



REGULAR MEETING OF MUNICIPAL COUNCIL  
AGENDA

Tuesday, March 21, 2023, 5:30 p.m.

Franz Wilhelmsen Theatre at Maury Young Arts Centre  
4335 Blackcomb Way, Whistler, BC V8E 0X5

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**1. CALL TO ORDER**

*The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Lilwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

**2. ADOPTION OF AGENDA**

That Council adopt the Regular Council Meeting agenda of March 21, 2023.

**3. ADOPTION OF MINUTES**

That Council adopt the Regular Council Meeting minutes of March 7, 2023.

**4. PUBLIC QUESTION AND ANSWER PERIOD**

**5. MAYOR'S REPORT**

**6. INFORMATION REPORTS**

**6.1 4Q 2022 Financial Report No. 23-026 File No. 4530**

*A presentation by municipal staff.*

That Council receive Information Report No. 23-026 – Quarterly Financial Report for the period ended December 31, 2022.

**7. ADMINISTRATIVE REPORTS**

**7.1 DVP01239 – 8317 Crazy Canuck Drive – Auxiliary Building Setback Variance Report No. 23-027 File No. 3090-20-1239**

*A presentation by municipal staff.*

That Council not approve the issuance of Development Variance Permit DVP01239 attached as Appendix C to Administrative Report No. 23-027, to vary the side setback for an auxiliary building used as a sauna from 2.5 metres to 0.35 metres at 8317 Crazy Canuck Drive.

**7.2 CM000158 – 6427 Balsam Way – Covenant Modification for Floodproofing Report No. 23-028 File No. 2450-20-0158**

*No presentation.*

**That** Council approve the modification of Covenant J89733 for 6427 Balsam Way, to change the minimum required flood construction level specified in the covenant to state that no area used for habitation, business or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system thereof is less than 1.5 metres above the high water level of Alta Creek, and in accordance with the recommendations contained in the professional geotechnical engineers report referencing Project No. KP-221344-00 prepared by Kontur Geotechnical Consultants, dated September 20, 2022.

**7.3 CM000160 – 28-2250 Nordic Drive – Covenant Modification For Building Addition Report No. 23-029 File No. 2450-20-0160**

*No presentation.*

**That** Council approve a modification to Covenant BH130713, to permit up to 5.2 square metres of gross floor area (GFA) to be added to the unit at 28-2250 Nordic Drive consistent with the floor plan attached as Appendix B of Administrative Report No. 23-029, and further require the owner to implement the Green Building Initiatives described in Appendix C of Administrative Report No. 23-029 at time of Building Permit.

**7.4 Resort Municipality of Whistler Emergency Social Services Preparedness Grant Report No. 23-030 File No. 7130-00**

*No presentation.*

**That** Council endorse submission of the grant application to the Union of B.C. Municipalities for the Resort Municipality of Whistler (RMOW) Community Emergency Preparedness Fund (CEPF) Emergency Social Services Preparedness Grant, attached as Appendix A to Report 23-030; and

**That** Council support the proposed activities in the grant application; and further,

**That** Council supports the RMOW Emergency Program utilizing the grant and providing overall Grant management, if the funding application is successful.

**7.5 DP001925 – 1400 Mount Fee Road – Employee Restricted Housing Development Report No. 23-031 File No. 3060-20-1925**

*A presentation by municipal staff.*

**That** Council authorize the General Manager of Climate Action, Planning and Development Services to issue Development Permit DP001925 to authorize a new three-storey, 30-unit employee restricted apartment building at 1400 Mount Fee Road, as illustrated on the architectural labelled A-0.00, A-1.02, A-1.02a, A-1.04, A-1.05, A-1.06, A-2.00, A-2.02, A-2.03, A-2.04, A-2.05, A-2.06, A-2.07, A-3.01, A-4.01, A-9.01 prepared by Murdoch + Company Ltd. Dated March 10, 2023, landscape plans labelled L-1.1, L-1.1A, L-1.3, L-2.1 and L-2.1A prepared by Murdoch + Company Ltd. dated March 03, 2023 attached as Appendix A to this Administrative Report 23-031, and civil plans labelled (BP) ESC-1, (BP) S-1, (BP) S-2, (BP) STM-1, (BP) DWY-1, (BP) TYP-1, (BP) GR-1, (BP) SS-1 and (BP) DET-1 prepared by Webster Engineering Ltd. dated November 28, 2022 attached as Appendix B to this Administrative Report 23-031; and

**That** Council direct staff to advise the applicant that, prior to issuance of DP001925, the following condition must be completed to the satisfaction of the General Manager of Climate Action, Planning and Development Services:

- Provision of landscape security in the amount of \$116,638; and further



**That** Council require the following items be included as conditions within DP001925:

- a. Development of the site is to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022);
- b. All Vaccinium found wild on the property shall be removed;
- c. Trees to be removed must be flagged and approved for removal by the General Manager of Climate Action, Planning and Development Services or designate prior to any removal;
- d. Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a Qualified Environmental Professional or other environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC Wildlife Act with an adequate buffer;
- e. Raptor nest survey should be conducted by a Qualified Environmental Professional or other environmental professional prior to any vegetation clearing or removal at any time of the year;
- f. Prior to initiation of works on Lot 2, construction fencing must be installed along the length of the Streamside Protection and Enhancement Area (SPEA) boundary of Wetland #3 in the northern portion of Lot 2A. The fencing shall be inspected by the Environmental Monitor prior to commencement of works. The fencing must also be maintained throughout all development activities;
- g. Upon completion of construction in Lot 2, denuded areas of the Wetland #3 Riparian Ecosystem Protection Area (REPA) must be revegetated with native vegetation at the direction of the project QEP and in accordance with Lot 2 Riparian Restoration Plan Memorandum (Cascade Environmental, January 25, 2023);
- h. All water leaving the area of work must meet or exceed the CCME Water Quality Guidelines for the Protection of Aquatic Life (Environment Canada, 1999) and the BC Water Quality Guidelines for the Protection of Aquatic Life (MOE, 2010);
- i. Use clean, locally sourced fill only to prevent introduction of invasive species through soil/fill deposits;
- j. There shall be no disturbance to or intrusion into the Riparian 30 metre setback area of the Cheakamus River; and
- k. Adhere to and follow all recommendations outlined in the FireSmart Wildfire Hazard Assessment Report (Diamond Head, November 29, 2022).

**7.6 Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023 for First and Second Readings Report No. 23-032 File No. 3360-20-1179**

*A presentation by municipal staff.*

**That** Council give first and second readings to “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023”; and

**That** Council direct staff to advise the applicant that, prior to Council consideration of adoption of “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023”, the following conditions must be completed to the satisfaction of the General Manager of Climate Action, Planning and Development Services:

1. Registration of a development covenant in favour of the Resort Municipality of Whistler (RMOW) to:
  - a. Secure development on the lands consistent with supported development plans to be finalized prior to adoption;
  - b. Secure a parking management plan outlining the use of resident and visitor parking in conjunction with rental tenancy; and
2. Modify the green building covenant to secure:
  - a. Level 2 electric vehicle chargers for a minimum of 20% of the parking stalls;
  - b. Provision of electrical conduit with access to a circuit (i.e. EV-ready) for all parking stalls;
  - c. Minimum sensible heat recovery effectiveness and energy efficiency level for Heating, Ventilation, and Air Conditioning (HVAC) systems and Energy Recovery Ventilators (ERVs) installed within each dwelling units consistent with the G-28 Green Building Policy; and
  - d. Energy Recovery Ventilators (ERVs) incorporating filters with a Minimum Efficiency Reporting Value (MERV) consistent with the G-28 Green Building Policy; and

That Council authorize the Mayor and Municipal Clerk to execute any necessary legal documents for this application.

**7.7 Water and Sewer Valve and Fitting Replacement Project Report No. 23-033 File No. E320-E205**

*A presentation by municipal staff.*

**That** Council award the contract for the Water and Sewer Valve and Fitting Replacement project in the amount of \$1,311,532.66 (exclusive of GST) to Coastal Mountain Excavations Ltd. in accordance with their tender proposal dated February 21, 2023.

**7.8 Sewer Main and Manhole Lining Project Report No. 23-034 File No. E320**

*A presentation by municipal staff.*

**That** Council award the contract for the Sewer Main and Manhole Lining project in the amount of \$711,023.26 (exclusive of GST) to Mar-Tech Underground Services Ltd. in accordance with their tender proposal dated February 21, 2023.

**7.9 RMOW Consent To SLRD Bylaw Amendments – Invasive Species And Sea To Sky Recreational Trails Report No. 23-035 File No. 8374, 8780.01**

*No presentation.*

**That** Council give participating area approval by consenting, on behalf of the electors of the Resort Municipality of Whistler, to the adoption, by the Squamish-Lillooet Regional District (SLRD), of proposed SLRD Bylaw 1802-2023, cited as “Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023”;

**That** Council give participating area approval by consenting, on behalf of the electors of the Resort Municipality of Whistler, to the adoption, by the Squamish-Lillooet Regional District (SLRD), of proposed SLRD Bylaw 1806-2023, cited as “Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023”; and

**That** Council direct staff to notify the SLRD Board of the Resort Municipality of Whistler’s consent for both Bylaw Amendments.

## **8. MINUTES OF COMMITTEES AND COMMISSIONS**

### **8.1 Liquor Licence Advisory Committee**

**That** Council receive the Regular Meeting minutes of the Liquor Licence Advisory Committee of November 17, 2022.

### **8.2 Transit Management Advisory Committee**

**That** Council receive the Regular Meeting minutes of the Transit Management Advisory Committee of November 22, 2022.

### **8.3 Governance and Ethics Standing Committee**

**That** Council receive the Regular Meeting minutes of the Governance and Ethics Standing Committee of January 3, 2023.

### **8.4 Recreation Leisure Advisory Committee**

**That** Council receive the Regular Meeting minutes of the Recreation Leisure Advisory Committee of February 9, 2023.

## **9. BYLAWS FOR FIRST AND SECOND READINGS**

### **9.1 Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023**

**That** Council give "Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023", first and second readings.

## **10. BYLAWS FOR ADOPTION**

### **10.1 Five-Year Financial Plan 2023-2027 Amendment Bylaw (Cheakamus Crossing Phase 2, Lot 2) No. 2396, 2023**

**That** Council adopt “Five-Year Financial Plan 2023-2027 Amendment Bylaw (Cheakamus Crossing Phase 2, Lot 2) No. 2396, 2023”.

## **11. OTHER BUSINESS**

### **11.1 Bylaw Officer Appointment**

**Whereas** the Council of the Resort Municipality of Whistler (RMOW) wishes to appoint John Beith as a Bylaw Officer pursuant to section 36 of the Police Act, and upon John Beith swearing the oath pursuant to section 1(b) of Police Oath/Solemn Affirmation Regulation, before a Commissioner for taking Affidavits in the Province of British Columbia, the RMOW hereby appoints John Beith as a Bylaw Officer to perform the functions and duties specified in the Bylaw Officer job description.

## **12. CORRESPONDENCE**

### **12.1 Help Cities Lead Report Back Subject File No. 3009**

Correspondence from W. Cole-Hamilton regarding the Helping Cities Lead Campaign.

### **12.2 Extended Producer Responsibility (EPR) Program Subject File No. 3009**

Correspondence from Hon. G. Heyman regarding the EPR Program.

### **12.3 Whistler Transit Labour Shortage and Rental Rates File No. 3009**

Correspondence from B. Becker regarding Whistler Transit labour shortage and rental rates.

### **12.4 4500 Northlands Public Engagement Process File No. 3009**

Correspondence from J. Konig regarding 4500 Northlands public engagement process.

## **13. Light-up and Proclamation Requests**

### **13.1 Mucopolysaccharidoses Awareness Day File No. 3009.1**

Correspondence from J. Chee, requesting the Fitzsimmons Covered Bridge be lit blue and yellow on May 15, 2023, in support of Mucopolysaccharidoses Awareness Day.

### **13.2 Tourette Syndrome Awareness Month File No. 3009.1**

Correspondence from L. McCoy, requesting the Fitzsimmons Covered Bridge be lit teal on May 28, 2023, in support Tourette Syndrome Awareness Month.

### **13.3 International Trigeminal Neuralgia Awareness Day File No. 3009.1**

Correspondence from K. Somers, requesting the Fitzsimmons Covered Bridge be lit teal on October 7, 2023, in support International Trigeminal Neuralgia Awareness Day.

### **13.4 International Day Against Homophobia and Transphobia File No. 3009.1**

Correspondence from L. Breault, requesting the May 17, 2023 be proclaimed International Day Against Homophobia and Transphobia.

## **14. TERMINATION**

**That** Council terminate the Regular Council Meeting of March 21, 2023.



**REGULAR MEETING OF MUNICIPAL COUNCIL  
RESORT MUNICIPALITY OF WHISTLER  
MINUTES**

Tuesday, March 7, 2023, 5:30 p.m.  
Franz Wilhelmsen Theatre at Maury Young Arts Centre  
4335 Blackcomb Way, Whistler, BC V8E 0X5

**PRESENT:** Mayor J. Crompton  
Councillor A. De Jong  
Councillor R. Forsyth  
Councillor C. Jewett  
Councillor J. Murl

**ABSENT:** Councillor J. Ford  
Councillor J. Morden

**STAFF PRESENT:** Chief Administrative Officer, V. Cullen  
General Manager of Corporate and Community Services, T. Battiston  
General Manager of Infrastructure Services, J. Hallisey  
Acting General Manager of Climate Action, Planning and  
Development, M. Pardoe  
Director of Planning, M. Kirkegaard  
Director of Finance, C. Price  
Manager of Communications, J. Smith  
Manager of Legislative Services/ Corporate Officer, P. Lysaght  
Manager of Planning Policy, C. Beaubien  
Planner, J. Rees  
Council Coordinator, M. Miklea

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**1. CALL TO ORDER**

*Mayor J. Crompton recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Lílwat7úl, and the Squamish People, known in their language as Sk̓wxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

**2. ADOPTION OF AGENDA**

Moved By Councillor J. Murl

Seconded By Councillor R. Forsyth

**That** Council adopt the Regular Council Meeting agenda of March 7, 2023.

CARRIED

**3. ADOPTION OF MINUTES**

Moved By Councillor A. De Jong

Seconded By Councillor J. Murl

**That** Council adopt the Regular Council Meeting minutes of February 21, 2023.

CARRIED

**4. PUBLIC QUESTION AND ANSWER PERIOD**

*Questions asked in person.*

**E. Dearden, 206-1420 Alpha Lake Road**

E. Dearden asked if Climate Action Coordinator's focus was public transit.

Mayor J. Crompton confirmed that public transit is a big focus for our community.

E. Dearden asked how many of Council and RMOW staff use public transportation?

Mayor J. Crompton advised lots of staff walk, ride bikes and take transit to work. The RMOW does not track this data specifically.

E. Dearden asked if RMOW is showing leadership by taking transit.

Mayor J. Crompton explained lot of our staff do take transit or other forms of non-car transport.

E. Dearden asked if Mayor and Council are aware that it is not possible to catch a bus south from Spring Creek.

Mayor J. Crompton noted they are aware that there is no stop on the South side of the highway due to safety and the speed of traffic.

E. Dearden asked what is the task force that is assigned to working out these discrepancies and gap?

Mayor J. Crompton advised RMOW has both Transit Advisory Committee (TAG) and Transit Management Advisory Committee (TMAC) which spend a lot of time and energy on transit issues. One of the achievements of TMAC was the number 10 bus. Optimizing the service to increase ridership.

E. Dearden asked if it's possible to hit the decarbonation goals for commercial buildings?

Mayor J. Crompton will follow up with staff.

E. Dearden asked if it's advisable to write a letter about this?

Mayor J. Crompton advised to write in a letter.

**5. MAYOR'S REPORT**

*Mayor Crompton provided an update on activities happening within the community.*

## 6. ADMINISTRATIVE REPORTS

### 6.1 Lorimer Ridge Strata Request – Employee Housing Leasehold Properties Report No. 23-024 File No. 7729.04

Moved By Councillor J. Murl

Seconded By Councillor C. Jewett

**That** Council direct staff not to facilitate the pilot project to terminate the Lorimer Ridge Strata LMS 763 (Lorimer Ridge Strata) employee housing lease agreements at this time; and

**That** Council direct staff to collaborate with the Whistler Housing Authority Ltd. (WHA) to advocate to the Province of British Columbia, Ministry of Finance Department to include employee-restricted properties, including leasehold properties, as eligible participants in the Provincial Property Tax Deferment Program; and further

**That** Council direct staff to collaborate with the WHA to notify Robert Risso, Strata President of the Lorimer Ridge Strata, that Council has considered their request and to share the resolutions made as a result of this Administrative Report 23-024.

CARRIED

### 6.2 Five-Year Financial Plan 2023 – 2027 Amendment Bylaw (Cheakamus Crossing Phase 2, Lot 2) No. 2396, 2023 Report No. 23-025 File No. 3900-20-2396

Moved By Councillor A. De Jong

Seconded By Councillor C. Jewett

**That** Council direct staff to allocate 100% of the Cheakamus Crossing Phase 2 (CC Phase 2), Parcel A (Lots 1 and 4) Project Plan net profits, once received from the Whistler 2020 Development Corp (WDC), to the Cheakamus Crossing Affordable Employee Housing Reserve (CCA EH Reserve); and

**That** Council direct staff to begin advancing the WDC the full value of funds available within the CCAEH Reserve starting in April, 2023, to support the construction financing costs of the CC Phase 2, Lot 2 Project Plan (Lot 2 Project Plan) works as attached as Appendix A to Administrative Report 23-025; and

**That** Council direct staff to develop a phased approach for the transfer of the CCAEH Reserve funds that supports the operational needs of the Lot 2 Project Plan, and that maximizes potential reserve interest earnings in support of the ongoing development of affordable housing projects in CC Phase 2; and

**That** Council direct staff to develop a framework with WDC, whereby the full value of the advanced CCAEH Reserve funds are returned to the CCAEH Reserve at the conclusion of the CC Phase 2, Lot 2 Project Plan (i.e. late 2024); and further

**That** Council consider giving first, second and third readings to the “Five-Year Financial Plan 2023-2027 Amendment Bylaw (Cheakamus Crossing Phase 2, Lot 2) No. 2396, 2023” in order to reflect the transfer of funds from and to the CCAEH Reserve, as described in this Administrative Report 23-025.

CARRIED

## **7. MINUTES OF COMMITTEES AND COMMISSIONS**

### **7.1 Advisory Design Panel**

Moved By Councillor J. Murl

Seconded By Councillor C. Jewett

**That** Council receive the Regular Meeting minutes of the Advisory Design Panel of December 14, 2022.

CARRIED

### **7.2 Forest and Wildland Advisory Committee**

Moved By Councillor A. De Jong

Seconded By Councillor C. Jewett

**That** Council receive the Regular Meeting minutes of the Forest and Wildland Advisory Committee of January 11, 2023.

CARRIED

### **7.3 Board of Variance**

Moved By Councillor J. Murl

Seconded By Councillor R. Forsyth

**That** Council receive the Regular Meeting minutes of the Board of Variance of January 30, 2023.

CARRIED

## **8. BYLAWS FOR FIRST, SECOND AND THIRD READINGS**

### **8.1 Five-Year Financial Plan 2023-2027 Amendment Bylaw (Cheakamus Crossing Phase 2, Lot 2) No. 2396, 2023**

Moved By Councillor J. Murl

Seconded By Councillor C. Jewett

**That** Council give "Five-Year Financial Plan 2023-2027 Amendment Bylaw (Cheakamus Crossing Phase 2, Lot 2) No. 2396, 2023" first, second and third readings.



CARRIED

## 9. OTHER BUSINESS

### 9.1 Whistler 2020 Development Corp. Shareholders' Resolutions

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

**That** Council of the Resort Municipality of Whistler (RMOW) in open meeting assembled, hereby resolves that the RMOW, as sole shareholder of the Whistler 2020 Development Corp. (WDC) pass the consent resolutions of the sole shareholder of the WDC; a copy of which is attached, and that the consent resolutions be executed and delivered on behalf of the RMOW.

CARRIED

### 9.2 Summer Concert Series Amendment

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

**That** Council authorizes the Resort Municipality of Whistler (RMOW) to enter into a contract with KR Productions (KRP) as the 2023 Whistler Summer Concert Series Producer in the amount of \$775,000 (exclusive of GST) in accordance with their proposal submission dated January 23, 2023; and further

**That** Council direct the corporate signatories for the RMOW to execute the contract with KRP

CARRIED

## 10. CORRESPONDENCE

### 10.1 Tsuchiya Elected Mayor of Karuizawa File No. 3009

Moved By Councillor J. Murl

Seconded By Councillor C. Jewett

**That** Council receive correspondence from M. Tsuchiya, the new Mayor of Karuizawa.

CARRIED

### 10.2 BC Transit Budget File No. 3009

Moved By Councillor A. De Jong

Seconded By Councillor J. Murl

**That** Council receive correspondence from N. Davidowicz regarding BC's Budget and BC Transit and refer it to staff.

CARRIED

**10.3 Rainbow Park Rejuvenation Project File No. 3009**

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

**That** Council receive correspondence from the following individuals regarding the Rainbow Park Rejuvenation Project and refer them to staff:

- B. and J. Gant; and
- M. Koenig.

CARRIED

**10.4 Ice Rink in the Village File No. 3009**

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

**That** Council receive correspondence from C. Langlois regarding the Ice Rink in the village and refer it to staff.

CARRIED

**10.5 Light-up and Proclamation Requests**

**a. World Water Day File No. 3009.1**

Moved By Councillor C. Jewett

Seconded By Councillor A. De Jong

**That** Council receive correspondence from A. Mizer, refer it to staff and that the Fitzsimmons Covered Bridge be lit blue on March 22, 2023, in support of World Water Day.

CARRIED

**b. Sexual Assault Awareness Month Light-up File No. 3009.1**

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

**That** Council receive correspondence from RCMP Staff Sergeant, S. Banks, refer it to staff and that the Fitzsimmons Covered Bridge be lit teal on April 1 to 30, excluding previously approved light up requests during the month of April 2023, in support of Sexual Assault Awareness Month.

CARRIED

**c. Sexual Assault Awareness Month Proclamation File No. 3009.1**

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

**That** Council receive correspondence from K. Watson, refer it to staff and that April 2023 be proclaimed Sexual Assault Awareness Month in Whistler.

CARRIED

**d. World Menstrual Health Day File No. 3009.1**

Moved By Councillor C. Jewett

Seconded By Councillor J. Murl

**That** Council receive correspondence from A. Thom, refer it to staff and that May 28, 2023, be proclaimed World Menstrual Health Day.

CARRIED

**10.6 Late Correspondence - Lorimer Ridge Strata**

Moved By Councillor C. Jewett

Seconded By Councillor R. Forsyth

**That** Council receive correspondence from R. Risso regarding the Lorimer Ridge lease properties and refer it to staff.

CARRIED

**11. TERMINATION**

Moved By Councillor C. Jewett

Seconded By Councillor A. De Jong

**That** Council terminate the Regular Council Meeting of March 2, 2023 at 6:21 p.m.

CARRIED

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Mayor, J. Crompton

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Corporate Officer, P. Lysaght

## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**FROM:** Finance  
**SUBJECT:** 2022 FOURTH QUARTER FINANCIAL REPORT

**REPORT:** 23-026  
**FILE:** 4530

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Corporate and Community Services be endorsed.

### RECOMMENDATION

**That** Council receive Information Report No. 23-026 – Quarterly Financial Report for the period ended December 31, 2022.

### PURPOSE OF REPORT

The purpose of this quarterly report is to provide Council with a comparison of the annual budget amounts with actual year-to-date revenues and expenditures for operating departments and projects, and to advise Council of the status of the investment holdings as of December 31, 2022.

☒ Information Report ☐ Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

At the end of the fourth quarter of 2022, Resort Municipality of Whistler (RMOW) overall operating revenues were at 107 per cent, and operating expenditures 102 per cent of their annual budgeted amounts. The 2022 outcome compares to 103 per cent and 101 per cent respectively in the fourth quarter of the prior fiscal year (2021). Budgeted amounts were amended once in 2022, and three times in 2021. The numbers presented here and in Appendix A reflect the as-amended figures.

As of December 31, 2022, actual net project expenditures reached 62 percent of total budgeted expenditures for the year.

Investment income for the twelve months ended December 31, 2022 was \$3,266,499 (unaudited). This is 154 per cent of the total budgeted investment income for the year, and compares to a prior-year amount of \$2,141,488.

Additional commentary and financial information is provided in the report attached as Appendix A.

## POLICY CONSIDERATIONS

### Relevant Council Authority/Previous Decisions

Council Policy A-3, *Investments Policy*, requires reporting of investment holdings, and investment performance on an annual basis. The quarterly financial reporting process is also consistent with the RMOW's 2022 Corporate Plan, Corporate Goal #4 "*A high level of accountability, transparency and community engagement is maintained*", as well as other Corporate Goals noted below.

### Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

#### Council Focus Areas

- ☐ Community Balance  
*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*
- ☐ Climate Action  
*Provide leadership to **accelerate climate action and environmental performance** across the community*
- ☐ Housing  
*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***
- ☐ Pandemic Recovery  
*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*
- ☒ Not Applicable

#### Corporate Goals

- ☐ Community character and mountain culture is reflected in municipal initiatives
- ☐ Municipal decision-making supports the effective stewardship of natural assets and ecological function
- ☒ Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management
- ☒ A high level of accountability, transparency and community engagement is maintained
- ☒ Corporate financial health is optimized to ensure long-term community success
- ☐ A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities

### Community Vision and Official Community Plan

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

This report moves the RMOW towards the goals and objectives of the OCP. It does so by ensuring transparency and accountability to stakeholders and the community, as well as educating and engaging Whistler businesses, residents and visitors by providing timely and accurate information to illustrate connections between policy and community financial health. Additionally, this report aligns with the objectives of the OCP by:

- Continuously evaluating Whistler's method of infrastructure financing (6.1.1.1), and
- Ensuring the Five-Year Financial Plan provides the framework for the efficient financial planning and investment consistent with the goals, objectives, and policies of the OCP (6.3.1.1).

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## BUDGET CONSIDERATIONS

There are no direct external costs to prepare the quarterly financial report. All internal costs are accommodated within the annual operating budget of the RMOW.

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## LÍL'WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy. This section identifies areas where RMOW activities intersect with these relationships.

There are no specific considerations to include in this report.

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## COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☒ Inform    ☐ Consult    ☐ Involve    ☐ Collaborate    ☐ Empower

Comment:

Financial information continues to be reported publicly on a regular basis.

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## REFERENCES

Appendix A – Fourth Quarter Financial Report for the period ended December 31, 2022

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## SUMMARY

Through ongoing quarterly reporting, municipal operating and project revenues and expenditures are presented with comparison to the annual budget. Investment holdings and performance are reported as required by the Council Investment Policy A-3.

## **SIGN-OFFS**

### **Written by:**

Carlee Price,  
Director of Finance

### **Reviewed by:**

Ted Battiston,  
General Manager of Corporate and Community  
Services

Virginia Cullen,  
Chief Administrative Officer

# FOURTH QUARTER FINANCIAL REPORT

For the period ended December 31, 2022

Resort Municipality of Whistler  
[whistler.ca](http://whistler.ca)





# INTRODUCTION

Quarterly financial reporting is prepared by the Resort Municipality of Whistler (RMOW) as a means of providing the community and Council with a regular overview of financial information.

This report includes four sections.

<b>1 Revenue &amp; Expenditures</b>	presents a review of consolidated revenues and expenditures for the organization. Revenues here are grouped by category and expenses grouped by operating division or functional service area. (pp 2-3)
<b>2 Department Results</b>	breaks expenditures down further, from operating division to the component departments. The organizational chart below shows departments grouped into their associated divisions. (pp 4-6)
<b>3 Project Expenditure</b>	discusses project spending, both in aggregate and at the individual project level. (pp 7-12)
<b>4 Investments</b>	reviews the RMOW's investment portfolio and associated income for the period. (pp 13)

All financial information is based on preliminary, unaudited information reported from the municipal financial system as of the report date. All revenue & expenditure amounts are presented on a non-consolidated basis which may give rise to some variations from amounts included in the actual Five-Year Financial Plan Bylaw. Non-consolidated means that subsidiary companies of the municipality (Whistler Housing Authority for example) are not included and interdepartmental sales and purchases have not been removed. Department results and project expenditures are supplementary information and provide additional detail for readers. Quarterly financial reporting follows the fiscal year of the municipality which is January 1 through December 31.

Questions or comments about this report can be made by:

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## **REVENUE AND EXPENDITURES OVERVIEW**

### ***Revenue***

Revenue ended the year 2022 at 107 per cent and divisional operating expenditures at 102 per cent of full-year budgeted amounts. This compares to 103 per cent and 101 per cent respectively for 2021. Operating budget amounts were amended three times in 2021, and once in 2022. The figures presented here reflect as-amended amounts for both periods.

General economic and tourism activity accelerated through the year to end at truly post-pandemic levels. RMOW's MRDT revenues have a clear and nearly coincident relationship with visitation and so can be a useful recovery indicator. Comparing to 2019, a strong pre-pandemic year, first quarter MRDT was weaker (by -8.2%), second quarter was about in-line (up +4.4%) and then both third and fourth quarter were well ahead (+20.5% and +39.3% respectively). The Five-Year Financial Plan Bylaw was amended in September (see report 22-132) and expectations for MRDT for the year were increased from \$6.4Mm to \$11.Mm; even this revised number ultimately proved conservative. MRDT OAP revenues followed a similar trend and meant that the amount RMOW was able to transfer to the Whistler 2020 Development Corp. (WDC) under the 2023 Contribution Agreement (see report 22-140) to support the development of affordable employee housing exceeded \$1.1Mm for the year.

Parking revenues also reflect economic and visitation activity, and also recorded strong results for the year. Revenue in the day lots exceeded budgeted amounts by \$918 thousand; a portion of this was consumed by higher operating costs but an additional \$388 thousand moved into the reserve in the year, relative to what had been budgeted. This money is earmarked to provide funding to Community Transportation Initiatives (including the transit system) in future years.

Revenues from community-focused programs and facilities saw a shallower recovery, as the resident population has not changed nearly as quickly or sharply as the population of tourists. Meadow Park Sports Centre (MPSC) as one example saw revenues in each quarter of the year that were less than the comparable quarter in 2019. MPSC operations in the first quarter of the year were still affected by Provincial Health Orders, and in the first half by the BC Transit strike in addition. Fourth quarter revenues at MPSC were down -9.6% compared to fourth quarter 2019. Overall cost recovery at this important community facility remains meaningfully below where it was in the 2016 – 2019 period, a fact that is expected to continue to affect financial outcomes for the RMOW in coming years.

### ***Expenditures***

Divisional operating expenditures were at 102 per cent budgeted amounts for the full year, compared to 101 per cent for the same period in 2021. The effects of high inflation typically appear with a slight delay in the RMOW accounts. Many purchases are made under contracts that renew infrequently, and central services stores some consumable items that may have been purchased in prior periods at lower prices. As such, the YOY cost of RMOW's operations grew more challenging as the year went on. By yearend 2022 the cost of nearly everything that the RMOW purchases had gone up noticeably; this includes services like contracted snow clearing for the day lots, it includes chemicals for the pool and uniforms for community program leaders. There are very few spending categories in which the RMOW's costs were lower year-over-year, and these generally result from purchase quantity reductions rather than price declines. Office supplies is one such example; ongoing reduction in things like printing paper continue to help offset higher costs per unit for that same paper.

## REVENUE AND EXPENDITURES TABLE

### Resort Municipality of Whistler

#### Summary of Operational Results

For the year ended December 31, 2022 (Unaudited)

	Budget 2022 Annual amended	Budget 2021 Annual amended	Actual 2022	% of Budget	Actual 2021	YOY Change
<b>Revenues</b>						
Property Tax	53,322,332	49,990,596	54,158,860	102%	50,321,017	8%
User Fees	13,812,063	13,314,785	14,668,772	106%	13,300,024	10%
Programs & Admissions	2,209,595	1,690,155	2,085,796	94%	1,587,231	31%
Permits and Fees	5,635,583	4,671,515	6,464,209	115%	5,754,302	12%
Grants Revenue	1,302,228	1,293,020	2,230,347	171%	2,685,952	-17%
Transit Fares, Leases and Rent	1,673,060	2,246,721	2,319,123	139%	2,455,513	-6%
Works and Service Revenue	690,000	520,000	472,729	69%	1,647,431	-71%
RMI and MRDT	17,122,183	12,877,622	18,634,292	109%	12,032,866	55%
Investment Revenue	2,118,112	2,460,446	3,266,499	154%	2,141,448	53%
Other Revenue	2,338,897	2,542,168	3,115,206	133%	2,160,389	44%
	100,224,053	91,607,027	107,415,834	107%	94,086,172	14%
<b>Divisional Operating Expenditures</b>						
Mayor and Council	447,686	461,289	490,962	110%	447,740	10%
CAO Office	2,518,996	2,446,843	2,590,176	103%	2,918,517	-11%
Resort Experience	16,192,853	15,528,643	15,417,423	95%	13,992,858	10%
Infrastructure Services	25,262,419	25,042,396	26,528,031	105%	26,130,892	2%
Corporate and Community Services	27,557,598	25,573,718	28,122,067	102%	25,913,520	9%
	71,979,552	69,052,889	73,148,658	102%	69,403,529	5%
<b>Corporate Expenditures, Debt, Reserves and Transfers</b>						
External Partner Contributions	10,873,879	4,762,825	9,207,270		5,721,593	
Long Term Debt	1,379,142	1,463,446	1,379,143		1,494,465	
Debt Interest	636,557	677,016	633,401		669,936	
Transfers to Other Funds	21,241,057	18,748,666	20,068,888		19,055,041	
Other General Corporate Expenditures	558,579	634,657	1,547,030		9,155,987	

## DEPARTMENT RESULTS

Revenues in 2022 accelerated as the year went on, much more noticeably for tourist-facing programs than for resident-facing programs. In the fourth quarter, revenues for both MRDT (dependent on overnight guests) and Parking (dependent on day visitors) were at record levels. In contrast, revenue-generating municipal facilities like MPSC were still below pre-pandemic levels of demand.

