



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: January 21, 2020

REPORT: 20-008

FROM: Infrastructure Services

FILE: Crown File 2405094

SUBJECT: AMENDING SURVEY PLAN OF THE HELIPORT LEASE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Infrastructure Services be endorsed

RECOMMENDATION

That Council approve the proposed amended survey plan of the Heliport Lease area; and

That Council authorize the General Manager of Infrastructure Services to write a letter to the Surveyor General indicating that Council has supported the plan.

REFERENCES

| | |
|--------------------|--|
| Owner: | Whistler Heliport Society |
| Address: | 9960 & 9970 Heliport Road |
| Legal Description: | Blocks D & E, of District Lot 3760 & 7772, Group 1 NWD |
| Zoning: | CH1 (Commercial Heliport One) |
| Appendix "A" | Survey of existing Heliport Leases |
| Appendix "B" | Proposal to consolidate Blocks D & E into proposed Block K |
| Appendix "C" | Letter of support from Whistler Heliport Society |

PURPOSE OF REPORT

The purpose of this Report is to inform Council about a proposed survey plan that has been prepared for the Whistler Heliport and ask that Council consider passing a resolution supporting the proposed survey plan. In addition, staff are seeking Council's authorization to have the General Manager of Infrastructure Services send a letter to the Surveyor General indicating that Council supports the proposed survey plan.

DISCUSSION

The Heliport is located on land that is leased by the Resort Municipality of Whistler from the Province of British Columbia. The Whistler Heliport Society leases the land from the Resort Municipality of Whistler, and the WHS in turn, sub-leases the land to individual helicopter operators. (Appendix "A").

Blackcomb Helicopters wishes to consolidate two of their existing lease areas in order to accommodate their expanding needs. A new survey plan has been prepared that consolidates existing Blocks D & E into one larger, proposed Block "K". (Appendix "B").

The Whistler Heliport Society has discussed this proposal at their November 19, 2019 AGM and have provided a letter of support for Blackcomb Helicopters' proposed application to consolidate Blocks D & E (Appendix "C").

It is the intention of Blackcomb Helicopters to construct a large hangar building on the new Block "K". This building will allow Blackcomb Helicopters to store helicopters indoors, extend the service life of their equipment and improve working conditions. As part of this major capital improvement, Blackcomb Helicopters will be exploring a fire suppression system that could benefit all other heliport users. However, at this time, municipal staff are only seeking Council's approval of the proposed survey plan amendment.

WHISTLER 2020 ANALYSIS

| W2020 Strategy | TOWARD Descriptions of success that resolution moves us toward | Comments |
|--------------------|---|--|
| Visitor Experience | Visitors feel genuinely welcome | The provision of a new building with improved facilities are contingent upon the approval of the new survey plan. |
| Economic | Whistler's tourism economy is progressive and ensures the highest and best use of limited financial, social and natural resources in the long-term. | The proposed changes to the survey plan will likely provide economic benefits for Blackcomb Helicopters and the Whistler Heliport Society. |

Amending the Survey Plan of the Heliport Lease does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Section 4.11.9 of the Official Community Plan (OCP 1993) states, "The Municipality will encourage the centralization of helicopter movements at the Whistler Municipal Heliport." Whistler's draft OCP has similar language in Policy 11.6.1.4., which states, "Maintain ownership/leasehold of the Municipal Heliport and continue to work with the Whistler Heliport Society to concentrate helicopter activity at this location, as a means of protecting the community from noise and other helicopter traffic impacts."

BUDGET CONSIDERATIONS

There are no budget considerations for this lease amendment.

COMMUNITY ENGAGEMENT AND CONSULTATION

No community consultation has taken place, nor is any contemplated. The current helicopter flight paths are located away from residential areas in order to avoid noise complaints. When the Whistler Heliport Society does become aware of problems with helicopters, particularly noise issues, action is taken immediately to rectify the situation. The Whistler Heliport Society reports that it rarely receives complaints from the public.

The Whistler Heliport Society has discussed this proposal at their November 19, 2019 AGM and have provided a letter of support for Blackcomb Helicopters' intended application to consolidate Blocks D & E.

SUMMARY

Staff recommend that Council pass a resolution to approve the proposed survey plan of the Heliport Lease and that Council authorize the General Manager of Infrastructure Services to write a letter to the Surveyor General indicating that Council has supported the amended survey plan.

