



# WHISTLER

## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** September 17, 2019

**REPORT:** 19-118

**FROM:** Resort Experience

**FILE:** RZ1157

**SUBJECT:** RZ1157 – 5298 ALTA LAKE ROAD REZONING – MARKET/EMPLOYEE HOUSING

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council authorize further review and processing of Rezoning Application RZ1157 (5298 Alta Lake Road); and

**That** Council authorize staff to schedule a public information meeting to obtain input on the proposed zoning changes; and further

**That** Council authorize staff to potentially prepare a zoning amendment bylaw for RZ1157 to create a new site specific zone for the lands at 5298 Alta Lake Road that would provide for a mix of employee restricted and market housing on the lands as described in this Report 19-118.

### 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” – Location Map

Appendix “B” - Application Materials for RZ1157

Appendix “C” – Analysis per Amended Private Sector Employee Housing (“PSEH”) Guidelines

Appendix “D” – Whistler Museum and Archives Society Historical Review

### PURPOSE

This Report presents Rezoning Application RZ1157, an application that proposes to provide both employee restricted and market housing at 5298 Alta Lake Road. This Report seeks Council’s authorization to proceed with further review and processing of the application and schedule a public information meeting to receive public input. This Report further recommends that Council direct staff to prepare a zoning amendment bylaw for RZ1157 to bring forward for Council’s consideration.

**DISCUSSION**

**Background**

On April 24, 2018 Council endorsed Recommendation No. 6 of the Mayor’s Taskforce on Resident Housing to allow for development of up to 500 bed units of employee restricted housing on private lands in the period 2018 – 2023. Council ratified Guidelines for Private Sector Employee Housing Initiatives on December 5, 2017. Council subsequently ratified amended Guidelines on March 26, 2019.

Nine applications were received, and reviewed by RMOW Staff. To date Council has endorsed the continuing review of five of these applications: RZ1144 (2077 Garibaldi Way), RZ1146 (7104 Nancy Green Drive), RZ1147 (1315 Cloudburst Drive), RZ1152 (2028 Rob Boyd Way), and RZ1153 (8975 Highway 99). All are currently in varying stages of the review process.

**5298 Alta Lake Road – A Brief History**

The subject parcel is located on the west side of Nita Lake as shown on Appendix “A”. The site is a treed 3.96 hectare east facing parcel accessed from Nita Lake Drive via Alta Lake Road. It is bounded by the BC Rail line and Nita Lake to the east, the Tyrol Lodge site to the north, Nita Lake Estates to the south, and the BC Hydro Right of Way to the west. The parcel slopes downhill from the Alta Lake Road elevation to Nita Lake.

This property has a long and varied local history, beginning early in the 20th century. The parent parcel, District Lot 2246 was created in 1926 of the Pacific Great Eastern Railway. In 1937, Alf and Bessie Gebhart purchased the subject lands (“Lot B”) and constructed the cabin that still stands on the site today. The Gebharts were owners of a local saw mill and lumber camp and remained in the cabin until their business interests closed and they moved from the Valley. Their son Howard and his wife Betty then took up residence on the property while he worked for the railway.

The property changed hands in the mid-1960s when it was sold to Charles Hillman. For many years the cabin was rented to local residents, when it was known as the (in)famous “Toad Hall”. The Director of the Whistler Museum and Archives and RMOW Staff consider that the dual narratives of early industry intersecting with early local ski counter culture make this property compelling from a historical perspective.

**Site Application History**

RMOW records indicate that this property has been subject to multiple rezoning applications over the years as indicated in the table below:

Application	Timeframe	Comment
RA248	1996	Unsuccessful application for employee housing
RA309	1999 - 2002	Successful rezoning application to permit a boutique hotel with associated cabins and a cultural artist in residence program.  RA309 Successfully: <ol style="list-style-type: none"> <li>1. Rezoned the lands to the current TA17 (Tourist Accommodation Seventeen) zoning, and</li> <li>2. Created the current Development Permit Area #20 (“London Mountain Lodge”) in Whistler’s current <i>Official Community Plan</i>.</li> </ol>

RA432 & DPA871	2004	Unsuccessful application to reallocate densities within the existing TA17 Zone. Applications appear to have had some support from RMOW staff, however it was not followed through by the proponent.
RZ1150	2018	Proposal for a mix of employee restricted and market TA townhomes. Not consistent with Council's original PSEH Guidelines requiring 100% employee housing.  Withdrawn.

As shown in the table, bylaws creating the TA17 Zone and associated Development Permit Area 20 were approved by way of Rezoning Application RA309 in 2002. The concept at that time was for an old world boutique hotel near the shore and rail line along with associated cabins, containing a mix of tourist accommodation and employee restricted housing, spread throughout the site. A development covenant was registered on the site ensuring that no clearing took place without a thorough environmental review.

Consideration around required emergency vehicle access routes on sloping terrain and today's FireSmart requirements suggest the RA309 development program would have significant site disturbance impacts beyond those originally foreseen resulting in a significant loss of forest cover.

**Current Rezoning Application RZ1157**

The current owners, Empire Development Group, have come forward with a new concept in response to Council's Revised Private Sector Employee Housing Initiative Guidelines. This concept proposes to delete the existing Hotel use, group the tourist accommodation and employee housing uses into townhomes with a tighter development footprint, thereby allowing for tree protection and site screening.

The RZ1157 proposal is attached to this Report as Appendix "B" and can be summarized as follows:

- Conversion of permitted employee housing cabin use to 15 new three bedroom employee restricted townhomes (with an increase of 800 m<sup>2</sup>).
- Conversion of permitted tourist accommodation use (cabins and hotel) to 22 new three bedroom market tourist accommodation townhomes (with an increase of 900 m<sup>2</sup>).
- Parkland dedication,
- Restoration of the existing historic cabin and relocation to the park to create a historic landmark on the anticipated west side cultural connector.
- Extension of the Valley Trail from Nita Lake Estates to the north parcel boundary of 5298 Alta Lake Road.
- Dedication of a future employee housing parcel adjacent to the existing Nita Lake Resident Housing.
- Dedication of riparian/ tree protection area along the lake foreshore and rail line ensuring vegetation management on municipal lands.
- Parking will conform to the requirements of Zoning and Parking Bylaw 303.
- Staff recommend 7.6 m setbacks from all parcel boundaries.

A comparison to the existing TA17 Zone and the Proposal under RZ1157 is shown in the table below:

	Existing TA17 Zone	RZ1157 - May 2019	Comment
<b>Tourist Accommodation</b>	<b>2,100 m2</b> (Hotel) (7 rooms utilizing 500 m2) <b>1,400 m2</b> (contained in 25 cabins) <hr/> <b>Total GFA: 3500 m2</b>	Hotel use deleted. <hr/> 22 3-B/R (plus garage) TA townhomes @ 200 m2 Contained in 5 buildings (4 four-plexes & 1 six-plex) <hr/> <b>Total GFA: 4400 m2</b>	<b>Increase of 900 m2</b>
<b>Employee Housing</b>	<b>800 m2</b> (contained in 7 cabins)	15 units (plus garage) @ 106 m2 Contained in 3 five-plexes. (sale/ rental mix to be determined) <hr/> <b>Total GFA: 1590 m2</b>	<b>Increase of 800 m2</b>
<b>Max GFA for arts facility</b>	<b>250 m2</b>	Hillman Cabin to be included in park dedication and removed from the development site.	
<b>Ancillary uses</b>		<b>40 m2</b>	<b>Allows for amenity building</b>
<b>Total max GFA For parcel</b>	<b>4,600 m2</b> (Includes Hillman cabin estimated at 200 m2)	<b>6,030 m2</b> (Does not include Hillman Cabin estimated at 200 m2)	<b>Increase of 1430 m2</b>
<b>Floor Space Ratio</b>	<b>FSR: 0.12</b>	<b>FSR: 0.15 before dedications</b> <b>FSR: 0.32 after dedications</b>	
<b>Proposed Amenities</b>		<b>1. Park dedication:</b> - Hillman cabin site and riparian areas. - 15, 074 m2 (1.5 Ha) <b>2. Housing site:</b> - Propose to dedicate area at site entrance to WHA for future housing. - 4885 m2 (0.49 Ha)	<b>Proposal offers to dedicate nearly 2 Ha of this 3.96 Ha site as noted.</b>

