



**PUBLIC HEARING OF MUNICIPAL COUNCIL  
MINUTES**

Tuesday, March 9, 2021, 6:30 p.m.

Remote Meeting

For information on how to participate: <https://www.whistler.ca/municipal-gov/council/public-hearings>

- PRESENT:**
- Mayor J. Crompton
  - Councillor A. De Jong
  - Councillor J. Ford
  - Councillor R. Forsyth
  - Councillor J. Grills
  - Councillor D. Jackson
  - Councillor C. Jewett
  - Legislative Services Administrative Assistant, L. Wyn-Griffiths
- STAFF PRESENT:**
- Chief Administrative Officer, V. Cullen
  - General Manager of Corporate and Community Services, T. Battiston
  - General Manager of Infrastructure Services, J. Hallisey
  - General Manager of Resort Experience, J. Gresley-Jones
  - Manager of Communications, G. Robinson
  - Municipal Clerk, B. Browning
  - Manager of Planning, M. Laidlaw
  - Planner, R. Licko
  - Deputy Municipal Clerk, A. Banman
  - Marius Miklea
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**1. Public Hearing - "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020" and "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020"**

This meeting was held electronically in accordance with Local Government Meetings and Bylaw Process (COVID-19) Order No. 3 (Ministerial Order M192/ 2020).

*Mayor J. Crompton recognized that the Meeting is being held on the traditional unceded territories of the Lil'wat Nation and the Squamish Nation.*

**2. Call to Order**

*Mayor J. Crompton called the Meeting to order at 6:30 p.m.*

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 "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020" and "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020" (the "proposed Bylaws").

We welcome and thank those who have joined us via Zoom video and phone, and also those watching via the live stream. A reminder that this Public Hearing is being recorded and when people ask questions, their voice will be included in the permanent recording of the Public Hearing.

Everyone present shall be given a reasonable opportunity to be heard or to provide written submissions by email respecting matters contained in the proposed Bylaws. Members of the public may make submissions on one or both of the proposed Bylaws, or on the development generally. 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.

For members of the public wishing to make a submission, please use the 'raise hand' feature. We will call on each person to speak in turn and your microphone will be unmuted. For those on the phone, the raise hand feature can be accessed by pressing star nine [\*9]. We will use the last three digits of your phone number to call on you to speak. For those on a computer, smartphone or tablet, click the raise hand icon on your screen. We will call on you to speak using the name you have used on screen.

Written submissions can be sent in until the end of the Public Hearing by email to corporate at whistler dot ca (corporate@whistler.ca).

When called upon to speak, please commence your remarks by clearly stating your name and address for the record. Please note that this is not a time to ask questions, but rather an opportunity for the public to make their views known to Council.

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

**3. Purpose of "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020"**

As stated in the Notice of Public Hearing, the purpose of "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020" is to amend Schedule "A" (Whistler Land Use Map and Designations) of Whistler's Official Community Plan to change the land use designation of the subject lands from Visitor Accommodation to Protected Natural Area, Parks and Recreation, Residential and Visitor Accommodation, and Residential Low to Medium.

**4. Purpose of "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020"**

As stated in the Notice of Public Hearing, the purpose of "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020" is to amend the TA17 Zone (Tourist Accommodation Seventeen) to provide for 21 employee housing dwelling units, 11 tourist accommodation dwelling units, 11 residential dwelling units and an amenity building on a 1.93 hectare portion of the subject lands conditional on the provision of amenities. The amenities entitling the owner to the greater density of development are transfer to the Resort Municipality of Whistler of a 1.44 hectare portion of the subject lands for nature conservation park and community park and a 0.5 hectare portion of the subject lands for future employee housing, construction of valley trail on the subject lands, relocation and restoration of two heritage structures on the subject lands, construction of the community park on the subject lands, and construction of 21 employee housing dwelling units on the subject lands.

**5. Staff Presentation**

*General Manager of Resort Experience, J. Gresley-Jones gave a brief introduction.*

*A presentation was given by Planner, R. Licko regarding the proposed Bylaws.*

*Mayor J. Crompton announced the presence of Freedom of the Municipality Holder, Garry Watson.*

*Mayor J. Crompton invited questions from Council.*

*Council members asked questions of Planner, R. Licko.*

**6. Applicant's Submissions**

**Caroline Lamont, Empire Club Developments, 7323 Spruce Grove**

*Presented the history and vision of the development.*

**Katharine Scotton, PGL Environmental Consultants**

*Presented the environmental impact of the development.*

**Donna Howes, Howes Technical Advantage**

*Presented the traffic impact of the development.*

**7. Submissions from the Public**

*Mayor J. Crompton called for submissions from the public.*

**Bruce Gunn, 1015 Condor Place, Squamish**

Mr. Gunn identified himself as the vice-president of the Tyrol Ski & Mountain Club, which operates the Tyrol Lodge at 5302 Alta Lake Road, immediately adjacent the subject property. He said the rezoning application will provide necessary employee housing and more park space, and proposed road and Valley Trail access could be extended to 5302 Alta Lake Road.

