



WHISTLER

AGENDA

PUBLIC HEARING OF MUNICIPAL COUNCIL TUESDAY, NOVEMBER 1, 2016 STARTING AT 6:00 P.M.

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

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 (1310 & 1350 Cloudburst Drive) No. 2128, 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,

Zoning Amendment
Bylaw (1310 & 1350
Cloudburst Drive) No.
2128, 2016

PURPOSE OF Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016

In general terms, the purpose of the proposed Bylaw is to modify the existing RM65 Zone and RS12 Zone to reallocate gross floor area between the two parcels in order to optimize development potential of the land. The maximum permitted gross floor area in the RM65 zone will be reduced by 1600 m² to 4400 m², and the maximum permitted gross floor area in the RS12 zone will be increased by 1600 m² to 3875 m².

Submissions

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

ADJOURNMENT

PUBLIC HEARING DOCUMENT INDEX

RZ1126 – Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) Bylaw No. 2128, 2016		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing
Proposed Bylaw		RZ1126 - Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive)
Title Search		
Administrative Report 16-110	October 4, 2016	Administrative Report to Council requesting consideration of first and second reading and permission to schedule a Public Hearing
Presentation	October 4, 2016	Presentation slides for report to Council
Council Minutes	October 4, 2016	Regular Council Minutes: Report No.16-110 (DRAFT)
Correspondence		No correspondences as of Thursday XX, 2016.



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, NOVEMBER 1, 2016 – 6:00 P.M.

MAURY YOUNG ARTS CENTRE (formerly MILLENNIUM PLACE)
Franz Wilhelmsen Theatre, 4335 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (1310 & 1350 Cloudburst Drive) No. 2128, 2016

SUBJECT LANDS: 1310 & 1350 Cloudburst Drive

More specifically these lands are described as: Lots 1 & 2, District Lot 8073 Group 1 New Westminster District Plan EPP277, as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to modify the existing RM65 Zone and RS12 Zone to reallocate gross floor area between the two parcels in order to optimize development potential of the land. The maximum permitted gross floor area in the RM65 zone will be reduced by 1600 m² to 4400 m², and the maximum permitted gross floor area in the RS12 zone will be increased by 1600 m² to 3875 m².

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).

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.

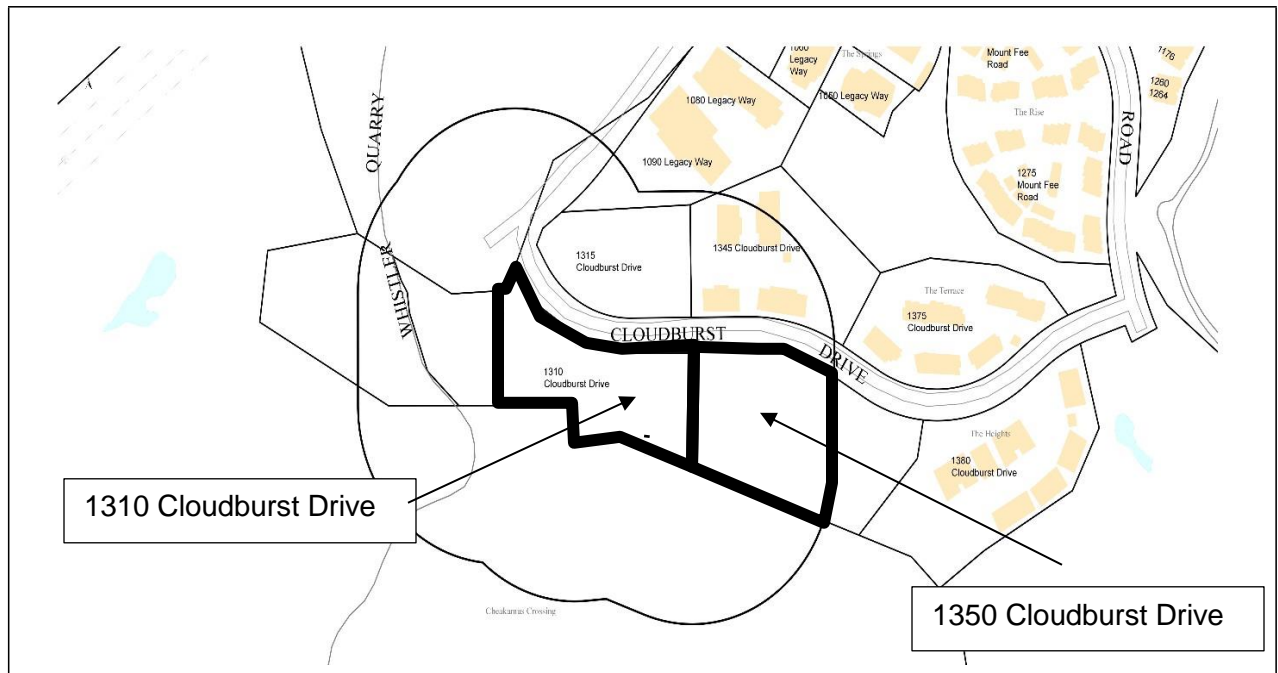
Written comments must be addressed to "Mayor and Council", and may be submitted prior to the public hearing (by 4:30 p.m. on November 1, 2016):

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.

At the conclusion of this Public Hearing, no further information on this topic can be considered by Council.

ZONING AMENDMENT BYLAW (1310 & 1350 Cloudburst Drive) No. 2128, 2016
SUBJECT LANDS – 1310 & 1350 Cloudburst Drive, Whistler, BC



**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (1310 and 1350 CLOUDBURST DRIVE) NO. 2128, 2016**

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

WHEREAS Council may, in a zoning bylaw pursuant to Sections 903 and 906 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 (1310 & 1350 Cloudburst Drive) No. 2128, 2016".
2. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is hereby amended as follows:
 - (a) Part 13 is amended by replacing the text in Section 66(3) with the following:

‘The maximum permitted gross floor area of all buildings on Parcel 1 shown on the Key Plan provided for this Zone is 2400 square metres and on Parcel 2 shown on the Key Plan is 2000 square metres.’
 - (b) Part 12 is amended by replacing the text in Section 51(3) with the following:

‘The maximum gross floor area for all buildings in the RS12 Zone is 3875 square metres.’
3. If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST READING this 4th day of October, 2016.

GIVEN SECOND READING this 4th day of October, 2016.

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

GIVEN THIRD READING this __ day of _____, _____.

ADOPTED by the Council this __ day of _____, _____.

Nancy Wilhelm-Morden,
Mayor

Laurie Anne Schimek,
Municipal Clerk

I HEREBY CERTIFY that this is a true
copy of Zoning Amendment Bylaw (1310
& 1350 Cloudburst Drive) No. 2128,
2016.

Laurie Anne Schimek, Municipal Clerk



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: October 4, 2016
FROM: Resort Experience
SUBJECT: RZ 1126 – 1310 & 1350 CLOUDBURST DRIVE - GROSS FLOOR AREA ADJUSTMENTS

REPORT: 16-110
FILE: RZ1126

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 (1310 & 1350 Cloudburst Drive) No. 2128, 2016';

That Council authorize staff to schedule a public hearing for 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', and to advertise for same in the local newspaper;

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience;

1. Registration of a Section 219 covenant on Lot 2 in favour of the Resort Municipality of Whistler to:
 - a. Establish a supported design for the proposed development that is consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines Council Policy G-22 and existing development in the neighbourhood;
 - b. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
2. Modification of Section 219 Rock Fall/Tree Preservation Covenant No. CA817861 to address rock fall hazard mitigation measures; and further,

That Council authorize the Mayor and Municipal Clerk to execute any necessary legal documents for this application.

REFERENCES

Owner: Resort Municipality of Whistler

Location: 1310 and 1350 Cloudburst Drive

Legal Description: PLAN EPP1759 LOT 1 DISTRICT LOT 8073 NEW WESTMINSTER DISTRICT GROUP 1
PLAN EPP277 LOT 2 DISTRICT LOT 8073 NEW WESTMINSTER DISTRICT GROUP 1.

Current Zoning: RS12 Zone (1310 Cloudburst Drive) and RM65 (1350 Cloudburst Drive)

Appendices: A Location and Site Map
B Site and Architectural Plans (L-0.1- A4.3) Prepared by Murdoch and Company Architecture and Planning, dated July 14, 2016

PURPOSE OF REPORT

This report describes the proposed rezoning of lands currently held by the Whistler 2020 Development Corporation (WDC) located at 1310 & 1350 Cloudburst Drive, which are zoned RS12 and RS65 respectively. The rezoning would adjust the gross floor area (GFA) allocated between these sites under their current zoning to optimize their remaining development potential for employee and market housing. This report also seeks Council's consideration of first and second readings for Zoning Amendment Bylaw (1310 and 1350 Cloudburst Drive) No. 2128, 2016.

DISCUSSION

Background

The lands at 1310 and 1350 Cloudburst Drive in the Cheakamus Crossing neighbourhood are held by WDC for employee housing development and market resale consistent with its mandate. The lands at 1310 Cloudburst Drive (referred to as Lots 1a and 1b) are committed to employee housing development, and 1350 Cloudburst Drive (referred to as Lot 2) is committed to market housing development.

In 2015, a rezoning was conducted to modify the RM65 zone for 1310 Cloudburst to accommodate a Whistler Housing Authority (WHA) development on a portion of the property referred to as Lot 1a (see Administrative Report to Council No. 15-106 for details). The RM65 zone regulations were modified, allocating 3870 m² of GFA to Lot 1a, and 2130 m² GFA to Lot 1b remainder, for a combined total of 6000 m². The development of Lot 1a is currently underway with a 2379 m² rental apartment building. Lot 1b is to be preserved for future employee housing. A recent study of the development potential of Lot 1b carried out by Murdoch & Company Architecture and Planning determined that a 1,931 m² apartment building could feasibly be built on the site. Lot 1b has several development constraints (tree preservation areas, geotechnical hazard, and a narrow rectangular shape) that limit the scale of development on this parcel.

Table 1 – Development Potential of Lots 1a and Lot 1b

	Permitted Density (RM65)	Development Potential	Unused GFA Remaining
Lot 1a	3870 m ²	2379 m ²	1491 m ²
Lot 1b	2130 m ²	1,931 m ²	199 m ²
Total	6000 m ²	4310 m ²	1690 m ²

Rezoning Proposal

To maximize the efficiency and utilization of existing permitted densities on Lot 1 and Lot 2, Bylaw No. 2128 proposes that 1,600 m² of gross floor area (GFA) be transferred to the maximum permitted density of Lot 2 in the RS12 Zone, and that the GFA allocated to Lots 1a and 1b in the RM65 Zone be reduced by 1600 m². This reallocation of GFA accounts for the WHA building currently under

construction (2,379 m²) on Lot 1a, and allows for optimal development of Lot 1b in the form of a three storey apartment building.

Table 2 – Bylaw No. 2128 Proposed Density Reallocation

	Permitted Density	Development Proposed	GFA Remaining	Bylaw 2128 Proposal
Lot 1a (RM 65 Zone)	3870 m ²	2379 m ²	1491 m ²	2400 m ²
Lot 1b (RM 65 Zone)	2130 m ²	1,931 m ²	199 m ²	2000 m ²
Total	6000 m ²	4310 m ²	1690 m ²	4400 m ² (removes 1600 m ²)
Lot 2 (RS12 Zone)	2275 m ²	3814 m ²	-1539 m ²	3875 m ² (adds 1600 m ²)

Proposed Design for Lot 2

Preliminary plans have been submitted for Lot 2 (see Appendix B). The plans feature three 4-unit townhouse clusters, as well as six duplexes, for a total of 24 units. The site and landscape plans show topography, massing of the buildings, vehicle circulation, building sections, and floor layouts. Detailed designs for the buildings are still to be developed, but will be available prior to the Public Hearing. Staff recommend that adoption of the bylaw be conditional on satisfactory design details being accepted by the RMOW, which are consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines and existing neighbourhood development.

Advisory Design Panel Review

The development plans for Lot 2 are to be reviewed by the Advisory Design Panel (ADP) on October 19, 2016. The staff recommendation to Council is that the design for the development is to be resolved with input from the ADP, and established within a covenant, as a condition of adoption of the rezoning.

OTHER POLICY CONSIDERATIONS

Official Community Plan (OCP)

Whistler's OCP outlines specific items for review with respect to rezoning applications. The proposed zoning bylaw amendment is consistent with the OCP criteria for consideration of a rezoning amendment. A brief summary follows:

Table 3: OCP Criteria for Evaluating Proposals for Zoning Amendments

OCP Criteria	Comments
Impact on bed unit capacity calculations	No increase in bed unit capacity.
Capable of being served by Municipal water, sewer, and fire protection services	Yes
Accessible via the local road system.	Yes

Environmental Impact Assessment and Initial Environmental Review	The development will comply with the environmental, hazard, and tree protection covenant requirements registered through the existing covenants on title.
Traffic volumes and patterns on Highway 99 and the local road system	No significant change in volumes or patterns are anticipated.
Overall patterns of development of the community and resort	Consistent with OCP Policies 4.2.2, 4.2.3 and 4.2.4 the development will provide a variety of housing types to meet the needs of permanent, semi-permanent, and seasonal residents in the Municipality.
Municipal Finance	The GFA transfer will contribute the financial security of the WHA and WDC.
Views and Scenery	Building mass will be located on the parcels to minimize the effect on views and scenery. This will be reviewed with the submission of detailed design plans.
Existing Community and Recreation Facilities	The parcels are located in close proximity to trails and recreation facilities in Cheakamus Crossing.
Employee Housing charges	Development of these lands provide for employee housing.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	High standards of design and landscaping will be established through the rezoning process consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines.
Impact on a designated municipal trail system, recreation area, or open space	Recreational "loop trail" shown in Cheakamus Crossing design guidelines across the lands no longer required as other trails have been developed in the neighbourhood.
Resident housing proposals criteria	n/a

Legal Considerations

The parcel is subject to several covenants registered on title concerning environmental monitoring requirements, landfill gas mitigation measures, geotechnical hazard restrictions, and tree protection areas. Any development on the lands will need to address each of these items.

A preliminary report on geotechnical hazard mitigation has been received. The report from EXP Engineering dated August 26, 2016 confirms that the construction of berms and/or walls to create a barrier between the bluffs and the development can feasibly mitigate the geotechnical hazard. The geotechnical covenant on title, which restricts development within an identified rock fall hazard area, will need to be amended to incorporate the recommended mitigation measures.

WHISTLER 2020 ANALYSIS

Whistler 2020 Strategy:	TOWARD Descriptions of success that the resolution moves us toward:	Comments:
Resident Housing	<p>3. The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations.</p> <p>4. Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community).</p> <p>5. Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.</p>	The proposed developments support Whistler's resident housing goals.
Built Environment	<p>8. Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.</p> <p>9. Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.</p>	The proposed developments are located in the Cheakamus Crossing neighbourhood.
Economic	<p>8. A skilled workforce supports the local economy, and the local economy supports the skilled workforce.</p> <p>9. Physical and social infrastructure attract and support work and investment.</p>	The proposed developments provide for more employees to live within Whistler's municipal boundaries.
Resident Affordability	<p>1. Income and innovative benefits help make it affordable to live and play in Whistler.</p>	The GFA reallocation will contribute to the financial sustainability of the WHA and the WDC.

OTHER POLICY CONSIDERATIONS

Cheakamus Area Legacy Neighbourhood Design Guidelines (Policy G-22)

This preliminary application addresses the Design Guidelines with respect to building mass and access to Lot 2. Detailed design drawings will be prepared and reviewed prior to adoption of zoning to ensure the proposal meets guidelines for design and green building objectives. It is recommended a design covenant, with a supported design, be required as a condition of zoning.

Green Building Policy

Whistler's Green Building Policy provides direction for commitments with respect to green building features for any proposed building. It is recommended a covenant be required to ensure Lot 2 will be developed in accordance with Whistler's Green Building Policy objectives.

BUDGET CONSIDERATIONS

All costs associated with staff time for the rezoning application, public hearing, notices, and legal fees will be paid by the applicant (the WDC). The Municipal Works and Services Bylaws for water, sewer, transportation and recreational works and services, will apply to the development. Building permit fees will apply at the time of building permit.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted at the subject property to allow for public inquiries about the application. A Public Hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

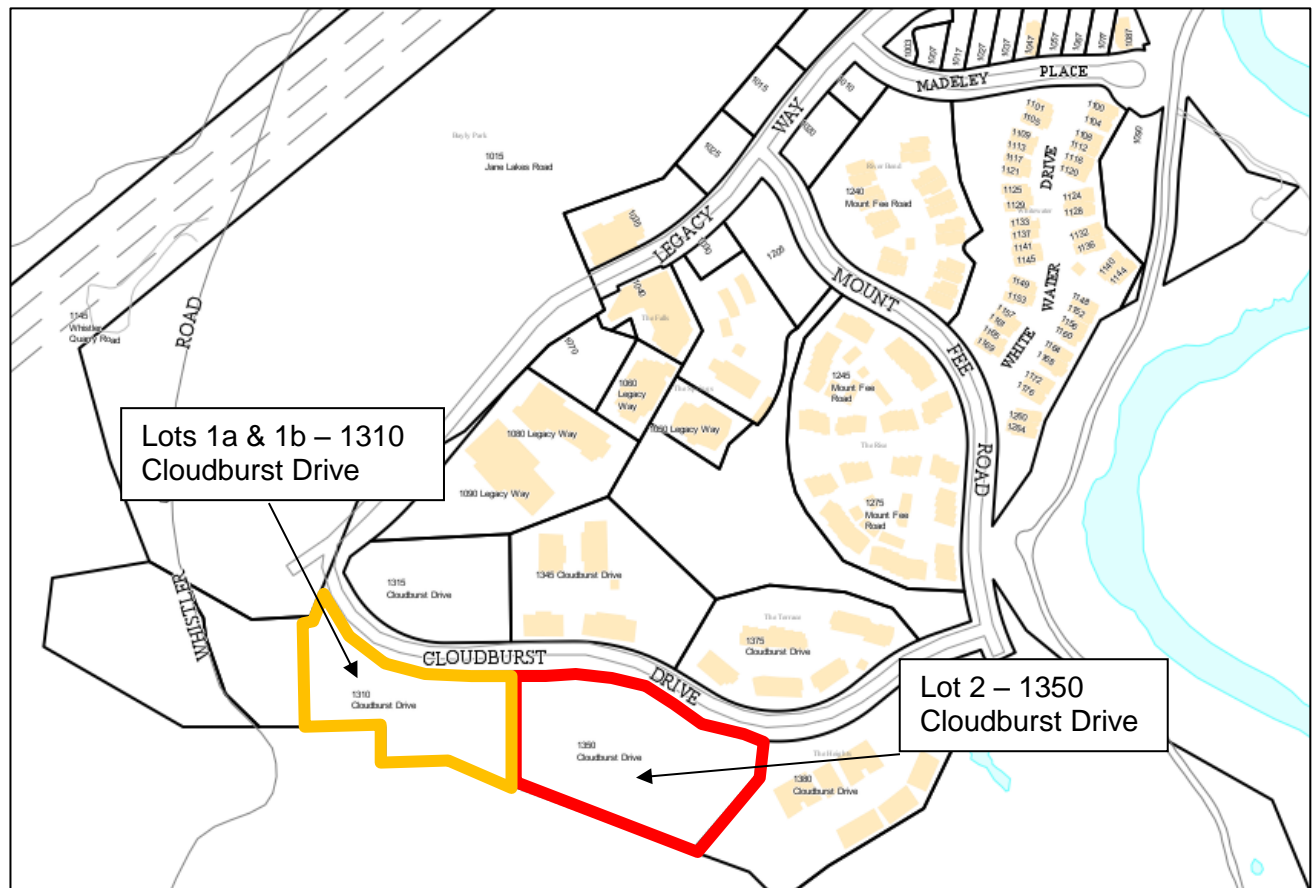
SUMMARY

This report describes the proposed rezoning of lands located at 1310 & 1350 Cloudburst Drive held by the WDC. The rezoning would modify the RS12 and RM65 zones to reallocate the maximum allowable GFA between the two properties to optimize their development potential. This report also seeks Council's consideration of first and second readings for Zoning Amendment Bylaw (1310 and 1350 Cloudburst Drive) No. 2128, 2016.

