments must be addressed to "Mayor and Council", and may be submitted prior to the Public Hearing (by 4:00 p.m. on May 22, 2018):

Email: corporate@whistler.ca
Fax: 604-935-8109
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V0N 1B4

Submissions received for the proposed Bylaw will be included in the information package for Council's consideration, which will also be available on our website at www.whistler.ca with other associated information.

After the conclusion of this Public Hearing, Council cannot receive representations from the public on the proposed Bylaw.

ZONING AMENDMENT BYLAW (Prism Lands) No. 2172, 2018
SUBJECT LANDS



**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2172, 2018**

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zones, regulate the use of land, buildings and structures within the zones, and require the provision of parking spaces for uses, buildings and structures;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018".
2. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is amended by changing the zoning designation of the land with the following legal description from RS-E1 to RS-E8: District Lot 3361, Group 1 New Westminster District Except Firstly: Part in Reference Plan 1066, Secondly: Part on Plan 14962, Thirdly: Part on Plan 17731, Fourthly: Part on Plan 22573, Fifthly: Part on Highway Plan 119.
3. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is amended in Part 24 by adding Single Estate Eight RS-E8 under the heading "Residential Zones" in Schedule "A" Legend of Zones.
4. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is further amended in Part 12 by adding as Section 53 the regulations attached to and forming part of this Bylaw as Schedule 1.

GIVEN FIRST READING this 8th day of May, 2018.

GIVEN SECOND READING this 8th day of May, 2018.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this ___ day of _____, 2018.

GIVEN THIRD READING this ___ day of _____, 2018.

Approved by the Minister of Transportation and Infrastructure this ___ day of _____, 2018.

ADOPTED by the Council this ___ day of _____, 2018.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018."

Brooke Browning,
Municipal Clerk

SCHEDULE 1

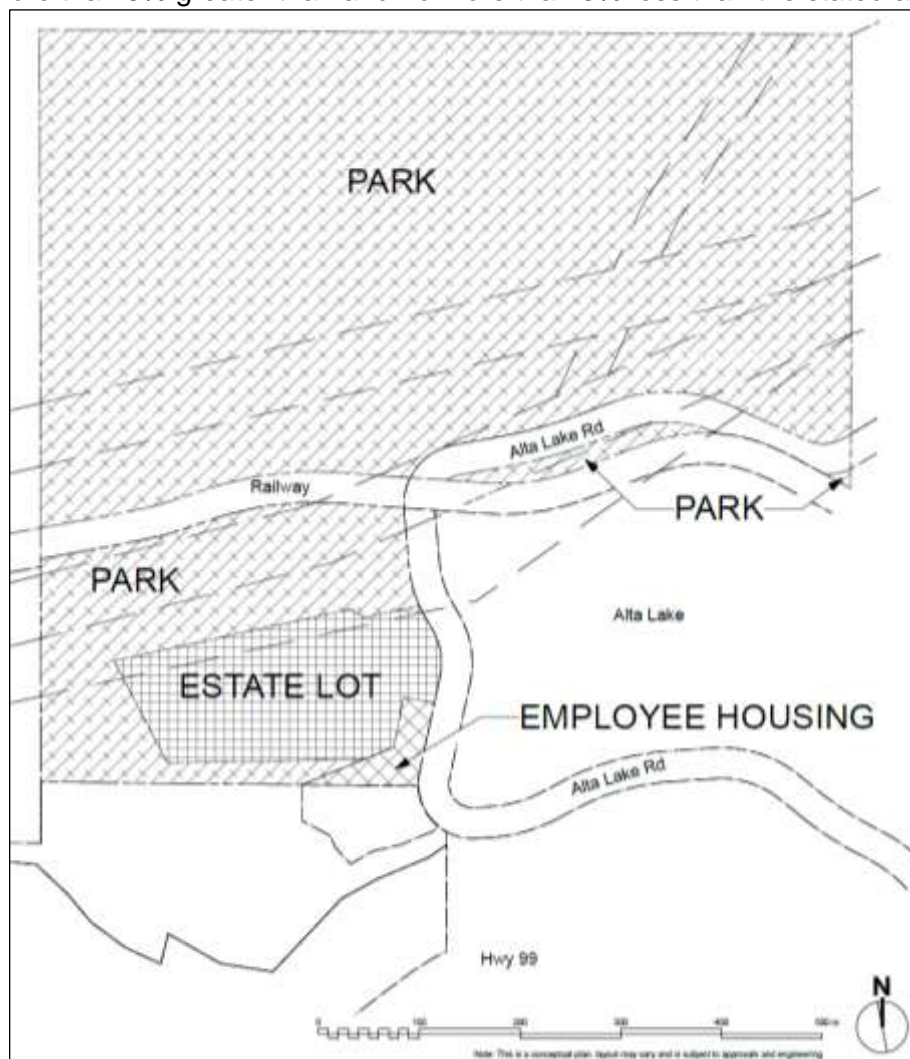
53. RS-E8 Zone (Residential Single Estate Eight)

Intent

- (1) The intent of this zone is to provide for low density detached dwelling residential use with greater density of development permitted as a condition of the provision of amenities and land for affordable housing.

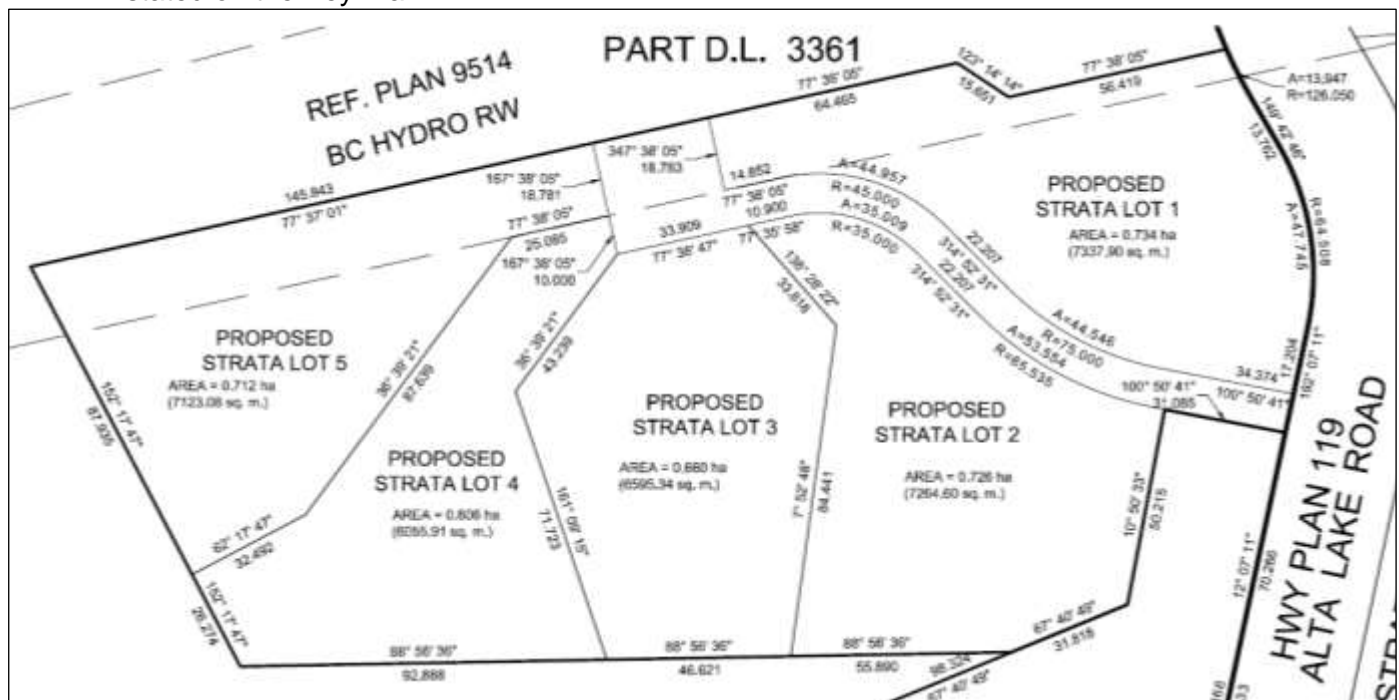
Subdivision and Use of Park, Housing and Estate Lot Parcels

- (2) The land in the RS-E8 Zone may be subdivided only as follows, and only in the following sequence:
 - (a) to create the three parcels illustrated in the following Key Plan, comprising a 98-acre parcel in the northerly portion of the lands (the “Park Parcel”), a 1-acre parcel in the southerly portion of the lands (the “Employee Housing Parcel”), and an 9-acre portion between those two portions (the “Estate Lot Parcel”), each of which parcels must have an area no more than 5% greater than and no more than 5% less than the stated areas: and



Key Plan of initial subdivision

- (b) to create from the Estate Lot Parcel the five parcels illustrated in the following Key Plan, and the subdivision may vary from the Key Plan but not so as to create any number of parcels greater than five or any lot with an area that varies by more than 5% from the area stated on the Key Plan:



Key Plan of five-lot residential subdivision

- (3) The subdivision described in paragraph (2)(b) may be approved by the Approving Officer and deposited in the Land Title Office only if the owner of the land has transferred the Park Parcel and the Employee Housing Parcel to the Resort Municipality of Whistler for nominal consideration, free and clear of all encumbrances except those approved in writing by the Resort Municipality.
- (4) Unless the land in the RS-E8 Zone is subdivided in accordance with paragraphs (2)(a) and (b) by December 31, 2018, it shall be subject to the regulations for the RS-E1 Zone.
- (5) The Employee Housing Parcel and buildings and structures on the Employee Housing Parcel shall be subject to the regulations for the RS-E1 Zone unless it has been consolidated with Lot 1 District Lots 1754 and 3361 Group 1 New Westminster District Plan BCP7872, and having been so consolidated shall, despite anything in this Section 53, be subject to the regulations for the RM51 Zone.
- (6) The Park Parcel once it has been created in accordance with subsection (2) shall be subject to the regulations for the LP4 Zone.
- (7) The parcels created by subdivision of the Estate Lot Parcel and buildings and structures on those parcels shall be subject to the regulations for the RS-E1 Zone, other than subsections 34(5) and (9), may not be further subdivided, and the maximum permitted gross floor area for all auxiliary buildings on each parcel is 35 square metres not including the maximum permitted gross floor area of any auxiliary residential dwelling unit.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: October 17, 2017

REPORT: 17-113

FROM: Resort Experience

FILE: RZ1143

SUBJECT: RZ1143 – PRISM LANDS AMENITY REZONING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council authorize further review and processing of Rezoning Application RZ1143; and

That Council direct staff to prepare a zoning amendment bylaw for RZ1143 that would create new site specific zoning for the Prism Lands with amenity provisions that would provide for the proposed land uses and dedication of lands to the Resort Municipality of Whistler for municipal purposes, as described in this report #17-113.

REFERENCES

Appendix “A” – Location Map

Appendix “B” – Application Materials

Appendix “C” – Historic RR1 Zoning

PURPOSE OF REPORT

The purpose of this Report is to present RZ1143, a rezoning application to create new site specific zoning for the Prism Lands located at 1501 Alta Lake Road. The Report seeks Council authorization to proceed with further review and processing consistent with requirements for rezoning applications. The Report also recommends that Council direct staff to prepare a zoning amendment bylaw for RZ1143, to bring forward for Council consideration.

DISCUSSION

Background

The Prism Lands property is comprised of one 108 acre parcel of land located at 1501 Alta Lake Road as shown in Appendix “A”. The Prism Lands are currently zoned RS-E1 (Residential Single Estate One). For this zone the permitted uses are detached dwelling, auxiliary residential dwelling unit, auxiliary buildings and auxiliary uses, and park and playground. The minimum parcel area is 40 hectares or approximately 100 acres, and the maximum permitted gross floor area of a detached dwelling is 465 square metres. Under the RS-E1 zone the 108 acre property would be permitted one detached dwelling.

The property owners have sought to increase the development potential of the property and have proposed a plan whereby they would be able to subdivide and develop four additional residential estate lots and dedicate the remainder of the land to the Resort Municipality of Whistler (RMOW) for

municipal purposes. There would be five residential estate lots in total clustered on eight acres and the remaining 100 acres would be transferred to the RMOW.

A comprehensive description of the proposed rezoning and its rationale relative to municipal policies has been prepared by the applicant and is provided in Appendix "B". The application materials also include conceptual land use and development plans and a preliminary servicing and access plan, as well as proposed zoning provisions for the five residential estate lots. The applicant has also completed an initial environmental review which has informed the land use and development plan. The recommendation to Council seeks authorization from Council for further review and processing of these materials.

The 100 acres of land to be dedicated to the RMOW is considered to have significant value for municipal purposes. These purposes include:

- parks, open space and trails;
- protection of ecologically sensitive Millar Creek wetlands;
- wildfire protection;
- securing a legal right of way for an existing municipal sewer main line;
- securing public access and a trail connection to Function Junction from Alta Lake Road and Whistler's west side; and
- one acre of land for employee housing to be combined to an existing adjacent 2-acre site owned by the RMOW and located at 1451 Alta Lake Road, thereby significantly increasing its development potential for employee housing.

The proposed rezoning would recognize historic RR1 (Rural Resource One) Zone provisions that previously applied to the property and permitted up to one detached dwelling per 8.09 hectares or 20 acres, permitting up to five detached dwellings for the property. This is consistent with a provision within the municipality's current "Official Community Plan Bylaw No. 1021, 1993" Policy No. 4.1.2, which permits consideration of historic development rights under existing zoning at the time of adoption of the Official Community Plan. The policy states:

"4.1.3 Development of accommodation on any other lands will require an amendment to Schedule B (lands designated for development of accommodation), provided that accommodation permitted by zoning in effect at the date of adoption of this OCP may be developed without further amendment of the OCP."

The RR1 Zone provisions that applied at the time of adoption of "Official Community Plan Bylaw No. 1021, 1993" on October 17, 1994 are provided in Appendix "C". Along with other RR1 zoned properties, the Prism Lands were subject to two significant RMOW zoning initiatives and amendments. The first was implemented by "Zoning Amendment Bylaw No. 1246, 1997", which changed the minimum permitted parcel area from 8.09 hectares to 40 hectares. The rationale for this amendment was concern over the potential for dispersed large lot development on these RR1 lands and associated impacts on the natural environment, local ecosystems, land disturbance, and efficient land use and delivery of services. The second initiative was implemented by "Zoning Amendment Bylaw No. 1523, 2001" which rezoned RR1 properties to RS-E1, limiting the permitted uses to detached dwellings, auxiliary uses and buildings and parks and playground, and removing the potential for a wide variety of resource uses and other uses permitted under the RR1 zone. The rationale for this initiative was primarily protection of the natural environment, compatibility of land uses, and quality of development.

The proposed rezoning addresses the considerations that were associated with these previous zoning initiatives that applied to the Prism Lands. The rezoning application proposes to cluster the

five proposed lots on lands that are most suitable for development, protecting environmentally sensitive lands and forested areas. The proposed development is also relatively easily served in close proximity to existing services and infrastructure. There would be access to open space, trails and transit service, and the development would complement the adjacent employee housing site.

