

From: [Jan Jansen](#)
To: [Roman Licko](#)
Subject: FW: WHA site
Date: Monday, February 3, 2020 12:00:57 PM

FYI

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Jan Jansen
Sent: Monday, February 03, 2020 12:01 PM
To: 'Caroline Lamont' <clamont@bethelcorp.ca>
Subject: RE: WHA site

Sounds good. The parking and building could be tightened up I think as parking is currently chasing uphill grade. Open to any suggestions, new concept, etc.

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [<mailto:clamont@bethelcorp.ca>]
Sent: Monday, February 03, 2020 11:51 AM
To: Jan Jansen <JJansen@whistler.ca>
Cc: Roman Licko <rlicko@whistler.ca>; Michael Hutchison <mhutchison@bethelcorp.ca>; Jon Dietrich <dietrichj@telus.net>; 'Murdoch1' <murdoch@telus.net>
Subject: RE: WHA site

Here is the revised site plan, with the concept plan and cross sections for the WHA site in the works. Brent's office has drawn on your direction, but reflected a bit on the weekend and have done a redraw. Will let you know when I do.

Thanks,

C

From: Jan Jansen [<mailto:JJansen@whistler.ca>]
Sent: Monday, February 3, 2020 11:48 AM
To: Caroline Lamont <clamont@bethelcorp.ca>
Cc: Roman Licko <rlicko@whistler.ca>
Subject: RE: WHA site

Caroline,
You're right, not required and a bad idea. The intent was that staff receive the information to understand the potential of the site. Need to get cross sections for review but this is on track from our perspective. As you suggest, remove buildings and parking from site and simply reference it as a dedication.

Thanks

Jan

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [<mailto:clamont@bethelcorp.ca>]
Sent: Monday, February 03, 2020 10:52 AM
To: Jan Jansen <JJansen@whistler.ca>; Roman Licko <rlicko@whistler.ca>
Subject: WHA site

Hi Guys;

Upon reflection to our submission last Friday, I would like to chat about the inclusion of the WHA site in the Hillman development report. We are worried that with the increase of employee units (15 to 21) and the two new buildings on the WHA site may be reason for a stronger objection from neighbours. Our application currently does not include the rezoning of the WHA site, but rather we understood the conceptual site plan was necessary for Council to better understand the potential of the property. We believe that the neighbours may be more amenable to a rezoning from WHA than a private developer. What we would like to do is:

- Revise the site plan to remove the WHA development (as we are not proposing that – just showing potential) and note that it is a dedication
- Keep the WHA Site Plan and Sections to Council, rather than for public review. Note the rezoning is not for this parcel but just the land dedication.

Thanks,

C

Caroline Lamont | [Land Development Manager](#) | Bethel Land Corporation | [604-898-1901](tel:604-898-1901) | clamont@bethelcorp.ca

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From: [Jan Jansen](#)
To: [Roman Licko](#)
Subject: RE: WHA site
Date: Monday, February 3, 2020 11:40:02 AM

Now is good

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Roman Licko
Sent: Monday, February 03, 2020 11:38 AM
To: Jan Jansen <JJansen@whistler.ca>
Subject: FW: WHA site

Hi Jan,

Can I see you please for five minutes on this?

R

[Roman Licko](#)
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Caroline Lamont [<mailto:clamont@bethelcorp.ca>]
Sent: Monday, February 03, 2020 10:52 AM
To: Jan Jansen <JJansen@whistler.ca>; Roman Licko <rlicko@whistler.ca>
Subject: WHA site

Hi Guys;

Upon reflection to our submission last Friday, I would like to chat about the inclusion of the WHA site in the Hillman development report. We are worried that with the increase of employee units (15 to 21) and the two new buildings on the WHA site may be reason for a stronger objection from neighbours. Our application currently does not include the rezoning of the WHA site, but rather we understood the conceptual site plan was necessary for Council to better understand the potential of the property. We believe that the neighbours may be more amenable to a rezoning from WHA than a private developer. What we would like to do is:

- Revise the site plan to remove the WHA development (as we are not proposing that – just showing potential) and note that it is a dedication
- Keep the WHA Site Plan and Sections to Council, rather than for public review. Note the rezoning is not for this parcel but just the land dedication.

Thanks,

C

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

From: [Jan Jansen](#)
To: ["Caroline Lamont"](#)
Cc: ["Murdoch1"](#); [Jon Dietrich](#); [Michael Hutchison](#); [Jennifer Levitt](#); [Roman Licko](#)
Subject: RE: WHA site
Date: Monday, February 3, 2020 5:52:19 PM

Caroline,
Good to see a couple of options and explore what might work best. Not an easy site which ever way you look at it but that's no surprise. No further work required at this point .

Thanks

Jan

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [mailto:clamont@bethelcorp.ca]
Sent: Monday, February 03, 2020 2:12 PM
To: Jan Jansen <JJansen@whistler.ca>; Roman Licko <rlicko@whistler.ca>
Cc: 'Murdoch1' <murdoch@telus.net>; Jon Dietrich <dietrichj@telus.net>; Michael Hutchison <mhutchison@bethelcorp.ca>; Jennifer Levitt <jennifer@murdochandco.ca>
Subject: FW: WHA site

Hi Guys:

Attached are two versions of a site plan for the WHA site (with cross sections). The **initial** option indicates the ability to accommodate the two buildings but found the natural rock does create a fair bit of extra site work and the road grades to get up to the parking area are really somewhat problematic.

Brent also considered a **second** (M&A) option (his preference) whereby the access to the site is from lower down the road and dropping the parking to the front side of the building. It is not ideal from an owner's perspective but I think the impact to the neighbours Nita Lake Estates will find it way less obtrusive. Probably need to go back and look at the architecture a bit further to fit the buildings better on the site but as a concept the second (M&A) option seems to scribe itself a bit better to the natural contours. i.e. flipping the parking up against the buildings with some form of roof structure would together appear to provide a nice terracing of the site and building structures.

Brent indicated that he is happy to promote the second option as he believes it's the more viable option of the two shown.

I think we have now fulfilled the submission requirements, please let me know if you need anything else.

Thanks,

C

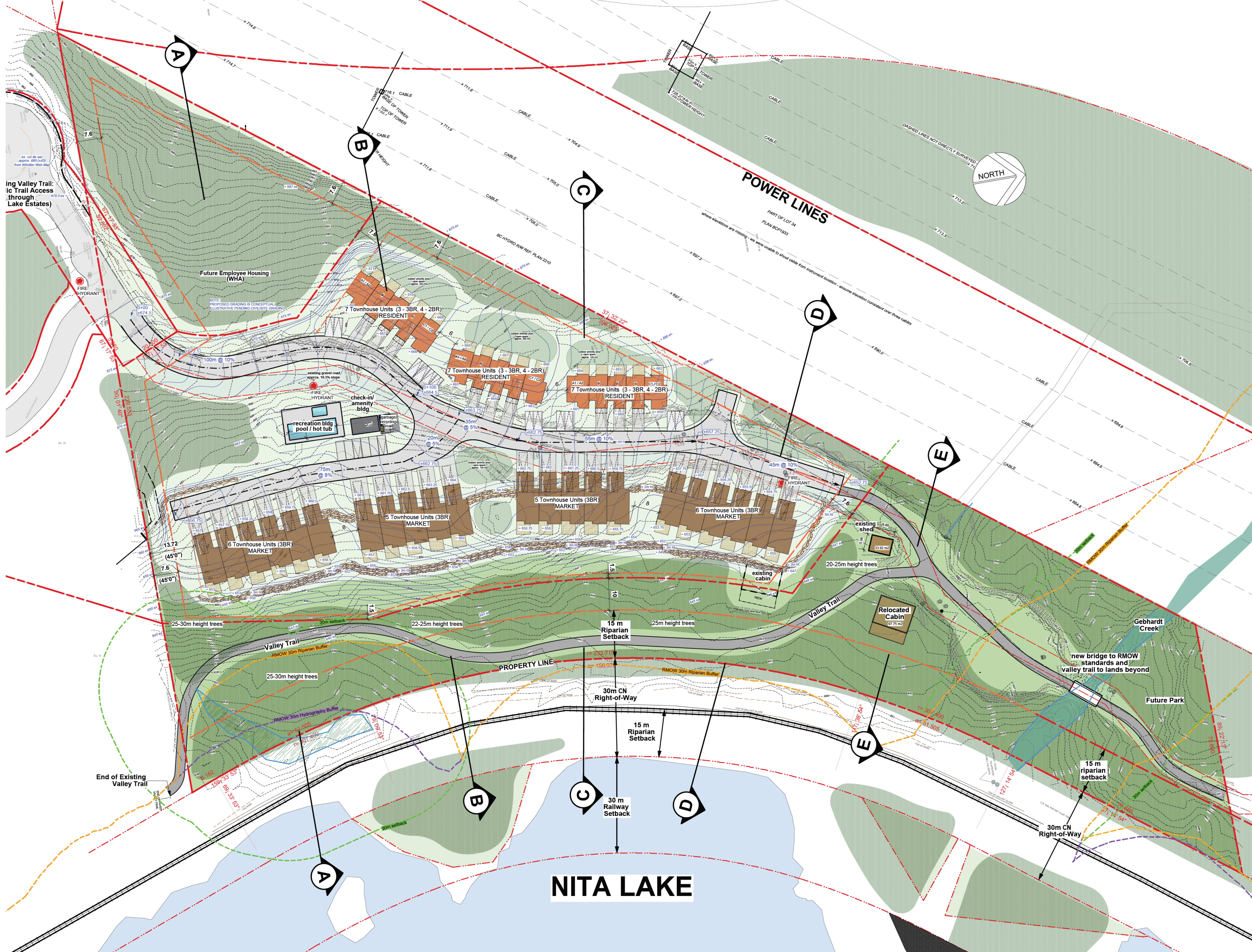
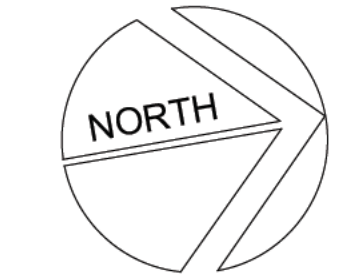
Brent Murdoch Architect AIBC, MBCSLA, LEED AP
Murdoch + Company Ltd.
#106-4319 Main St.
P.O. Box 1394,
Whistler, BC,
V0N 1B0
p. 604-905-6992
c. 604-905-9843
e. murdoch@telus.net

