



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 6, 2021
FROM: Resort Experience
SUBJECT: PUBLIC HEARING SUMMARY AND THIRD READING FOR ZONING AMENDMENT
BYLAW (8200 BEAR PAW TRAIL) No. 2297, 2020

REPORT: 21-036
FILE: RZ001164

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving third reading to “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”.

REFERENCES

Appendix A – Summary and Review of Public Hearing Comments for “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”

“Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” (Attached in April 6, 2021 Regular Council Agenda Package under Bylaws for Third Reading)

Administrative Report to Council No. 21-018, RZ001164 - 8200 Bear Paw Trail – Rainbow Plaza Rezoning, dated February 16, 2021 (Not attached)

PURPOSE OF REPORT

This Report provides a summary of the verbal and written submissions made during the Public Hearing process held for “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” on March 9, 2021, pursuant to section 465(5) of the *Local Government Act*. Staff are not recommending any changes to the proposed Bylaw based on the Public Hearing submissions. This Report also presents “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” for Council’s consideration of third reading.

DISCUSSION

Background

“Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” was introduced to Council on February 16, 2021. The purpose of the proposed Bylaw is to amend the regulations of the CD1 Zone applicable to 8200 Bear Paw Trail (Rainbow Plaza) to permit a Child Care Facility and to allow a broader range of neighbourhood serving commercial uses. The proposed Bylaw will also ensure that in addition to the grocery shop, the commercial floor area of the subject lands is demised into at least three commercial retail units, and a minimum of 85 square metres of gross floor area is retained for a food and beverage type use. At the February 16, 2021 meeting, the proposed Bylaw was given first and

second reading and authorization to proceed to Public Hearing. A Public Hearing was held on March 9, 2021.

“Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” will amend the CD1 Zone to:

- Replace ‘Local Service Commercial’ with ‘Retail’ as a permitted use.
- Replace ‘Local Personal Service’ with ‘Personal Service’ as a permitted use.
- Remove ‘Office’ from the permitted uses.
- Increase the maximum gross floor area (GFA) from 1,900 square metres to 2,000 square metres.
- Add a new subsection to require that: “Excluding the grocery store, the remaining commercial floor area of Parcel Lot 9 must be demised into at least 3 Commercial Retail Units (CRUs), the combined area of which must be at least 450 square metres, and with a minimum of 85 square metres Gross Floor Area in use as or available for use as a Café, Restaurant, or Neighborhood Public House.”

“Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” will also amend Schedule “M” of Zoning and Parking Bylaw 303, 2015 to add “child care facility” as a Permitted Land Use for Parcel Lot 9 in the Land Use Plan and Table.

Public Hearing Summary

During the Public Hearing period, there were three written submissions and zero verbal submissions made by the public respecting the proposed Bylaw. Submissions to Council on the proposed Bylaw were related to the need for child care, the expanded range of commercial space, and the stipulation for food and beverage uses. A detailed summary of these submissions and staff’s review relative to the proposed Bylaw is provided in Appendix A.

Three written submissions were also provided to staff prior to the Public Notice period. These submissions formed part of the Public Hearing package and are not included as part of Appendix A.

Based on staff’s review, staff recommends that there are no significant issues to address and that the Bylaw be given third reading without changes.

POLICY CONSIDERATIONS

Policy considerations for the proposed Bylaw are outlined in the February 16, 2021 Council Report.

BUDGET CONSIDERATIONS

The proposed rezoning application is subject to rezoning application fees and cost recovery for staff processing and associated direct costs.

COMMUNITY ENGAGEMENT AND CONSULTATION

The community engagement and consultation process for the proposed Bylaw is outlined in the February 16, 2021 Council Report. During the Public Hearing period, there were three written submissions and zero verbal submissions made by the public respecting the proposed Bylaw. A summary review of the written submissions and oral representation from the Public Hearing process is provided in Appendix A.

SUMMARY

This Report presents a summary of the Public Hearing submissions for “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020” pursuant to section 465(5) of the *Local Government Act*. The Report recommends that Council consider giving third reading to “Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297, 2020”.

Respectfully submitted,

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for
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GENERAL MANAGER OF RESORT EXPERIENCE