**Jennifer Levitt, Murdoch and Company**

Ms. Levitt is an employee of an architecture and planning firm that is involved in the development proposal for the subject property. She spoke on behalf of the firm and said the firm has made a significant effort to support due diligence anticipating and addressing concerns.

**Maureen Rickli, 8300 Valley Drive**

Ms. Rickli said the rezoning application could be an opportunity to dedicate part of the area to neighborhood needs, such as daycare. She voiced support for ensuring the cabin on the site remain intact and in place. Ms. Rickli noted the housing opportunities for families outweighs other concerns, such as traffic, that could still be addressed.

**Tony Peiffer, 3005 Alpine Crescent**

Mr. Peiffer commended RMOW planning staff for the extent of traffic, environmental, and other studies that have been completed as part of the application process, and other housing projects.

**Kent Roberts, 37-5151 Nita Lake Drive**

Mr. Roberts said there are still some specific concerns that should be addressed. Those concerns included tourism accommodation covenants, additional neighbourhood traffic (particularly Alta Lake Road), parking, and the density of the development.

**Bruce Green, 5205 Jordan Lane**

Mr. Green said there are still some specific concerns that should be addressed in the proposal. Those concerns included increased neighborhood traffic (particularly Nita Lake Road), and the density of the development. He drew attention to existing development rights and covenants tied to the property, the potential for errors in floor space calculations, and particulars of density requirements as factors Council should consider. He summarized parts of the zoning history of the property. He questioned the value of losing the cabins on the property and green space, and the legal basis of the rezoning. Mayor Crompton asked members of the public to keep their remarks brief in the interest of time and considering the number of people attending the meeting. He said anyone asked to stop speaking would be welcome to return at the end of the queue to complete their submissions.

**Beau Jarvis, 8067 Cypress Place**

Mr. Jarvis thanked the Mayor for his comment. He identified himself as a member of the local real estate development community and chairperson of the Urban Development Institute (UDI). Mr. Jarvis said the need for new housing in the community requires development, and that the property in question is already zoned for certain kinds of development even without the proposed changes. He feels the proposal is a net positive, considering new zoning requirements and new amenities.

**Amanda Eggleton and Kyle Chapman**

Ms. Eggleton said she and her partner hope to be Whistler homebuyers and feel the proposal supports the Whistler Housing Authority (WHA) and other efforts to increase housing for local families; she acknowledged that some short-term concerns remain.

**Jennifer Bridges, 30-2720 Cheakamus Way**

Ms. Bridges said this proposal better supports density for local residents and the WHA, especially since the property could become a hotel under current zoning usages.

**Murray Sinclair, 5217 Jordan Lane**

Mr. Sinclair identified himself as a member of the real estate development community. He drew attention to concerns about density (increased floor area, bed units, etc. stipulations during the rezoning application process) and increased local traffic (particularly on Nita Lake Drive).

**Wylie Buchanan, 2122 Timber Ridge**

Mr. Buchannan acknowledged the need for employee housing but he said density could be increased in existing neighbourhoods.

**Grant Cousar, 63 Garibaldi Drive**

Mr. Cousar noted the potential benefits the proposal may provide for affordable local housing and the WHA. He believes the efforts of all the stakeholders makes this proposal a sound one and will benefit the community.

**William Caulfield, 2107 Drew Drive**

Mr. Caulfield said the primary benefit is employee housing. He noted some of the amenities being gained by the municipality may be detrimental, and that the existing cabins should not be preserved.

**Brandon Green, 5205 Jordan Lane**

Mr. Green stated that the amenities gained by the municipality are not of equal value to the density concession made to the land holders. He feels the proposal needs more scrutiny in its current form, and may not meet the intent of the Official Community Plan (OCP).

**Richard Durrans, 5200 Jordan Lane**

Mr. Durrans stated the increased density level is unacceptable, and that other particulars of the proposal may not be in the municipality's best interest. He believes the proposed zoning may not be appropriate for the property, and that the proposal is not a net benefit for the community.