Transit had a particularly unusual year: service was shut down during a lengthy strike only to surge back in response to the Return to Transit Loyalty incentives. Expectations for transit were adjusted in September (report 22-132) to remove a total of \$2 million in forecast transit fare revenues from the budget. This reduction accurately captured the effects of the shutdown period but underestimated the demand that would result from steep discounts to annual and semi-annual passes offered in September and October. For the full year, transit fare revenue exceeded revised expectations by \$453 thousand. Important to note that these strong pre-sales effectively “pulled forward” some of what would have been cash fares or monthly pass sales stretching into 2023. The 2023 transit operating budget has been set to reflect that outcome. Council will continue to seek out opportunities to further incentivize transit ridership, as it’s done in the past with programs like free passes for high school students and free summer weekends. This means that the recovery in fare revenue is expected to continue to be slow, and the goal will remain increasing *ridership* not necessarily increasing *revenue associated with ridership*. There is a financial price to pay for this approach (lower revenues) but it has non-financial value in furthering two key Council Priority Areas identified under the new Strategic Plan: Climate Action (specifically Moving Beyond the Car) and Smart Tourism (encouraging dispersion by reducing barriers for tourists to access the transit system and areas outside the Village).

Solid Waste had a busy year, with tipping volumes and the resulting fees exceeding budgeted amounts by 25% or \$860 thousand for the year. Much of this was offset by higher costs associated with this increased volume, but an amount greater than what was budgeted remained available to the Solid Waste Reserve at year-end. Elsewhere in Utilities, both Sewer and Water operating expenditures came in below budgeted amounts, primarily due to difficulty in staffing those departments. Noted previously in the 3Q Financial Report were challenging labour markets, which continued to impact the organization across a range of departments, right through the end of the year. The difference was particularly noticeable in Facilities, Legislative Services, Information Technology, and Protective Services. Each of these departments ended the year with expenditures lower than budgeted amounts, due in part to staffing constraints. Achieving and maintaining appropriate staffing levels is a key objective for the RMOW in order that workloads for existing staff remain at appropriate levels that can be maintained over the long term.

**Resort Municipality Of Whistler**  
**Comparative Summary of Department Operations**  
**REVENUES**  
For the year ended December 31, 2022 (unaudited)

	Budget 2022	Budget 2021	Actual 2022	% of Budget	Actual 2021	YOY Change
Mayor & Council	-	-	(213)		-	
<b>Mayor and Council Total</b>	-	-	(213)		-	
Administrator	-	-	37		(8,278)	
Communications	-	-	-		-	
Human Resources	-	-	-		-	
<b>CAO Office Total</b>	-	-	37		(8,278)	
Cultural Planning and Development	-	-	-		-	
Village Events and Animation	(3,619,740)	(3,532,083)	(2,808,807)	78%	(2,088,841)	
Division Administration	(40,000)	(40,000)	(15,660)		(13,840)	
Resort Operations	(2,831,122)	(2,825,628)	(2,847,982)	101%	(2,833,474)	1%
Facilities	(565,884)	(860,898)	(523,549)	93%	(505,853)	3%
Environment Stewardship	(57,938)	(60,000)	(57,160)	99%	(92,871)	-38%
Planning	(528,750)	(274,750)	(266,439)	50%	(548,695)	-51%
<b>Resort Experience Total</b>	(7,643,434)	(7,593,359)	(6,519,597)	85%	(6,083,573)	7%
Infrastructure Services Administration	-	-	-		-	
Development Services/Energy Mgmt	(13,500)	(13,500)	(24,901)	184%	(124,543)	-80%
Transportation	(6,000)	(6,000)	(2,520)	42%	(8,500)	
Central Services	(2,951,000)	(2,867,656)	(3,457,376)	117%	(3,290,037)	5%
Solid Waste	(7,565,506)	(7,408,213)	(8,722,278)	115%	(7,933,150)	10%
Transit	(1,789,171)	(2,554,100)	(4,385,975)	245%	(2,558,610)	71%
Building Department Services	(1,324,616)	(933,036)	(1,360,274)	103%	(1,592,696)	-15%
Water Fund	(7,704,419)	(7,485,485)	(7,664,141)	99%	(7,437,533)	3%
Sewer Fund	(9,071,751)	(8,765,421)	(9,647,122)	106%	(8,738,068)	10%
<b>Infrastructure Services Total</b>	(30,425,963)	(30,033,411)	(35,264,587)	116%	(31,683,135)	11%
Finance	(94,950)	(102,550)	(161,922)	171%	(97,711)	66%
Legislative Services	(6,500)	(8,500)	(33,855)	521%	(64,750)	
Information Technology	(64,800)	(64,800)	(131,710)	203%	(64,800)	103%
Protective Services	(5,287,710)	(4,910,775)	(6,465,184)	122%	(4,757,430)	36%
Fire Rescue Service	(79,200)	(75,700)	(112,868)	143%	(167,763)	-33%
Whistler Public Library	(158,500)	(142,500)	(154,801)	98%	(132,427)	17%
Recreation	(1,352,112)	(1,316,165)	(1,429,369)	106%	(1,367,523)	5%
Meadow Park Sports Centre	(1,907,334)	(1,354,383)	(1,751,447)	92%	(1,207,010)	45%
Corp and Community Svcs General	-	-	-		-	
<b>Corporate and Community Services Total</b>	(8,951,106)	(7,975,373)	(7,579,964)	85%	(7,859,414)	-4%
General Fund	(55,026,693)	(48,802,339)	(58,054,510)	106%	(51,151,608)	13%
<b>Corporate Accounts Total</b>	(55,026,693)	(48,802,339)	(50,608,303)	92%	(51,151,608)	-1%

**Resort Municipality Of Whistler**  
**Comparative Summary of Department Operations**  
**EXPENDITURES**  
For the year ended December 31, 2022 (unaudited)

	Budget 2022	Budget 2021	Actual 2022	% of Budget	Actual 2021	YOY Change
Mayor & Council	447,686	461,289	490,962	110%	447,740	9.7%
<b>Mayor and Council Total</b>	<b>447,686</b>	<b>461,289</b>	<b>490,962</b>	<b>110%</b>	<b>447,740</b>	<b>9.7%</b>
Administrator	834,766	802,163	867,436	104%	1,049,748	-17.4%
Communications	591,225	579,087	614,826	104%	693,365	-11.3%
Human Resources	1,093,005	1,065,594	1,107,914	101%	1,175,404	-5.7%
<b>CAO Office Total</b>	<b>2,518,996</b>	<b>2,446,843</b>	<b>2,590,176</b>	<b>103%</b>	<b>2,918,517</b>	<b>-11.3%</b>
Cultural Planning and Development	163,595	151,424	174,494	107%	176,305	-1.0%
Village Events and Animation	3,793,446	3,760,371	2,956,874	78%	2,281,719	29.6%
Division Administration	321,608	332,028	351,102	109%	350,274	0.2%
Resort Operations	6,050,612	5,693,145	6,110,142	101%	5,828,097	4.8%
Facilities	2,520,044	2,770,984	2,400,555	95%	2,363,571	1.6%
Environment Stewardship	700,261	656,012	707,493	101%	673,518	5.0%
Planning	2,643,288	2,164,680	2,716,763	103%	2,319,374	17.1%
<b>Resort Experience Total</b>	<b>16,192,853</b>	<b>15,528,643</b>	<b>15,417,423</b>	<b>95%</b>	<b>13,992,858</b>	<b>10.2%</b>
Infrastructure Services Administration	322,732	314,540	380,233	118%	324,967	17.0%
Development Services/Energy Mgmt	529,517	527,436	542,662	102%	568,190	-4.5%
Transportation	2,697,127	2,675,968	2,777,224	103%	2,957,248	-6.1%
Central Services	2,959,686	2,747,528	2,987,168	101%	2,936,729	1.7%
Solid Waste	5,870,960	6,086,830	6,601,979	112%	6,066,518	8.8%
Transit	4,245,180	4,576,374	4,797,328	113%	4,987,892	-3.8%
Building Department Services	1,355,758	1,107,084	1,482,070	109%	1,247,025	18.8%
Water Fund	3,370,020	3,344,340	3,385,163	100%	3,235,654	4.6%
Sewer Fund	5,683,440	5,494,306	5,346,203	94%	5,612,398	-4.7%
<b>Infrastructure Services Total</b>	<b>27,034,419</b>	<b>26,874,406</b>	<b>28,300,031</b>	<b>105%</b>	<b>27,936,622</b>	<b>1.3%</b>
Finance	2,603,957	2,258,802	2,592,812	100%	2,277,201	13.9%
Legislative Services	952,231	924,063	937,971	99%	933,097	0.5%
Information Technology	2,304,340	2,048,405	2,212,461	96%	2,196,567	0.7%
Protective Services	8,298,708	7,439,117	8,267,973	100%	7,503,440	10.2%
Fire Rescue Service	5,001,730	4,779,163	5,443,613	109%	4,771,317	14.1%
Whistler Public Library	1,420,051	1,345,735	1,415,768	100%	1,317,328	7.5%
Recreation	2,553,201	2,623,847	2,660,484	104%	2,442,369	8.9%
Meadow Park Sports Centre	4,126,148	3,859,491	4,288,032	104%	4,081,558	5.1%
Corp and Community Svcs General	297,231	295,096	302,951	102%	312,613	-3.1%
<b>Corporate and Community Services Total</b>	<b>27,557,598</b>	<b>25,573,718</b>	<b>28,122,067</b>	<b>102%</b>	<b>25,835,490</b>	<b>8.9%</b>
General Fund	6,038,510	6,457,778	9,689,283	160%	8,136,962	
<b>Corporate Accounts Total</b>	<b>6,038,510</b>	<b>6,457,778</b>	<b>9,689,283</b>	<b>160%</b>	<b>8,136,962</b>	

## **PROJECTS**

Projects aim to deliver specific unique and non-recurring outcomes (often, but not always capital in nature) to the community. Because these works can be significant in size, particularly in aggregate, they are funded from municipal reserves. Each year, projects and the planned spending associated with each are presented for consideration with the Budget Guidelines. Individual project budgets may be revised throughout the year and when necessary, changes to Divisional project budget allocations may be made via amendments to the Five-Year Financial Plan.

In 2022, \$25.0 million was spent on municipal projects, or 62.2% of total budgeted amounts of \$40.2 million. This compares to average full year project spending numbers for the last five years of 61.1%. Ten individual projects were planned to exceed \$1Mm in funding for the year: four of these within the Utilities funds (Water, Sewer, Solid Waste) and six within General Municipal funds. Combined, the large general fund projects represented a planned \$11.3Mm in 2022 spending. They were 69% spent at the end of the year. The Meadow Park Sports Centre Building Envelope Repair project was subject to an unsuccessful grant application in 2022 and for that reason did not move forward and does not appear in the 2023 project plan. A new strategy for funding this important but expensive work is being developed and will be presented for consideration by Council in the future.

Excellent progress was made on Phase I of the Rainbow Park Rejuvenation in 2022, and this project will continue to advance in 2023. The goal of the project is to provide an improved user experience alongside strengthened climate resilience and better alignment of the park's public spaces with natural ecosystems. This project as currently envisioned also serves to support Council Focus areas of Smart Tourism and Climate Action.

Smaller projects (with individual budgets <\$50k) faced delivery challenges in 2022. 52 of these were included in the project plan, for a combined value of \$1.46 million. Together, these projects were 47.7% complete at year end. 13 of these did not advance at all during the year. Understaffing (a clear factor for the organization in 2022) and competing unforeseen priorities challenge delivery of these types of projects, that was particularly true this past year. Efforts will be made in the future to ensure that projects put forward for consideration at budget time have the appropriate support, not only in terms of funding but also with allocations of energy, meaning they're included in reasonable work plans. This small change in approach will improve the likelihood of successful in-year delivery.



## Summary of Project Expenditures

For the year ended December 31, 2022 (unaudited)

		2022 Budget	Full Year 22 Expenditures	% of Budget
<b>CAO Office</b>				
Administrator				
A080	EPI Initiatives	20,000	20,000	100%
A082	Visitor Awareness Guides	89,768	-	n/a
A083	Strategic Planning Committee	82,146	72,146	88%
A086	Transformative Scenario Planning	50,000	31,470	63%
A087	Space Planner for Office Based Space	40,000	39,043	98%
A091	Introduce Olympics Spending	50,000	47,442	95%
C069	First Nations Relations	25,000	14,633	59%
H015	Cultural Awareness	30,000	2,733	9%
<b>Dept Total: Administrator</b>		<b>386,914</b>	<b>227,467</b>	
Human Resources				
H002	Collective Bargaining	72,000	3,711	5%
<b>Dept Total: Human Resources</b>		<b>72,000</b>	<b>3,711</b>	
<b>Division Total: CAO Office</b>		<b>458,914</b>	<b>231,178</b>	<b>50.4%</b>
<b>Resort Experience</b>				
Cultural Planning and Development				
A079	Learning and Education Initiatives	12,000	11,320	94%
P105	Lamppost Banners	30,000	29,044	97%
<b>Dept Total: Cultural Planning and Development</b>		<b>42,000</b>	<b>40,364</b>	
Division Administration				
A072	Geopark	71,615	71,615	100%
A074	Interpretive Panels	55,031	53,144	97%
A076	Heritage Initiatives	6,066	6,066	100%
C012	Conference Centre Annual Building Reinvestment	150,000	150,000	100%
X079	Seismic and emergency power review	143,200	109,873	77%
X092	Cheakamus Crossing Light Replacement Program	20,000	-	n/a
<b>Dept Total: Division Administration</b>		<b>445,912</b>	<b>390,698</b>	
Environment Stewardship				
P044	GIS Layer Update Project	15,000	3,727	25%
P079	Energy & Climate Program	(42,000)	-	n/a
P100	EV Chargers	55,000	29,633	54%
P102	River of Golden Dreams Improvements	54,096	50,588	94%
P106	Priority Habitat Management Strategy	35,000	34,984	100%
S018	Community Wildfire Protection	1,064,000	924,305	87%
S064	Lakes Management	904	904	100%
<b>Dept Total: Environment Stewardship</b>		<b>1,182,000</b>	<b>1,044,141</b>	
Resort Operations				
P101	Parks Accessibility	22,584	17,279	77%
T021	Valley Trail Reconstruction	110,000	95,835	87%
X004	Building General Improvements	75,000	74,731	100%
X008	Recreation Trail Program	81,500	78,690	97%
X012	Park Operations General Improvement	183,000	148,933	81%
X067	WVLC Parkade Rehabilitation Program	163,000	93,734	58%
X071	Lighting and Electrical rejuvenation	200,000	144,119	72%
X084	Tennis Court Reconstruction	20,000	-	n/a
X086	Park and Trail Asbuilt Surveys	15,000	22,247	148%
X096	Access Control Upgrades	80,000	-	n/a
X116	Meadow Park Rejuvenation	126,000	119,712	95%
X117	Valley Trail Access and Safety Improvements	54,226	54,093	100%
X119	WAG Kennel upgrades	-	(2,500)	n/a
X121	Recreational Trailheads	605,228	153,304	25%
X128	Electric Vehicle Charging Station	20,000	4,203	21%



**Summary of Project Expenditures**  
For the year ended December 31, 2022 (unaudited)

		2022 Budget	Full Year 22 Expenditures	% of Budget
Resort Operations (con't)				
X134	Recreation BCA Building Upgrades	83,249	67,032	81%
X135	REX - BCA report Building Upgrades	795,000	782,791	98%
X140	CECAP Trail Hardening	25,982	16,378	63%
X142	MPSC Building Envelope Repairs	1,110,000	67,343	6%
X145	Rainbow Park Rejuvenation	1,000,000	868,217	87%
X146	Alta Vista to Nita Lake Valley Trail Lighting	227,285	-	n/a
X153	Valley Trail Feasibility	22,000	22,000	100%
X154	Three Stream Waste Diversion	100,000	100,415	100%
X156	Alta Vista Valley Trail & Lighting	986,770	966,551	98%
X158	The Point Sanitary System upgrades	173,000	118,005	68%
X161	Ted Nebbeling Bridge Rejuvenation	95,000	42,752	45%
X162	Public Safety Building Upgrades	3,205,000	1,723,765	54%
X167	Building domestic water upgrades	70,000	37,811	54%
X168	Lost Lake Snowmaking	85,000	85,000	100%
X169	PWY IT Server room upgrades	90,000	58,118	65%
X171	Building Automation	50,000	49,957	100%
X174	AVWY Rehabilitation	15,000	12,086	81%
X177	Live Roof working at heights	25,000	-	n/a
X178	PWY REX office reconfiguration	20,000	2,449	12%
<b>Dept Total: Resort Operations</b>		<b>9,933,824</b>	<b>6,025,050</b>	
Planning (ALL)				
P005	Village Enhancement	137,368	135,337	99%
P053	Park Master Planning	20,000	345	2%
P064	Planning Initiatives	174,000	146,895	84%
P072	Lost Lake Gateway Improvements	200,632	178,902	89%
P086	Park Use Bylaw Update and E-Device Policy Adoption	10,000	-	n/a
P087	Village Publically Accessible/Privatey Owned Washroc	15,000	14,086	94%
P088	Commercial Non-Exclusive Use of Public Spaces	12,500	-	n/a
P091	Data Collection and Monitoring	95,000	27,207	29%
P093	Disc Golf Feasibility Study	50,000	15,797	32%
P097	Park Irrigation Strategy	13,934	-	n/a
P098	Cemetery	20,000	16,158	81%
X127	Subdivision Sign Rejuvenation	40,000	720	2%
X157	Conference Centre Landscape Improvements	50,000	-	n/a
X166	Building energy efficiency review	20,000	14,800	74%
<b>Dept Total: Planning (ALL)</b>		<b>858,434</b>	<b>550,247</b>	
<b>Division Total: Resort Experience</b>		<b>12,462,170</b>	<b>8,050,500</b>	<b>64.6%</b>
Infrastructure Services				
General Manager				
X132	Water Utility Building Upgrades	100,000	-	n/a
<b>Dept Total: General Manager</b>		<b>100,000</b>	<b>-</b>	
Building Department Services				
P085	Building Department Process Upgrades	625,000	191,541	31%
<b>Dept Total: Building Department Services</b>		<b>625,000</b>	<b>191,541</b>	
Transportation				
T001	Upgrade Roads	2,965,000	2,614,583	88%
T006	Fitzsimmons Creek Gravel Removal	475,000	405,520	85%
T017	Bridge Reconstruction Program	170,000	16,240	10%
T027	Fitzsimmons Creek Debris Barrier Monitoring	55,000	38,578	70%
T052	Flood Plain Mapping & Mitigation	50,000	37,969	76%

## Summary of Project Expenditures

For the year ended December 31, 2022 (unaudited)

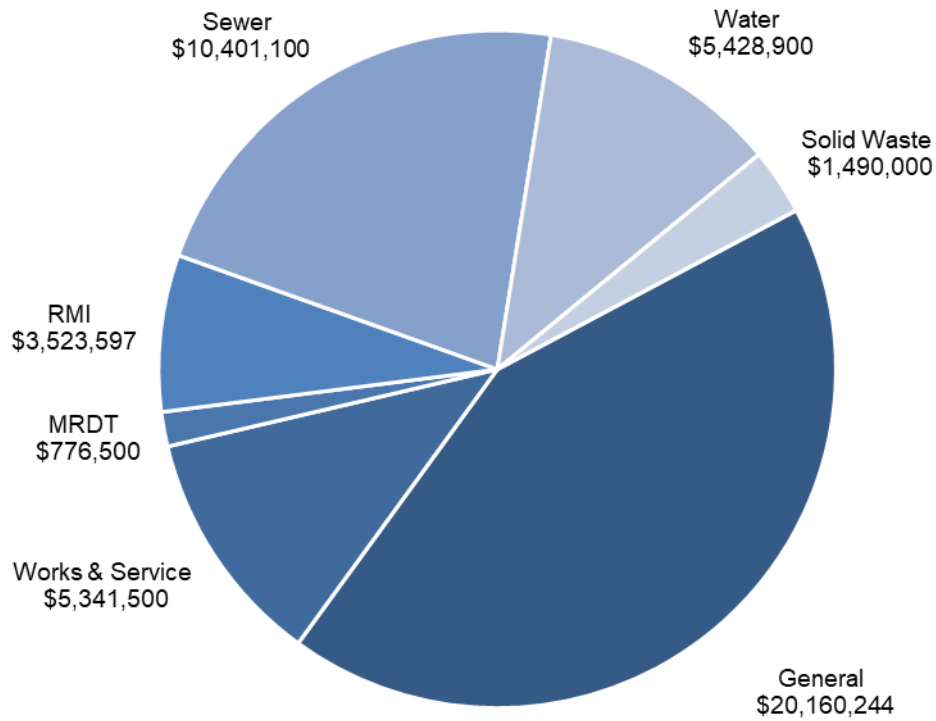
		2022 Budget	Full Year 22 Expenditures	% of Budget
Transportation (cont'd)				
T057	Air Quality Monitoring Cheakamus Crossing	75,000	61,332	82%
T061	Traffic Studies and Initiatives to support TAG	20,000	24,860	124%
T063	Traffic Light System renewals	120,000	78,677	66%
T069	Fitzsimmons Creek Compensation Channel Design and	50,000	9,220	18%
T074	Gondola Transit Exchange Upgrades	10,000	5,690	57%
T075	Highway Intersection Upgrades	-	-	n/a
T076	Nesters Crossing Impound Yard Construction	50,000	8,640	17%
T077	GIS Layer Update - Transportation	25,000	-	n/a
T078	Utility Undergrounding Projects	60,000	59,605	99%
<b>Dept Total: Transportation</b>		<b>4,125,000</b>	<b>3,360,914</b>	
Central Services				
Y001	Fleet Replacement	1,987,400	1,589,817	80%
Y014	Central Services Annual Reconstruction	140,000	11,534	8%
Y019	Central Services Annual Maintenance	31,000	-	n/a
<b>Dept Total: Central Services</b>		<b>2,158,400</b>	<b>1,601,351</b>	
Solid Waste				
E088	Solid Waste Annual Reconstruction	450,000	165,014	37%
E130	Solid Waste Outreach Program	70,000	50,076	72%
E159	Streetscape Waste Collection System Improvements	20,000	-	n/a
X133	Solid Waste Building Upgrades	25,000	-	n/a
<b>Dept Total: Solid Waste</b>		<b>565,000</b>	<b>215,090</b>	
Transit				
T055	Bus Stop Upgrades	290,000	279,742	96%
<b>Dept Total: Transit</b>		<b>290,000</b>	<b>279,742</b>	
Water Fund				
E200	Water Annual Upgrades	225,000	167,088	74%
E201	Reservoirs and Intakes Upgrades	75,000	43,680	58%
E202	Water Well Upgrades	20,000	30,072	150%
E203	Water Pump Station Upgrades	250,000	173,995	70%
E204	Pressure Reducing Valve Station Upgrades	2,400,000	1,656,740	69%
E205	Watermain Upgrades	1,125,000	793,514	71%
E206	Water SCADA Upgrades	330,000	87,538	27%
E207	Non-Potable Irrigation System Implementation	50,000	-	n/a
E208	Water Metering Program Implementation	710,000	441,611	62%
E210	Water Operating Capital	365,000	151,543	42%
<b>Dept Total: Water Fund</b>		<b>5,550,000</b>	<b>3,545,781</b>	
Sewer Fund				
E063	Compost Facility Annual Reconstruction	300,000	278,945	93%
E158	Composter PLC replacement	25,000	-	n/a
E160	Compost HVAC & Heating System Upgrade	600,000	231,689	39%
E300	Sewer Annual Upgrades	200,000	5,298	3%
E301	Sewer Lift Station Upgrades	225,000	66,307	29%
E303	Sewer Trunk Main Upgrade	50,000	11,190	22%
E306	Sewer SCADA Upgrades	330,000	89,120	27%
E310	Sewer Operating Capital Improvements	695,000	328,079	47%
E320	Sewer Main Upgrades	4,050,000	2,748,153	68%
E400	WWTP Annual Upgrades	150,000	-	n/a
E401	WWTP Primary Treatment Upgrades	625,000	511,441	82%
E402	WWTP Fermenter Upgrades	600,000	515,533	86%
E403	WWTP Biological Reactor Upgrades	250,000	157,248	63%
E404	WWTP Solids Handling Upgrades	200,000	64,009	32%

## Summary of Project Expenditures

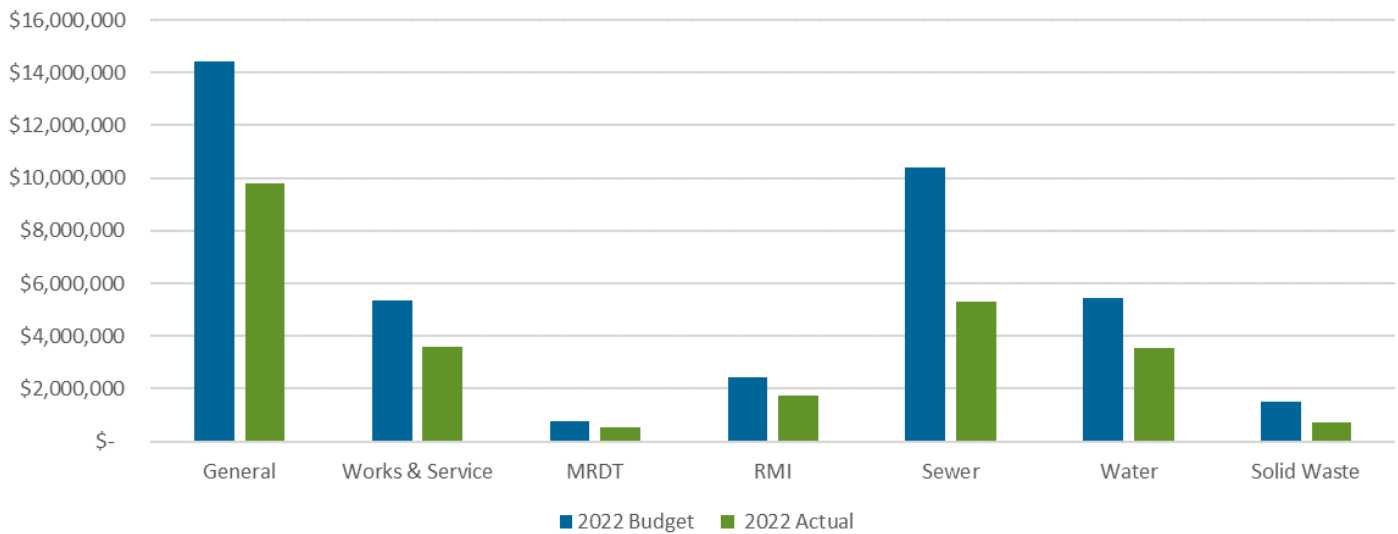
For the year ended December 31, 2022 (unaudited)

		2022 Budget	Full Year 22 Expenditures	% of Budget
Sewer Fund (cont'd)				
E405	WWTP Secondary Treatment Upgrades	1,600,000	452,827	28%
E406	WWTP SCADA Upgrades	120,000	36,265	30%
E408	District Energy System Upgrades	275,000	103,734	38%
E409	WWTP Building Upgrades	400,000	53,677	13%
E410	WWTP Operating Capital Upgrades	410,000	80,881	20%
<b>Dept Total: Sewer Fund</b>		<b>11,105,000</b>	<b>5,734,396</b>	
<b>Division Total: Infrastructure Services</b>		<b>24,518,400</b>	<b>14,928,815</b>	<b>60.9%</b>
<b>Corporate and Community Services</b>				
Finance				
C032	Reserve Policy Planning	-	(11,268)	n/a
<b>Dept Total: Finance</b>		<b>-</b>	<b>(11,268)</b>	
Legislative Services				
C003	Municipal Elections	113,660	109,011	96%
C036	UBCM Conventions	37,900	24,339	64%
<b>Dept Total: Legislative Services</b>		<b>151,560</b>	<b>133,350</b>	
Information Technology				
I001	Computer Systems Replacement	161,600	160,529	99%
I005	Local Infrastructure & Server Room	494,000	360,967	73%
I006	Corporate Software	252,380	151,722	60%
I014	RMOW Geographic Information System (GIS)	74,800	75,155	100%
I015	RMOW Civic Platform	68,100	3,409	5%
<b>Dept Total: Information Technology</b>		<b>1,050,880</b>	<b>751,782</b>	
<b>Corporate and Community Services (con't)</b>				
Whistler Public Library				
L001	Library Furniture and Equipment	30,000	23,297	78%
L002	Library Collection	143,000	143,000	100%
L010	Library Infrastructure & Improvements	157,000	63,349	40%
L011	Library Website Upgrade	15,000	13,762	92%
<b>Dept Total: Whistler Public Library</b>		<b>345,000</b>	<b>243,408</b>	
Meadow Park Sports Centre				
M001	Recreation Equipment	141,419	139,008	98%
M002	Recreation Infrastructure Replacement	395,209	254,594	64%
<b>Dept Total: Meadow Park Sports Centre</b>		<b>536,628</b>	<b>393,602</b>	
Protective Services				
C048	Parking Meter upgrades	71,170	64,799	91%
C067	Day Lot Operating Committee Capital Project Fund	393,830	72,409	18%
C079	Indigenous Outreach and Temporary Housing Initiative	37,166	11,675	31%
S060	RCMP Building/Protective Services Renovation	50,000	4,667	9%
<b>Dept Total: Protective Services</b>		<b>552,166</b>	<b>153,550</b>	
Fire Rescue Service				
S013	Firefighting Equipment Replacement	170,000	168,959	99%
<b>Dept Total: Fire Rescue Service</b>		<b>170,000</b>	<b>168,959</b>	
<b>Division Total: Corporate and Community Services</b>		<b>2,806,234</b>	<b>1,833,383</b>	<b>65.3%</b>
<b>Total</b>		<b>40,245,718</b>	<b>25,043,876</b>	<b>62.2%</b>

## 2022 Project Funding Sources By Reserve



## 2022 Project Funding By Source



## INVESTMENTS

Investment holdings of the RMOW at December 31, 2022, had a value of \$64,992,137. A list of investment holdings is provided below.

The RMOW holds investment balances in order to earn investment income on funds that are not currently required for operations, projects or near-term capital purposes. Funds held for long-term capital purposes often make up the largest portion of the investment holdings. These amounts represent savings accumulated over time that will typically not be expended until years in the future. Operating cash balances also exist, particularly in 3Q when most property tax payments are received by the RMOW. Conversely, investment holdings are often at their lowest in the months just prior to the property tax collection date.

Investment income for the year ended December 31, 2022 was \$3,266,499 (unaudited). This represents 154 per cent of the total budgeted investment income for the year. 2022 was a very unusual year for fixed-income returns, with sharp increases in overnight rates beginning in March and carrying through the rest of the year: 0.25% on Jan 01 had become 4.25% at Dec 31. 30-year bond yields also rose, though by less, and with a small decline to mark the end of the year. The 2023 budget includes expectations for interest income similar to what was realized in 2022 although yields are expected to be more stable for both short and long-term fixed income investments, compared to 2022.

Investment income is allocated to reserves to fund future expenditures with some allocated to operations throughout the year.

<u>Issuer</u>	<u>Book Value</u>
Canadian Western Bank	3,000,000
Province of Manitoba	2,731,259
Kootenay Credit Union	3,000,000
Canadian Western Bank	5,000,000
Province of British Columbia	<u>1,510,868</u>
	18,242,127
Gov't Bond Index iShares	7,111,440
MFA Short Term Bond Fund	<u>39,568,570</u>
Total Investments	64,922,137

## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**FROM:** Planning - Development  
**SUBJECT:** DVP01239 – 8317 CRAZY CANUCK DRIVE – AUXILIARY BUILDING SETBACK VARIANCE

**REPORT:** 23-027  
**FILE:** 3090-20-1239

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Resort Experience be endorsed.

### RECOMMENDATION

**That** Council not approve the issuance of Development Variance Permit DVP01239 attached as Appendix C to Administrative Report No. 23-021, to vary the side setback for an auxiliary building used as a sauna from 2.5 metres to 0.35 metres at 8317 Crazy Canuck Drive.

### PURPOSE OF REPORT

This report presents Development Variance Permit DVP01239 for Council's consideration. DVP01239 proposes a variance to "Zoning and Parking Bylaw No. 303, 2015" (Zoning Bylaw) in order to vary the setback for an existing non-conforming sauna auxiliary building at 8317 Crazy Canuck Drive. This report provides Council with an analysis of the proposed variance and recommends that Council not approve the issuance of DVP01239.

☐ Information Report ☒ Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

The owner is requesting a side setback variance from 2.5 metres to 0.35 metres for an existing 6.32 square metre auxiliary building being used as a sauna located within the north side yard setback area at 8317 Crazy Canuck Drive. The subject parcel is occupied by one half of a duplex dwelling that is shared with 8321 Crazy Canuck Drive, located in the Rainbow neighbourhood. A location map for the parcel is attached as Appendix A.

