

Summary and review of PUBLIC HEARING submissions for “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020”

A Public Hearing regarding RZ1152 – Whistler Mountain Ski Club – “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” was held on March 3, 2020. 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.

At the Public Hearing, there were six written submissions and one verbal submission made by the public respecting the proposed Bylaw. The written submissions are attached to this Appendix B as Schedule 1. The verbal submission was regarding public use of an existing, unauthorized trail that crosses the property.

The following provides staff’s summary and review of the written submissions and verbal representation, along with staffs associated recommendations. The summary of the content of the representations and submissions is not intended to transcribe or replicate all of the comments that were made during the Public Hearing process. The written and verbal comments will be collectively referred to as the “submissions” in this summary report.

Public Submissions:

Six written submissions and one verbal submission were made by members of the public in the Whistler Creek and Nordic neighbourhoods.

Comments expressed include:

- Support for employee housing,
- Recognition of the history of housing on this site by way of the old “Patrollers Cabin”,
- Concern regarding the potential loss of an existing trail across the Ski Club lands from Whiskey Jack Condominiums down to Whistler Creek,
- Concern regarding slope stability,
- Concern regarding changes in runoff due to loss of trees,
- Concern regarding construction noise and dust
- Concern regarding loss of environment / natural landscaping
- Parking during and post construction
- Added congestion on Lake Placid Road
- Considered the proposal as a poor use of the small space available.

Staff Review:

Staff analysis determined the following in response to the concerns expressed at the Public Hearing:

1. The trail referenced in the submissions is an informal unauthorized trail that leads down the steep hillside from the adjacent parkland and through the 2028 Rob Boyd Way property. This informal trail does not have a registered easement across the Ski Club property, and as such trail users do not have legal access to cross the property. The trail is quite steep and is not maintained. 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 proposed employee housing development does not impact the trail as it is located on the opposite side of the existing Ski Club facility from where the new building is to be located.

2. 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 requires that a Geotechnical Engineer submit a Wet-Sealed Schedule B sign-off, prior to the issuance of a Building Permit. A Schedule B is legal letter template from the BC Building Code that assures that the signing engineer is responsible for the professional design and undertakes to be responsible for field reviews.
3. The RMOW will request a Construction Management Plan through the Building Permit process to help mitigate noise and dust.
4. There will be some loss of trees in the affected area, but this can be offset through a landscape and planting plan that will be required through the Development Permit design review.
5. There is sufficient room on site for parking during the construction phase, and the rezoning application submittals confirm there is more than enough parking available on the lands for the proposed residential building and the existing Ski Club Cabin.
6. This small building containing two units will not significantly impact traffic in Whistler Creek.
7. The nominal increase in density will result in a maximum floor space ratio of 0.25 which is considered very low.

Staff Recommendation:

Staff do not recommend any changes to the bylaw based on the Public Hearing comments. Staff recommend that “Zoning Amendment Bylaw (Whistler Mountain Ski Club) No. 2256, 2020” be given third reading without further revision.