The updated “Official Community Plan Bylaw No. 1983, 2011” has specific policies that are relevant and supportive of the proposed rezoning. These policies call for seeking creative solutions for optimizing land use and respective interests such as land exchanges, dedications, amenity zoning and transfers of development rights, and for minimizing land disturbance and conversion of remaining undisturbed natural areas to development. These policies are achieved through the amenity zoning proposal.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	The proposed rezoning limits development to historic development rights provided by the OCP and results in transfer of 100 acres of land for RMOW management consistent with these descriptions of success.
	Continuous encroachment on nature is avoided.	
Natural Areas	An ecologically functioning and viable network of critical natural areas is protected and, where possible restored.	Ecologically sensitive Millar Creek wetlands are protected and adjacent natural areas will be managed by the RMOW.
	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	The proposed development is limited to 8 acres, with the remainder of lands to be transferred and managed by the RMOW.
Partnership	Residents, taxpayers, business and local government hold a shared vision for the resort community and work in partnership to achieve that vision.	The property owners have made a proposal with land dedications to the RMOW that is consistent with the shared vision for the resort community.
Recreation and Leisure	Local and regional stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts.	The proposed rezoning addresses existing trail conflicts on the property. Future use would be determined by a collaborative and comprehensive approach.
Resident Housing	Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models.	The proposal would add one acre to the adjacent 2-acre RMOW employee housing site thereby significantly increasing its potential for employee housing.
	Developed areas are designed and managed to be sensitive to the surrounding environment.	The proposed land use and development plans address this description of success.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Limits to growth are understood and respected.	The proposed rezoning will result in 4 additional development lots. This is mitigated by the clustering of these lots on an 8 acre portion of the lands with the remaining lands transferred to the RMOW.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw No. 303, 2015

New site specific zoning will be required to be created for the proposed rezoning application. This zoning would contain amenity provisions that would secure the RMOW land dedication for municipal purposes.

Proposed zoning provisions that would apply the five residential estate lots are presented in the materials included in Appendix "B". These provisions include a maximum gross floor area of 465 square metres for each detached dwelling and provisions for auxiliary residential dwelling units and auxiliary buildings.

This Report recommends that Council direct staff to prepare the required zoning amendment bylaw for its consideration. Green building requirements and development guidelines would be addressed through the rezoning process.

Official Community Plan (OCP)

The proposed rezoning is consistent with the municipality's OCP. Specifically, it is consistent with Policy No. 4.1.2 which recognizes and provides for the historic development potential under previous RR1 zoning at the time of adoption of the OCP.

The proposal is also consistent with the mandatory conditions for evaluation of all rezonings under Section 4.13 Evaluating Proposals for OCP and Zoning Amendments.

BUDGET CONSIDERATIONS

All costs associated with staff time for the rezoning application, public hearing, notices, and legal fees will be paid by the applicant and all fees will be required to be paid in full as a condition of adoption of the proposed zoning amendment bylaw.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign is posted on the property. The proposed zoning amendment bylaw would be subject to a public hearing adhering to statutory public notice requirements.

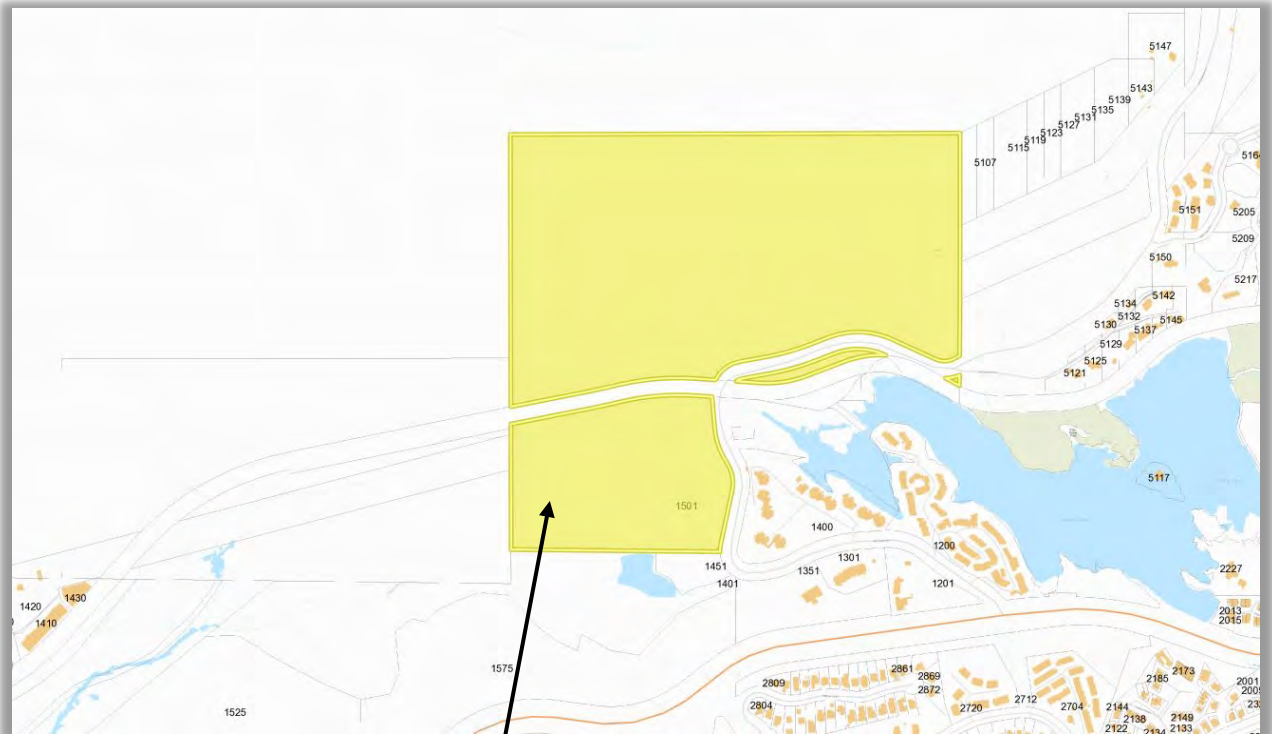
SUMMARY

This Report recommends that Council authorize further review and processing of RZ1143, and that Council direct staff to prepare a zoning amendment bylaw for the proposed rezoning.

Respectfully submitted,

Mike Kirkegaard
Director of Planning
for
Dave Patterson
ACTING GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A – Location Map



Subject Property



REZONING APPLICATION



THE RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, BC Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109

Appendix B

Application Number

RZ 1143

Work Order RZ0062

Received by DT
(OFFICE USE ONLY)

Resort Experience, Planning Department
Tel 604-935-8170 (direct) Fax 604-935-8188
Email: planning@whistler.ca

Subject Property Street Address: 1501 Alta Lake Road

Legal Description P.I.D. 010-682-023 Lot 3361 D.L. NW
Plan Part of(1066,14962,17731,22573,119) Block _____ Zoning RSE1

Name of Registered Owner: Prism Properties Inc.

[REDACTED]

Present use of property: 44 hectares (approx 108 acres) of undeveloped land with unauthorized trail, sewer and gas corridors

Description of proposed rezoning: 34 Hectares (approx 100ac) to be rezoned to public lands to include:

-33.4 hectares of Park, for recreation, environmental/habitat preservation and public utility corridors,
and 0.3 hectares of WHA residential housing land.

In exchange for 3 Hectares (approx 8 ac) of low sensitivity land to be rezoned for five estate lots.

[REDACTED] ☒ N

PROJECT DATA

Please fill in all areas applicable to your proposal:

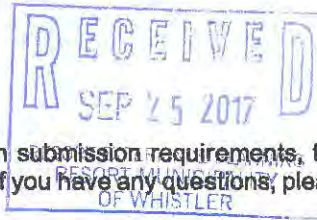
**Project Information Table ***

Site Data	Current Zoning Standard	Proposed Zoning Standard	Project/Site Information	Calculate Variance (if required)
Zoning	RSE1/RR1	TBD	see addt tables	
Site Area (m ²)	439,441	31,572		
Existing useable site area (m ²)		31,572		
Site Coverage	n/a	n/a		
Open Site Space (%)				
Gross Floor Area (m ²)				
- Commercial	465m2	2,325m2 (465x5)		
- Residential				
Frontage (m)				
Floor Space Ratio (density)				
Height of Building (m)		8.0m		
Number of Storeys		3		
Is the property located within 30m of a watercourse?		no		
Setbacks				
Front (m)		7.6		
Rear (m)		7.6m		
Side (indicate which side) (m)		6m		
Side (indicate which side) (m)		6m		
Parking				
Parking Stalls on site		per bylaw		
Bicycle Parking (specify)				
Building Data				
Total number of units		5 Lots	+ 1 WHA, 1 Park	
Unit type, i.e., 1 bedroom				
Ground orientated units				
Minimum unit floor area (m ²)				
Total residential floor area (m ²)	465m2	465m2	per princp. dwell	
* If your proposal involves more than one zone (e.g. existing house stays in a RS-1 zone and new house is in a RS-E1 zone), then complete two data tables.				

Please fill in all areas applicable to your proposal:

Development Information

Note: The amount of detail may vary depending on the plan submission requirements, the nature of the application and the stage of the project's planning and design. If you have any questions, please call Planning at 604-935-8170.



Number, type and description of dwelling units (e.g. target group, type of tenure, dwelling unit size, wheel chair accessibility)	5 Lots Plus WHA Lot and Park
Building features (e.g. heritage, architectural) and other site features (e.g. topography)	Design Guidelines
Landscaping and trees (e.g. protected trees and tree retention, nature and quality of landscaping, environmental features)	
Traffic, parking, access and loading (e.g. expected traffic and parking demand, layout and types of parking spaces, bicycle facilities, driveway and parking space and surface treatment. Parking treatments can include "permeable pavement".)	Intersection at Alpha Lake Road to be shared with WHA Lot.
Design features and amenities (e.g. building materials, meeting room space, amenities for children, storage, public art, off-site features such as boulevard trees and sidewalks)	WHA Lot & 100ac of Park & Utility ROW (exist Sewer and Gas)
Environmental features (e.g. green building, green roof, permeable paving)	Parkland for sensitive environments
Safety and security (e.g. lighting, sight lines, safety routes, Crime Prevention through Environmental Design features).	n/a

Prism Land- 1501 Alta Lake Road

**RS-E(X) Zone (Residential Single Estate [X])
(based on RSE1/ RSE2)**



2017.09.25

Intent

- (1) The intent of this zone is to provide for the development of low density detached residential dwellings and for auxiliary residential dwelling units.

Permitted Buildings and Uses

(2) The following buildings and uses are permitted on each parcel and all other buildings and uses are prohibited:

- (a) one auxiliary building for parking use;
- (b) one other auxiliary building;
- (c) one auxiliary residential dwelling unit that is contained within the principal residential building or in an auxiliary building that is also used for parking use;
- (d) and one detached dwelling.

Parcel Area, Dimensions and Shape

(3) The minimum permitted area of all parcels created by any form of subdivision and the shape and dimensions of such parcels shall be as shown on the Key Plan provided for this Zone, provided that the approving officer may allow the area of a parcel to vary by a maximum of 5% and the shape and dimensions of such a parcel to vary accordingly.

Maximum Permitted Floor Areas

(6) The maximum permitted gross floor area of a detached dwelling (including any auxiliary residential dwelling unit) is 465 square metres and the minimum permitted gross floor area is 200 square metres.

(8) The minimum permitted gross floor area of an auxiliary residential dwelling unit is 40 square metres and the maximum permitted gross floor area is 90 square metres, provided that:

(a) the maximum permitted gross floor area shall be increased to 112 square metres for any auxiliary residential dwelling unit which is restricted to employee housing use by a covenant registered in favour of the Resort Municipality (in priority to any financial charges) under Section 219 of the *Land Title Act*; and

(b) the gross floor area of an auxiliary residential dwelling unit shall not exceed 35% of the total gross floor area of a detached dwelling in which it is located, in any case.

(9) A covenant that is registered pursuant to subsection (8) shall be registered before issuance of a building permit for the parcel, or before issuance of a development permit when a development permit is required.

(10) The maximum permitted floor area of an auxiliary building used for parking is 50 square metres, plus the area of any auxiliary residential dwelling unit.

(11) The maximum permitted gross floor area of any other auxiliary building is 35 square metres.

(12) The maximum permitted floor area for parking use contained within a principal building is 80 square metres and if there is no auxiliary residential dwelling unit associated with a parcel, the maximum amount of parking use that may be associated with that parcel is 80 square metres.

**Height**

- (13) The maximum permitted height of a detached dwelling is 8 metres.
- (14) The maximum permitted height of an auxiliary building is 5 metres.
- (15) Despite subsection
- (16), the maximum permitted height of an auxiliary building used for both parking and an auxiliary residential dwelling unit is 7 metres.

Parcel Area

- (17) The minimum permitted parcel area is 4047 square metres.

Site Coverage

- (18) The maximum permitted site coverage is 35 percent.

Setbacks

- (19) The minimum permitted setback from the front parcel line is 7.6 metres.
- (20) The minimum permitted setback from any side parcel line is 6 metres for any building.
- (21) The minimum permitted setback from the rear parcel line is 7.6 metres.

Off-street Parking and Loading

- (22) Off-street parking and loading spaces shall be provided and maintained in accordance with regulations contained in Part 6 of this Bylaw.



September 25, 2017

1501 Alta Lake Road- Rationale for Rezoning

(Per Rezoning Application, Page 5)

Government Policies:

Per the current OCP 1993;

Policy 4.1 Residential and Commercial Accommodation and specifically 4.1.2 and the RR1 zoning at the time of adoption allows for 1 lot/ 20 acre. The application site (1501 Alta Lake Road) is over 108 acres (44 ha).

Policy 4.2 Resident Housing the application proposes to gift through subdivision approximately 1 acre of land to be consolidated with the adjacent RMOW/ WHA lot to make the entire lot more accessible and buildable.

Policy 4.7 Parks & Recreation the application proposes to gift through subdivision 99 acres for park. These parklands would include over 83 acres of *Westside* hillside lands that currently include such noteworthy biking trails as *Danimal*, *THC*, *Piece of Cake*, *Lower Sprout*, as well as the Sprout Creek drainage basin. These trails are currently trespassing and by this proposal would be legally re-opened to the public. The proposed parklands also include almost 15 acres of valley bottom. These lands include Millar Creek wetlands, Scotia and Millar Creeks, and the Millar Creek Trail/ Function Junction Connector.

Policy 4.9 Municipal Services The proposed Millar Creek lands also include existing RMOW sewer mains and existing Fortis gas mains, that currently do not have legal access over the private application lands. These are Whistler's primary sewer and gas mainlines.

Policy 4.11 Transportation the application proposed parklands will provide extensive lands for multi-modal transportation. Specifically the Millar Creek corridor is sufficient in size to support a Valley Trail or even a secondary or emergency access road to Function Junction and Hwy 99 South.

Policy 4.12 Natural Environment the majority of the application lands, with the exception of the proposed development lots, are located in 'Environmentally Sensitive' lands per Schedule M-6. By designating these lands as Park their sensitivity will be protected in perpetuity.

Policy 23.0 Development Permit Area #19 Residential Estate Lands while all of the application lands are located in DPA#19 only those lands with no sensitive designation per Schedule M-6 are proposed for development. Development of the 5 lots will be carried out in a sensitive and environmentally respectful manner.



Per Whistler2020:

The application addresses many of the **Whistler 2020 Priorities**, such as; **Enriching Community Life** the application proposes to provide a *Residential Affordability* component by providing approximately 1 acre of Resident Housing lands, and improving *Satisfaction of Recreational Opportunities* by proposing approximately 99 acres of parkland.

Enhancing the Resort Experience by proposing approximately 99 acres of parkland for visitor and resident use.

Protecting the Environment by proposing approximately 99 acres of parkland for the preservation of sensitive environments, proposing lands for a commuter Valley Trail to reduce *Greenhouse Gas Emissions*, proposing lands for public utility corridors to improve *Community Energy Use*.

The application also addresses the following **Whistler 2020 Key Strategies** that include; *Built Environment Strategy, Natural Areas Strategy, Recreation and Leisure Strategy, Residential Housing Strategy and Transportation Strategy*. The specifics of how these strategies have been addressed is covered the aforementioned text.

