

April 2, 2019

Caroline Lamont,

Bethel Land Corporation

Via email:

RE: RZ1157: 5298 Alta Lake Road

Dear Caroline,

Thank you for your submission of Rezoning Application RZ1157 for the property at 5298 Alta Lake Road. Staff have considered this proposal relative to existing zoning, the previously supported development concept, existing site conditions, current community needs, and tests for rezoning and community benefit requirements.

Under the proposal approved previously under RA309 (“London Mountain Lodge”), which created the existing TA17 zoning, the approved development concept was for a low impact development scheme intended to create an enclave of “old Whistler”, with a series of small cabins tucked into the treed hillside with a meandering laneway leading to a small (old world) lodge. The intention was always to maintain the existing natural setting. This scheme found support as a site sensitive development.

Proposed Development Concept

Staff review indicates that RZ1157 proposes:

- An increase of 2,500 m² for tourist accommodation dwelling units from 1,900 m² to 4,400 m² (230%)
- An increase of 310 m² for employee housing from 800 m² to 1,110 m² (38%), and
- An overall increase in the density on the site of 1,236 m² from 4,600 m² to 5,836 m² (27%).

Given the increase in density and change in form and programming of development, there are concerns regarding the sensitivity of the site, views from across the lake and impacts on the natural character of the site. This is a highly visible parcel that forms part of the treed hillside along the west side of the lake. Staff are very concerned about views to the property from the Valley Trail and recreational corridor on the opposite side of the lake, Nita Lake Lodge, the private properties adjacent to the lake and from the lake itself. The current experience is one of a near-wilderness type of setting.

While staff appreciate that the overall area of proposed new development may be decreased somewhat by the concept Under RZ1157 as shown on A-1.3 (Murdoch and Company 18/10/02), staff are very concerned that the revised development scheme will not be able to maintain the existing treed nature of the site and the concentration of development would require extensive clearing and land alteration. Staff are concerned that the amount of proposed development is too



great for the site. Concentrating this increased density as indicated will largely denude the development portion of the site with unacceptable impacts.

Staff is also very concerned about the considerable manipulation of grade proposed in this concept. The proposal doesn't sensitively respond to the existing grades, but rather intends to build up the terrain (in some cases this change is greater than 5 metres), making the development more impactful.

The impacts on the site are primarily attributable to the change in form of development and additional density, 75% of which is attributable to in an increase in market tourist accommodation.

Community Benefit Contribution

The subject site is limited to 64 bed units for tourist accommodation uses per covenant BT125121 where the allocation calculated for the proposed development is 88. The Official Community Plan requires a significant community benefit when creating additional bed units. Staff have concerns regarding the increased amount of market value tourist accommodation development (from 1,900 m² to 4,400 m²) through the conversion of hotel support facilities and additional density, relative to the proposed increase in employee housing which is significantly disproportionately less (from 800 m² to 1110 m²).

Staff is not supportive of the development as proposed. Staff is of the opinion that there needs to be a better balance between an appropriate level of density and impact on the site, and with respect to the relative value of the rezoning between the developer and community benefit.

Other more detailed comments have been identified for the proposed development, many of which are contained within the existing covenant registered on the title of the property. These comments are premature given the higher level concerns identified above.

Thank you for your rezoning submittal. We appreciate your consideration of staff's comments.

Roman Licko

PLANNER

Resort Municipality of Whistler

From: [Caroline Lamont](#)
To: [Jan Jansen](#); [Jake Belobaba](#); [Roman Licko](#)
Cc: [Michael Hutchison](#)
Subject: HILLMAN PROPERTY, Whistler
Date: Monday, April 15, 2019 10:33:51 AM

The following is a summary of the our discussions with the RMOW on April 11th regarding the Hillman rezoning application.

In Attendance:

RMOW: Jan Jansen, Jake Belobaba, Roman Licko
Empire Club: Michael Hutchison, Caroline Lamont

Density - There was some discussion about staff not applying the hotel service GFA in their letter which resulted in the market density proposed to seem much higher than it actually was. Jan indicated that he thought the density proposed was reasonable - Michael indicated that the additional market units (675 m2 of density) could become employee units.