As noted earlier we looked at trying to make Jan's plan work but found the natural rock does create a fair bit of extra site work and the road grades to get up to the parking area are really somewhat problematic. We looked at accessing the site from lower down the road and have dropped the parking to the front side of the building, not ideal from an owner's perspective but I think the impact to the neighbours Nita Lake Estates will find it way less obtrusive. Probably need to go back and look at the architecture a bit further to fit the buildings better on the site but as a concept the second option seems to scribe itself a bit better to the natural contours. i.e. flipping the parking up against the buildings with some form of roof structure would together appear to provide a nice terracing of the site and building structures.

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Issued For:	Date:
RMOW EMPLOYEE HOUSING REVIEW	MAY 30/18
RMOW EMPLOYEE HOUSING REVIEW	MAY 5/19
RMOW EMPLOYEE HOUSING REVIEW	JULY 5/19
PUBLIC OPEN HOUSE	OCT. 24/19
TREE INVENTORY	NOV. 13/19
REVIEW	NOV. 26/19
REVIEW - Revised Site Plan	JAN. 30/20

No.:	Revision:	Date:
△		



OVERALL SITE PLAN

The Hillman Site (RZ 1157)
5298 Alpha Lake Road, Whistler, BC

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main St.
P.O. Box 1394
Whistler, B.C. V0N 1B0
T. 905-6992
e-mail murdoch@telus.net

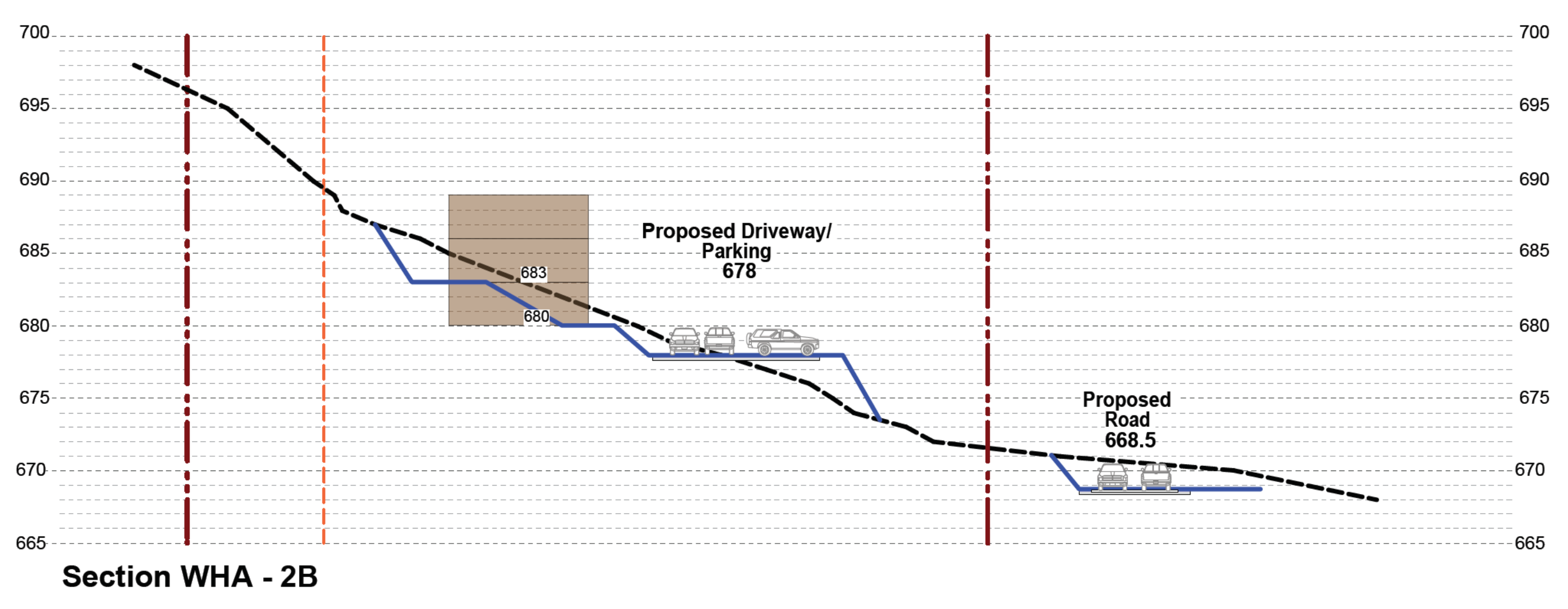
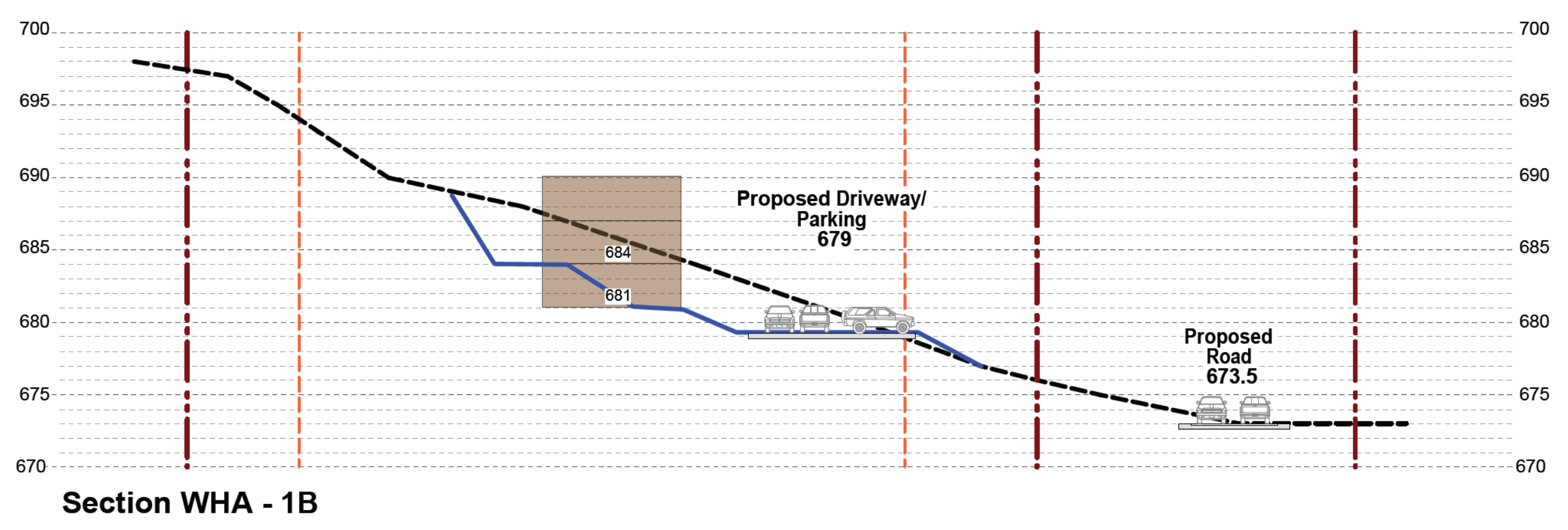
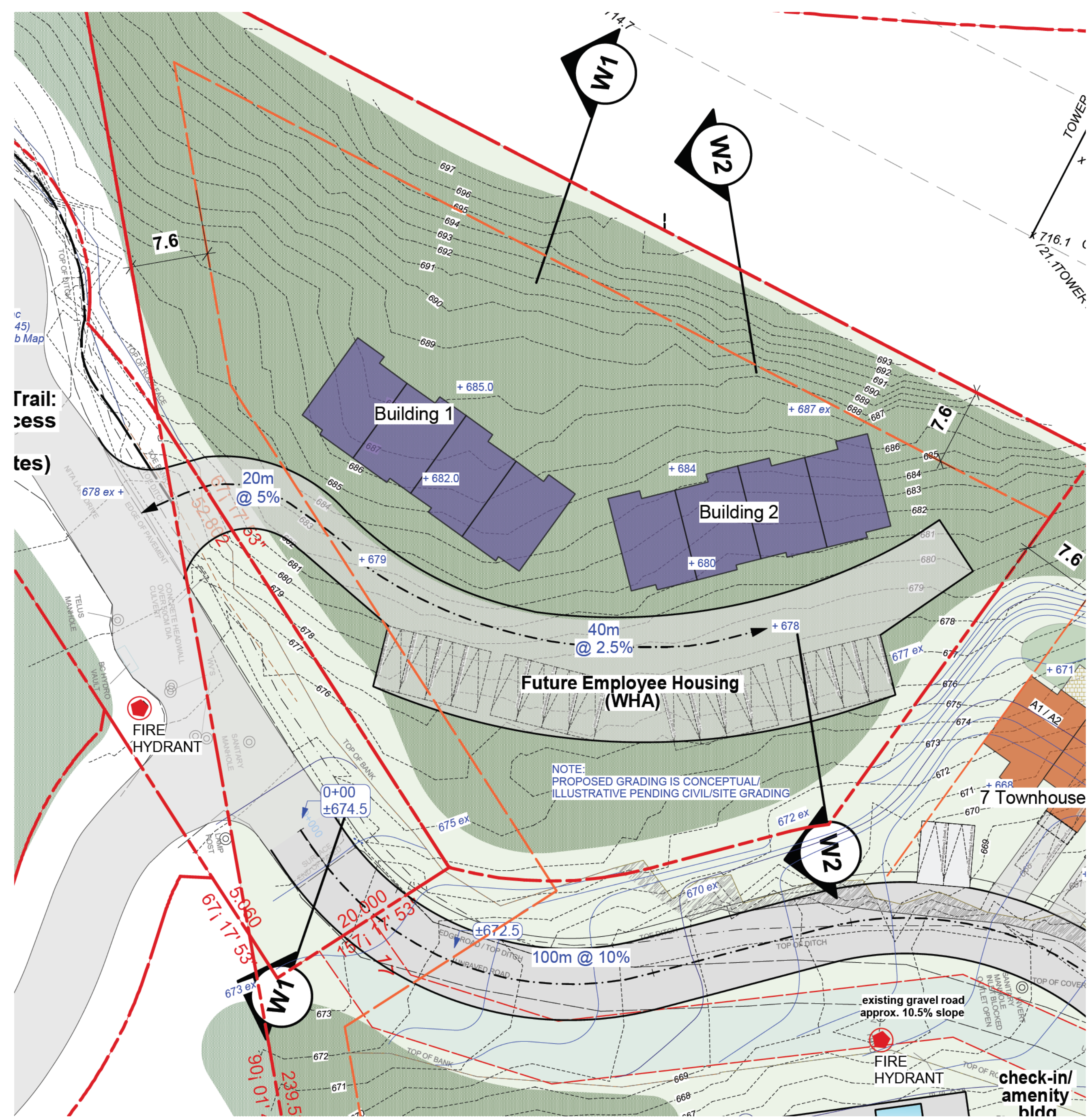
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Drawn By:	Scale:
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Project No:	Sheet No:
1404	A-1.0