The applicant has submitted a rationale letter attached as Appendix B that describes the applicant's point of view and history of the sauna's development. The applicant has stated that in 2017 and 2019 the owner of 8317 Crazy Canuck Drive made inquiries to the Planning department for general information on the development requirements for constructing a fence and auxiliary building in their rear yard. There are no records of these inquiries. It is staff's practice to request that inquiries related to

bylaw interpretations be put in writing to help remove uncertainty and provide accurate responses. Relevant correspondence that staff has on file in relation to the current application is attached as Appendix C.

### **Proposed Development Variance**

The requested variance is described in the table below:

Variance Request	Zoning and Parking Bylaw No. 303, 2015 Regulation					
1. Vary the north side setback from 2.5 metres to 0.35 metres for an auxiliary building used as a sauna.	<b>Zoning Bylaw, Schedule “M”:</b>					
	<b>Parcel Lot 12</b>					
	Strata lot	Land Use	Maximum F.S.R.	Maximum G.F.A. (sq. m)	Setback (front/side/rear)	Maximum Height
	S.L. 78	One half resident duplex dwelling	0.45	161	2.5 m/2.5m/6m	8.2 m

### **Analysis**

Part 13 Section 52 CD1 Zone (15) of the Zoning Bylaw states minimum setbacks for this zone are provided in Schedule M, except that duplex dwellings have an internal side setback of 0.0 metres. This means that the 0.0 metre side setback applies only to the duplex dwelling to provide for the duplex form of development whereby the units have a common wall which is at the lot line. All other buildings including auxiliary buildings must meet the setbacks provided in Schedule M. As shown in the table above excerpted from Schedule M, the side setback that applies to this property is 2.5 metres. This is the section that the applicant is seeking to vary under this application.

As shown in the permit plans of Appendix D, the sauna is a 6.32 square metre building that is 2.63 metres in height. The sauna is situated almost entirely within the required north side yard setback area, with the walls up to 0.35 metres from the property line and roof eaves projecting up to .07 metres to the property line of the adjoining duplex unit at 8321 Crazy Canuck Drive. A fence that is approximately two metres tall is located along the property line providing some privacy between the properties.

Staff’s evaluation of the proposed variance relative to established criteria is provided below under the Policy Considerations section of this report. The proposed variance is considered to be inconsistent with the evaluation criteria. As an alternative, there appears to be adequate space in the rear yard and staff have requested that the sauna be relocated to 2.5 metres from the property line so that it will be in compliance with the setback regulations. It is unfortunate that there has been a misinterpretation of the applicable setback regulations and that the applicant has incurred expenditures on the existing building. However, staff do not find that there is a justifiable rationale based on unusual or difficult site circumstances that supports the proposed location and requested variance.



## POLICY CONSIDERATIONS

### Relevant Council Authority/Previous Decisions

Council has the authority to vary the Zoning Bylaw through Section 498 of the *Local Government Act*.

### Development Variance Permit Criteria

Staff have established criteria for consideration of development variance permits. The proposed variance is considered to be inconsistent with these criteria as described in the table below.

Potential Positive Impacts	Comments
Complements a particular streetscape or neighbourhood.	The sauna is located in the rear yard and it is common to have auxiliary buildings in rear yard locations. However, it does not appear evident that proposed sauna location has a positive impact that complements the neighbourhood or that it complements and has a positive impact on the immediate neighbor.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	The proposed location is not required to reduce the need for major site preparation or earthwork. There appears to be adequate space in the rear yard to locate the building outside of the required setback area without major site preparation or earthwork.
Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops.	The proposed location of the sauna does not maintain or enhance desirable site features. The sauna could be relocated outside of the setback area without impacting desirable site features.
Results in superior siting with respect to light access resulting in decreased energy requirements.	The current location does not result in superior siting with respect to light access. An alternate location that respects setbacks would have no impact on light access.
Results in superior siting with respect to privacy.	The current siting of the sauna, immediately adjacent to the neighbours property line (8321 Crazy Canuck Drive), does not result in superior siting with respect to privacy.
Enhances views from neighbouring buildings and sites.	Though the sauna is partially hidden from the neighbour at 8321 Crazy Canuck Drive behind a fence it is not considered that its location has a positive impacts on views from neighbouring buildings.



Potential Negative Impacts	Comments
Is inconsistent with neighbourhood character.	Auxiliary buildings such as sheds and other smaller structures are common in residential areas. Generally, the municipality's Zoning Bylaw has setback regulations for auxiliary buildings in residential neighborhoods to maintain neighbourhood character, privacy and views from adjacent properties. Generally permitting such buildings within setback areas, without a justifiable rationale, would be expected to lead to negative impacts that are inconsistent with desired neighbourhood character. Setback areas commonly provide for landscaping and screening/buffering between adjacent properties.
Increases the appearance of building bulk from the street or surrounding neighbourhood.	The proposed sauna building is a relatively small building and is not expected to individually increase the appearance of building bulk from the street or surrounding neighbourhood. A pattern of auxiliary buildings located within required setback areas would contribute to proximity of building bulk to adjacent neighbours increasing its appearance. There is an incremental increase in building bulk for the immediately adjacent neighbor.
Requires extensive site preparation.	No, the structure did not require extensive site preparation. There appears to be adequate space in the rear yard to relocate the sauna without extensive site preparation.
Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, and views).	It is considered that the sauna located in the side setback may affect the use and enjoyment of adjacent lands with respect to privacy and views. Letters of opposition have been received from two neighbours, including six letters from the adjoining neighbour at 8321 Crazy Canuck Drive. Concerns may be avoided by locating the proposed sauna outside of the required setback area. Letters of support have also been received and are included in Appendix E.
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	Not applicable.
Requires a height variance to facilitate gross floor area exclusion.	Not applicable.
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations).	Not applicable.

### **Zoning and Parking Bylaw No. 303, 2015**

The property is zoned CD1 (Comprehensive Development One). The requested side setback variance to the Zoning Bylaw is described in the Discussion section of this report.

The proposal meets all other regulations of the Zoning Bylaw.

### **Corporate Plan**

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

### **Council Focus Areas**

☒ Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

☐ Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

☐ Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

☐ Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

☒ Not Applicable

### **Corporate Goals**

☒ Community character and mountain culture is reflected in municipal initiatives

☐ Municipal decision-making supports the effective stewardship of natural assets and ecological function

☐ Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management

☒ A high level of accountability, transparency and community engagement is maintained

☐ Corporate financial health is optimized to ensure long-term community success

☐ A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities

### **Community Vision and Official Community Plan**

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

The recommended resolution included within this report is consistent with the goals, objectives and policies included within "OCP Bylaw No. 2199, 2018." A development permit is not required.

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### **BUDGET CONSIDERATIONS**

There are no budget implications with this proposal. Development Variance Permit application fees provide for recovery of costs associated with processing this application.

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### **LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS**

The RMOW is committed to working with the LÍŁwat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

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### **COMMUNITY ENGAGEMENT**

Level of community engagement commitment for this project:

☒ Inform      ☐ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

Comment(s):

A sign describing DVP01239 is posted on the parcel.

Notices were sent to surrounding parcel owners and tenants in January, 2023 as required by the *Local Government Act* for Development Variance Permits. Six letters were received. Two neighbours, located at 8321 Crazy Canuck Drive (immediately adjoining neighbor) and at 8309 Crazy Canuck Drive expressed opposition to the proposed variance, and two neighbours located at 8313 Crazy Canuck Drive and 8408 Read Alley expressed support.

Due to a typo on the original notice, notice was sent again to surrounding parcel owners in February, 2023 with notice for the requested variance to be considered by Council on March 7, 2023. In response, two additional letters of opposition were received from the immediately adjoining neighbour at 8321 Crazy Canuck Drive.

Subsequently, the date of Council consideration was changed to March 21, and a new notice was sent to surrounding parcel owners with this corrected date of Council consideration. At the time of writing this report, no further letters or correspondence have been received.

All correspondence received to date regarding the application is included in Appendix "E".

Any correspondence received following the preparation of this report will be presented to Council at the

time of consideration of the application.

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## REFERENCES

Location: 8317 Crazy Canuck Drive  
Legal: PID: 027-693-198, Strata Lot 78 District Lot 7302 Group 1 New Westminster District  
Strata Plan BCS3125  
Owners: Robin Suzanne O'Neill  
Zoning: CD1 Zone (Comprehensive Development One)

Appendices: Appendix A – Location Map  
Appendix B – Rationale Letter  
Appendix C – Planning Department Inquiry  
Appendix D - Development Variance Permit DVP01239  
Appendix E – Correspondence received

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## SUMMARY

This report presents Development Variance Permit DVP01239 for Council's consideration to vary the side setback from 2.5 metres to 0.35 metres for an existing auxiliary building used as a sauna located at 8317 Crazy Canuck Drive. This report recommends that Council not approve the issuance of DVP01239.

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## SIGN-OFFS

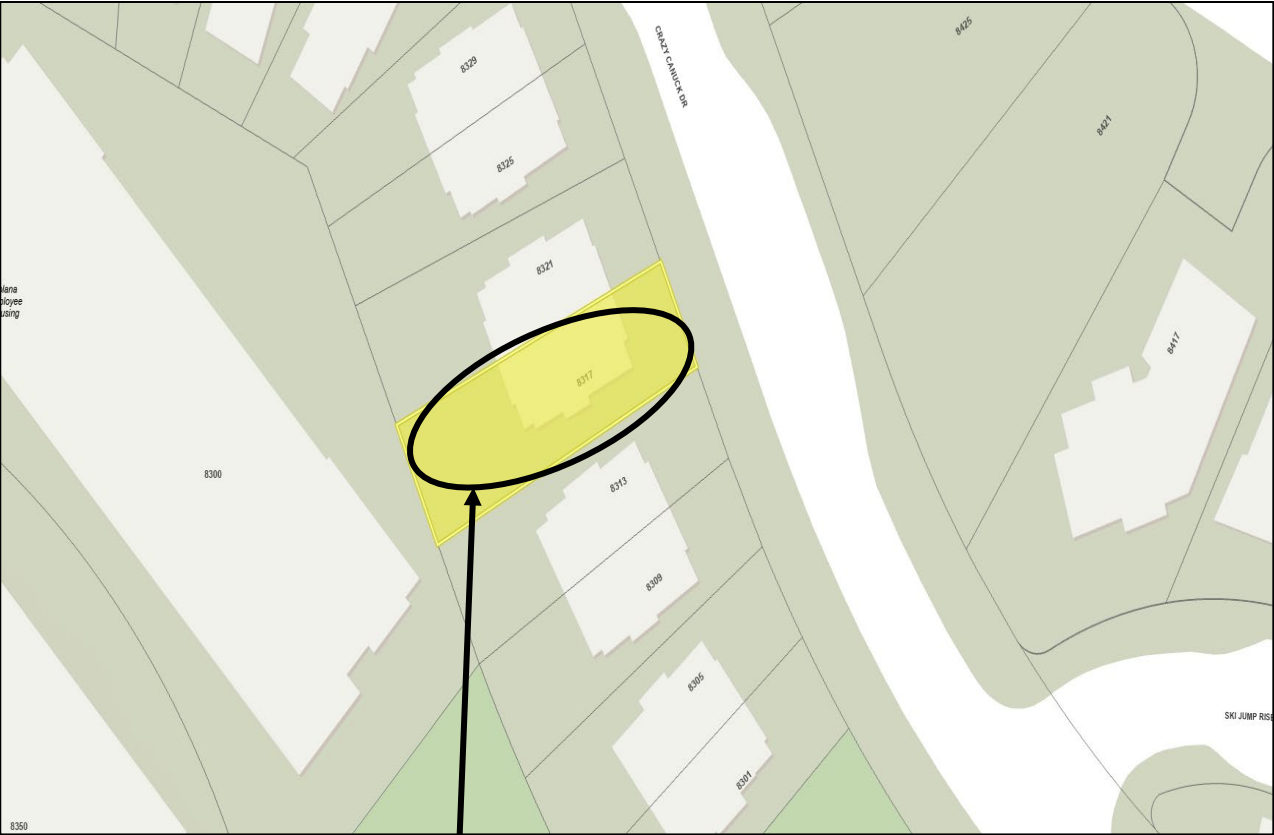
### Written by:

Brook McCrady,  
Planning Analyst

### Reviewed by:

Mike Kirkegaard,  
Director of Planning

Virginia Cullen,  
Chief Administrative Officer



**Subject property:  
8317 Crazy Canuck Drive**

## Development Variance Permit Narrative

### 8317 Crazy Canuck

There is a lengthy and confusing history to this Development Variance Permit (DVP) application. The following description provides information related to the background to the request, together with an overview of the proposed development, the municipal bylaw infraction, a building permit application, neighbour correspondence and the DVP application request and criteria.

#### A. Background – *What Happened?*

In both 2017 and 2019 the applicant contacted Resort Municipality of Whistler (RMOW) professional planning staff to determine the applicable bylaw requirements for the installation of a fence and an auxiliary building (less than 10 m<sup>2</sup>) on their duplex lot. Although the applicant did not have written record of these inquiries, it is their sincere recollection that the auxiliary building would have a zero-lot line setback as stated in **Schedule M** of the CD-1 Zone, and that a building permit would not be required. This appeared to be consistent with other auxiliary buildings existing within the Rainbow neighbourhood and elsewhere in Whistler.

As per most zoning inquiries, staff referred the applicant to the RMOW's GIS mapping application, subject to their own interpretation. The GIS map is a good resource for the community, yet in most cases professional staff will be needed to further explain how a zoning bylaw works, notably that there is site specific zoning but also *Interpretation* and *General Regulations* need to be followed. It is understood that planning staff referred the owner to GIS webpage, which in turn the owner confirmed that their lot was zoned CD-1 (Comprehensive Development One), where auxiliary buildings were permitted uses and that setbacks were as follows:

- (15) The minimum permitted setbacks for each lot which the land in the CD-1 Zone may be subdivided or strata titled are as set out in **Schedule M**, **except that duplex dwellings shall have an internal side setback of 0.0 metres.**

**Schedule L** first designates the duplex lot as Parcel Lot 12 and then **Schedule M** indicates the setbacks as follows (2.5 m side yard):

	One half resident duplex				
S.L. 78	dwelling	0.45	161	2.5m/2.5m/6m	8.2m

The applicant has indicated that this regulation was interpreted that they had a duplex and therefore the side yard setback was zero per Paragraph 15. Unfortunately that is not how staff now interprets the bylaw, whereby this exemption only applies to the duplex dwelling, not ancillary buildings.

There is an inconsistency in staff's more recent interpretation as Schedule M also only refers to the duplex dwelling, yet this setback does seem to apply. Nowhere in the CD1 Zone is there a reference to ancillary buildings. Therefore, the owners of these duplex lots could extend their

dwelling unit along the zero-lot line with greater impacts, but an ancillary building cannot be permitted within the zero setbacks.

It appears that the owner was not referred to the *General Regulations* in the Zoning Bylaw for the required setbacks for auxiliary buildings. For the most part this is not an issue as the side yard setback in the General Regulations is 3.0 for most single-family homes, but the duplex can be a bit different as it already has a zero-lot line setback for the actual dwelling.

The fence and auxiliary building project did not commence until May 2020. Again, the property owner made inquiries with the RMOW understanding the importance of meeting municipal requirements before commencing construction. Again there was nothing documented in writing, but it was there understanding that the fence could be constructed on the property line (no setbacks), and the ancillary building could follow the zero-lot line setback and that no building permit would be required.

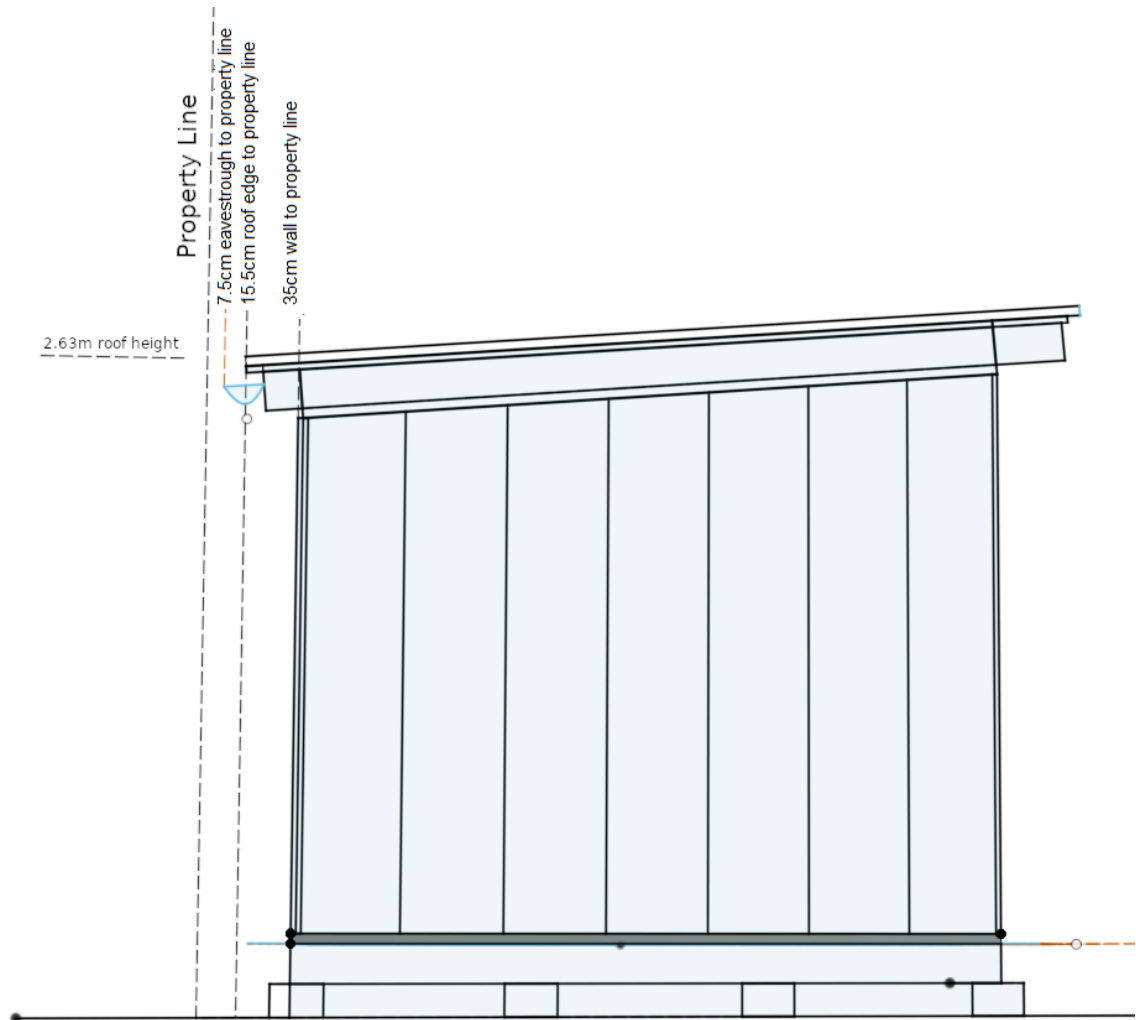
Construction of the ancillary building commenced in November 2020 (delayed due to Covid challenges). Shortly thereafter, the owner of 8321 Crazy Canuck Drive (that shares zero lot line dwelling) filed a complaint with the RMOW (there have been numerous complaints from this neighbour – see **Attachment E**).

A site visit by a RMOW Building/Plumbing Inspector followed, that entirely contradicted previous advice provided earlier by planning staff. Email correspondence between the owner and the RMOW provides conflicting interpretations of the Zoning Bylaw between the Building and Planning Department. It is understood that the RMOW has rarely enforced side yard setback requirements for ancillary buildings (bylaw infractions are complaint based) and not requiring a Building Permit (the GIS aerial mapping can confirm such as there are many auxiliary buildings in residential zones throughout the community that do not have the required 3-meter setbacks).

The RMOW site visit also expanded the enforcement issue to not only question the zero-lot line setback but also whether a Building Permit would be required. Please note that the BC Building Code does not require a permit if the building is less than 10m<sup>2</sup>.

## **B. Proposed Development – What is the Fuss About?**

The development in question is the construction of a 6.32 m<sup>2</sup> ancillary building within the northwest side yard setback. The small building is intended to be an **electrical** sauna in the winter (several exist in Whistler, most without Building Permits) and a bicycle storage shed in the summer. A site survey identifies the location of the building, whereby it is setback 0.35 metres from the side property line (refer to **Attachment B**). Photos of the auxiliary building are attached as **Attachment C**. Note construction commenced as previous advice from the RMOW indicated that a zero-lot line would be permitted and that a Building Permit would not be required.



### C. Zoning Bylaw Infraction – *Why does the building not comply?*

On December 5, 2020, the RMOW issued an infraction notice stating that 8317 Crazy Canuck Drive was in breach of *Zoning and Parking Bylaw No. 303, 2015*. Below is a comparison of the infraction reference compared to the actual Zoning Bylaw requirements (all infractions are attached as **Attachment D**):

*“Setback” means the horizontal distance building and a parcel of land*

*An auxiliary building (shed) may be sited at 2.5 metres from the side-setbacks as per Zoning Bylaw No 303, Schedule M*

*An auxiliary building (shed) may be sited 3 metres from a rear setback as per Zoning Bylaw 303 Part 5 Section 3.(5)*



There again appears to be some confusion and inaccuracies upon reviewing the referenced sections of the Zoning Bylaw, specifically:

A typo in the definition of “setback” as it is not “on a parcel of land” but rather “on the parcel line” – this is somewhat confusing, but likely does not change the interpretation

The reference to auxiliary buildings in *Schedule M* in the Zoning Bylaw could not be found within the bylaw provided on [www.whistler.ca](http://www.whistler.ca). As noted Schedule M does not consider ancillary buildings.

Part 5, Section 3.(5) however **does** indicate:

*Auxiliary Buildings*

*(5) Subject to section 4 an auxiliary building is permitted to be sited not less than 3 metres from a side or rear parcel line.*

*(Note section 4 considers floodproofing requirements, so not applicable to the Crazy Canuck zoning)*

Commencing in early 2022, the applicant and their consultant pursued via email and letters clarification of the side yard setback regulation that applies to auxiliary buildings on their property. Despite a meeting that was held with planning and building staff on April 5<sup>th</sup>, followed by back-and-forth correspondence with the Building Department Manager, no such clarification was provided by the RMOW.

This Development Permit Variance application, then prompted staff to clarify the reference to the side setbacks for auxiliary buildings in Schedule M of the Zoning Bylaw indicating whether the variance is a 2.5 meter or 3.0 setback. Staff continues to refer to *Schedule M* for the east side yard setback, but the *General Regulations* for the rear setback. There is no setback regulation in *Schedule M* for an auxiliary building.

The confusion about the setback for auxiliary buildings on zero-lot line duplexes is because the amendment that zoned Crazy Canuck Drive the CD-1 zone seemed not to have considered *General Regulations* for auxiliary buildings and structures. For example, Part 5 (3) identifies special floor area requirements for auxiliary buildings most other zones (RS, RT, RTA and TB RS3, RI1 or RSE1, Multiple Residential, Tourist Accommodation, Tourist Pension and Rural Resource zones). Particularly of note, there does not seem to be maximum floor area for an auxiliary building in this CD-1 Zone (which perhaps may worry some of the homeowners within the CD-1 Zone). Staff has indicated that the CD is residential but actually it is a mixed use.

In addition, a similar omission exists for fence height, whereby the maximum height for Residential, Leisure, Tourist Accommodation, Tourist Pension, Tourist Bed & Breakfast, Commercial and Industrial zones are recognized. Comprehensive Development Zones are not included, and should have had recognized zone specific regulations like TP or TB.

#### **D. Building Permit Consideration – *Why can the sauna not be built into the duplex?***

Immediately following the 2020 inspectors visit, the owner consulted a qualified building inspector (Building Officials’ Association of BC.) who suggested that the auxiliary use of the

sauna could be constructed to connect as part of the existing duplex. Although a standalone auxiliary building needed a 3-meter side setback (or 2.5-meter setback as noted in the infraction), **such a setback would not apply if the building was attached as an extension of the existing duplex** (the zero-lot line setback would apply). In B.C., there are many instances where a separate building is connected to the main structure with a roofed breezeway (typically auxiliary residential units or garages).

Based on professional advice and at considerable expense, the property owner hired a surveyor, geotechnical engineer, and building specialist to prepare the necessary Building Permit submission to make the auxiliary building part of the duplex dwelling. It was a challenge getting the work done in a timely manner with Covid restrictions and oversubscribed professionals during this time.

The Building Department and Bylaw Departments were aware of this approach, and is recognized in the June 18, 2021, Bylaw Infraction (**Attachment D**) states: *"I appreciate you are pursuing the option of adding the sauna as an addition to our building..."*.

In July 2021, the Building Permit was submitted (drawings provided as **Attachment F**) in accordance with the RMOW's timing requests but on July 20, 2021, the applicant received the following response (**Attachment G**):

*Thank you for your Building permit application for a sauna at this address. The permit application is complete, and we have opened a Building Permit and have placed it in the que for review (currently 12 weeks), however the proposed is not permissible as proposed:*

*The proposed requires a side yard setback of 2.5m (0.15m proposed). The proposed is still considered an auxiliary building, **the wall/roof attaching it to the main building does not mean that this is an 'addition' to the duplex.***

*Design revision and resubmittal (2 sets) required, and enforcement issue persists.*

Needless to say, the applicant was shocked. A meeting was later held with the Building Department to better understand their position paraphrased below: (**Attachment H**):

*"We've been advised that if our breezeway between the main house and the sauna is enclosed, it qualifies as being attached to the house, and therefore the setbacks of the house would include the breezeway and sauna addition. Our architect has done this on other renovations previously (perhaps not in Whistler though?) and have sought and received approval from I think it was the Architectural Institute of BC. Would referencing this prior approval help at all?"*

*As for considering the breezeway an attached part of the house, what is required of its construction? My research indicates being enclosed, being 'properly engineered', and having direct access to/from the house should suffice. Is there anything else that I'm missing? I just want to ensure that if we re-do our drawings that we will bring our building in line with what's needed. Is this a question for the planning department to*

*interpret? It sounds like some jurisdictions have varying ways of viewing it in which the planning departments get involved.”*

The Building Department responded (**Attachment M**), which provided a bit more detail on what would be required for a Building Permit to be given consideration.

At this point, the owner had retained several consultants for the project and had sincerely thought that the addition to the main dwelling would be accepted (given the professionals hired to assist). The owner was concerned about even more costs if they pursued alternative professional input. The Building Department identified two options in the latest bylaw infraction:

1. *move the bldg. to min 2.5m from the property line, this would end the Bylaw enforcement issue and with this option, you will not need to get a Building Permit.*
2. *an addition to your building, this would qualify for the zero setback (and you would need to have the available Gross Floor Area), and a Building Permit would be required.*

A third option was not identified by the Building Department. The earlier **Plumbing/Building Inspector had indicated that the variance would not be approved due to the neighbour's objection**. The applicant opted to apply for a Development Variance Permit to allow the side yard setback to be consistent with the duplex dwelling. The variance option had the fewest impacts (see following criteria).

#### **E. Objections/Support Letters – *What do the neighbours say?***

There are three objection letters, one each from the couple within the attached duplex and a neighbour a few doors down, which provide the following concerns:

- |  |   |
|--|---|
| <p><b>1. The sauna was not constructed in accordance with municipal and provincial codes (note the building did get electrical inspection and certification)</b></p> | <p>The applicant did ask for clarification on the setback and building code requirements before commencing construction, unfortunately this was not documented in writing. The applicant was very sensitive to their adjacent neighbours entitlements and wanted to be sure.</p> <p>The RMOW website reference for ancillary buildings indicated that no building permit was required as they planned their building. Apparently, this changed over Covid, as there were many ancillary buildings popping up. The Building Department has still not defined the term “hazard” although it appears no other municipalities in BC could be found with a similar requirement for electric saunas. Many woodstove saunas are currently existing in Whistler, and most do not have Building Permits.</p> |
| <p><b>2. Absence of certified survey</b></p>   | <p>The applicant included the required survey in the submission, but due to the stop work order and the prospect of having to move the building – they had not installed the eavestrough and extent of the roof. An on-site visit with the municipal planner measured the distances and submitted a marked-up plan. The planner can confirm that the existing building, overhang roof and eavestrough do not encroach on the</p>  |

neighbours' property. A subsequent profile sketch has been provided to the RMOW.

The rear of the auxiliary building is currently unfinished, awaiting final confirmation of being allowed to remain in its current location. At which point the fireproof siding (hardieback cement board and corrugated steel) will be installed, along with the hardie soffits and the eavestroughs and downspouts.

The downspout will be located at the rear of the building and directed downslope into our rear property 6.5m from the rear setback and 1.5m from the side setback.. If the building is required to be relocated, the siding may be changed to wood to match the rest of the exterior, and the downspout will also be directed differently. If the building needs to be lifted by crane, it would damage the eaves, so installation won't happen until there is a decision made.

The system purchased was recommended by the local building supply advisor to ensure durability and proper drainage performance for the foreseeable future. Leaf guards have also been purchased to ensure the system has minimal chance of clogging and overflowing. Heavy duty brackets will also be used to ensure any snow load on the eaves will not cause damage to the system.

Alternatively, the neighbour had installed downspouts from their deck to drain on the applicants' property. After the neighbour ignored frequent requests to remove the drainage pipes, the applicant had to remove them. Municipal approval is needed to change an approved lot drainage, which the neighbours had not obtained.

**3. Precedence** Each decision is based on the particular circumstances, an evaluation of relevant official community plan policies, guidelines and the impact on the neighbourhood and community. **The decisions of Council do not set precedent: a decision on one variance will not determine the decision reached on another application.**

**4. Erect and then ask for forgiveness\*** It appears that bylaw enforcement and the neighbours have inferred that the applicants did not check on the setbacks and have chosen to simply ignore the requirements.

Although there is no written proof of the applicant's pre-construction inquiries, it seems odd for them to proceed without some confirmation of the zero setback, particularly given how their neighbours have made many bylaw complaints about their use of their property since they moved into the property. It is also apparent that leading up to the enforcement both planning and building staff had different interpretations of the bylaw requirements. As well, it seems that most

residents in Whistler do not know there are setback and/or building permit requirements for ancillary buildings, given the dozens and dozens of such buildings that are encroaching in the Rainbow neighbourhood, as well as throughout the community.

\*In reviewing the Zoning Bylaw in detail, what became apparent is that the adjacent neighbour has extended their foundations and slab for their patio into the same internal setback that they are objecting. As well they have constructed planters within the same setback that exceed the 1.0m height. Again it appears that the zoning bylaw is not clear to simple interpretation.

One particular and most relevant (from the neighbour directly to the south- east of the subject lot). In this letter they support the variance for the following reasons:

- A new tastefully built shed and see no issues with building.
- The structure was constructed and erected based on the information that Chris and Robin received from the municipal hall prior to erecting the building, and it fits perfectly with the layout of our lots.
- As with many of the employee housing new neighbourhoods, our yards and garages are small and as a result many of our neighbours have built extra storage sheds on their properties. We are a tight neighbourhood of long-time locals and in the spirit of supporting each other and acting like kind human beings, no one else is running to the municipality to waste your time and resources to complain about their neighbour's additional storage buildings.
- Chris and Robin followed what they were led to believe were the correct steps.

The letters of objection, however, **did not identify any tangible impacts from the installation of the sauna** in the current location. Nor have staff indicated how the proposed ancillary building on the applicant's property compromises their enjoyment of their property. The applicants had installed a fence, to better enjoy the privacy of their backyard, and had even proposed to extend the duplex to occupy the same area (which is permitted, but proved to be cost prohibitive given municipal requirements).

**It would be helpful to understand whether there are any real impacts to the complaining neighbours as they have not been shared in their objection letters?** At this time the applicant has not finished the exterior of the sauna as they are awaiting approval of the DVP, in its current location before final finishing. No trespassing would be required. Once the variance is approved, the applicants will fully complete the sauna with eavestrough and siding. Any variance could add these works as conditions.

**F. Why do the Bylaw Requirements exist if they are not applied?**

Do to limited staff resources, the RMOW only enforces bylaw infractions by complaint. At this time, the Rainbow subdivision has dozens of ancillary buildings that are within the side yard setbacks, however, it seems that only the applicants have neighbours that would complain.

In a document prepared by municipal lawyers Young and Anderson (see attached) it states that:

- Local government bylaws and resolutions must be adopted for the purpose of remedying or addressing a local government purpose with the permitted scope of power. *The question is, if no one complies with the side yard setbacks, and neighbours cannot identify any impacts and the municipality does not enforce, then why have the setbacks? What is their purpose?*
- All laws must be sufficiently clear and specific, so that a reasonable person may determine whether his or her conduct is lawful. *Clearly most of the Whistler community is confused as to what the side yard setbacks and building permit requirements for ancillary buildings. Why has the RMOW not clarified the bylaw, given the lack of compliance?*

#### **G. Building Permit Requirement – Why are electric saunas only considered a hazard in Whistler?**

During the planning and construction of the auxiliary building, the Building Code requirements have increased. The correspondence to the RMOW through early 2022 and the April 5<sup>th</sup> meeting requested Building Permit Requirements clarification as whether the auxiliary (electric sauna) building requires a Building Permit even though it is less than 10 m<sup>2</sup>. Initial inquiries in 2017-2020 indicated that a Building Permit was not required if the sauna was a detached auxiliary building. It is understood there are several standalone auxiliary saunas throughout Whistler that do not have Building Permits.