Respectfully submitted,

Amica Antonelli
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A



Project Directory

Client:
Westport Construction Ltd.
4025 McConnell Drive
Burnaby, BC

(T)
(e)
Contact: Rob Velonosi

Architect:
Murdoch + Co.
PO Box 1394, #106- 4319 Main Street
Whistler, BC V0N 1B0

(T) (604) 905-6992
(e) murdoch@telus.net
Contact: Brent Murdoch

Landscape Architect:
Murdoch + Co.
PO Box 1394, #106- 4319 Main Street
Whistler, BC V0N 1B0

(T) (604) 905-6992
(e) murdoch@telus.net
Contact: Brent Murdoch

Civil Engineer

(T) (604)
(e)
Contact:

Land Surveyor
Doug Bush Survey Services Ltd
Unit 18, 1370 Alpha Lake Road
Whistler, BC V0N 1B1

(T) (604) 932-3314
(e) dougb@dbss.ca
Contact: Doug Bush

Drawing List

L-0.0 Cover Page & Key Plan

L-0.1 Zoning
L-1.0 Site Plan - Option 3A
Site Plan - Option 3B
Site Plan - Option 3C
L-1.1 Site Sections
L-1.2 Site Sections

L-1.3 Site Grading Plan

L-2.0 Overall Site Landscape Plan

L-3.0 Plant List

L-4.0 Fire Smart Priority Zones

Development Stats

Civic Address: 1350 CLOUDBURST DRIVE, WHISTLER, BC

Legal: LOT 2, D.L. 8073, GP.1, N.W.D., PLAN EPP277
P.I.D.: 027-557-529
Zoning: RS-12 (existing)

SITE AREA: 13 052.8 m2 / 140 499 s.f.

TOTAL GROSS FLOOR AREA: 2275 m2 (permitted)
Maximum GFA: Detached Dwelling, 325 m2 3498 s.f.
Duplex, 233 m2 per dwelling 2508 s.f.
Townhouse, 200 m2 per dwelling 2153 s.f.

FLOOR SPACE RATIO: 0.5 (permitted)

HEIGHT (permitted) Detached Dwelling, 8.0m 26.25 ft.
Duplex, 8.5m 27.9 ft.
Townhouse, 10.7m 35.1 ft.

PROPOSED BUILDING HEIGHT: Townhouse / Duplex, 10.7m 35.1 ft.

SETBACKS: 10.0m / 32.8 ft. (from Cloudburst Drive)
5.5m / 18 ft. (from Internal Strata Roads)
3.0m / 9.8 ft. (Side Parcel Line)
7.5m / 24.6 ft. (from 1310/1380 Cloudburst Drive)

GROSS FLOOR AREA:

Unit A		
Lower (excl. from GFA calculation)	437.0 sq.ft.	40.6 m2 (approx)
Main	629.0 sq.ft.	58.4 m2 (approx)
Upper	892.0 sq.ft.	82.8 m2 (approx)

Total G.F.A. 1521.0 sq.ft. 141.2 m2 (approx)

Unit B		
Lower (excl. from GFA calculation)	329.0 sq.ft.	30.5 m2 (approx)
Main	811.0 sq.ft.	75.3 m2 (approx)
Upper	821.0 sq.ft.	77.9 m2 (approx)

Total G.F.A. 1632.0 sq.ft. 153.2 m2 (approx)

Unit Count		
12 Unit A @ 1521.0 sf	18252 sq.ft.	1695.6 m2 (approx)
12 Unit B @ 1632.0 sf	19584 sq.ft.	1839.4 m2 (approx.)
Total G.F.A.	37836.0 sq.ft.	3515.0 m2 (approx),

Auxiliary GFA		
Garbage / Recycling / Bike Storage	3229 sq.ft.	300 m2

TOTAL GFA 41065 sq.ft. 3814 m2

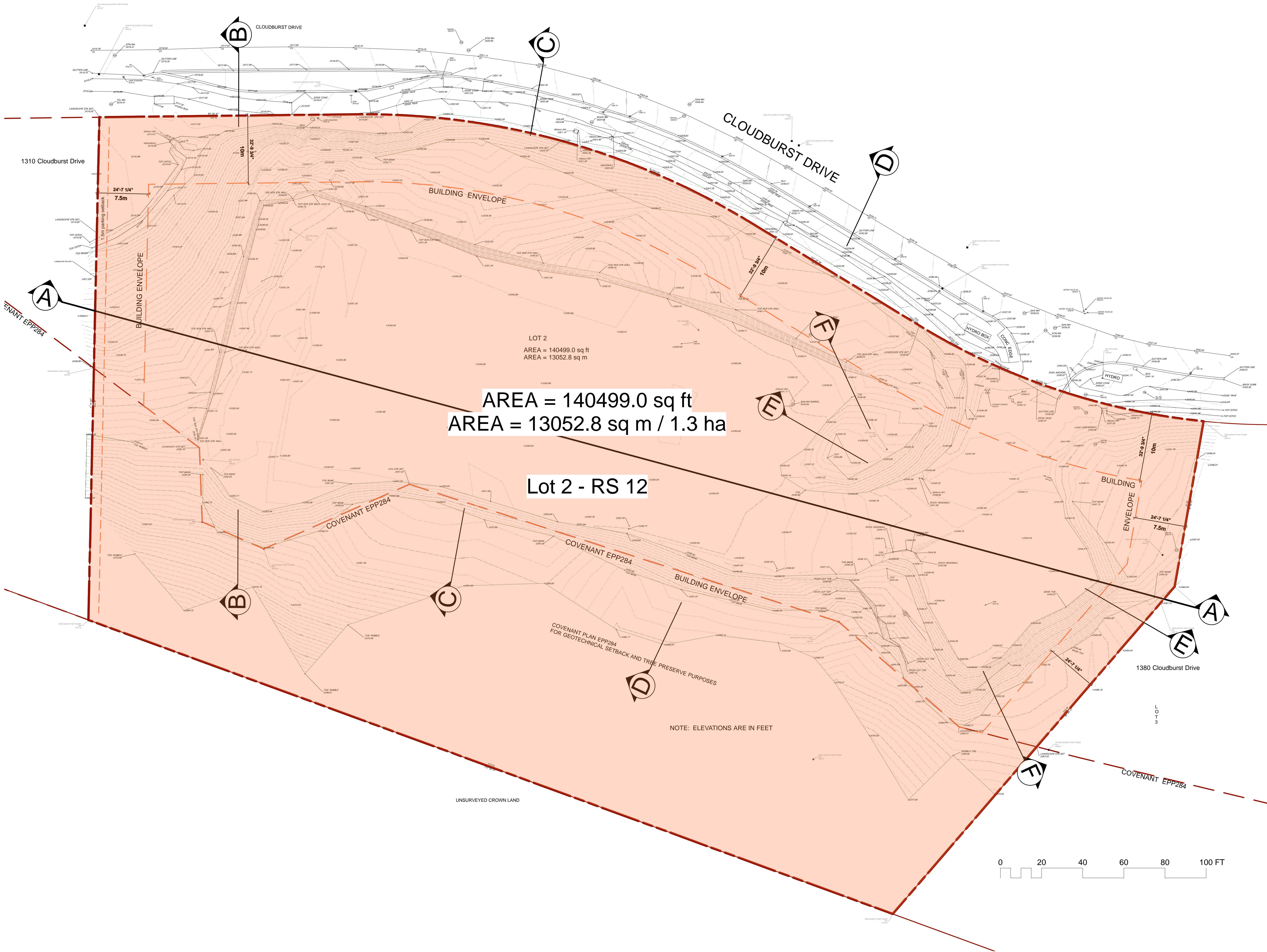
Parking Calculation:
Required: 24 x 2 = 48
1 space per unit 55m2 GFA or less
0.5 space per additional 40m2 to a mx. 2 spaces per unit.
Visitor pkg 48 x .1 = 4.8 (5.0) stalls Visitor Parking: 10% of required parking
Total parking required = 53 stalls

Design Under Part 9 2012 BC Building Code



Multi-family Residential Development

Lot 2, 1350 Cloudburst Drive, Cheakamus Crossing, Whistler BC
ISSUED FOR PRELIMINARY REVIEW JULY 14, 2016



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Issued For:	Date:
PRELIMINARY REVIEW	JULY 14/16

No:	Revision:	Date:
△		

NORTH

Title

ZONING

Project

Lot 2 Multifamily Development

1350 CLOUDBURST DRIVE, WHISTLER, BC

MURDOCH+COMPANY

Architecture + Planning Ltd.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail murdoch@telus.net

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L-0.1ZONING



option 3B:
24 units

REQUIRED PARKING:
1 space per unit 55m² GFA or less
0.5 space per additional 40m² to a mx. 2 spaces per unit.
Visitor Parking: 10% of required parking

NOTE: ELEVATIONS ARE IN FEET

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No:	Revision:	Date:
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NORTH

SITE PLAN - OPTION 3B

LOT 2 Multifamily Development

1350 CLOUDBURST DRIVE, WHISTLER, BC

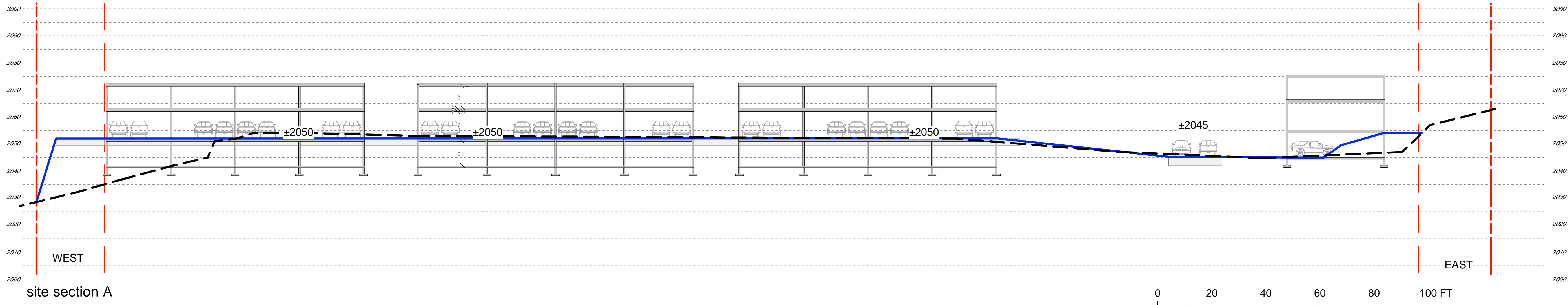
MURDOCH+COMPANY

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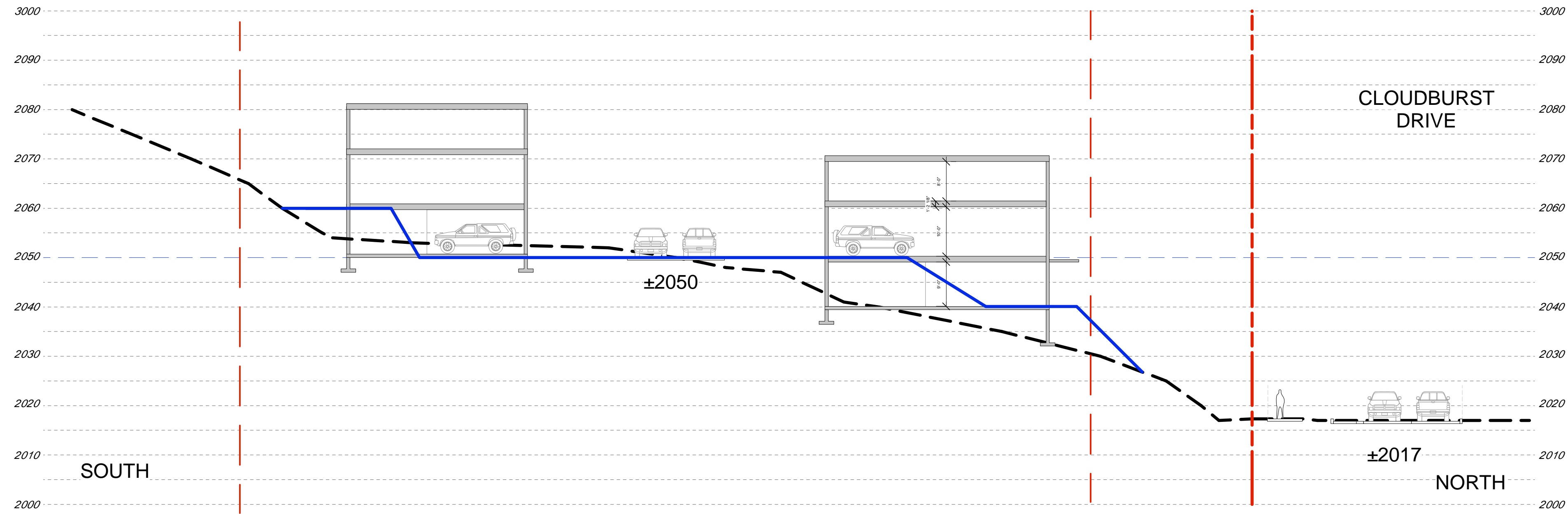
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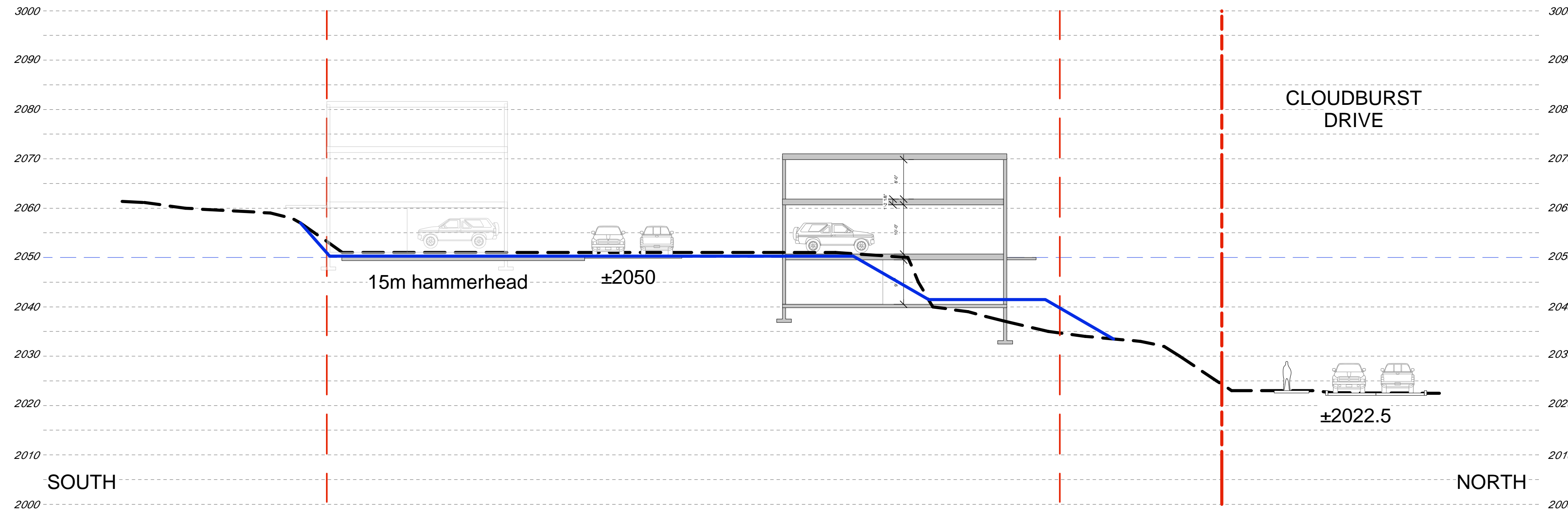
SITE PLAN - OPTION 3B