Project Benefits:

Although many of the benefits have been covered in the OCP & Whistler 2020 text above a summary of the benefits include;

Approximately 100 of 108 acres of the 1501 Alta Lake lands are proposed as public lands, 99 acres of park and 1 acre of resident housing lands. The rezoning and land donation allows for the resolution of the current RMOW sewer and Fortis gas mains trespassing issue. The small 5-lot development on non-sensitive lands will contribute to the *Economic* viability of the community through the development and occupancy of the residences and their associated auxiliary dwelling unit/ suites. The 99 acres of parkland will protect sensitive *Environmental* old growth, steep hillsides and riparian/ wetland environments. The *Social* benefits of the application will increase parks and trail access, improve transportation and provide more WHA lands for resident housing.

Need and Demand:

The need is for the resolution of the utility corridor and current trespassing. The demand is for access to hillside and commuter trails and the creation of an accessible buildable WHA resident housing site. The demand and shortage of residential building lots in Whistler is forcing the removal/ demolition of viable existing housing stock to meet the demand for development lots. This development will not remove housing and will increase resident housing and rental options through the auxiliary dwelling and accessory suite model.

Services:

The Alta Lake Road frontage is fully serviced so there is no need to increase Public infrastructure. More importantly the approval of this proposal will resolve the current utility corridor trespassing.

Neighbourhood:

This site is central to existing development and services. The additional WHA property is directly across Alta Lake Road from existing resident/WHA housing.

Impacts:

The proposed 5 lot development is relatively small will have minimal to no impact on the surrounding neighbourhood. The site is an isolated knoll in the valley bottom and is not easily visible from surrounding lands. The sensitive lands have been removed from the development parcel to reduce impact to the environment.

Design:

The land use planning has considered the sensitivity of the lands and placed the lots on the lands with the lowest environmental value. Large building setbacks are proposed to ensure preservation of natural buffer between lots and to lands beyond the development. Building heights and densities are typical to comparable zones.



PROPOSED LAND USE SUMMARY:					2017-09-26
DESCRIPTION	LAND USE	DESCRIPTION	PARCEL AREA (Ha)	Impervious provided for reference only (Ac)	(a.1)
L-1	Estate Lot		0.71 ha	7,262	1.72
L-2	Estate Lot		0.81 ha	8,129	1.85
L-3	Estate Lot		0.81 ha	8,129	1.85
L-4	Estate Lot		0.81 ha	8,129	1.85
L-5	Estate Lot		0.71 ha	7,262	1.72
Estate Lot Totals			3.36 ha	32,981	8.15
Roads					
Road A	30m Right of Way		0.09 ha	909	0.21
Stuvia Connector (Lanes 3)	30m Right of Way		0.21 ha	2,134	0.22
Road Totals			0.21 ha	2,999	0.72
Public Lands					
WHA Parcel Addition	WHA Non-Housing		0.39 ha	3,753	0.87
Millar Creek Lands	Public or Park		0.22 ha	2,200	0.51
Alta Lake Rd Rem. Lands	Public or Park		0.48 ha	4,812	1.10
WHA Lands	Public or Park		0.18 ha	1,800	0.41
Public Lands			1.27 ha	12,565	2.89
Total Areas			43.94 ha	439,424	108.54
Total Areas					4,729,917

Use metric units. Impervious provided for reference only. Any variation in totals may be due to rounding.

Note: Areas are approximate and subject to verification by a BCLS.



Note: This is a conceptual plan, layout may vary and is subject to approvals and engineering

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Date	Issued For
2017.08.25	Reason/Sub Application
2017.09.18	Discussion Purpose

client
Prism Lands
1501 Alta Lake Rd
Whistler, BC

project title

Land Use Plan:
All Lands w/ Aerial

drawing title

scale: 1:2000

project no. 1511

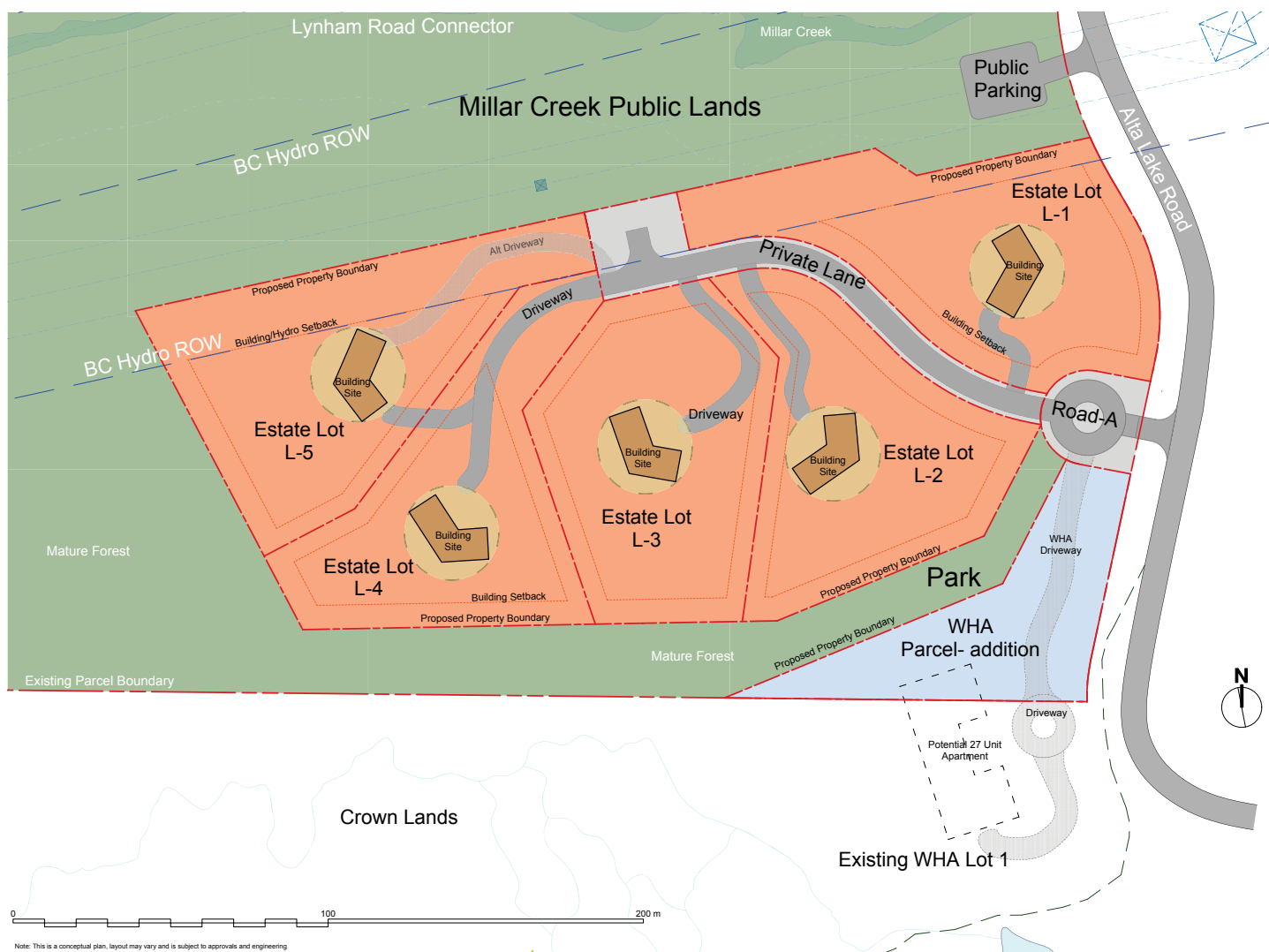
LP-1
drawing no.

Land Use Plan:
All Lands w/ Aerial

LP-1
drawing no.



LP-2
drawing no.



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2017.08.25	Reason/Sub Application
2017.08.18	Discussion Purpose
Date	Issued For

client

Prism Lands
1501 Alta Lake Rd
Whistler, BC

project title

**Land Use Plan:
Development Lands**

drawing title

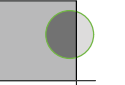
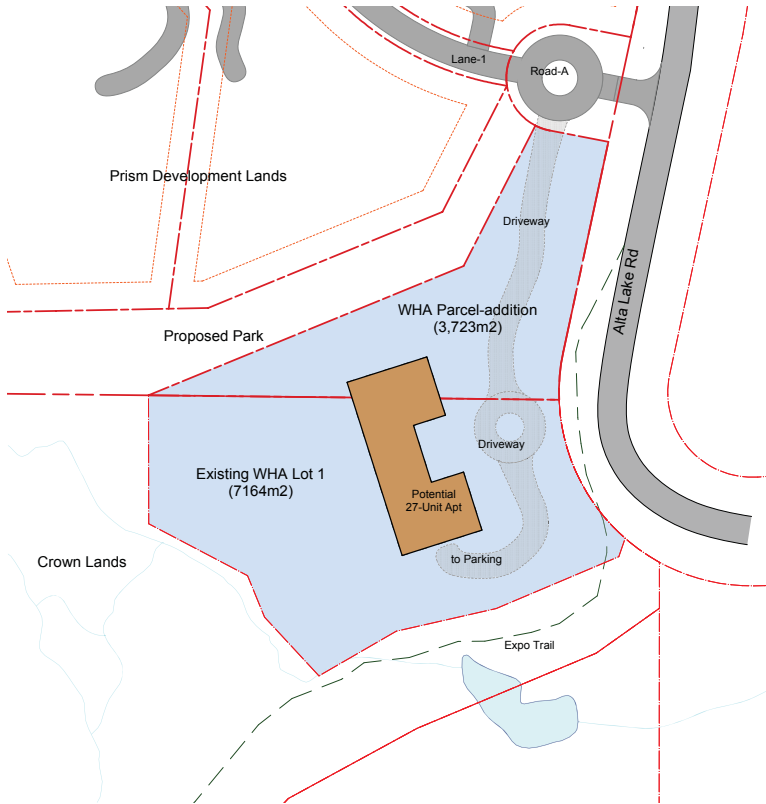
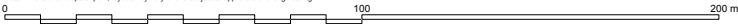
scale: 1:500

project no. 1511

LP-3
drawing no.

Land Use Plan: Development Lands

Note: This is a conceptual plan, layout may vary and is subject to approvals and engineering



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Date	Issued For
2017.08.25	Reason/Sub Application
2017.08.18	Discussion Purpose

client
Prism Lands
1501 Alta Lake Rd
Whistler, BC

project title

Land Use:
Proposed WHA Site

drawing title

scale: 1:500

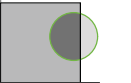
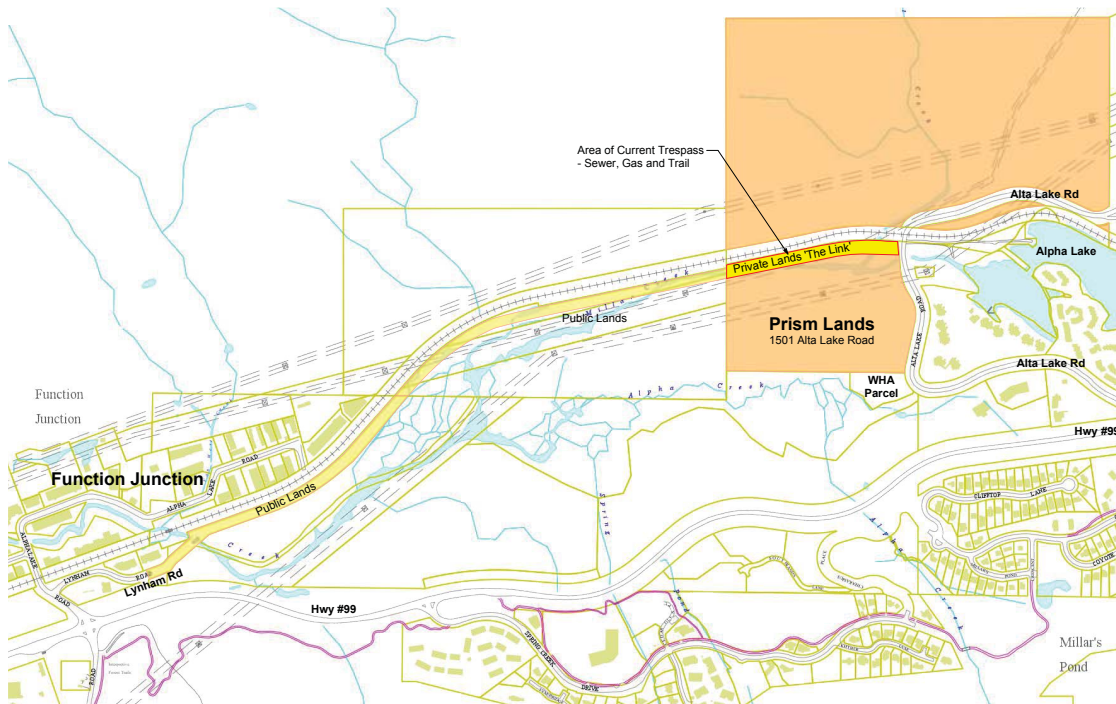
project no. 1511

LP-5
drawing no.

Land Use:
Proposed WHA Site

A Critical 2nd Transportation Link to Function Junction Lynham Road Extension

- A link over existing Public (Crown) Lands
- Alta Lake Road (Westside) to Lynham Road (Function) -1.6 km
- Multi Modal Link (Vehicular and Trails)
- Public safety and a solution to current congestion



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Date	Issued For
2017.08.25	Reason/Sub Application
2017.08.18	Discussion Purpose

client
Prism Lands
1501 Alta Lake Rd
Whistler, BC

project title

Land Use Plan:
Linkages

drawing title

scale: NTS

project no. 1511

LP-6
drawing no.

Land Use Plan: Linkages

CONSOLIDATED**SECTION 13****RURAL RESOURCE ZONES****RR1 Zone** (Rural Resource One)**Intent**

The intent of this zone is to provide for the development of resource uses and other forms of development that are compatible with resource uses and resort activities in the Municipality.

1 In a RR1 Zone:

Permitted Uses

1.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) auxiliary residential dwelling unit provided it is contained within a principal residential or hostel building;
- ** (c) agriculture;
- (d) cemetery;
- (e) church;
- (f) detached dwelling;
- (g) hostel;
- (h) indoor and outdoor recreation;
- (i) park and playground;
- (j) public institution;
- (k) public storage and works yard;
- (l) rental, outdoor recreation equipment and supplies;
- (m) resource use;
- (n) school;
- (o) storage of explosives.

Density

1.2.1~~ The maximum permitted gross floor area for a detached dwelling is 465 square metres;

1.2.2 The maximum permitted gross floor area for a hostel is 510 square metres.

1.2.3### The maximum permitted gross floor area of a principal use building, except detached dwellings, schools and hostels, is 2000 square metres or a floor space ratio of 0.25, whichever figure is lower.

1.2.4 The maximum permitted gross floor area of a church is 400 square metres.

** Amending Bylaw 380 - 84 09 17
 ### Amending Bylaw 748 - 89 09 25
 ~~ Amending Bylaw 905 - 92 08 10

CONSOLIDATED

SECTION 13 (continued) RURAL RESOURCE ZONES

RR1 Zone (continued)**Height**

- 1.3.1 The maximum permitted height of a detached dwelling and hostel building is 10.7 metres.
- 1.3.2** The maximum permitted height of a principal use building, except a detached dwelling and hostel building, is 14 metres.

Site Area

- 1.4 The minimum permitted parcel area is 8.09 hectares.

Site Coverage

- 1.5 No regulations.