## Preliminary Due Diligence

A number of evaluations have been undertaken to understand the viability of particular aspects of the project and inform the decision making process including:

- **Historical Review:** The Whistler Museum and Archives Society have provided a Historical Review of the property attached to this Report as Appendix “D”.
- **FireSmart Assessment:** The subject property is undergoing a FireSmart Assessment undertaken by RMOW staff. This assessment would be coordinated with proposed tree preservation on the site for a complete understanding of on-site conditions.
- **Structural Assessment:** The applicant team has provided a Structural Assessment of the existing Hillman cabin confirming that it can be moved to the proposed park location and noting that further in-depth review would be required to bring the building up to current standards. RMOW Building Department staff have advised that the Building Code provides some relaxations for application to existing buildings. Staff have further recommended that any future use of the building should likely be limited to the main floor only and that sprinklers should be considered.
- **Tree Preservation:** Tree preservation areas have been identified as shown in Appendix “B”. The intent of these areas is to provide screening of the development project and the existing uphill power lines. The applicant team has provided information confirming the height of the existing tree canopy along the lower portion of the site. This height has been translated to the site sections (please see Appendix “B”) and indicates that considerable screening of the townhomes is viable. As noted, tree preservation will need to be coordinated with the FireSmart Assessment. A Tree Survey and assessment identifying viable trees on plan and confirming the proposed tree preservation polygons on site is being undertaken.
- **Environmental Review:** An environmental review in support of this application has been received. This review confirms project viability and recommends mitigation strategies.
- **Traffic Study:** A Traffic Study confirming that the surrounding road system can carry the additional load is pending.
- **Preliminary Servicing Report:** A preliminary servicing report has been received confirming project viability.
- 

## Housing Considerations

The RZ1157 proposal includes fifteen three bedroom employee restricted units contained in three five-plex buildings. Considerations include:

- Employee housing would be secured by a housing agreement placed on title restricting employee use to WHA eligibility (i.e.: Employees must work full time for a minimum average of 30 hours per week, be employed in Whistler with employment that justifies residing in Whistler). Proof of eligibility will be required.
- Currently the applicant has indicated a need for eight employee housing units for on-site staff. This requires further review to identify need and allocation of appropriate number of units.
- The proposed rents are \$2.50 sq. ft. equating to a monthly rent of approximately \$2,853 per month for a three-bedroom 1,141 sq. ft. unit or, a unit sales cost of \$400 sq. ft. The ratio of sales to rent units has yet to be confirmed as well as the quantity of units to accommodate eligible site staff.

**WHISTLER 2020 ANALYSIS**

Please see Administrative Report No. 18-040 for an analysis of the Private Sector Employee Housing Initiative against Whistler 2020 strategies. Staff do not consider that Rezoning Application RZ1157 moves our community away from any of the adopted Whistler2020 Descriptions of Success.

**OTHER POLICY CONSIDERATIONS**

**Private Sector Employee Housing Guidelines**

Please see Appendix “C” for an analysis comparing the RZ1157 proposal to Council’s PSEH Guidelines.

**Bed Unit Allocation**

The TA17 Zone was created by way of Rezoning Application RA309. At that time, employee bed units were exempt from the bed unit inventory. The RA309 proposal was originally for 25 Tourist Accommodation cabins at 55m<sup>2</sup> (two bed units each for a total of 50 bed units) and a hotel facility consisting of seven guest rooms (two bed units each for a total of 14 bed units). The total allocation was intended to be 32 TA units utilizing 64 bed units. This is reflected in the development covenant registered on title as BT215121 (discussed in greater detail below). Late in the rezoning process, the RA309 applicant team requested to change this development scheme to allow for a mix of cabin sizes; however, they agreed to a continued limit of 64 bed units as reflected in BT215121.

The RZ1157 applicant team has correctly noted that, due to the language in Whistler’s current Official Community Plan, which considers units of 55 m<sup>2</sup> to be valued at either 2 or 3 bed units (and disregarding the BT215121 agreement), the maximum bed unit allocation generated under the TA17 zoning can be calculated as 96 market bed units.

The proposal under RZ1157 represents 88 market bed units (BU’s) and 60 employee bed units (previously not counted) for a total of 148 BU’s.

**Current Official Community Plan (OCP) - Bylaw No 1021, 1993**

Whistler’s existing OCP was amended to include the Subject Lands by way of Official Community Plan Amendment Bylaw (London Mountain Lodge) No. 1498, 2000 as shown.

Schedule	Designation
B-2	Development Area
C	Commercial Accommodation
D-2	Secondary Commercial Area
E-2	Community Facilities & Schools – Proposed Facilities
F-2	Shows Valley Trail extension to site
H-2	Municipal Service Areas – Sewer and Water
P	Development Permit Area 18
Q	Designates Subject Lands for: <ol style="list-style-type: none"> <li>1. Form and character of development</li> <li>2. Protection of the natural environment</li> <li>3. Protection of development from hazardous conditions</li> </ol>

Staff consider that the RZ1157 proposal is consistent with the current OCP and does not require an amendment to proceed. Conformance to Schedule Q - Development Permit Guidelines - will be assured through the Statutory Development Permit Process.

**Pending Official Community Plan - Bylaw No 2199, 2018**

Schedule	Designation
<b>A -</b>	<b>Shown as</b> Visitor Accommodation (provides visitor accommodation outside of the Core Commercial areas and may include limited auxiliary commercial uses and employee housing) in Whistler Land Use Map.
<b>B</b>	Not designated as First Nations Lands.
<b>C</b>	Not designated as community forest or provincial park.
<b>E-1</b>	Shows desired Valley Trail connection in OCP Transportation Cycling Network plan.
<b>E-2</b>	Shown as Shared Multi Use Valley trail Proposed in Recreation Trails Plan.
<b>E-3</b>	Shown as Shared Multi Use Valley trail Proposed in Transportation Network Plan.
<b>F</b>	Shown as Proposed Valley Trail in Existing Municipal Parks Plan.
<b>H</b>	Shown as Municipal Water Systems Service Area.
<b>I</b>	Shown in Sewer System Service Area
<b>J</b>	Shown as a Development Permit Area for Protection of Riparian Eco Systems
<b>O</b>	Shown as a Development Permit Area for Commercial Development
<b>P</b>	Shown as Multi-family Residential Development Permit Area
<b>S</b>	Shown as Moderate Risk Wildfire Protection Development Permit Area

Staff consider that the RZ1157 proposal is consistent with Whistler's pending OCP and does not require and does not require an amendment to proceed.

**Covenant**

In 2002, Depner Developments and the Resort Municipality signed a covenant restricting development on the lands and prohibiting any works until a series of commitments as fulfilled. This covenant is registered on title as BT215121. The covenant requires:

1. Submission of plans for a bus shelter and pullout to RMOW standards.
2. Submission of plans and specifications for trail construction.
3. Plans and specifications for any off-site infrastructure necessary to support the development concept.
4. Receipt of securities for these works.
5. Receipt of a heritage report for the cabin and barn.
6. Environmental monitoring.
7. Use of sprinklers.
8. Execution of a future covenant tying the site to the RA309 concept and limiting development to 64 bed units.