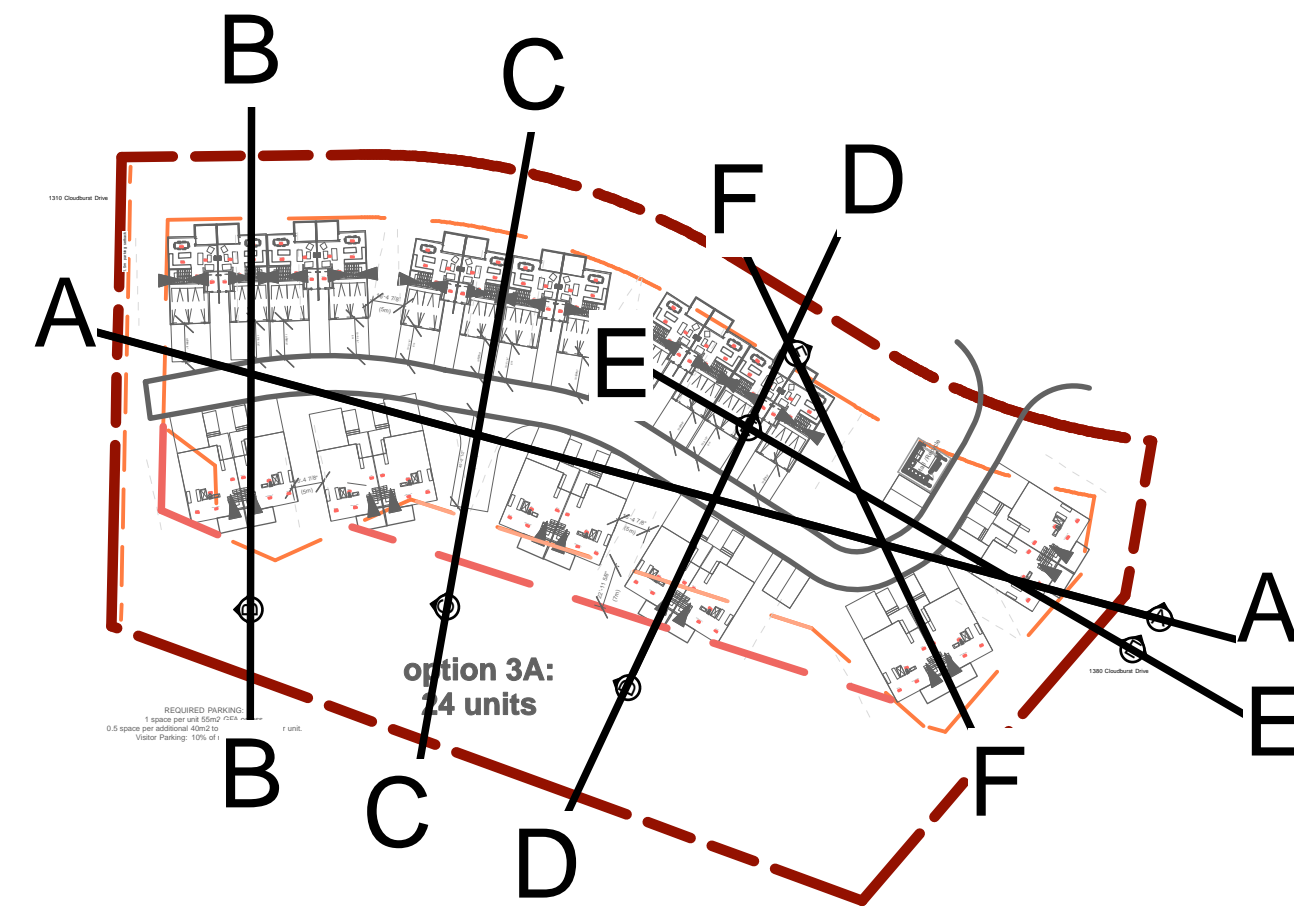
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site section B



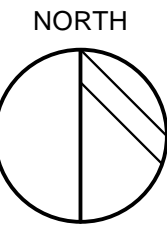
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No: Revision: Date:
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SITE SECTIONS

Title
Project

LOT 2 Multifamily Development

1350 CLOUDBURST DRIVE, WHISTLER, BC

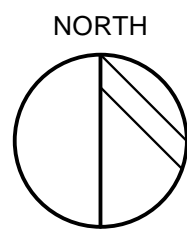
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Ph. 905-6992 Fax 905-6993
e-mail murdoch@telus.net

Sealed By:

Drawn By: Scale:
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Project No: Sheet No:
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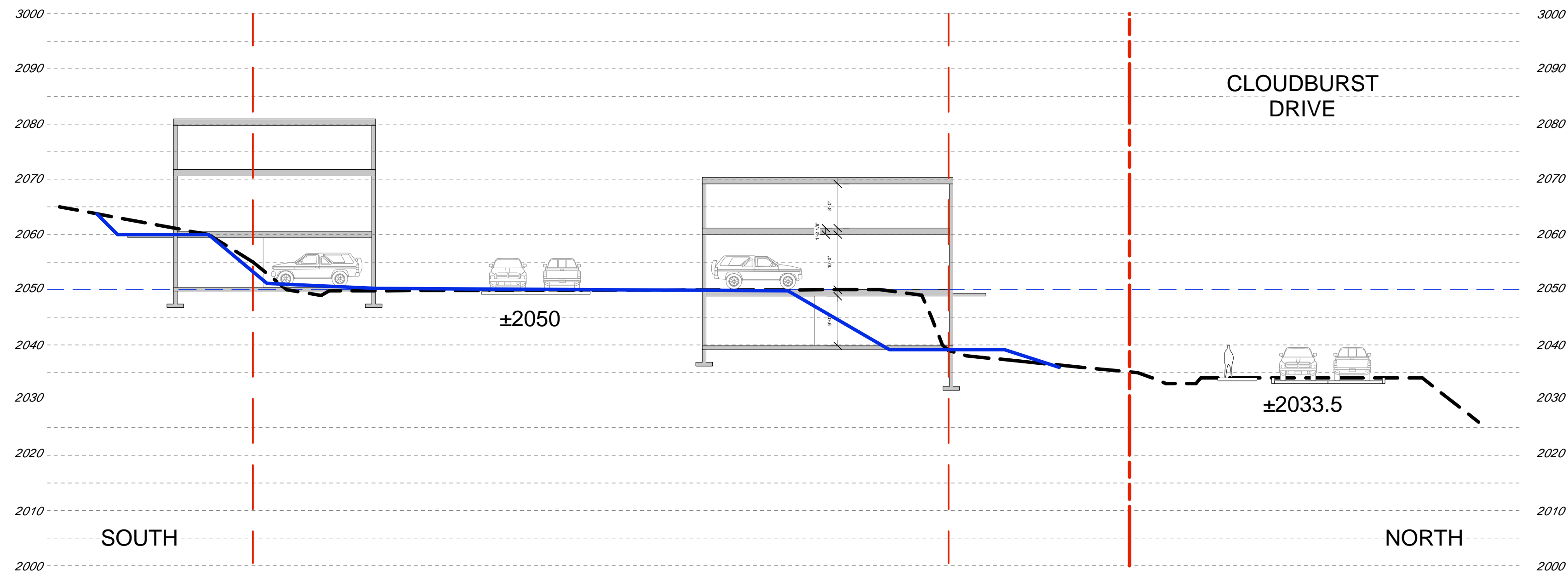
Title
SITE SECTIONS

Project
LOT 2 Multifamily Development
1350 CLOUDBURST DRIVE, WHISTLER, BC

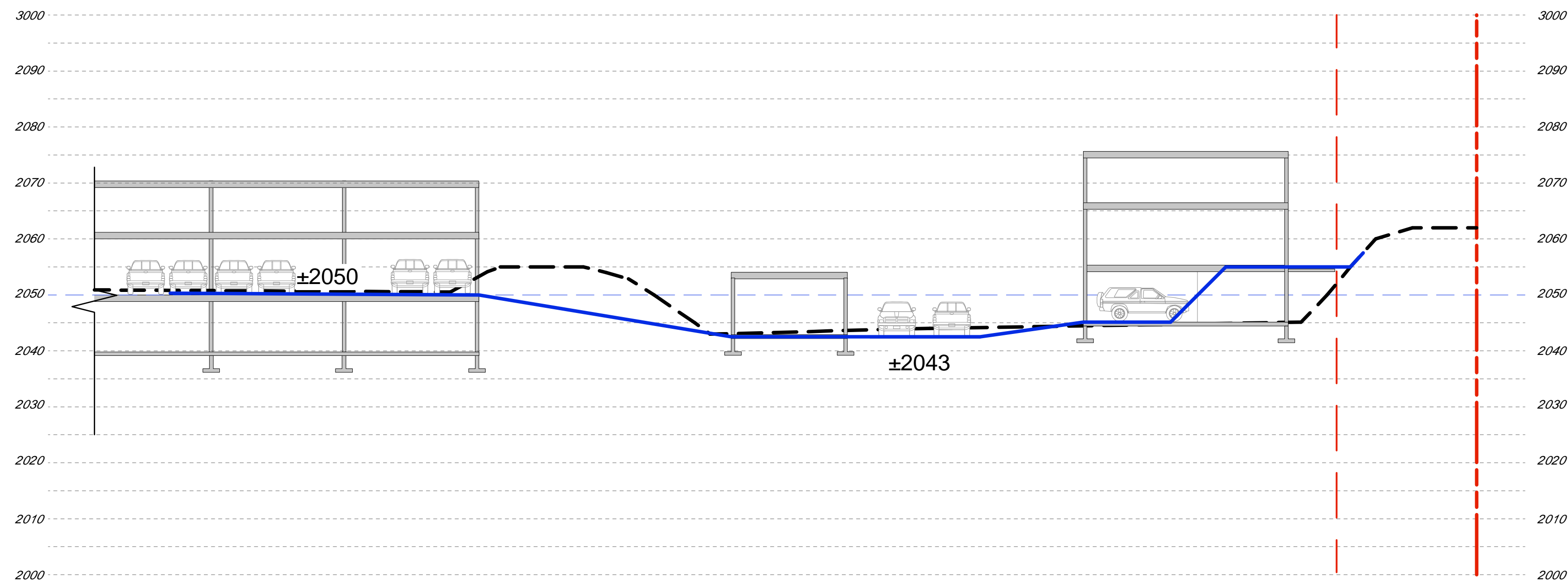
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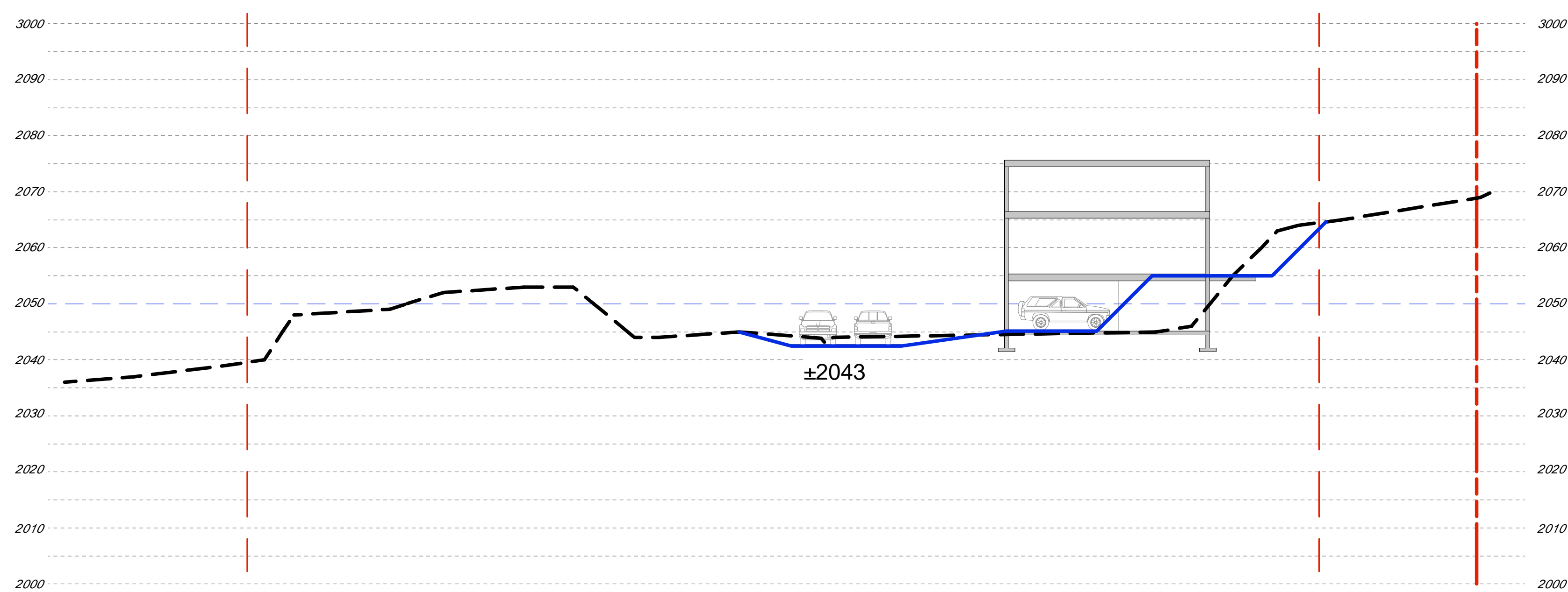
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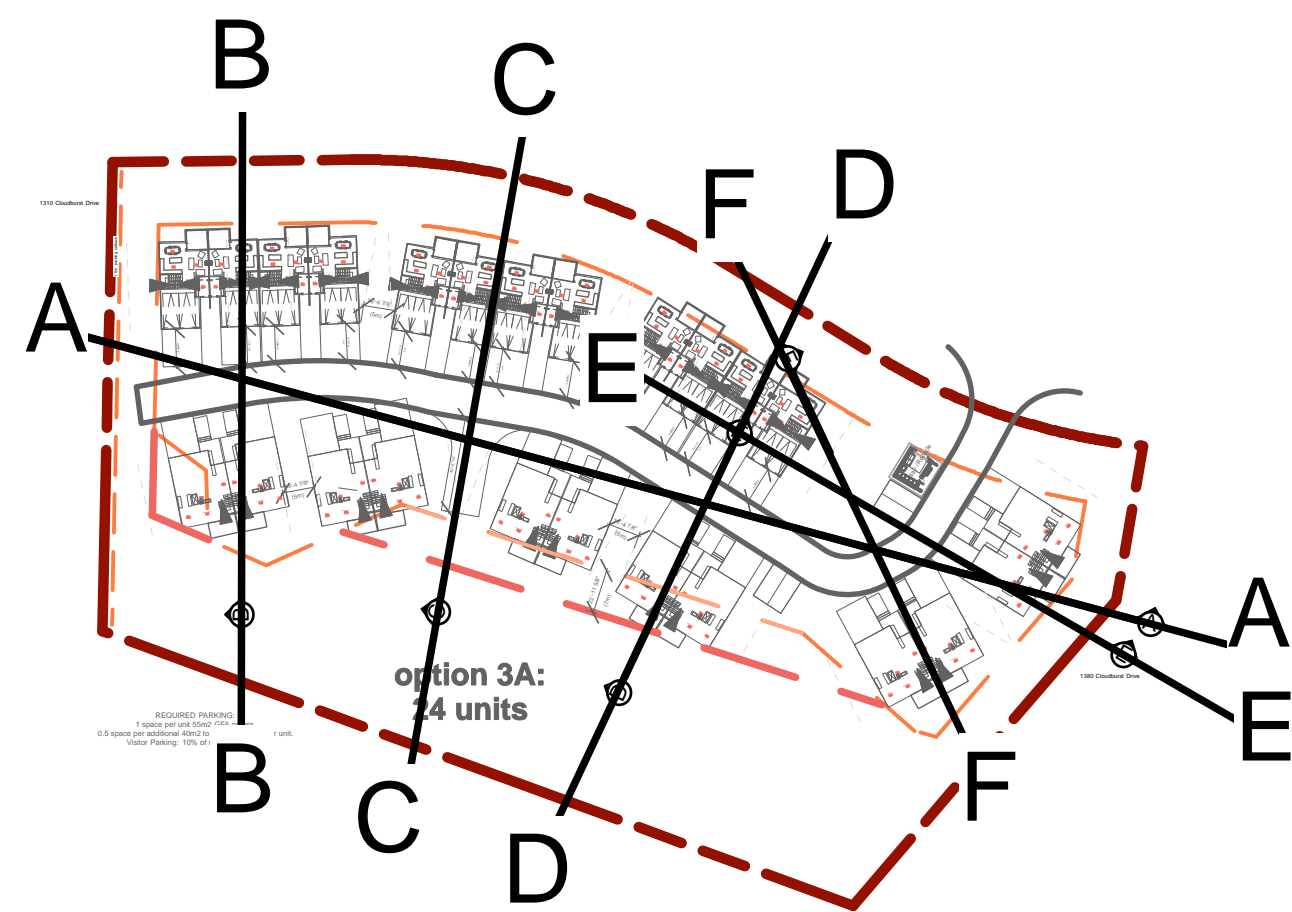
site section D



site section E



site section F





north-east corner of the site from cloudburst drive



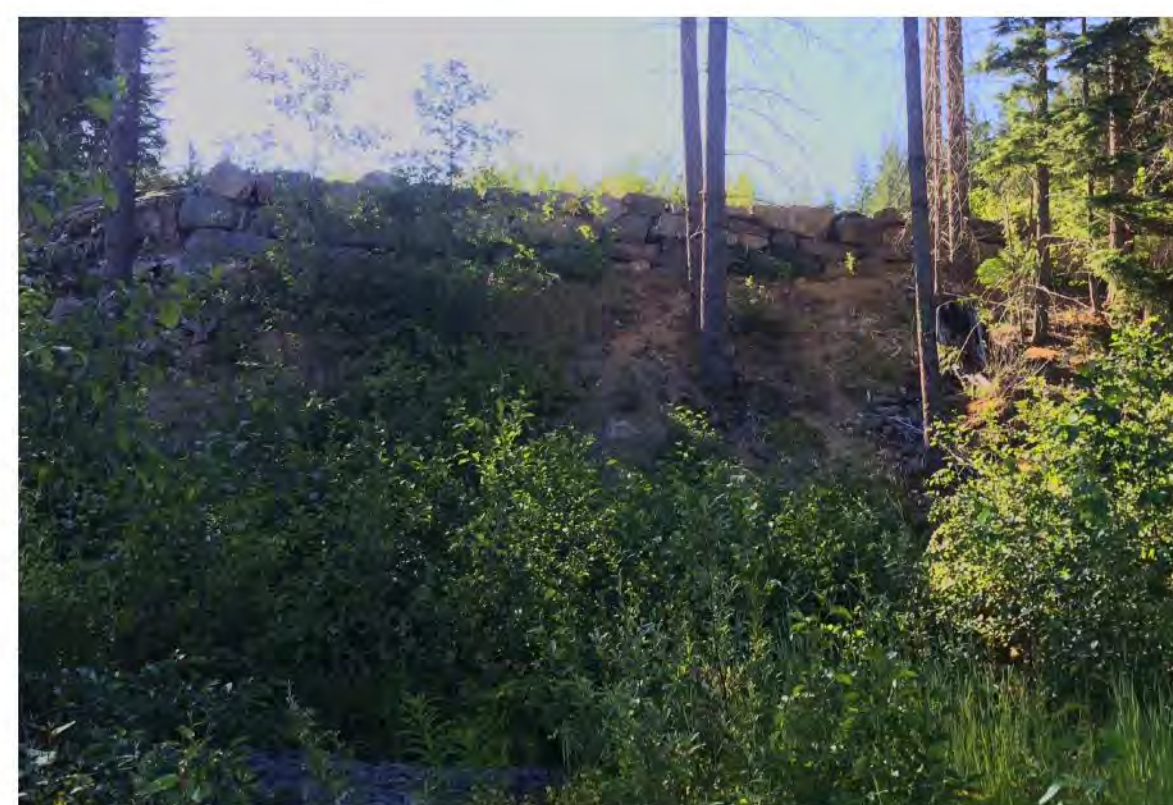
north-west corner of the site from cloudburst drive



