



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 20, 2021
FROM: Resort Experience
SUBJECT: RZ001152 - PUBLIC HEARING SUMMARY AND THIRD READING FOR ZONING AMENDMENT BYLAW (WHISTLER MOUNTAIN SKI CLUB) NO. 2256, 2020

REPORT: 21-047
FILE: RZ001152

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 (Whistler Mountain Ski Club) No. 2256, 2020”.

REFERENCES

Appendix A – Location Map

Appendix B - Summary and Review of Public Hearing Comments for “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”.

“Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” (Not attached).

Administrative Report to Council No. 20-015, RZ001152 – 2028 Rob Boyd Way – Whistler Mountain Ski Club Rezoning, dated February 4, 2020 (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 (Whistler Mountain Ski Club) No. 2256, 2020” on March 3, 2020, 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 (Whistler Mountain Ski Club) No. 2256, 2020” for Council’s consideration of third reading.

DISCUSSION

Background

“Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” was introduced to Council on February 4, 2020. The purpose of the proposed Bylaw is to rezone the lands at 2028 Rob Boyd Way to allow for a new residential building (consistent with Council’s Private Sector Employee Housing Guidelines) along with the existing Ski Clubhouse facility. The rezoning process for this project was paused subsequent to the Public Hearing in March 2020 at the request of the applicants. The applicant team met with staff in late February of this year to discuss moving forward.

“Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” will rezone the lands from the existing CC2 (Commercial Core Two) Zone - applicable to Franz’s Trail, Legends, Evolution, and the subject property - to a new site specific LR11 (Leisure Recreation Eleven) Zone that accommodates the existing ski club facility and associated uses, and provides for development of a new employee housing building intended for ski club coaches and employees. LR (Leisure Recreation) zones have historically been used to regulate “club cabins” and similar uses within the Municipality.

The proposed Bylaw was given first and second reading and authorization to proceed to Public Hearing at the February 4, 2020 Regular Council meeting. Council also directed staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”, 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 of the proposed new building and site improvements consistent with development permit plans to be finalized prior to adoption;
2. Registration of a housing agreement in favour of the RMOW to regulate rental rates and to define qualified employees;
3. Registration of a green building covenant consistent with the RMOW’s *Green Building Policy G-23*;
4. Submission of a waste and recycling plan consistent with “Solid Waste Bylaw No. 2139, 2017”;
5. Receipt of confirmation that a snow shed report consistent with the RMOW’s *Snow Shed Policy G-16* has been prepared by a certified engineer for the benefit of the project design team; and
6. Modification of existing covenants BP224518, BP224554, BP224556, BP224561 currently registered on title to reflect the revised development scheme; and further

Council’s resolution also directed staff to amend the bylaw to increase allowable density to an amount equivalent to a floor space ratio of 0.25 and to permit covered access in the side setback. The requested changes were made and a Public Hearing was subsequently held on March 3, 2020. Subsequent to the public hearing, the applicant requested that the proposed rezoning be put on hold. Recently the applicant requested to recommence the application process and in response staff have prepared this report summarizing the public hearing and presenting the zoning amendment bylaw for Council consideration of third reading. Further processing of the application will include further review by the Advisory Design Panel and addressing the conditions of adoption.

Public Hearing Summary

At the Public Hearing, there were six written submissions and one verbal submission made by the public respecting the proposed Bylaw. The submissions expressed support for additional employee housing, recognition of the history of housing on the (the old patroller’s cabin), and concerns regarding an existing unauthorized trail, construction management, potential loss of vegetation, slope stability, and increased density in the neighbourhood. A summary of these submissions and staff’s review relative to the proposed Bylaw is provided in Appendix B.

The identified concerns will be addressed through further design review. As a condition of rezoning, the RMOW will require that the approved design concept be registered on title by way of a design covenant. Geotechnical review, the planting plan, and drainage will be addressed through this design review. The Building Department also requires sign-off by a Geotechnical Engineer prior to the

issuance of a Building Permit. The referenced trail is an informal trail that leads from the adjacent parkland down the steep hillside and through the subject property. It is not identified on the Recreational Trails Master Plan. Staff discussed this trail with Ski Club representatives, who confirmed that the trail has been used by the public for years and that the Ski Club has historically permitted use of the trail and that there is no intention of closing the trail or limiting access. The location of the proposed employee housing building does not impact the trail.

Staff do not recommend any changes to “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” based on the Public Hearing comments.

POLICY CONSIDERATIONS

Subsequent to Council giving first and second readings to “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”, Council adopted “Official Community Plan Bylaw No.2199, 2018” in the summer of 2020, thereby altering the OCP criteria associated with 2028 Rob Boyd Way. Under the current OCP the lands are subject to Development Permit approval regarding:

1. Riparian Ecosystems
2. Wildfire Protection – Moderate Risk
3. Whistler Creek Development Permit Design Guidelines.

Other policy considerations for the proposed Bylaw are outlined in the February 4, 2020 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 4, 2020 Council Report. A sign describing the details of rezoning application RZ1152 is posted on the property. The RZ1152 is identified in the applications register posted on the municipal website.

In accordance with the Private Sector Employee Housing guidelines, a Public Open House was held on August 19, 2019. Attendance was limited to the applicant team, municipal staff, some members of the ski club and media. No members of the public attended and no issues or concerns were identified.

At the Public Hearing, there were six written submissions and one verbal submission made by the public respecting the proposed Bylaw. A summary of the written submission and oral representation from the Public Hearing process and staff’s review is provided in Appendix B. With completion of the Public Hearing, no additional submissions to Council may be made by the public.

SUMMARY

This Report presents a summary of the Public Hearing submissions for “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” pursuant to section 465(5) of the *Local Government Act*. The report recommends that Council consider giving third reading to “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”.

Respectfully submitted,

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PLANNER

for

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DIRECTOR OF PLANNING

for

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GENERAL MANAGER OF RESORT EXPERIENCE