

**RESORT MUNICIPALITY OF WHISTLER**

**ZONING AND PARKING AMENDMENT BYLAW (FITZSIMMONS 8 LIFT) NO. 2399,  
2023**

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

---

**WHEREAS** the Council may, under s. 525 of the *Local Government Act*, require the provision of off-street parking spaces, and

**WHEREAS** the Council has enacted off-street parking requirements in Zoning and Parking Bylaw No. 303, 2015 and wishes to amend the bylaw in respect of off-street parking spaces for replacement ski lift facilities;

**NOW THEREFORE** the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS:**

**CITATION**

1. This Bylaw may be cited for all purposes as “Zoning and Parking Amendment Bylaw (Fitzsimmons 8 Lift) No. 2399, 2023”.

**AMENDMENTS**

2. Zoning and Parking Bylaw No. 303, 2015 is amended as follows:
  - a) Section 1 of Part 14 of Zoning and Parking Bylaw No. 303, 2015 is amended by adding the following subsection to the regulations for the RR1 zone, in appropriate numerical order:

(14.1) Despite subsection (14) and Part 6 of this Bylaw, on land known as Skier’s Plaza and legally described as Parcel Identifier: 013-640-658 BLOCK H, EXCEPT PORTIONS: (1) BLOCK L (BG87601), (2) BLOCK M (BK85901) (3) PLAN 20339 (4) BLOCK N (BK151209); DISTRICT LOT 3020 GROUP 1 NEW WESTMINSTER DISTRICT an existing ski lift with an hourly rated capacity of 1850 skiers may be replaced with a ski lift with an hourly rated capacity of not more than 3300 skiers and the replacement ski lift may be operated so as not to exceed its rated capacity, without additional off-street motor vehicle parking spaces being provided in accordance with Column II of Table 6-A in respect of the incremental rated capacity of that ski lift, provided that all of the conditions set out in Schedule “S” are met.
  - b) The Zoning and Parking Bylaw 303, 2015 is further amended by adding as Schedule “S” the Schedule of Conditions that is attached to and forms part of this bylaw.

GIVEN FIRST, SECOND AND THIRD READINGS this 24th day of March, 2023.

ADOPTED by the Council this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Jack Crompton,  
Mayor

\_\_\_\_\_  
Pauline Lysaght,  
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning and Parking Amendment Bylaw (Fitzsimmons 8 Lift) No. 2399, 2023".

\_\_\_\_\_

**SCHEDULE “S”  
SCHEDULE OF CONDITIONS**

In this Schedule,

“Anniversary Date” includes the date that is one year after the date of adoption of Zoning and Parking Amendment Bylaw (Fitzsimmons 8 Lift) No. 2399, 2023 and each subsequent anniversary of that date.

“Creekside” means PID 025-050-494 STRATA LOT 1 DISTRICT LOTS 4749 AND 5316 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS4421 and COMMON PROPERTY OF STRATA PLAN LMS4421.

“Day Lots 1 – 5” means the parking lots that are the subject of the Parking Lot Transfer Agreement between the Province of British Columbia and the Resort Municipality of Whistler endorsed by Council on October 20, 2008; more particularly described as PID 017-668-930 District Lot 4891, Except Blocks A and B Group 1 New Westminster District and PID 027-435-661 Block E District Lots 5028 and 8094 Group 1 New Westminster District.

“Day Lot 6” means the motor vehicle parking lot located generally on THOSE PORTIONS SHOWN AS “RETURNED TO CROWN” EXCEPT PART IN PLAN LMP 36428 DISTRICT LOT 3903 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20511 (BC CROWN FILE 0354479) and having a civic address of 4895 Glacier Drive.

“Day Lot 7” means the motor vehicle parking lot located generally on PID 008-049-556 DISTRICT LOT 3903 GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: PORTIONS IN PLANS 19506, 20511, 21332, 21364, 21391, 21497, 21500, 21501, 21573, 21585, 21816, 21892, 21910, 21960, 22328, 22329, 22330, 22442, 22749, LMP54, LMP3696, LMP6007, LMP8165, LMP12506, LMP23736, LMP51944, BCP27131 AND REFERENCE PLAN 19117 (BC CROWN FILE 2410013) and having a civic address of 4870 Glacier Lane.

“Day Lot 8” the motor vehicle parking lot located generally on DISTRICT LOT 7915 as shown on a Survey Plan of District Lot 7915 Group 1 New Westminster District (BC CROWN FILE 2406464) completed by A.C. Bunbury B.C.L.S. on July 25, 1999 and having a civic address of 4900 Glacier Lane.

“DLOC” means the Day Lot Operating Committee constituted under Part 5 of the Whistler Village Day Skier Parking Lot Facility Operating Agreement executed by the parties to the agreement on October 30 and 31, 2008.

1. **Parking Study:** The lift operator must engage a transportation engineering firm to conduct a comprehensive study of motor vehicle parking (including entry and exit monitoring) covering at least one full calendar year in 2023/24. The study must be designed to reflect industry-standard practices for measuring peak and off-peak utilization and must include recommendations for methods to enhance parking efficiency and mitigate ingress and egress traffic. The Municipality must be provided an opportunity to review and approve the terms of reference and must be provided a copy of the study report and associated data including data on parking availability

and utilization. Consideration must be given to projected growth in visitation, vehicle trips and parking demand related to planned future developments and mountain facility capacity increases. Recommendations must be developed for parking management and efficiency, travel demand management, transit and potential additional parking supply including intercept parking lots and other traffic congestion mitigation strategies.

**2. Paid Parking:**

- a. Beginning in fall of 2023, the lift operator must conduct community outreach sessions to gather public input on paid motor vehicle parking options and strategies for Whistler Blackcomb, including carpooling incentives and other options for ensuring accessibility.
- b. To the extent that the lift operator (subject to Provincial consent) implements paid parking for any of Day Lot 6, 7, 8, and Creekside, the lift operator must on each Anniversary Date contribute a portion of the revenues from such parking to the Municipality for transit and alternative transportation initiatives provided that such portion is equal to or exceeds \$200,000.
- c. The proportion of revenues so contributed must be determined in accordance with the funding framework established in the Whistler Village Day Skier Parking Lot Facility Operating Agreement, with revenues first applied to fund directly associated annual operating and capital expenses, and reserves, with the balance contributed by the lift operator to the Municipality to be utilized by the Municipality at its sole discretion for transit and alternative transportation initiatives.
- d. The lift operator (subject to Provincial consent) must set parking rates having regard to pay parking structures and rates for Day Lots 1-5. An Operating Committee made up of representatives of the lift operator, the Province, the Squamish First Nation, the Lil'wat First Nation and the Municipality (or if such an Operating Committee is not established, the DLOC) may make recommendations to Council regarding the allocation of contributions for transit and alternative transportation initiatives.

- 3. Transit Contribution:** The lift operator must, commencing on the first Anniversary Date and annually thereafter, make a contribution to the Municipality of \$200,000 to be spent on transit and alternative transportation initiatives at the sole discretion of the Municipality. To the extent that the lift operator, subject to Provincial consent, implements paid parking in any of Day Lots 6, 7, 8, and Creekside, and has contributed a portion of paid parking revenues to the Municipality under Section 2 of this Schedule in excess of \$200,000, the contribution owed under this Section 3 on that Anniversary Date is not required.