

SUMMARY AND REVIEW OF PUBLIC HEARING COMMENTS FOR ZONING AMENDMENT BYLAW (8200 BEAR PAW TRAIL) No. 2297, 2020

The following provides a summary of written and verbal Public Hearing submissions for the February 16, 2021 Public Hearing as well as staff's review and recommendations related to the comments. The summary is not intended to transcribe or replicate all of the comments that were made during the Public Hearing process.

There were three written submissions received from the public prior to the Public Hearing (attached as Schedule 1), and zero oral submissions made by the public at the Public Hearing. A video recording and minutes of the Public Hearing are available at: <https://www.whistler.ca/municipal-gov/council>.

The summary is organized according to the following topic areas:

1. Need for Child Care
2. Expanded range of Commercial Space
3. Stipulation for food and beverage use

1. Need for Child Care

Public Comments:

Three written submissions expressed support for a Child Care Facility at 8200 Bear Paw Trail. Comments identified the need for more child care options, particularly in the north of town; stated that a Child Care Facility would be a good use of this space, and would support the housing authority's initiative to keep Whistler employees in Whistler.

Staff Review:

The proposed Zoning Amendment Bylaw allows a Child Care Facility to operate from 8200 Bear Paw Trail. This is supported by the public comments.

2. Expanded range of Commercial Space

Public Comments:

One written submission was received expressing support for the expanded range of commercial uses. The submission states that the expanded uses will allow the commercial space to change over time as the neighbourhood does.

Staff Review:

The proposed Zoning Amendment Bylaw allows a broader range of commercial uses at 8200 Bear Paw Trail. This is supported by the public comments.

3. Stipulation for food and beverage use

Public Comments:

One written submission was received expressing concern that the food and beverage use requirement is an unwarranted stipulation that encumbers any future possible tenant or expansion of the prospective child care facility tenant.

Staff Review:

The proposed Zoning Amendment Bylaw adds a new subsection to the CD1 Zone requiring that: "Excluding the grocery store, the remaining commercial floor area of Parcel Lot 9 must be demised into at least three 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."

Staff have included the part of this subsection that relates to the "minimum of 85 square metres Gross Floor Area in use as or available for use as a Café, Restaurant, or Neighborhood Public House" to preserve the use of at least one CRU for a food and beverage type use. The OCP Land Use Map designates 8200 Bear Paw Trail as Convenience Commercial Lands designated for neighbourhood-oriented convenience commercial development at a scale that meets the day-to-day convenience oriented goods and services needs of the neighbourhood, and for Rainbow Plaza, also an expanded market area beyond the immediate neighbourhood. Food and beverage type use is considered an important service of the Rainbow Plaza convenience commercial development - and provides a neighbourhood 'meeting place', complements the grocery store use, and also promotes vitality and interaction.

Staff also note that the proposed Bylaw does not limit the location of the food and beverage service within the site, and excluding the grocery store, the remaining commercial floor area is currently demised into four CRUs, so there is still potential future opportunity for a child care facility to expand if demand warrants.

Staff Recommendation:

Staff recommends that there are no significant comments that require revisions to the proposed Bylaw, and that Council give third reading to the proposed Bylaw as written.

March 7, 2021

Resort Municipality of Whistler
Legislative Services Department
4325 Blackcomb Way
Whistler, BC, V8E0X5

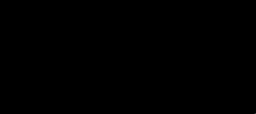
RE: RZ001164 – Zoning Amendment Bylaw (8200 Bear Paw Trail)

Dear Mayor and Council,

I am writing this letter to show my support for the proposed Daycare at Rainbow Plaza (8200 Bear Paw Trail). As a local with young children, I can attest to the need for more childcare options in Whistler, especially at the North end of town.

A daycare at Rainbow Plaza would directly support the Whistler Child Care Planning Project and further support the housing authority's initiative to keep Whistler employees in the community in which they work.

Sincerely



Spencer Charlton
8060 Nesters Road,
Whistler, B.C.
V8E 0G4

Marius Mikle

From: Rod Nadeau [REDACTED]
Sent: Monday, March 8, 2021 9:32 AM
To: corporate
Subject: RZ001164 8200 Bear Paw Trail

RE RZ1164

I am in favour of this rezoning. I think a daycare is a good use in this space. Expanded uses for the commercial is a good thing. I believe more uses are better for any commercial space to allow it to change over time as the neighborhood commercial uses change.

Rod Nadeau
306-8300 Bear Paw Trail
Whistler BC.

Marius Miklea

From: Theron Jordan [REDACTED]
Sent: Monday, March 8, 2021 10:04 AM
To: corporate
Subject: Zoning Amendment Bylaw (8200 Bear Paw Trail) No. 2297,2020

Dear Mayor and Council,

With respect to the proposed Zoning Amendment Bylaw at 8200 Bear Paw Trail, I am confident the landlord will be enthusiastic about finally leasing unit # C-109 for a daycare facility , after having the space sit empty for many years.

With respect to "*a minimum of 85 square meters of gross floor area must be in use as or available for use as a cafe, restaurant, or neighbourhood public house*", I am of similar opinion to [REDACTED] that this is an unwarranted stipulation that encumbers any possible future tenant - or expansion of prospective daycare tenant - and may indeed force a review by Mayor and Council at a future date.

I suggest the removal of the unnecessary Bylaw restriction.

Sincerely,
Theron Jordan
C303-8200 Bear Paw Trail
Whistler, BC
V8E 1M2