This agreement will be revisited and revised as part of the RZ1157 process, as current requirements and priorities will need to be considered and incorporated.

## **BUDGET CONSIDERATIONS**

All costs associated with staff time for the rezoning application, public meetings, notices, and legal fees will be paid by the applicant. Fees will be required to be paid in full as a condition of adoption of the proposed zoning amendment bylaw.

## **COMMUNITY ENGAGEMENT AND CONSULTATIONSUMMARY**

The required rezoning application sign is posted on the property. Correspondence received from the public will become part of the rezoning application file for Council consideration. Staff have recommended that all PSEH proposals have a public information meeting in advance of bringing forward a zoning amendment bylaw for consideration of first and second readings by Council. Any proposed zoning amendment bylaw would be subject to a public hearing adhering to statutory public notice requirements, prior to Council consideration of third reading of the bylaw.

Correspondence received from members of the public will be made available in the September 17<sup>th</sup> Council package.

## **SUMMARY**

Rezoning Application RZ1157 – 5298 Alta Lake Road was received in response to Council's Private Sector Employee Housing Initiative.

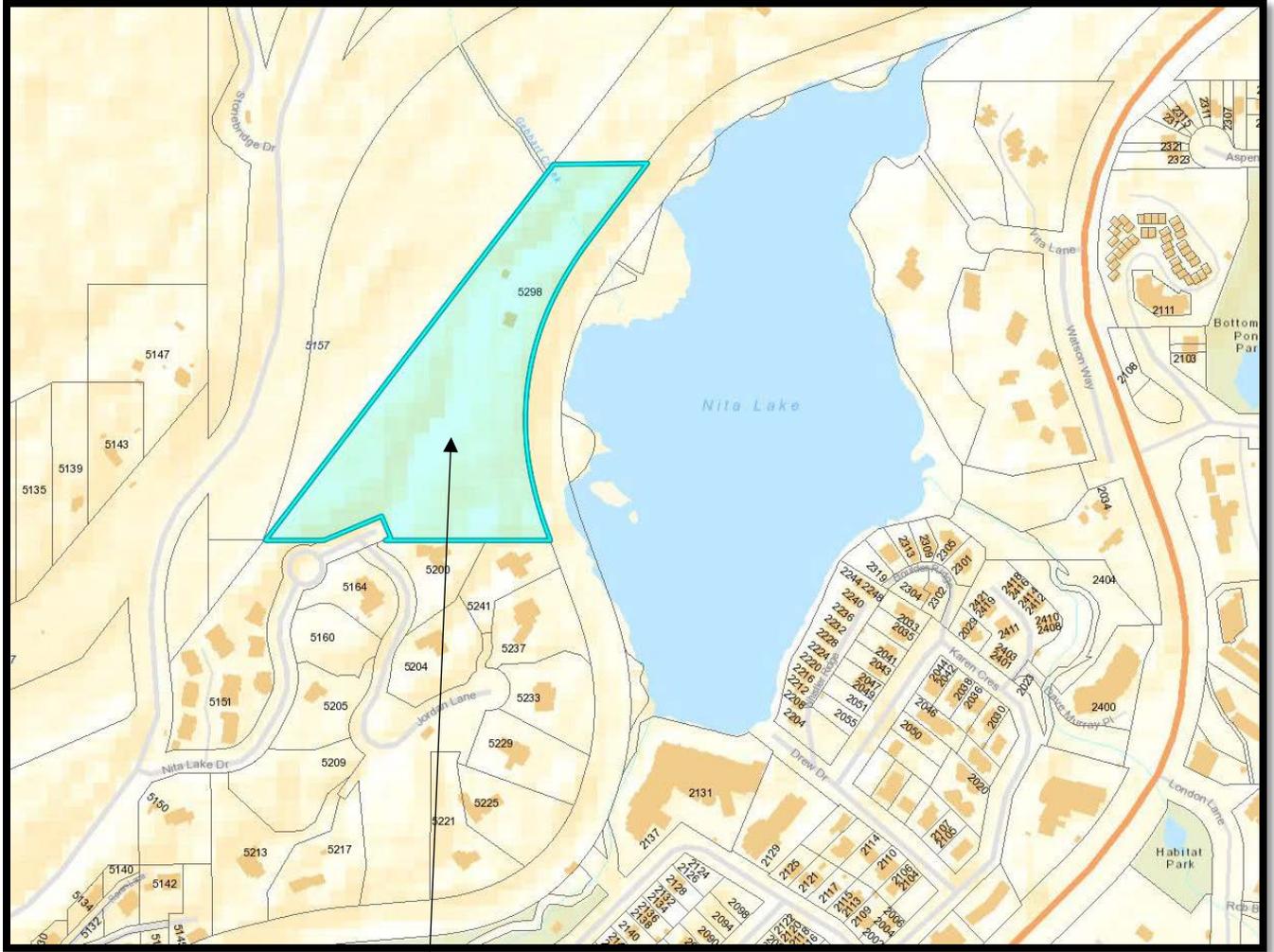
This Report provides Council with an overview of RZ1157 and requests Council's authorization for further review of this development proposal, scheduling of a public information meeting and preparation of a draft zoning amendment bylaw to be brought forward for Council's consideration at a future date.

Respectfully submitted,

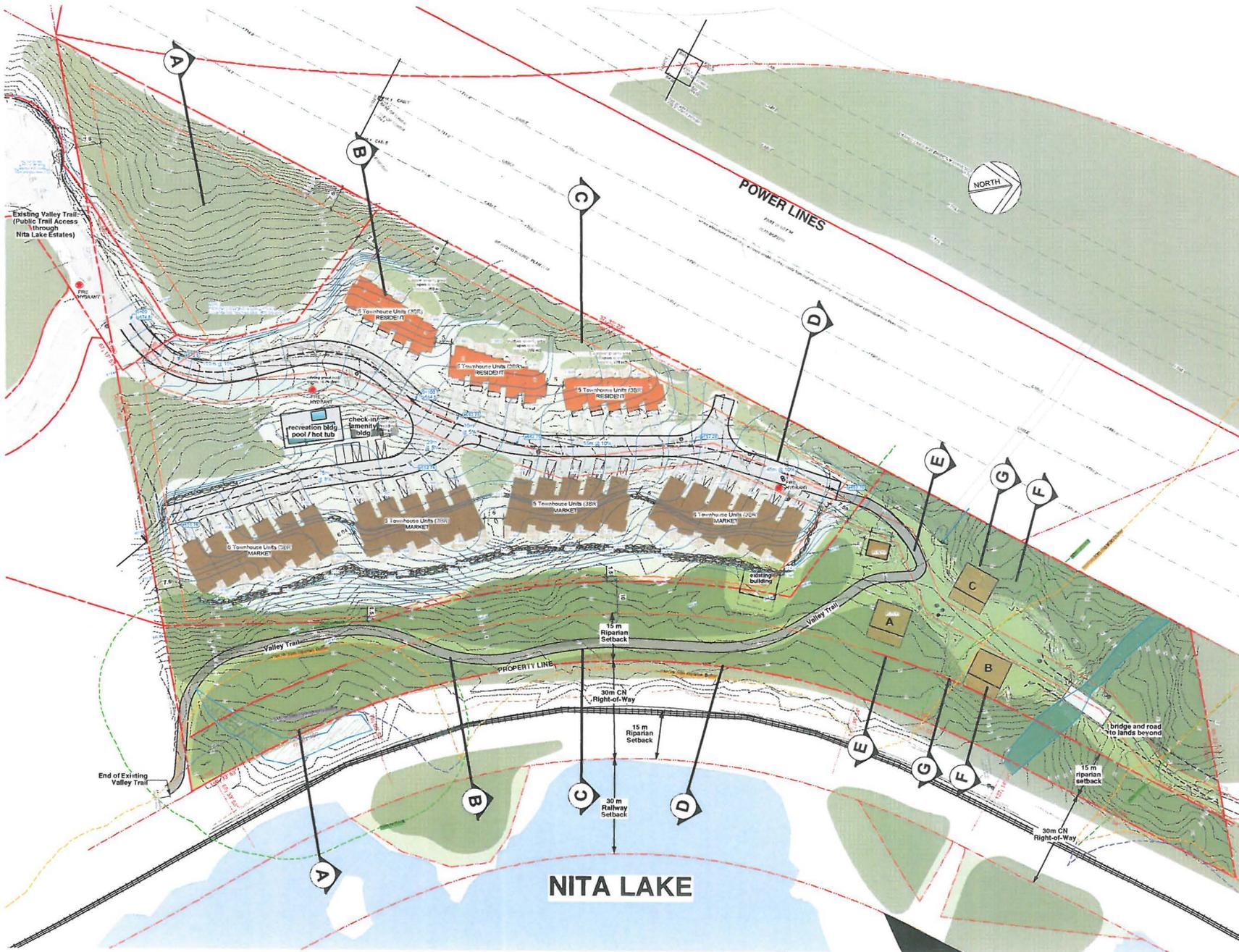
Roman Licko  
ACTING SENIOR DEVELOPMENT PLANNER