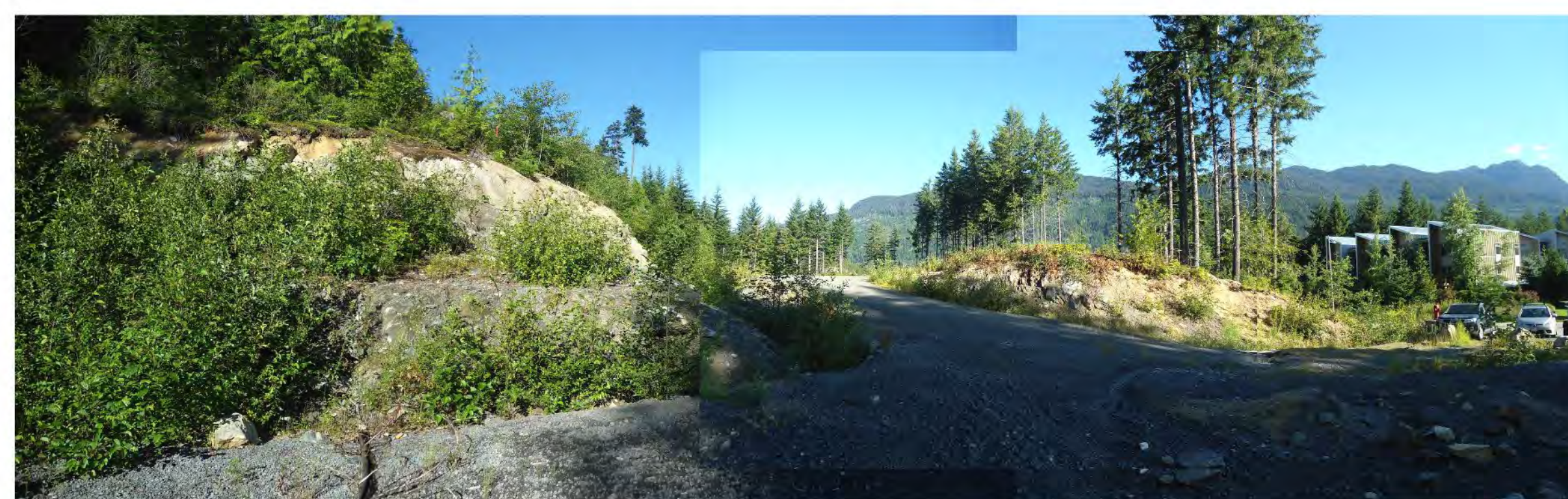
east

view south from cloudburst drive

west



view east (the heights beyond)



view west from existing driveway



view north (the terrace beyond)



east

view south - existing bank/covenant area (from centre of lot 2)

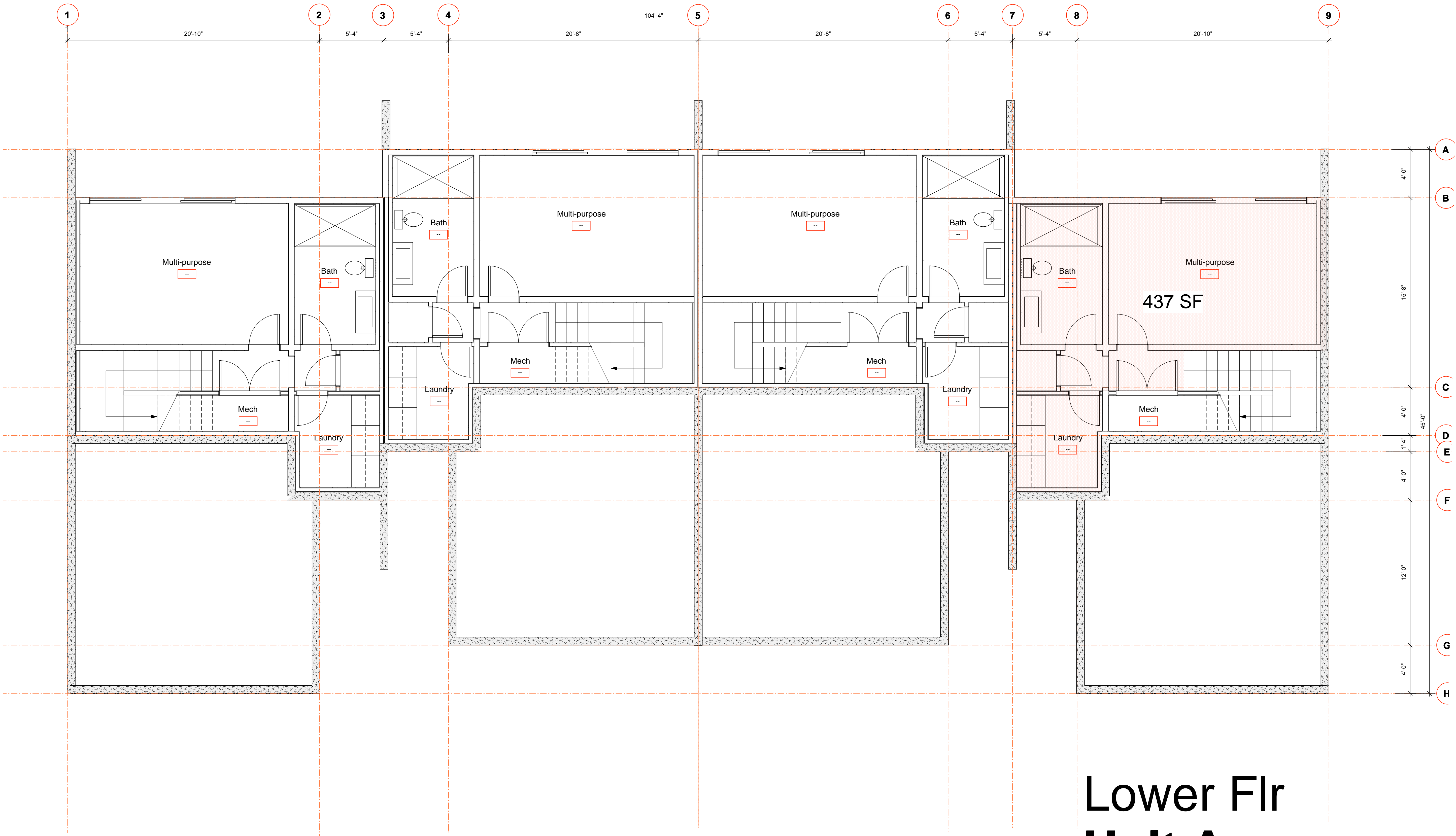
west

Multi-family Residential Development

Lot 2, 1350 Cloudburst Drive, Cheakamus Crossing, Whistler BC

EXISTING SITE PHOTOS

JUNE 2016



Lower Flr
Unit A

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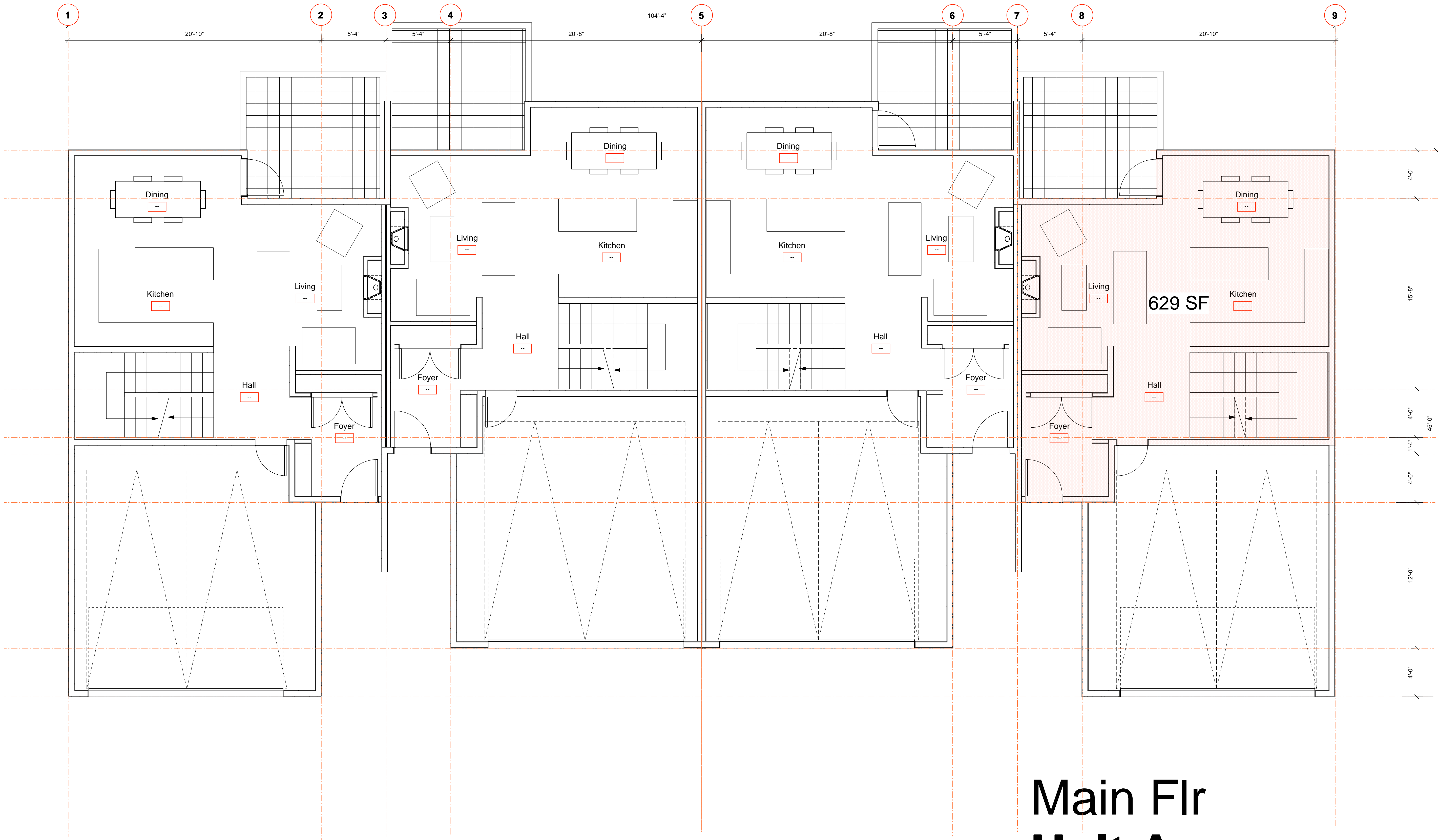
1 2 3 4 5 6 7 8 9
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A B C D E F G H
4'-0" 15'-8" 4'-0" 1'-4" 4'-0" 12'-0" 4'-0"
45'-0"

Title
LOWER FLOOR PLAN - UNIT A
Project
LOT 2 - 1350 CLOUDBURST
WHISTLER, BC

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main Street
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Main Flr
Unit A

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Title
MAIN FLOOR PLAN - UNIT A

Project
LOT 2 - 1350 CLOUDBURST
WHISTLER, BC

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Architecture + Planning Ltd.
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UPPER FLOOR PLAN - UNIT A