A June 21, 2021, Letter from a municipal Plan Checker states:

*“If you move the bldg. to min 2.5m from the property line, **this would end the Bylaw enforcement issue and with this option, you will not need to get a Building Permit.** If you pursue the option of adding the sauna as an addition to your building, this would qualify for the zero setback (and you would need to have the available Gross Floor Area), and a Building Permit would be required.”*

We continue to ask for further clarification on what the RMOW considers as creating “a hazard” as defined as per your Building Bylaw and/or the BC Building Code. Further if a building deemed a “hazard” meaning it presents a “life safety issue” then should not all saunas have a building permit in Whistler, not only those that received a complaint. We have requested clarification by staff on this issue, but have not yet received a response.

#### **H. Development Variance Permit Criteria**

Development Variance Permits are typically considered where specific site characteristics or other unique circumstances do not permit strict compliance with an existing regulation. A requested variance must be reasonable, must maintain the intent of the regulation, and should minimize any potential negative impacts on neighbours or the streetscape. As noted in the description, the application qualifies given:

- **Site Characteristics** – A duplex dwelling (that already has a zero setback), an undulating lot and a servicing easement along the rear property line which makes the rear yard quite small.

- **Unique Circumstances** – The ongoing confusion on the applicable Zoning Bylaw requirements as they apply to the duplex lots in the CD-1 Zone and the hardship, stress, and expense this uncertainty has caused the owner.

It is the hope of the property owner, that by requesting the variance, Council will see the reasonableness of this request, given that the duplex dwelling is at a zero-lot line setback as well as the due diligence they had attempted to pursue before commencing construction. In addition to the variance criteria below, there are a few other factors that should be considered by the RMOW in reviewing this request:

- **Intent to Comply** – The owner had frequently sought direction from the RMOW professional staff, as they had always wanted to ensure that they met the bylaw requirements. As noted, the owner had frequently checked in with RMOW staff to ensure they were undertaking the work in accordance with applicable bylaws. The owner had no misconceptions about building outside of bylaw regulations, given the watchful eye of their neighbour. This is why the fence and yard improvements have taken so long to be implemented, to ensure compliance.
- **Conflicting Advice** – It appears that even with the Bylaw Infraction Notice, the RMOW staff indicate that the east side yard setback applies to auxiliary buildings, yet the west zero side yard setback does not. Section 5 of the Zoning Bylaw does specify setbacks for auxiliary buildings, but it is silent on duplex dwellings that are created by freehold subdivision (rather than strata). As indicated previously in the description, the CD-1 Zone (when adopted) did not consider special considerations for zero lot line, freehold lots as they consider auxiliary buildings and fences. Several emails and letters to the RMOW as well as requests made at a April 5, 2022 meeting with planning and building departments have not been answered.
- **Alternative Location** – The duplex lots in general have small usable yards. As noted in the site survey, a 3-meter servicing easement runs along the rear property line which cannot be developed on (the minimum rear yard setback is also 3 meters). In addition, due to the steepness of the slope, the yard has been stepped down and therefore installing a building in the middle of the yard, would be difficult and require additional site works. The sauna will remain in the yard, whether the variance is provided or not (but it will need to comply with the established setbacks) as it is a legally permitted use. **Attachment I** provides a sketch of where the sauna could be located. It is the owner's opinion (see criteria below) that the sauna up next to the fence has fewer impacts.
- **Auxiliary Building Requirements** – As noted previously, there is not maximum floor area for auxiliary buildings in a CD-1 Zone. The owner does not want to trigger a Building Permit, so the maximum area of a building is 10 m<sup>2</sup>. Although it appears a second auxiliary building such as a garden shed could be permitted too.

The owner has sincerely wanted to be sensitive to the complainant and has dug in the building to reduce the average height to 2.76 meters. The Zoning Bylaw allows auxiliary buildings to be up to 5 metres.

- **Auxiliary Building Requirements Other Jurisdictions** – It does appear that perhaps the setback requirements for auxiliary buildings may not have been considered recently by the RMOW. The setbacks seem somewhat excessive (and perhaps why many property owners in Whistler have not followed them), which then makes enforcement challenging. **Attachment K** is a review of other auxiliary building setback requirements for other similar or close BC municipalities.

**Development Variance Permit Application Criteria (as per RMOW)**

<b>Complements a particular streetscape or neighbourhood</b>	<ul style="list-style-type: none"> <li>• Not within the front yard setback (streetscape) many auxiliary buildings in the backyards throughout Whistler that are within the side yard setbacks</li> </ul>
<b>Works with the topography on a site, reducing the need for major site preparation or earthwork flat site</b>	<ul style="list-style-type: none"> <li>• The site for the sauna is flat, the auxiliary building in in line with and creates an extended fence (built by the applicant)</li> <li>• The applicant dug in the building as to further reduce its height,</li> </ul>
<b>Maintains or enhances desirable site feature, such as natural vegetation, trees, and rock outcrops</b>	No change
<b>Results in superior siting with respect to light access resulting in decreased building energy requirements</b>	Not applicable
<b>Results in superior siting with respect to privacy</b>	<ul style="list-style-type: none"> <li>• The property owner had thought that the auxiliary building had a zero-lot line setback (May 2017, 2019, and 2020 inquiries at RMOW). As noted, the auxiliary building follows the fence line and faces 8317 Crazy Canuck.</li> <li>• The legally permitted fence could be extended and would have the same impact.</li> <li>• There appears to be no maximum height for fences in the CD-1 Zone</li> <li>• Moving the auxiliary building within the existing setbacks would result in a much more visible building as it would move beyond the fence.</li> </ul>
<b>Enhances views from neighbouring buildings and sites. Potential negative impacts on neighbours or the streetscape include a variance request that: Is inconsistent with neighbourhood character.</b>	The neighbour's complaint is understood but the corresponding hardship of the owners, who tried to do the right thing should also be considered.



• <b>Increases the appearance of building bulk from the street or surrounding neighbourhood;</b>	The current location is the lowest visual impact of the three siting options to both the neighbours to the south east and the residents of the Solana building.
• <b>Requires extensive site preparation</b>	No
• <b>Substantially affects the use and enjoyment of adjacent lands (e.g., reduces light access, privacy, views)</b>	The auxiliary building follows the existing fence line faces 8317 Crazy Canuck. The legally permitted fence had already changed the view of the neighbour's backyard and could have been extended. Moving the auxiliary building within the existing setbacks would result could more visible building
<b>Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul de sac</b>	The zoning bylaw allows the auxiliary building to be higher and in middle of their backyard, which may be more visible by the neighbour.
<b>Requires a height variance to facilitate gross floor area exclusion</b>	Not applicable
<b>Results in unacceptable impacts on services (e.g., roads, utilities, snow clearing operations).</b>	Not applicable

## Summary

Effectively this application comes down to "they said, they said". The applicants indicated they checked on the setbacks and followed the municipal staff advice at the time. As a result, it begs the question as whether the current bylaw requirements are straightforward as it considers both the setback requirements for ancillary buildings and the building permit requirements for hazardous buildings. As well, it appears that the objecting neighbours are more concerned about bylaws not being followed, rather than the actual impacts of the small sauna in their neighbours back yard which is because there are no tangible impacts.

A simple inventory of photographing and droning the Rainbow neighbourhood, the following spreadsheet has been prepared.

total number of properties	162
number of aux buildings	50
number that are located within setbacks	45
number that are large or /more than shed like'	16
number that appears on Whistler GIS map - i.e. permitted	3

The applicant's have spent over \$40,000 on trying to resolve this issue, and unlike most property owners throughout Canada, they cannot simply move away from their overly attentive neighbours.

The resident affordable housing inventory has huge waitlist; therefore, they are stuck with these neighbours for the foreseeable future. This is clearly a hardship unique to Whistler. Perhaps Jan Budge expressed the situation best: *As with many of the employee housing new neighbourhoods, our yards and garages are small and as a result many of our neighbours have built extra storage sheds on their properties. We are a tight neighbourhood of long-time locals and in the spirit of supporting each other and acting like kind human beings, no one else is running to the municipality to waste your time and resources to complain about their neighbour's additional storage buildings.*

Also, the repeated request for a Building Permit is unfounded, as it hinges on the interpretation of the BC Building Code Section 1.1.1.2.e exemption clause "creates a hazard", for which no definition exists in this context. Repeated requests for a definition have gone unanswered, both from the Building Dept and from BC, Canada, International Building Code Departments, the BC Ombudsman, Builders' Associations, etc."

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

**From:** Melissa Laidlaw [mailto:mlaidlaw@whistler.ca]

**Sent:** December 4, 2020 9:49 AM

**To:** Brook McCrady [mailto:bmccrady@whistler.ca], clancy sloan [mailto:csloan@whistler.ca], Courtney Beaubien [mailto:cbeaubien@whistler.ca], lindsay clarke [mailto:LClarke@whistler.ca], Melissa Laidlaw [mailto:mlaidlaw@whistler.ca], Mike Kirkegaard [mailto:mkirkegaard@whistler.ca], Philip Gibbins [mailto:pgibbins@whistler.ca], Roman Licko [mailto:rlicko@whistler.ca], Tracy Napier [mailto:tnapier@whistler.ca]

**Subject:** FW: PI000675: Inquiry about shed setbacks

Hello all,

FYI, please see reply below respecting shed setbacks on a duplex lot in the CD1 Zone in Rainbow. The owners are saying that they were given different guidance in the past five years by our Department. Please let me know if you have had previous conversations with the owners of 8317 Crazy Canuck. There were no previous PI's for this property or other duplex properties in Rainbow re: shed setbacks.

This interpretation is saved to the folder below:

<http://collab.whistler.ca/sites/Planning/memberdocs/Interpretations>

Thanks.

Melissa Laidlaw  
RESORT MUNICIPALITY OF WHISTLER  
TEL: 604-935-8168

**From:** Melissa Laidlaw

**Sent:** Wednesday, November 25, 2020 12:28 PM

**To:** [robin](#) [REDACTED]

**Cc:** Planning ; Ivo Tanner ; Lindsay Clarke

**Subject:** RE: PI000675: Inquiry about setbacks

Hello Robin,

Thank you for your enquiry with respect to 8317 Crazy Canuck Drive(S.L 78). Staff provide the following information:

We have reviewed and I confirm the following:

- An auxiliary building (shed) may be sited at 2.5 metres from the side setback as per Zoning Bylaw 303 Schedule "M".
- An auxiliary building (shed) may be sited 3 metres from a rear setback as per Zoning Bylaw 303 Part 5 Section 3.5).

The internal side setback of 0.0 metres only applies to the duplex dwelling itself. The rationale for this conclusion is provided below.

The property is zoned [CD1](#). Section 52. (14) of the CD1 zone states:



Zoning Bylaw 303 Schedule "M":

cid:image007.png@01D6BE84.7AA17350



cid:image008.png@01D6BE84.7AA17350



The Zoning Bylaw defined duplex dwellings as follows:



Zoning Bylaw 303 Part 5 states:



Zoning Bylaw 303 Part 2 states:



Regards,

**Melissa Laidlaw**

MANAGER, PLANNING

Planning & Development

**RESORT MUNICIPALITY OF WHISTLER**

4325 Blackcomb Way

Whistler, B.C. V8E 0X5

TEL: 604-935-8168

FAX: 935-8179  
E-MAIL: [mlaidlaw@whistler.ca](mailto:mlaidlaw@whistler.ca)

WEBSITE: [www.whistler.ca](http://www.whistler.ca)

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

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**From:** Lindsay Clarke

**Sent:** Friday, November 20, 2020 2:41 PM

**To:** [robin](#) [REDACTED]

**Cc:** Planning [planning@whistler.ca](mailto:planning@whistler.ca)>; Ivo Tanner [ITanner@whistler.ca](mailto:ITanner@whistler.ca)>

**Subject:** RE: PI000675: Inquiry about setbacks

Hi Robin,

Thank you for your enquiry with respect to 8317 Crazy Canuck Drive(S.L 78) and the internal side setback of a duplex lot with respect to the siting of a shed.

Municipal staff have not had to interpret the internal side setback of a duplex lot with respect to the siting of a shed in the [CD1](#) Zone. Therefore the Planning team and senior staff are discussing the enquiry to ensure a staff provide a proper response.

As I am away next week this enquiry has been brought to the attention of senior planning staff and someone will respond to you early next week.

Regards,

Lindsay Clarke

**RESORT MUNICIPALITY OF WHISTLER**

**TEL:** 604-935-8162

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**From:** Planning

**Sent:** Thursday, November 19, 2020 2:31 PM

**To:** Lindsay Clarke [lclarke@whistler.ca](mailto:lclarke@whistler.ca)>

**Subject:** PI000675: Inquiry about setbacks

**From:** Robin O'Neill [REDACTED]

**Sent:** Thursday, November 19, 2020 2:23 PM

**To:** Planning

**Cc:** Chris Clark

**Subject:** Inquiry about setbacks

Hi there,

I hope you are well. We own at 8317 Crazy Canuck Drive and are building a legal sized shed on our property.

We are a duplex; Lot 78. Reading the Bylaw's it appears that there is interior setback of 0 meters. Can you confirm if this is accurate?

Thanks,

Robin



## RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way TEL 604 932 5535  
 Whistler, BC Canada V8E 0X5 TF 1 866 932 5535  
 whistler.ca FAX 604 935 8109

**Development Variance Permit No. DVP01239**

To: O'NEILL, ROBIN SUZANNE

"the Permittee"

1. This Development Variance Permit is issued by the Resort Municipality of Whistler (the Municipality) subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below (except as otherwise provided herein):

PID: 027-693-198

STRATA LOT 78 DISTRICT LOT 7302 GROUP 1 NEW WESTMINSTER  
 DISTRICT STRATA PLAN BCS3125

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
  - a) Vary the side setback from 2.5 metres to 0.35 metres for an auxiliary building as illustrated on Site Survey Plan No. 21110A\_SHED prepared by Doug Bush Survey Services Ltd. dated April 15, 2021 and Elevation Profile Property Line to Eavestrough Plan dated received January 5, 2023, both attached to this Development Variance Permit as Schedule A.
4. This Development Variance Permit shall automatically lapse, and the Municipality may file a notice of cancellation of this Development Variance Permit with the registrar of the Land Title Office if the Permittee does not substantially commence the construction permitted by this Development Variance Permit within two (2) years of the date of issuance.



5. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
6. The terms of this Development Variance Permit, or any amendment to it, are binding on all persons who acquire an interest in the lands affected by this Development Variance Permit.
7. This Development Variance Permit **is not** a Building Permit. A Building Permit is required for buildings, structures and site work regulated by the Municipality's building regulation bylaw, in addition to this Development Variance Permit.

**Authorizing resolution passed by the Council the \_\_\_\_ day of \_\_\_\_, 2023.**

**Issued this \_\_\_\_\_ day of \_\_\_\_\_, 2023.**

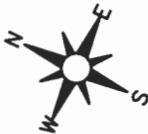
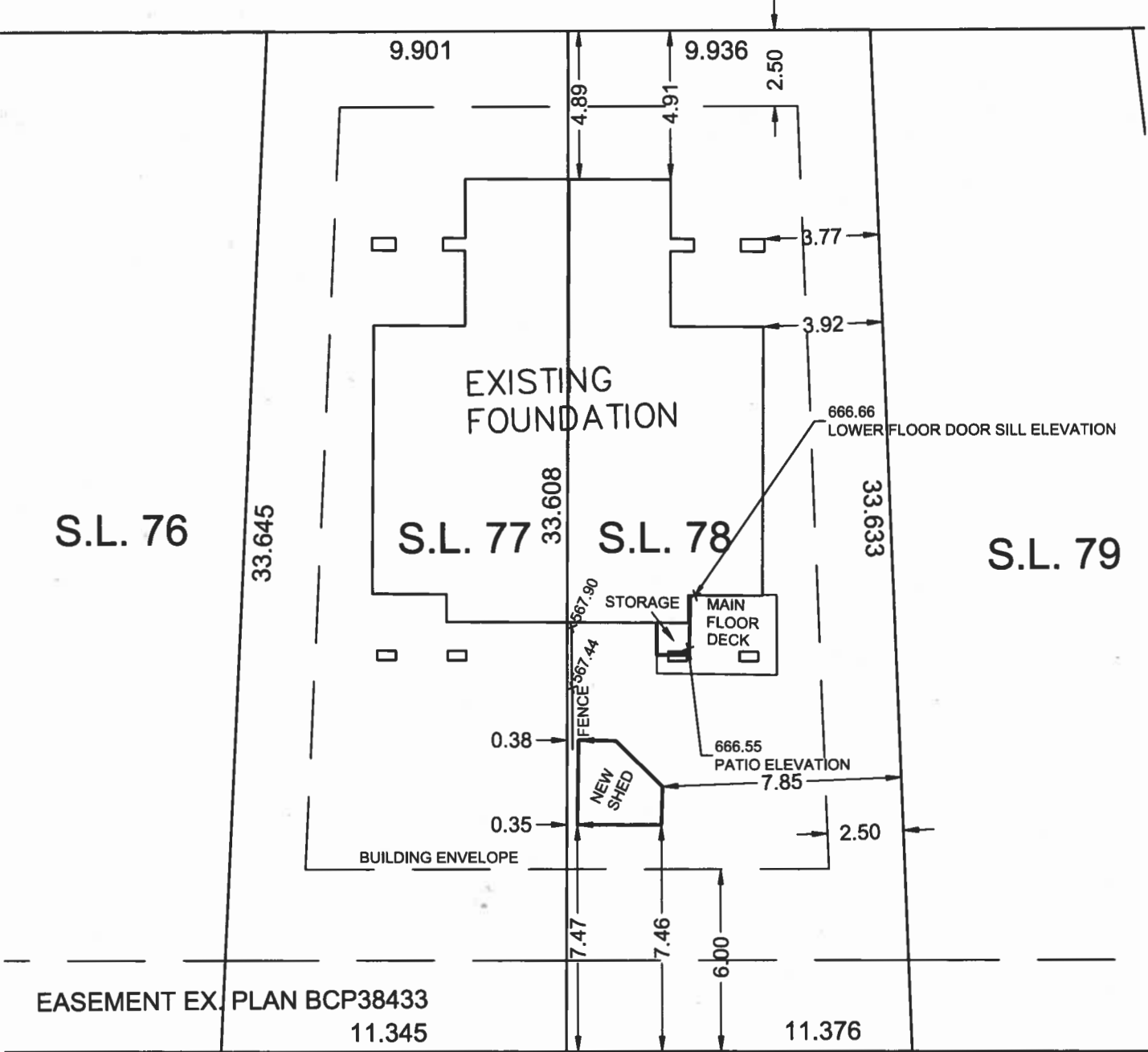
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Jessie Gresley-Jones  
General Manager of Resort Experience

PLAN SHOWING THE LOCATION OF IMPROVEMENTS (NEW SHED)  
SITUATED UPON STRATA LOT 78, D.L. 7302, GP. 1, N.W.D., STRATA  
PLAN BCS3125

Development Variance Permit No. DVP01239      SCHEDULE A      Issued this \_\_\_\_ day of \_\_\_, 2023

CRAZY CANUCK DRIVE



- NOTE : - DIMENSIONS TO EXISTING FOUNDATION ARE TO OUTSIDE FACE OF CONCRETE  
- DIMENSIONS AT POSTS ARE TO OUTSIDE FACE OF CONCRETE  
- DIMENSIONS TO SHED ARE TO OUTSIDE OF SHEETING  
- ELEVATIONS ARE GEODETIC CVD28  
- EXISTING FOUNDATION LOCATED OCTOBER 28, 2009  
- SEE DBSS SKETCH 10032A-1

The location of the features certified by this plan has been determined from existing survey monumentation and does not purport to be a location certified in relation to the property boundaries.

*Doug Bush* Douglas J. Bush ASCT, RSIS  
Applied Science Technologist (Geomatics)

This 15th Day of April 2021

SCALE 1:200 All Distances are in Metres		ISSUED TO: RESORT MUNICIPALITY OF WHISTLER	
CIVIC ADDRESS: 8317 CRAZY CANUCK DRIVE		PROPERTY DIMENSIONS ARE FROM LAND TITLE OFFICE RECORDS	
PROPERTY IDENTIFIER	027-693-198	© 2021 Doug Bush Survey Services Ltd. All Rights Reserved. No reproductions or distribution permitted. No responsibility accepted for unauthorized use.	
PERMIT NO.	BP — NEW SHED		
DOUG BUSH SURVEY SERVICES Ltd. UNIT 18, 1370 ALPHA LAKE RD, WHISTLER, B.C. V8E 0H9 PHONE 932-3314 / FAX 932-3039 dougb@dbss.ca			FILE NO. J21131
			PLAN NO. 21110A_SHED

Plotted on May 26, 2021 at 4:57:45 PM  
14018.CRD  
S:\DATA\21\211131\WORK\21110A.DWG



Received January 5, 2023

Development Variance Permit No. DVP01239

SCHEDULE A Issued this \_\_\_\_ day of \_\_\_\_, 2023

Property Line

7.5cm eaves/rough to property line

15.5cm roof edge to property line

35cm wall to property line

2.6m roof height



**From:** [Planning](#)  
**To:** [Beverly Brown](#)  
**Cc:** [Roman Licko](#)  
**Subject:** DVP01239: SAUNA  
**Date:** Wednesday, October 12, 2022 12:18:57 PM

---

Your email has been received and forwarded to Roman Licko, file manager for the application.

**Monica Urbani** (she/her)  
ADMINISTRATIVE ASSISTANT  
Planning & Development

---

**From:** Beverly Brown [REDACTED] >  
**Sent:** Wednesday, October 12, 2022 8:59 AM  
**To:** Planning <planning@whistler.ca>  
**Subject:** SAUNA

**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

ATTENTION: Roman Licko

Hello

I am writing to address my concerns regarding the Variance Development Application at 8317 Crazy Canuck Dr

I am the owner at 8321 Crazy Canuck Dr, we are a duplex

Robin O'Neill started construction on her sauna exactly two years ago in 2020, it is operational, they use it regularly

As far as we know, no permits were pulled....building, electrical, plumbing

The sauna is built directly on our property line, BC building code and municipal bylaws state this building needs to be 2.5 m setback from the property line.

As far as we know, no actual survey has ever been done to determine exactly where the property line is

Now they are applying for a variance, I always thought that is the first thing you apply for before you build if you want to do something different than the law states

I oppose giving them this variance permit, I have no problem with a Sauna being built in their backyard, as long as it's build to code and they are in compliance

I request a conversation when you are back in Whistler

Regards

Beverly Brown

**From:** [Planning](#)  
**To:** [Roman Licko](#)  
**Subject:** Development variance permit #01239  
**Date:** Wednesday, October 19, 2022 2:47:43 PM  
**Attachments:** [IMG\\_5498.jpg](#)

---

**From:** Monique Thibault [REDACTED] >  
**Sent:** Wednesday, October 19, 2022 2:47 PM  
**To:** Planning <planning@whistler.ca>  
**Subject:** Development variance permit #01239

CAUTION: This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

To: Mr Roman Licko  
From: Monique Thibault

Mr.Licko,

I am writing in regards to the variance permit application for the side yard setback of the auxiliary building built at 8317 Crazy Canuck Dr.

I am the owner of 8309 Crazy Canuck Dr and I am STRONGLY AGAINST this building or ANY building being so close to the property line.

The auxiliary building in question was built WITHOUT permits in the fall 2020. The owners were notified that their sauna/shed had to be moved away from the property line in November 2020 in order to comply with the setback rules established by your department/the municipality. An extension was granted as to avoid moving the unfinished building (framing) while the ground was frozen/there was snow on the ground. Meanwhile, during the winter 2020-2021, the construction continued!

After multiple unanswered phone calls and letters concerning this auxiliary building (sauna/shed), nothing has been done from your department to enforce the removal/move of the building in question. Is this a case of favouritism? Or just a case for "don't ask for permission, ask for forgiveness instead?"

Here are my issues with the building:

1. It was built without a building permit, or an electrical permit.
2. It is not in accordance to the property setback rules. It is already much closer than the .35m they are asking for. Of course a land survey would be the only sure way to know how close it is to the property line. This has never been done by the owners of the auxiliary building.
3. This building is a SAUNA and not a shed. The big windows with a view of the mountains, the reflective insulation, the cedar finishing work inside.. just to name a few!

Finally, the owners placed the variance application far from the road, and lower than 3 feet from the ground. Is this another way to contravene the rules?

Their complete disregard for the rules needs to be addressed in a proactive manner sooner than

I fear that if such a variance were allowed, many of our neighbours would start putting up non permitted auxiliary buildings, thus changing the view, and the property values in our neighbourhood.

Regards,

Monique Thibault  
8309 Crazy Canuck Dr



Sent from my iPhone

**From:** [Marty Lidstone](#)  
**To:** [Planning](#)  
**Subject:** Roman Licko-Development Variance Permit/ DVP 01239  
**Date:** Wednesday, October 26, 2022 8:02:10 AM

---

CAUTION: This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Good Morning,

This email is to inform you that I do not support this application as posted.

The structure in question was constructed and erected without any regards to building codes under the province of British Columbia and Municipality of Whistler.

The set back of this structure must not be granted due to the absence of a non-certified survey by a registered and approved survey company by the Municipality of Whistler showing that the current setback was disregarded. Proper building permits were never presented prior to construction of the sauna, to allow occupancy in the structure at the current location on adjoining property line.

This is now going into its third year of disregard to a plumbing inspector, on site visits and inspection from the by-law department, and direct disrespect to the property value on adjoining Lot 77, 8321 Crazy Canuck Dr.

Allowing a structure of this type, being built in our community, would set a precedence not to abide to building codes set out by Municipality of Whistler for all homeowners, contractors, engineers and designers, "erect and then ask for leniency."

Regards,

Marty Lidstone  
8321 Crazy Canuck Dr. Whistler, BC

**From:** [Janalee Budge](#)  
**To:** [Planning](#)  
**Subject:** Roman Licko-Development Variance Permit/ DVP 01239  
**Date:** Sunday, November 20, 2022 5:45:43 PM

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**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Dear Planning Dept,

This email is to inform you that I FULLY SUPPORT this application as posted.  
I live at 8313 Crazy Canuck Drive and look directly at the new tastefully built shed and see no issues with building.

The structure was constructed and erected based on the information that Chris and Robin received from the municipal hall prior to erecting the building and I think it fits perfectly with the layout of our lots.

As with many of the employee housing new neighbourhoods, our yards and garages are small and as a result many of our neighbours have built extra storage sheds on their properties. We are a tight neighbourhood of long-time locals and in the spirit of supporting each other and acting like kind human beings, no one else is running to the muni to waste your time and resources to complain about their neighbour's additional storage buildings.

Chris and Robin followed what they were led to believe were the correct steps.

- 1) They had a professional survey done
- 2) They had an electrical permit pulled
- 3) They did not get or need a building permit since the building is under 10 feet squared.

Thank you for your time,

Janalee Budge

8313 Crazy Canuck Drive  
Whistler, BC V8E 0G8

*I gratefully acknowledge that I live and work on the unceded territories of the Skwxwú7mesh (Squamish) Nation and Lil'wat7úl (Lil'wat) Nation. I respectfully honour their people, cultures and traditions.*

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Letter of support for DVP 1239  
**Date:** Tuesday, November 22, 2022 11:12:32 AM  
**Attachments:** [Letter of support for DVP 1239.docx](#)

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Hello Planning,  
See attached letter of support for DVP 1239.  
Thank you

Alex Tavuchis  
[REDACTED]  
[REDACTED]



November 22, 2022

To RMOW Planning Department,

RE DVP 01239

I am writing in support of the application for a variance to allow the structure at 8317 Crazy Canuck Drive.

Residents have the right to install structures in their yards, given the limited space that the residents of the area (and specifically to 8317 Crazy Canuck) have in their back yard I feel that they placed the structure in the best spot as it is against the fence. In addition to the above the structure is on the right side of the property line, which is easy to see as the house in question is a duplex.

In the Rainbow neighbourhood it is common that sheds have been added for a variety of reasons including the fact that space is at a premium in small homes.

Furthermore, the structure in question has been built in a workman like manner acknowledging the esthetic of the home (it looks good and is well made) and does not block the neighbours view. It is my understanding that a structural engineer was consulted and that an electrical permit for work was pulled and that the survey showing the structure placed at the correct side of the fence. What more could you want?

I feel that it is a slippery slope when it comes to small structures as they are all over the neighbourhood, I understand that each one has its own characteristics but making the home owners jump through this kind of hoop seems like a bit of an over reach.

Thank you for your attention

Alex Tavuchis

8408 Read Alley

**From:** [Beverly Brown](#)  
**To:** [Planning](#)  
**Subject:** ATTN:BROOK MCGRADY  
**Date:** Monday, February 6, 2023 10:48:32 AM

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**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

I am writing this email regarding the Development Variance Permit @ 8317 Crazy Canuck Dr DVP01239

I am 100% opposed to this sauna staying on my property line.

Back in November 2020 Robin O'Neil started construction on her sauna, there was no discussion with us regarding where they were putting it.

When construction started, we saw it was going on the property line. We called in a complaint and we were told a meeting was held by planning/building and it was determined at that time that it was an illegal build and construction should stop.

Bylaw officer Adrian Collum talked to Robin O'Neill in late November 2020 at which point they stopped building but asked if they could leave the unfinished structure up as it was too late in the season to disassemble it. Being a decent neighbour I agreed that it could be left until spring and Adrian assured me he would be there April 1st to make that happen..well it never happened, construction continued. As a matter of fact Adrian Collum was told to 'Get off their property and don't come back' by Chris Clarke, Robin O'Neill's partner who constructed the sauna

A building permit was applied for by Robin O'Neil in July 2021, as they were not in compliance, a building permit was not issued. They were given 6 months to reapply. They did not reapply by January 2022...BUT... even though they still didn't have a building permit and did not reapply within the 6 months given... they were given a 3 week extension at which point they completed the build and the sauna was operational.

This auxillary building is not in compliance with the BC Building codes or the Municipal bylaws, it is directly on my property line and needs to be setback a minimum of 3 meters from a side parcel line as stated by the RMOW

This matter should have never taken this long, the construction should have been shut down back in November 2020 when the illegal construction began.

The sauna needs to be moved to the proper spot on their property and they need to be given a proper timeline to do this with severe consequences if not done. We have been dealing with this issue for over two years with neighbours who have no respect for the Municipality of Whistler or the BC Building codes, they are entitled people who just do what they want with no regards for anyone but themselves

I hope that council sees that this is an illegal build and takes the proper steps to not issue the variance permit and have this structure moved by spring

Regards  
Beverly Brown  
Home Owner  
8321 Crazy Canuck Dr

To: Brook McCrady <[bmccrady@whistler.ca](mailto:bmccrady@whistler.ca)>

Cc: Chris Clark [REDACTED] Caroline Lamont [REDACTED]

Subject: Re: Updated Narrative DVP 01239

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Hi Brook,

Good morning!

I haven't heard back from you from sending this letter. I just want to confirm this is being included in the package.

Best,  
Robin



Robin O'Neill  
Photographer



**NOTICE:** This email and any of the photographic attachments are intended only for viewing by the addressee(s). Any attachments are samples of the photographer's work and this email does NOT constitute a usage agreement, license, or transfer of copyright. Please do not copy, upload to social media or redistribute the photographic attachments to this email without the consent of Robin O'Neill.

On Feb 10, 2023, at 1:04 PM, Robin O'Neill [REDACTED] wrote:

Hi Brook,

Caroline forwarded me the letter you sent her.

This letter is from the same person (our shared duplex owner Beverly Brown) who has already submitted two letters; so now they are three of the four letters (the other from their friend). It is clear to everyone that there is opposition from the neighbor and has been long before the building was in place.

This statement is false: As a matter of fact Adrian Collum was told to 'Get off their property and don't come back' by Chris Clarke, Robin O'Neill's partner who constructed the sauna.

For Beverly to write something like this is defamation of character.

The ongoing neighbor issue has been such a problem that we will be forced to move from our home. We have nowhere else to go as owners in WHA and will be forced to leave this community. Boundaries are important to us at this point. We really hope this issue is considered for what it is and not with us being painted as some sort of villains. I personally have been an active member of this community for 20 years. I volunteer as a board member of the Spearhead Huts, have been involved with WORCA and the SLCC. I am a working professional who has helped market and share our wonderful community with the globe. My goal has and will always be to be a community minded person who has a positive impact.

As Caroline said, we were told when we visited the office years ago that a bundling permit was not required for a sauna or any building under 10 square feet. And we were told verbally that the internal setback of ancillary building was 0. With other buildings (over 50 in our area) confirming this interpretation. This was not malicious in any way. With neighbors who don't like us, we were thorough in our research and thought we were building within the bylaws, and if we didn't finish the build would have wasted so many materials we worked so hard to pay for. It would make no sense to build an un-compliant building with people who are in constant opposition and dislike for us.

I would like to include this letter into our package please.

Best,  
Robin



Robin O'Neill  
Photographer



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On Feb 9, 2023, at 8:36 AM, Caroline Lamont [REDACTED] wrote:

What I do find odd is that the opposition letters focus more on the infraction rather than the impacts to the neighbouring property. It appears there is more of an issue as how the RMOW dealt with this issue. As you are aware leading up to November 2020 the RMOW verbally indicated a 0 setback. As there are dozens of ancillary buildings in setbacks within the CD zone, so clearly there is confusion in the interpretation of municipal bylaws.

C

On Thu, 9 Feb 2023 at 08:30, Brook McCrady <[bmccrady@whistler.ca](mailto:bmccrady@whistler.ca)> wrote:

Hi Caroline

This is an additional letter we received with the application.