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Issued For:	Date:
RMOW EMPLOYEE HOUSING REVIEW	MAY 30/18
PUBLIC OPEN HOUSE	OCT. 24/19
TREE INVENTORY	NOV.13/19
REVIEW	NOV.26/19
REVIEW - Revised Site Plan	JAN. 30/20

No:	Revision:	Date:
△		



Title
Site Sections - WHA Site OPTION B

Project
The Hillman Site (RZ 1157)
5298 Alpha Lake Road, Whistler, BC

MURDOCH + COMPANY
Architecture + Planning Ltd.
#106-4319 Main St.
P.O. Box 1394
Whistler, B.C. V0N 1B0
T. 905-6992
e-mail murdoch@telus.net

Sealed By:

Drawn By:	Scale:
BM/JL	AS SHOWN
Project No:	Sheet No:
1404	A-1.3B

The Hillman Site (RZ 1157)

5298 Alpha Lake Road, Whistler, BC

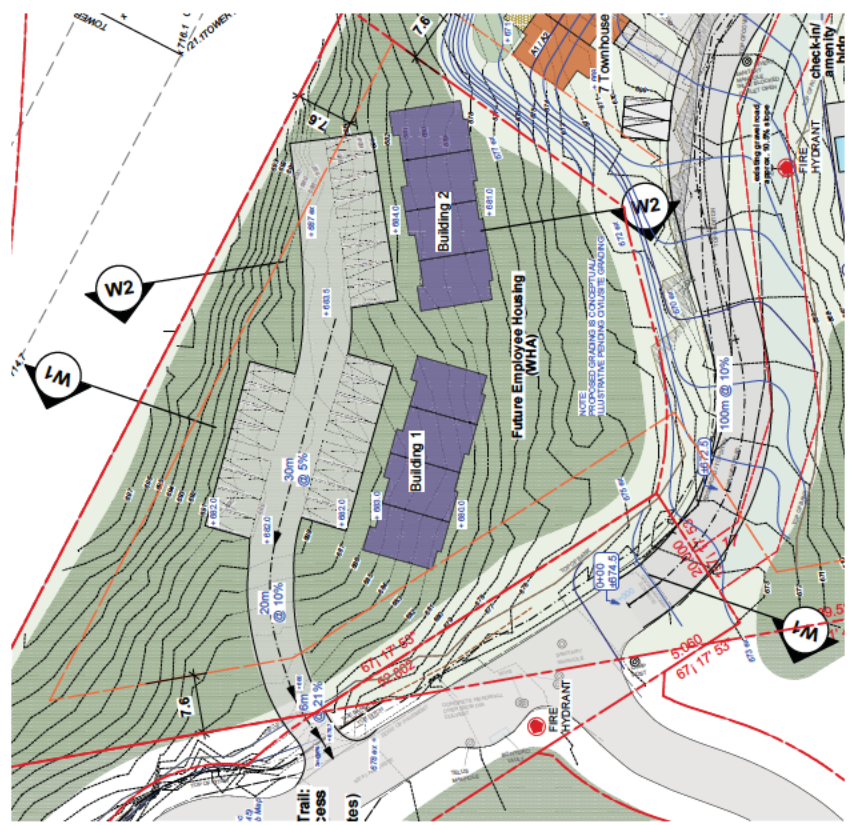
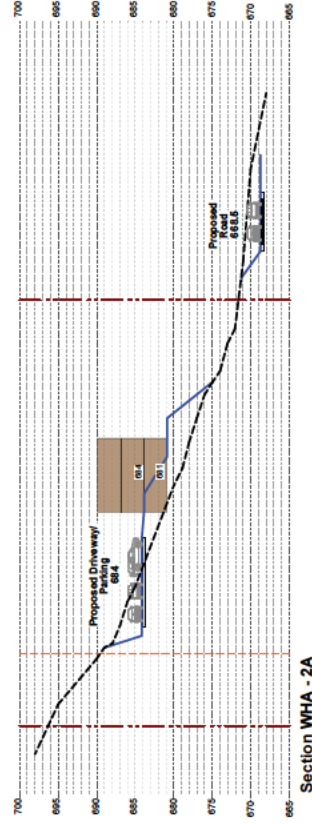
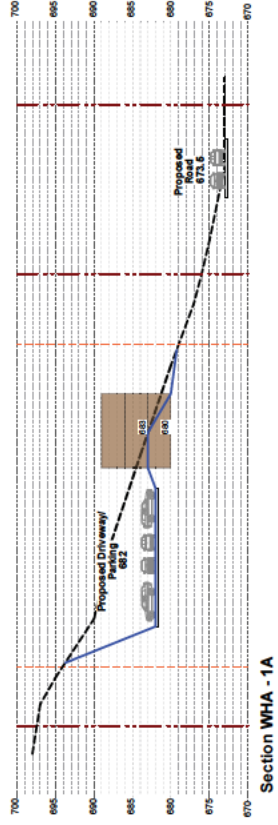
Site Sections - WHA Site OPTION A

MURDOCH COMPANY
 Architects + Planners Ltd.
 100-478 Main St.
 Whistler, B.C. V8W 1B0
 T: 800-899-9999
 e: murmur@mur.com

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Project No:	Sheet No:
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Issued For:	Date:
ENVIRONMENTAL RECOUING REVIEW: MAY 2019	
PUBLIC OPEN HOUSE	OCT. 2019
TREE INVENTORY	NOV. 2019
REVIEW	NOV. 2019
REVIEW - Revised Site Plan	JAN. 2020
No:	Revision:
	Date:



Lucy Wyn-Griffiths

From: Jan Jansen
Sent: Thursday, January 30, 2020 4:26 PM
To: 'Caroline Lamont'
Cc: Jon Dietrich; Roman Licko
Subject: RE: Outstanding Information

Caroline,
From a layout perspective that looks good to me and hopefully the cross sections are reasonable.