Project

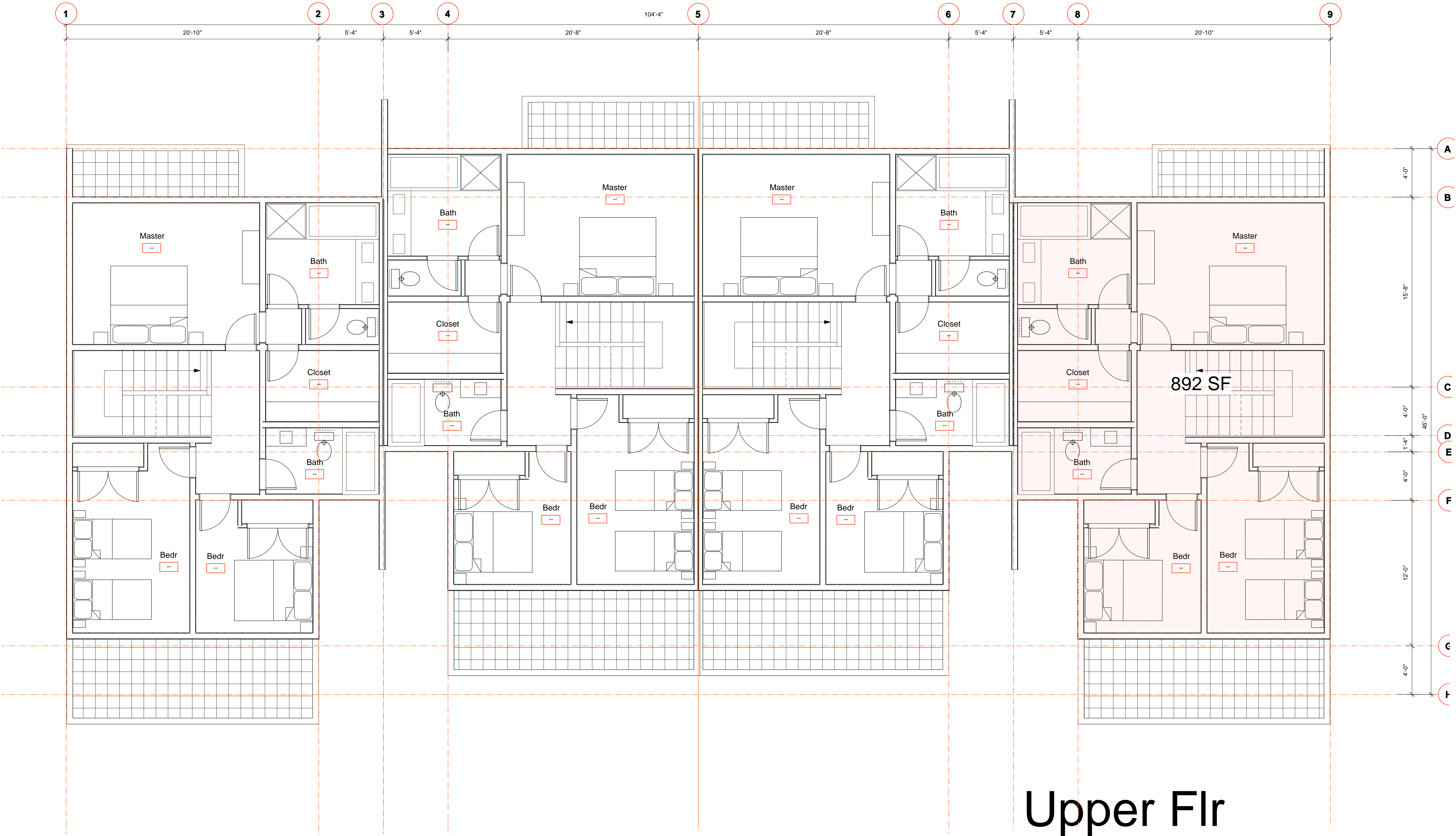
LOT 2 - 1350 CLOUDBURST

WHISTLER, BC

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Upper Flr
Unit A

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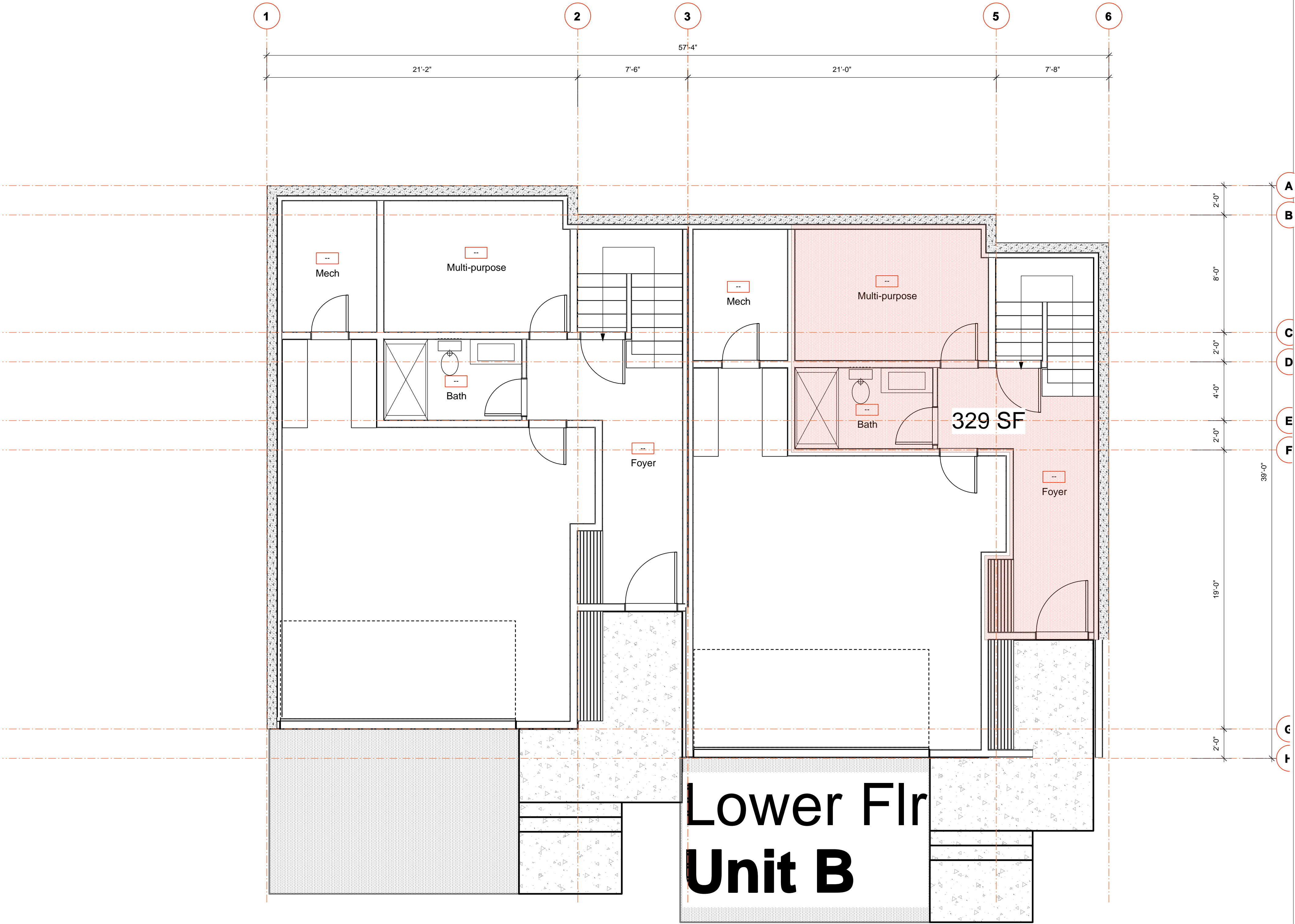
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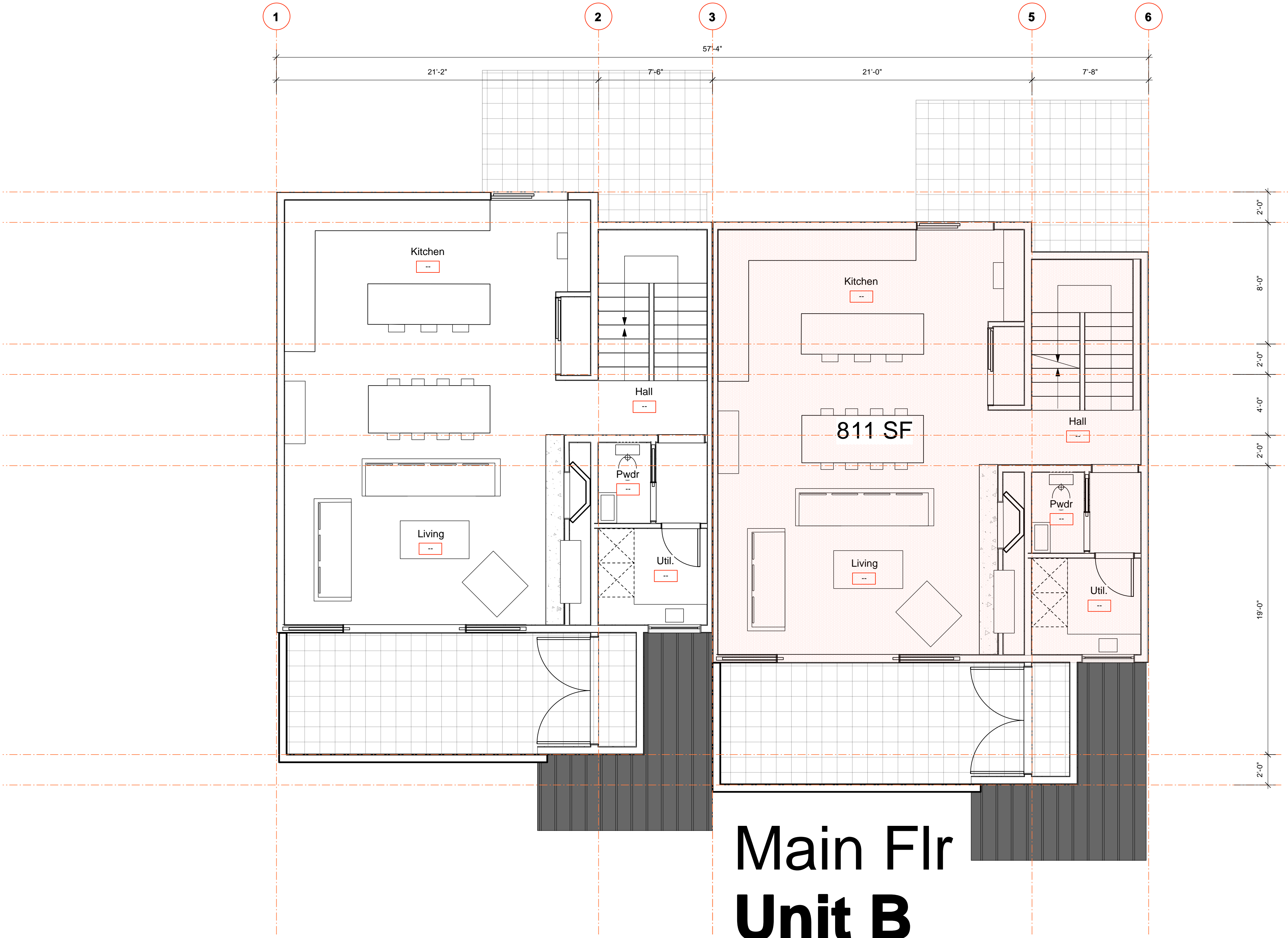
Project
LOT 2 - 1350 CLOUDBURST
WHISTLER, BC

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WHISTLER, BC

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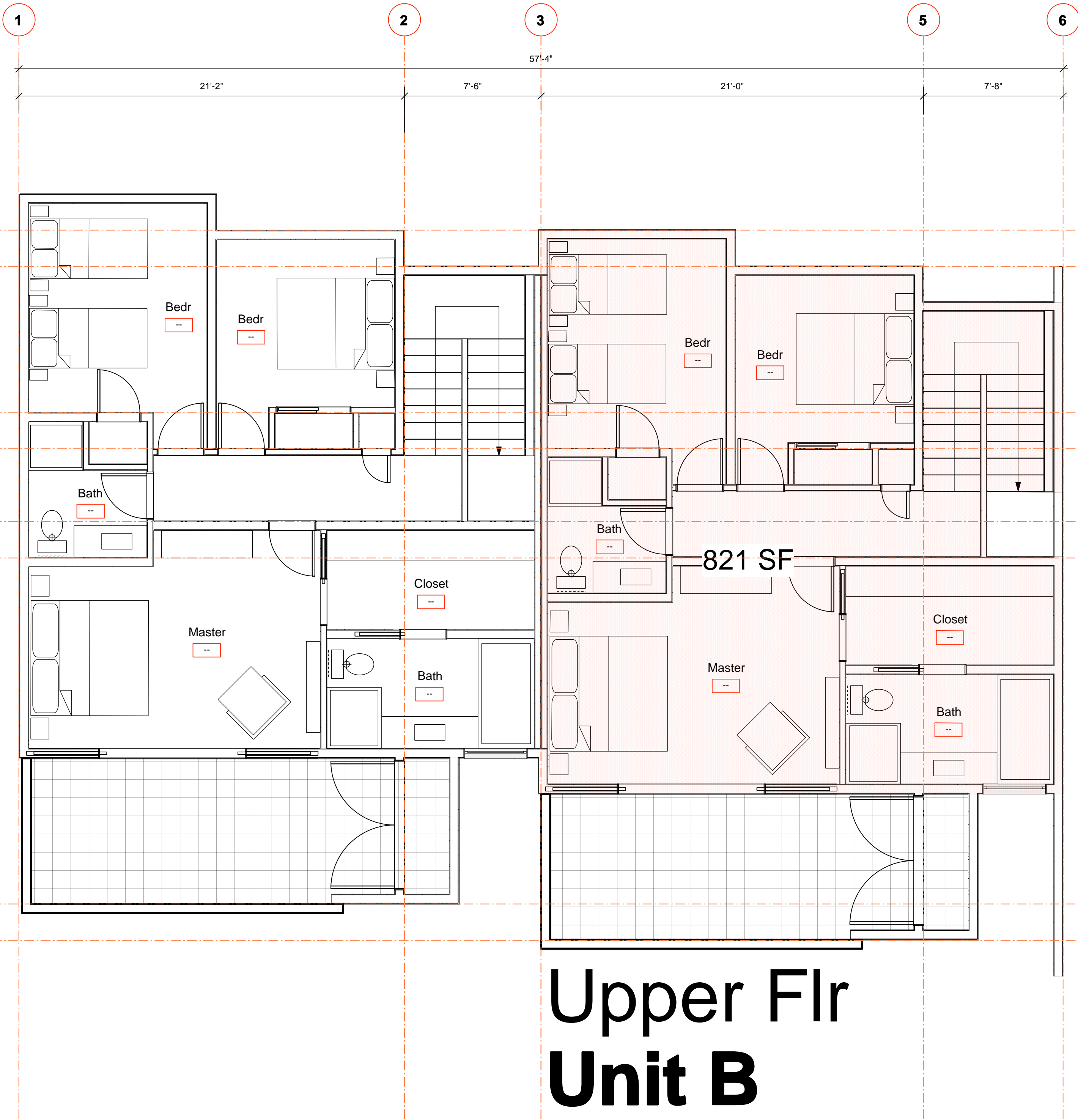
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2'-0"
8'-0"
2'-0"
4'-0"
2'-0"
19'-0"
2'-0"
39'-0"



Upper Flr
Unit B

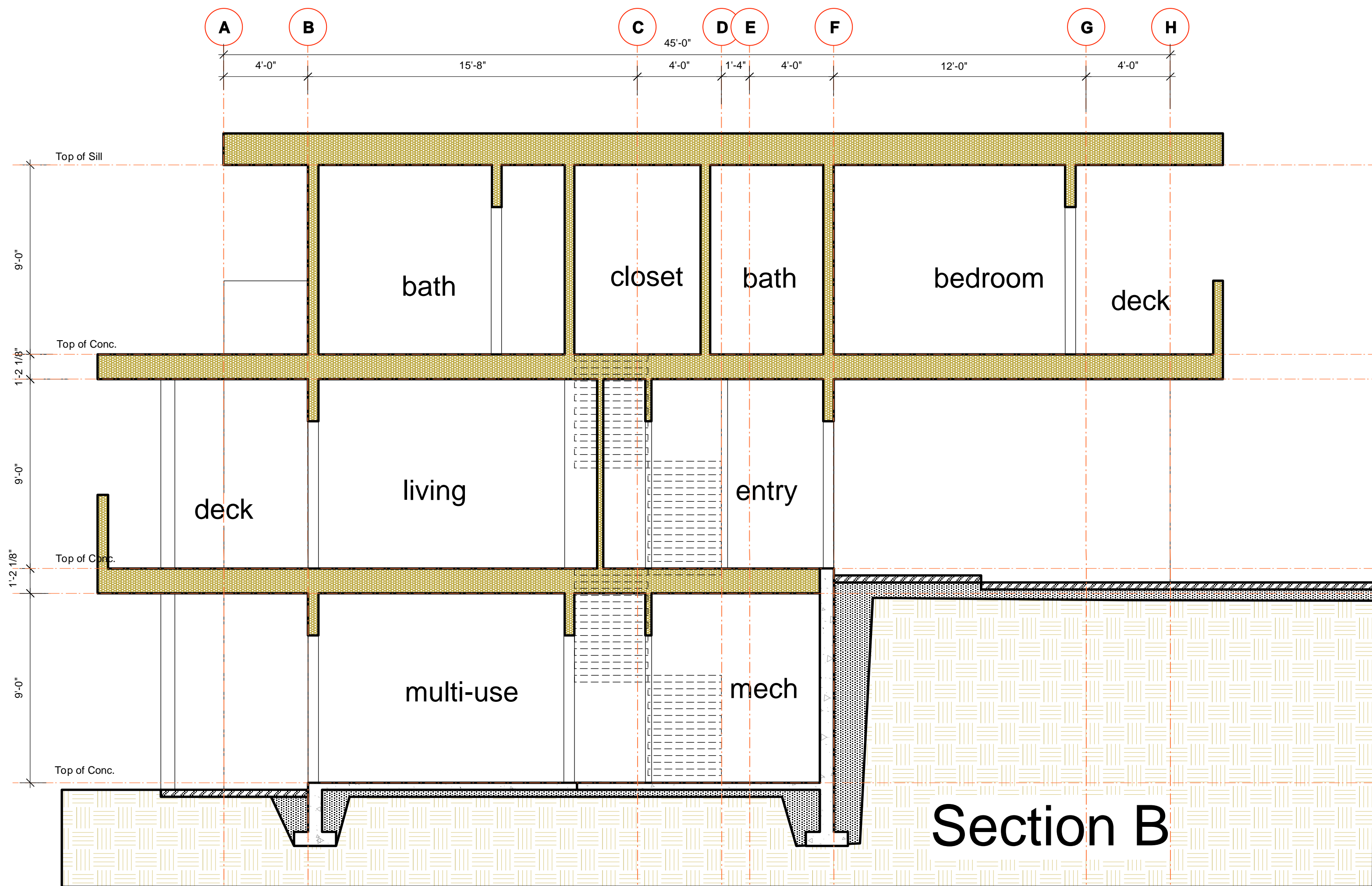
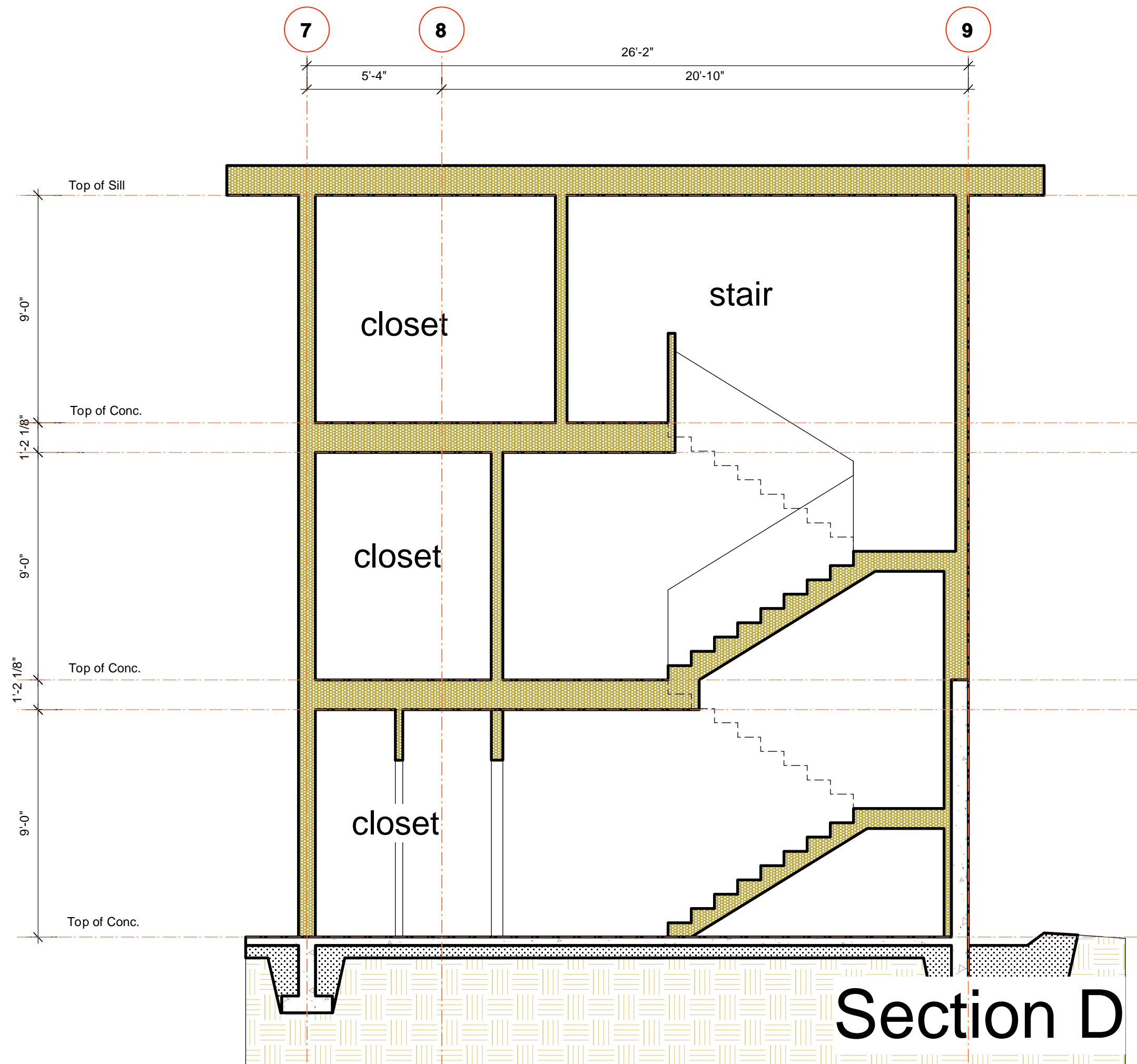
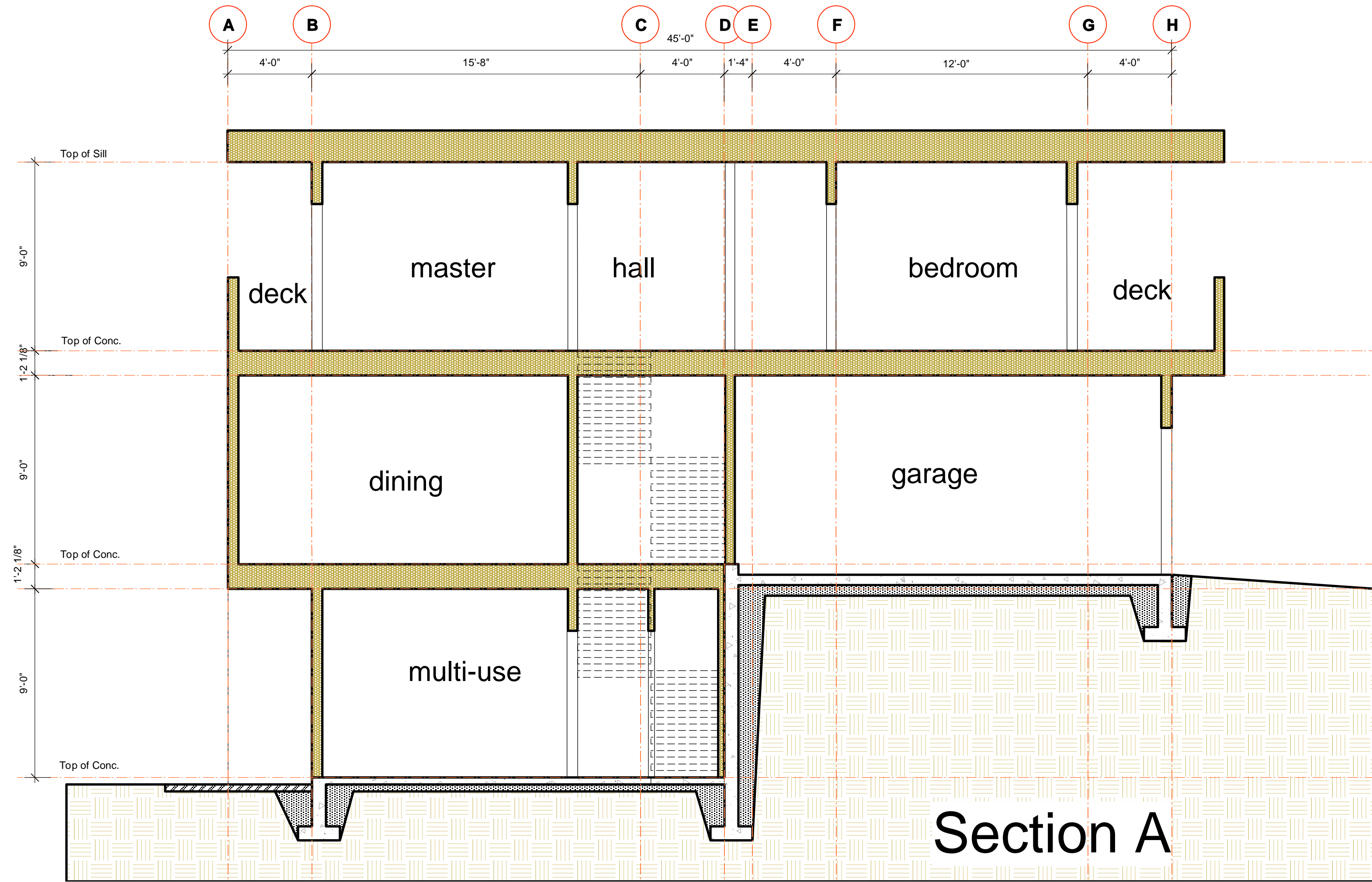
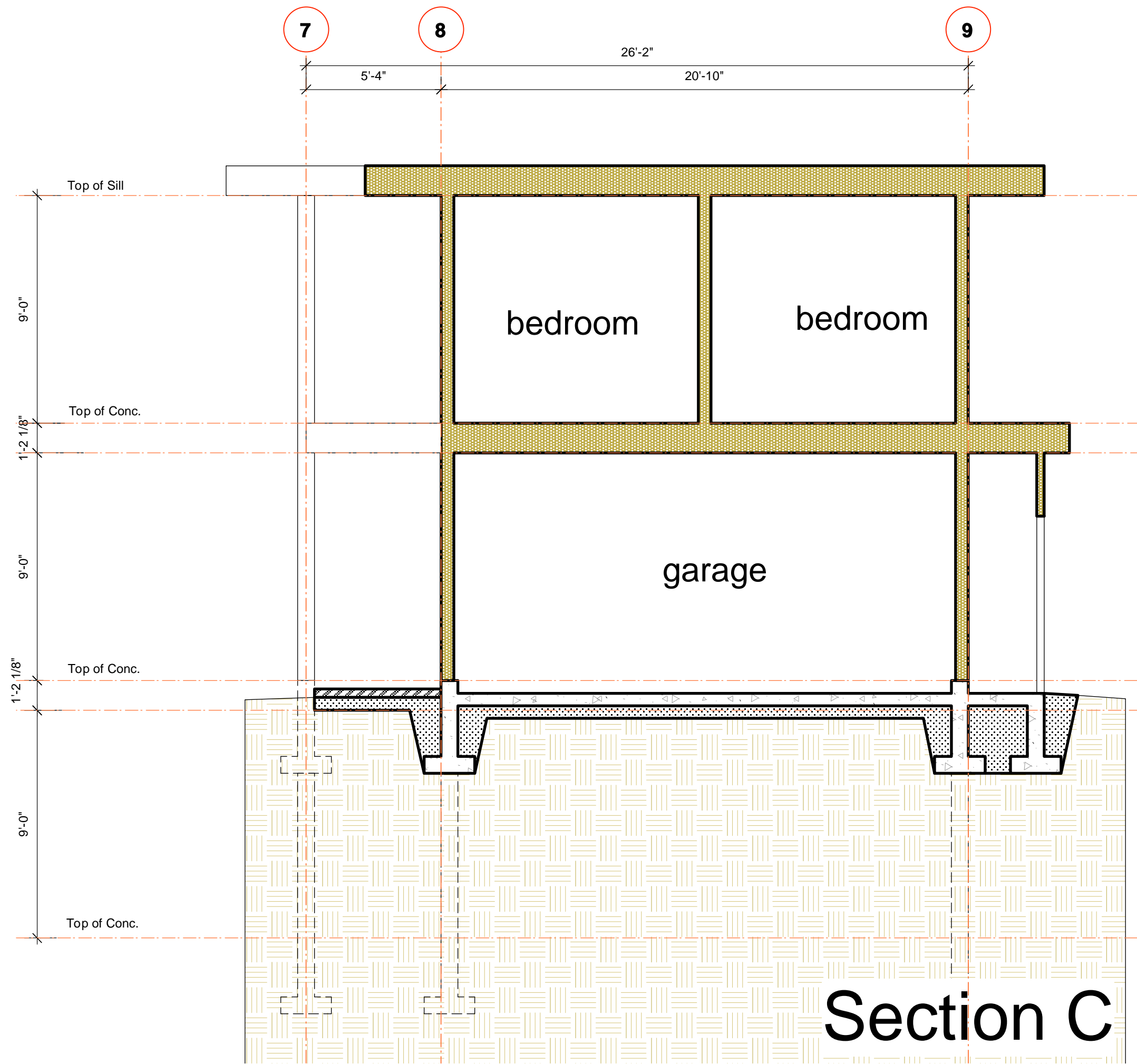
Title
UPPER FLOOR PLAN - UNIT B