Brook McCrady  
RESORT MUNICIPALITY OF WHISTLER  
T: 604-935-8167

---

**From:** Caroline Lamont [REDACTED]  
**Sent:** Saturday, January 21, 2023 3:24 PM  
**To:** Brook McCrady <[bmccrady@whistler.ca](mailto:bmccrady@whistler.ca)>  
**Cc:** Robin O'Neill [REDACTED]; Chris Clark [REDACTED]  
**Subject:** Updated Narrative DVP 01239

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Hi Brook, please accept the attached updated Narrative for DVP 01239. The attachments remain the same, except that the survey used should be the recent marked up version prepared by Chris. It is understood that the variance will be going to the Feb 21st Council meeting.

I do have another meeting on February 21st, so it would be great to get some idea where we would be on the agenda so I can juggle my other commitments. Also, do we need to make a request to speak to Council at the meeting? Chris/Robin and I both want to speak.

Thanks,

C

--

Caroline



*"An innovator is one who does not know it cannot be done."* — R.A. Mashelkar

---

This e-mail is a public record of the Resort Municipality of Whistler and is subject to public disclosure unless exempt from disclosure under the [Freedom of Information and Protection of Privacy Act](#) legislation. This email is subject to the Resort Municipality of Whistler's Corporate Records Bylaw and Retention Schedule. The information contained in this email is intended only for the named recipients to whom it is addressed. Its contents, including any attachments, may contain confidential or privileged information. If you are not an intended recipient you must not use, disclose, disseminate, copy or print its contents. Disclosure of this email to an unintended recipient does not constitute waiver of privilege. If you have received this email in error, please notify the sender immediately, and delete or destroy the message, including any attachments.

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Caroline



*"An innovator is one who does not know it cannot be done."* — R.A. Mashelkar

**From:** [Planning](#)  
**To:** [Brook McCrady](#)  
**Subject:** DVP01239: ATTN: BROOK McCRADY  
**Date:** Friday, February 17, 2023 2:07:36 PM  
**Attachments:** [LIVE Prospero Folder DVP01239.TDGL](#)

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-----Original Message-----

From: Marty Lidstone [REDACTED] >  
Sent: Friday, February 17, 2023 1:11 PM  
To: Planning <[planning@whistler.ca](mailto:planning@whistler.ca)>  
Subject: ATTN: BROOK McCRADY

CAUTION: This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

To Whistler Mayor and Council,

This letter is for the objection to approve the Application No.DVP01239-8317 CRAZY CANUCK DR.

This is not an existing auxiliary building, but a new building construction site that has been going on now for over 2 years.

From being red flagged by the Plumbing Dept inspector in November 2020, stop work notices from multiply visits from By-Law officer, to a building permit denied in 2021.

As all these time frames elapsed, the construction continued, and completed in the beginning of Jan,2022. All electrical power was also been completed with occupied use of the sauna going on since.

The obvious disregard for Municipality of Whistler building procedures and codes by the owner clearly shows that no concern was taken when erecting this building on the lot.

The building should be dismantled immediately with regular visits from By-Law for completion, apply for proper permits for an occupied building and adhere to the 3 metres from the side parcel line.

Furthermore, a variance permit of this should have been presented before the structure was built by existing and current Municipality By-laws.

I Thank-You for your time addressing this matter, setting a standard of preventing other auxiliary building in the future, within the Municipality of Whistler, to be built in the same manner.

Sincerely,  
Marty Lidstone,  
8321 Crazy Canuck Dr, Whistler BC.



**From:** [Beverly Brown](#)  
**To:** [Planning](#)  
**Subject:** ATTN: BROOKE MCGRADY/SAUNA  
**Date:** Monday, February 27, 2023 10:31:12 AM

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**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

I am writing this email regarding the Development Variance Permit @ 8317 Crazy Canuck Dr DVP01239

To Mayor and Council

I am 100% opposed to this sauna staying on my property line.

Back in November 2020 Robin O'Neil started construction on her sauna, there was no discussion with us regarding where they were putting it, we are in a side by side duplex attached by a common wall

When construction started, we saw it was going on the property line. We called in a complaint and we were told a meeting was held by planning/building and it was determined at that time that it was an illegal build with no permit and construction should stop.

Bylaw officer Adrian Collum talked to Robin O'Neill in late November 2020 at which point they stopped building but asked if they could leave the unfinished structure up as it was too late in the season to disassemble it. Being a decent neighbour I agreed that it could be left until spring and Adrian assured me he would be there April 1st to make that happen..well it never happened, construction continued. As a matter of fact Adrian Collum was told to 'Get off their property' by Chris Clarke, Robin O'Neill's partner who constructed the sauna

A building permit application was received on July 5th, 2021, on July 20th the applicant was informed what they proposed was not compliant and they must re-design. Approximately 3rd week of August a phone meeting was held with owners to discuss possible solutions. This information I am providing is from emails between Ryan Johnson/planning and Adrian Collum/ bylaw officer....which I have.

The initial review letter from July 5th included a 180 day notice at which time the permit would be cancelled. They had until January 1st,2022 to get the permit issued... BUT... even though they still didn't have a building permit and did not reapply within the 180 days given... they were given a 3 week extension at which point they completed the interior build and the sauna was operational.

On July 29th,2021 bylaw officer Adriam Collum stated in an email to Ryan Johnson.....as the application they have submitted still won't work because of the setback, I was going to give them 14 days to move the structure from the set back. If they do not comply a \$500.00 bylaw ticket would be issued, what are your thoughts? On August 6th, Ryan Johnson replied that the owners were trying to move forward in 'good faith' on the permit and if they delayed too long he would consider applying the fine.

Sounds to me like a little nepotism was going on, Ryan states if they 'delay' too long...delay too long ?? They never ever re-applied within the 180 days ,then they were given a 3 week extension...someone please explain this to me as I really don't understand this process....this is not in 'good faith' by either side

On July 20th,2021 Nelson Wall, Senior Building Official said in an email ..sorry for the runaround..bylaw is responsible for non-conforming issues, enforcement of non-compliance is a Bylaw issue..but yet bylaw was not permitted to do their job and issue a Bylaw ticket ?? Perhaps if the owners were receiving bylaw fines they might have sped up the process, Robin O'Neill told me that there was a way of getting around the 2.5 meter setback and they were obviously dragging this out as long as they could and apparently allowed to do do by the planning department

This auxillary building is not in compliance with the BC Building codes or the Municipal bylaws, it is directly on my property line and needs to be setback a minimum of 2.5 meters from a side parcel line

This matter should have never taken this long, the construction should have been shut down back in November 2020 when the illegal construction began.

The sauna needs to be moved to the proper spot on their property and they need to be given a proper timeline to do this... with bylaw fines if not done within the time limit. We have been dealing with this issue for over two years with neighbours who have no respect for the Municipality of Whistler bylaws or the BC Building codes, they are entitled people who just do what they want with no regards for anyone but themselves

I hope that mayor & council see that this is an illegal build and take the proper steps to not allow the issuance of the variance permit and order this structure moved by spring.

Regards

Beverly Brown

Home Owner

8321 Crazy Canuck Dr

From: Marty Lidstone [REDACTED]  
Sent: Tuesday, February 28, 2023 5:46 PM  
To: Planning <[planning@whistler.ca](mailto:planning@whistler.ca)>  
Subject: Brook McCrady, Planning Analyst. DVP01239-8317 CRAZY CANUCK DR

CAUTION: This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

To The Mayor and Whistler Council,

This letter is in regards to the opposition of DVP01239-8317 Crazy Canuck Dr. Variance application.

Please note that this was never an existing building, but a ground up new build.

This auxiliary building was constructed with no regards for municipal By-Laws and BC Building code practices, with a visit by the Municipal Plumbing department Issuing a red flag stop work notice in November 2020, along with multiply follow ups with a By-Law officer. The structure was also given a stop work order from By-Law all which not adhered to by the owner in the beginning of 2021, continuing with construction.

In the summer 2021, application for a building permit was denied, interior and exterior finishes to the structure were being completed, including power, with the structure now completed in January 2022 as a sauna.

The set-back must be upheld at 2.5 meters as per By-Laws set in 2015,

This sauna also poses fire risks with liability issues due the non conforming building codes, power should be dis-connected immediately to the sauna. Demolition to proceed immediately with the structure, along with regular By-law visits to monitor complition.

Thank You for your time in this matter,

Marty Lidstone  
8321 Crazy Canuck Dr, Whistler, BC

## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**FROM:** Planning - Development  
**SUBJECT:** CM000158 – 6427 BALSAM WAY – COVENANT MODIFICATION FOR FLOODPROOFING

**REPORT:** 23-028  
**FILE:** 2450-20-0158

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the Director of Planning be endorsed.

### RECOMMENDATION

**That** Council approve the modification of Covenant J89733 for 6427 Balsam Way, to change the minimum required flood construction level specified in the covenant to state that no area used for habitation, business or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system thereof is less than 1.5 metres above the high water level of Alta Creek, and in accordance with the recommendations contained in the professional geotechnical engineers report referencing Project No. KP-221344-00 prepared by Kontur Geotechnical Consultants, dated September 20, 2022.

### PURPOSE OF REPORT

This report presents covenant modification application CM000158, an application to amend Covenant J89733, applicable to 6427 Balsam Way, to reduce the flood construction level for the parcel from 3.0 metres above the high water level of Alta Creek (also known as River of Golden Dreams) to 1.5 metres above the high water level of Alta Creek. This amendment will bring the flood construction level for 6427 Balsam Way into alignment with the floodproofing requirements contained in Zoning and Parking Bylaw No. 303, 2015 (Zoning Bylaw).

This report provides Council with an analysis of the application and recommends that Council approve the application.

☐ Information Report ☒ Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

The property at 6427 Balsam Way is subject to a covenant that contains floodproofing requirements that are more restrictive than the floodproofing requirements contained in the Zoning Bylaw, and the

owners have applied to modify the subject covenant such that the floodproofing requirements are consistent with the Zoning Bylaw.

The subject property is located at 6427 Balsam Way in the Tapley's Farm neighbourhood close to Alta Creek (See Site Location Map attached as Appendix A). The lot is zoned RS1 (Residential Single Family One) and is developed with a detached dwelling.

The property is governed by the floodproofing requirements of the Zoning Bylaw, which require, in this case, that no areas used for habitation or storage of goods damageable by floodwaters shall be less than 1.5 metres above the high water mark of any relevant watercourse.

In addition to the floodproofing requirements of the Zoning Bylaw, the property is also subject to Covenant J89733 that was registered against the title of the parcel in 1981 and specifies that no area used for habitation shall be located with the underside of the floor system less than 3 metres above the high water level of Alta Creek. In cases such as this, when there are multiple provisions, the more restrictive requirement applies, thus the covenant requirement is applicable.

The property is occupied by a detached dwelling originally authorized by a building permit in 1983. Records indicate that the building was constructed to comply with floodproofing requirements consistent with the Zoning Bylaw regulations, rather than the covenant. A building permit application has recently been submitted (BP005542) to construct additions to the existing dwelling including expansion of the ground floor to include a bedroom and ensuite. This application requests consideration to amend Covenant J89733 to be consistent with the requirements of the Zoning Bylaw to permit the proposed ground floor additions to be at the same floor elevation as the existing dwelling approved in 1983 rather than a split-level layout, as described in the owner's rationale letter, attached as Appendix B.

### **Analysis**

Section 524 of the *Local Government Act* (LGA), provides the regulatory framework for consideration of exemptions to flood requirements contained in zoning bylaws. In this case, the applicant is proposing construction that is in compliance with the flood requirements under the Zoning Bylaw, but not in compliance with the more restrictive requirement under the specific covenant. Thus a floodproofing exemption under Section 524 of the LGA is not needed, however, Section 524 provides a valid framework to apply to the covenant modification, and is the basis for the analysis of the proposed development.

To support this application for the proposed modification, the applicant has provided a signed report from a professional geotechnical engineer. The engineer's report contains an analysis of site conditions and project parameters and recommends that a Flood Control Level (FCL) of 637.2 metres, consistent with the Zoning Bylaw requirement of 1.5 metres above the high water mark of Alta Creek, is appropriate for the subject property, and that the subject property is safe for the intended residential use. This is the assurance that is required when considering an exemption under Section 524 of the LGA, and is consistent with Provincial recommendations for considering relaxations to flood construction requirements.

This report has been reviewed and accepted by the RMOW Building and Infrastructure Services departments in support of the flood construction level change. The engineer's report will be attached to the covenant modification and site development will be subject to the terms and conditions of the engineer's report.

## POLICY CONSIDERATIONS

### Relevant Council Authority/Previous Decisions

This application requires Council's consideration of approval as it is not eligible for delegated approval in the municipality's "Land Use Procedures and Fees Bylaw No. 2205, 2022" because the covenant requested to be modified was enacted prior to the *Flood Hazard Statutes Amendment Act, 2003*.

### Zoning and Parking Bylaw No. 303, 2015

The subject parcel is zoned RS1 (Single Family Residential One). The proposed covenant modification to facilitate the proposed additions to the existing detached dwelling is in compliance with the floodproofing requirements contained in the Zoning Bylaw.

### Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

### Council Focus Areas

- ☐ Community Balance  
*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*
- ☐ Climate Action  
*Provide leadership to **accelerate climate action and environmental performance** across the community*
- ☐ Housing  
*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***
- ☐ Pandemic Recovery  
*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*
- ☒ Not Applicable

### Corporate Goals

- ☒ Community character and mountain culture is reflected in municipal initiatives
- ☐ Municipal decision-making supports the effective stewardship of natural assets and ecological function
- ☐ Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management
- ☐ A high level of accountability, transparency and community engagement is maintained

- ☐ Corporate financial health is optimized to ensure long-term community success
- ☒ A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities

### **Community Vision and Official Community Plan**

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

The recommended resolution included within this report is consistent with the goals, objectives and policies included within "OCP Bylaw No. 2199, 2018."

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### **BUDGET CONSIDERATIONS**

There are no budget considerations with this application. Covenant Modification application fees provide for recovery of costs associated with the processing of this application.

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### **LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS**

The RMOW is committed to working with the LÍŁwat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

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### **COMMUNITY ENGAGEMENT**

Level of community engagement commitment for this project:

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s)

There are no consultation requirements for this type of application. This application was received prior to adoption of "Land Use Procedures and Fees Bylaw No. 2205, 2022" requiring a notification sign be posted for a covenant modification application.

---

### **REFERENCES**

Location: 6427 Balsam Way  
Legal: PID: 006-129-935, LOT 28 BLOCK A DISTRICT LOT 3862 PLAN 19202

Owners: GERHARD MICHAEL SCHMIDT; JULIA YVONNE SCHMIDT  
Zoning: RS1 Zone (Single Family Residential One)

Appendices: Appendix A – Site Location Map  
Appendix B – Project Rationale

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## **SUMMARY**

This report recommends that Council approve covenant modification application CM000158 to amend Covenant J89733, applicable to 6427 Balsam Way, to reduce the flood construction level for the parcel from 3.0 metres above the high water level of Alta Creek to 1.5 metres above the high water level of Alta Creek based on the analysis and recommendations contained in the professional geotechnical engineer's report submitted with the application. The engineer's report will be incorporated within the covenant. This covenant amendment will bring the flood construction level for 6427 Balsam Way into alignment with the floodproofing requirements contained in the Zoning Bylaw.

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## **SIGN-OFFS**

### **Written by:**

Brook McCrady,  
Planning Analyst

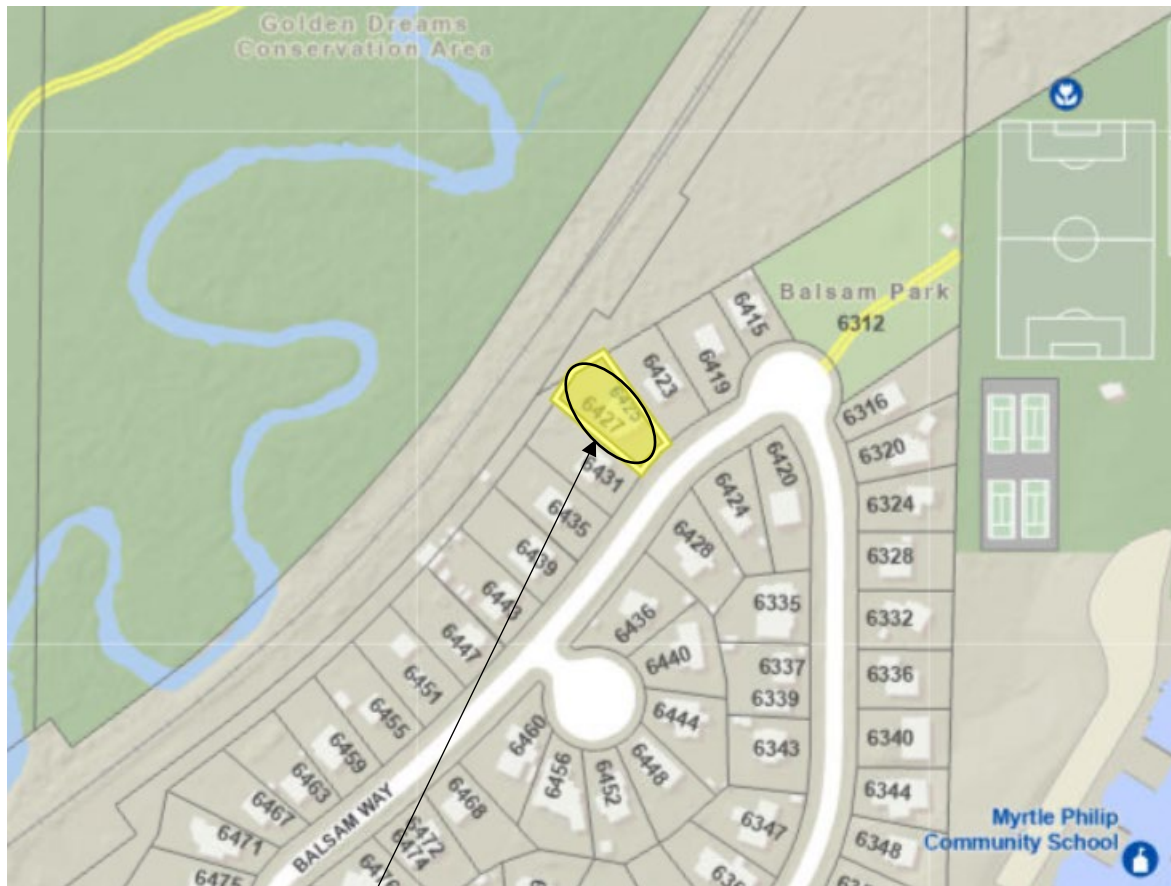
### **Reviewed by:**

Melissa Laidlaw,  
Manager of Development Planning

Mike Kirkegaard,  
Director of Planning

Virginia Cullen,  
Chief Administrative Officer





Subject Property:

6427 Balsam Way

July 13, 2022

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

Attention: Planning Department

Subject: Letter from Property Owners Explaining Rational for the Requested Covenant Modification

Thank you for providing clear instructions for preparing an application for Covenant Modification to Covenant #J89733 ("**#J89733**"). We are pleased to present our rational for preparing this application.

We moved to 6427 Balsam Way in January 2020, and we love our new home with the friendly neighbourhood, stunning views of Whistler and Blackcomb Mountains, quiet expanse of the wetlands of the River of Golden Dreams, and the unlimited outdoor opportunities. We love Whistler but are constrained by a relatively small living space in our home. Accordingly, we would like to expand our home, however, we are constrained by the Flood Construction Level ("**FCL**") requirement of 3.0m contained in #J89733.

The current building complies with both Bylaw No. 2071, and Zoning and Parking Bylaw No. 303 that establish a 1.5m FCL at a distance greater than 30 meters from a water course. Covenant #J89733 requirement of a 3.0m FCL is nearly double the FCL on which the building was originally established.

Under #J89733 any expansion would need to comply with the 3.0 m FCL resulting in a split-level building, where floors are up to 1.5m higher than those in our current home. We have explored a split-level layout and found that the resulting structure would not meet our needs for an integrated living space. We also consider that the exterior of the expanded split-level building is aesthetically unattractive in contrast to the architectural quality and standard of nearby homes. Therefore, we are requesting a Covenant modification to comply with the 1.5 m FCL requirements of current Bylaws.

We would like you and the Council to note that a similar covenant modification was approved by Council and subsequently executed in May 2022 for the next-door neighbouring property 6431 Balsam Way (owned by Dixon and Alice Lawson). According to the recent Covenant Modification Agreement (modification of J89733 that was copied to us by the Lawsons), the Municipality of Whistler has accepted that the Flood Construction Level (FCL) for the Lawson property shall be 1.5 m above the highest recorded flood level, down from 3.0 m per original Covenant Agreement. The Lawson's application for covenant modification was supported by a Geotechnical Engineering report by Evan Sykes of Kontur Geotechnical Consultants Inc., same as our application. We are applying for the same approval, that the existing and any future expansion be governed by the 1.5 m FCL criterion.

Thank you for considering this application for covenant modification. We trust that you will approve this application so that our expansion can proceed aligned with Whistler's high-standard aesthetic for architecture.

Yours very truly,



Gerhard Schmidt  
Co-owners of 6427 Balsam Way, Whistler B.C.



Julia Schmidt

## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**FROM:** Planning - Development  
**SUBJECT:** CM000160 – 28-2250 NORDIC DRIVE – COVENANT MODIFICATION FOR BUILDING ADDITION

**REPORT:** 23-029  
**FILE:** 2450-20-0160

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the Director of Planning be endorsed.

### RECOMMENDATION

**That** Council approve a modification to Covenant BH130713, to permit up to 5.2 square metres of gross floor area (GFA) to be added to the unit at 28-2250 Nordic Drive consistent with the floor plan attached as Appendix B of Administrative Report No. 23-029, and further require the owner to implement the Green Building Initiatives described in Appendix C of Administrative Report No. 23-029 at time of Building Permit.

### PURPOSE OF REPORT

This report presents covenant modification application CM000160, an application to amend covenant BH130713, applicable to 2250 Nordic Drive to modify the density restriction contained in the covenant in order to permit up to 5.2 square metres of additional gross floor area (GFA) for an office loft in the dwelling unit at 28-2250 Nordic Drive.

This report provides Council with an analysis of the application and recommends that Council approve the application.

☐ Information Report ☒ Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

The property located at 2250 Nordic Drive, known as the Whistler Heights development, is subject to a covenant that contains density provisions that are more restrictive than the maximum permitted density of development permitted under the RTA9 Zone (Residential/Tourist Accommodation Nine) which applies to the property. The owners of unit 28 have applied to modify the subject covenant to permit a 5.2 square metre GFA addition to their unit for an office within the loft of the unit.

The Whistler Heights development contains 50 dwelling units across 14 multi-family format buildings. The RTA9 zoning permits a maximum floor space ratio of 0.25 which equates to approximately 8,058 square metres of GFA.

As part of the initial development approvals, Covenant BH130713 was registered against the title of the parcel in 1994 to further establish density restrictions and other development standards for the property. Subsequently, modification Covenant BJ19337, amended the original covenant to restrict the total development on the lands to not exceed 200 bed units in a maximum of 50 dwelling units and an aggregate GFA of 7,187 square metres which reflected the proposed development plans. Although there is GFA available under the applicable zoning, in cases such as this, when there are multiple provisions, the more restrictive requirement applies, thus the covenant requirement is applicable.

### **Analysis**

The proposed addition will occur in a vaulted ceiling space (see Floor Plan - Appendix B) with no changes to the exterior building envelope. Being that this is a modest 5.2 square metre infill proposal that takes advantage of existing infrastructure, it is considered to be a reasonable circumstance to support additional density. The addition will have no visible impacts to the property's exterior and will not affect any site or natural features. The addition will increase the size of the unit from 153 square metres to 159 square metres, and will not increase the bed unit allocation for the property.

As a covenant modification is a discretionary approval, staff have requested the applicant to make green building commitments applicable to the existing unit and proposed addition as is supported by Whistler's Official Community Plan residential accommodation objectives and policies. The green building commitments are described by the applicant in the letter attached as Appendix C and include LED conversion throughout the unit, smart thermostats throughout the unit, insulation upgrades, and installation of weather stripping around the garage door.

For the reasons outlined above, staff are in support of this covenant modification.

## **POLICY CONSIDERATIONS**

### **Relevant Council Authority/Previous Decisions**

This application requires Council's consideration of approval as it is not eligible for delegated approval in the municipality's "Land Use Procedures and Fees Bylaw No. 2205, 2022".

### **Zoning Analysis**

The property is zoned RTA9 (Residential/Tourist Accommodation Nine). There is available density under the RTA9 zoning to support the proposed addition. A table below provides a summary of the zoning analysis relative to the proposal. The proposal is in compliance with all other regulations of the Zoning Bylaw as described in the table below.

RTA9 Zone	Zoning Bylaw Regulation	Proposed
Permitted Uses	Townhouses; duplex dwelling; detached dwelling	Duplex infill addition
Maximum Density	0.25 floor space ratio (FSR), which equates to approx. 8,058 square metres of GFA	5.2 square metre addition will bring the total density for the

		development to approx. 0.22 FSR
Maximum Building Height	10.7 metres	No change to building envelope
Minimum Setbacks	Front/Rear: 7.6 metres; 6 metre separation between all buildings.	No change to building envelope
Parking	2 spaces required (<235 square metre dwelling unit)	2 stalls existing; no increase required with this proposal

### **Corporate Plan**

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

### **Council Focus Areas**

☐ Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

☐ Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

☐ Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

☐ Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

☒ Not Applicable

### **Corporate Goals**

☒ Community character and mountain culture is reflected in municipal initiatives

☐ Municipal decision-making supports the effective stewardship of natural assets and ecological function

☐ Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management

☐ A high level of accountability, transparency and community engagement is maintained

☐ Corporate financial health is optimized to ensure long-term community success

☐ A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities

### **Community Vision and Official Community Plan**

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

As a covenant modification is a discretionary approval, staff have requested the applicant to make Green Building commitments applicable to the existing unit and proposed addition as is supported by OCP residential accommodation objectives and policies.

The recommended resolution included within this report is consistent with the goals, objectives and policies included within "OCP Bylaw No. 2199, 2018." A development permit is not required.

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### **BUDGET CONSIDERATIONS**

There are no budget considerations with this application. Covenant Modification application fees provide for recovery of costs associated with the processing of this application.

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### **LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS**

The RMOW is committed to working with the Líl'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

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### **COMMUNITY ENGAGEMENT**

Level of community engagement commitment for this project:

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s)

There are no consultation requirements for this type of application. This application was received prior to adoption of "Land Use Procedures and Fees Bylaw No. 2205, 2022" requiring a notification sign be posted for a covenant modification application.

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### **REFERENCES**

Location: 28-2250 Nordic Drive  
Legal: Strata Lot 28 District Lots 4979, 7179 and 7765 Group 1 New Westminster District Strata Plan LMS1795  
Owners: Intuitive Hospitality Inc.

Zoning: RTA9 (Residential/Tourist Accommodation Nine)

Appendices: Appendix A – Location Map  
Appendix B – Floor Plan  
Appendix C – Green Building Initiatives

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## **SUMMARY**

This report recommends that Council approve covenant modification application CM000160, applicable to 28-2250 Nordic Drive, to amend Covenant BH130713, as modified by modification BJ19337, to permit up to 5.2 square metres of additional GFA for unit 28-2250 Nordic Drive subject to the implementing the Green Building Initiatives described in this report at time of Building Permit.

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## **SIGN-OFFS**

### **Written by:**

Brook McCrady,  
Planning Analyst

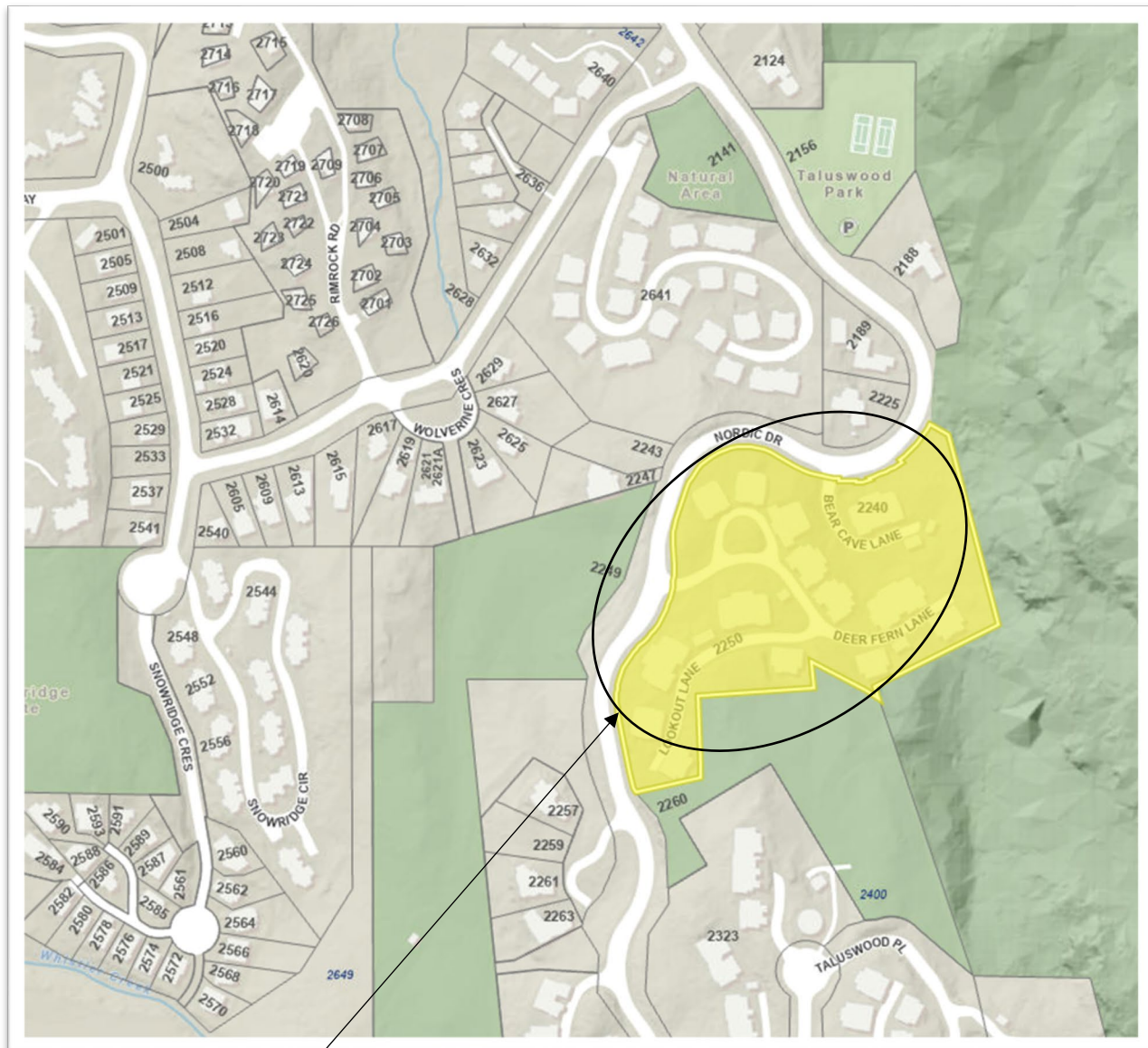
### **Reviewed by:**

Melissa Laidlaw,  
Manager of Development Planning

Mike Kirkegaard,  
Director of Planning

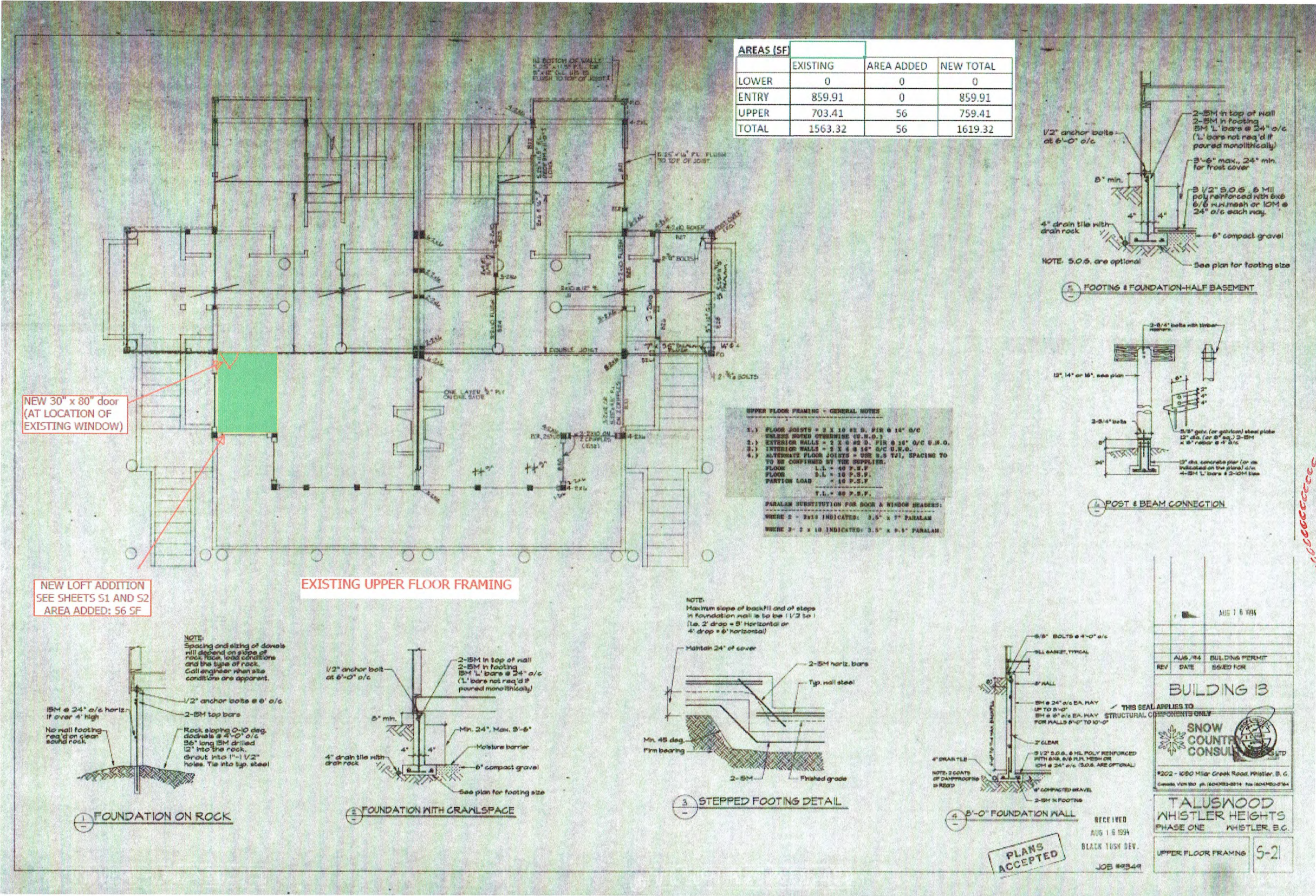
Virginia Cullen,  
Chief Administrative Officer





**Subject  
Property:**  
  
**2250 Nordic  
Drive**







February 16, 2023

Resort Municipality of Whistler

Re: Green Building Initiatives

Dear Brook,

As we discussed, in support of the covenant modification application, submitted on September 6, 2022 and the renovation permit application submitted August 5, 2021, I would like to commit to the following green building initiatives:

- Convert all incandescent lights to LED – in progress
- Instal smart thermostats throughout the unit – completed
- Install additional insulation – completed
- Install weather stripping around garage door - completed
- Upgrade insulation on expanded area and where any insulation is being replaced

Please let me know if you need anything else.