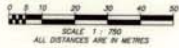
Respectfully submitted,

Jeff Ertel
MANAGER OF DEVELOPMENT SERVICES

for
James Hallisey
GENERAL MANAGER OF INFRASTRUCTURE SERVICES

**SURVEY PLAN OF BLOCK J OF D.L. 3760 AND D.L. 7772;
AND BLOCKS H AND I OF D.L. 3760; ALL WITHIN GROUP 1,
NEW WESTMINSTER DISTRICT**

B.C.G.S. 92J 016.3
2405094



UNSURVEYED CROWN LAND

Appendix A

D.L. 3363
HIGHWAY PLAN 94

D.L. 3760
15 TU 740

BLOCK J
8.32 ha.

D.L. 7772
13 TU 1570



UNSURVEYED CROWN LAND

Appendix 'A'

LEGEND :
● INDICATES STANDARD CARVED POST FOUND
■ INDICATES STANDARD IRON POST FOUND
▲ INDICATES LEAD PLUG FOUND
○ INDICATES STANDARD IRON POST PLACED
WT INDICATES WITNESS
BEARINGS ARE ASTROMOMIC AND DERIVED FROM SURVEY
PLAN OF BLOCKS B TO G, DISTRICT LOTS 3760 AND 7772.
ALL DISTANCES ARE IN METRES.

I, RAYMOND HAROLD JANZEN, A BRITISH COLUMBIA LAND
SURVEYOR, OF DELTA, IN BRITISH COLUMBIA, CERTIFY THAT
I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT.
THE FIELD SURVEY WAS COMPLETED ON THE
7th DAY OF SEPTEMBER, 2007.
THE PLAN WAS COMPLETED AND CHECKED, AND THE
CHECKLIST FILED UNDER EOW 77254
ON THE 13th DAY OF FEBRUARY, 2008.

R. Janzen B.C.L.S.
MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 587-9188

THIS PLAN LIES WITHIN THE SQUAMISH-LILLOOET REGIONAL DISTRICT

OFFICIAL PLAN
CONFIRMED UNDER SECTION 72
LAND ACT

Raymond Janzen
BY SURVEYOR GENERAL
DATED March 13 2008

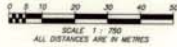
FILE 9341-02

10 TU 1987

10 TU 1983

**SURVEY PLAN OF BLOCK J OF D.L. 3760 AND D.L. 7772;
AND BLOCKS H AND I OF D.L. 3760; ALL WITHIN GROUP 1,
NEW WESTMINSTER DISTRICT**

B.C.G.S. 92J 016.3
2405094



D.L. 3363
HIGHWAY PLAN 94

UNSURVEYED CROWN LAND

D.L. 3760
15 TU 740

BLOCK J
8.32 ha.

D.L. 7772
15 TU 1570

HELIPORT ROAD

BLOCK I
0.503 ha.

BLOCK H
0.236 ha.

**PROPOSED
BLOCK K**

BLOCK D
5 TU 1876

BLOCK E
5 TU 1876

BLOCK F
6 TU 1876

BLOCK G
5 TU 1876

SEA TO SKY HIGHWAY (HWY. 99)

LEGEND :
● INDICATES STANDARD CARVED POST FOUND
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THIS PLAN LIES WITHIN THE SQUAMISH-LILLOOET REGIONAL DISTRICT

UNSURVEYED CROWN LAND

Appendix 'B'

OFFICIAL PLAN
CONFIRMED UNDER SECTION 72
LAND ACT

R. Janzen
BY SURVEYOR GENERAL
DATED March 13 2008

FILE 9341-02

**Whistler Heliport Society
Box 7, Whistler B.C.
V0N 1B0**

Nov 20, 2019

Jeff Ertel ASCT
RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, B.C. V0N 1B4

Re: Request for Head Lease, Lease and Sub-Lease extension.

This letter is provided at the request of Blackcomb Helicopters Limited Partnership ("**Blackcomb Helicopters**"), which is the subtenant of the following lands at the Heliport, which lands are subleased by the Whistler Heliport Society from the Resort Municipality of Whistler, and leased by the Resort Municipality of Whistler from the Province of British Columbia:

Civic address: 9960 Heliport Road, Whistler, BC
Legal description: Block D, D.L. 3760 and D.L. 7772, Group 1, New Westminster District ("**Block D**")

Civic address: 9970 Heliport Road, Whistler, BC
Legal description: Block E, D.L. 3760 and D.L. 7772, Group 1, New Westminster District ("**Block E**")

We understand that Blackcomb Helicopters intends to apply to the relevant authorities to consolidate Block D and Block E in connection with its plan to build a new hangar at the Heliport. This letter shall confirm that the Whistler Heliport Society has reviewed and voted on this request at our latest AGM. The Whistler Heliport Society is in support of Blackcomb Helicopters' intended application to consolidate Block D and Block E.

Sincerely,

Whistler Heliport Society

Per: 
Dylan Thomas, President