Project
LOT 2 - 1350 CLOUDBURST
WHISTLER, BC

MURDOCH + COMPANY
Architecture + Planning Ltd.
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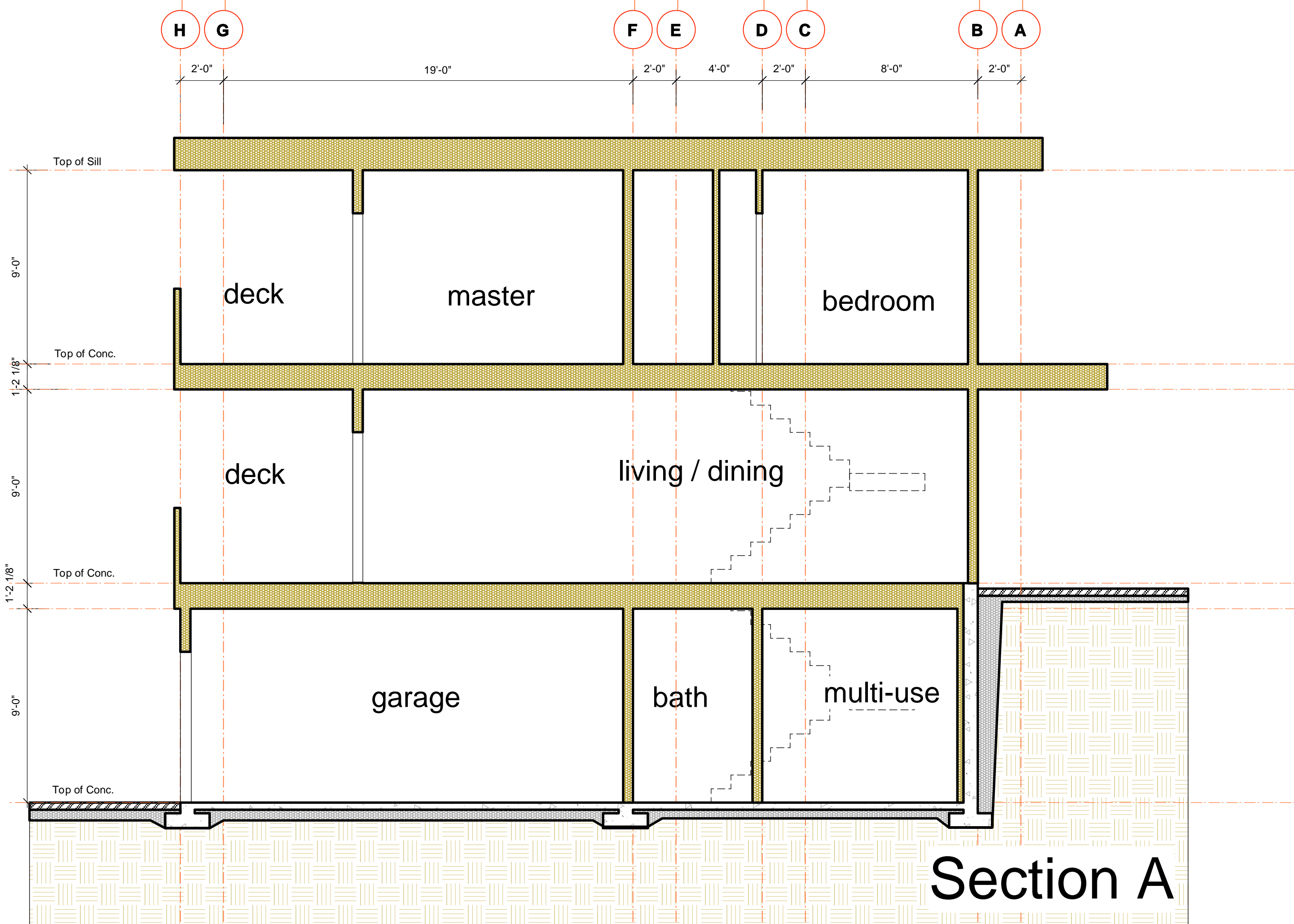
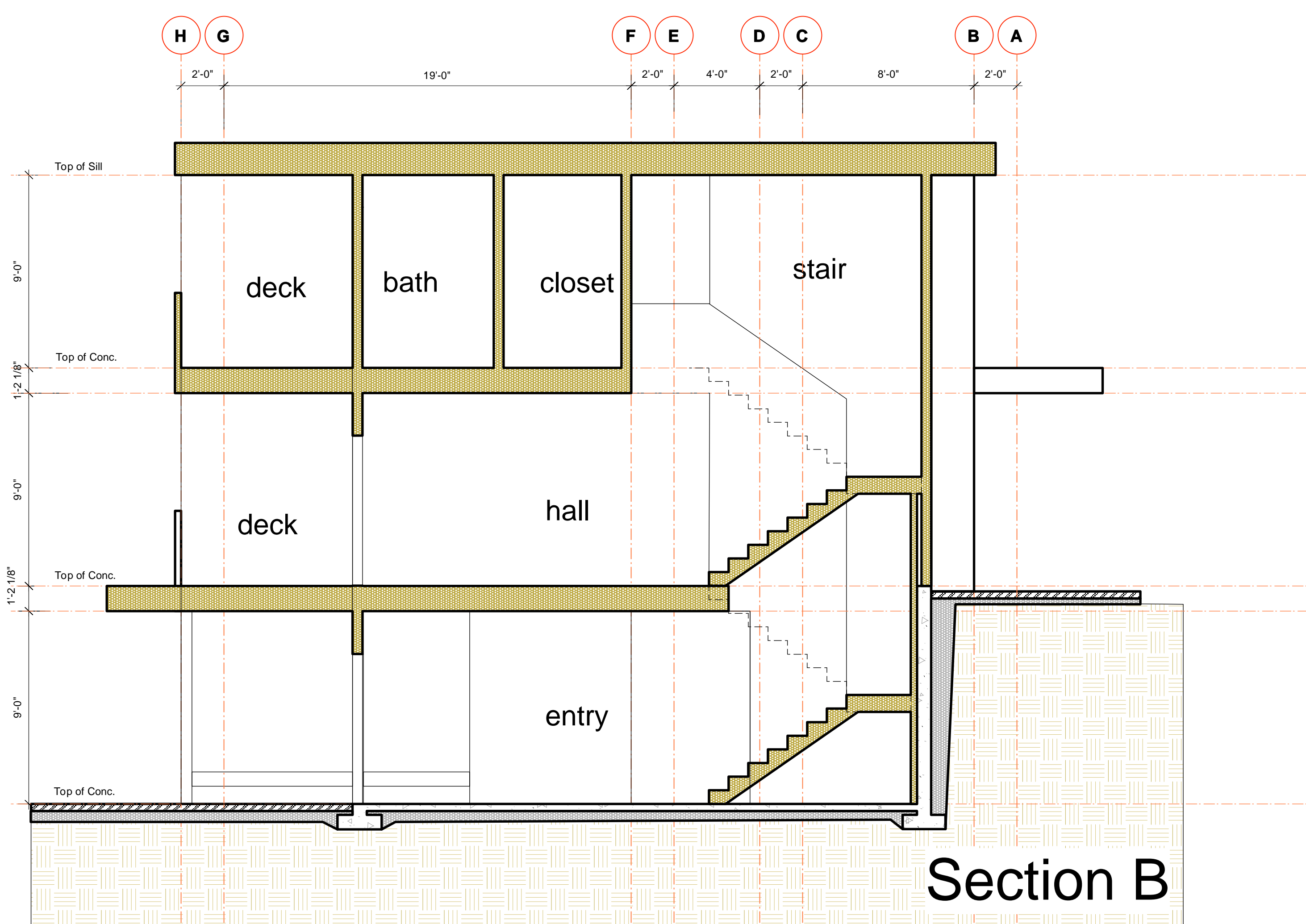
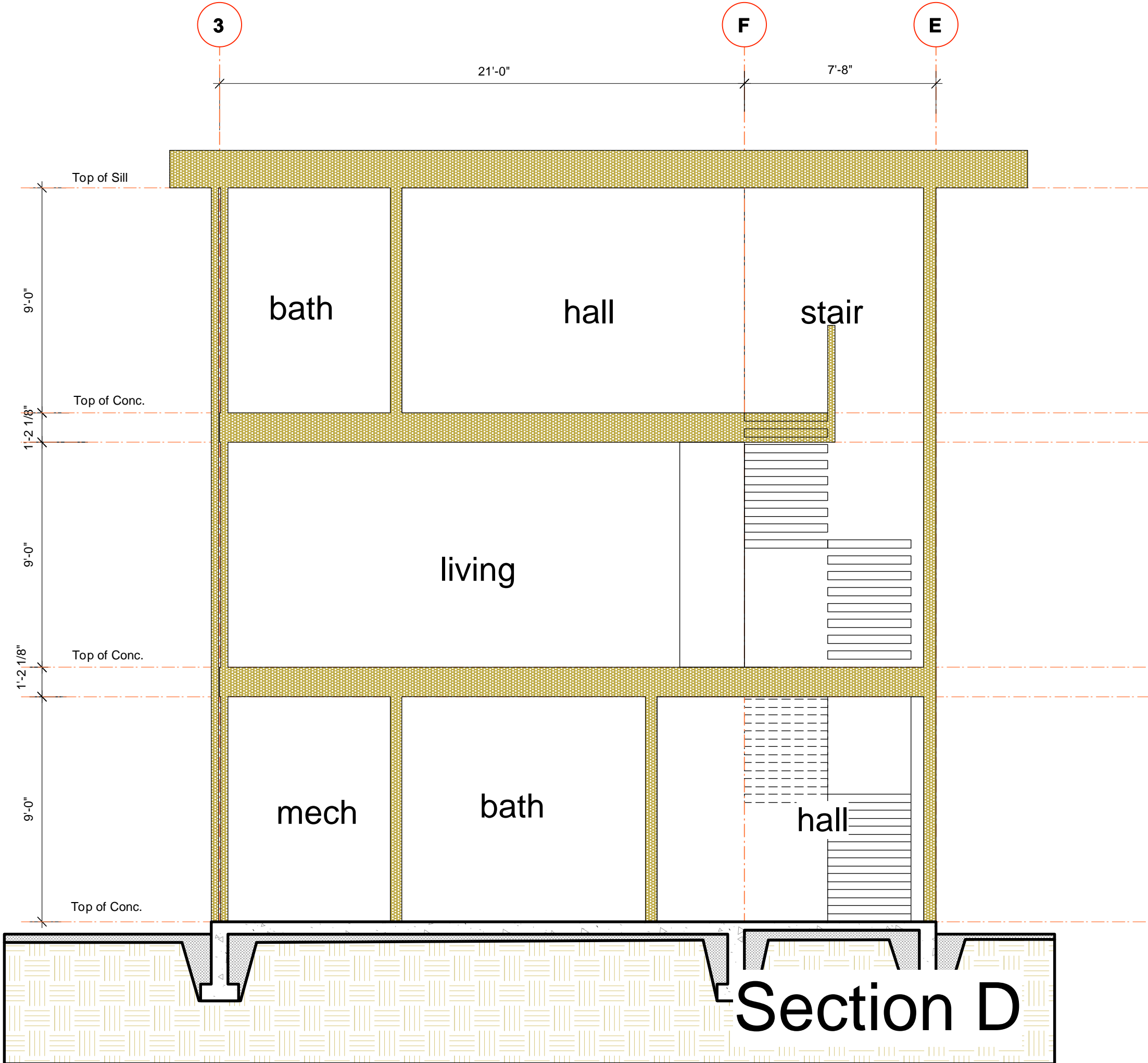
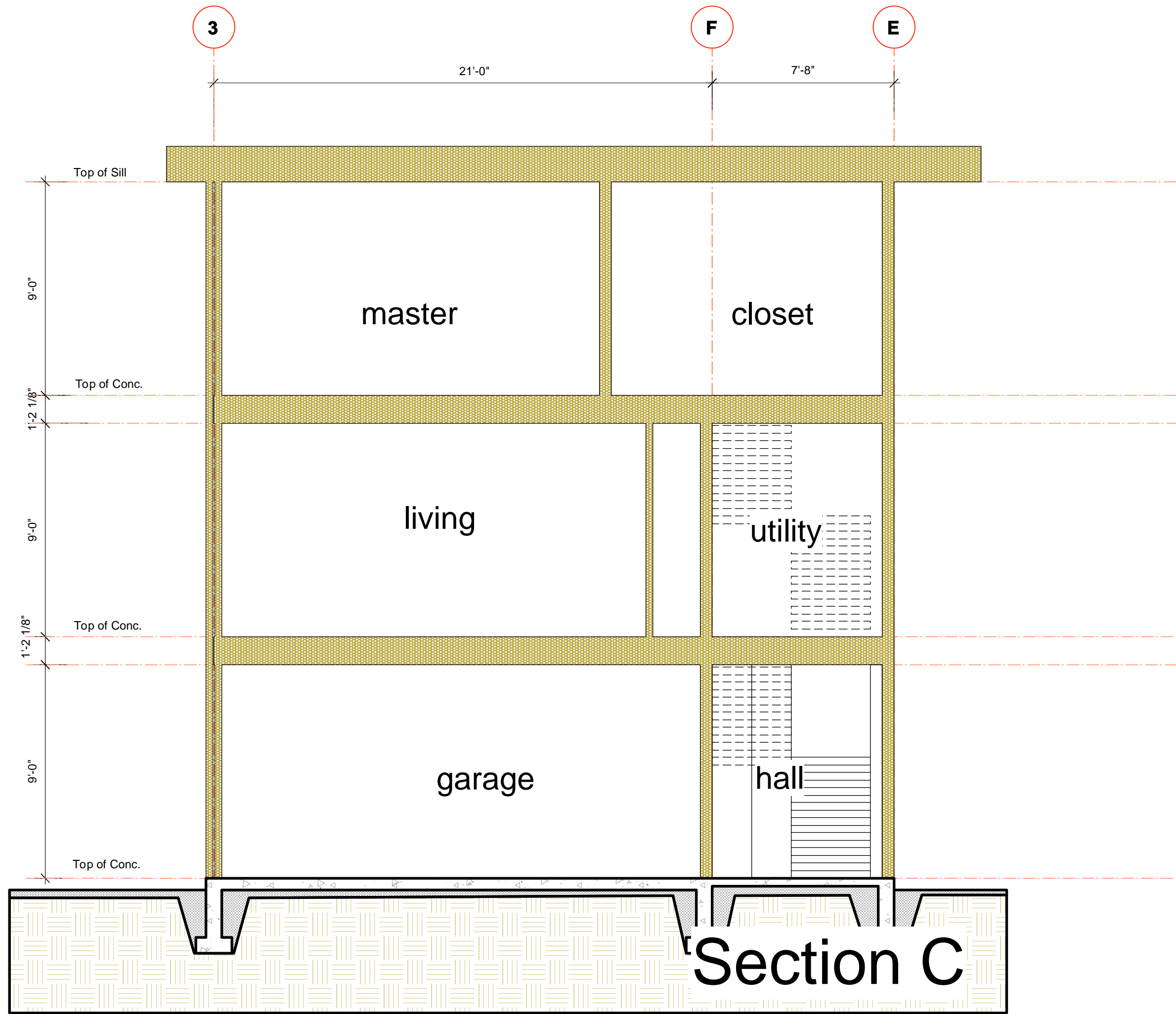
Title
SECTIONS - UNIT A