Community Amenities - Jan indicated that the RMOW would need a proforma to ensure that the development was reasonable.

- Resident Housing - Michael indicated that he could provide rent and sale prices in accordance with WHA requirements.
- The RMOW sees value in the park as a public amenity, but was okay with bringing the Valley Trail through the park site to allow for lesser grades and site impacts. The park dedication should include the riparian setback areas as identified around the creek/lake and the small pond near the rail line.
- The undeveloped portion of the site on the west side of the road, just at the entrance should be dedicated as a future housing site in the revised plan.

Site Impacts - The primary concern was with the retaining walls and design of the townhome units. The reworked townhome design should minimize site disruption and ensure tree buffers to the proposed development. Note there was concern with the development exposing the major transmission lines just west of the site, there was discussion that we purposely preserve large trees to buffer as well do some planting. As well it appears that there is a lot of filling on the site, rather than a more balanced cut and fill.

Neighbourhood Concerns - Roman is checking again about the letters, we indicated that redacted letters were okay. We are not concerned about who sent the letters but how their contents impacted the staff comments.

FireSmart - This is important.

Next Steps:

1. Empire Club (EC) rework the design, focusing on the items above
2. EC prepare proforma on community amenities, affordable housing and market development
3. RMOW get copies of letters

QUESTION: Would it be possible to get a copy of the format that the RMOW needs the proforma to be?

Please let us know if you note any errors or omissions in this summary. Thanks,

C

Caroline Lamont | [Land Development Manager](#) | Cornerstone Developments | [604-898-1901](#) | clamont@bethelcorp.ca

Roman Licko

From: Roman Licko
Sent: Tuesday, April 16, 2019 4:11 PM
To: Jake Belobaba
Cc: Jan Jansen
Subject: Draft letter regarding RZ1157 - 5298 Alta Lake Road
Attachments: April 16 draft letter to Caroline Lamont.docx

Good Afternoon Jake,

Please find my preliminary draft of RMOW staff's new letter to the RZ1157 applicant team. Per our discussions, this letter speaks to:

- Changes in uses
- Increased density
- Building siting, grading, and development footprint
- Pro forma/ financial implications
- Community amenities (land acquisition)
- Public correspondence
- FireSmart
- Development Covenant BT215121 (registered under the previous development concept).

Please review and provide comment as to anything that may be unclear or has been overlooked.

Thank you so much,

R.

Roman Licko

PLANNER
Planning & Development

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
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WEBSITE: www.whistler.ca

Whistler was the proud Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games

April 16, 2019

Caroline Lamont,

Bethel Land Corporation

Via email

Draft follow up with Caroline Lamont RE: RZ1157

Dear Caroline,

Thank you for coming in to meet with staff last week to discuss the rezoning application for 5298 Alta Lake Road. This letter is intended to summarize that discussion and clarify some of staff's comments.

Private Sector Employee Housing Guidelines:

As you know, Council ratified revised Guidelines for Private Sector Employee Housing applications at their ~~March 26~~ meeting. The revised Guidelines are attached to this letter for your convenience. This project will be reviewed against these guidelines.

Proposed Changes to Zoning:

The table below summarizes existing and proposed uses:

| Existing TA17 | Proposed RZ1157 |
|---|---|
| employee housing contained in cabins; | employee housing contained in townhomes; |
| tourist accommodation contained in cabins; | tourist accommodation contained in townhomes; |
| hotel; | indoor and outdoor recreation; |
| indoor and outdoor recreation; | arts facility; |
| arts facility; | park and playground; and |
| park and playground; and | auxiliary buildings and auxiliary uses to the above |
| auxiliary buildings and auxiliary uses to the above | employee housing contained in townhomes; |

Building Siting and Development Footprint:

As discussed in the meeting, staff have some concerns with the extent of the development proposed under RZ1157. Staff would like to see a reduced development footprint that increases the treed buffers to neighbouring properties.

Additionally, staff have concerns regarding the extent of site manipulation. Cross sections associated with the proposal show a considerable amount of fill would be required (as much as five metres in some cases). Staff recommend a more balanced approach to the cut/ fill ratio. Further staff recommend that the buildings be set as low as possible relative to the grades to minimize impacts, reduce the extent of retaining, and preserve views to the site from other parts of the valley.

