



## PUBLIC HEARING OF MUNICIPAL COUNCIL MINUTES

Wednesday, April 6, 2022, 5:30 p.m.

Remote Meeting via Zoom

For information on how to participate: <https://www.whistler.ca/business/land-use-and-development/planning/active-applications>

PRESENT: Mayor J. Crompton  
Councillor A. De Jong  
Councillor J. Ford  
Councillor R. Forsyth  
Councillor J. Grills  
Councillor D. Jackson  
Councillor C. Jewett

STAFF PRESENT: Chief Administrative Officer, V. Cullen  
General Manager of Infrastructure Services, J. Hallisey  
Acting General Manager of Resort Experience, A. Chalk  
Acting General Manager of Corporate and Community Services, L. DeBou  
Manager of Legislative Services/ Corporate Officer, P. Lysaght  
Manager, Development Planning, M. Laidlaw  
Manager, Projects Planning, J. Chapman  
Acting Manager of Communications, J. Brooksbank  
Legislative and Privacy Coordinator, L.Wyn-Griffiths

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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 pursuant to s.465 of the *Local Government Act* and Council Procedure Bylaw No. 2207, 2018.

2. **CALL TO ORDER**

*The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Lil'wat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

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").

*Mayor J. Crompton announced the procedure for the Public Hearing.*

**3. PURPOSE OF "OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (5298 ALTA LAKE ROAD) NO. 2289, 2020" and "ZONING AMENDMENT BYLAW (5298 ALTA LAKE ROAD) NO. 2283, 2020"**

**SUBJECT LANDS:** The lands that are the subject of the proposed Bylaws are located at 5298 Alta Lake Road, and are identified as "subject lands" on the map attached to the Notice of Public Hearing.

**PURPOSE:** As stated in the Notice of Public Hearing, the purpose of the proposed Official Community Plan Amendment Bylaw 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.

The purpose of the proposed Zoning Amendment Bylaw 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 the 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.

**4. STAFF PRESENTATION**

A presentation was given by municipal staff regarding the proposed Bylaws.

*Mayor J. Crompton welcomed to the Public Hearing Holder of the Freedom of the Municipality, Garry Watson.*

**5. APPLICANT PRESENTATION**

A presentation by the Applicant regarding the proposed Bylaws.

**6. SUBMISSIONS FROM THE PUBLIC**

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

**Garry Watson, 2317 Boulder Ridge, Whistler**

G. Watson encouraged Council to consider if the proposal has met the Guidelines. He submitted that a development with less market housing and more employee units could still be profitable.

**Taylor Green, 1003 Glacier View Drive, Squamish**

T. Green expressed concerns over the environmental aspects of the proposed development.

**Lisa Di Tosto, 2208 Whistler Ridge, Whistler**

L. Di Tosto expressed concern over the stress that this proposed development would place on Nita Lake. She also explained that the traffic situation is worse than pre-pandemic and this should be taken into consideration.

**Cheryl Green, 5205 Jordan Lane, Whistler, on behalf of Nita Lake Estates Strata**

C. Green believes that development is too big for the area and has inadequate community benefits. She believes the development should have more employee units and that the traffic concerns have not been fully addressed.

**Brandon Green, 5205 Jordan Lane, Whistler**

B. Green expressed support for G. Watson's statements. He further stated that he did not believe that ratio of employee to market housing was sufficient. He asked that Council follow the OCP.

**Dawn Titus, 8440 Bear Paw Trail, Whistler**

D. Titus stated that protection of this parcel of land is imperative and should follow the recommendations from the Mayor's Task Force on Housing. She also believes that this proposed development does not meet the walkability standards and the community will be car dependent.

**Karen, no address provided**

K. was concerned about the environment, traffic and employee housing.

**Dawn Titus, 8440 Bear Paw Trail, Whistler**

D. Titus spoke for a second time and expressed her opinion that the traffic study be redone.

**Cheryl Green, 5205 Jordan Lane, Whistler**

C. Green spoke for a second time and suggested that Council consider the alternate access point that had been proposed to alleviate some of the potential traffic and parking concerns.

**Brent Nichols, Whistler Ridge, Whistler**

B. Nichols stated that protection of Nita Lake is very important and that the proposed development is too big for this lake.

**Garry Watson and Anne Potma, 2317 Boulder Ridge, Whistler**

G. Watson and A. Potma spoke together advising Council not to be afraid to revisit previous decisions. The traffic situation and the price of real estate in Whistler have changed in the last few years.

**Morgan Goldie, 5302 Alta Lake Rd, Whistler (President of the Tyrol Ski Club)**

M. Goldie stated that the Right of Way that was granted over their property did not contemplate this level of traffic. This presents a risk of security to the club.

**Danielle Slavin, Whistler Ridge, Whistler**

D. Slavin explained the impacts of installing a dock on Nita Lake and urged Council to consider the environmental impacts of the development. She also asked for a review of the traffic study.

**Dawn Titus, 8440 Bear Paw Trail, Whistler**

D. Titus spoke for a third time and raised a concern about the affordability of these units.

**Garry Watson, 2317 Boulder Ridge, Whistler**

G. Watson spoke for a third time and also raised affordable housing as a concern.

*Mayor J. Crompton called for submissions from the public three final times and no further submissions were made.*

**7. MOTION TO CLOSE THE PUBLIC HEARING**

Moved By Councillor J. Ford

Seconded By Councillor R. Forsyth

**That** Council close 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" at 7:03 p.m.

CARRIED

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Mayor, J. Crompton

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Corporate Officer, P. Lysaght