Project
LOT 2 - 1350 CLOUDBURST
WHISTLER, BC

MURDOCH + COMPANY
Architecture + Planning Ltd.
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Project No:	Sheet No:
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Title
SECTIONS - UNIT B

Project

LOT 2 - 1350 CLOUDBURST
WHISTLER, BC

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A-4.3 SECTIONS - UNIT B

TITLE SEARCH PRINT

File Reference: 5421 RZ1126

2016-04-28, 12:14:17

Requestor: Kay Chow

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA817838 BA311771
Application Received	2008-06-16
Application Entered	2008-07-10
Registered Owner in Fee Simple Registered Owner/Mailing Address:	RESORT MUNICIPALITY OF WHISTLER 4325 BLACKCOMB WAY WHISTLER, BC V0N 1B4
Taxation Authority	NORTH SHORE - SQUAMISH VALLEY ASSESSMENT AREA
Description of Land Parcel Identifier: Legal Description:	027-557-529 LOT 2 DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP277
Legal Notations	SUBJECT TO PROVISOS, SEE CROWN GRANT BA311771 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB143626 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB304513 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB304514 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB822799

TITLE SEARCH PRINT

File Reference: 5421 RZ1126

2016-04-28, 12:14:17

Requestor: Kay Chow

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB838591

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB850321

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB855854

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB867916

Charges, Liens and Interests

Nature: UNDERSURFACE AND OTHER EXC & RES
Registration Number: BA311772
Registration Date and Time: 2006-08-17 14:58
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: INTER ALIA
SEE BA311771

Nature: COVENANT
Registration Number: CA817856
Registration Date and Time: 2008-06-16 15:42
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA817857
Registration Date and Time: 2008-06-16 15:42
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA817859
Registration Date and Time: 2008-06-16 15:42
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA817861
Registration Date and Time: 2008-06-16 15:42
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA
AS TO PART SHOWN ON PLAN EPP284

TITLE SEARCH PRINT

File Reference: 5421 RZ1126

2016-04-28, 12:14:17

Requestor: Kay Chow

Nature: EASEMENT
Registration Number: CA817910
Registration Date and Time: 2008-06-16 15:42
Remarks: APPURTENANT TO LOT 3 PLAN EPP277 AND BLOCK A
DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER DISTRICT

Nature: COVENANT
Registration Number: BB1499071
Registration Date and Time: 2012-10-03 11:43
Registered Owner: RESORT MUNICIPALITY OF WHISTLER

Nature: COVENANT
Registration Number: BB1499072
Registration Date and Time: 2012-10-03 11:43
Registered Owner: RESORT MUNICIPALITY OF WHISTLER

Nature: COVENANT
Registration Number: CA3250960
Registration Date and Time: 2013-07-24 10:21
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



RZ 1126

1310 & 1350 Cloudburst Drive Gross Floor Area Adjustment

Council presentation

October 4, 2016

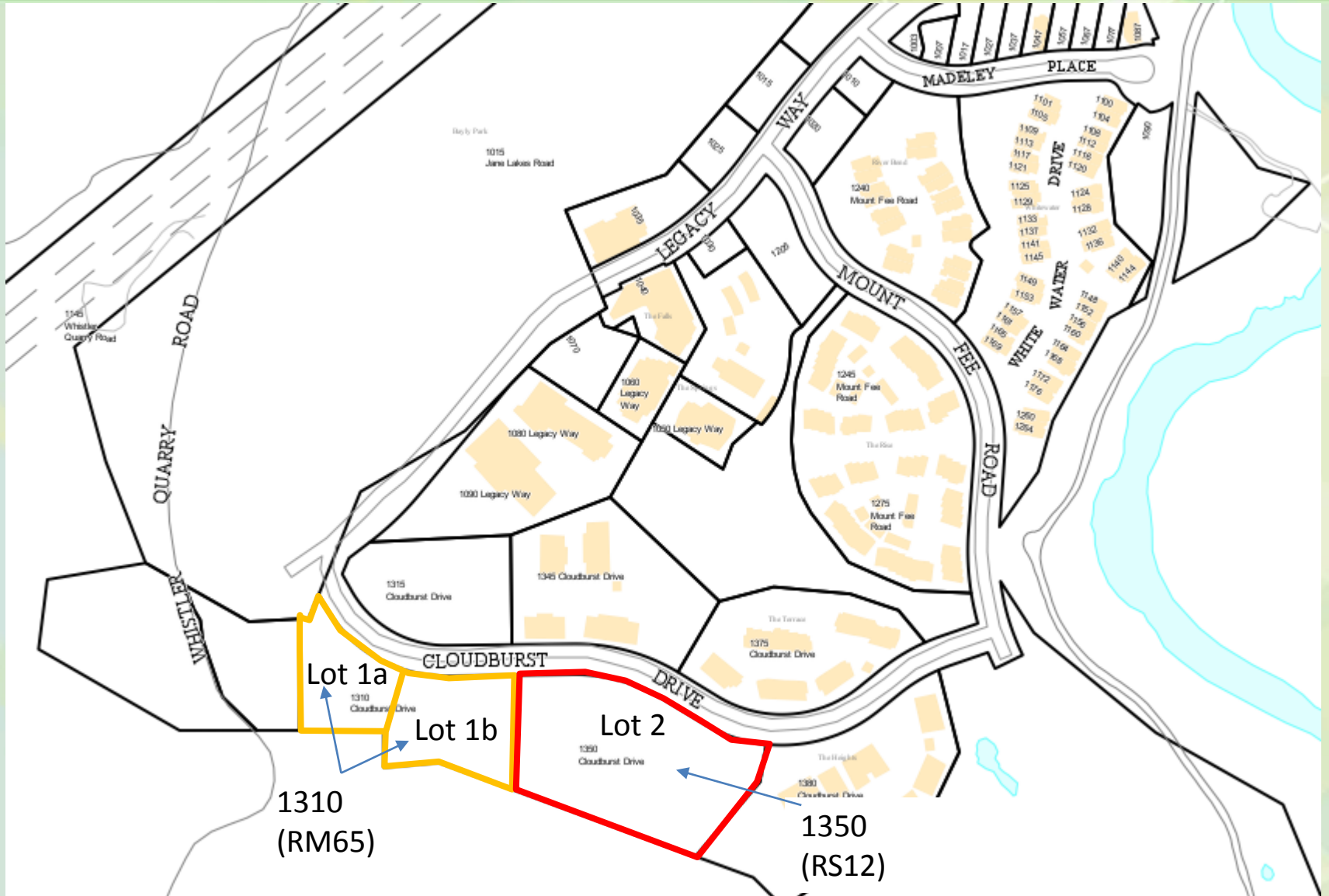
RESORT MUNICIPALITY OF WHISTLER

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



Subject Lands



Subject Lands – 1310 Cloudburst - Lots 1a & b



Subject Lands – Lot 2



Subject Lands – Lot 2



Background

- 1310 and 1350 Cloudburst Drive held by WDC for employee housing development and market resale
- In 2015, a zoning amendment bylaw allocated 6000 m² GFA to Lots 1a and 1b:

	Permitted Density (RM65)	Development Potential	Unused GFA Remaining
Lot 1a	3870 m ²	2379 m ²	1491 m ²
Lot 1b	2130 m ²	1,931 m ²	199 m ²
Total	6000 m ²	4310 m ²	1690 m ²

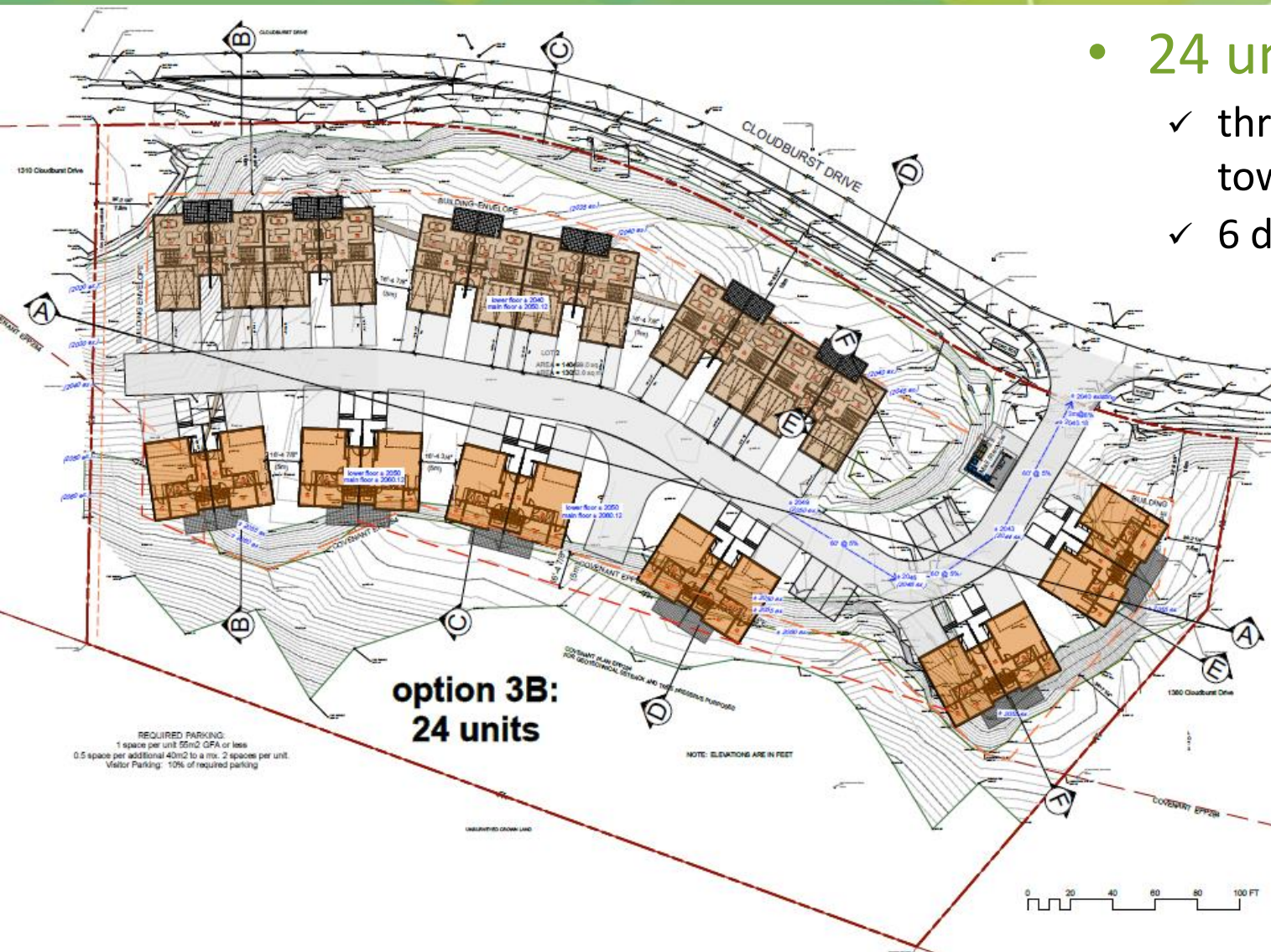
Bylaw 2128, 2016

- Removes 1600 m² from RM 65 Zone (Lot 1a & b)
- Adds 1600 m² to RS12 Zone (Lot 2)

	Permitted Density	Development Proposed	GFA Remaining	Bylaw 2128 Proposal
Lot 1a (RM 65 Zone)	3870 m ²	2379 m ²	1491 m ²	2400 m ²
Lot 1b (RM 65 Zone)	2130 m ²	1,931 m ²	199 m ²	2000 m ²
Total	6000 m ²	4310 m ²	1690 m ²	4400 m ² (removes 1600 m ²)
Lot 2 (RS12 Zone)	2275 m ²	3814 m ²	-1539 m ²	3875 m ² (adds 1600 m ²)

Development Proposal – Lot 2

- 24 units:
 - ✓ three 4-unit townhouse clusters
 - ✓ 6 duplexes



Whistler 2020

- Resident Housing

- ✓ 4. Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community).

- Built Environment

- ✓ 8. Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.

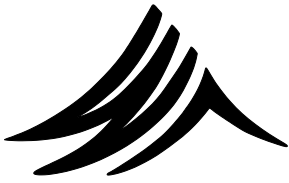
- Resident Affordability

- ✓ 1. Income and innovative benefits help make it affordable to live and play in Whistler.

- OCP Criteria for Evaluating Proposals for Zoning
 - ✓ No increase in bed unit capacity.
 - ✓ Capable of being served by municipal water, sewer, fire protection services, and roads.
 - ✓ Will comply with the environmental, hazard, and tree protection covenants on title.
 - ✓ The GFA adjustment will contribute the financial security of the WHA and WDC.
 - ✓ High standards of design and landscaping will be established through the rezoning process consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines.

Recommendation

- That Council consider giving first and second readings to 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016';
- That Council authorize staff to schedule a public hearing for 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', and to advertise for same in the local newspaper;
- That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience;
 - ✓ 1. Registration of a Section 219 covenant on Lot 2 in favour of the Resort Municipality of Whistler to:
 - a. Establish a supported design for the proposed development that is consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines Council Policy G-22 and existing development in the neighbourhood;
 - b. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
 - ✓ 2. Modification of Section 219 Rock Fall/Tree Preservation Covenant No. CA817861 to address rock fall hazard mitigation measures; and further,
- That Council authorize the Mayor and Municipal Clerk to execute any necessary legal documents for this application.