Setbacks

- 1.6.1 The minimum permitted building setback from all parcel boundaries is 10 metres except as otherwise specified in this Section.
- 1.6.2 The minimum permitted rear and side setbacks for a hostel building is 20 metres.
- 1.6.3** The minimum permitted setback for recreation buildings is 30 metres, except where a parcel is located adjacent to a Residential zone, then the minimum permitted setback is 50 metres from a Residential zone:
- 1.6.4 The minimum permitted setback for buildings used for public utility, resource use, sewage disposal treatment plant buildings and related activities is 60 metres.

Off-Street Parking and Loading

- 1.7 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

- 1.8.1 The minimum permitted gross floor area for a detached dwelling is 46.5 square metres.
- 1.8.2 The minimum permitted gross floor area for a hostel is 100 square metres.
- 1.8.3 A minimum of 50 percent of the gross floor area used for sleeping accommodation in a hostel shall be provided in one or more dormitories.

CONSOLIDATED

SECTION 13 (continued) RURAL RESOURCE ZONES

RR1 Zone (continued)

- 1.8.4 The maximum permitted floor area to be used for sleeping accommodation is not to exceed 50 percent of the total floor area of a hostel.
- 1.8.5 The minimum permitted floor area in a sleeping unit or dormitory is 3.0 square metres per bed.
- 1.8.6 An auxiliary residential dwelling unit shall contain a gross floor area no greater than 80 square metres or less than 32.5 square metres.
- 1.8.7** An auxiliary residential dwelling unit is not permitted to contain more than one bedroom, one bathroom, one kitchen and one living room.
- 1.8.8 A maximum of one detached dwelling or hostel is permitted per parcel.

RZ1143 – PRISM LANDS AMENITY ZONING

Council Presentation

October 17, 2017

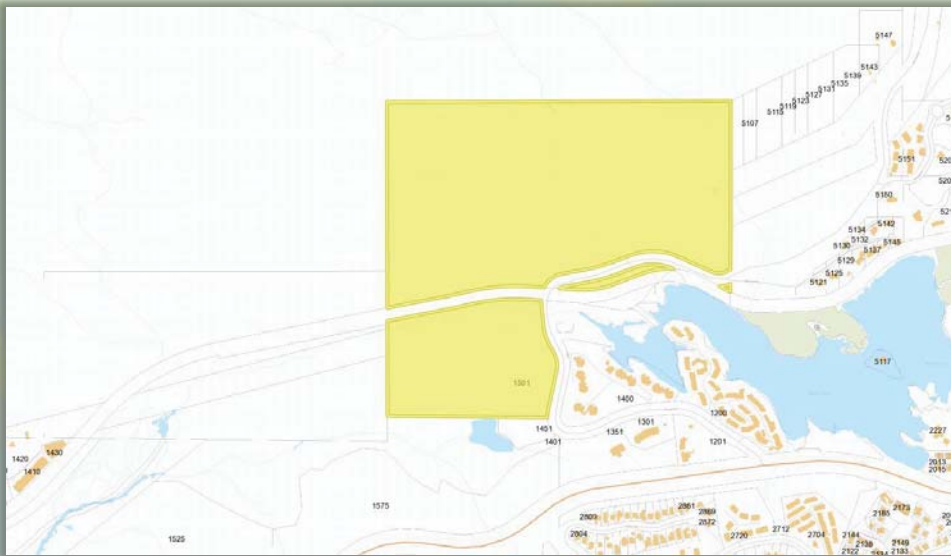
RESORT MUNICIPALITY OF WHISTLER

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Subject Lands



- 108 acre undeveloped property
- 1501 Alta Lake Road
- Zoned RS-E1
- Permitted one detached dwelling plus auxiliary uses
- Previous zoning permitted up to 5 detached dwellings

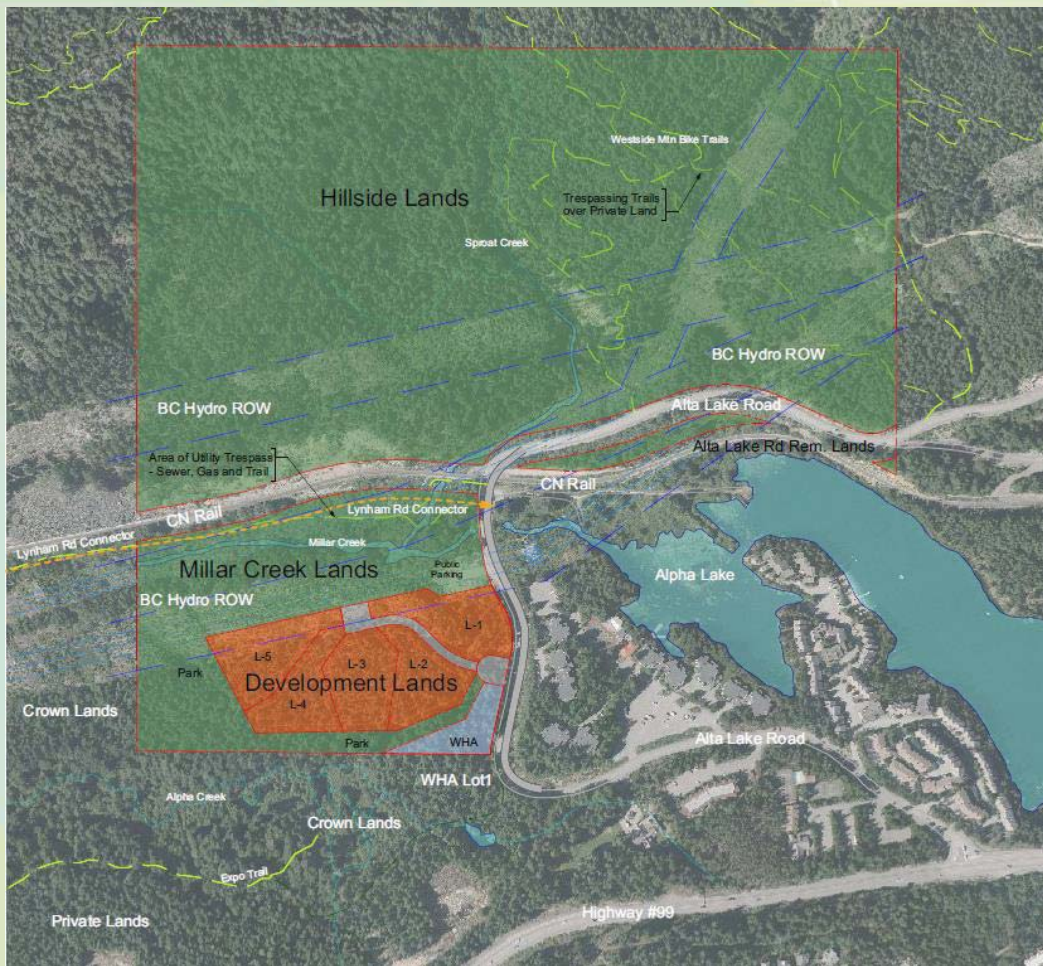
Existing Conditions

- Site is undeveloped
- Existing municipal sewer main line crosses the property
- Existing trail connecting from “west side” to Function Junction crosses the property
- Various “unauthorized” hiking/biking trails
- Sensitive Millar Creek wetland areas on portion of property
- Forested hillside; Sproatt Creek
- Some pockets of med and high fire risk

Project Description

- Property owner seeking to develop property for 5 lots as per historic zoning
- Cluster 5 lots and auxiliary uses on 8 acres
- Dedicate remainder of parcel (100 acres) to RMOW for municipal purposes:
 - ✓ secure legal right of way for existing municipal sewer main line;
 - ✓ secure public access and a trail connection to Function Junction from Alta Lake Road and Whistler's west side;
 - ✓ parks, open space and trails;
 - ✓ protection of ecologically sensitive Millar Creek wetlands;
 - ✓ wildfire protection;
 - ✓ one acre of land for employee housing to be combined to an existing adjacent 2-acre site owned by the RMOW and located at 1451 Alta Lake Road, thereby significantly increasing its development potential for employee housing.

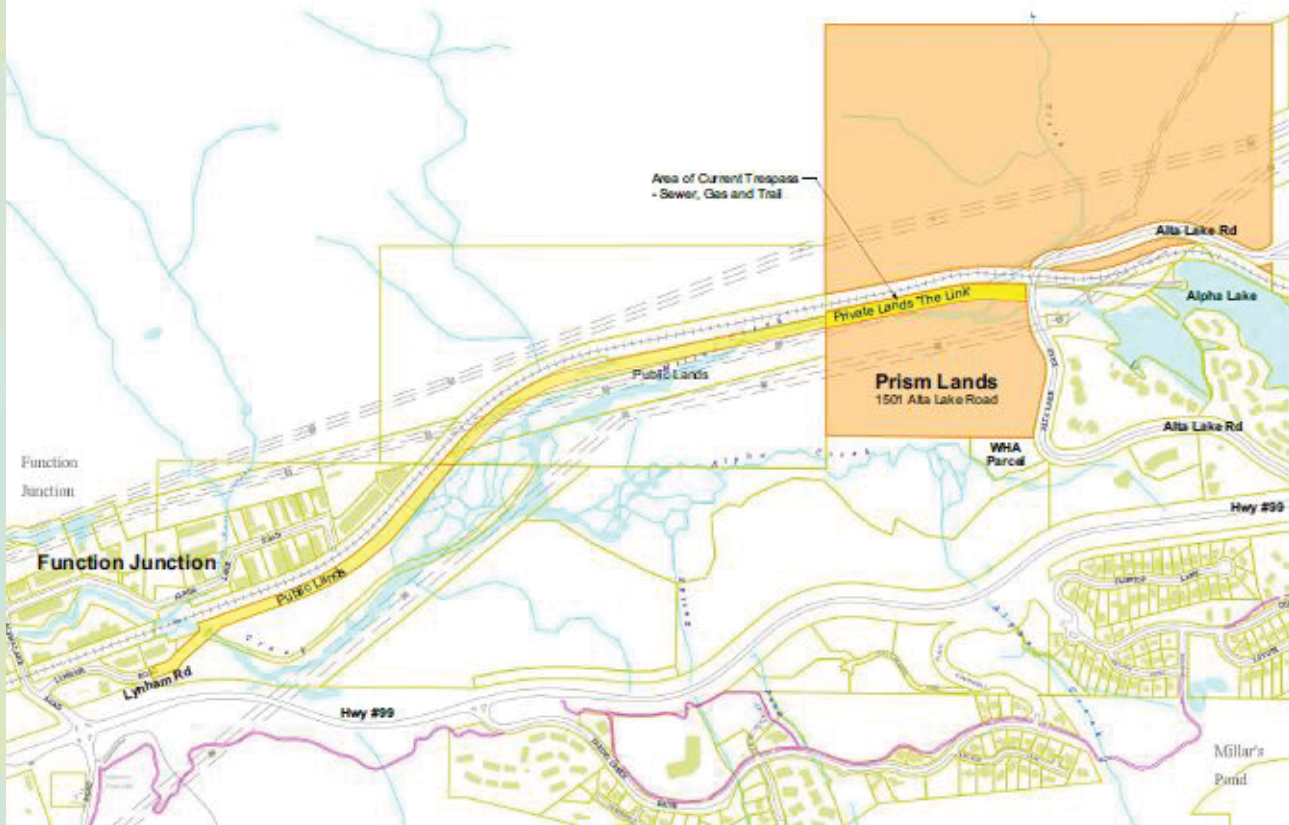
Proposed Site Plan



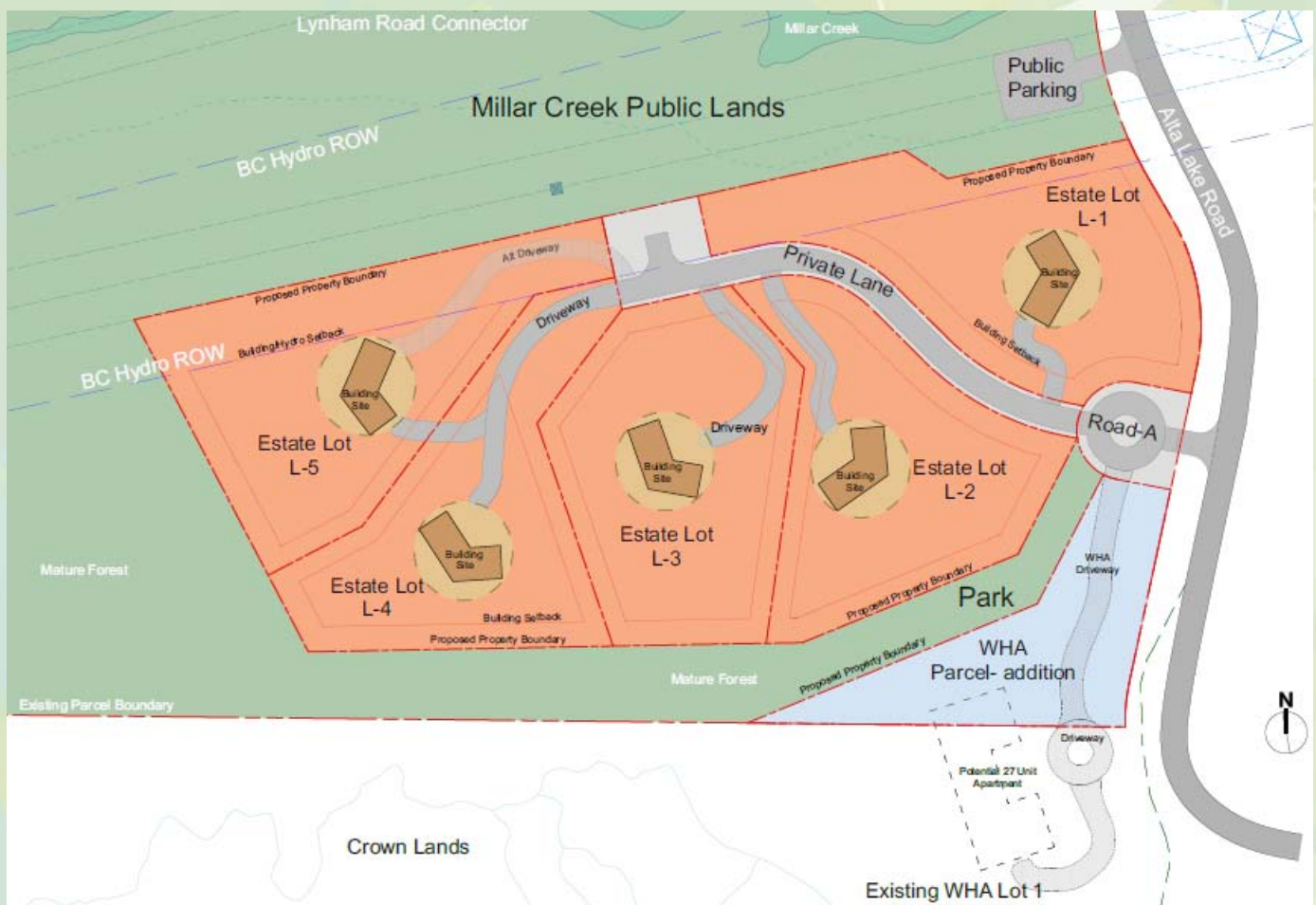
Context and Linkages

A Critical 2nd Transportation Link to Function Junction Lynham Road Extension

- A link over existing Public (Crown) Lands
- Alta Lake Road (Westside) to Lynham Road (Function) - 1.6 km
- Multi Modal Link (Vehicular and Trails)
- Public safety and a solution to current congestion



Development Site



Official Community Plan Considerations

- Current OCP recognizes development potential and accommodation capacity for 5 lots under previous zoning regulations in place at time of OCP adoption (October 17, 1994)
 - *“4.1.3 Development of accommodation on any other lands will require an amendment to Schedule B (lands designated for development of accommodation), provided that **accommodation permitted by zoning in effect at the date of adoption of this OCP may be developed without further amendment of the OCP.**”*
- Previous zoning was RR1 zone, and permitted density was one detached dwelling/per 8.09 hectares (20 acres) – allowing the proposed 5 lots
- The proposed development addresses concerns related to dispersed large lot development, environmental protection, efficient services, and compatibility of uses

Official Community Plan Considerations

- Proposed rezoning is consistent with mandatory conditions for evaluation of all rezonings under Section 4.13 of OCP
 - ✓ Capable of being served by municipal services
 - ✓ Accessible via local road system
 - ✓ Impacts on traffic volumes, overall pattern of development, municipal finance, views and scenery, existing community and recreation facilities, employee housing, community greenhouse gas emissions, heritage resources
 - ✓ Must exhibit high standards of design, landscaping and environmental sensitivity
- Further review and processing to be completed

Site Specific Amenity Zoning

- New zoning and subdivision of lands would provide for:
 - ✓ 5 lot residential development with average lot size greater than one acre – maximum detached dwelling of 465 square metres, auxiliary residential dwelling, auxiliary building and uses – typical of standard RS-E1 zones
 - ✓ Consolidation of one acre portion to existing RMOW employee housing site
 - ✓ Zoning for remainder of site to provide for municipal purposes
 - ✓ Rights to 5 lot development contingent upon supported development plan, development guidelines, land dedication and transfer (amenity), green building requirements
- Application recommended for further review and processing – preparation of zoning amendment bylaws

Community Engagement and Consultation

- Required rezoning application information sign is posted on the property.
- Proposed zoning amendment bylaw will be subject to a public hearing adhering to statutory public notice requirements.