Regards,

A handwritten signature in black ink, appearing to read 'S. Bowers', with a horizontal line underneath.

Steve Bowers

## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**FROM:** Protective Services  
**SUBJECT:** RESORT MUNICIPALITY OF WHISTLER EMERGENCY SOCIAL SERVICES  
PREPAREDNESS GRANT

**REPORT:** 23-030  
**FILE:** 7130-00

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Corporate and Community Services be endorsed.

### RECOMMENDATION(S)

**That** Council endorse submission of the grant application to the Union of B.C. Municipalities for the Resort Municipality of Whistler (RMOW) Community Emergency Preparedness Fund (CEPF) Emergency Social Services Preparedness Grant, attached as Appendix A to Report 23-030; and

**That** Council support the proposed activities in the grant application; and further,

**That** Council supports the RMOW Emergency Program utilizing the grant and providing overall Grant management, if the funding application is successful.

### PURPOSE OF REPORT

The purpose of this report is to obtain Council's endorsement of the proposed grant application to the Union of British Columbia Municipalities (UBCM). This grant would fund additional supplies and training exercises designed to support Emergency Support Services (ESS) readiness and capacity. For the RMOW to be eligible for UBCM grant funding a Council resolution indicating support for the grant application, and direction to provide overall grant management, must be submitted with the application.

☐ Information Report

☒ Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

The CEPF is a suite of funding programs intended to enhance the resiliency of local governments, First Nations and communities in responding to emergencies. Funding is provided by the Province of BC

and is administered by UBCM.

UBCM is currently accepting grant applications to the CEPF funding stream. The 2023 grant application found in Appendix A of this report, seeks to fund ESS supplies, equipment, and emergency exercises.

## **Analysis**

The following sections introduce the 2023 grant proposal, including its purpose, deliverables, approach and rationale.

### **Purpose**

The intent of this funding stream is to build local capacity to provide emergency support services through ESS volunteer/responder recruitment, retention and training, and the purchase of ESS equipment.

### **Proposed RMOW 2023 Grant Proposal Deliverables and Approach**

#### **1. Supplies and Equipment:**

In 2022, the RMOW acquired a 20-foot shipping container under the ESS Resiliency Project. 2023 grant funds will capitalize on the ESS Resiliency Project by acquiring necessary supplies and equipment for the container and organizing it into easily deployable units. Materials include rolling bins to move cots, 25 portable cots, 80 disposable sleeping bags, four accessible cots & a 10-person group emergency kit.

#### **2. 2023 Joint Functional Exercises:**

The grant will include two one-day joint functional exercises with the District of Squamish (DOS) to improve the operational readiness of the ESS volunteers and interoperability between neighboring emergency programs. These exercises will help evaluate the effectiveness of deployed resources, policy, procedures and training, as well as improve interoperability with neighboring communities. One functional exercise will be held in Squamish and a second exercise will be hosted by RMOW out of our mobile response container. Both exercises will provide the opportunity to test the operational readiness of RMOW & DOS ESS systems.

### **The Grant Rationale:**

This project will increase RMOW capacity as a host community through the acquisition of new deployable ESS supplies for major emergencies/disasters.

The associated exercises improves RMOW mass care capabilities including the ability to support evacuees from neighbouring jurisdictions such as the Squamish Lillooet Regional District (SLRD), Pemberton and Squamish.

## POLICY CONSIDERATIONS

### Relevant Council Authority/Previous Decisions

[February 22, 2022 Administrative Report No. 22-022](#) 2022 UBCM Emergency Preparedness Fund Grants

This project ensures that the RMOW maintains compliance with the BC Emergency Program Act to “coordinate the provision of food, clothing, shelter, transportation and medical services to victims of emergencies and disasters, whether that provision is made from within or outside of the local authority” as listed in the BC Emergency Program Act - Local Authority Emergency Management Regulation [2(3)(f)], and the Resort Municipality of Whistler Emergency Measures Bylaw No. 1593, 2002.

This project also serves to meet the objectives of the Emergency Planning Committee terms of reference as follows:

- i. To ensure all emergency planning responsibilities as set out in the BC Emergency Program Act, the RMOW Emergency Measures Bylaw No. 1593, 2002, and the RMOW Emergency Plan are adequately met.

### Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

#### **Council Focus Areas**

☒ Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

☐ Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

☐ Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

☐ Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

☐ Not Applicable

#### **Corporate Goals**

☐ Community character and mountain culture is reflected in municipal initiatives

☐ Municipal decision-making supports the effective stewardship of natural assets and ecological function

- ☒ Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management
- ☐ A high level of accountability, transparency and community engagement is maintained
- ☐ Corporate financial health is optimized to ensure long-term community success
- ☒ A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities

### **Community Vision and Official Community Plan**

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

## **8. Health Safety and Well Being**

**8.2. Goal:** Promote efforts to enhance the quality of life for all residents and employees.

**8.2.1. Objective:** Strive to increase affordability for residents.

**8.2.1.1. Policy:** Create strategies and mechanisms to ensure basic needs, including housing, food, transportation, childcare, recreation and health care, are affordable for all who live and work in Whistler.

**8.6. Goal:** Create and embed effective governance mechanisms and partnerships to create trust, responsibility and accountability. **8.6.2. Objective:** Work with partners to achieve mutual benefits.

**8.6.2.1. Policy:** Collaborate with community and regional partners wherever possible and practical.

**8.11. Goal:** Strive to ensure community health and social services and facilities meet the physical, mental, spiritual and social needs of residents and visitors.

**8.11.1. Objective:** Engage with service providers and the community to maintain and coordinate high quality services with a particular focus on the needs of those who are most vulnerable.

**8.11.1.9. Policy:** Engage with social service providers to ensure an adequate level of services is maintained.

## **BUDGET CONSIDERATIONS**

If the grant application is successful, the project described above totalling \$17,750 will be 100% grant funded. Staff time to administer the funds and oversee the projects will be funded through existing 2023 RMOW operating budgets.

## LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

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## COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☐ Inform    ☒ Consult    ☐ Involve    ☐ Collaborate    ☐ Empower

The RMOW Emergency Program collaborated with the DOS ESS team to provide input as subject matter experts in their field.

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## REFERENCES

Appendix A – RMOW CEPF Emergency Social Services Preparedness Grant

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## SUMMARY

This report presents the 2023 RMOW grant application for the UBCM Community Emergency Preparedness Fund Emergency Support Services Grant, which will enhance the capacity of the RMOW and community stakeholders to respond to ESS events and provide support for surrounding communities. A council resolution indicating support for the grant application, and direction to provide overall grant management must be submitted with the application.

## SIGN-OFFS

### Written by:

Kerry Hannah,  
ESS Coordinator

### Reviewed by:

Lindsay DeBou,  
Manager of Protective Services

Ted Battiston,  
General Manager of Corporate & Community  
Services

Virginia Cullen,  
Chief Administrative Officer

## Community Emergency Preparedness Fund

### Emergency Support Services

### 2023 Application Form

Please complete and return the application form by **January 27, 2023**. All questions are required to be answered by typing directly in this form. If you have any questions, contact [cepf@ubcm.ca](mailto:cepf@ubcm.ca) or (250) 387-4470.

SECTION 1: Applicant Information	AP <span style="float: right;"><i>(for administrative use only)</i></span>
Local Government or First Nation Applicant: Resort Municipality of Whistler	Date of Application: Jan 26, 2023
Contact Person*: Kerry Hannah	Position: Emergency Social Services Coordinator
Phone: 604-966-4845	E-mail: khannah@whistler.ca

*\* Contact person must be an authorized representative of the applicant (i.e. staff member or elected official).*

SECTION 2: For <u>Regional Projects Only</u>
<p><b>1. Identification of Partnering Applicants.</b> For all regional projects, please list all of the partnering eligible applicants included in this application. Refer to Section 4 in the Program &amp; Application Guide for eligibility.</p> <p>N/A</p>
<p><b>2. Rationale for Regional Projects.</b> Please provide a rationale for submitting a regional application and describe how this approach will support cost-efficiencies in the total grant request.</p> <p>N/A</p>

SECTION 3: Project Information
<p><b>3. Project Information</b></p> <p>A. Project Title: Resort Municipality of Whistler Emergency Social Services Preparedness Grant</p> <p>B. Proposed start and end dates. Start: May 1, 2023 End: April 30, 2024</p>



**4. Project Cost & Grant Request:**

- A. Total proposed project cost: \$20,349.00
- B. Total proposed grant request: \$17,749.00
- C. Have you applied for or received funding for this project from other sources? If yes, please indicate the source and the amount of funding received or applied for.  
No

**5. Project Summary.** Provide a brief summary of your project in 150 words or less.

In 2022 the Resort Municipality of Whistler acquired a 20-foot shipping container under the Emergency Support Services (ESS) Resiliency Project. This initiative will capitalize on the ESS Resiliency Project by acquiring necessary supplies and equipment for the container and organizing it into easily deployable units. This project will also include joint functional exercises with the District of Squamish (DOS) to improve the operational readiness of the ESS volunteers and interoperability between neighboring emergency programs. One exercise will be held out of the DOS container at Brennan Park. The second exercise will be hosted by RMOW out of our mobile response container.

**6. Emergency Plan.** Describe the extent to which the proposed project will specifically support recommendations or requirements identified in the local Emergency Plan.

The RMOW Comprehensive Emergency Plan consists of the All-Hazards Plan, as well as a number of annexes, addressing specific hazards or needs including the Community Risk Assessment Report, the Multimodal Evacuation Plan and, the Community Wildfire Protection Plan.

This project supports requirements in the Evacuation Plan (provision of an evacuee centre for evacuated residents to gather and receive services) and requirements and recommendations in the Mass Care Plan (provide effective and efficient emergency support services for evacuees) by enhancing the RMOW ESS supply/equipment inventory and improving the RMOW operational readiness through the acquisition of additional deployable ESS response logistics resources (i.e., reception centre and mass care kits, RDA kits, light and power sources) that can be quickly accessed to support a reception centre or group lodging facility. Furthermore, the functional exercises will improve the operational readiness of the ESS volunteers.

**SECTION 4: Detailed Project Information**

**7. Proposed Activities.** What specific activities will be undertaken as part of the proposed project? Refer to Section 6 of the Program & Application Guide for eligibility.

The specifics of this project include: planning and acquiring supplies/equipment to build upon existing ESS Reception Centre and group lodging inventory in the container; organizing new equipment into deployable units (i.e., reception centre and group lodging kits); developing operational procedures and safety protocols for the storage site; and running through joint functional ESS exercises with DOS and RMOW volunteers in Squamish and Whistler which will help evaluate the effectiveness of the deployment of resources, policy, procedures and training and improve interoperability with neighboring

communities. Whistler's exercise will be based on the RMOW's mobile response unit. A functional exercise will be held in Squamish to provide the opportunity to test the operational readiness of RMOW & DOS ESS. Accommodation and per diem will be provided for ESS volunteers to incentivize volunteers to travel to the training in Squamish. (The RMOW estimates approx 10 volunteers will attend the training)

- 8. Modernization of local ESS programs.** How will the proposed activities support the modernization of the local ESS program? Will the Evacuee Registration & Assistance (ERA) Tool be implemented?

This project will improve the RMOW overall response logistics and enhance using the ERA Tool. The new emergency power and lighting sources will support using the ERA Tool on laptops and ipads, and increase the capacity to run a reception centre/group lodging facility. While new equipment will support the overall modernization of DOS ESS, the functional exercises will include a refresher on using the ERA Tool.

- 9. Capacity Building.** Describe how the proposed project will increase emergency response capacity (i.e. having the physical resources and the skills to respond to emergencies) in your community.

The Operational Readiness Project enables RMOW ESS volunteers to have easily deployable resources at hand in the event of a major emergency/disaster. Access to the secured ESS supplies will be provided for RMOW ESS, as well as a select group of RMOW Staff from departments such as the Emergency Program, Meadow Park Recreation Centre and Whistler Fire Rescue. Therefore this project increases emergency response capacity by improving overall resource availability, logistics and operational readiness of ESS delivery.

- 10. Host Community Capacity.** Describe how the proposed project will increase emergency response capacity as a host community?

This project will increase the RMOW capacity as a host community through the acquisition of new deployable ESS supplies for major emergencies/disasters. Additional resources and associated planning improves the RMOW mass care capabilities including the ability to support evacuees from neighbouring jurisdictions such as the Squamish Lillooet Regional District (SLRD), Pemberton and Squamish.

- 11. Transferability.** Describe the extent to which the proposed project may offer transferable resources and supplies and knowledge sharing with other local governments and/or First Nations (e.g. ESS volunteers/responders, training resources, cots, blankets, etc.).

This project is transferable between the RMOW and other local government and First Nations in the Sea-to-Sky Corridor region, as the RMOW will make all ESS supplies and equipment available if mutual aid assistance is required for a neighbouring community. The goal is to have resources available at the container and volunteers from both RMOW and DOS trained in deploying the equipment efficiently.

- 12. Partnerships.** In addition to Question 1, if applicable, identify any partners you will collaborate with on the proposed project and specifically outline how you intend to work together and enhance mutual aid.

N/A

**13. Evaluation.** How will the project be evaluated? How will performance measures and/or benchmarks be used to measure outcomes? (e.g. tracking the number of training events and recruitments, external evaluators, etc.)

Two functional exercises are planned to evaluate the effectiveness of the deployment resources, policy, procedures, and training. RMOW will invite ESS volunteers from Squamish to come and join in the exercise to improve cooperation, facilitate mutual aid and ensure interoperability in the corridor. Whistler ESS volunteers will take part in a similar exercise in Squamish. Following each exercise, lessons-learned will be captured and shared among stakeholders in the Sea-to-Sky corridor, and an action plan for any improvements or changes put in place for implementation.

**14. Progress to Date.** If you received funding under prior CEPF intakes for the Emergency Support Services funding stream, please describe the progress you have made in increasing ESS capacity through prior projects.

In 2020, the RMOW Emergency Support Services (ESS) Modernization Project enhanced RMOW ESS delivery effectiveness and efficiency by procuring technology (including tablets, wireless modems & printers, and associated hardware) to provide modern ESS support through the ERA-tool to those in need. Virtual in-house training was provided to ESS volunteers to familiarize volunteers with the then-new ERA tool and associated procedures.

In 2022, under the Emergency Support Services (ESS) Resiliency Project, the RMOW acquired a 20-foot shipping container as well as 50 year water and freeze dried food. Having a storage and deployment location has ensured that future ESS, including mass care, can continue to be delivered without potential disruption and that the resources are safely and effectively stored and deployable.

The proposed Operational Readiness Project will further help improve the overall capacity of RMOW ESS with better logistics and deployment of resources for a major emergency as well as enhance mutual aid between neighboring communities.

**15. Additional Information.** Please share any other information you think may help support your submission.

N/A

## **SECTION 5: Required Attachments**

Only complete applications will be considered for funding.

The following separate attachments are required to be submitted as part of the application:

- ☒ Council or Board resolution, Band Council resolution or First Nation resolution, indicating support for the current proposed activities and willingness to provide overall grant management.

- ☒ Detailed budget for each component identified in the application. This must clearly identify the CEPF funding request, applicant contribution, and/or other grant funding.
- ☐ For regional projects only: Council or Board resolution, Band Council resolution or First Nation resolution from each partnering applicant that clearly states their approval for the primary applicant to apply for, receive and manage the grant funding on their behalf.

**SECTION 6: Signature** Applications are required to be signed by an authorized representative of the applicant. Please note all application materials will be shared with the Province of BC.

I certify that: (1) to the best of my knowledge, all information is accurate, (2) the area covered by the proposed project is within the applicant's jurisdiction (or appropriate approvals are in place) and (3) we understand that this project may be subject to a compliance audit under the program.

Name: Kerry Hannah

Title: Emergency Social Services Coordinator

Signature\*:

*A certified electronic or original signature is required.*

Date: February 2, 2023

\* Signatory must be an authorized representative of the applicant (i.e. staff member or elected official).

Submit applications to:

Local Government Program Services, Union of BC Municipalities

E-mail: [cepf@ubcm.ca](mailto:cepf@ubcm.ca)

## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**FROM:** Planning – Projects  
**SUBJECT:** DP001925 – 1400 Mount Fee Road – Employee Restricted Housing Development

**REPORT:** 23-031  
**FILE:** 3060-20-1925

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the Director of Planning be endorsed.

### RECOMMENDATION(S)

**That** Council authorize the General Manager of Climate Action, Planning and Development Services to issue Development Permit DP001925 to authorize a new three-storey, 30-unit employee restricted apartment building at 1400 Mount Fee Road, as illustrated on the architectural labelled A-0.00, A-1.02, A-1.02a, A-1.04, A-1.05, A-1.06, A-2.00, A-2.02, A-2.03, A-2.04, A-2.05, A-2.06, A-2.07, A-3.01, A-4.01, A-9.01 prepared by Murdoch + Company Ltd. Dated March 10, 2023, landscape plans labelled L-1.1, L-1.1A, L-1.3, L-2.1 and L-2.1A prepared by Murdoch + Company Ltd. dated March 03, 2023 attached as Appendix A to this Administrative Report 23-031, and civil plans labelled (BP) ESC-1, (BP) S-1, (BP) S-2, (BP) STM-1, (BP) DWY-1, (BP) TYP-1, (BP) GR-1, (BP) SS-1 and (BP) DET-1 prepared by Webster Engineering Ltd. dated November 28, 2022 attached as Appendix B to this Administrative Report 23-031; and

**That** Council direct staff to advise the applicant that, prior to issuance of DP001925, the following condition must be completed to the satisfaction of the General Manager of Climate Action, Planning and Development Services:

- Provision of landscape security in the amount of \$116,638; and further

**That** Council require the following items be included as conditions within DP001925:

- a. Development of the site is to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022);
- b. All Vaccinium found wild on the property shall be removed;
- c. Trees to be removed must be flagged and approved for removal by the General Manager of Climate Action, Planning and Development Services or designate prior to any removal;
- d. Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a Qualified Environmental Professional or other environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC Wildlife Act with an adequate buffer;
- e. Raptor nest survey should be conducted by a Qualified Environmental Professional or other environmental professional prior to any vegetation clearing or removal at any time of the year;

- f. Prior to initiation of works on Lot 2, construction fencing must be installed along the length of the Streamside Protection and Enhancement Area (SPEA) boundary of Wetland #3 in the northern portion of Lot 2A. The fencing shall be inspected by the Environmental Monitor prior to commencement of works. The fencing must also be maintained throughout all development activities;
- g. Upon completion of construction in Lot 2, denuded areas of the Wetland #3 Riparian Ecosystem Protection Area (REPA) must be revegetated with native vegetation at the direction of the project QEP and in accordance with Lot 2 Riparian Restoration Plan Memorandum (Cascade Environmental, January 25, 2023);
- h. All water leaving the area of work must meet or exceed the CCME Water Quality Guidelines for the Protection of Aquatic Life (Environment Canada, 1999) and the BC Water Quality Guidelines for the Protection of Aquatic Life (MOE, 2010);
- i. Use clean, locally sourced fill only to prevent introduction of invasive species through soil/fill deposits;
- j. There shall be no disturbance to or intrusion into the Riparian 30 metre setback area of the Cheakamus River; and
- k. Adhere to and follow all recommendations outlined in the FireSmart Wildfire Hazard Assessment Report (Diamond Head, November 29, 2022).

## PURPOSE OF REPORT

The purpose of this report is to present DP001925 to Council for consideration of approval. The proposal is for a new three-storey, 30-unit employee restricted apartment building at 1400 Mount Fee Road. Issuance of the development permit is conditional upon receiving landscape security for the project. The development permit also includes conditions as specified related to environmental and FireSmart recommendations.

☐ Information Report

☒ Administrative Report (Decision or Direction)

## DISCUSSION

### Background

On February 11, 2020, Whistler 2020 Development Corporation (WDC) submitted a rezoning application (RZ001165) for the rezoning of lands referred to as the Cheakamus Crossing Phase 2 lands to enable the phased development of the lands to support meeting the resort community's employee housing needs.

Rezoning of the Phase 2 lands was completed in early 2021. Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 was adopted by Council on March 16, 2021. Lot 2 (formerly Parcel B/C) has been subdivided into two lots through Development Permit DP001894. The lots are now referred to as Lot 2A (1400 Mount Fee Road) and Lot 2B (1450 Mount Fee Road).

Development Permit DP001853 and DP001859 were respectively issued in March and June 2022 to authorize vegetation clearing, grading, excavation, and earthworks on Lot 2A and Lot 2B.

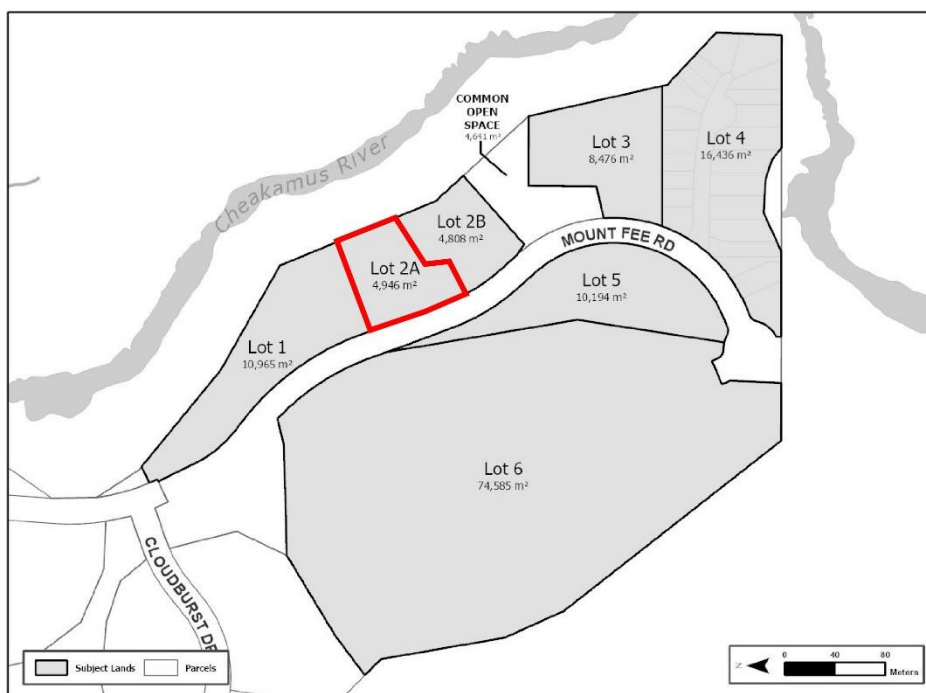
This report presents DP001925 for development of Lot 2A for Council's consideration, and describes that the proposed development is consistent with the RM-CD2 zoning that was adopted by Council on

March 16, 2021 as well as the applicable development permit guidelines. The proposal is for a three-storey, 30-unit rental employee restricted apartment building.

## **Analysis**

The subject property, Lot 2A, is a 4,946 square metre parcel located at 1400 Mount Fee Road south of and adjacent to Lot 1, the first development parcel to be completed in Cheakamus Crossing Phase 2 (see Figure 1 below). The property is zoned RM-CD2 (Residential Multiple – Comprehensive Development Two). Allowable uses on Lot 2A are apartments and townhouses for employee housing and daycare.

**Figure 1 Location of Lot 2A**



The subject property is located within the Protection of Riparian Ecosystems, Protection of Sensitive Ecosystems, Multi-Family Residential and Wildfire Protection Development Permit Areas (DPAs). The Site Investigation Report by Cascade Environmental Resource Group (CERG) found that Lot 2A contains no sensitive ecosystems, but it identifies a wetland (Wetland #3) located on the parcel that connects to the Cheakamus River. Lot 2A does not lie within the 30m Riparian Assessment Area of Cheakamus River, but a portion of the Wetland #3 Streamside Protection and Enhancement Area (SPEA) and Riparian Ecosystem Protection Area (REPA) intrudes into the northern part of Lot 2A.

The Lot 2A building envelope is located outside of SPEA of Wetland #3 and has been located to avoid impact to vegetated areas of the REPA. Approximately 243 square metres of the proposed development is located within the REPA of Wetland #3, however this area of intrusion is within an area that was previously cleared and grubbed in and around an historic Forest Service Road alignment. As such, no damaging impact to the Wetland #3 REPA will occur from the proposed development, and the existing natural features of the REPA will be protected during construction by temporary fencing installed along the length of the SPEA boundary of Wetland #3 in the northern portion of Lot 2A. The REPA will be enhanced once development is completed by revegetating disturbed areas of the REPA

with native riparian vegetation at the direction of the project Qualified Environmental Professional (QEP).

### Description of Proposed Development

The proposal is for a three-storey, 30-unit apartment building containing 18 one-bedroom and 12 two-bedroom units. All units have internal storage and a balcony. One elevator and two stairwells provide access to all floors. The building will provide two shared laundry facilities on the second and third floors for residents.

The proposed building reflects a similar complementary architectural style and scale as the two existing buildings on Lot 1 and the proposed building on Lot 2B. The proposed building roof is flat and does not stepdown on the end like the roofs on the existing buildings of Lot 1. However, these are four storey buildings stepped down on the ends to three storeys, which is consistent with the proposed three-storey building.

The building includes an underground parkade with 32 stalls for residents including one accessible stall. The parkade also contains the waste management room and space for bike storage. Three visitor parking stalls and one accessible stall are located at grade in front of the building. The parkade entrance is accessed at the north end, sharing a driveway with Building B on Lot 1. The visitor parking stalls are accessed via Mount Fee Road, sharing a driveway with the proposed building on Lot 2B. Pedestrian pathways and stairs link the sidewalk and Valley Trail to the ground floor entrance. An exterior ramp is also provided for accessibility needs. The building and site plans submitted with DP001925 (attached as Appendix A) include undefined outdoor spaces located behind the proposed building and between Lot 2A and 2B. These open spaces are accessed through pedestrian pathways and mostly consist of lawn.

The proposed development is illustrated in the Architectural and Landscape plans attached to this report as Appendix A and Civil Plans attached as Appendix B.

Further details on the proposed project design are provided in the evaluation of the proposed development relative to the applicable development permit guidelines, which is presented in Appendix C. Analysis of the Development Permit application is presented below.

### Sustainability and Green Building Requirements

Green building requirements are secured by S.219 Covenant CA9354647 establishing requirements for District Energy System (DES) connection, BC Energy Step Code compliance, and electric vehicle charging infrastructure requirements:

- The building will have to meet Step 3 of the BC Energy Step Code.
- The building will be connected to the DES to supply domestic hot water. Electric baseboards will provide space heating. Connection to natural gas supply is prohibited.
- A minimum 20% of parking stalls will be equipped with energized outlets and an additional 60% of the parking stalls will be equipped to allow for easy retrofitting with electric vehicle charging infrastructure.



### Advisory Design Panel

On June 15, 2022, the Advisory Design Panel (ADP) toured the Cheakamus Crossing Phase 2 construction site and reviewed preliminary drawings for the Lot 2A development. The project architect presented an early design concept in a workshop format. The ADP provided comments on the building design in a workshop format for comments and no resolution was passed.

ADP members provided generally supportive feedback on the design direction for Lot 2A, including support for generous setbacks that create privacy from adjacent buildings and building massing that is sensitive to the grading of the site. Panel members also felt that the design scheme was consistent with the intent of the zoning, previous ADP comments and the Multi-Family Residential DPA guidelines.

On February 15, 2023, the ADP reviewed a complete architectural and landscape drawing package for the proposed development and staff requested comments on the site planning, circulation, proposed building massing, architectural form and character, colours and materials, and landscape. Staff also requested a resolution from ADP with its recommendation for the proposed Lot 2A development.

At this meeting, ADP members supported the proposal for Lot 2A and noted that the massing and materials work well in relation to adjacent buildings and the proposed landscape. Panel members liked how the building works with changes of materiality, form and the roof modularity and overhangs. Concerns were raised regarding the entry to the building, recommending that the design could use more attention and design development to increase its attractiveness. ADP members also suggested the applicant consider incorporating a sheltered waiting area for people with mobility challenges and to reconsider the sidewalk connection to the parkade entrance to enhance accessibility.

Following ADP review, staff worked with the applicant to address the ADP comments. Staff are of the opinion that the applicant has adequately addressed ADP's comments. Applicant reviewed the sidewalk connection to the building and reduced the slope of the accessibility ramp. A more generous overhang on the building main entrance was also incorporated to enhance the entry and provide a sheltered waiting area and protect the bicycle racks from the elements. The Panel minutes are attached as Appendix D.

### Official Community Plan Development Permit Area Guidelines

The Local Government Act establishes municipal authority to establish Development Permit Areas (DPAs) through an Official Community Plan (OCP), and outlines activities on these lands that require a development permit. All development within a DPA require a development permit, unless exempted.

The subject lands lie within the Protection of Riparian Ecosystems, Protection of Sensitive Ecosystems, Multi-Family Residential and Wildfire Protection DPAs. As such, this proposal is subject to design guidelines for the form and character of multi-family residential development, protection of the natural environment and protection of development from hazardous conditions, as contained in the OCP for each of the designated development permit areas.

A detailed evaluation of the proposed development relative to the applicable guidelines is presented in Appendix C. The proposed development has been assessed and determined to be consistent with the applicable DPA guidelines.

### Zoning and Parking Bylaw No. 303, 2015

The property is zoned RM-CD2 (Residential Multiple – Comprehensive Development Two) which permits apartments for employee housing. The DP001925 proposal supports the intention of and is consistent with the regulations of the RM-CD2 Zone.

The following table provides a high-level analysis of the DP001925 proposal with respect to the applicable zoning bylaw regulations:

<b>Regulation</b>		<b>DP001925 Proposal</b>	<b>Staff Comment</b>
Use	Apartments for employee housing, townhouses for employee housing, daycare.	Apartment for employee housing	Complies
Density	0.5 FSR (with a usable area of 4,350 m <sup>2</sup> , that makes 2,175 m <sup>2</sup> of maximum GFA)	2,095.44 m <sup>2</sup>	Complies
Height	10.7 metres / Three storeys	10.7 metres	Complies
Site Coverage	20% for apartment buildings	15.06%	Complies
Setbacks	Front: 7.6 m Sides: 6.0 m Rear: 12.0 m	Front: 7.6 m Sides: 6.0 m Rear: 12.0 m	Complies
Parking	36 spaces (1 space per unit under 50 m <sup>2</sup> and 1.5 spaces per unit over 50 m <sup>2</sup> )	36 parking spaces (including 3 visitor parking spaces and 2 accessible parking spaces)	Complies

RM-CD2 zoning also requires that naturalized landscaping be provided and maintained within the front setback of Lot 2A equal to a minimum of 30 percent of the setback area. Staff are of the opinion that this zoning requirement is met and demonstrated on the site and landscape plan provided with DP001925 and included in Appendix A.

The proposed development is consistent with the regulations of the RM-CD2 Zone and satisfies “Zoning and Parking Bylaw 303, 2015” requirements for the minimum number of on-site parking stalls.

The proposed development is also considered to be consistent with the supported development concept and green building commitments registered on title as a condition of rezoning approval. The green building commitments are also recommended to be incorporated as a condition of the development permit and will further be reviewed through the building permit approval process.

### Legal Encumbrances

As part of the development process, a housing agreement in favour of the RMOW will be registered to set the maximum initial rents and to define terms for the employee rental housing. This agreement will replace an existing agreement that is currently registered on title and will be presented to Council for its consideration through a required housing agreement bylaw in a future meeting.