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, OCTOBER 4, 2016, STARTING AT 5:30 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: J. Crompton, J. Ford, J. Grills, A. Janyk, S. Maxwell

ABSENT: Councillor S. Anderson

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Hallisey
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Director of Planning, M. Kirkegaard
Municipal Clerk, L. Schimek
Manager of Communications, M. Comeau
Manager of Transportation and Solid Waste, G. Woodward
Emergency Program Coordinator, E. Marriner
Planner, R. Brennan
Planner, A. Antonelli
Recording Secretary, M. Kish

ADOPTION OF AGENDA

Moved by Councillor J. Ford
Seconded by J. Grills

That Council adopt of the Regular Council agenda of October 4, 2016.
CARRIED

ADOPTION OF MINUTES

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That Council adopt the Regular Council minutes of September 20, 2016.
CARRIED

*Mayor Wilhelm-Morden recognized the attendance of Sue Adams, holder of
the Freedom of the Municipality.*

PUBLIC QUESTION AND ANSWER PERIOD

Michael Mills, 9298 Emerald Drive, Whistler

- Mr. Mills said his question is regarding public access to the miles of well-known trails from Emerald Drive that was assumed to be public access at 9531 Emerald Drive.
- Mr. Mills noted that the Valley Trail maps in the village show this as an access point for trails from Alpine to Emerald. The trail network that is accessed via this address are significant and a lot of time has been put into building them.
- Mr. Mills asked the question: Has the RMOW initiated a process with the landowner to investigate ways to restore public access to these classic Whistler trails either through the assumed access trail which was at 9535 Emerald Drive or alternatively through the land owners civic address at 9475 Emerald Drive?
- Mayor Wilhelm-Morden replied affirmatively that they have initiated a process.
- CAO Mike Furey replied that the RMOW shares an interest in getting access to these trails as well. The challenge being that it is through private property and that the route was a utility right of way and the owner has a right to restrict access for non-municipal purposes.
- Mr. Furey said that discussions have taken place with the owners and other property owners but at this time there is still no resolution and that the RMOW is continuing to look into access issues.

Wolfgang (Run) Lindeman, has no address.

Mr. Lindeman asked the following questions:

- Where are the commitments in using shock absorbers as in short term housing i.e. temporary trailers for homes?
- Are you all not capable of massive action?
- Did you all say that you are deeply concerned regarding our shortage of affordable housing?
- Where are the comprehensive actionable plans to foster the social wellbeing of our people?
- When will the CAO admit that the powers come from the people and our collective wealth? Does the Legislature pay his salary?
- When will the CAO stop making excuses regarding seeing our resort rise to a level of success as in a previous Pique article? Could this be a symptom of bad planning and void of action?
- What kind of democracy do we have? What kind is the Council dispensing? What powers do they have, who gave them to you, how do you use them, how are you held accountable and how do we get rid of you?
- Do elections clarify how we can get rid of you – not according to staff as they are not elected? How do we get rid of staff if they are impeding our democracy? Do we have the type of governing body where they listen to the people first to foster the social wellbeing of the people?
- When will Mayor, Council and staff acknowledge the full character and powers of the people?
- When will Mayor, Council and staff ask what the people want to create for interim housing not just the shortage of housing but the shortage of affordable housing?

- When will you invite academics from COMER.org, our Canadian think tank in an open forum with the community to discover powerful tools to spend money into existence, new money for all our infrastructure housing needs?
- When will Mayor, Council and staff create policy to appropriate 1% of our GDP (almost 13 million) 1% of real estate sales of 2015 which is another 6 or so million which is almost 20 million dollars into a trust fund to build affordable housing for families and workers?
- When will you formulate a new policy of affordability by creating a 99 year “life pledge” which would only cost \$200 per month using our Bank of Canada?
- Do you hear me – I am one of the people? Do you hear us the people behind me?
- When will you listen knowing that you are so talented and capable to implement new policy for our wellbeing for our highest good for all?
- We are waiting for your reply and your best actions.

Mayor Mayor Wilhelm-Morden thanked Mr. Lindeman for his questions and replied that she recognized that Mr. Lindeman was embarking on a philosophical debate about political systems but said it was not appropriate in this forum and invited Mr. Lindeman to make an appointment with her at Municipal Hall where she would be happy to debate those matters.

- Mayor Wilhelm-Morden answered Mr. Lindeman’s questions on housing by saying that the RMOW has been committed to housing since the mid 1990’s and takes it very seriously and have achieved some very good results but know there is more to do. Mayor Wilhelm-Morden commented that we would be hearing from the CAO this evening who will report on how we arrived at this situation and offer suggestions for short and medium term solution resolutions around the issue.
- Mayor Wilhelm-Morden invited Mr. Lindeman to stay and listen to the report coming up on Whistler housing by CAO Mike Furey.

MAYOR’S REPORT

PRESENTATIONS/DELEGATIONS

A presentation was given by Mike Furey, CAO of the RMOW regarding Whistler Housing.

At 6:00 p.m. Mayor Wilhelm-Morden adjourned the meeting to move into the Public Hearing for Bylaw 2120.

At 6:01 p.m. the Public Hearing was adjourned and the Regular Meeting was reconvened.

Moved Councillor J. Ford

Seconded Councillor J. Grills

That Council endorse the formation of a Housing Task Force to make recommendations to be considered by Council; and

That Council direct staff to report back with a Terms of Reference for the Housing Task Force.

CARRIED

At 6:39 Mayor Wilhelm-Morden called a short recess.

At 6:42 Mayor Wilhelm-Morden reconvened the meeting.

MAYOR'S REPORT

On behalf of Council and the Resort Municipality of Whistler, Mayor Wilhelm-Morden shared her condolences with the family of George Huxtable following his passing. He was well known locally as a passionate skier and for truly embodying the spirit of Whistler: George skied 85 seasons in his 97 years. He won Whistler Blackcomb's Living the Dream contest—in his 80s—for skiing the most days in a season. And he was also in the first Peak to Peak Gondola cabin when it opened. He will not be forgotten.

Mayor Wilhelm-Morden mentioned that she Council and staff have recently returned from the Union of BC Municipalities Convention in Victoria. The convention is an annual opportunity for Whistler to promote and engage other communities and meet with provincial ministers on issues of importance to our community. This year Whistler put forward a resolution for a Universal Daycare Plan. This resolution urged the provincial government to implement a universal daycare plan that creates new and affordable licensed day care spaces for infant and toddler care, for the benefit of families with an annual income below \$40,000 and to include all communities in BC.

Additionally, Whistler supported resolutions related to

- A national housing strategy
- BC Conservation Office capacity
- Passenger rail service between North Vancouver and Prince George
- A tax on short-term accommodation
- Protecting old growth forests on Vancouver Island.

Mayor Wilhelm-Morden stated that there were almost 150 resolutions under consideration at the conference.

In addition Whistler Council had meetings with:

- Shirley Bond, Minister of Jobs, Tourism and Skills Training and Minister Responsible for Labour
- Steve Thomson, Minister of Forests, Lands and Natural Resource Operations
- Peter Fassbender, Minister of Community, Sport, Cultural Development and Minister Responsible for Translink

- Todd Stone, Minister of Transportation and Infrastructure and Deputy House Leader
- Stephanie Cadieux, Minister of Children and Family Development
- Mary Polak, Minister of Environment relating to issues of importance to our community.

In addition Mayor Wilhelm-Morden stated that she also met with the Premier of BC and the board of the SLRD. Other topics discussed were RMI, Hwy 99 and Regional Transit, Daycare, Request to not renew the Asphalt Crown Land Lease, OCP. Mayor Wilhelm-Morden commented that it was a very successful conference and that they are looking forward to Vancouver next year.

Mayor Wilhelm-Morden updated that just before UBCM, we received the news from the Province of British Columbia that Whistler is receiving more than six million dollars from the Province's Resort Municipality Initiative to support our tourism industry through 2017. Through the RMI, Whistler has received more than 74-million dollars since 2006 for a range of events and projects that have expanded Whistler's tourism draw. Whistler has benefited from the construction of the outdoor rink at Whistler Olympic Plaza, a BMX track, trail development, the Cultural Connector Route as well as events such as Tough Mudder, Ironman and the Whistler Children's Festival, as well as the Festival, Events and Animation program. We commend and thank the Province for their investment and commitment to the RMI program and helping Whistler contribute to British Columbia's tourism economy.

Mayor Wilhelm-Morden congratulated Whistler Blackcomb on being named the number one overall ski resort in North America for the third year in a row by SKI Magazine. SKI Magazine surveys 15-thousand people and is the longest-running ski industry survey and is considered the most comprehensive survey of its kind. The resort also scored high for terrain variety, off-hill activities, lodging and après. The RMOW is proud of this distinction that also reflects on the broader community, our members who work hard every day to make the town of Whistler and Whistler Blackcomb resort an excellent experience for visitors.

In July, Whistler Council endorsed the Community Energy and Climate Action Plan. The Plan, which was developed through a science-based, community partnership effort, is designed to help Whistler become more energy efficient over the next 50 years. Whistler's success is reliant on the commitment of residents, businesses, and decision-makers to take bold action to reduce energy use. One of the first steps that will be taken by the Resort Municipality of Whistler (RMOW) is to better understand the transportation choices people are making when they travel around town, for work or recreation. We are looking to speak to Whistler residents 30 years of age or older, who drive more than taking other forms of transportation to take part in a transportation focus group. Those interested please visit www.whistler.ca/climateaction for more information.

The Forest Wildland Advisory Committee of Council is looking for three members from the public to serve as volunteers on the committee. Ideally, candidates would have a forestry background or ecology, backcountry,

recreation or resource management. The committee meets the second Wednesday of each month at 3 p.m. Those who are interested can contact the Resort Experience Department at resortexperience@whistler.ca.

An information session for landlords will be held by Landlords BC on Thursday, October 13 from 2:00 p.m. to 4:00 p.m. at the Whistler Public Library. The session will cover tenant selection, lease agreements, inspections and other common issues frequently raised by landlords. Mayor Wilhelm-Morden encouraged those who are landlords and those who have an empty suite in their homes and are considering becoming landlords to take advantage of this session to learn valuable information. The rental housing market in Whistler is very tight this time of year and having potential rental spaces being made available to tenants can make a difference to the local housing situation. There will be another information session for tenants held by the Whistler Community Services Society during "Connect Whistler Week" from November 7 to 10. More information on that session will come available closer to the session date.

This Thanksgiving long weekend there will be an opportunity for residents to drop off yard waste at the Spruce Grove Baseball Field overflow parking area from 7:00 a.m. until 7:00 p.m. Friday October 7 until Monday October 10. This will be the final free yard waste drop off opportunity this year. Removing yard waste is one way that Whistler homeowners can help to make their properties more FireSmart. Eligible items for disposal are grass, leaves branches, twigs, weeds and houseplants and small amounts of dirt or sand. Plastic, rocks, wood with paint or glue and plywood and fibreboard are not accepted. More information can be found at www.whistler.ca/solidwaste.

Mayor Wilhelm-Morden welcomed Kara Triance as the new Officer in Charge for the Sea to Sky region for the RCMP. Triance brings to our region 16 years of policing experience from around B.C. including Bella Bella, Richmond, the Vancouver International Airport and most recently the Vernon/ North Okanagan region where she held the position of Rural Area Commander. She has become known for forging community partnerships, leadership, strategic planning in concert with municipal Councils, fiscal management and a strong operational policing foundation. The Officer in Charge – Sea to Sky Detachment is responsible for overseeing policing in the communities of Bowen Island, Lion's Bay, Pemberton, Squamish, Whistler and has a working relationship with the Tribal Police Service in Mount Currie and Squamish Nation Peacekeepers in Squamish. Mayor Wilhelm-Morden commented that Kara Triance is the first female Officer in Charge in the Sea to Sky region and that she looks forward to working with her.

Mayor Wilhelm-Morden gave an update regarding the work that Whistler 2020 Development Corporation (WDC) has been conducting towards the resolution of concerns about the Cheakamus Crossing home District Energy System (DES) equipment. The Municipality distributed a letter to the Cheakamus Crossing neighbourhood on September 26 indicating that WDC, the Municipality, Integral Group and Tony Routley as the Cheakamus Crossing Community Representative, are now further focusing their attention on the challenges being encountered in individual

homes with the goal to identify specific deficiencies and look for ways to facilitate and improve operations of the DES units by homeowners. This follows the results of the WDC Forensic Audit Report done earlier this year, which viewed 19 in-home DES units. While the report found no systematic failure, it did identify some deficiencies in individual units. Over the past week eight units have been more closely inspected using the list of 10 specific items that were identified in the forensic report. WDC is now waiting for price quotes from five qualified contractors to estimate the cost to make repairs to the 10 items, where required, in all WDC constructed homes. A WDC report to Council is anticipated in the coming weeks on a DES repair and maintenance program. Mayor Wilhelm-Morden said she appreciated the urgency of this matter given the approaching winter and work on this matter is a priority for WDC. Mayor Wilhelm-Morden thanked Tony Routley and the Volunteer Committee for their contributions. Their time, efforts and local knowledge has been critical in the ongoing discussions and review of DES units and identifying issues. Mayor Wilhelm-Morden also thanked and acknowledged the continued efforts of Eric Martin from WDC and Ken Newbert from Integral Group for the work on this program.

INFORMATION REPORTS

Drywall Disposal System
Changes at the Whistler
Transfer Station
Report No. 16-112
File No. 6700

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That Information Report No.16-112 regarding changes to the system for disposing of drywall at the Whistler Transfer Station be received.

CARRIED

ADMINISTRATIVE REPORTS

Crown Land Tenure
Application For The Gin
Peak Repeater Site
Report No.16-111
File No. 856.2

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

That Council authorize the Resort Municipality of Whistler's Crown land tenure application for the Gin Peak repeater site in the Callaghan Valley; and,

That Council authorize the Municipal Clerk to sign a Memorandum of Understanding with Whistler Search and Rescue (WSAR) that sets the terms of WSAR's use and maintenance of the Gin Peak repeater site.

CARRIED

CM77 – 7445 Treetop
Lane – Covenant
Modification
Report No.16-109
File No. CM0077

Moved by Councillor A. Janyk
Seconded by Councillor S. Maxwell

That Council approve modification of Covenant BP030195 for 7445 Treetop Lane to increase the floor elevation of the garage by 0.06 metres and the 2nd storey elevation by 1.1 metres, as shown on the architectural plans A100 and A900 prepared by EVOKE International Design Inc., dated September 20, 2016 and August 3, 2016, attached as Appendices B and C to Council Report No. 16-109;

That Council authorize the Mayor and Municipal Clerk to execute the covenant modification; and further,

That the following matter be completed to the satisfaction of the General Manager of Resort Experience prior to registration of the covenant modification:

1. Payment of any outstanding application fees.

CARRIED

RZ1126 — 1310 & 1350
Cloudburst Drive - Gross
Floor Area Adjustments
Report No.16-110
File No. RZ1126

Moved by Councillor A. Janyk
Seconded by Councillor J. Crompton

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016';

That Council authorize staff to schedule a public hearing for 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', and to advertise for same in the local newspaper;

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience;

1. Registration of a Section 219 covenant on Lot 2 in favour of the Resort Municipality of Whistler to:
 - a. Establish a supported design for the proposed development that is consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines Council Policy G-22 and existing development in the neighbourhood;
 - b. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
2. Modification of Section 219 Rock Fall/Tree Preservation Covenant No. CA817861 to address rock fall hazard mitigation measures; and further,

That Council authorize the Mayor and Municipal Clerk to execute any necessary legal documents for this application.

Opposed: Councillor S. Maxwell

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Forest and Wildland
Advisory Committee

Moved by Councilor J. Crompton
Seconded by Councilor J. Ford

That minutes of the Forest and Wildland Advisory Committee meeting of July 13, 2016 be received.

CARRIED

Whistler Bear Advisory
Committee

Moved by Councilor A. Janyk
Seconded by Councilor S. Maxwell

That minutes of the Whistler Bear Advisory Committee meeting of August 10, 2016 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment
Bylaw (1310 & 1350
Cloudburst Drive)
No.2128, 2016

Moved by Councilor J. Grills
Seconded by Councilor J. Crompton

That Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016 receive first and second readings.

CARRIED

BYLAWS FOR THIRD READING

Zoning Amendment
Bylaw (Liquor Retail Sales) No. 2120, 2016

Moved by Councilor A. Janyk
Seconded by Councilor S. Maxwell

That Zoning Amendment Bylaw (Liquor Retail Sales) No. 2120, 2016 receive third reading.

CARRIED

CORRESPONDENCE

Whistler Housing
Suggestions
File No. 3009

Moved by Councilor J. Ford
Seconded by Councilor J. Grills

That correspondence from Kerry Dennehy dated September 27, 2016 regarding suggestions for Whistler housing issues be received and referred to staff.

CARRIED

Unightly Yard Issues
File No. 3009

Moved by Councilor J. Ford
Seconded by Councilor J. Crompton

That correspondence from Allan Macey dated August 9, 2016, regarding the consequences of banning shipping containers and the effect of unsightly yards be received and referred to staff.

CARRIED

Pedestrian Access to
Whistler Children's
Centre
File No. 3009

Moved by Councilor A. Janyk
Seconded by Councilor S. Maxwell

That correspondence from Ben Thomas dated September 16, 2016, requesting something be done regarding the pedestrian access to the Whistler Children's Centre access from the corner of Nesters and Lorimer Road be received and referred to staff.

CARRIED

Human Trafficking and
Sexual Exploitation
Awareness
File No. 3009

Moved by Councilor A. Janyk
Seconded by Councilor S. Maxwell

That correspondence from Cathy Peters dated September 14, 2016, regarding awareness for human trafficking and sexual exploitation and what our community is doing around the issue be received and referred to staff.

CARRIED

Changes to Whistler
Memorial Bench
Program
File No. 3009

Moved by Councilor A. Janyk
Seconded by Councilor S. Maxwell

That correspondence from Mercedes Nicoll dated September 18, 2016, regarding their concerns with changes to the Whistler Memorial Bench Program be received and referred to staff.

CARRIED

ADJOURNMENT

Moved by Councilor J. Crompton

That Council adjourn the October 4, 2016 Council meeting at 7:26 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, L. Schimek