Recommendation

That Council authorize further processing of Rezoning Application RZ1143; and

That Council direct staff to prepare a zoning amendment bylaw for RZ1143 that would create new site specific zoning for the Prism Lands with amenity provisions that would provide for the proposed land uses and dedication of lands to the Resort Municipality of Whistler for municipal purposes, as described in this report #17-113.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 8, 2018
FROM: Resort Experience
SUBJECT: RZ1143 – 1501 ALTA LAKE ROAD (PRISM LANDS) AMENITY ZONING

REPORT: 18-058
FILE: RZ1143

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”; and further

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. The applicant is to assume responsibility for any hazardous trees that are located on the lands to be transferred to the municipality, which may impact the proposed development. The applicant must conduct a hazardous tree assessment and an appropriate mechanism put in place to insure any identified hazards are addressed prior to the lands being transferred to municipality; and further
2. Registration of a Section 219 development covenant in favour of the Resort Municipality of Whistler (“RMOW”) requiring development on the five estate lots to:
 - a) achieve a minimum of BC Energy Step Code 3;
 - b) meet the FireSmart BC Guidelines, or sprinkler buildings and meet the exterior building recommendations of the FireSmart BC Guidelines; and
 - c) maintain a minimum of 20 per cent undisturbed land, ensure no development in the three small wetlands, retain a minimum 5 metre vegetated buffer around the three small wetlands, and require that site servicing, road and driveway works be monitored by a qualified environmental monitor.

REFERENCES

Location: 1501 Alta Lake Road
Legal Description: District Lot 3361, Group 1, NWD, Except Firstly: Part in Reference Plan 1066 Secondly: Part on Plan 14962, Thirdly: Part on Plan 17731, Fourthly: Part on Plan 22573, Fifthly: Part on Highway Plan 119
Owners: Prism Properties Inc.
Current Zoning: RS-E1 (Residential Single Estate One)

Appendices: “A” – Location Map
“B” – Proposed Subdivision and Zoning Summary

PURPOSE OF REPORT

The purpose of this Report is to present “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018” for Council consideration of first and second readings. The proposed Bylaw will amend the zoning for the Prism lands located at 1501 Alta Lake Road to create a new zone with amenity provisions that would permit the development of five estate lots provided the owner first dedicate 99 acres of land to the RMOW.

DISCUSSION

Background

The Prism Lands property is comprised of one 108 acre parcel of land located at 1501 Alta Lake Road as shown in Appendix “A”.

The Prism Lands are currently zoned RS-E1 (Residential Single Estate One). For this zone the permitted uses are detached dwelling, auxiliary residential dwelling unit, auxiliary buildings and auxiliary uses, and park and playground. The minimum parcel area is 40 hectares or approximately 100 acres, and the maximum permitted gross floor area of a detached dwelling is 465 square metres. Under the existing RS-E1 Zone the 108 acre property would be permitted one detached dwelling.

The property owners have sought to increase the development potential of the property and have proposed a plan whereby they would be able to subdivide and develop four additional residential estate lots and dedicate the remainder of the land to the RMOW for municipal purposes. There would be five residential estate lots in total clustered on nine acres and the remaining 99 acres (98 acres for park, 1 acre for employee housing) would be transferred to the RMOW (see Appendix “B”).

The 99 acres of land to be dedicated to the RMOW is considered to have significant value for municipal purposes. These purposes include:

- parks, open space and trails;
- protection of ecologically sensitive Millar Creek wetlands;
- wildfire protection;
- securing a legal right of way for an existing municipal sewer main line;
- securing public access for existing trails and securing land for a future valley trail connection to Function Junction from Alta Lake Road; and
- one acre of land for employee housing to be combined to an existing adjacent 2-acre site owned by the RMOW and located at 1451 Alta Lake Road, to assist 1451 Alta Lake Road to help realize its existing development potential of 3,050 square metres of gross floor area for employee housing.

On October 17, 2017 Council authorized further review and processing of Rezoning Application RZ1143 and directed staff to prepare a zoning amendment bylaw that would create new site specific zoning for the Prism Lands.

Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018

“Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018” will rezone the subject lands from RS-E1 to RS-E8, a new site specific zone the intent of which is to provide for low density detached dwelling residential use with greater density of development permitted as a condition of the provision of amenities and land for affordable housing.

The proposed bylaw describes the sequence and timing of how the land in the RS-E8 Zone is to be subdivided such that the municipality is transferred 99 acres of the land and the owner retains 9

acres. Specifically, the land in the RS-E8 Zone may be subdivided only as follows, and only in the following sequence:

- (a) to create three parcels comprising a 98-acre parcel (the “Park Parcel”), a 1-acre parcel (the “Employee Housing Parcel”), and a 9-acre parcel (the “Estate Lot Parcel”) as illustrated in Figure 1 – Key Plan of initial subdivision, each of which parcels must have an area no more than 5% greater than and no more than 5% less than the stated areas: and

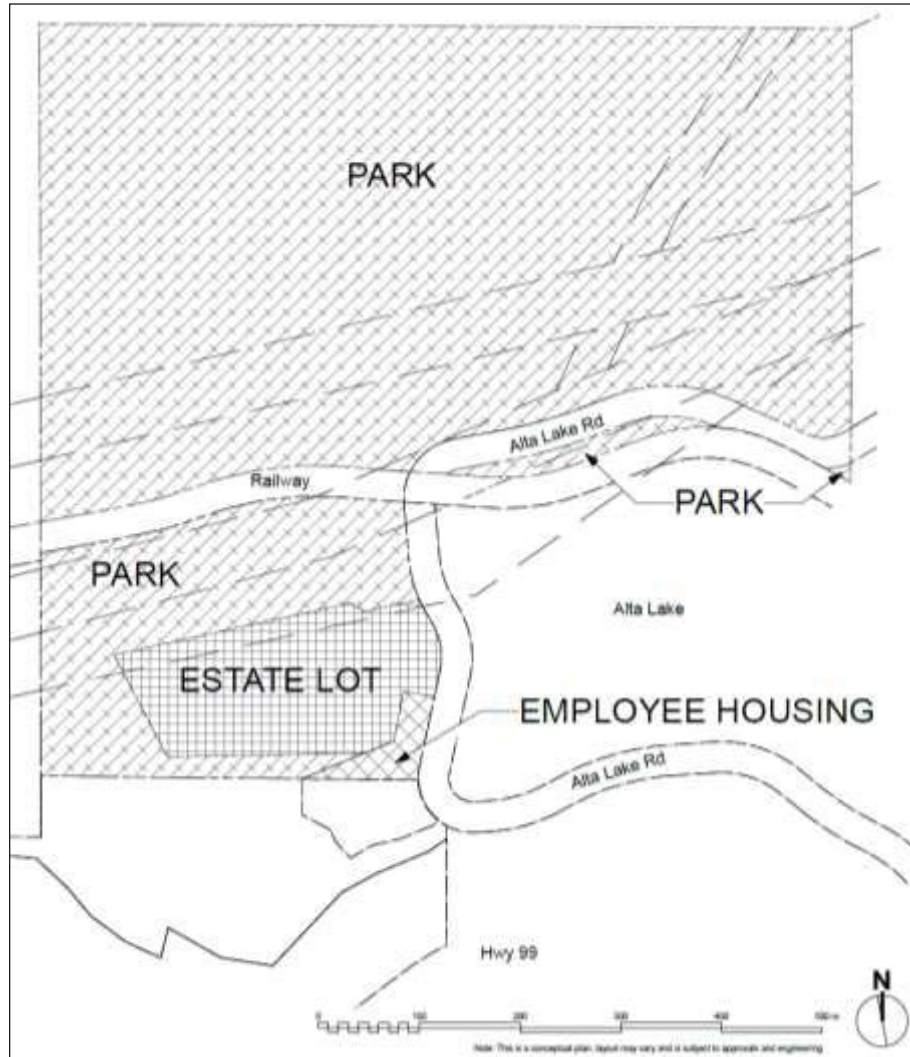


Figure 1 - Key Plan of initial subdivision

- (b) to create from the Estate Lot Parcel the five parcels illustrated in Figure 2 – Key Plan of five-lot residential subdivision. The subdivision may vary from the layout in the Key Plan but not to create any number of parcels greater than five or any lot with an area that varies by more than 5% from the area stated on the Key Plan:

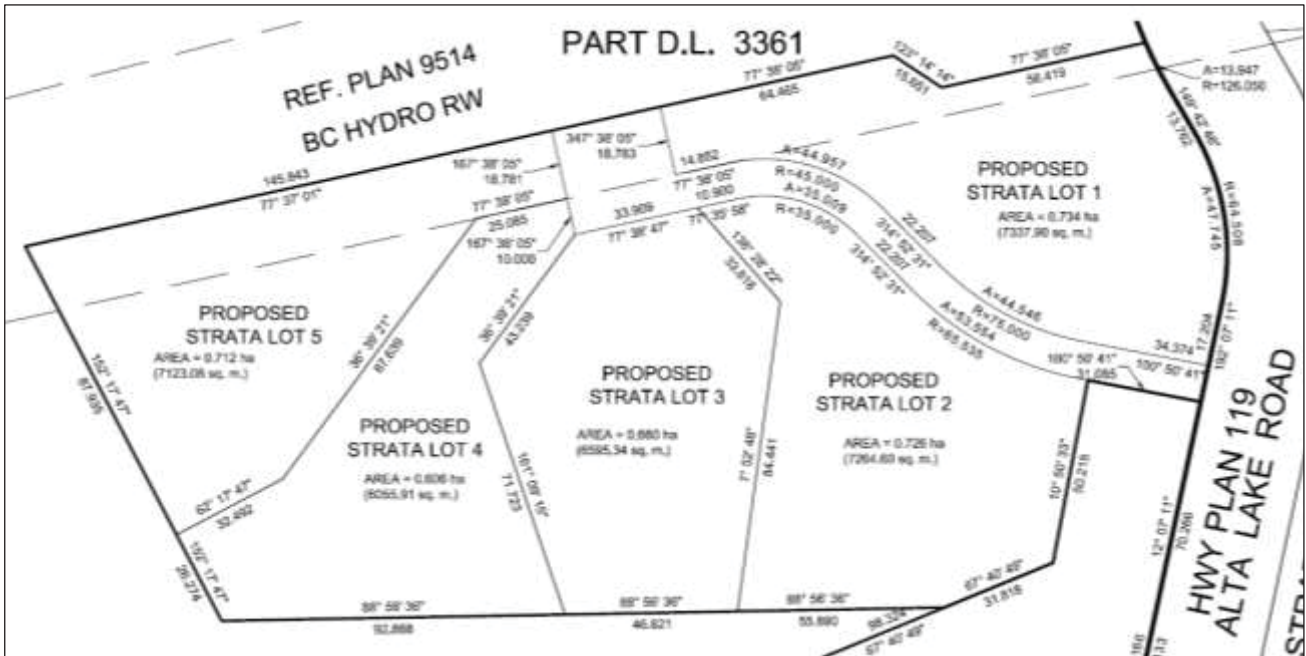


Figure 2 - Key Plan of five-lot residential subdivision

The proposed bylaw specifies that if the land in the RS-E8 Zone is subdivided prior to December 31, 2018, as is planned, then:

- The Employee Housing Parcel shall be subject to the regulations for the RS-E1 Zone until it has been consolidated with the adjacent 2-acre site owned by the RMOW and located at 1451 Alta Lake Road (Lot 1 District Lots 1754 and 3361 Group 1 New Westminster District Plan BCP7872). Once consolidated, the Employee Housing Parcel shall be subject to the regulations of the RM51 Zone. This is to assist 1451 Alta Lake Road, currently undeveloped and zoned RM51, to help realize its existing development potential of 3,050 square metres of gross floor area of apartment or townhouse use for employee housing.
- The Park Parcel shall be subject to the regulations for the LP4 Zone. The LP4 Zone is an existing zone permitting parks and playground, and auxiliary buildings and uses, with a maximum gross floor area on a parcel of 75 square metres, 4.0 metre building setbacks and 5.0 metre building height.
- The parcels created by subdivision of the Estate Lot Parcel and buildings and structures on those parcels shall be subject to the regulations for the RS-E1 Zone, other than subsections 34(5) and (9). Subsection 34(5) is not applicable to enable the two proposed lots without the minimum 24 metre frontage to each build a detached dwelling up to 465 square metres in gross floor area or a floor space ratio of 0.35, whichever is lower. Subsection 34(9) is not applicable to enable minimum parcel sizes less than 40 hectares, providing for the proposed lot sizes. The bylaw also specifies that no further subdivision beyond the 5 lots may occur.

If the land is not subdivided by December 31, 2018 then the land will continue to be subject to the regulations of the RS-E1 Zone, which is the current zoning of the lands.

WHISTLER 2020 ANALYSIS

A Whistler 2020 analysis is provided for in Administrative Report to Council No. 17-113, dated October 17, 2017.

OTHER POLICY CONSIDERATIONS

Official Community Plan

The proposed rezoning is consistent with the criteria for evaluation of zoning amendments listed under Section 4.13 of the Official Community Plan (OCP). A review of the relevant objectives and policies of the OCP is described in the table below:

POLICY NO.	OBJECTIVE/POLICY	COMMENTS
Section 4.13 Criteria - Evaluating Proposals for OCP and Zoning Amendments		
4.13.2	Proposed rezonings that increase the bed-unit capacity will only be considered if there is a clear and substantial benefit to the community, is supported by the community in the opinion of Council, does not cause unacceptable impacts, and meets all applicable criteria of the OCP.	The proposed rezoning is consistent with Policy No. 4.1.2 of the OCP which recognizes and provides for the historic development potential under previous RR1 zoning at the time of adoption of the OCP. Specifically, the historic RR1 Zone provisions that previously applied to the property permitted up to one detached dwelling per 8.09 hectares or 20 acres, permitting up to five detached dwellings for the property.
4.13.3	All developments must meet the mandatory conditions of:	
	<ul style="list-style-type: none"> meets all applicable policies of the OCP, 	Yes.
	<ul style="list-style-type: none"> serviceable by municipal services, 	Yes. A preliminary servicing plan and design brief has been prepared by a professional engineer and reviewed and accepted by staff.
	<ul style="list-style-type: none"> accessible via local road system, 	Yes, the proposed development is accessed from Alta Lake Road. A preliminary access plan has been prepared by a professional engineer and reviewed and accepted by staff.
	<ul style="list-style-type: none"> satisfactory evaluation of impacts on: <ul style="list-style-type: none"> traffic volumes and patterns on Highway 99, 	A traffic impact study has been prepared by a professional engineer and reviewed and accepted by staff. The study indicates very minimal impacts as follows: <ul style="list-style-type: none"> Total 2-way traffic volumes entering and exiting the proposed 5 lot development from Alta Lake Road is estimated as 48 vehicles per day, 4 to 5 vehicles during AM and PM peak hour. Additional development traffic will constitute 0.2% of the annual average daily traffic volumes along Highway 99 and less than 0.3% of peak hour traffic volumes.
	<ul style="list-style-type: none"> traffic volumes and patterns on the local road system, 	
	<ul style="list-style-type: none"> overall patterns of development of the community and resort, 	
		Yes.

