



WHISTLER

MINUTES

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

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

PRESENT:

Mayor: N. Wilhelm-Morden
Councillors: S. Anderson, J. Ford, J. Grills, C. Jewett and
S. Maxwell

Chief Administrative Officer, M. Furey
Acting General Manager of Infrastructure Services, G. Woodward
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Municipal Clerk, B. Browning
Manager of Communications, M. Comeau
Fire Chief, G. Playfair
Senior Planner, M. Laidlaw
Planner, R. Brennan
Planning Analyst, R. Licko
Planning Analyst, T. Napier
Bylaw Supervisor, L. DeBou
Acting Council Coordinator, W. Faris

ABSENT: Councillor J. Crompton

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.

As stated in the Notice of Public Hearing, the purpose of "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

MINUTES

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

May 22, 2018

Page 2

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.

Presentation by municipal staff Senior Planner Melissa Laidlaw gave a presentation regarding the proposed Bylaw.

Submissions from the Public Mayor N. Wilhelm-Morden called twice for submissions from the public.

Crosland Doak
3121 Alta Vista
Road Mr. Doak stated that he is the principal consultant for this application. He stated that this project is important for the municipality's legacy and for his client. Mr. Doak discussed the history of the project including addressing a current trespassing issue regarding sewer lines of the RMOW with no legal tender, and the presence of a Fortis BC gas line. Mr. Doak also noted that there is abuse of the land via informal trails. Mr. Doak said it made sense to clean up those issues and stated that he was tasked to create a land use plan to create a win-win for everyone. He stated that there are 9 acres left after taking away the riparian, and other land. Mr. Doak stated that he enjoyed working with the RMOW staff for ideas and solutions. Mr. Doak stated that 92 per cent of all the lands will become public, and the other 8 per cent will be private. Mr. Doak stated that this development establishes park lands, sensitive lands, and will help resolve those issues as noted. Mr. Doak stated that there is a plan to have a shared driveway with the five development lots. He stated that this is an amazing opportunity for the RMOW to get lands in exchange for a humble amount of development.

Danny Cox
5142 Raven Lane Mr. Cox stated that he is fully in support of this modification as it is a win-win. He stated it provides employee housing that is badly needed. He stated that there is a need to have sidewalks for kids in employee housing as they usually get off of transit at the highway, are hard to see at night and they are forced to walk on the road. Mr. Cox stated that he was hoping to see something done about this issue.

Submissions from the Public Mayor N. Wilhelm-Morden called three more times for submissions by the public.

Correspondence The Municipal Clerk Brooke Browning indicated that two pieces of correspondence have been received regarding the proposed Bylaw.

MOTION TO CLOSE THE PUBLIC HEARING

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

That the Public Hearing for "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018" be closed at 6:15 p.m.

CARRIED

MINUTES

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

May 22, 2018

Page 3

Mayor, N. Wilhelm-Morden

Municipal Clerk, B. Browning