for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE

**Appendix "A" – RZ1157 – Location Plan**



Subject Lands – 5298 Alta Lake Road



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**review 19/07/24**

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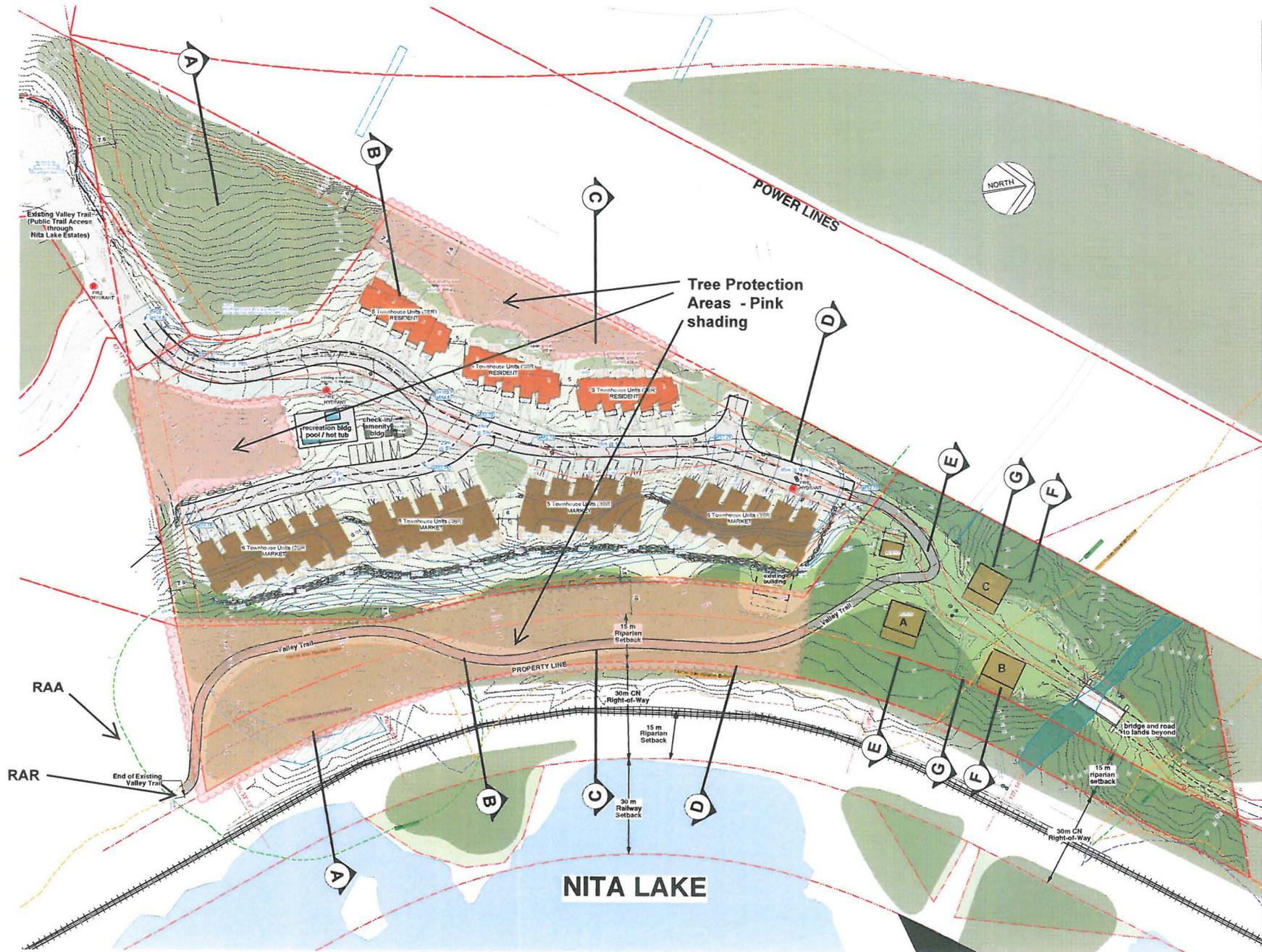