	<ul style="list-style-type: none"> ○ Municipal finance, 	99 acres of land will be transferred to the RMOW free and clear of all encumbrances.
	<ul style="list-style-type: none"> ○ views and scenery, 	98 acres of the total 108 acres of land will be transferred to the RMOW for parkland, preserving views and scenery.
	<ul style="list-style-type: none"> ○ existing community and recreational facilities, 	99 acres of land will be transferred to the RMOW, securing public access for existing trails.
	<ul style="list-style-type: none"> ○ employee housing, 	The 1 acre of land for employee housing will be combined to an existing adjacent 2-acre site owned by the RMOW and located at 1451 Alta Lake Road, to assist 1451 Alta Lake Road to help realize its existing development potential of 3,050 square metres of gross floor area for employee housing.
	<ul style="list-style-type: none"> ○ community greenhouse gas emissions and heritage resource 	Zoning adoption is contingent on registration of a green building covenant requiring a minimum of BC Energy Step Code 3 on the 5 estate lots, consistent with the proposed integration of the BC Energy Step Code in Whistler.
	<ul style="list-style-type: none"> • must exhibit high standards of design, landscaping, and environmental sensitivity 	The 5 proposed estate lots fall outside of the 30 metre riparian assessment area for Millar Creek and Millar Creek wetlands. The proposal clusters the 5 estate lots to minimize disturbance, protects the 3 small wetlands on the estate lots, requires a minimum of 20% undisturbed land on each estate lots.
4.13.8	Proposal cannot negatively impact RMOWs trails, rec. areas, or open spaces.	The proposal does not negatively impact RMOW trails, recreation areas or open spaces.

The Prism Lands are located within Development Permit Area No. 19 of the OCP, designated for protection of the environment and protection of development from hazardous conditions. The proposed subdivision and development will require a Development Permit.

A geotechnical assessment has been prepared by a qualified professional addressing geotechnical and flood constraints on the proposed estate lots and employee housing lot. The proposed development lots are considered to be safe for the intended purposes.

A hazard tree assessment of the park lands bordering on the proposed development lands is underway. This is to ensure that the RMOW does not take on any potential liabilities for hazardous trees on the park lands that are to be transferred to the RMOW. Staff is currently determining the best approach to insure removal of any hazardous trees prior to the transfer of lands to the municipality.

Legal Considerations

Details related to green building, wildfire hazard and environmental monitoring are beyond the scope of zoning regulations and need to be secured by means of agreements with the property owner and registered on title.

Prior to adoption of “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”, the owner must register a Section 219 development covenant in favour of the RMOW requiring that development on the five estate lots:

- a) achieve a minimum of BC Energy Step Code 3, consistent with the proposed integration of the BC Energy Step Code in Whistler, and the requirements of Green Building Policy to register a green building covenant;
- d) meet the FireSmart BC Guidelines, or sprinkler buildings and meet the exterior building recommendations of the FireSmart BC Guidelines; and
- b) maintain a minimum of 20% undisturbed land, ensure no development in the three small wetlands, retain a minimum 5 metre vegetated buffer around the three small wetlands, and require that site servicing, road and driveway works be monitored by a qualified environmental monitor, consistent with the recommendations contained in the Initial Environmental Review, prepared by Cascade Environmental, dated September 25, 2017.

BUDGET CONSIDERATIONS

All costs associated with staff time for the rezoning application, Public Hearing, notices, and legal fees will be paid by the applicant and all fees will be required to be paid in full as a condition of adoption of the proposed Zoning Amendment Bylaw.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign has been posted on the property. A Public Hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

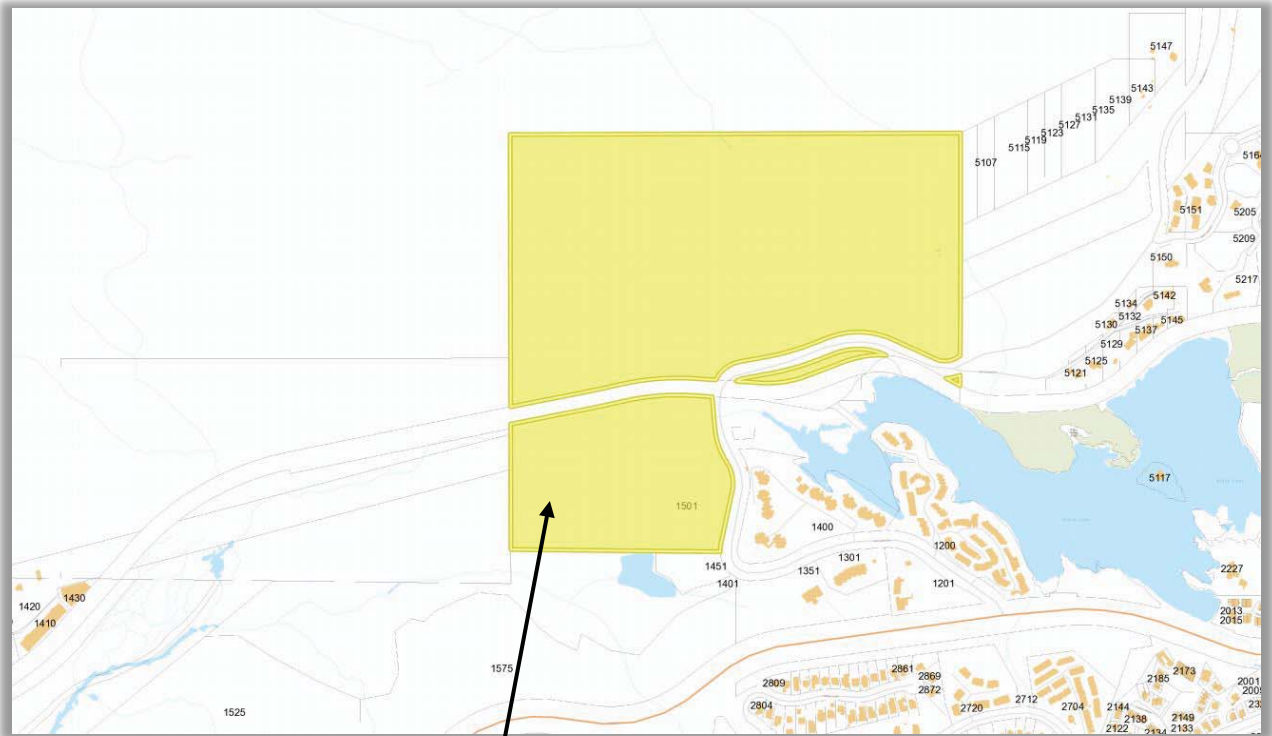
SUMMARY

This report recommends that Council consider giving first and second readings to “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”, and that Council direct staff to schedule a Public Hearing regarding “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”.

Respectfully submitted,

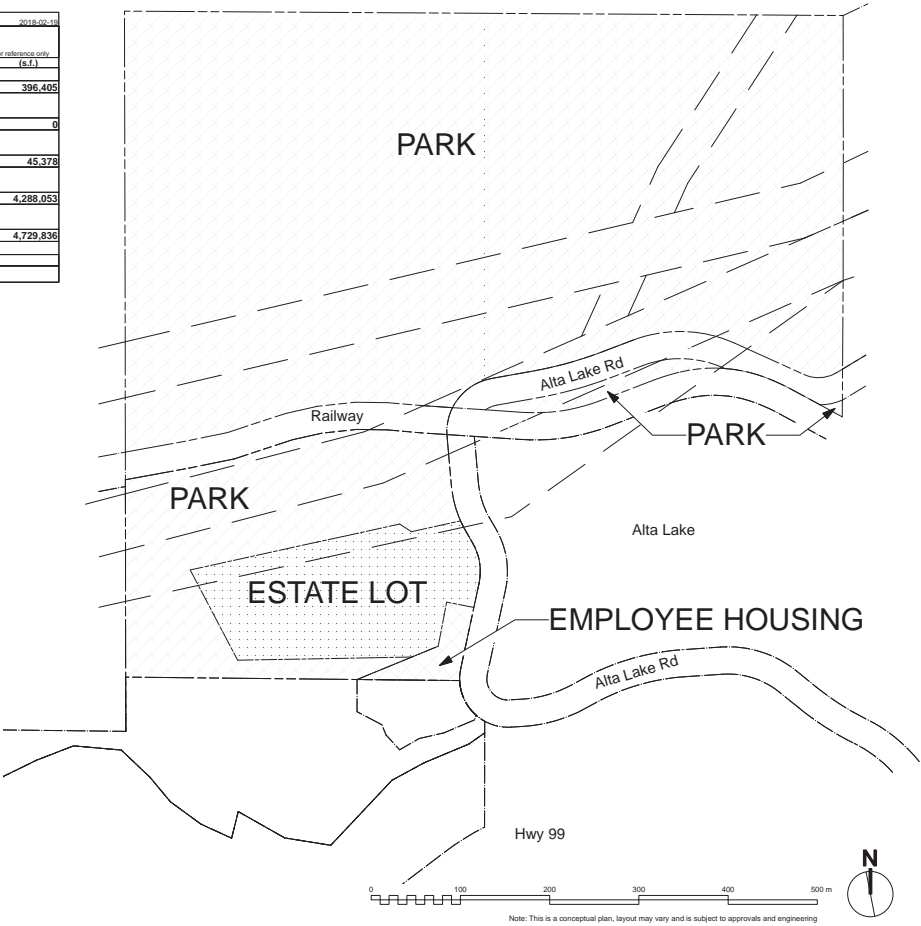
Melissa Laidlaw
SENIOR PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A – Location Map




Subject Property

PROPOSED ZONING SUMMARY:					2018-09-18
DESCRIPTION		ZONE AREA		Imperial provided for reference only	
ZONE	DESCRIPTION	(Ha)	(M2)	(Ac)	(s.f.)
RSE-(x)	Estate Lot*	3.68 ha	36,827	9.10	396,405
ROAD	Public Road	0.000	0	0.00	0
RM-51	Res. Housing	0.42 ha	4,216	1.04	45,378
PARK	Park Land	39.84 ha	398,373	98.40	4,288,053
Total Areas		43.94 ha	439,416	108.54	4,729,836
*Area includes estate road					
Note: Areas are approximate and subject to verification by a BCLS.					



CROSLAND DOAK
DESIGN
Landscape
Architecture +
Building Design



3121 Alta Vista Road
Whistler, BC V2N 1Y3
604.959.8209
info@croslanddoakdesign.com
CroslandDoakDesign.com

2018.04.30
2018.03.26
2017.09.25

Graphic Rev
R/S Application Rev
Reason/Sub Application

Date

Issued For

client

Prism Lands
1501 Alta Lake Rd
Whistler, BC

project title

Proposed Zoning

drawing title

scale: 1:2000

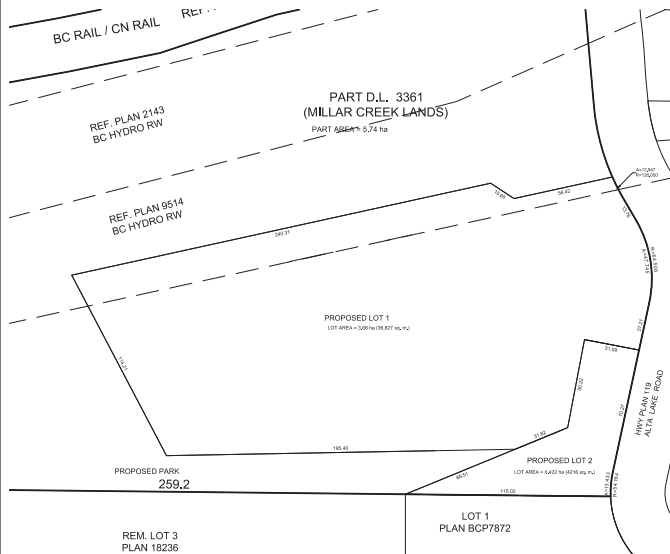
project no. 1511

LP-2
drawing no.

LP-2

Proposed Zoning

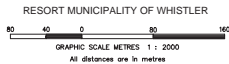
PROPOSED SUBDIVISION ON DISTRICT LOT 3361, GP. 1, N.W.D., EXCEPT PART IN REFERENCE PLAN 1066, PART ON PLAN 14962, PART ON PLAN 17731, PART ON PLAN 22573, PART ON HWY PLAN 119



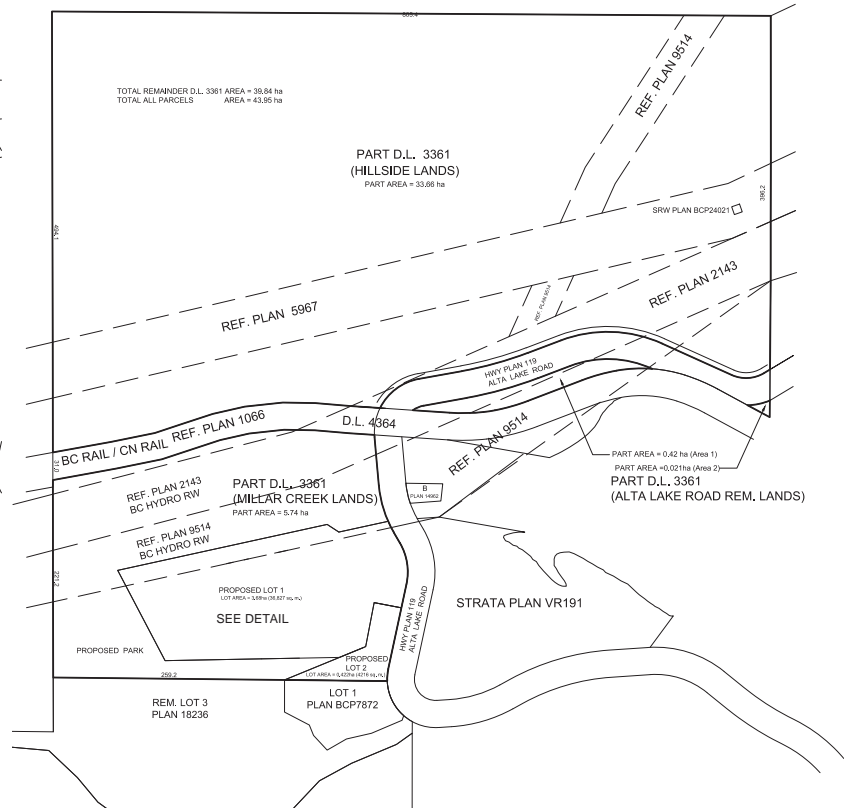
DETAIL:
SCALE 1:1000



NOTE:
• FIELD SURVEY COMPLETED JULY 14, 2017
• 100m DENOTES SPOT ELEVATION IN METRES
• BEARINGS ARE DERIVED FROM L.T.O. RECORDS



AREA LOT SUMMARY		Hectares
MILLAR CREEK LANDS	PROPOSED PARK	5.74
HILLSIDE LANDS		33.67
ALTA LAKE ROAD REM. LANDS	AREA 1	0.42
	AREA 2	0.02
TOTAL REMAINDER D.L. 3361		39.84
MILLAR CREEK LANDS	PROPOSED LOT 1	3.68
	PROPOSED LOT 2	0.42
TOTAL ALL PARCELS		43.95



DOUG BUSH SURVEY SERVICES Ltd.
Douglas J. Bush, ASCT, RPSIS
Applied Science Technologist (Geomatics)
Unit 18, 1370 Alta Lake Road, Whistler, B.C. V0N 1B1
Phone 832-3314 / Fax: 832-3039 E-mail:
dough@dbss.ca / http://dbss.ca

REVISION:
1. CHANGED HEAVY WASH AND ADDED PART OF D.L. 3361 ON THE SOUTH SIDE OF ALTA LAKE ROAD.
2. PROPOSED LOTS CHANGED
3. EDITED TITLES & ADDED AREAS
4. UPDATE TO SURFACE AND TABLES

Notes:
• PROPOSED LOT DIMENSIONS AND AREAS ARE PRELIMINARY.
• DIMENSIONS AND AREAS OF THE REM. D.L. 3361 ARE APPROXIMATE ONLY AND NEED TO BE CONFIRMED BY FIELD SURVEY.