Jan

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [mailto:clamont@bethelcorp.ca]
Sent: Thursday, January 30, 2020 3:39 PM
To: Jan Jansen <JJansen@whistler.ca>; Roman Licko <rlicko@whistler.ca>
Cc: Jon Dietrich <dietrichj@telus.net>
Subject: FW: Outstanding Information

Here you go.

C

From: Murdoch1 [mailto:murdoch@telus.net]
Sent: Thursday, January 30, 2020 3:38 PM
To: Caroline Lamont <clamont@bethelcorp.ca>; Jon Dietrich <dietrichj@telus.net>; Michael Hutchison <mhutchison@bethelcorp.ca>
Subject: Re: Outstanding Information

To All,

The narrow building types have a garage and don't work well on a downhill lot. The proposed units are based on a downhill unit type we have built before and being wider and not deep is better suited to the downhill terrain. I also saw the sketch overlay that you sent over didn't take into account the 7.6m setback from the road.

Here's my version.

Brent Murdoch Architect AIBC, MBCSLA, LEED AP
Murdoch + Company Ltd.
#106-4319 Main St.
P.O. Box 1394,
Whistler, BC,
V0N 1B0
p. 604-905-6992
c. 604-905-9843
e. murdoch@telus.net

On Jan 30, 2020, at 3:00 PM, Caroline Lamont <clamont@bethelcorp.ca> wrote:

I think he just wants a building block with a unit count estimate...not the same unit just make the units skinnier like with the other employee housing.

C

From: Murdoch1 [<mailto:murdoch@telus.net>]
Sent: Thursday, January 30, 2020 2:59 PM
To: Caroline Lamont <clamont@bethelcorp.ca>
Cc: Jon Dietrich <dietrichj@telus.net>
Subject: Re: Outstanding Information

My own edit of what I expected to hear. Orange buildings don't work on this site... one is an uphill site and the other is downhill.

Brent Murdoch Architect AIBC, MBCSLA, LEED AP
Murdoch + Company Ltd.
#106-4319 Main St.
P.O. Box 1394,
Whistler, BC,
V0N 1B0
p. 604-905-6992
c. 604-905-9843
e. murdoch@telus.net

On Jan 30, 2020, at 2:55 PM, Caroline Lamont <clamont@bethelcorp.ca> wrote:

Here are Jan's comments, I will send you a mark up too.

C

From: Jan Jansen [<mailto:JJansen@whistler.ca>]
Sent: Thursday, January 30, 2020 2:53 PM
To: Caroline Lamont <clamont@bethelcorp.ca>
Cc: Jon Dietrich <dietrichj@telus.net>; Roman Licko <rlicko@whistler.ca>
Subject: RE: Outstanding Information

Caroline,
As per discussion right now, best to be less aggressive and show 2 buildings (lose building 1), slide buildings 2 & 3 toward 1 but not as low, make the units the same size as the orange ones (2x5?), bring the road in closer to the cul de sac using the not so steep area. Better to show less development now rather than evidence the challenging nature of the site.

Jan

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [<mailto:clamont@bethelcorp.ca>]
Sent: Thursday, January 30, 2020 2:32 PM
To: Jan Jansen <JJansen@whistler.ca>; Roman Licko <rlicko@whistler.ca>
Cc: Jon Dietrich <dietrichj@telus.net>
Subject: FW: Outstanding Information

Brent was working hard to get this done. Here is his first attempt with a concept sketch. As Brent notes, the sketch attached is a bit aggressive (our thought would be to lose the top building).

Can we chat about your thoughts?

I am in the office until the end of the day 604 898 1901.

C

From: Murdoch1 [<mailto:murdoch@telus.net>]
Sent: Thursday, January 30, 2020 2:28 PM
To: Caroline Lamont <clamont@bethelcorp.ca>; Jon Dietrich <dietrichj@telus.net>; Michael Hutchison <mhutchison@bethelcorp.ca>; David Fujimagari <dfujimagari@bethelcorp.ca>
Subject: Re: Outstanding Information

Might be a little aggressive!!! i.e. the site disruption may not be acceptable to the neighbours.

See attached

Brent Murdoch Architect AIBC, MBCSLA, LEED AP
Murdoch + Company Ltd.
#106-4319 Main St.
P.O. Box 1394,
Whistler, BC,
V0N 1B0
p. 604-905-6992
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Lucy Wyn-Griffiths

From: Jan Jansen
Sent: Thursday, January 30, 2020 11:48 AM
To: 'Caroline Lamont'
Cc: Roman Licko
Subject: RE: Outstanding Information

Absolutely, next Thursday mid-day works for us

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [mailto:clamont@bethelcorp.ca]
Sent: Thursday, January 30, 2020 10:49 AM
To: Jan Jansen <JJansen@whistler.ca>
Cc: Roman Licko <rlicko@whistler.ca>
Subject: RE: Outstanding Information

Thanks for the speedy reply. In speaking to Brent Murdoch he is not sure his office can complete this by tomorrow. I understand Council needs to see these drawings for the 18th (and in turn staff needs to review them) but I was wondering if we could have a bit of leeway on the submission date. Brent has been focused on the new market and employee site plans.

Thanks,

C

From: Jan Jansen [mailto:JJansen@whistler.ca]
Sent: Thursday, January 30, 2020 10:12 AM
To: Caroline Lamont <clamont@bethelcorp.ca>
Cc: Roman Licko <rlicko@whistler.ca>
Subject: RE: Outstanding Information

Caroline,
That's not my understanding. We are expecting a concept that would include a couple of cross sections. Value of property as employee housing site was questioned by Duane and it is a valid point. Not looking for an exhaustive study/design, simply conceptual taking into account the sloping site that demonstrates an achievable development..

Jan

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [mailto:clamont@bethelcorp.ca]
Sent: Thursday, January 30, 2020 9:36 AM
To: Jan Jansen <JJansen@whistler.ca>

Cc: Roman Licko <rlicko@whistler.ca>

Subject: RE: Outstanding Information

Jan, I just spoke to Brent and apparently you do not need the WHA site concept plan anymore? Could you confirm, just don't want to drop the ball.

Thx

C

From: Jan Jansen [<mailto:JJansen@whistler.ca>]
Sent: Tuesday, January 28, 2020 3:39 PM
To: Caroline Lamont <clamont@bethelcorp.ca>
Cc: Roman Licko <rlicko@whistler.ca>
Subject: RE: Outstanding Information

Hi Caroline,
Correct, that would be great.

Thanks

Jan

Jan Jansen
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8177

From: Caroline Lamont [<mailto:clamont@bethelcorp.ca>]
Sent: Tuesday, January 28, 2020 9:24 AM
To: Roman Licko <rlicko@whistler.ca>; Jan Jansen <JJansen@whistler.ca>
Subject: Outstanding Information

We are preparing the following information for Friday:

- updated site plan with new development program
- WHA site concept plan
- new proforma

Is that all you need?

C

Caroline Lamont | [Land Development Manager](#) | Bethel Land Corporation | [604-898-1901](tel:604-898-1901) | clamont@bethelcorp.ca

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Lucy Wyn-Griffiths

From: Jan Jansen
Sent: Thursday, February 6, 2020 1:29 PM
To: Roman Licko
Subject: RZ 1157 Council Comments / Questions

I had summarized my take aways from the Council (permission to proceed) meeting as follows. I have added my commentary in red

1. Early in the process. They need a greater understanding of comparative EH / BU gain. We should do this comparison between the original proposal and what is on the table namely – number EH units/sq.ft to market sq. ft. , same for BU's. It will be important to note number of units now available to WHA wait list versus under previous zoning.
2. Applicants need for BU's. Alternate housing types and impacts? Proposed form of housing minimizes impacts and enables delivery of employee housing and amenities. I spoke with Michael Hutchinson today and he is preparing a proforma that demonstrates why single family with the given BU's is not viable.
3. Need an improvement on market/EH gain- achieved IMO
4. Understanding of site impacts- they are sufficiently understood at a project rezoning level and further detail and refinement will be undertaken through the DP process.