## **POLICY CONSIDERATIONS**

## **Relevant Council Authority/Previous Decisions**

### **[DP001817 – 1340-1360 Mount Fee Road – Cheakamus Crossing Phase 2 Development – Subdivision, Report No. 21-067, June 15, 2021](#)**

This report presented DP001817, required to authorize the subdivision of the Cheakamus Crossing Phase 2 lands.

### **[RZ001165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw \(Cheakamus Crossing Phase 2 Parcelization\) No. 2298, 2020, Consideration of Adoption, Report No. 21-024, March 16, 2021](#)**

This Report presented “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” to Council for consideration of adoption. The Report also provided a summary and review of the conditions of adoption.

### **[RZ001165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw \(Cheakamus Crossing Phase 2 Parcelization\) No. 2298, 2020 Summary Report of Public Hearing and Third Reading Consideration, Report No. 21-019, February 16, 2021](#)**

This Report presented “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” to Council for consideration of third reading. The Report also provided a summary and review of the written submissions and verbal representations made during the Public Hearing process. Staff are not recommending any changes to the proposed bylaw based on the Public Hearing Process.

### **[RZ001165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw \(Cheakamus Crossing Phase 2 Parcelization\) No. 2298, 2020, First and Second Reading, Report No. 20-127, December 15, 2020](#)**

This report presented Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 (the “proposed Bylaw”) for Council consideration of first and second readings, along with conditions to be addressed prior to any Council consideration of adoption of the proposed Bylaw. The report also requested that Council authorize staff to schedule a Public Hearing to provide members of the public with the opportunity to make representations to Council on the proposed Bylaw for Council consideration, consistent with the Local Government Act.

## **Corporate Plan**

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

### **Council Focus Areas**

☒ Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

☐ Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

☒ Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

☐ Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

☐ Not Applicable

### **Community Vision and Official Community Plan**

The OCP is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

The recommended resolution included within this report is consistent with the goals, objectives and policies included within "OCP Bylaw No. 2199, 2018". The development of Lot 2A will facilitate the completion of secure affordable employee housing in Whistler and is consistent with Whistler's OCP and growth management policies. A comprehensive evaluation of these policies was completed through the rezoning process. This report addresses the applicable development permit requirements contained within the OCP as described above and presented in Appendix C. The development and subdivision of Lot 2 supports Whistler's Community vision and the following OCP goals:

- |     |      |  |
|-----|------|--|
| 4.1 | Goal | Land use and development are effectively managed to maintain Whistler's unique sense of place, protect Whistler's natural environment, provide a high quality of life for residents and provide exceptional experience for our visitors. |
| 5.2 | Goal | Promote diversity in housing price ranges to maintain affordability for the varied needs of different workforce groups and retirees within the community.  |
| 5.3 | Goal | Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs.   |

Key relevant objective and policies from the OCP are also contained in the Residential Accommodation section of Chapter 5: Land Use and Development. Under the Our Share Future heading for Residential Accommodation, the OCP describes the desired future where "Whistler's employees enjoy a secure supply of affordable and livable employee housing that includes a range of housing types, prices and tenures". The OCP specified (Objective 5.1.2) a target to strive for the addition of 1,000 new employee beds over the next 5 years (2019 – 2023). The proposal for Lot 2 helps to address this target.

The importance of protection of the long-term supply of existing and new employee housing is emphasized by the following objectives and policies:

- |         |           |  |
|---------|-----------|--|
| 5.1.3   | Objective | Protect Whistler's existing housing and employee housing supply.   |
| 5.1.3.1 | Policy    | Maintain an inventory of employee housing in perpetuity, for rental and ownership tenures, to be available for employees.  |
| 5.2.1   | Objective | Encourage a range of price points within employee housing to meet the needs of the diverse workforce and retiree groups.   |
| 5.3.1.3 | Policy    | Encourage a diversity of housing types and tenures (rental and ownership) responsive to the needs of all age groups and family types, including singles, couples, young adults and families, seasonal residents, |

people with disabilities and seniors, and to support their transition through different housing types as their needs change.

5.3.1 Objective Encourage flexibility and adaptability in residential land uses.

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## BUDGET CONSIDERATIONS

Development Permit DP001925 is subject to cost recovery for staff processing and associated direct costs.

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## LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy. There are no specific considerations to include in this report.

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## COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☒ Inform    ☐ Consult    ☐ Involve    ☐ Collaborate    ☐ Empower

Comment(s):

The proposed development has been the subject of a rezoning process (RZ001165), with several opportunities for community input, including a statutory public hearing. The proposed development permit is subject to a Development Permit sign requirement which has been posted on the property.

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## REFERENCES

Appendix A – Architectural and Landscape Plans  
Appendix B – Civil Plans  
Appendix C – OCP DPA Guidelines Review  
Appendix D – Advisory Design Panel Meeting Minutes, June 15, 2022 and February 15, 2023  
Appendix E – Design Rationale

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## SUMMARY

This report presents Development Permit application DP001925 – 1400 Mount Fee Road – Employee Restricted Housing Development to Council for consideration of approval. DP001925 will authorize development of a three-storey, 30-unit employee restricted rental apartment building at 1400 Mount Fee Road. Staff have evaluated the application relative to the applicable development permit guidelines

and zoning and confirm the proposal is consistent with the DPA guidelines and RM-CD2 zoning. Staff recommend that Council approve the issuance of DP001925 subject to the conditions identified in the staff recommendation.

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### **SIGN-OFFS**

**Written by:**

Louis-Felix T. Renaud,  
Planner

**Reviewed by:**

John Chapman,  
Manager of Planning

Mike Kirkegaard,  
Director of Planning

Virginia Cullen,  
Chief Administrative Officer



PROJECT DIRECTORY

<b>CLIENT:</b> Whistler 2020 Development Cooperation 4325 Blackcomb Way, Whistler, BC	(T) (e) Contact: Duane Jackson
<b>ARCHITECT &amp; LANDSCAPE ARCHITECT</b> Murdoch + Co. PO Box 1394, #106- 4319 Main Street Whistler, BC V0N 1B0	(T) (604) 905-6992 (e) murdoch@telus.net Contact: Brent Murdoch
<b>SURVEYOR</b> Highmark Land Surveying & Engineering Ltd P.O. Box 1490 Whistler, BC V0N 1B0	(T) (604) 966-3733 (e) John@hmse.ca Contact: John Lunn
<b>ENVIRONMENTAL CONSULTANT</b> Cascade Environmental Resource Group Unit 3 - 1005 Alpha Lake Road Whistler, BC V8E 0H5	(T) (604) 938-1949 (e) dwilliamson@cerg.ca Contact: Dave Williamson
<b>CIVIL ENGINEER</b> Webster Engineering 3745 Delbrook Ave North Vancouver, BC V7N 3Z4	(T) (604) 983-0458 (e) michelle@webstereng.net Contact: Michelle Fisher
<b>STRUCTURAL ENGINEER</b> Wicke Herfst Maver Structural Engineers 227 Douglas Rd. Burnaby, BC., V5C 5A9	(T) (604) 484-2859 (e) DWicke@whmengineers.com Contact: Dan Wicke
<b>MECHANICAL ENGINEER</b> Reinbolt Engineering Group 400-1580 West Broadway Vancouver BC. V6J 5K8	(T) (604) 737-3350 (e) MRaiva@reg-eng.com Contact: Kasito Raiva
<b>ELECTRICAL ENGINEER</b> Nemetz (S/A) & Associates Ltd. 2009 West 4th. Avenue Vancouver BC. V6J 1N3	(T) (604) 736-6562 (e) steven@nemetz.com Contact: Steven Nemetz
<b>SPRINKLER ENGINEER</b> Blacktusk Security 1330 Alpha Lake Rd. Whistler BC V0N 1B1	(T) (604) 698-7809 (e) fire@btfsi.com Contact: Rob Parker
<b>GEOTECHNICAL ENGINEER</b> Horizon Engineering 220 - 18 Gostick Place North Vancouver	(T) (604) 990-0546 (e) karen@horizoneng.ca Contact: Karen E. Savage
<b>ENVELOPE ENGINEER</b> 4AE Building Science 12721 30th Ave. NE, Second Floor Seattle, WA 98115	(T) (604) 317-4401 (e) scottc@team4ea.com Contact: Scott Croasdale
<b>ENERGY MODELLING CONSULTANT</b> Focal Energy 467 John St. Victoria, BC	(T) (250) 516-6088 (e) riley@focaleng.com Contact: Riley Beise
<b>CODE CONSULTANT</b> Evolution Building Science 321 East 9th Street North Vancouver	(T) (604) 318 3489 (e) ebsl@shaw.ca Contact: Geoff Triggs

DRAWING LIST

A-0.00	Cover Page & Key Plan
<del>A-0.01</del>	<del>General Specifications</del>
<del>A-0.02</del>	<del>General Specifications</del>
<del>A-0.03</del>	<del>General Specifications</del>
<del>A-0.04</del>	<del>General Specifications</del>
<del>A-0.05</del>	<del>General Specifications</del>
<del>A-0.06</del>	<del>General Specifications</del>
L-0.0	Site Location & Context
L-0.1	Existing Site Aerial Overlay
<del>A-1.01</del>	<del>Fire Smart Plan</del>
A-1.02	GFA - Floor Plans
A-1.03	GFA - Unit Plans
<del>A-1.04</del>	<del>Fire Ratings</del>
<del>A-1.05</del>	<del>Limiting Distance</del>
A-1.06	Roof Heights
<del>A-1.07</del>	<del>Assemblies - I</del>
<del>A-1.08</del>	<del>Assemblies - II</del>
<del>A-2.01</del>	<del>Foundation Plan</del>
A-2.02	Parkade Plan
A-2.03	Suspended Slab Plan
A-2.04	Ground Floor Plan
A-2.05	Second Floor Plan
A-2.06	Third Floor Plan
A-2.07	Roof Plan
A-3.01	Building Sections I
A-4.01	Building Elevations I
<del>A-5.01</del>	<del>Details - Suite Separation</del>
<del>A-5.02</del>	<del>Details - Foundation</del>
<del>A-5.03</del>	<del>Details - Roof and Decks</del>
<del>A-5.04</del>	<del>Details - Windows</del>
<del>A-5.05</del>	<del>Details - Typical Envelope</del>
<del>A-6.01</del>	<del>Door and Window Schedules</del>
<del>A-7.01</del>	<del>Stairs</del>
<del>A-8.01</del>	<del>Unit Plans</del>
<del>A-8.02</del>	<del>RCPs</del>

A-9.01	Material Board
A-9.02	3D Imagry I
A-9.03	3D Imagry II

L-1.1	Site Grading Plan
L-2.1	Landscape Plan

DEVELOPMENT STATS

<b>CIVIC ADDRESS:</b>	<b>1400 &amp; 1450 MOUNT FEE ROAD, WHISTLER BC</b>	
<b>LEGAL:</b>	<b>LOT 2 DISTRICT LOT 8073, NEW WEST MINSTER GROUP 1, PLAN EPP111931</b>	
<b>P.I.D.:</b>	<b>031-508-511</b>	
<b>ZONING:</b>	<b>RM-CD2</b>	
<b>LOT 2 SITE AREA:</b>	<b>9778.00 sq. m.</b>	105250.39 sq.ft.
<b>SPEA AREA:</b>	<b>600.00 sq. m.</b>	6458.40 sq.ft.
<b>LOT 2A SITE AREA (1400)</b>	<b>4950.00 sq. m.</b>	53281.80 sq.ft.
<b>LOT 2B SITE AREA (1450)</b>	<b>4810.00 sq. m.</b>	51774.84 sq.ft.
<b>LOT 2 HEIGHT (permitted)</b>	10.70 m	35.10 ft
<b>1400 HEIGHT (proposed)</b>	10.03 m	32.91 ft
<b>1450 HEIGHT (proposed)</b>	14.00 m	45.93 ft
1400 FRONT YARD SETBACK:	7.60 m	24.93 ft
1400 REAR YARD SETBACK:	12.00 m	39.37 ft
1400 SIDE YARD SETBACK:	6.00 m	19.69 ft
1450 FRONT YARD SETBACK:	7.60 m	24.93 ft
1450 REAR YARD SETBACK:	12.00 m	39.37 ft
1450 SIDE YARD SETBACK:	5.00 m	16.40 ft
1400 GROSS FLOOR AREA (permitted)	2175.00 sq. m.	23411.70 sq.ft.
<b>1400 GROSS FLOOR AREA (proposed)</b>	<b>2095.44 sq. m.</b>	22555.32 sq.ft.
1450 GROSS FLOOR AREA (permitted)	2405.00 sq. m.	25887.42 sq.ft.
<b>1450 GROSS FLOOR AREA (proposed)</b>	<b>3218.95 sq. m.</b>	34648.78 sq.ft.
1400 FLOOR SPACE RATIO (permitted)	0.50	
<b>1400 FLOOR SPACE RATIO (proposed)</b>	<b>0.48</b>	
1450 FLOOR SPACE RATIO (permitted)	0.50	
<b>1450 FLOOR SPACE RATIO (proposed)</b>	<b>0.67</b>	
1400 SITE COVERAGE (permitted)	20.00%	
<b>1400 SITE COVERAGE (proposed)</b>	<b>15.06%</b>	
1450 SITE COVERAGE (permitted)	20.00%	
<b>1450 SITE COVERAGE (proposed)</b>	<b>16.71%</b>	

GROSS FLOOR AREA:

<b>1400 MOUNT FEE ROAD</b>		
PARKADE	28.74 sq. m.	309.36 sq.ft.
GROUND FLOOR	691.72 sq. m.	7445.67 sq.ft.
SECOND FLOOR	687.49 sq. m.	7400.14 sq.ft.
THIRD FLOOR	687.49 sq. m.	7400.14 sq.ft.
<b>SUBTOTAL</b>	<b>2095.44 sq. m.</b>	<b>22555.32 sq.ft.</b>
<b>1450 MOUNT FEE ROAD</b>		
PARKADE	33.18 sq. m.	357.15 sq.ft.
GROUND FLOOR	803.62 sq. m.	8650.17 sq.ft.
SECOND FLOOR	794.05 sq. m.	8547.15 sq.ft.
THIRD FLOOR	794.05 sq. m.	8547.15 sq.ft.
FOURTH FLOOR	794.05 sq. m.	8547.15 sq.ft.
<b>SUBTOTAL</b>	<b>3218.95 sq. m.</b>	<b>34648.78 sq.ft.</b>
<b>TOTAL</b>	<b>5314.39 sq. m.</b>	<b>57204.09 sq.ft.</b>

PROPOSED BUILT AREA (EXCLUDING DECKS & VOIDS):

<b>1400 MOUNT FEE ROAD</b>		
PARKADE	1077.91 sq. m.	11602.62 sq.ft.
GROUND FLOOR	745.58 sq. m.	8025.42 sq.ft.
SECOND FLOOR	741.99 sq. m.	7986.78 sq.ft.
THIRD FLOOR	741.99 sq. m.	7986.78 sq.ft.
<b>SUBTOTAL</b>	<b>3307.47 sq. m.</b>	<b>35601.61 sq.ft.</b>
<b>1450 MOUNT FEE ROAD</b>		
PARKADE	1593.12 sq. m.	17148.34 sq.ft.
GROUND FLOOR	866.40 sq. m.	9325.93 sq.ft.
SECOND FLOOR	857.56 sq. m.	9230.78 sq.ft.
THIRD FLOOR	857.56 sq. m.	9230.78 sq.ft.
FOURTH FLOOR	857.56 sq. m.	9230.78 sq.ft.
<b>SUBTOTAL</b>	<b>5032.20 sq. m.</b>	<b>54166.60 sq.ft.</b>
<b>TOTAL</b>	<b>8339.67 sq. m.</b>	<b>89768.21 sq.ft.</b>

UNIT MIX

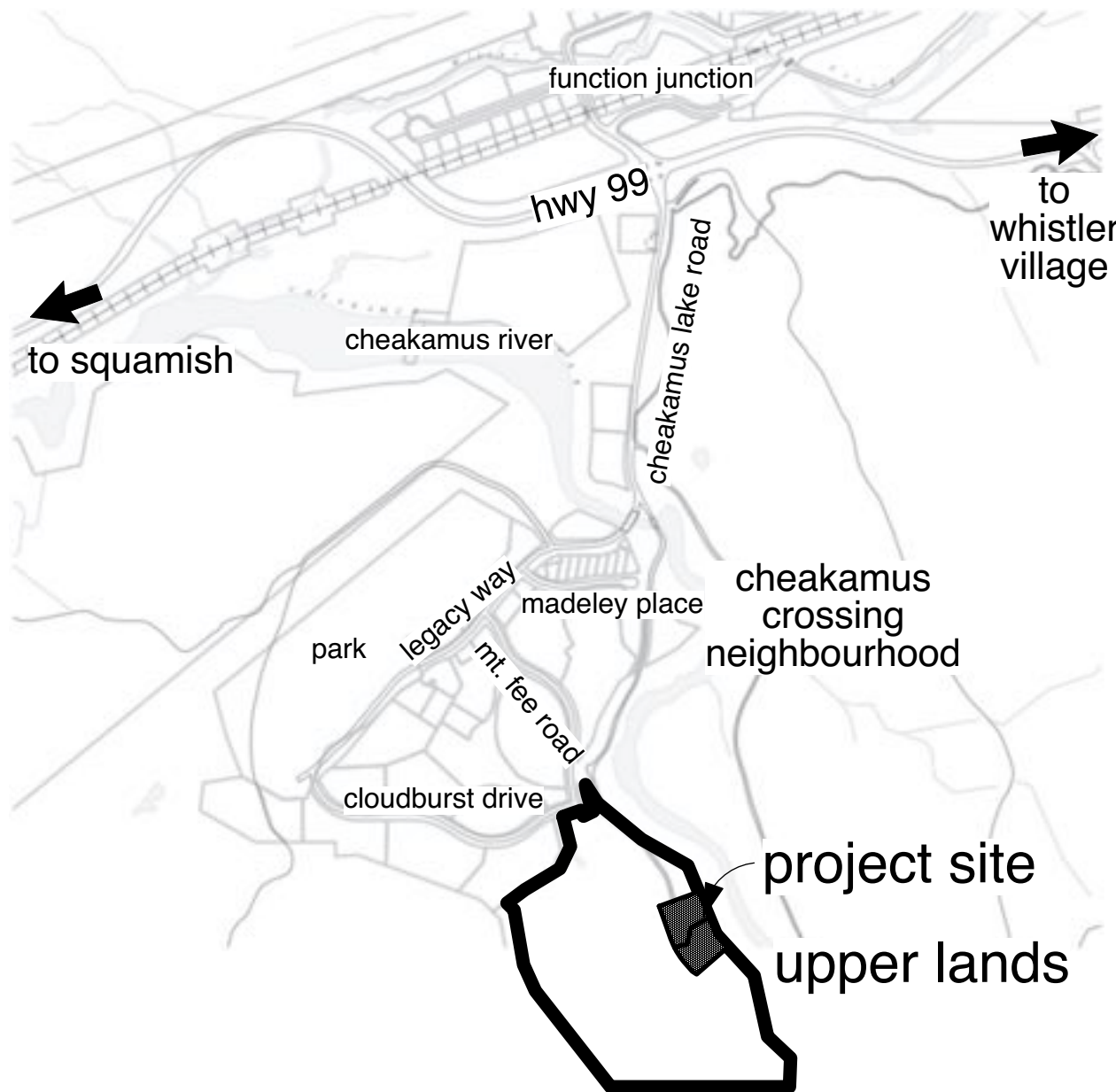
<b>1400 MOUNT FEE ROAD</b>						
UNIT TYPE B1/B2/B3 - 1 BEDROOM	18	48.04 sq. m.	5.58 sq. m.	53.62 sq. m.	60%	
UNIT TYPE C - 2 BEDROOM	3	72.36 sq. m.	5.82 sq. m.	78.18 sq. m.	10%	
UNIT TYPE D1- 2 BEDROOM (CORNER)	6	72.23 sq. m.	3.36 sq. m.	75.59 sq. m.	20%	
UNIT TYPE E1 - 2 BEDROOM (CORNER)	3	70.62 sq. m.	3.72 sq. m.	74.34 sq. m.	10%	
<b>SUBTOTAL</b>	<b>30</b>	<b>1727.04 sq. m.</b>	<b>1194.60 sq. m.</b>	<b>1876.26 sq. m.</b>	<b>100%</b>	<b>91%</b>
<b>1450 MOUNT FEE ROAD</b>						
UNIT TYPE A - STUDIO	4	34.29 sq. m.	4.65 sq. m.	38.95 sq. m.	8%	
UNIT TYPE B1/B2/B3 - 1 BEDROOM	28	48.04 sq. m.	5.58 sq. m.	53.62 sq. m.	58%	
UNIT TYPE D1/D2- 2 BEDROOM (CORNER)	8	72.23 sq. m.	3.36 sq. m.	75.59 sq. m.	17%	
UNIT TYPE E1/E2 - 2 BEDROOM (CORNER)	8	70.62 sq. m.	3.72 sq. m.	74.34 sq. m.	17%	
<b>SUBTOTAL</b>	<b>48</b>	<b>2625.08 sq. m.</b>	<b>932.91 sq. m.</b>	<b>2856.60 sq. m.</b>	<b>100%</b>	<b>90%</b>
<b>1400 &amp; 1450 TOTAL UNIT MIX</b>						
UNIT TYPE A - STUDIO	4	34.29 sq. m.	4.65 sq. m.	38.95 sq. m.	5%	
UNIT TYPE B1/B2/B3 - 1 BEDROOM	46	48.04 sq. m.	5.58 sq. m.	53.62 sq. m.	59%	
UNIT TYPE C - 2 BEDROOM	3	72.36 sq. m.	5.82 sq. m.	78.18 sq. m.	4%	
UNIT TYPE D1/D2- 2 BEDROOM (CORNER)	14	72.23 sq. m.	3.36 sq. m.	75.59 sq. m.	18%	
UNIT TYPE E - 2 BEDROOM (CORNER)	11	70.62 sq. m.	3.72 sq. m.	74.34 sq. m.	14%	
<b>TOTAL</b>	<b>78</b>	<b>4569.20 sq. m.</b>	<b>1354.05 sq. m.</b>	<b>4691.94 sq. m.</b>	<b>100%</b>	<b>89%</b>

2023-03-06

PARKING COUNT

<b>1400 MOUNT FEE ROAD</b>			
UNITS UNDER 50 SQ. M.	18	1	18
UNITS OVER 50 SQ. M.	12	1.5	18
<b>SUBTOTAL</b>	<b>30</b>		<b>36</b>
REQUIRED VISITOR PARKING			4
<b>1450 MOUNT FEE ROAD</b>			
UNITS UNDER 50 SQ. M.	32	1	32
UNITS OVER 50 SQ METRES	16	1	24
<b>SUBTOTAL</b>	<b>48</b>		<b>56</b>
REQUIRED VISITOR PARKING			5
<b>TOTAL</b>	<b>78</b>		<b>92</b>
<b>PARKING PROVIDED</b>			
1400 - PARKADE			32
1450 - PARKADE			48
1400 - SURFACE PARKING			4
1450 - SURFACE PARKING			4
<b>TOTAL</b>			88

DESIGNED UNDER PART 3 BCBC 2018



PROJECT LOCATION

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Issued For:	Date:
ADP	JUNE 15, 2022
CONSULTANT CORD.	OCT 21, 2022
1400 BP APPLICATION	DEC 5, 2022
1400 DP APPLICATION	DEC 13, 2022
IFT (TENDER)	JAN 31, 2023
ADP	MAR. 08, 2023
ISSUED FOR COUNCIL REV.	MAR. 10, 2023

No:	Revision:	Date:

Title

COVER SHEET

Project

WHISTLER DEVELOPMENT CORPORATION

1400 MOUNT FEE ROAD

**MURDOCH + COMPANY**  
Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992  
e-mail murdoch@telus.net

Sealed By



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Project No:	Sheet No:
22.01	<b>A-0.00</b>

COVER SHEET



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ADP SUBMISSION	FEB 7, 2023

No:	Revision:	Date:

GROSS FLOOR AREA

Project

WHISTLER DEVELOPMENT CORPORATION

1400 MOUNT FEE ROAD

MURDOCH+COMPANY

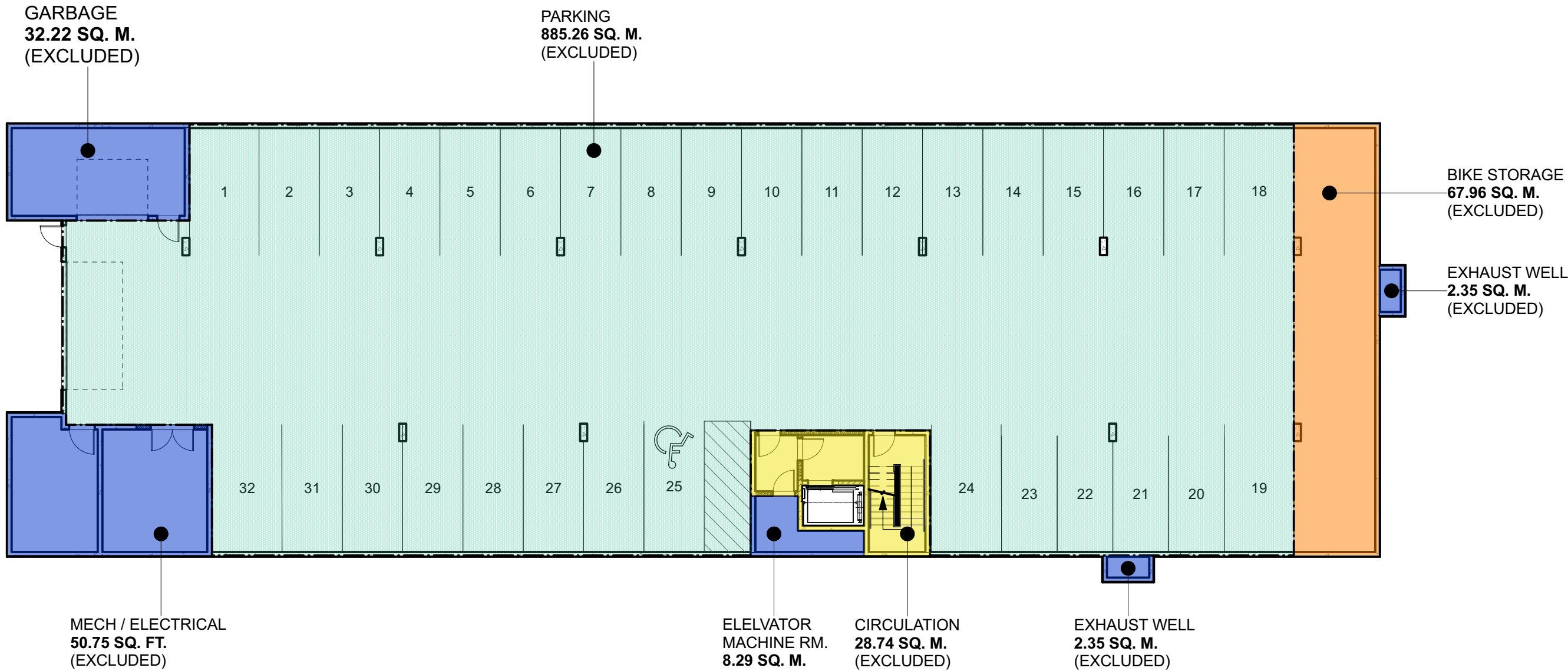
Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992  
e-mail murdoch@telus.net

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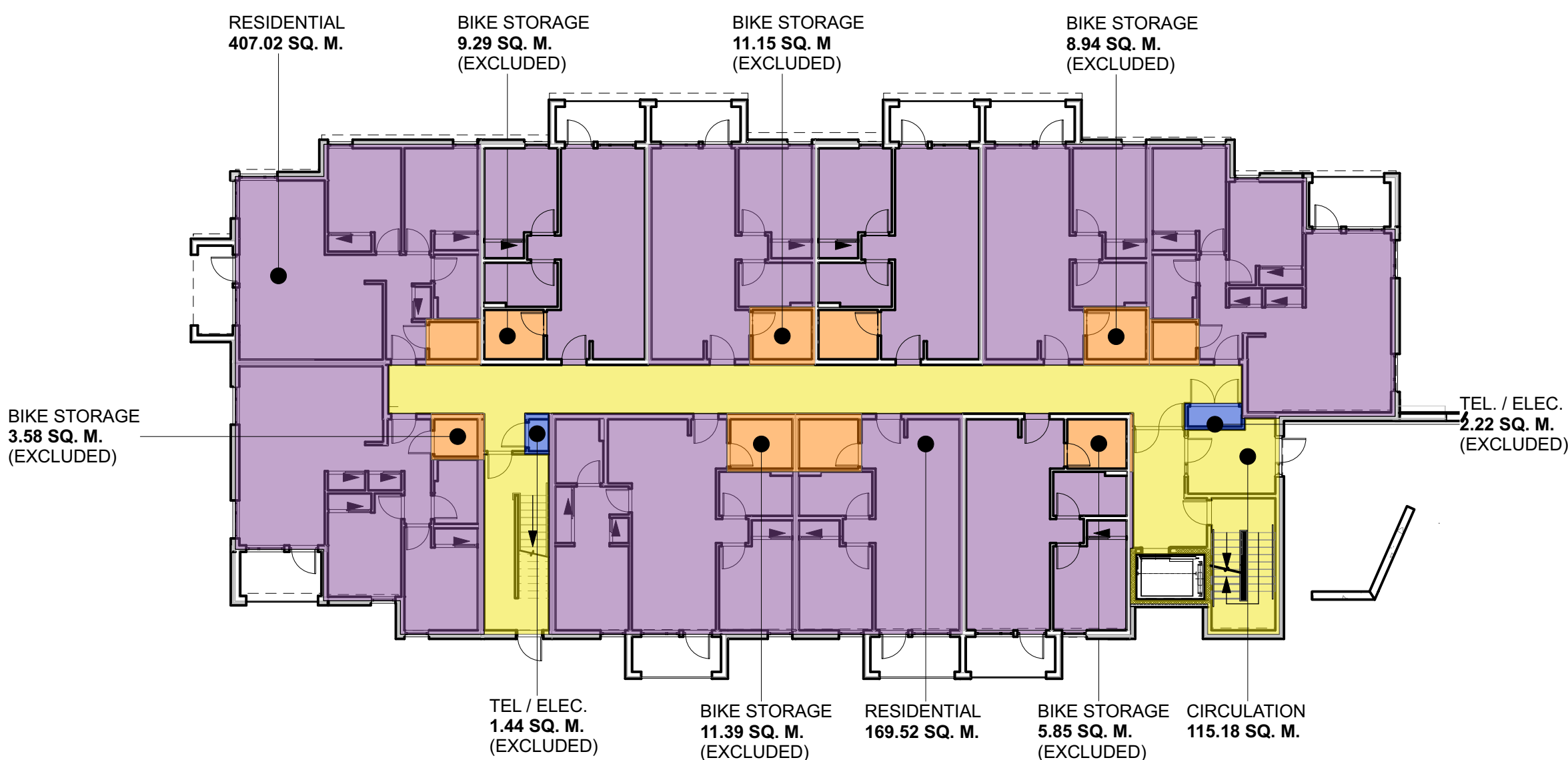