As you noted in your recent email, consideration should be given to maintaining/ improving the tree buffer to the overhead power lines.

Density:

RZ1157 proposes:

- An increase of 900 m² for tourist accommodation (from 3,500 m² to 4,400 m²).
- An increase of 310 m² for employee housing, (from 800 m² to 1110 m²) and
- An overall increase in the density on the site of 1236 m² (from 4,600 m² to 5,836 m²)

Staff would like to review a revised development concept that responds to comments (above) regarding siting and footprint. Once this is received/ reviewed, staff will be a better position to comment on the proposed increase in density.

Pro forma:

Per revised Guidelines for Private Sector Employee Housing applications, receipt of a detailed Pro forma outlining the financial implications would improve staff's understanding regarding the requirements for a successful project. Also this may help to clarify the rental to purchase ratio for the proposed employee housing component. Per your recent email, you indicate a willingness to utilize the proposed increase in market unit density for creation of additional employee units. Unfortunately, the RMOW does not have a Pro forma template.

Community Amenities - WHA/ RMOW Land Acquisition:

Staff are interested in further exploring your suggestion regarding acquisition of the lands at the upper portion of the site adjacent to the existing employee housing townhomes at 5151 Nita Lake Drive.

Staff are interested in further exploring your suggestion regarding acquisition of the lands on the lower portion of the site as parkland. The park dedication should include the riparian setback areas associated with the creek and lake and the small pond at the lower portion of the site.

Correspondence Regarding RZ1157:

As you know, correspondence has been received regarding RZ1157. Legal advice has indicated that this cannot be released without permission. Staff continue to correspond with the letter writers to permit release of redacted letters.

FireSmart:

A FireSmart assessment will be required as part of the ongoing review regarding development of this site.

Development Covenant BT215121:

This document was registered on the lands the Depner rezoning application and provides for a series of requirements to be satisfied prior to development of the site. This document will need to be revisited and addressed through this proposal.

Thank you,

Roman Licko

Planner

Resort Municipality of Whistler.



RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V8E 0X5 YF 1 866 932 5535
whistler.ca FAX 604 936 8109

April 18, 2019

Caroline Lamont,

Bethel Land Corporation

Via email

RE: RZ1157 – 5298 Alta Lake Road

Dear Caroline,

Thank you for coming in to meet with staff last week to discuss the rezoning application for the above noted property. This letter is intended to summarize that discussion and staff's most recent review of the file.

Private Sector Employee Housing Guidelines:

As you know, Council ratified revised Guidelines for Private Sector Employee Housing applications at their March 26th meeting. The revised Guidelines are attached to this letter for your convenience and will be considered as a part of staff's review of this project.

Proposed Changes to Zoning:

The table below compares existing uses permitted in the TA17 Zone to uses proposed in the application:

| Existing TA17 | Proposed RZ1157 |
|---|---|
| Employee housing contained in cabins; | Employee housing contained in townhomes; |
| Tourist accommodation contained in cabins; | Tourist accommodation contained in townhomes; |
| Hotel; | Indoor and outdoor recreation; |
| Indoor and outdoor recreation; | Arts facility, associated with potential park area; |
| Arts facility; | Park and playground; and |
| Park and playground; and | Auxiliary buildings and auxiliary uses to the above |
| Auxiliary buildings and auxiliary uses to the above | |

Building Siting and Development Footprint:

As discussed in the meeting, staff have some concerns regarding the proposed extent of development. Staff would like the applicant to explore means by which the current scheme's site impacts could be reduced while maintaining the proposed density. If adequate adjustments cannot be achieved a reduction in density will need to be considered.



Similarly, staff have concerns with the extent of site disturbance proposed under RZ1157. Staff would like to see a reduced development footprint that increases the vegetation cover and provides for a more extensive treed buffer to the neighbouring property to the south. As noted in your recent email, particular consideration should be given to maintaining/ improving the tree buffer adjacent to the Hydro ROW. The current plan does not accurately identify the extent of retention within the riparian buffer.