**Freedom of the Municipality Holder, Garry Watson and Anne Popma**

Mr. Watson raised concern as to what the potential benefits to the community might be and the ratio of employee housing units to market accommodation. He stated that this is not in line with the guidelines for this proposal to be principally for the benefit of employee housing. Ms. Popma would like to go back to the proposal of 100 percent employee housing on private land. Mr. Watson noted the profit potential for this development and compared it to the little amount of employee housing.

**Rob Follows, 5225 Jordan Lane**

Mr. Follows noted that the protection of the natural beauty of Nita Lake needs to be taken into further consideration in this proposal. The benefit of employee housing needs to be balanced against the protection of the environment.

**Crosland Doak, 3121 Alta Vista Road**

Mr. Doak highlighted the existing zoning, the need for resident housing and parkland and riparian dedication. He further spoke to the length of the WHA waitlist and the dwindling supply of housing. Mr. Doak stated that housing and transportation are critical issues and are both addressed by this proposal.

**Dawn Titus**

Ms. Titus shared that Council needs to do what is best for our community. She stated that this rezoning will impact our entire community. She expressed concern for development of this site-sensitive property and that the demand for housing should be met through development at Cheakamus Crossing. She referred to the OCP and stated the need for rezonings to have a clear and substantial benefit to the community and to be supported by the community.

**Roger McCarthy, 5714 Alta Lake Road**

Mr. McCarthy highlighted the need to think about road and sidewalk capacity, particularly on Alta Lake Road. He questioned further development south of the village and the impact on traffic flow.

**Brandon Green, 5205 Jordan Lane**

Mr. Green stated that this proposal is taking advantage of our community. He expressed concern for the ratio of employee bed units and the precedent it will set.

**Cheryl Green, 5205 Jordan Lane**

Ms. Green noted that she will be impacted by the increased traffic from this proposal and that she is the president of the Nita Lake Strata. She expressed the difficulty with the zoning on this site. She is not opposed to employee housing, but stated that we should be getting more employee housing out of this deal. It needs to be a sustainable development on one of Whistler's last forested lake fronts. She expressed concern for a lack of vision for Nita Lake and the Westside. She stated that this is not an employee housing project, it is a market tourist accommodation project. Ms. Green also touched on the need for separate access. She asked Council to take into account all the letters received.

*Mayor J. Crompton declared a three minute recess at 9:42 p.m.*

*Mayor J. Crompton called the Public Hearing back to order at 9:45 p.m.*

**Rob Palm, 8549 Drifter Way**

Mr. Palm highlighted the importance of employee housing as part of proposal. He warned that the town should not rely on the municipality for developing resident housing. Right now 21 families and their future and my children future looks brighter and we can grow roots. Managing the housing and matching the community interest versus the business is a difficult balance. This will provide 21 houses for people in Whistler to fulfill their dreams.

**Paul Hothersall, 2240 Gondola Way**

Mr. Hothersall warned that lessons should be learned from the Rainbow development, especially with respect to natural settings (clear cutting, trees, etc.). Nita Lake Estates, Tyrol lodge and Stonebridge are hidden from view, and as such suggested Council to look from that perspective. He stated that we need to ensure that the plan for the trees follows what was outlined in the report.

**Patrick Bougie, 5151 Nita Lake Drive**

Mr. Bougie asked Council to consider the square footage and its cost. The higher cost in the future could be cost prohibitive and whether people who live and work in Whistler will be able to afford WHA housing. He also raised the issue of the road and traffic. Nita Lake Drive is dangerous, especially in the winter, and with increased traffic there will likely be more issues and multiple accidents.

**Sandra Durrans, 5200 Jordan Lane**

Ms. Durrans stated that the residents of Nita Lake are long standing members of the community and all agree that we need employee housing. She said that we do not need any more tourist housing. She highlighted that getting emergency vehicles to this area is difficult. She raised concern with overcrowding and parking at the park. We need to be

aware of the power lines and take care of supporting and preserving the site sensitivities and keeping its beauty. The vision for the west side of the lake was not resolved. Density, clearing and clear cutting is setting a precedent, so one should proceed cautiously. She said that we need to reduce the density, remove TA zoning, create a second traffic entrance for safety and ensure all environment reports are complied with.

**Brian Young, 5237 Jordan Lane**

Mr. Young stated that he is hoping the proposal can move forward and everyone can get it right. He suggested that if WHA is a part of the proposal with Council and staff it will likely be successful. He noted that lots of families are waiting to get housing in Whistler.

**Richard Durrans, 5200 Jordan Lane**

Mr. Durrans reiterated that employee housing is great and asked Council to please get the details right by understanding when the square meters should start to fall within the employee guidelines and the pro forma. He stated that we should keep the density where it is at.