**OVERALL SITE PLAN**  
 Title  
**Hillman Lodge**  
 Project  
 Whistler, BC

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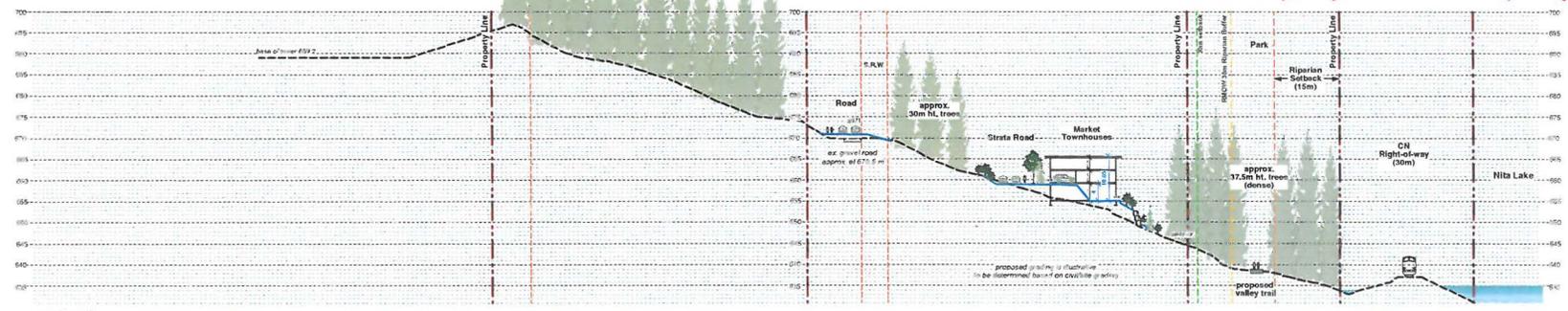
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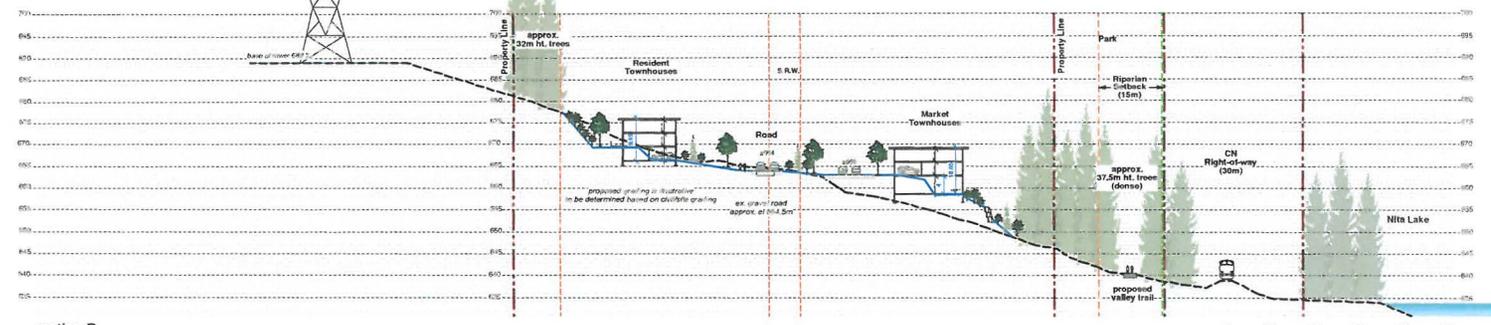
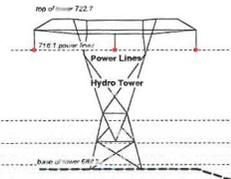
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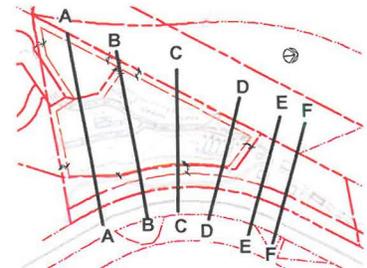


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section B



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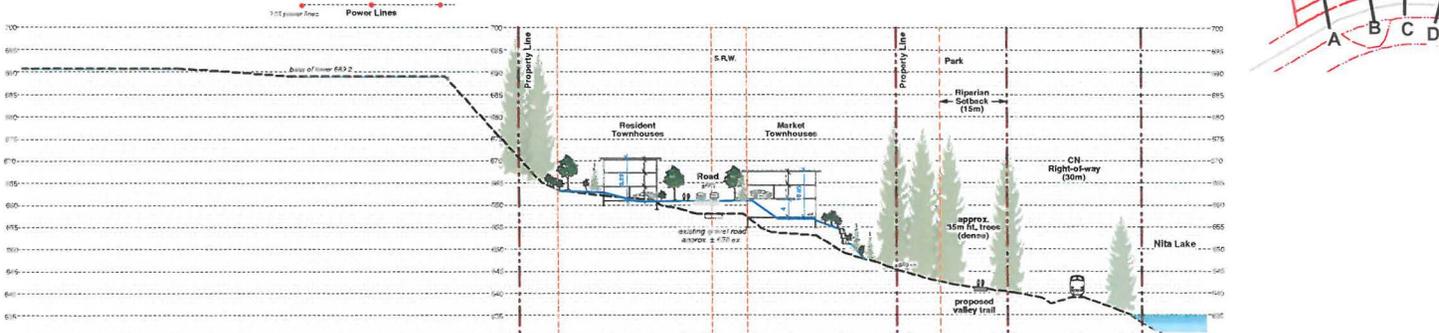
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**Whistler, BC**

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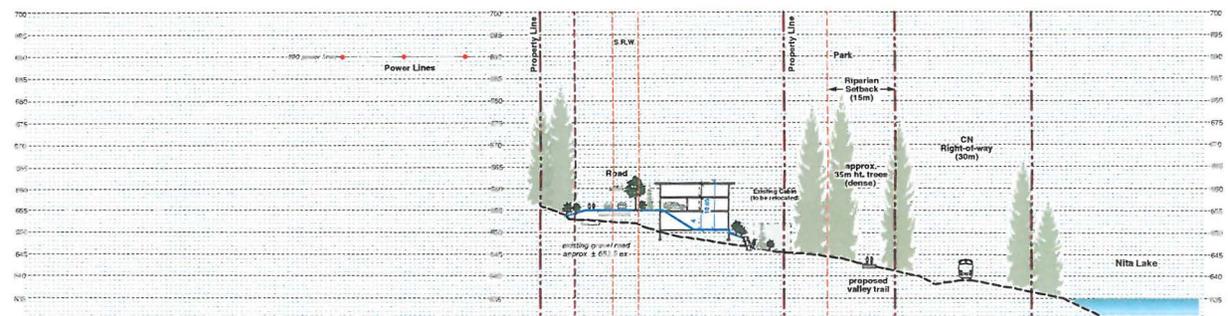
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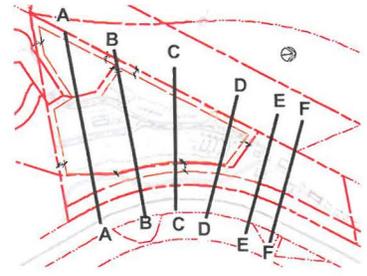