Also, in speaking with Michael I floated the idea that if we chose not to develop the WHA housing lot in future and, alternatively rezoned it as a market TA lot and flipped it and put those proceeds in an employee housing fund (WHA), his reaction was he would have no problem with that . I told him we would write that into the covenant but not thinking of making it public at this time unless challenged at the upcoming Council meeting around the viability of developing the housing site. This will please Duane and contributes to solving some funding challenges WDC is having.

Jan

Jan Jansen

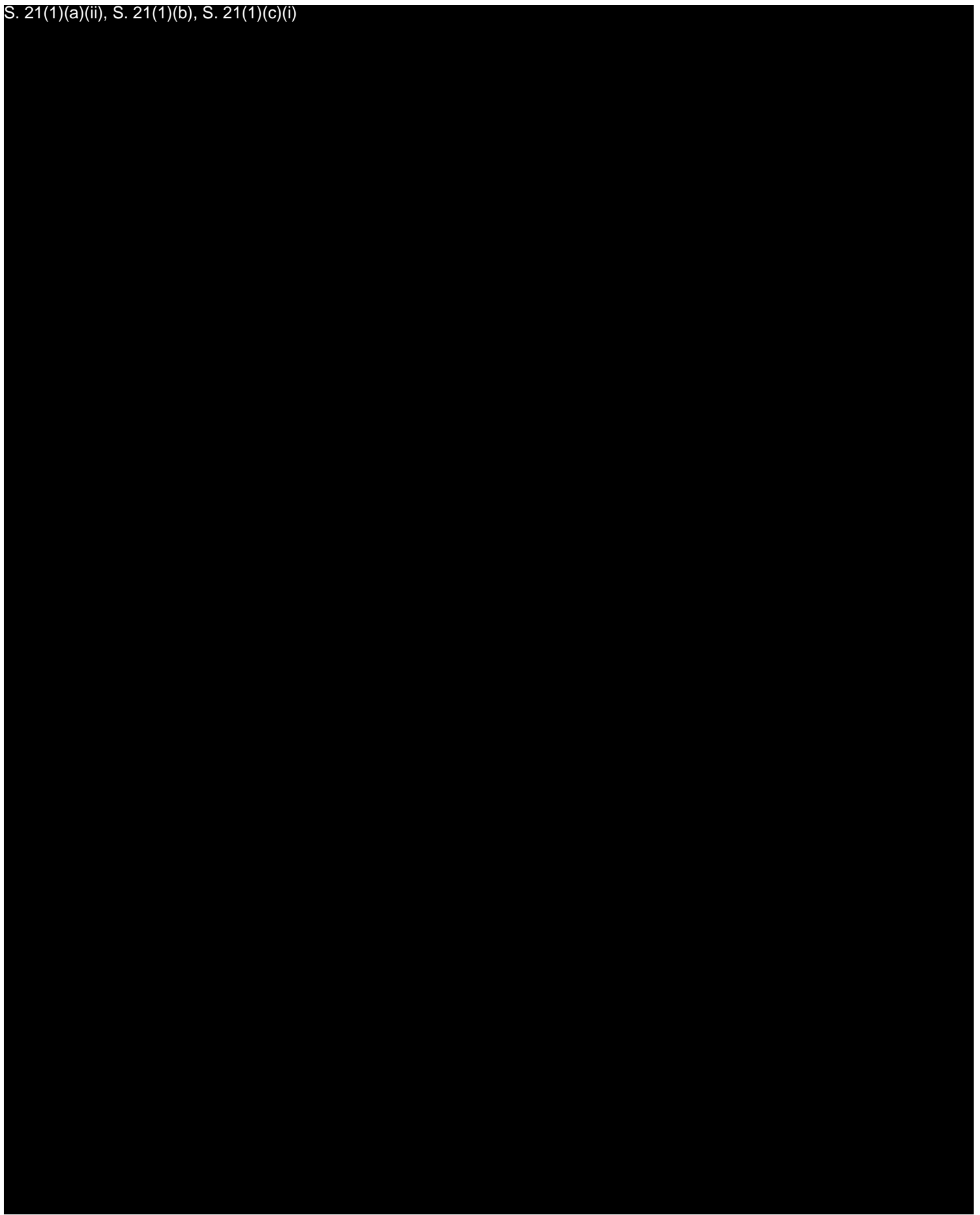
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Resort Experience

RESORT MUNICIPALITY OF WHISTLER


4325 Blackcomb Way
Whistler, B.C. V8E 0X5
TEL: 604-935-8177
E-MAIL: jjansen@whistler.ca

WEBSITE: www.whistler.ca

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S. 21(1)(a)(ii), S. 21(1)(b), S.
21(1)(c)(i)