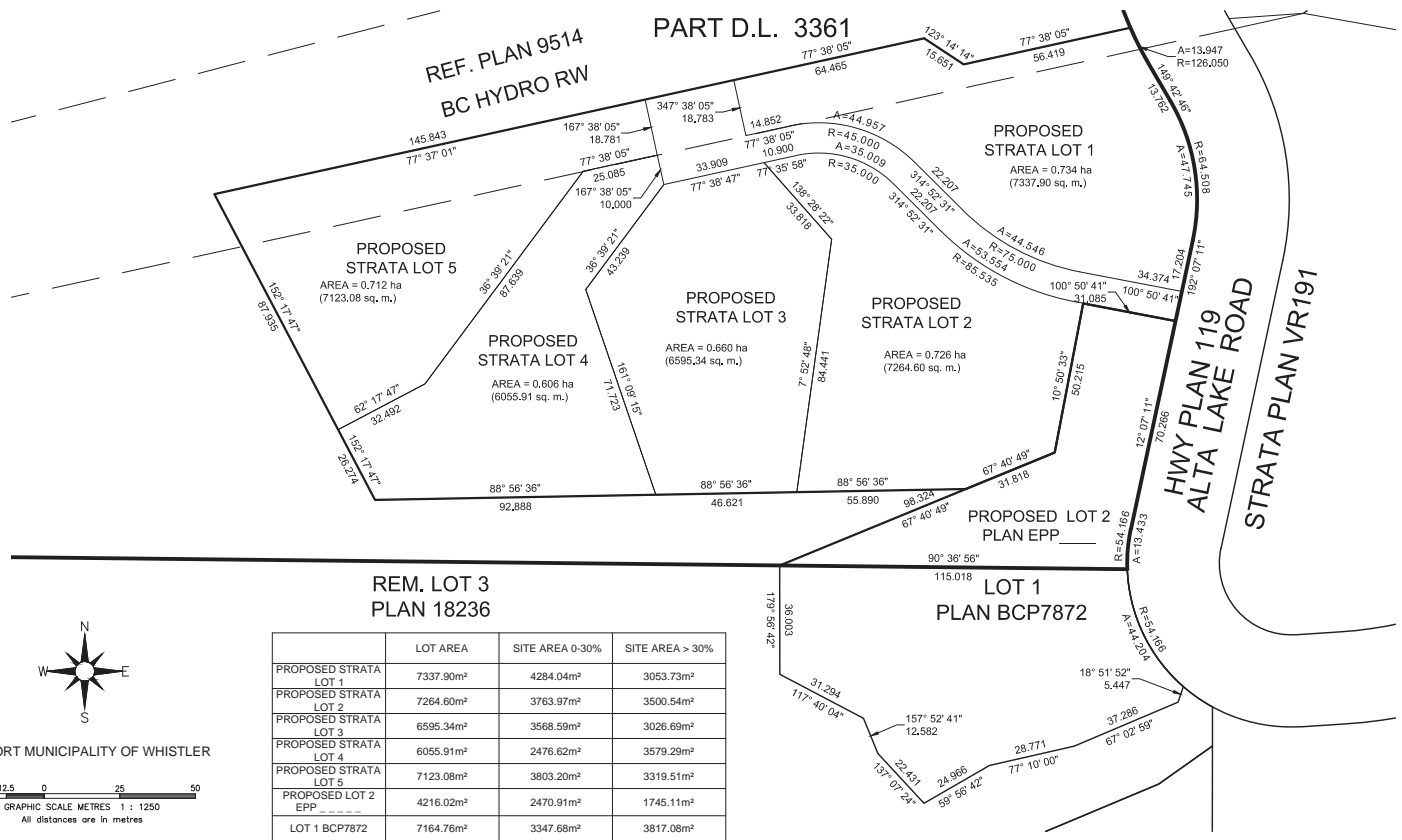
Date:
April 30, 2018
Files:
17021 CRO
P.L.D. 010-650-023

Client:
PRISM PROPERTIES
Project:
D.L. 3361, 1501 ALTA LAKE ROAD

SCALE: 1:2000
JOB NO.: J18021
DWG.: 18042-REV 2

PAGE 1

PLAN SHOWING PROPOSED BARELAND STRATA SUBDIVISION OF LOT 1, D.L.3361, GP. 1, N.W.D., PLAN EPP -----



DOUG BUSH SURVEY SERVICES Ltd.
Douglas J. Bush, ASCT, RSIS
Applied Science Technologist (Geomatics)
Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V0N 1B1
Phone 932-3314 / Fax: 932-3039
E-mail: dougb@dbss.ca / http://dbss.ca

REVISION:

Notes:

Client:

PRISM PROPERTIES

Date:

April 30, 2018

SCALE: 1:1250

Project:

D.L. 3361, 1501 ALTA LAKE ROAD

Files:

17021.CRD

JOB NO.: J18021

DWG.: 18042-REV 2

SHEET:
2/b

RZ1143 – 1501 ALTA LAKE ROAD (PRISM LANDS) AMENITY ZONING

Council Presentation

May 8, 2018

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

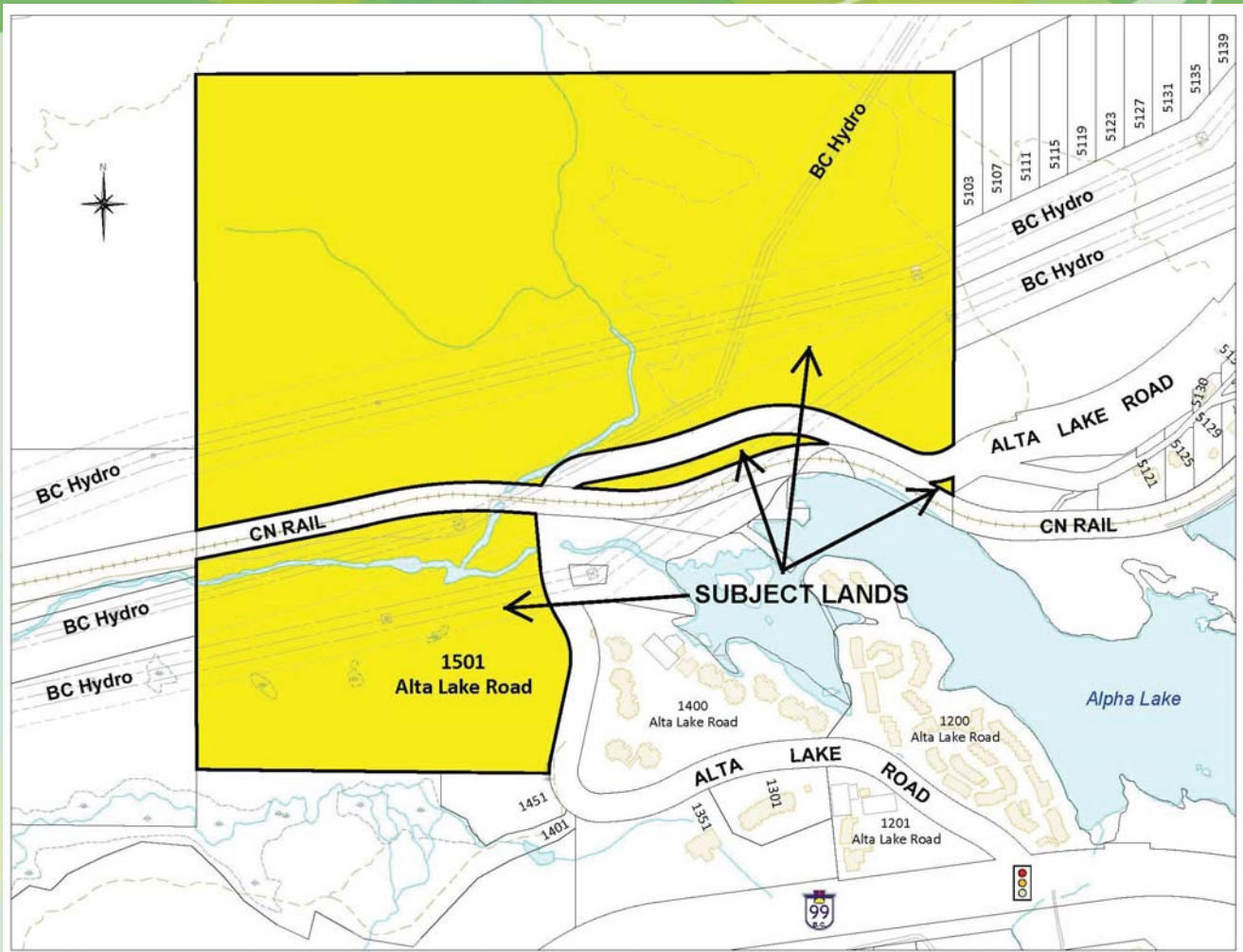
TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Purpose

- Present “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018” for Council consideration of 1st and 2nd readings.

Subject Lands



Background

- Under the existing RS-E1 Zone the 108 acre property is permitted 1 detached dwelling.
- Property owners seek to subdivide and create 5 residential estate lots clustered on 9 acres and transfer the remaining 99 acres to the RMOW.
- 99 acres of land to be dedicated to the RMOW is considered to have significant value for municipal purposes:
 - parks, open space and trails;
 - protection of ecologically sensitive Millar Creek wetlands;
 - wildfire protection;
 - securing a legal right of way for an existing municipal sewer main line;
 - securing public access for existing trails and securing land for a future valley trail connection to Function Junction from Alta Lake Road; and
 - one acre of land for employee housing to be combined to an existing adjacent 2-acre site owned by the RMOW and located at 1451 Alta Lake Road for employee housing.
- On October 17, 2017 Council authorized further review and processing of Rezoning Application RZ1143 and directed staff to prepare a zoning amendment bylaw that would create new site specific zoning.

Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018

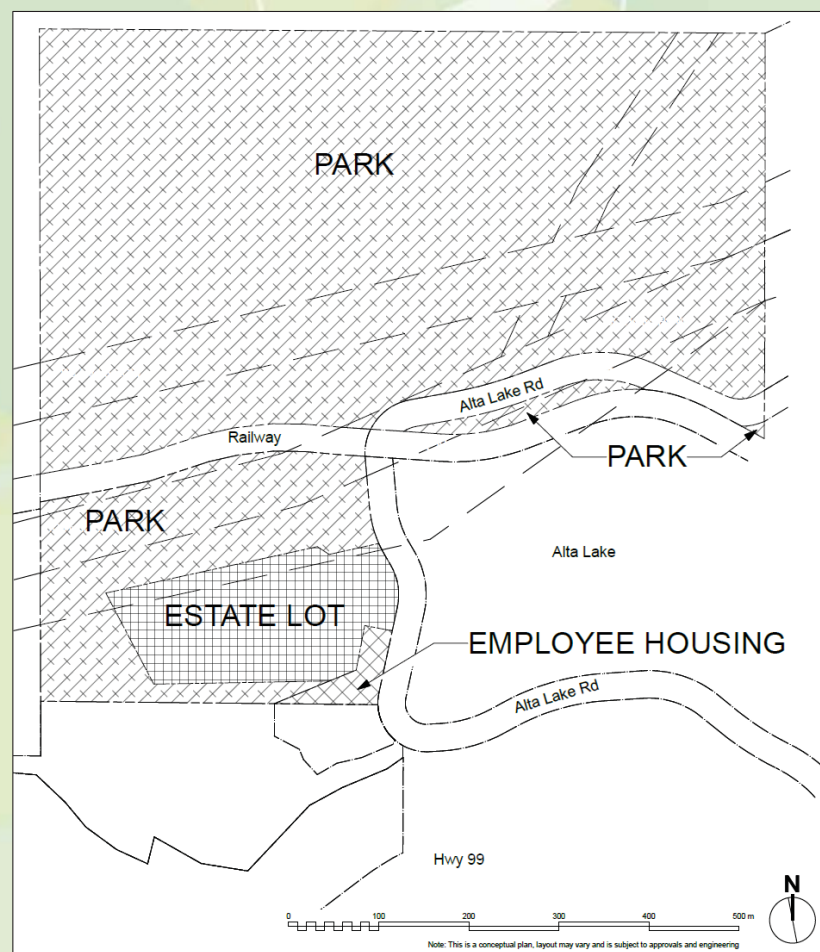
- Bylaw will rezone the subject lands from RS-E1 to RS-E8 to provide for low density detached dwelling residential use to a maximum of 5 residential estate lots on a 9-acre portion of the subject lands conditional on the provision of amenities and land for affordable housing.
- The amenities entitling the owner to greater density of development include transfer to the RMOW of:
 - a 98-acre portion of the subject lands for park use and
 - a 1-acre portion of the subject lands for employee housing use.
- Bylaw describes the sequence and timing of subdivision of the lands.

Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018

- Subdivision #1 - Create 3 parcels comprising:

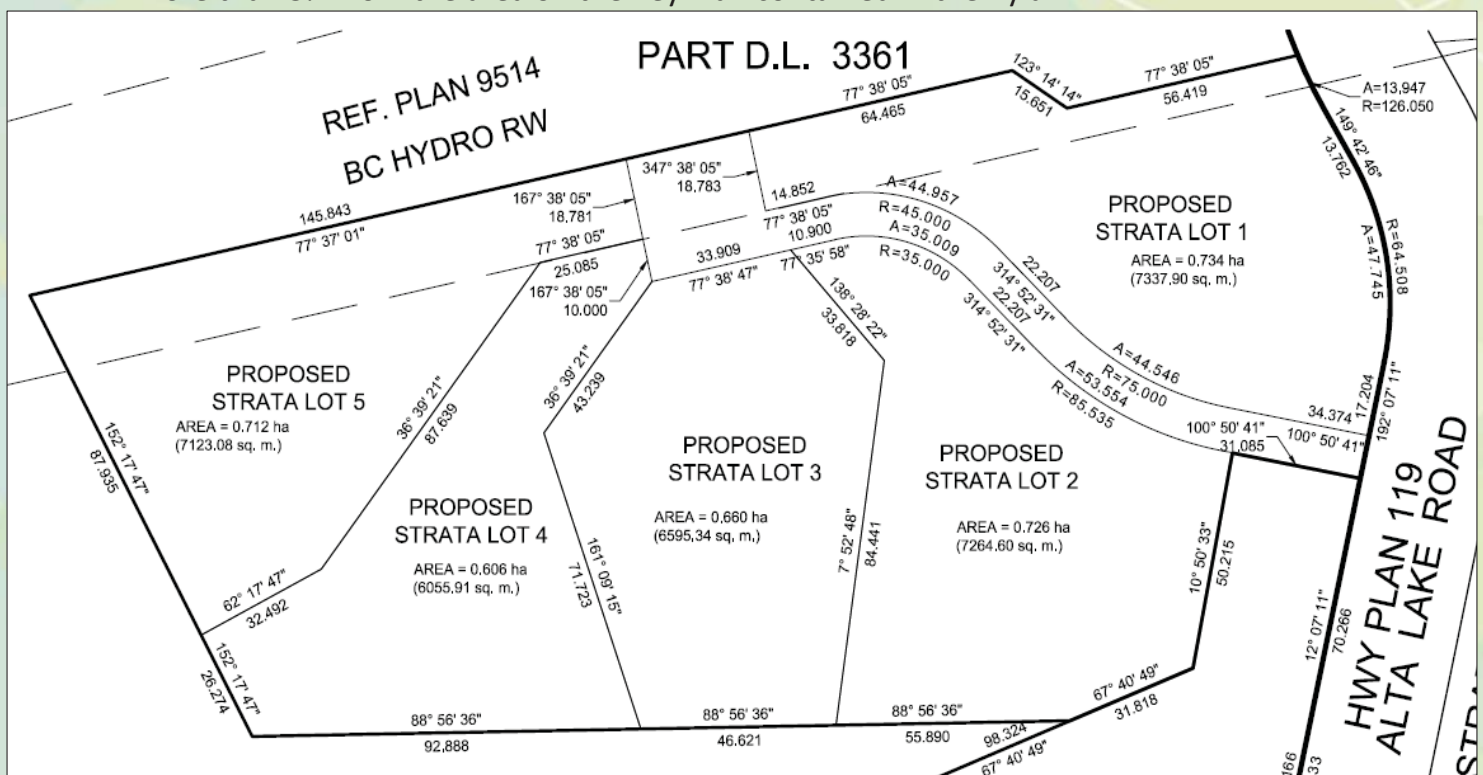
- a 98-acre parcel ("Park Parcel"),
- a 1-acre parcel ("Employee Housing Parcel"),
- and a 9-acre parcel ("Estate Lot Parcel"),

parcels must have an area no more than 5% greater than and no more than 5% less than the stated areas.



Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018

- Subdivision #2 – Further subdivide the Estate Lot Parcel into 5 parcels.
 - Lot layout can vary but not to create more than 5 parcels in total or any lot with an area that varies more than 5% from the area on the Key Plan contained in the Bylaw.



Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018

- Bylaw specifies the regulations for the land after subdivision:
 - Employee Housing Parcel
 - Subject to the RS-E1 Zone until it has been consolidated with the adjacent 2-acre site owned by the RMOW located at 1451 Alta Lake Road
 - Once consolidated, the Employee Housing Parcel shall be subject to the regulations of the RM51 Zone, an existing zone.
 - Why RM51? - to assist 1451 Alta Lake Road, zoned RM51, to help realize existing development potential of 3,050 sq. m. of gross floor area of apartment or townhouse use for employee housing.
 - Park Parcel
 - Subject to the LP4 Zone, an existing zone permitting parks, playground, and auxiliary buildings and uses, with a maximum gross floor area on a parcel of 75 sq. m., 4.0 m. building setbacks, 5.0 m. building height.
 - Why LP4? – to allow for existing trails and for a future valley trail connection to Function Junction from Alta Lake Road.
 - Parcels created by subdivision of Estate Lot Parcel
 - Subject to the RS-E1 Zone, other than subsections 34(5) - minimum frontage requirements and (9) - minimum parcel area requirement , and no further subdivision beyond the 5 lots, ***and further add that the maximum permitted gross floor area for all auxiliary buildings on each parcel is 35 square metres not including the maximum permitted gross floor area of any auxiliary residential dwelling unit***.
- Bylaw specifies the land will continue to be subject to the regulations of the RS-E1 Zone (current zoning of the lands), if not subdivided by December 31, 2018.

Community Engagement

- Rezoning application site information sign posted on the property.
- A Public Hearing, subject to public notice requirements, is required.

Recommendation

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018, with the following text added to Section (7) of Schedule 1 – “and the maximum permitted gross floor area for all auxiliary buildings on each parcel is 35 square metres not including the maximum permitted gross floor area of any auxiliary residential dwelling unit”; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”; and further

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. The applicant is to assume responsibility for any hazardous trees that are located on the lands to be transferred to the municipality, which may impact the proposed development. The applicant must conduct a hazardous tree assessment and an appropriate mechanism put in place to insure any identified hazards are addressed prior to the lands being transferred to municipality; and further
2. Registration of a Section 219 development covenant in favour of the Resort Municipality of Whistler (“RMOW”) requiring development on the five estate lots to:
 - a) achieve a minimum of BC Energy Step Code 3;
 - b) meet the FireSmart BC Guidelines, or sprinkler buildings and meet the exterior building recommendations of the FireSmart BC Guidelines; and
 - c) maintain a minimum of 20 % undisturbed land, ensure no development in the three small wetlands, retain a minimum 5 metre vegetated buffer around the three small wetlands, and require that site servicing, road and driveway works be monitored by a qualified environmental monitor.
3. Registration of a Section 219 “no development” covenant on the Employee Housing Parcel, such covenant to be discharged when the parcel is consolidated with 1451 Alta Lake Road.

RZ1132 –
2010 and 2011
Innsbruck Drive –
CL3 Zone
Amendment for
Creekside Plaza
Rejuvenation
Project
File No. RZ1132
Report No. 17-114

Moved by Councillor J. Grills
Seconded by Councillor J. Ford

That Council authorize further processing of Rezoning Application RZ1132; and,

That Council direct staff to prepare a zoning amendment bylaw for RZ1132 that would provide for the proposed Creekside Plaza rejuvenation project as described in this report #17-114 and secure the proposed improvements as part of the rezoning.

CARRIED

RZ1143 – Prism
Lands Amenity
Rezoning
File No. RZ1143
Report No. 17-113

Moved by Councillor J. Crompton
Seconded by Councillor S. Anderson

That Council authorize further review and processing of Rezoning Application RZ1143; and

That Council direct staff to prepare a zoning amendment bylaw for RZ1143 that would create new site specific zoning for the Prism Lands with amenity provisions that would provide for the proposed land uses and dedication of lands to the Resort Municipality of Whistler for municipal purposes, as described in this report #17-113.

CARRIED

UBCM Strategic
Wildfire Prevention
Initiative Funding
Applications
File No. 8337.01
Report No. 17-115

Moved by Councillor S. Maxwell
Seconded by Councillor S. Anderson

That Council provide support for the activities and grant management described in UBCM Fuel Management Prescription Program Application (Rainbow: Block 1, CCF3 & CCF4) attached as Appendix "A" to Administrative Report No. 17-115; and

That Council provide support for the activities and grant management described in UBCM Operational Fuel Treatment Program Application (Big Timber, Kadenwood) attached as Appendix "B" to Administrative Report No. 17-115.

CARRIED

Capital Purchase –
Replacement Fire
Apparatus
File No. 2017-4300-
001
Report No. 17-108

Moved by Councillor J. Ford
Seconded by Councillor J. Grills

That Council authorize staff to enter into an agreement for the build and purchase of a Rosenbauer Rescue Engine at a total cost of \$874,126.84 USD; and

That Council direct staff to include this amount in the 2018 – 2022 financial plan.

CARRIED

Approval to Award
Contract – 2017
Parking Lot 5 Storm
Water Upgrade
File No. 523.1
Report No. 17-109

Moved by Councillor J. Grills
Seconded by Councillor S. Anderson

That Council direct staff to award the contract for Phase 1 of the Parking Lot 5 Upgrade Project – Storm Water Upgrade to Whistler Excavations Ltd.

CARRIED

Transportation
Action Plan Winter
2017/2018
Monitoring Results
and Transportation
Advisory Group
(TAG)
Recommendations
File No. 546
Report No. 18-059

Moved by Councillor
Seconded by Councillor

That Council direct staff to publish the Transportation Action Plan Winter 2017/2018 Monitoring Results Report on the municipal website when finalized;

That Council receive and endorse the Transportation Advisory Group (TAG) recommendations from the March 15, 2018 TAG Workshop; and

That Council direct staff to work with Transportation Advisory Group members and partners to start implementing TAG recommended next steps as described in Administrative Report to Council 18-059.

CARRIED

RZ1143 – 1501
Alta Lake Road
(Prism Lands)
Amenity Zoning
File No. RZ1143
Report No.
18-058

Moved by Councillor
Seconded by Councillor

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018, with the following text added to Section (7) of Schedule 1 – “and the maximum permitted gross floor area for all auxiliary buildings on each parcel is 35 square metres not including the maximum permitted gross floor area of any auxiliary residential dwelling unit”; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”; and further

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. The applicant is to assume responsibility for any hazardous trees that are located on the lands to be transferred to the municipality, which may impact the proposed development. The applicant must conduct a hazardous tree assessment and an appropriate mechanism put in place to insure any identified hazards are addressed prior to the lands being transferred to municipality; and further
2. Registration of a Section 219 development covenant in favour of the Resort Municipality of Whistler (“RMOW”) requiring development on the five estate lots to:
 - a) achieve a minimum of BC Energy Step Code 3;
 - b) meet the FireSmart BC Guidelines, or sprinkler buildings and meet the exterior building recommendations of the FireSmart BC Guidelines; and
 - c) maintain a minimum of 20 % undisturbed land, ensure no development in the three small wetlands, retain a minimum 5 metre vegetated buffer around the three small wetlands, and require that site servicing, road and driveway works be monitored by a qualified environmental monitor.
3. Registration of a Section 219 “no development” covenant on the Employee Housing Parcel, such covenant to be discharged when the parcel is consolidated with 1451 Alta Lake Road.

CARRIED

Transportation
Management
Advisory
Committee

Moved by Councillor
Seconded by Councillor

That Council receive the Workshop Meeting Minutes of the Transportation Management Advisory Committee of April 3, 2018.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

**Zoning
Amendment Bylaw
(Prism Lands) No.
2172, 2018**

Moved by Councillor
Seconded by Councillor

That "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018" be given first and second readings as amended to include in Section (7) of Schedule 1 – "and the maximum permitted gross floor area for all auxiliary buildings on each parcel is 35 square metres not including the maximum permitted gross floor area of any auxiliary residential dwelling unit";

CARRIED

BYLAWS FOR THIRD READING

No action was taken on this Agenda item.

~~Zoning
Amendment
Bylaw (CT11 Zone)
No. 2187, 2018~~

BYLAWS FOR ADOPTION

~~Delegation of
Signing Authority
Bylaw
No. 2181, 2018~~

~~Moved by Councillor
Seconded by Councillor~~

~~**That** "Delegation of Signing Authority Bylaw No. 2181, 2018" be adopted.~~

~~CARRIED~~

~~Tax Rates Bylaw
No. 2182, 2018~~

~~Moved by Councillor
Seconded by Councillor~~

~~**That** "Tax Rates Bylaw No. 2182, 2018" be adopted.~~

~~CARRIED~~

~~Sewer User Fee
Amendment Bylaw
No. 2183, 2018~~

~~Moved by Councillor
Seconded by Councillor~~

~~**That** "Sewer User Fee Amendment Bylaw No. 2183, 2018" be adopted.~~

~~CARRIED~~

~~Sewer Tax
Bylaw No.
2184, 2018~~

~~Moved by Councillor
Seconded by Councillor~~

~~**That** "Sewer Tax Bylaw No. 2184, 2018" be adopted.~~

~~CARRIED~~

~~Solid Waste
/Recycling Rates
Amendment
Bylaw
No. 2185, 2018~~

~~Moved by Councillor
Seconded by Councillor~~

~~**That** "Solid Waste/Recycling Rates Amendment Bylaw No. 2185, 2018" be adopted.~~

~~CARRIED~~

Good day,

I would like to share my concerns about of the ZONING AMENDMENT BYLAW (Prism Lands) No. 2172, 2018.

First I would like to mention that I wish the NOTICE OF PUBLIC HEARING we received at Tamarisk included a LAYMAN version, and had more explanations of the codes used: the PURPOSE paragraph is unclear and ambiguous. I believe that many of the owners or residents disregarded the notice because of its complexity, AND LACK OF NOTICE TIME they are given to take proper action.

Questions that came to my mind:

- how many singular family homes?
- how many multi familial private buildings if any? AND how many apartments per building?
- how many employee housing buildings? AND how many apartments per building?
- what would be their approximate square footage of each apartment building?
- would any aesthetical requirements be put in place to keep a certain homogeneity of the town?
- where exactly all of those houses, buildings and parking areas would be on the map layout provided?
- would the MAXIMUM of mature trees be SAVED (NOT CUT DOWN)?
- would the development affect any bike and snow shoe trails, and if so what is the plan to replace them?
- how does the RMOW plan to use the 98 acres as said would be dedicated for park use
- how long the construction project would last and from what is the starting and finishing expected dates?

Concerns I have:

1. noise increase from construction, traffic, more residents, partyers, tourists
2. construction disturbance e.g. truck traffic, dirty roads, all construction noise, construction debris laying around or at sight from the road, construction dust, tree cutting, and loss of forest, construction workers parking on the road
3. traffic (noisier from home with more vehicles travelling, slower back road to avoid and decrease usual HWY traffic, even harder to turn onto HWY or onto Alta Lake road, busier in general e.g. tourists and locals parking along the road to access new park area (like at rainbow park))
4. reduction of neighbourhood peacefulness e.g. disturbance at night with parties and partyers, drunk people (mostly seasonal and younger employees)
5. higher potential of crimes (vandalism, theft, possible physical aggressions)
6. littering and pollution of the green areas
7. more pedestrians in the middle of the road at night (wearing dark clothing) - it's dangerous!
8. loss of close trails access (hiking, mountain biking, snowshoeing)
9. more people sneaking in on our land to park and access the lake illegally
10. it will be more difficult to keep our piece of land private and free of strangers by the creek and railway

11. the public park will attract a tourists jam like at Alpha Lake, Rainbow, Lost Lake and Way Side parks during the dryer seasons
12. potential of increase of property taxes...?

I hope these points will be ALL considered on my behalf and all others that are owners or live permanently in the area.

THANK YOU for your attention,
Best regards,

Majorie Lauzon
Owner at Tamarisk
and
On and off permanent resident of Whistler since early 1999

Re: zoning amendments bylaws (Prism Lands) No. 2172, 2018, Subject Lands, 1501 Alta Lake Road

I have owned a condo at Tamarisk since 1991. A large part of the appeal here has been the peaceful, quiet nature of the property, surrounded by nature. There have been several attempts to rezone, and increase the number of buildings in the area, and all have been opposed by the owners at Tamarisk, as well as city council in Whistler. I am opposed to this current rezoning application. In addition to increasing new buildings, and decreasing the amount of natural land, the implementation of this proposal would result in a great deal of noise and disruption by way of increase of population during the lengthy construction period.

Prior to the Olympics, many owners at Tamarisk suggested building additional units on our property, to provide extra housing for visitors. This suggestion was instantly rejected by city council. Yet this current proposal is being considered, with very little time and opportunity for the neighbourhood (Tamarisk and other existing housing) to give thought to it. I request at the very least extended time for the neighbourhood to learn more about this proposal, rather than be forced into a hasty decision.

Sincerely,
Mariam Green