section C

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section D



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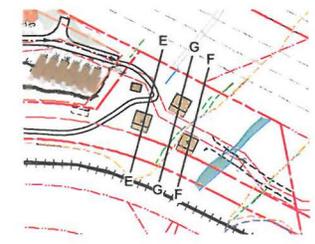
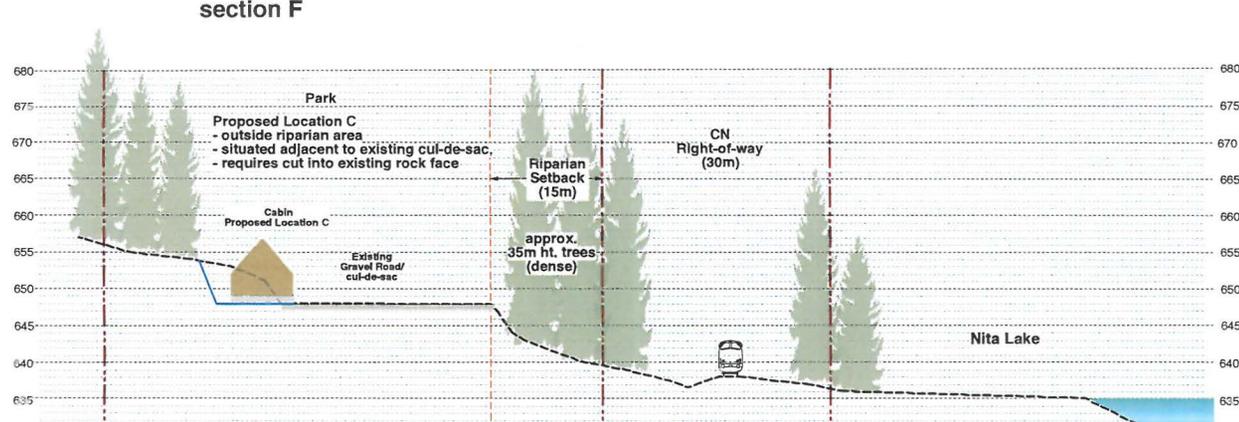
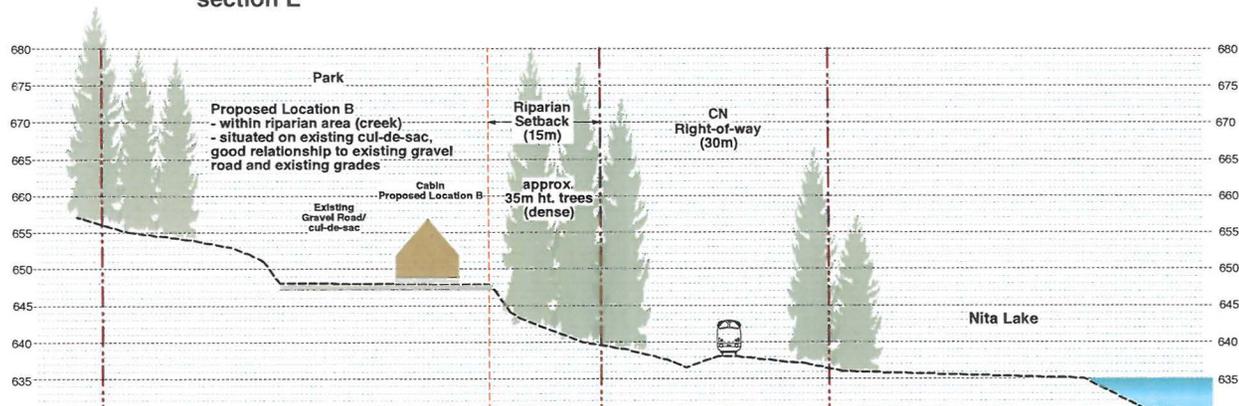
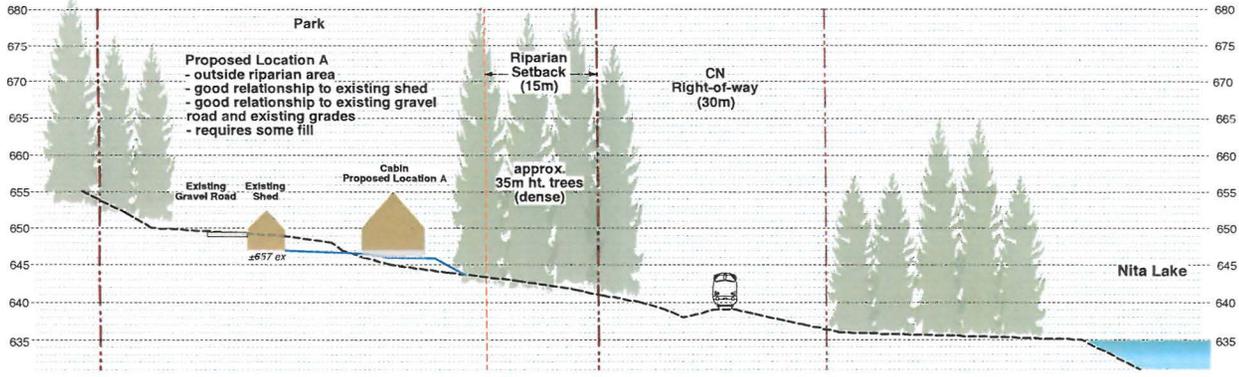
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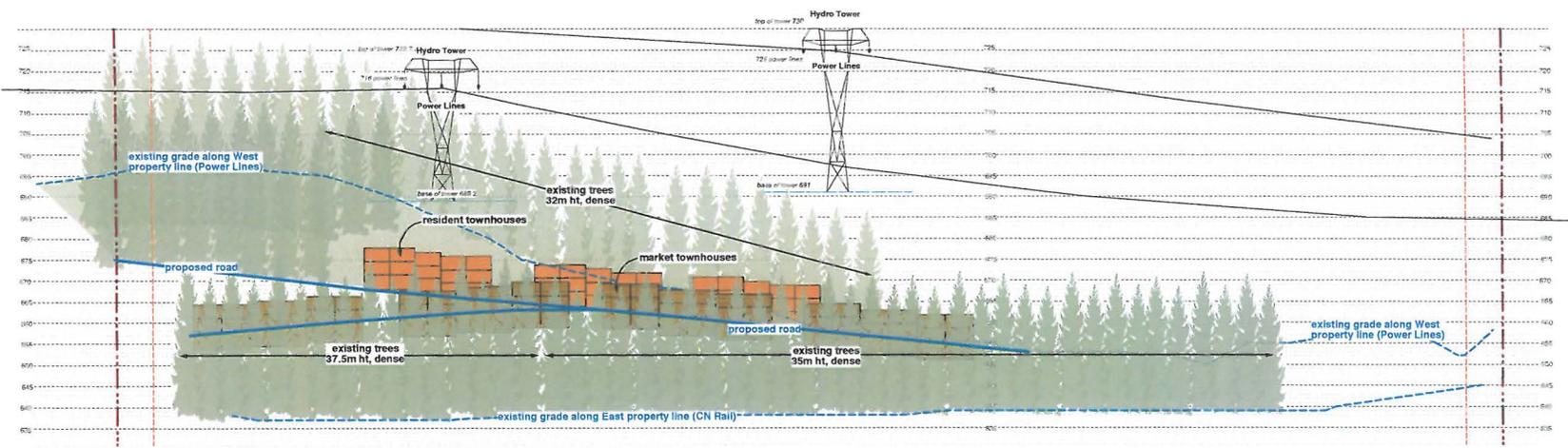
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 Project: **Hillman Lodge**  
 Whistler, BC

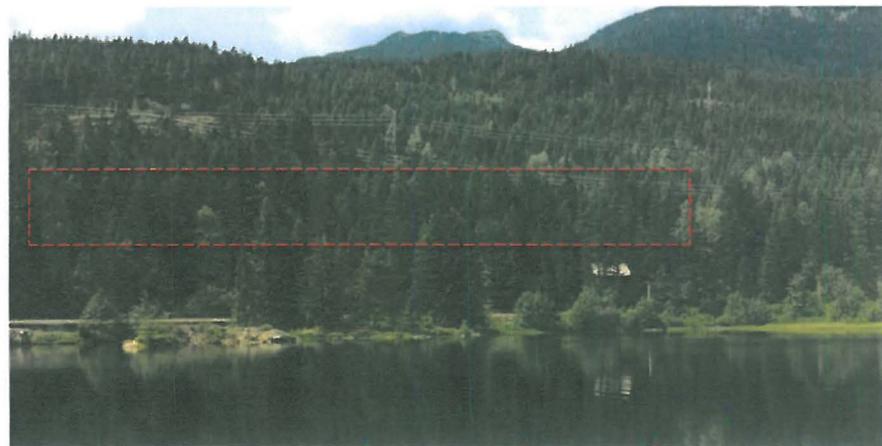
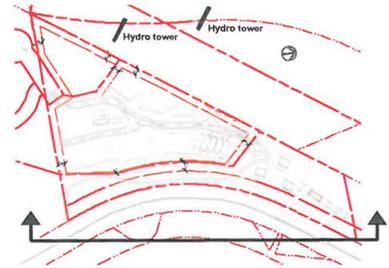
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illustrative elevation (view looking west from Nita Lake)



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Title  
**Illustrative Elevation - view looking West**

Project  
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SITE AREA: 39 100 m2  
 PREVIOUS DEVELOPMENT FOOTPRINT: 28 079 m2  
 approx. 72%