Additionally, staff have concerns regarding the extent of site manipulation and the elevated nature of the proposed buildings. Cross sections associated with the proposal show a considerable amount of fill would be required (as much as five metres in some cases) resulting in tall retaining areas. Staff recommend that the buildings be set as low as possible relative to the grades to minimize impacts, reduce the extent of retaining, and preserve views to the site from other parts of the valley.

Density:

RZ1157 proposes:

- An increase of 900 m² for tourist accommodation (from 3,500 m² to 4,400 m²)
- An increase of 310 m² for employee housing, (from 800 m² to 1110 m²) and
- An overall increase in the density on the site of 1,236 m² (from 4,600 m² to 5,836 m²)

Prior to reviewing the proposed density changes, staff would like to review a revised development concept that responds to comments (above) regarding siting and footprint. Once this is reviewed, staff will be in a position to comment on the appropriateness of the proposed increase in density.

Pro forma:

As noted in your recent email and in our meeting on April 11th, we acknowledge that you have indicated a willingness to utilize the proposed increase in market unit density for creation of additional employee units and to provide significant portions of the site to the RMOW for parkland and housing. Please submit a detailed project pro forma prepared in accordance with the RMOW's revised Guidelines for Private Sector Employee Housing applications. This will help staff to understand the economic rationale, and more fully inform the rental to purchase ratio for the proposed employee housing component and associated purchase /rental options presented. Unfortunately, the RMOW does not have a Pro forma template.

Community Amenities - WHA/ RMOW Land Acquisition:

Staff are interested in further exploring your suggestion regarding transferring ownership of the lands at the upper portion of the site adjacent to the existing employee housing townhomes at 5151 Nita Lake Drive for employee housing and the lands on the lower portion of the site for parkland. The parkland dedication could include the riparian setback areas associated with the creek and lake and the small pond at the lower portion of the site.



Correspondence Regarding RZ1157:

As you know, correspondence has been received regarding RZ1157. Legal advice has indicated that this cannot be released without permission. Staff continue to correspond with the letter writers to permit release of redacted letters. They have indicated some willingness to meet with you to discuss concerns; therefore, staff have given them your contact information and suggested they contact you directly. Staff have also requested that they permit the RMOW to provide their contact information to you.

FireSmart:

Incorporating FireSmart principles into the proposed design will be required as part of the ongoing review of the proposed development and will provide an early understanding of a fuel management prescription that would help inform the effectiveness of proposed tree buffers.

We encourage you to review FireSmart Canada guidelines as linked below:

- <https://www.firesmartcanada.ca/>

Development Covenant BT215121:

This document was registered on the lands through the Depner rezoning application and provides for a series of requirements to be satisfied prior to development of the site. This document will need to be revisited and addressed through this proposal.

In closing, we felt our meeting was productive and there was a general receptiveness to the comments as captured in this letter. Please let me know if you have any questions and we look forward to receiving revised plans and requested information.

Thank you,

Roman Licko

Planner

Resort Municipality of Whistler.

Cc: Jan Jansen, General Manager of Resort Experience

Jake Belobaba, Senior Planner

Roman Licko

From: Caroline Lamont <clamont@bethelcorp.ca>
Sent: Monday, June 03, 2019 12:31 PM
To: Jake Belobaba; Roman Licko
Cc: Jan Jansen; Michael Hutchison; David Fujimagari; Jon Dietrich
Subject: Hillman Property Updated Information
Attachments: 2019 06 03 Revised Submission Hillman Complete.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached please find a cover letter, updated plans and pro forma for the Hillman property. We look forward to reviewing this information with you, at your earliest convenience.

Thanks,

C

Caroline Lamont | Land Development Manager | Bethel Land Corporation | 604-898-1901 | clamont@bethelcorp.ca

Empire Club Developments

June 3, 2019

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.
V8E 0X5

Subject: RZ1157 - 5298 Alta Lake Road

Attention: Roman Licko, Planner
Jake Belobaba, Senior Planner

Further to our April 11th meeting at your offices, please accept this correspondence as a preliminary response to municipal staff's initial direction. This submission presents two options for consideration, as it is understood that the municipality's site density is dependent on site impacts as well as the pro forma.