**Jenny Follows, 5225 Jordan Lane**

Ms. Follows encouraged Council to do it right so that the natural aesthetics are maintained. Whistler achieved that balance and people appreciate it. She expressed concern if there was a natural disaster, as it would be difficult to evacuate if there is only one exit.

**Caroline Lamont, 7323 Spruce Grove**

Ms. Lamont stated that she was not involved when the company purchased the land. Ms. Lamont noted that she was the Acting Mayor when Nita Lake estates was approved by the provincial government. She stated that it was supposed to be 14 single family lots with suites and carriage homes and tourist accommodation. The hotel could not work within the treed areas but needed to be cleared and replant for regrowth. She noted that she attended many of the OCP meetings and concluded by stating there are still 700 people on the WHA waitlist.

**Dawn Titus**

Ms. Titus stated that she participated in many OCP meetings when the public was asked for input.

**8. Correspondence**

*Mayor J. Crompton declared a recess at 10:19 p.m. to allow staff to check for emailed correspondence.*

*Mayor J. Crompton called the Public Hearing back to order at 10:24 p.m.*

*Corporate Officer, B. Browning indicated the receipt of 10 pieces of correspondence since the March 9, 3:30 p.m. correspondence deadline.*

*Mayor J. Crompton invited Corporate Officer, Ms. Browning to read in the written submissions received since 3:30 p.m. today, which had not been uploaded to our website. He noted that all other correspondence had been uploaded to our website and is available at [Whistler.ca/councilmeetings](http://Whistler.ca/councilmeetings) and [Whistler.ca/RZ001157](http://Whistler.ca/RZ001157).*

*Corporate Officer, B. Browning read in correspondence from the following individuals:*

- **Dan Wilson, 3-3065 Hillcrest Drive**
- **Bruce Worden, 2-5151 Nita Lake Drive**
- **John Konig, 2225 Gondola Way**
- **Cheryl Green, 5205 Jordan Lane**

*Mayor J. Crompton declared a recess at 10:46 p.m.*

*Mayor J. Crompton called the Public Hearing back to order at 10:51 p.m.*

## **9. Submissions from the Public**

### **Cheryl Greene**

Ms. Greene confirmed she wanted her letter to form part of the record and to be read into the Public Hearing.

## **10. Correspondence**

*Corporate Officer, B. Browning continued to read in correspondence from Cheryl Green.*

*Deputy Corporate Officer, A. Banman read in correspondence from the following individuals:*

- **Ken Roberts, 37-5151 Nita Lake Drive**
- **Heidi & Mike Groot, 8201 Black Bear Ridge**

## **11. Submissions from the Public**

### **Brandon Green**

Mr. Green stated that his letter did not need to be read into the Public Hearing. He further added that clearly the WHA is the only important part of this proposal and Council needs to come up with a better solution with more employee townhomes.

*Mayor J. Crompton confirmed that Brandon Green would like to strike his emailed letter from the record and replace it with the verbal comments that he has made now and earlier in the Public Hearing.*

*Mayor J. Crompton directed members of Council to delete and disregard the emailed letter from Brandon Green. Mayor J. Crompton noted that it will not form part of the record, and that Council is to consider his verbal submissions instead.*

## **12. Correspondence**

*Deputy Corporate Officer, A. Banman continued to read in correspondence from the following individuals:*

- **Rob Palm, 8545 Drifter Way**
- **Rachel Choboter, 4134 W14th Avenue, Vancouver**
- **Dr. Lauren Donaldson Bramley, 5694 & 5630 Alta Lake Road**

## **13. Submissions from the Public**



*Mayor J. Crompton called three times for submissions from the public, and none were made.*

**14. Motion to Close the Public Hearing**

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

**That** Council the Public Hearing for "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020" and "Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020" be closed at 11:39 p.m.

CARRIED

**15. Further Correspondence**

*Mayor J. Crompton declared a recess at 11:33 p.m. to allow staff to check for any further emailed correspondence.*

*Mayor J. Crompton called the Public Hearing back to order at 11:34 p.m.*

*Corporate Officer, B. Browning indicated the receipt of one new piece of correspondence.*

*Mayor J. Crompton invited the Corporate Officer to read in the correspondence received since the first correspondence recess.*

*Corporate Officer, B. Browning read in correspondence from **Patrick & Miriam Bougie, 9-5151 Nita Lake Drive.***

**16. Submissions from the Public**

*Mayor J. Crompton called for submissions from the public.*

**Dawn Titus**

Ms. Titus shared her concern over the pricing of the proposed employee housing.

*Mayor J. Crompton called a further three times for submissions from the public, and none were made.*

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Mayor, J. Crompton

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Municipal Clerk, B. Browning