SITE AREA: 39 100 m2  
 PROPOSED DEVELOPMENT FOOTPRINT: 17 082 m2  
 approx. 43.7%

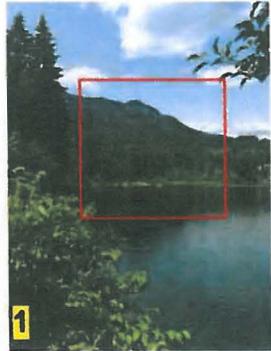
Title  
**Development Footprint Comparison**

Project  
**Hillman Lodge**  
 Whistler, BC

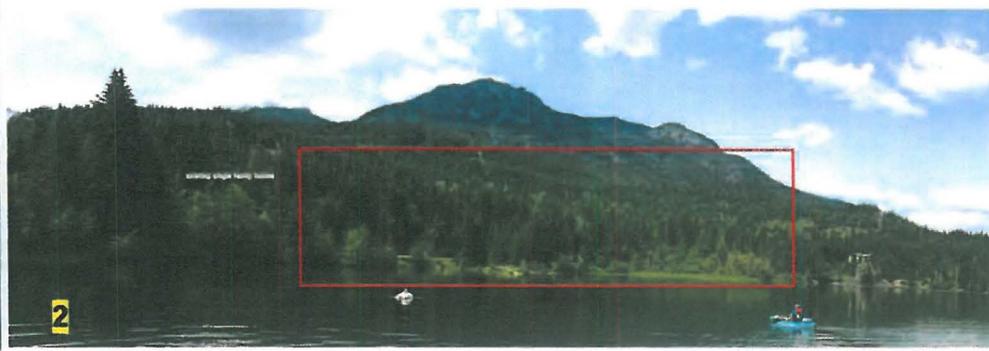
MURDOCH COMPANY  
 Architecture + Planning Ltd  
 8111-21st Main St  
 P.O. Box 1284  
 Whistler, B.C. V8W 1B0  
 T: 905-5932  
 e: info@murdoch.com

Sealed By: \_\_\_\_\_

Drawn By:	Scale:
BM:JL	AS SHOWM
Project No:	Sheet No:
1404	A-1.5



1 view from the valley trail at the south end of Nita Lake

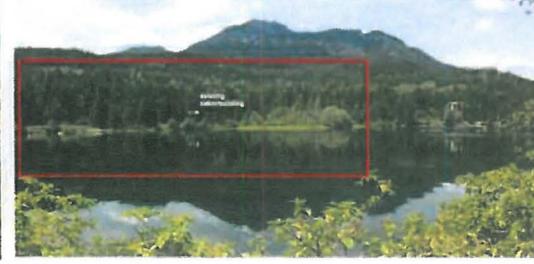


2 view from the dock at Nita Lake Lodge

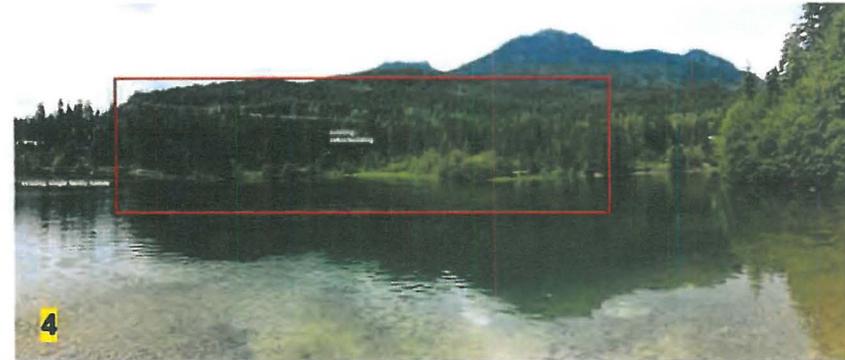


3 valley trail along the south-east shoreline: views of the site are largely screened by dense shrubs

3 valley trail along the south-east shoreline: occasional views of the site where there are gaps in the shoreline vegetation



4 valley trail at Whistler Creek: views of the site are screened by dense trees and shrubs



4 view of the site from the park/fishing beach at Whistler Creek



5 views from the valley trail at the north-east end of the lake are screened by mature coniferous trees and shrubs

5 views of the project site are from informal pathways that have been created to access the lake

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Issued For: \_\_\_\_\_ Date: \_\_\_\_\_

REZONING RESUBMISSION JULY 31/18

No. \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_

Views of the Project Site from the Valley Trail/Public Parks

Hillman Lodge Phase 1

Whistler, BC

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ARCHITECTURE + PLANNING LTD  
4130/119 Main St  
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Project No: 14.04 Sheet No: V-0.1



view into the site at Jordan Lane



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**RESUBMISSION TO RMOW JULY 2018**

No. Revision Date  
 △

VIEWS OF THE PROJECT SITE FROM JORDAN LANE/NITA LAKE ESTATES

**Hillman Lodge PHASE 1**

Whistler, BC

Title: \_\_\_\_\_  
 Project: **Hillman Lodge PHASE 1**  
 Marwood Company  
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Project No:	Sheet No:
14,04	V-0.2

## Appendix “C” - RZ1157 - PSEH Evaluation Criteria

<b>Employee Housing Requirements - Occupancy and Rent Restrictions</b>	
1. Projects shall optimize the amount of employee housing within the proposed development and may include limited amounts of new unrestricted market accommodation to support project viability, design quality and employee housing livability and affordability objectives. All employee housing units will be subject to occupancy, price and rent restrictions secured through a Housing Agreement Bylaw and Housing Covenant registered on title in favour of the Resort Municipality of Whistler.	Complies
2. Projects may include either or both rental units or owner-occupied units taking into consideration the municipality's housing needs and priorities and the locational characteristics of the proposed development.	Complies  The rental accommodation component will be managed as a single entity.
3. Eligibility for employee housing is restricted to Whistler Employees as defined by the Whistler Housing Authority.	In Negotiation  Proponent wishes to maintain control of some units for project staffing
4. Projects shall seek to achieve housing affordability objectives, with an allowance for reasonable returns on investment. Projects that are easily serviced and require minimal site disturbance, alteration and preparation are expected to have lower capital costs and are best-suited for further consideration. High cost projects that do not meet affordability objectives will not be supported.	Complies
5. For a project to be considered, proposed employee unit sales prices and rents must be less than for comparable unrestricted market housing. The project proponent will be required to submit a confidential project pro forma that identifies the proposed unit mix, sales prices or rents per unit, land cost, capital costs, revenues, operating costs, financing costs, equity contributions, cash flow projections and return on equity for review. Proposed sales prices and monthly rents will be evaluated relative to the proposed unit mix and median incomes of targeted employee occupants.	Proposed rental rates are indicated at \$2.50 per sq. ft. Well below market rates.
6. Initial sales prices and maximum monthly rents will be established prior to project approval and secured through a Housing Agreement Bylaw and Housing Covenant. Sales prices and rents will be permitted to increase on an annual basis commencing after the first year of occupancy by up to the maximum allowable percentage rent increase published for	Proposed sale rates are indicated at \$400 per sq. ft. Sales and rentals would be capped per