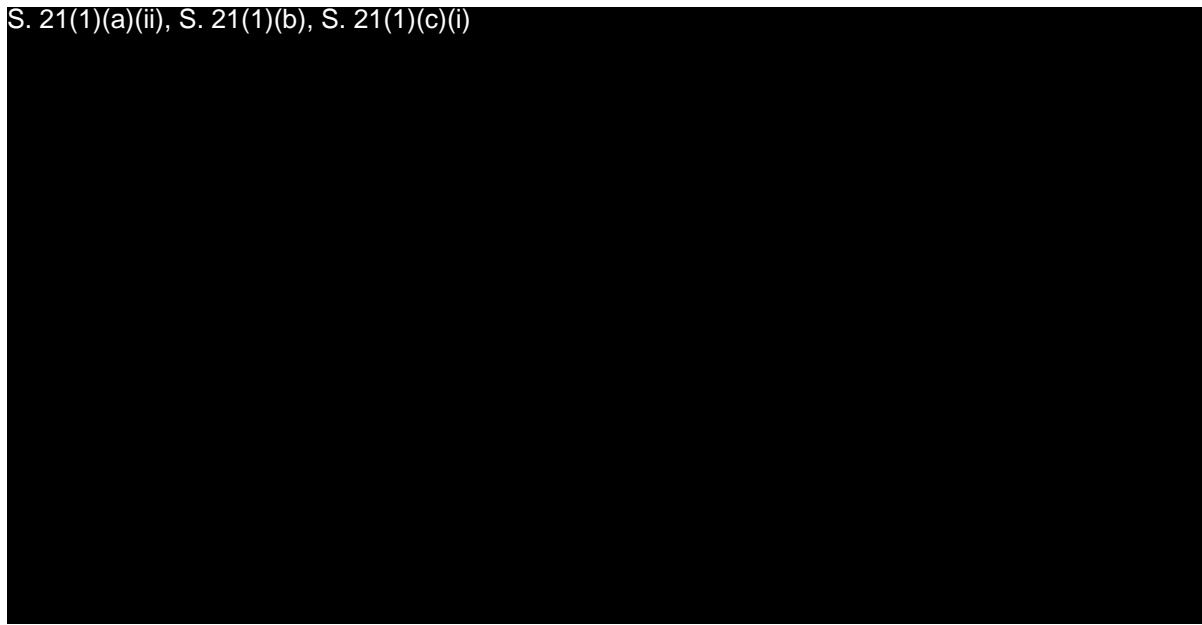


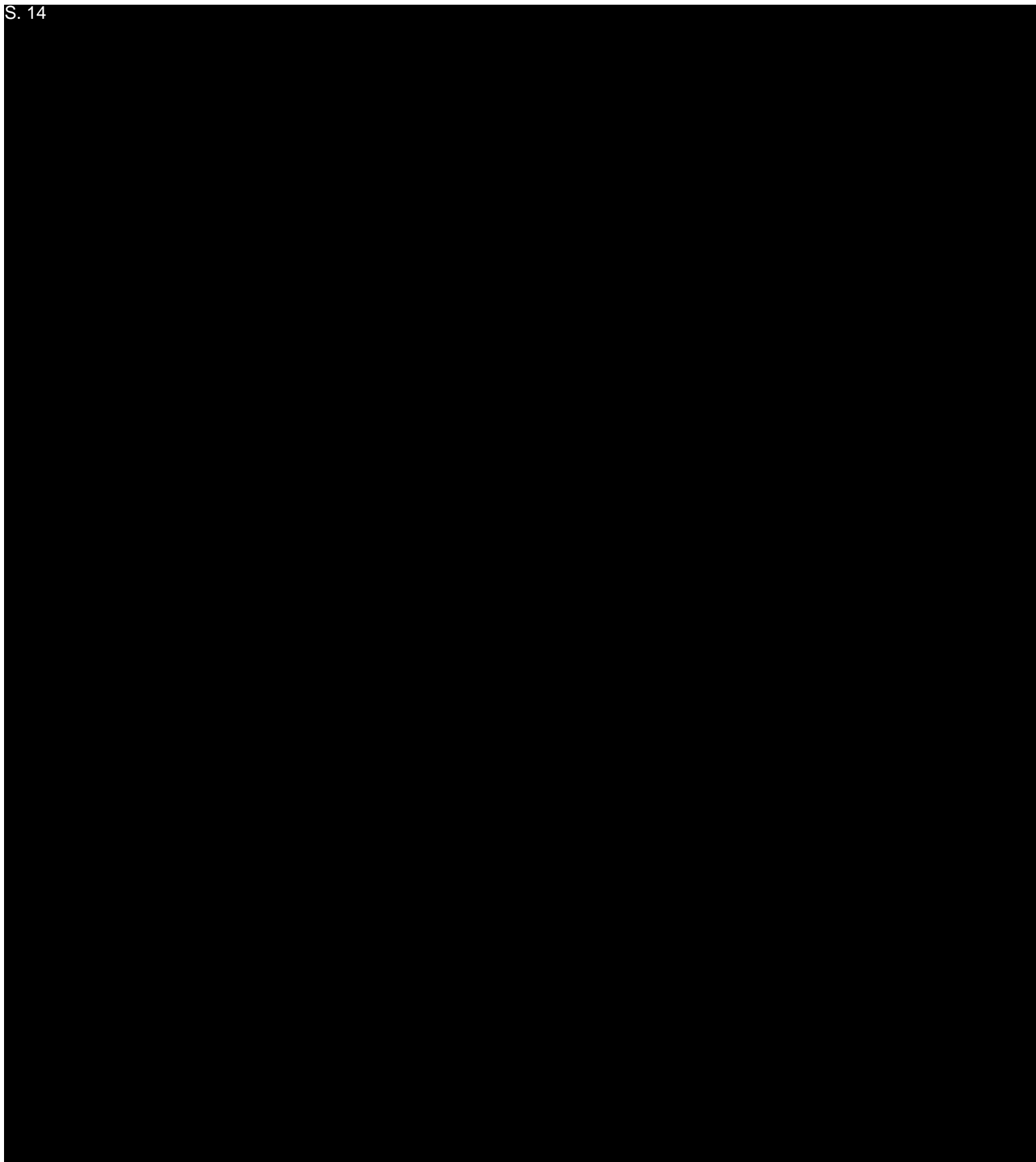
S. 21(1)(a)(ii), S. 21(1)(b), S. 21(1)(c)(i)



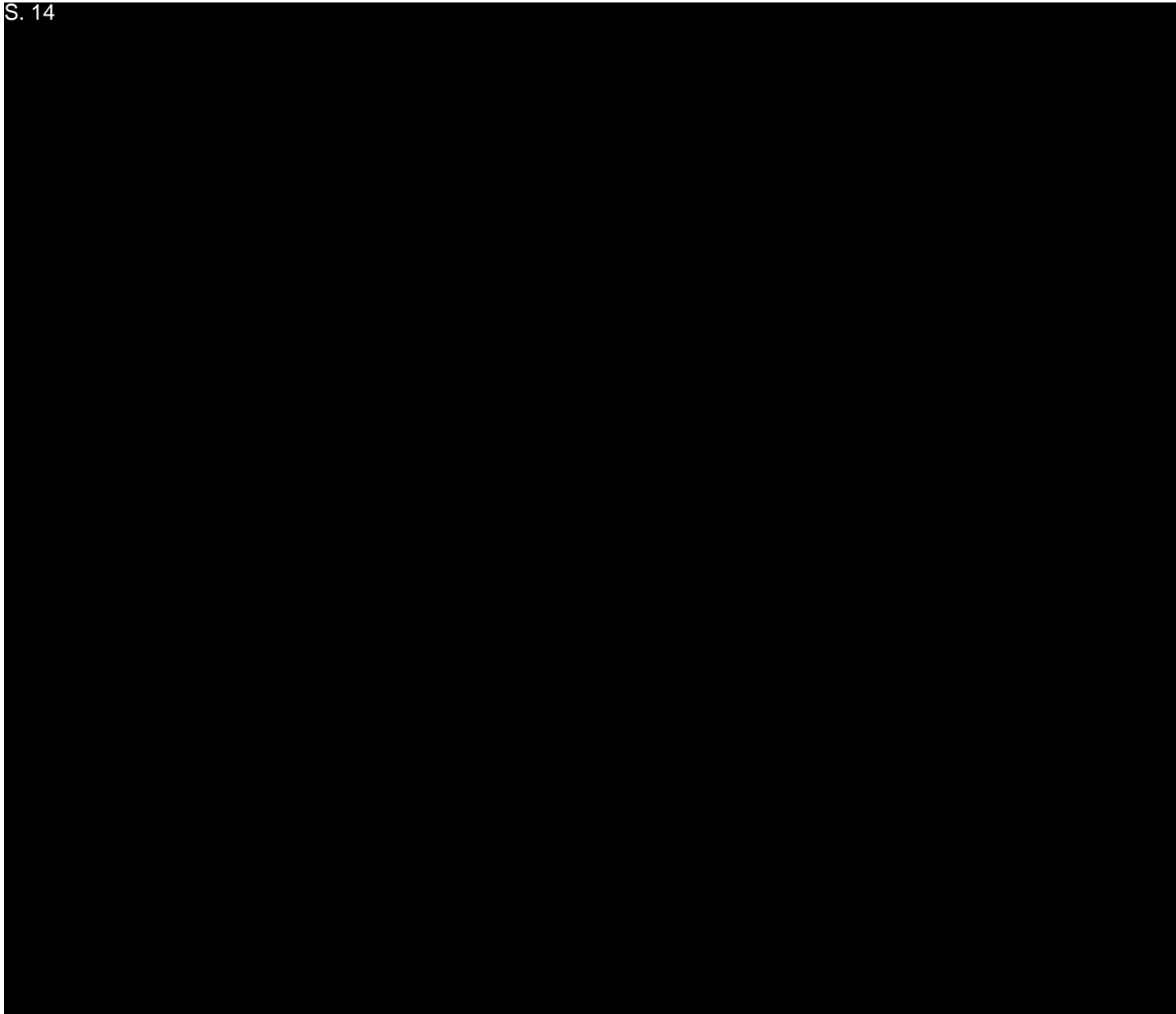
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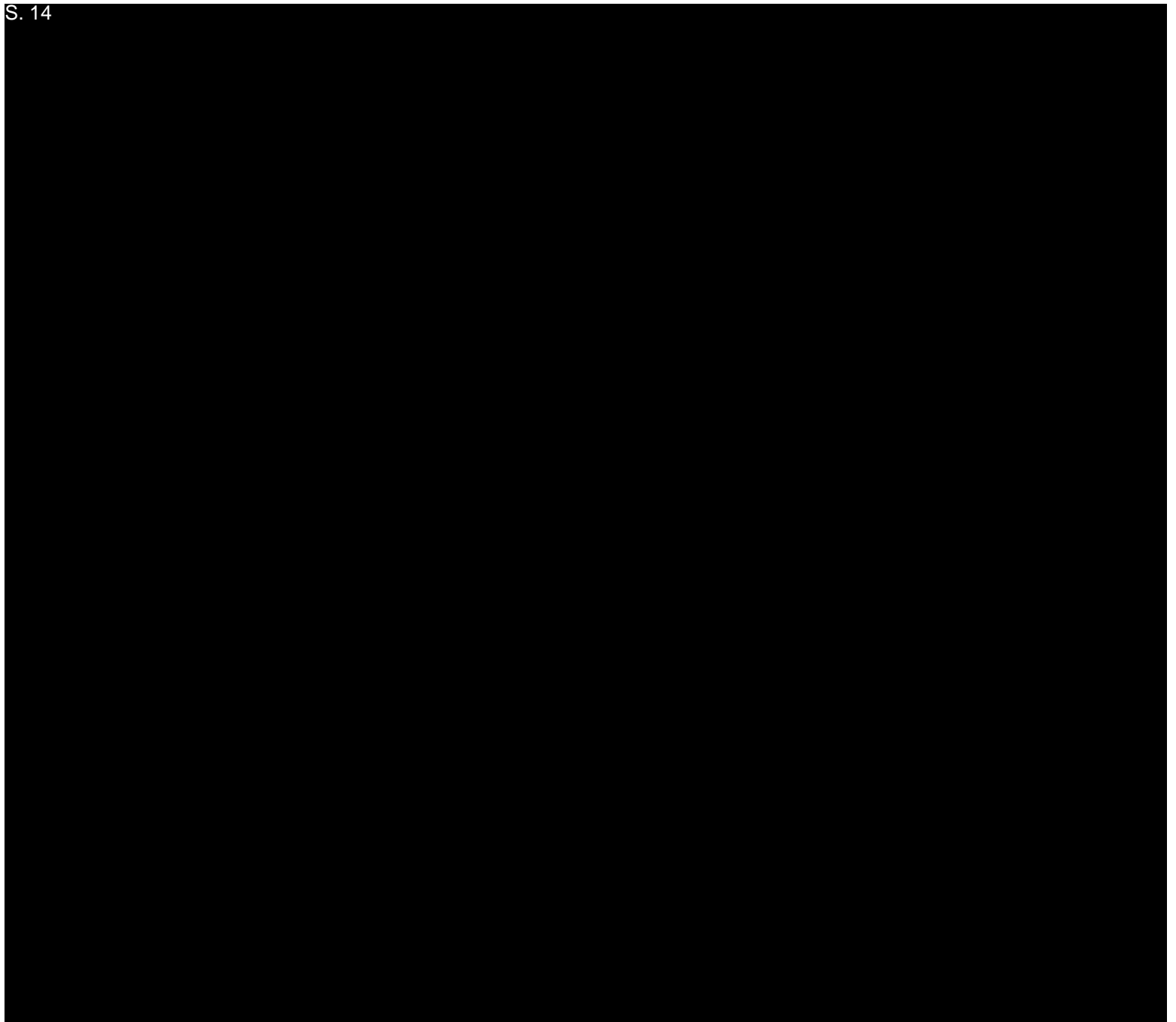
S. 21(1)(a)(ii), S. 21(1)(b), S. 21(1)(c)(i)

