



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 2, 2021
FROM: Resort Experience
SUBJECT: RZ001157 – 5298 ALTA LAKE ROAD ZONING AMENDMENT FOR EMPLOYEE/
MARKET HOUSING

REPORT: 21-012
FILE: RZ001157

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION

That Council consider rescinding first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”; and

That Council consider giving first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended; and further

That the matters described in the motion carried by Council on December 1, 2020 and attached for reference as Appendix “A” to this Report No. 21-012, be resolved prior to adoption of “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended.

REFERENCES

Location: 5298 Alta Lake Road

Legal Description: Lot B (Reference Plan 2643) except part dedicated road on Plan BCP7865 District Lot 2246

Owners: Empire Club Development Corp.
Incorporation No. C1141513

Appendix “A” – Excerpt from December 1, 2020 Regular Meeting of Municipal Council Minutes
Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020, as amended (Not Attached)
Administrative Report to Council No. 20-119, dated December 1, 2020 (Not Attached)

PURPOSE OF REPORT

This Report requests Council’s consideration to rescind first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020” and give new readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended to include construction of the community park to completion as an amenity, and also to include as Schedule 2 the standards for the valley trail amenity, both amenities to be provided by the owners of 5298 Alta Lake Road.

This Report further recommends that Council direct staff to schedule a Public Hearing for the proposed bylaw, as amended, and that the matters described in the motion carried by Council on December 1, 2020 be resolved prior to adoption of the proposed bylaw, as amended.

DISCUSSION

When “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020” was given first and second readings by Council on December 1, 2020 Schedule 2 was missing from the proposed bylaw. Schedule 2 includes the standards for the valley trail amenity, one of the amenities that the owners of 5298 Alta Lake Road are required to provide in exchange for the additional development density described in Schedule 1 of the proposed bylaw.

The proposed bylaw is also amended to include construction of the community park to completion. Construction of the community park to completion has been an agreed upon amenity contribution, but the timing and mechanism to ensure completion was not previously articulated in the proposed bylaw.

Lastly, the proposed bylaw contains two clerical amendments to the Section and Part references on page one of the bylaw for clarification. The clerical amendments do not alter the actual regulations contained in the proposed bylaw.

This Report requests Council’s consideration to rescind first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020” and give new readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended to include Schedule 2.

This Report further recommends that Council direct staff to schedule a Public Hearing for the proposed bylaw, as amended, and that the matters described in the motion carried by Council on December 1, 2020 (attached as Appendix “A”) be resolved prior to adoption of the proposed bylaw, as amended.

OTHER POLICY CONSIDERATIONS

Policy discussion has been provided in all of the previous Council reports related to RZ001157.

BUDGET CONSIDERATIONS

Budget considerations have been provided in all of the previous Council reports related to RZ001157.

COMMUNITY ENGAGEMENT AND CONSULTATION

Community engagement and consultation has been described in the previous Council reports related to RZ001157.

“Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended will be subject to a Public Hearing adhering to statutory public notice requirements, prior to Council consideration of third reading.

SUMMARY

This Report requests Council’s consideration to rescind first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020” and give new readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended to include construction of the community park to completion as an amenity, and also to include as Schedule 2 the standards for the valley trail amenity, both amenities to be provided by the owners of 5298 Alta Lake Road.

This Report further recommends that Council direct staff to schedule a Public Hearing for the proposed bylaw, as amended, and that the matters described in the motion carried by Council on December 1, 2020 be resolved prior to adoption of the proposed bylaw, as amended.

Respectfully submitted,

Melissa Laidlaw
PLANNING MANAGER

For
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE

Councillor C. Jewett advised that Rebecca Belmore's exhibition has opened at the Audain Museum. Rebecca's art has been featured at high profile art events around the world.

Local Artists

Councillor C. Jewett advised that the Arts Whistler Gallery Shop is discounting the beautiful items they have for sale. Arts Whistler has a link this year to their virtual market.

Audain Museum Gift Shop

Councillor C. Jewett advised that the Audain Museum Gift Shop is offering free shipping for in-person or online shopping.

Squamish Lil'wat Cultural Centre

Councillor C. Jewett advised that the SLCC is offering in-person and online shopping with a 10% discount. She also advised that the catering department are providing delicious meals.

Bratz Biz

Councillor C. Jewett advised that Bratz Biz has had to cancel their market, but purchases can be made online on their website from young artist entrepreneurs.

Councillor Forsyth's Whistler Public Library Program Update

- 'Whistler Meditates'
- 'Photography for Beginners'
- 'Journaling with Joules'
- 'Hanukkah'
- 'Book Club'

Condolences

- On behalf of Council and the Resort Municipality of Whistler, Mayor J. Crompton shared condolences with the family and friends of Charie Santiago.
- On behalf of Council and the Resort Municipality of Whistler, Mayor J. Crompton shared condolences with the family and friends of Tony Hosking.

7. ADMINISTRATIVE REPORTS

7.1 RZ001157 – 5298 Alta Lake Road Rezoning/OCP Amendment for Employee/Market Housing Report No. 20-119 File No. RZ001157

Moved By Councillor J. Ford

Seconded By Councillor R. Forsyth

That Council consider giving first and second readings to "Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020"; and

That Council consider rescinding first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”; and

That Council consider giving first and second readings to “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended; and

That Council authorize staff to schedule a 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”, as amended;

That Council direct staff to advise the applicant that before consideration of adoption of “Official Community Plan Amendment Bylaw (5298 Alta Lake Road) No. 2289, 2020” and “Zoning Amendment Bylaw (5298 Alta Lake Road) No. 2283, 2020”, as amended, the following matters must be resolved to the satisfaction of the General Manager of Resort Experience:

1. Registration of a development covenant in favour of the Resort Municipality of Whistler (“RMOW”) to secure development on the lands consistent with the terms described in Administrative Report to Council No. 20-119, Administrative Report to Council No. 20-057 and Development Permit plans to be finalized prior to adoption;
2. Registration of a housing agreement in favour of the RMOW to regulate purchase rates and to define qualified employees;
3. Registration of a green building covenant consistent with Council Policy G-23: Green Building Policy;
4. Receipt of development plans for the proposed park;
5. Submission of a waste and recycling plan consistent with “Solid Waste Bylaw No. 2139, 2017”;
6. Modification of existing covenant BT215121 currently registered on title to reflect the revised development scheme;
7. Confirmation that a Riparian Areas Assessment report regarding Gebhart Creek has been submitted to and approved by the Provincial Authority;
8. Receipt of an updated Traffic Impact Study that considers traffic movement during peak traffic periods and implementation of any traffic mitigation measures recommended in that study; and further

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

CARRIED

7.2 ~~White Gold Utility Undergrounding Project - Reconsideration Report No. 20-120 File No. T07801-2020~~

~~Interim General Manager of Resort Experience T. Metcalf stated "I've been involved in this project in my personal capacity as a resident of White Gold, and to maintain that separation, I am going to leave for this portion of the meeting"~~