each calendar year on the Province of BC's website for residential tenancies (BC Residential Tenancy Office).	Council's PSEH Guidelines.
7. For rental properties, rental agreements, rent rolls, and unit occupancy must be submitted by the project owner/agent to the RMOW/WHA on an annual basis so that employee occupancy, rent restrictions and rates are verified. Failure to submit this documentation on an annual basis will result in enforceable penalty.	Complies
8. Proposed housing types, unit mixes and sizes should meet identified housing needs in consultation with the RMOW/WHA.	Complies
<b>Community Planning Considerations</b>	
9. Proposed developments shall be located within an area designated for development of residential accommodation.	Complies
10. The community supports an increase in Whistler's development capacity for additional employee housing, which is considered to provide clear and substantial benefits to the community and resort. A target of 500 bed units of employee housing has been established for proposed private sector employee housing developments over the next five years (2018-2023).	Complies
11. Sites located within or adjacent to existing neighbourhoods and developed areas are preferred.	Complies
12. Proposed densities, scale of development and form of housing should be appropriate for the site context. Impacts on scenic views, and views and solar access for adjacent properties should be minimized.	Complies
13. Proposed developments shall be within a comfortable walking distance to a transit stop, and in close proximity to the valley trail, parks and community facilities, convenience goods and services and places of work.	Complies.  Project is approximately ten minutes' walk from Whistler Creek
14. Proposed developments must be capable of being served by Municipal water, sewer and fire protection services, and must be accessible via the local road system. Sites that are located in close proximity to, and are easily served by existing infrastructure and services, are preferred.	Will Comply  Preliminary servicing report received.
15. Previously disturbed sites, and sites that require minimal alteration and disruption are supported. Extensive site grading and alteration of the natural landscape should be minimized.	Complies  Site has been previously disturbed
16. An Initial Environmental Review must be conducted. The proposed development shall not have unacceptable negative impacts on any environmentally sensitive lands, and shall adhere to all development permit guidelines for protection of the natural environment and applicable provincial and federal regulations.	Complies  IER received

<p>17. Additional traffic volumes and patterns shall not exceed the service capacity of adjacent roadways.</p>	<p>Traffic study is pending</p>
<p><b>Development Standards</b></p>	
<p>18. Proposed developments shall achieve quality design, construction, finishing, and livability. Outdoor spaces and amenity areas should be integrated within site planning. Individual units should have access to outdoors through patios, balconies or common spaces, and should have adequate storage. Site landscaping shall be consistent with maintaining Whistler's natural mountain character and achieving FireSmart principles.</p>	<p>Staff will ensure compliance through the Rezoning and Development Permit processes.</p>
<p>19. Proposed developments must meet RMOW green building standards.</p>	<p>Staff will ensure compliance through the Rezoning and Development Permit processes.</p>
<p>20. Parking shall be provided on site and shall meet the requirements specified in Zoning and Parking Bylaw 303, 2015. Any proposed reduction in parking requirements must provide a detailed rationale that describes the unique circumstances or mitigation measures that would warrant consideration of the reduction.</p>	<p>Complies  Parking will satisfy Municipal requirements.</p>

## Heritage Summary of 5298 Alta Lake Road

Prepared by the Whistler Museum & Archives  
 August 2019

**Location:** Property is located on the west end of Nita Lake, adjacent to the railway track South of the Tyrol Lodge.

### **Timeline:**

**1931:** Alf Gebhart arrived on Alta Lake by at least 1931, as he and his wife, as well as Myrtle Philip, Mrs. Neiland, Mrs. Law, Mr. & Mrs. Woods, and Mrs. Tapley looked into the possibility of building a school.

**1920's - early 1930s:** Jaswan Singh, a retired officer in the Indian Army, operated a mill at 21 Mile Creek (below Rainbow Falls) [SR&CH Chronological Research, Pg. 168].

**1932:** Alf Gebhart's son, Howard Gebhart, was one of the first students of the newly opened Alta Lake School House. [History of Alta Lake Road, Pg. 17.] \*Might be 1933.

**1936:** Alf Gebhart purchases sawmill & lumber camp owned by Jaswan Singh at 21 Mile Creek, renames it Rainbow Lumber Company. [as told by Dick Fairhurst. SR&CH Chorological Research, Pg 75]. Ed DeBeck helped set up the mill and ran it for a season [Letter from Ed DeBeck to his sister, October 6, 1944].

**Mid 1940s:** Alf Gebhart purchases land from the Pacific Great Eastern Railway at the South end of Alta Lake and North end of Nita Lake (current site of house). [\*Might be more information on purchase date at the Royal BC Archives in Victoria. Fonds PR-0391]

**1942:** Howard Gebhart joins the Royal Canadian Air Force [correspondence with Louise Betts-Smith, Pg 61]

**1945:** Alf Gebhart and his son, Howard, move the Rainbow Lumber Company Mill to the South end of Alta Lake by 1945 [as told by Dick Fairhurst. SR&CH Chorological Research, Pg 75].

**Mid 1940s - 1950:** Alf Gebhart builds the Bavarian-style home, which also includes a barn and chicken coop to live in with his wife. [interview with Charles Hillman, June 6, 2015]. \*exact date of construction unknown

**Late 1940's:** Rainbow Lumber Company mill cut railroad ties for the Pacific Great Eastern Railway. This was the main output, and every day a couple of carloads of lumber went out by rail. [as told by Dick Fairhurst. SR&CH Chorological Research, Pg 75].

**1951:** Rainbow Lumber Company Mill burns down and is rebuilt the following year in 1952. [as told by Dick Fairhurst. SR&CH Chorological Research, Pg 75].

**1952:** By at least 1952, Howard Gebhart had moved into his father's property with his wife, Elizabeth (Betty) Gebhart [Correspondence with Aletha (Stevens) McGilligan at the Whistler Museum, Oct 30, 2000].

**1952-1956:** According to the Alta Lake Community Club minutes book, Betty & Howard Gebhart were living in Whistler in 1952-54 (Betty, is listed as attending the meetings during this time). Alf Gebhart owned Rainbow Lumber and his mill was still present in 1956 according to meeting minutes. [Whistler Museum, Heather Gamache Fonds - WA\_2016\_156\_01\_01\_001]

**1960:** Howard Gebhart paralyzes his legs after falling off a frosted log while shooting at ducks. He passes away in 1960. [as told by Dick Fairhurst. SR&CH Chorological Research Pg 77].

**1962 :** Tyrol Lodge bought ten acres from Alf Gebhart - five owned by the Sons of Norway and five owned by the Tyrol Ski Club (Stefan Ples was instrumental in this) [Written by Gay Cluer in an email to Florence Petersen, Aug. 23, 2005 - from Gay Cluer Fonds WA\_2016\_049\_01\_022\_004]

**Early 1960s:** Charles Hillman, a teacher from Ontario, purchases the property from Alf Gebhart. Hillman rents the property to a man and his daughter in 1963-64 after they visit his Vancouver home wondering if he would rent it. Skiers got to know the man and moved in after him. [interview with Charles Hillman, June 6, 2015].

**1967:** Whistler Mountain employees Jim Burgess, Drew Tait, John Hetherington, and Mike Wozniacki move into the property. This is the first incarnation of Toad Hall. [Interview with John Hetherington January 13, 2013].

**Late 1960s:** Renters would often find random people sleeping on the living room floor. "They'd heard about this place, managed to find it, and figured they were entitled to stay there". [Interview with John Hetherington January 13, 2013]. To finally get possession of his own place, Charles, with the assistance of the police from Squamish, entered his Nita Lake home with a court order for the squatters to leave. The eviction seemed to be fairly amicable, however, as Charles even granted them an extension so they could have a big farewell party. [Interview with Charles Hillman, June 6, 2015].

**Early 1970s:** Toad Hall and its residents move to the North end of Green Lake at the site of the old Soo Valley Logging Company. Soo Valley Toad Hall is eventually torn down after residents are evicted. The infamous Toad Hall picture is taken there in 1973.

**1970s** – Charles Hillman uses the property as a secondary residence. He restores aspects of the original design.

# Whistler Museum

Whistler Museum and Archives Society

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Photos August 1, 2019.



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Photos: 1969. Benjamin collection