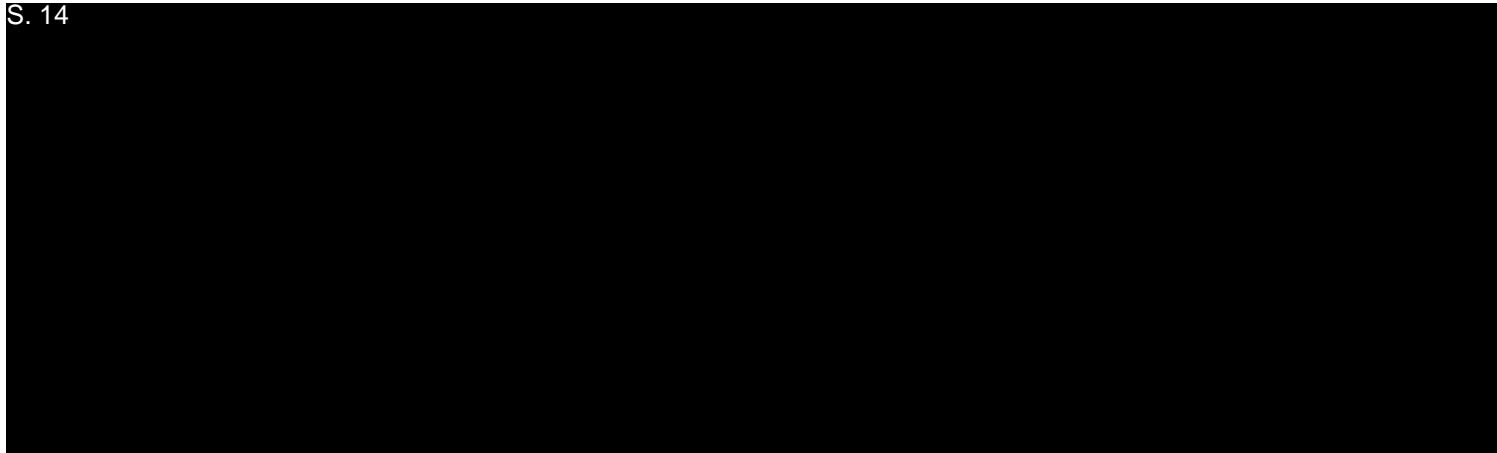












From: [Roman Licko](#)
To: [Martin Pardoe](#); [Heather Beresford](#); [Joe Mooney](#); [Jeff Ertel ASCT](#); [Bylaw Services](#); [Fire](#); [Bob Andrea](#); [Paul Beswetherick](#)
Subject: RZ1157 - 5298 Alta Lake Road
Date: Thursday, December 06, 2018 4:21:12 PM

Good Afternoon,

Please review the attached Rezoning Application referral and respond within the requested time-frame.

<M:\PROSPERO\PLANNING\RZ001157\Planning Referral Form.docx>

Thank you,

R.

Roman Licko

PLANNER

Planning & Development

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way

Whistler, B.C. V8E 0X5

TEL: 604-935-8173

FAX: 935-8179

E-MAIL: rlicko@whistler.ca

WEBSITE: www.whistler.ca

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From: [Bylaw Services](#)
To: [Roman Licko](#)
Subject: Re: RZ1157 - 5298 Alta Lake Road
Date: Sunday, December 09, 2018 3:53:26 PM

Hello Roman,

I was not able to open the link; however, a search was completed on the address provided.

Please be advised there are no active investigations or files associated to this residence. The five previous files are dated from 2009 to 2013 and are entirely associated to party noise.

Regards,

Tara

Bylaw Services

RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler BC V0N 1B4
Tel: 604 935 8280
Email: bylawservices@whistler.ca

From: Roman Licko
Sent: Thursday, December 6, 2018 4:21 PM
To: Martin Pardoe; Heather Beresford; Joe Mooney; Jeff Ertel ASCT; Bylaw Services; Fire; Bob Andrea; Paul Beswetherick
Subject: RZ1157 - 5298 Alta Lake Road

Good Afternoon,

Please review the attached Rezoning Application referral and respond within the requested time-frame.

<M:\PROSPERO\PLANNING\RZ001157\Planning Referral Form.docx>

Thank you,

R.

Roman Licko

PLANNER
Planning & Development

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, B.C. V8E 0X5
TEL: 604-935-8173
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From: S. 22(1)
To: [Roman Licko](#)
Cc: S. 22(1)
Subject: Comments/Concerns re Rezoning of 5298 Alta Lake Road
Date: Tuesday, March 12, 2019 9:54:46 AM

Dear Roman

Thank you for the update last week on the above rezoning development.

It sounds as if you are busy and that the rezoning application is still in early discussions with your team and your Manager.

We have previously sent to you (in an email dated 6th Dec 2018) some of our initial comments/concerns re the rezoning application. Now that we have had a chance to a) understand more of the details re the application and b) share these with our fellow strata holders (Nita Lake Estates), I thought it appropriate to update you with further comments/views.

We and members of our Strata strongly believe that the rezoning application should not proceed in its current form.

As we have said before, we are not against developing the 5298 Alta Lake Road site and fully understand the need for more employee housing for Whistler. However, any development should be one which a) is in the best interest of the Whistler Community, b) is consistent and compatible with the surrounding neighbourhood and c) is respectful of the existing neighbours . It seems to us that the current rezoning plans will develop something that is very different and inconsistent (in terms of density, concentration, visual impact) with how our strata and our neighbourhood has been envisioned and developed.

Our specific concerns are briefly as follows:

1. **Change in the Size of the proposal:** There will be an increase from 4,600 sqm with the existing zoning to 5,836 sqm for the new zoning....an increase of 27%. This is a substantial increase which will have significant impact on the Nita Lake environment, on car

traffic and safety on Nita Lake Drive and Alta Lake Road. More importantly, lakes are special places in Whistler and are not the places to put "high density" developments.

2. Concentration: The original zoning was lower density and spread out over the 10 acres. The New plan is for higher density and much higher concentration; all the building will be in 5 acres. This will mean that the 5 acres will likely need to be clear cut to create the space for the townhomes. This cannot be healthy from an environmental perspective. Visually it will be much less attractive for our Strata and for all people around Nita Lake. This will be compounded with the proposed height of the buildings. It is also entirely inconsistent with all other developments around Nita Lake and inconsistent with how our neighbourhood and strata were developed. Currently, as you ski down whistler you can hardly see our houses because of the green coverage provided by the tree preservation areas. Imagine 5 acres clear cut with townhouses next to us ...this is a very different visual.

3. Separation: Under the new plan there will effectively be no separation or green space between our strata and the townhouses. While our house (5200 Jordan lane) will be most affected, this lack of separation will have a negative impact on all of our valuations and will be terrible visually for many of our houses and will have a substantial impact on our privacy. The existing plan under the current zoning included significant green space.

4. Impact on the Strata costs: there may be increased maintenance costs of the lower valley trail and increased traffic within our subdivision.

Roman, we hope that the municipality and in deed the developer will take our comments and concerns into careful consideration. I am sure that if we all work together in a constructive and reasonable way, then all parties involved will end up happy and satisfied.

