



# WHISTLER

## MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL  
TUESDAY, JANUARY 10, 2017 STARTING AT 6:01 P.M.**

**In the Franz Wilhelmssen Theatre at Maury Young Arts Centre – Formerly  
Millennium Place  
4335 Blackcomb Way, Whistler, BC V0N 1B4**

### **PRESENT**

Mayor: N. Wilhelm-Morden

Councillors: S. Anderson, J. Crompton, J. Ford, J. Grills, A. Janyk,  
S. Maxwell

Chief Administrative Officer, M. Furey  
General Manager of Infrastructure Services, J. Hallisey  
General Manager of Corporate and Community Services, N. McPhail  
Acting General Manager of Resort Experience, M. Kirkegaard  
Director of Finance, K. Roggeman  
Municipal Clerk, L. Schimek  
Recording Secretary, M. Kish

This Public Hearing is convened pursuant to *Section 464 of the Local Government Act R.S.B.C. 2015, c.1* to allow the public to make representations to Council respecting matters contained in “Zoning Amendment Bylaw (In-Ground Basements GFA Exclusion) No. 2132, 2016” (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, in general terms, the purpose of the proposed Bylaw is to modify the existing regulations pertaining to gross floor area exclusions for basement areas for detached and duplex dwelling and to address issues related to building massing and associated neighbourhood impacts

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Submissions Mayor Wilhelm-Morden called three times for submissions by the public.

*Patrick Wilson, Whistler Resort Management, Strata Manager for Kadenwood LMS4695*

- Mr. Wilson informed that he is representing the owners of Kadenwood.
- Mr. Wilson shared concerns and opposition to the wording of the proposed bylaw, informing that it will put some hindrances on the developments that are proposed for Kadenwood and some future plans.
- Mr. Wilson continued that owners who have just purchased property lots are in the planning stages of their homes with builders and architects. The new proposed bylaw means they will have to go back to the architects and builders and potentially have to revisit their plans to make sure that they comply with the proposed bylaw.
- Mr. Wilson informed that he and the Kadenwood Council understands that the intent of the bylaw is to prevent “skyscrapers” being built next to a quintessential Whistler ski chalet but informed that Kadenwood is a neighbourhood that is built on sloped lands so to not be able to obtain that 125 percent exemption would mean that they are restricting some of the buildable areas.
- Mr. Wilson voiced concern that these owners who wanted to build their dream home will now be restricted.

Correspondence Laurie-Anne Schimek, Municipal Clerk, indicated that three pieces of correspondence in opposition were received regarding the proposed Bylaw.

## ADJOURNMENT

Hearing no further comments, the Public Hearing adjourned at 6:05 p.m.

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Mayor, N. Wilhelm-Morden

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Municipal Clerk, L. Schimek