



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 16, 2020
FROM: Resort Experience
SUBJECT: RZ1165 - Cheakamus Crossing Phase 2 - Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 Summary Report of Public Hearing and Third Reading Consideration

REPORT: 21-019
FILE: RZ001165

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 “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020”.

REFERENCES

Owner:	Whistler 2020 Development Corporation (WDC)
Location:	1340/1360 Mount Fee Road
Legal	BLOCK A, DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER
Descriptions:	DISTRICT, EXCEPT PLAN EPP277, PID 026-772-213
Current Zoning:	UR1 (Urban Reserve One) Zone
Proposed Zoning:	RM-CD2 Zone (Residential Multiple - Comprehensive Development Two Zone)
	PAN1 Zone (Protected Area Network One Zone)
	Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 (Not attached, provided in Council meeting package)
Appendices	“A” – Subject Property Map
	“B” – Summary and Review of Public Hearing Submissions for “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020.”
Council Reports	Administrative Report to Council No. 20-089, September 15, 2020, RZ1165 – Cheakamus Crossing Phase 2 – Upper Lands Parcelization Plan (Not attached)
	Administrative Report to Council No. 20-127, December 15, 2020, RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, First and Second Reading (Not attached)

PURPOSE OF REPORT

The purpose of this Report is to present “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” to Council for consideration of third reading. The Report also provides a summary and review of written and verbal submissions made during the Public Hearing process. Staff are not recommending any changes to the bylaw based on Public Hearing submissions.

DISCUSSION

Background

Rezoning application RZ1165 is an application from the Whistler 2020 Development Corporation for the rezoning of lands referred to as the Cheakamus Crossing “Upper Lands” to enable the phased development of the lands. The proposed rezoning allocates existing permitted housing uses and development density under the current zoning for the lands (Urban Reserve One – UR1 zone) to individual parcel subareas. The proposed zoning also seeks to tailor the zoning parameters for each of the subareas as an extension of the existing Cheakamus Crossing neighbourhood, providing a variety of housing types, optimizing provision of employee housing, addressing livability and affordability, and complementing the existing neighbourhood and surrounding natural context.

The Upper Lands are located at the southeast end of the existing Cheakamus Crossing neighbourhood, adjacent to the Cheakamus River and accessed via upper Mt. Fee Road (see Appendix “A”). The initial zoning for the Cheakamus Crossing neighbourhood was adopted on June 18, 2007, under Zoning Amendment Bylaw No. 1734. Master Planning for Phase 2 of the Cheakamus Crossing neighbourhood was initiated in 2017 and completed in 2018.

Staff presented the rezoning application to Council for initial consideration on September 15, 2020. On December 15, Council considered and gave first and second readings to Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020.

The recommendations of the December 15, 2020 report recommending first and second reading of Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” were adopted by Council. Council passed the following resolutions:

“That Council consider giving first and second readings to Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020; and

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020; and

That prior to Council consideration of adoption of “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, the following conditions are to be addressed to the satisfaction of the General Manager of Resort Experience:

1. Secure dedication of the area designated as Common Open Space to the Municipality for park and open space use in conjunction with the initial subdivision of the Upper Lands consistent with the proposed RM-CD2 zone.
2. Submission of a plan for the Common Open Space area that includes neighbourhood park, passive recreation and trail improvements, and secure completion of proposed

improvements within one year of any subdivision that creates individual parcels within Area D3.

3. Secure completion of the Mount Fee Road Valley Trail extension consistent with the approved development permit drawings for Development Permit 1760.
4. Secure development of two public bus shelters along Mount Fee Road as approved under Development Permit 1760.
5. Registration of an environmental protection covenant to restrict the use and development of any land within 30 metres of the Cheakamus River or within any SPEA or wetland area that is delineated on the lands.
6. Secure dedication of the lands to be zoned PAN1 to the Municipality or to the Crown.
7. Secure recreation trails identified on the parcelization plans and associated trail improvements, to municipal standards.
8. Registration of updated Housing Agreements in favour of the Municipality, securing employee occupancy restrictions for employee housing parcels at time of first subdivision.
9. Secure green building commitments that reflect progressive municipal policy objectives.
10. Secure preservation of significant and unique natural features that contribute to the mountain character and landscape.”

A public hearing was held on January 26, 2020. A summary and review of written and verbal submissions made during the Public Hearing process is attached as Appendix “B.”

Public Hearing

A Public Hearing on “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” was held on January 26, 2021. The Public Hearing provided an opportunity for members of the public to make verbal representations and submit written comments to Council respecting matters contained in the proposed bylaw. The Public Hearing was conducted consistent with statutory requirements, including public notice requirements.

The Public Hearing representations and submissions to Council on the proposed bylaw were generally all with regard to RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020. Representations and submissions to Council on the proposed rezoning were related to impacts of increased density and traffic, ongoing access to regional attractions (Cheakamus River and Loggers Lake), affordability and tenure of the new housing, sustainability, and impacts on the surrounding environment and trails. Staff’s summary and review of the representations and submissions, along with staff’s associated recommendations, are provided in the Public Hearing summary report in Appendix “B”. The summary report is not intended to present the detail of all representations and submissions which are contained in the record of the Public Hearing.

Staff do not recommend any changes to “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” based on the Public Hearing comments. Staff recommend that the proposed bylaw be given third reading without further revision.

Ten rezoning conditions must be satisfied before adoption of rezoning. Staff continue to work with the applicant to satisfy the rezoning conditions. A number of conditions relate to comments and concerns raised at Public Hearing. A report will be brought forward at the time of Council consideration of adoption providing further details on how the conditions are being met.

POLICY CONSIDERATIONS

Official Community Plan

Refer to report 20-127 (Rz1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020, First And Second Reading) for a comprehensive review of the proposed rezoning relative to the Official Community Plan.

Public comments have been reviewed, and staff recommend that the proposed rezoning continues to be considered consistent with the objectives and policies of the Official Community Plan.

BUDGET CONSIDERATIONS

The proposed rezoning application is subject to rezoning application fees and cost recovery for staff processing and associated direct costs. Through the development of the lands there will be further processing and application fees for development permits and building permits, as well as municipal works and services cost charges levied under existing municipal bylaws for water, sewer, transportation and recreation to fund Municipal infrastructure.

Costs for onsite infrastructure and park and trail improvements will be paid for by the development. Future operation and maintenance costs associated with this development are detailed in Report 20-127 (RZ1165 – Cheakamus Crossing Phase 2 Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 December 15, 2020).

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign describing RZ1165 is posted on the site.

The Phase 2 development of the Cheakamus Crossing Upper Lands has been communicated through the engagements conducted as part of the Mayor's Task Force on Resident Housing (2016-2018). A Public Open House was conducted specifically for the Master Planning of the Phase 2 development on October 1, 2018. A further public information and input opportunity was conducted, following the format adopted by the RMOW for online and virtual community engagement for significant rezonings.

A public hearing for the proposed rezoning was held on January 26, 2021. This report presents a summary of the public hearing submissions and staff response (see Appendix "B"). With completion of the Public Hearing, no additional submissions to Council may be made by the public.

SUMMARY

This Report presents "RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020" to Council for consideration of third reading. The Report also provides a summary and review of the written submissions and verbal representations made during the Public Hearing process. Staff are not recommending any changes to the proposed bylaw based on the Public Hearing Process.

Respectfully submitted,

John Chapman
PLANNER

For
Mike Kirkegaard
DIRECTOR OF PLANNING

for
Jessie Gresley-Jones
GENERAL MANAGER OF RESORT EXPERIENCE