Please let me know if you have any questions. I am available at any time to discuss the above with you.

Thank you for your consideration and I look forward to staying in contact

I have ccd S. 22(1) who is Chairperson of our Strata

with kind regards

S. 22(1)



From: [Roman Licko](#)
To: ["Caroline Lamont"](#)
Cc: [Jan Jansen](#); [Jake Belobaba](#)
Subject: RE: HILLMAN PROPERTY, Whistler
Date: Tuesday, April 16, 2019 9:48:53 AM

Hello Caroline,

Thank you for your correspondence. Staff are preparing a follow up letter to our meeting last week. You will see it shortly.

Thank you,

Roman Licko
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8173

From: Caroline Lamont [mailto:clamont@bethelcorp.ca]
Sent: Monday, April 15, 2019 10:34 AM
To: Jan Jansen <JJansen@whistler.ca>; Jake Belobaba <jbelobaba@whistler.ca>; Roman Licko <rlicko@whistler.ca>
Cc: Michael Hutchison <mhutchison@bethelcorp.ca>
Subject: HILLMAN PROPERTY, Whistler

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

From: [Roman Licko](#)
To: [Jake Belobaba](#)
Cc: [Jan Jansen](#)
Subject: Draft letter regarding RZ1157 - 5298 Alta Lake Road
Date: Tuesday, April 16, 2019 4:10:36 PM
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
Whistler, B.C. V8E 0X5

TEL: 604-935-8173

FAX: 935-8179

E-MAIL: rlicko@whistler.ca

WEBSITE: www.whistler.ca

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From: [Caroline Lamont](#)
To: [Jan Jansen](#); [Roman Licko](#); [Jake Belobaba](#)
Subject: History of Toad Hall
Date: Wednesday, June 26, 2019 4:16:46 PM

Thanks for taking time today to walk the site. After the meeting, I thought I would do a bit of investigation with Whistler Museum and found some background on the cabin located on our site. It was the original Toad Hall, not the infamous Toad Hall. It also was not built until after the railway arrived.

See article below.

<https://www.piquenewsmagazine.com/whistler/overexposed/Content?oid=2670414>

I found an article about the house from Whistler Museum which states: *“the first Toad Hall was originally the home of Alf and Bessie Gebhart. They moved their family to Alta Lake in 1936 when Alf purchased a sawmill and lumber camp. After operating the mill for some years, Alf built a house by Nita Lake in the 1950’s. Unlike many structures built around Alta Lake at the time, the Gebharts’ was more of a house than a cabin or cottage. It had four bedrooms (two downstairs and two upstairs), a living room, a kitchen and an adjoining breakfast room, as well as a basement with thick walls of stone. Alf and Bessie remained in the house until their sawmill closed and they moved out of the valley. Their son Howard and his wife Betty then took up residence while Howard worked for the railway before they, too, left the valley. The house was then sold to Charles Hillman who rented it out through the 1960s. Without the mill, it’s not that surprising the Gebharts chose to leave the house by Nita Lake, especially over the winter. According to John Hetherington, an early resident of the house when it was known as Toad Hall in the late 1960s, the house could best be described as “coold.” Fittingly for the owner of a sawmill, the house was built of wood and used sawdust for the insulation. Unfortunately, as Hetherington pointed out, “what happens with sawdust is at all settles down in the bottom, in between the studs, and provides no insulation whatsoever.” The old, single-pane windows didn’t help retain heat either.*

See link: <https://blog.whistlermuseum.org/tag/alf-gebhart/>

Gebhart’s Crown land grant and DL 2246 were originally created in 1926 for the Pacific Great Eastern Railway. In 1937, Lot B was purchased by Alf and Betty Gebhardt who constructed a cabin and a barn, a short distance from Nita Lake which remain on the site today. In the mid 1960’s the property was sold to Charles Hillman. The cabin for many years was rented to local residents and renamed “Toad Hall”. Following the infamous squatters cabin, the Hillman’s used the site as a weekend retreat. The cabin and barn remain today and are rented to full time residents.

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

From: [Mike Kirkegaard](#)
To: [Ted Battiston](#)
Cc: [Jan Jansen](#); [Wendy Faris](#); [Mike Furey](#); [Jake Belobaba](#)
Subject: RE: Conflict of Interest - RZ1157-5298 Alta Lake Road
Date: Monday, April 08, 2019 3:32:08 PM

Ted, thank you for this direction.

On April 4, 2019 I met with Jake Belobaba, Senior Planner and Roman Licko, Planner concerning this matter. Effective at that time, Jake is overseeing the processing of this application for the Planning Department, working with Roman, the File Manager, and reporting directly to Jan Jansen, General Manager, Resort Experience. I have no involvement in any matters pertaining to the processing of this file.

Jake has also been given instructions to remove me from any meetings, discussions, or correspondence related to this file. Jake will inform the applicant that I am not involved in any further processing or review of the file and that they should not direct any materials or correspondence to me. Jake will direct administrative staff to not forward any correspondence, emails or inquiries on this file to me.

All documents pertaining to the file will be kept in the hard copy file, which will remain in Roman's possession. Electronic files will be maintained in tempest which has access tracking and prevents any undisclosed access. Jake will work with Legislative Services to prevent my access to viewing of any related Council reports.

Please confirm this satisfies any potential concerns.

Mike

Mike Kirkegaard
DIRECTOR OF PLANNING
Planning & Development

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, B.C. V8E 0X5
TEL: 604-935-8163
FAX: 604-935-8179
E-MAIL: mkirkegaard@whistler.ca

WEBSITE: www.whistler.ca

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From: Ted Battiston
Sent: Monday, April 08, 2019 10:18 AM
To: Mike Kirkegaard
Cc: Jan Jansen ; Wendy Faris ; Mike Furey
Subject: FW: Conflict of Interest - RZ1157-5298 Alta Lake Road

Good Morning Mike,

Re: Conversations last week regarding the rezoning application for 5298 Alta Lake Road.

Given the primary residence of the Director of Planning is immediately adjacent to this property, that the rezoning is quite significant in nature, and that the proposed rezoning will likely be both quite public and potentially contentious, Legislative Services feels that it is in the best interest of the organization and of the application review process to have Mike K. avoid all work on this file. We suggest that another senior member of the Planning department become the lead contact for this

file, and that Mike K. refrain from any review, discussion, or decision making on this application. Further we suggest that Mike K. avoid access to any related internal files for the duration of the review process.

To ensure our documentation regarding this declared conflict of interest is sound, please reply to this e-mail or otherwise record the steps you will be taking to ensure you are not involved on this file, nor could be perceived to be involved on the file. This may include the following:

- Naming the staff member(s) assigned to manage the file and the date that this assignment occurred.
- Departmental processes to ensure Mike K. is not able to view, receive or otherwise become aware of information pertaining to the file (date as to when the strategy is in place).
- A strategy to ensure that any outside individuals are unable to contact Mike K. via e-mail, voice mail or in-person in regard to all matters pertaining to this file – this may involve the newly appointed staff to reach out proactively to those individuals likely to contact Mike about the file and to provide them with the new contact – reiterate that the contact is not an “alternate” but the sole contact for the file (date as to when the strategy is in place).

While perhaps overly cautious, we recommend this course to ensure that any potential conflict of interest, or any public perception of conflict is entirely removed from any final decisions on this matter.

Best,

Ted Battiston

GENERAL MANAGER

Corporate and Community Services

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way

Whistler, B.C. V8E 0X5

TEL: 604-935-8205

E-MAIL: tbattiston@whistler.ca

WEBSITE: www.whistler.ca

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From: [Mike Kirkegaard](#)
To: [Jennifer Levitt](#)
Cc: [Roman Licko](#); [Jan Jansen](#); [Jake Belobaba](#); [Brent Murdoch](#); [Caroline Lamont](#); [Jon Dietrich](#); [Michael Hutchison](#)
Subject: Re: Hillman - updated Site Plan and Sections
Date: Thursday, July 11, 2019 4:37:09 PM

Jennifer, please note I have declared a conflict of interest in the file. Please do not copy me on any correspondence.

Note to all, I have not opened the attached and I am deleting the email from my inbox so I no longer have access.

Thank you,
Mike

Sent from my iPhone

On Jul 11, 2019, at 4:19 PM, Jennifer Levitt <jennifer@murdochandco.ca> wrote:

All,

Please see attached the current site plan and site sections reviewed at our meeting today. Please let me know if you have any questions or require further information, thanks!

Regards,

Jennifer Levitt

B.L.Arch, LEED AP

Murdoch + Company

#106-4319 Main Street

Whistler, BC V0N 1B4

p. 604-905-6992

e. jennifer@murdochandco.ca<<mailto:jennifer@murdochandco.ca>>

<190711-Hillman-SitePlan_Sections.pdf>