S.21(1)(c)(i)



S.21(1)(c)(i)



- **Townhome Design** – The option has reworked the design of the units to reduce cut and fills and possible visual impacts,
- **Updated Site Sections and Visual Impact Analysis** – The site sections have been updated to more accurately reflect the height of vegetation in the buffer areas. An updated visual impact analysis will be provided pending additional feedback from staff on the preferred approach to the two options provided.

- S.21(1)(c)(i)
- 

- **Park Dedication** - The application includes a park dedication for the lands north of the townhomes (which includes the Hillman house) as well as the riparian areas and setback from rail line. In 1999, the property owner dedicated an additional 0.5 acres on the east side of the railway tracks to the municipality as riparian park. Note the RMOW will need to approve the Valley Trail constructed within the riparian setback.
- **Housing Site** – The application includes the dedication WHA site transfer at the entry to the development (uphill side).
- **Neighbourhood Setbacks** – The option has moved the units outside a 7.6 m setback to Nita Lake Estates consistent with the current zoning. Of note, the adjacent RM-50 zoned property has a 7.6 m setback, while similarly the RedSky project in Baxter has 7.6 m setbacks and thus the proposed + 7.6 m property setback is consistent for the RMOW’s multifamily zoning.

The owner of Strata Lot 13 has constructed unapproved landscape improvements on our property.

- **Road Design** – The site includes a significantly reworked road design, which will include the relocation of the water line to help reduce site impacts of the new road/units. The detailed engineered road design will follow in a subsequent submission.
- **Adjacent Property Buffering** – The revised site plan has set aside a buffer setback area to the adjacent major transmission line.

Option #2 - The second option proposes 22 market units, but with a reduction in the GFA of each of the units, whereby the total market GFA is consistent with the 3800 m² of GFA permitted in the current TA17 zoning. No increase in employee restricted units from the current zoning which permits 7 units and 800 m² of GFA.

| OPTION #2 – EXIST ING MARKET DENSITY AND RESIDENT RATIO | # UNITS | # BED UNITS | TOTAL GFA (PER UNIT GFA) | TOTAL UNIT FOOTPRINT (PER UNIT) | EXISTING ZONING GFA |
|---|-----------|-------------|--|---|---------------------------|
| Market Townhomes | 22 | 88 | 3800 m ² (172m ²) | 1980 m ² (90 m ²) | 3800 m ² |
| Employee Townhomes | 7 | 28 | 800 m ² (114 m ²) | 800 m ² (114 m ²)* | 800 m ² |
| | 29 | 116 | 4542 m² | 2780 m² | 4600 m² |

**it was understood the cabins were single storey.*

The overall site development ratio is 3800m² to 700 m² which is for every one square metre of market GFA granted, there would be 0.21 of employee restricted square metre of GFA (1:0.21). The site plan for Option #2 has not been included, but can be understood by looking at Option #1 and lighting up the market townhome footprint slightly and removing 8 of the employee units and the WHA site. If the municipality prefers this option, the new site plan can be prepared.

- **Townhome Design** – The option will also provide a reworked the design of the units to reduce cut and fills and possible visual impacts,
- **Site Development Pro forma** - A pro forma for this option has not been included as new market density is being requested.
- **Park Dedication** – This option also includes a park dedication for the lands north of the townhomes (which includes the Hillman house) as well as the riparian areas and setback from rail line. In 1999, the property owner dedicated an additional 0.5 acres on the east side of the railway tracks to the municipality as riparian park. Note the RMOW will need to approve the Valley Trail constructed within the riparian setback.
- **Housing Site** – The option does not include the dedication WHA site.
- **Neighbourhood Setbacks** – The option will require a 7.6 m side yard setback to Nita Lake Estates. The owner of Strata Lot 13 has constructed unapproved landscape improvements on our property, as shown on the site plan.

The two options and supplemental information included in this submission are for staff's review and comment. Please let us know if you have any questions or require any additional information.

Sincerely,



Caroline Lamont
Land Development Manager

copies:

Jan Jansen, RMOW General Manager of Resort Experience

Attachments:

Cover Page (Development Statistics)
Proposed Parcel Areas
Overall Site Plan
Site Sections (2 pages)
Survey of Strata 13 Encroachment
Confidential Pro forma