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22.01	A-1.02

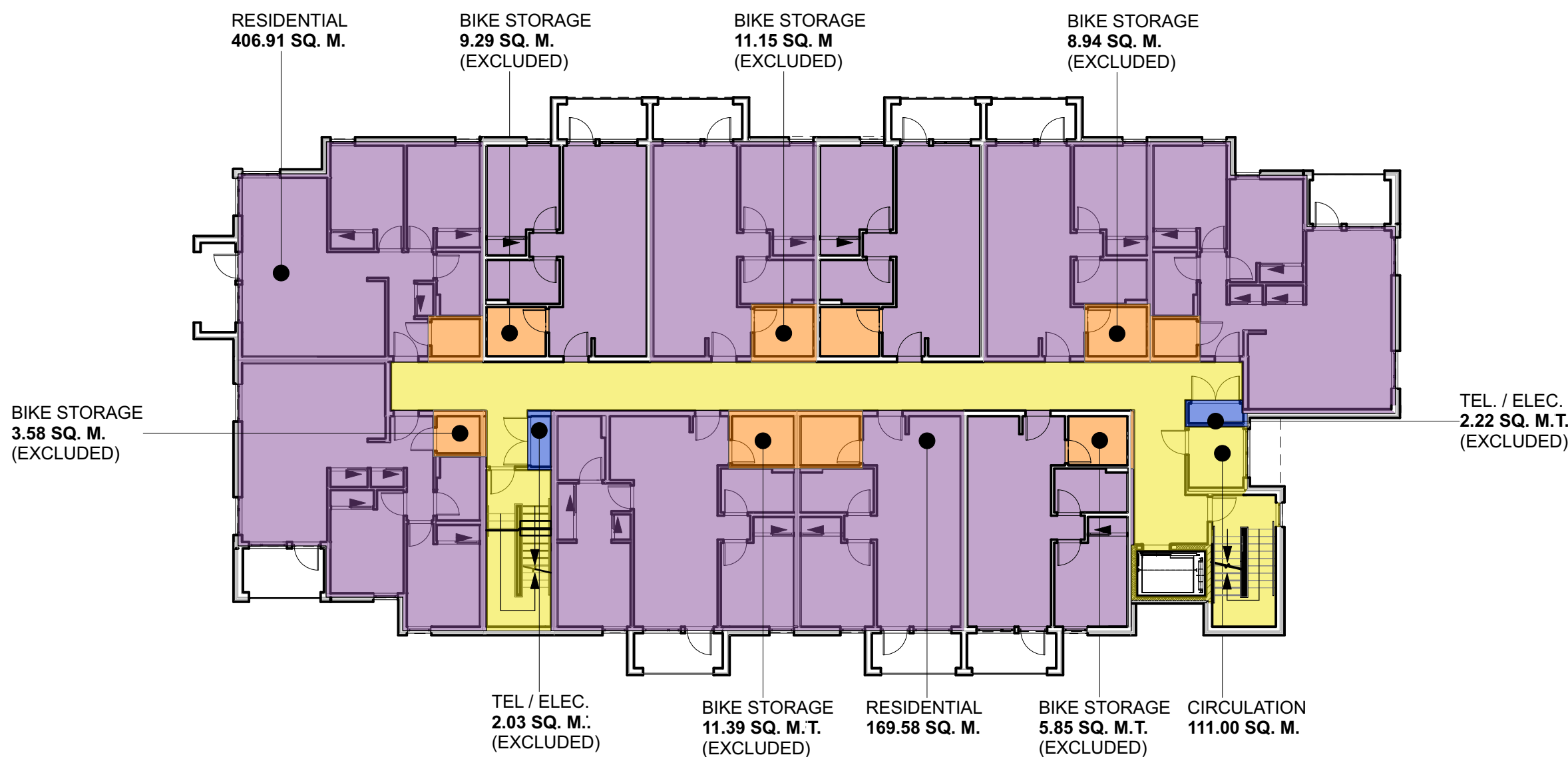
A-1.02 GROSS FLOOR AREA



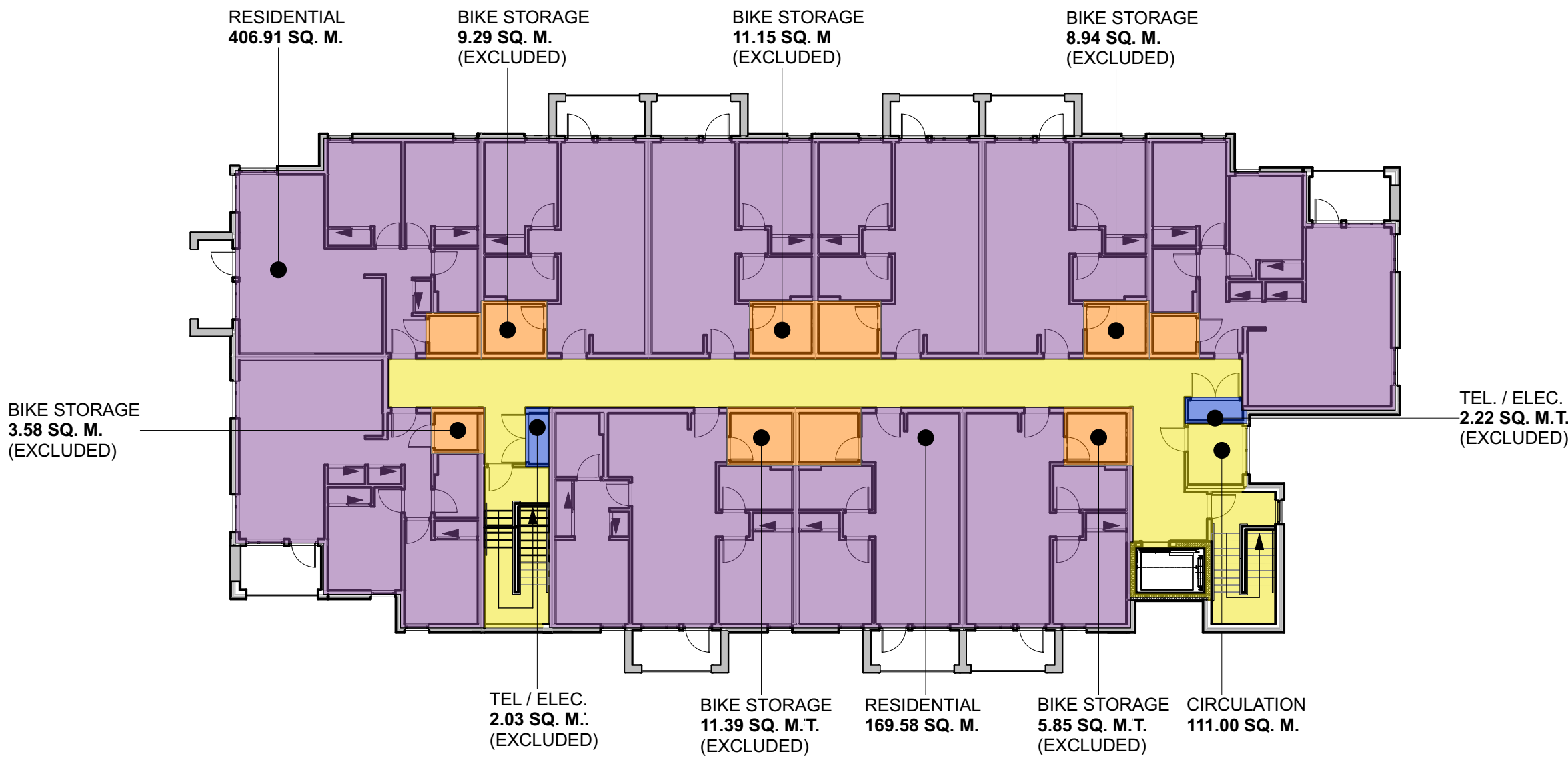
1 PARKING PLAN  
Scale: 1/16" = 1'-0"



2 FIRST FLOOR PLAN  
Scale: 1/16" = 1'-0"



3 SECOND FLOOR PLAN  
Scale: 1/16" = 1'-0"



4 THIRD FLOOR PLAN  
Scale: 1/16" = 1'-0"

## MUNICIPAL GROSS FLOOR AREA - 1400 MOUNT FEE

PARKADE  
FIRST FLOOR  
SECOND FLOOR  
THIRD FLOOR  
SUB-TOTAL:

TOTAL GFA:  
TOTAL AREA EXCLUDED:

TOTAL AREA BUILT:

PARKING (SQ.M.)	CIRCULATION (SQ.M.)	RESIDENTIAL (SQ.M.)	SERVICE (SQ. M.)	BIKE STORAGE (SQ.M.)
885.26 SQ.M.	28.74 SQ.M.	0 SQ.M.	95.95 SQ.M.	67.96 SQ.M.
0 SQ.M.	115.18 SQ.M.	576.54 SQ.M.	3.66 SQ.M.	50.2 SQ.M.
0 SQ.M.	111 SQ.M.	576.49 SQ.M.	4.3 SQ.M.	50.2 SQ.M.
0 SQ.M.	111 SQ.M.	576.49 SQ.M.	4.3 SQ.M.	50.2 SQ.M.
885.26 SQ.M.	365.92 SQ.M.	1729.52 SQ.M.	108.21 SQ.M.	218.56 SQ.M.

2095.44 SQ.M.  
1212.03 SQ.M.

3307.47 SQ.M.

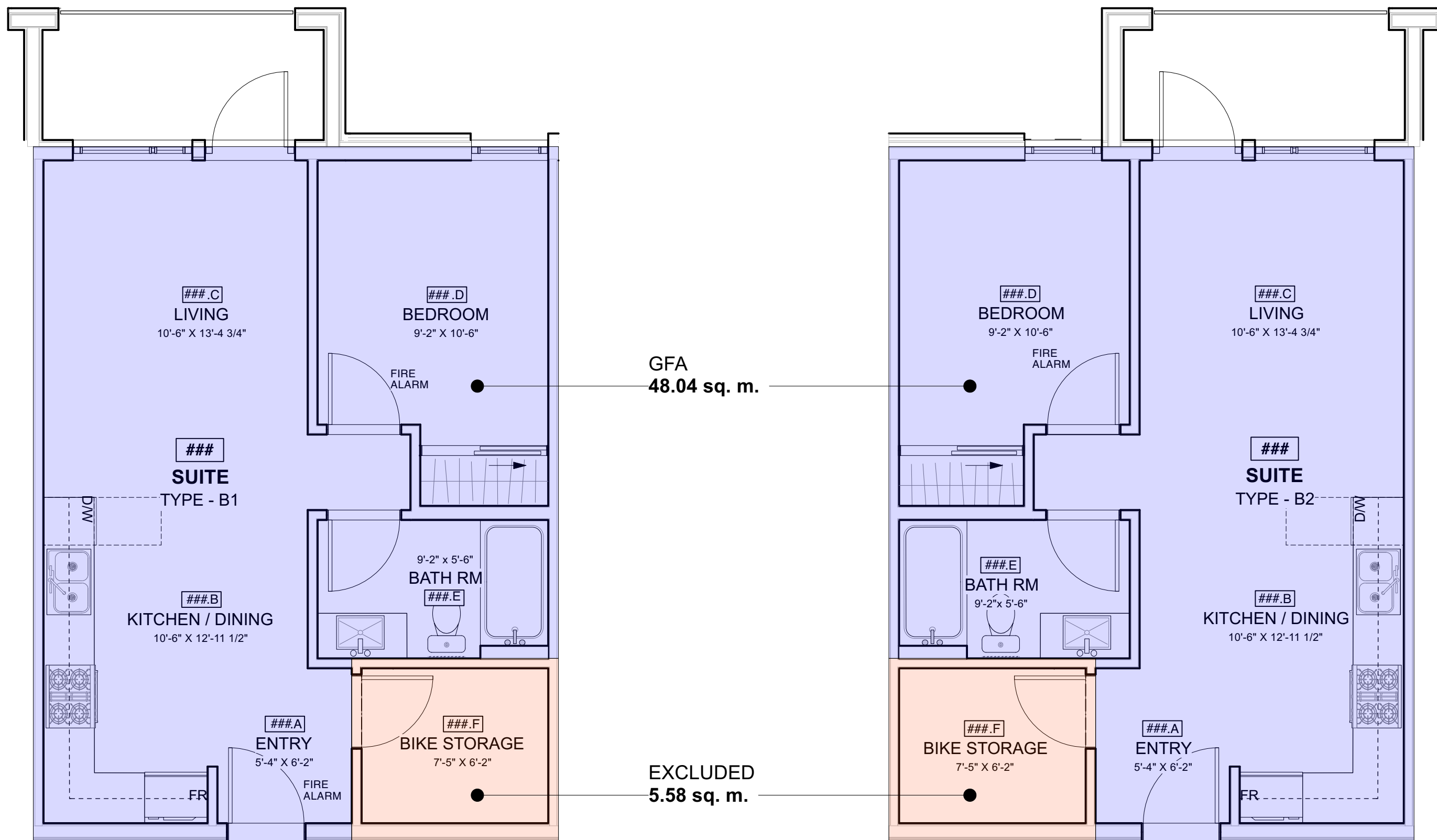
### GENERAL NOTES:

1. OUTER EDGE OF CALCULATED GFA TAKEN 152 mm FROM INSIDE FACE OF EXTERIOR WALL
2. PARKING, SERVICE, AND BIKE STORAGE EXCLUDED FROM GFA TOTALS PER RMoW BYLAWS
3. AREA BELOW STAIR & ELEVATOR EXCLUDED FROM GFA TOTALS



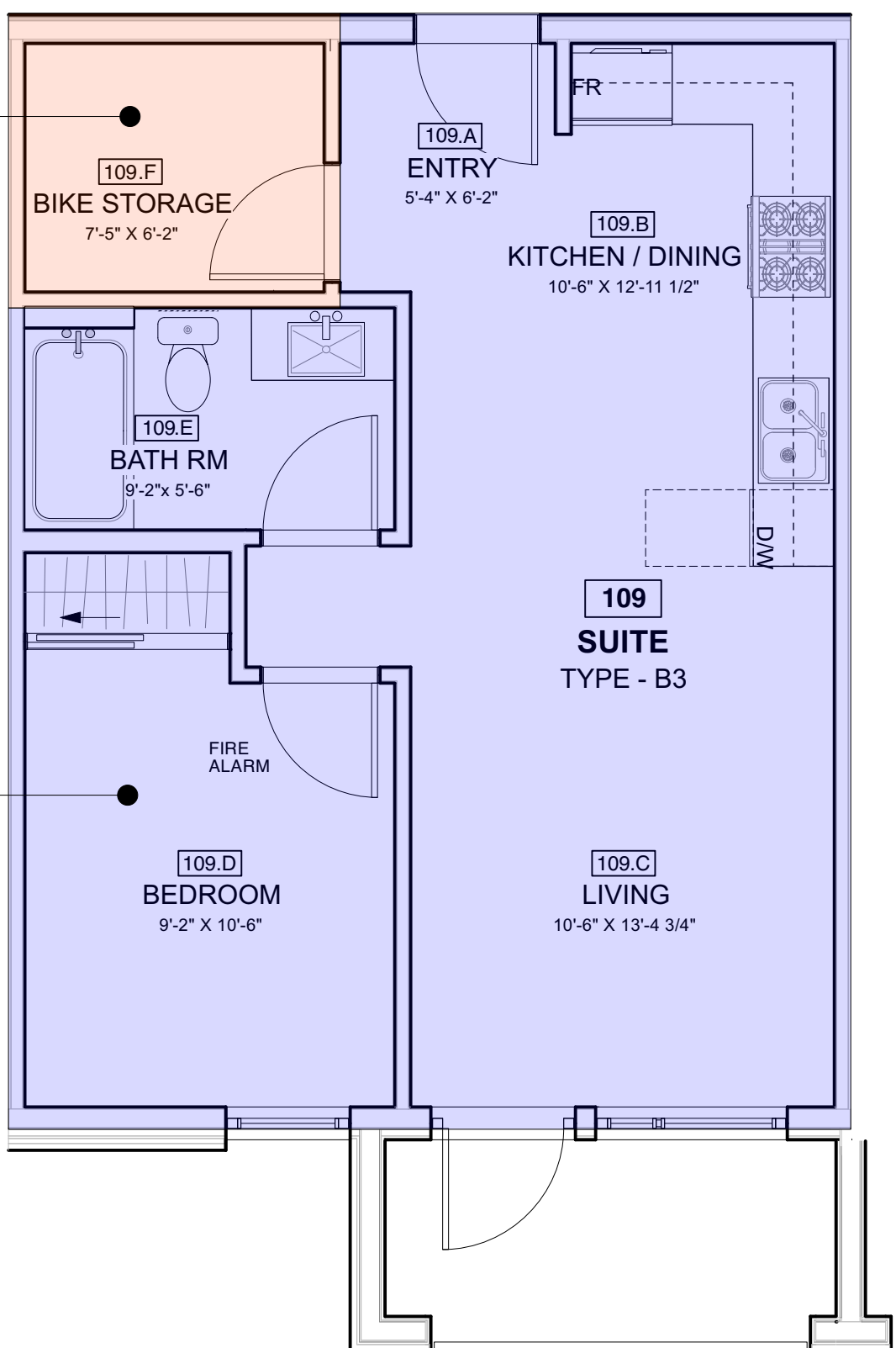
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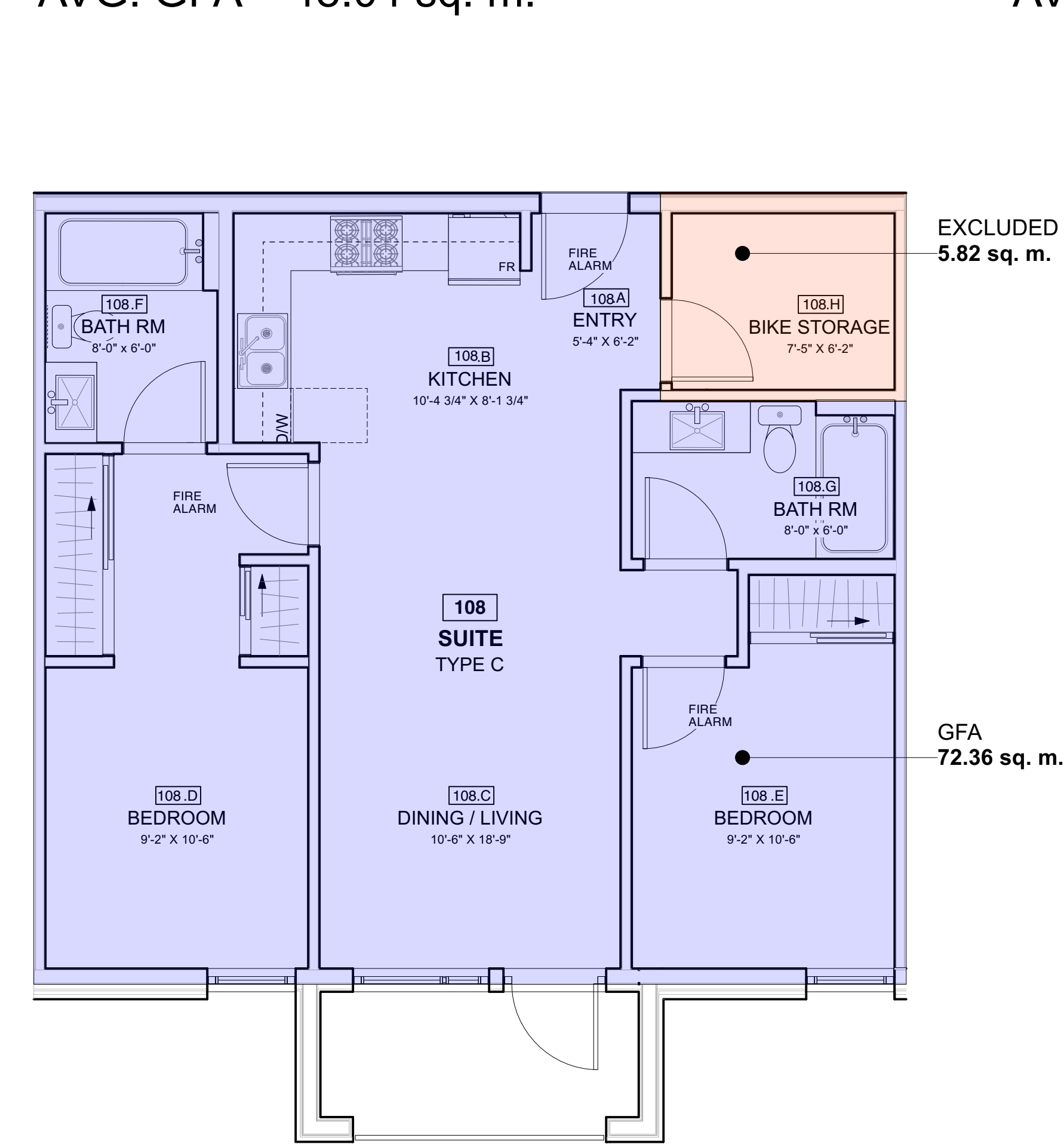


**Unit B1**  
1 Bed + 1 Bath  
AVG. GFA = 48.04 sq. m.

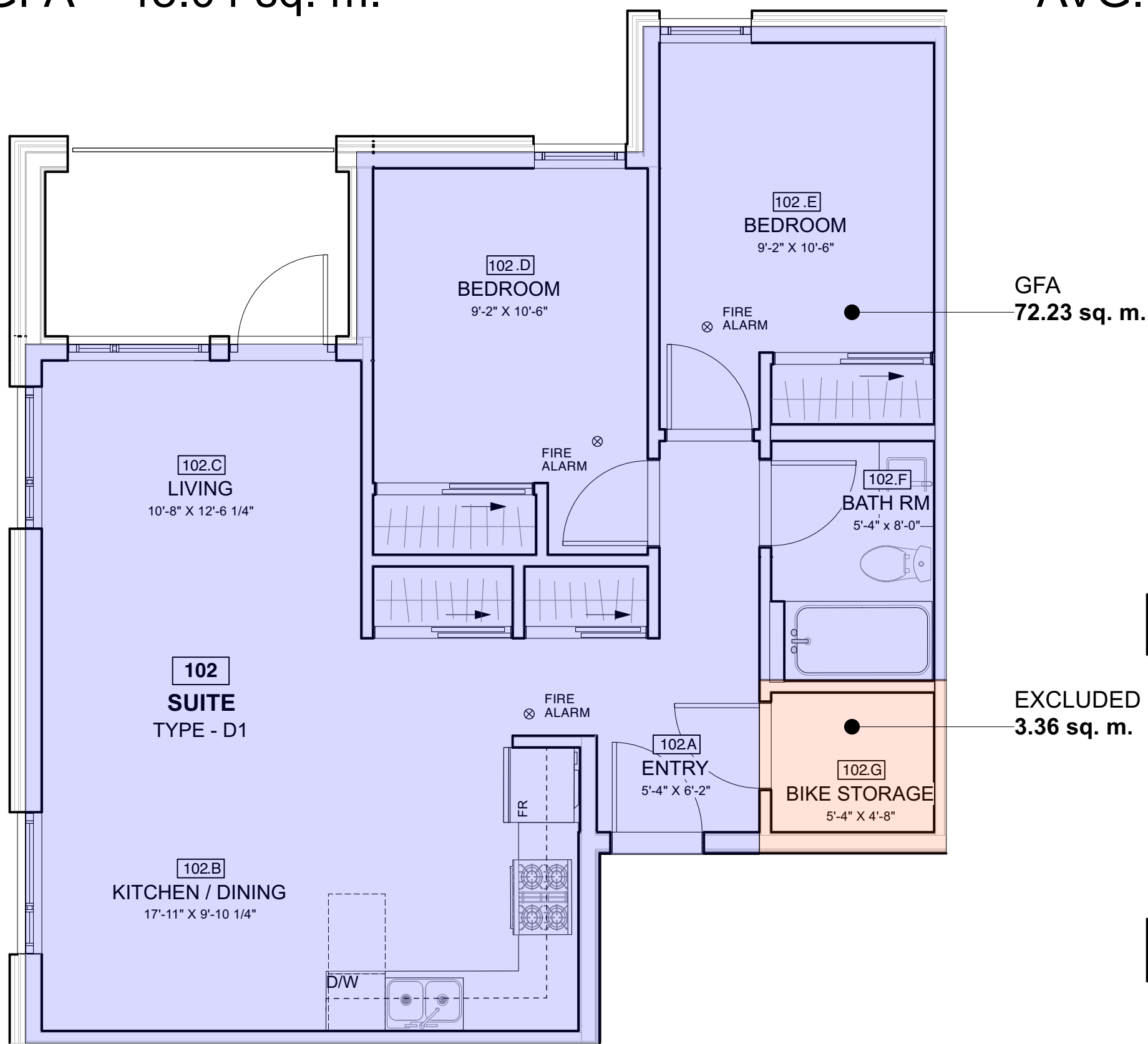
**Unit B2**  
1 Bed + 1 Bath  
AVG. GFA = 48.04 sq. m.



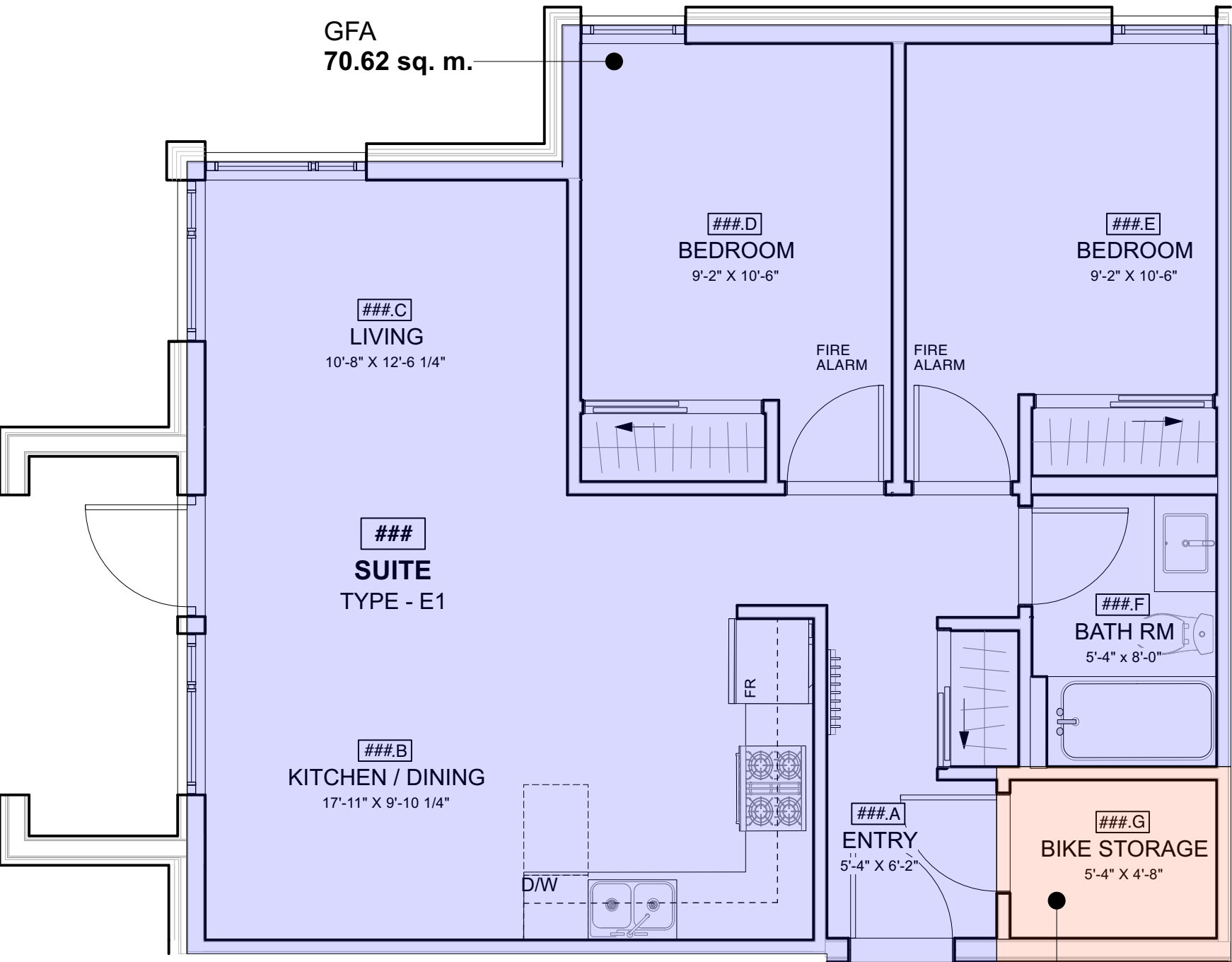
**Unit B3**  
1 Bed + 1 Bath  
AVG. GFA = 48.04 sq. m.



**Unit C**  
2 Bed + 2 Bath  
AVG. GFA = 72.36 sq. m.



**Unit D1**  
2 Bed + 1 Bath  
AVG. GFA = 72.23 sq. m.



**Unit E1**  
2 Bed + 1 Bath  
AVG. GFA = 70.62 sq. m.

**WHISTLER DEVELOPMENT CORPORATION**  
1400 MOUNT FEE ROAD

**GFA - UNIT PLANS**

MURDOCH+COMPANY  
Architecture + Planning Ltd.  
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Ph. 905-6992  
e-mail murdoch@telus.net

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22.01	A-1.02a

A-1.02a GFA - UNIT PLANS

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Project

FIRE RESISTANCE RATINGS & EXITS

WHISTLER DEVELOPMENT CORPORATION

1400 MOUNT FEE ROAD

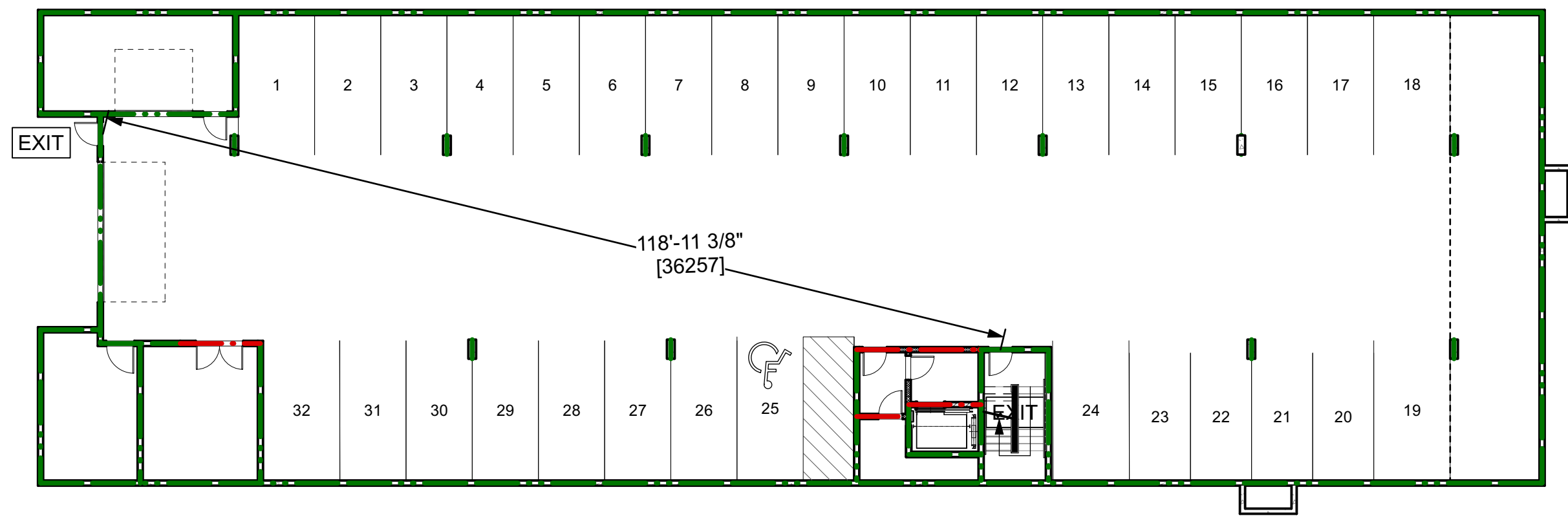
MURDOCH + COMPANY  
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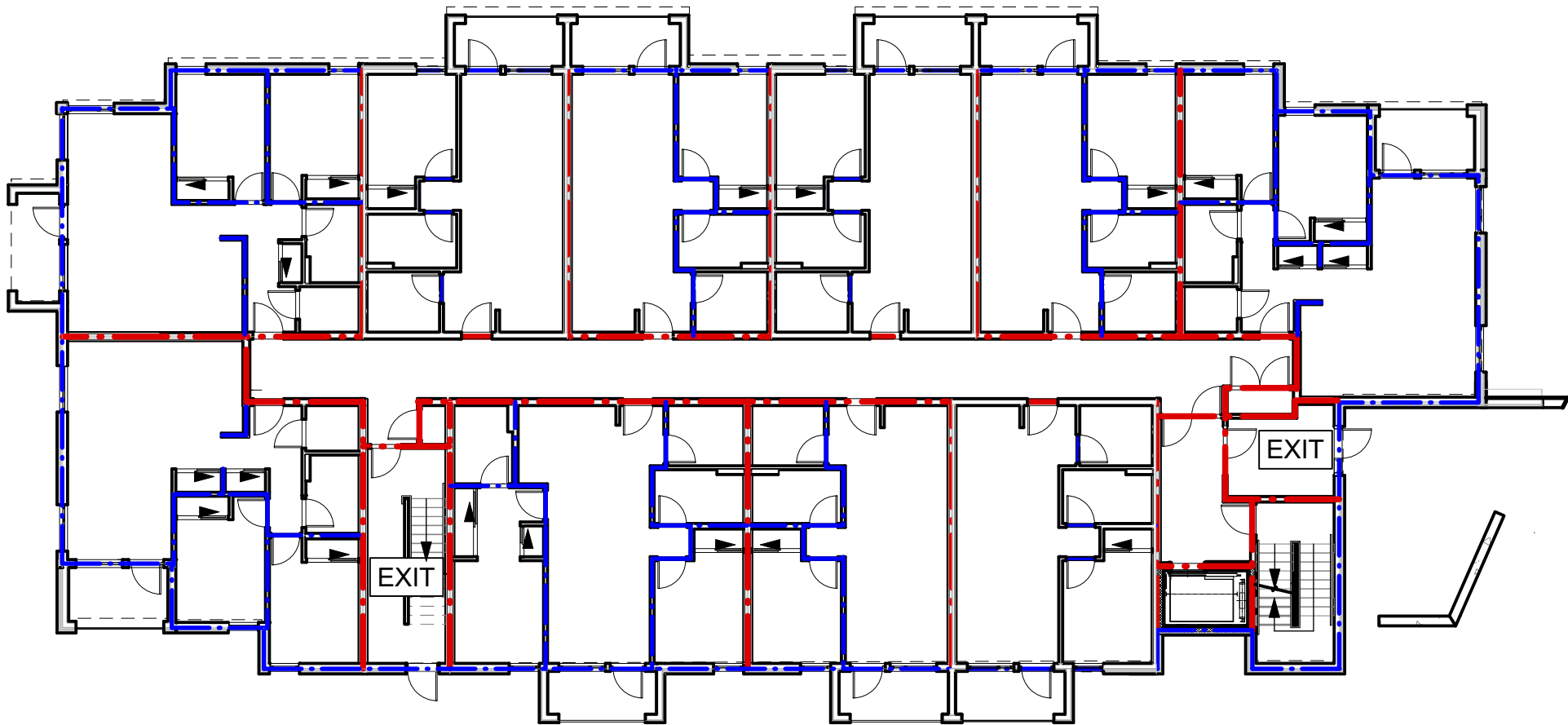


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Project No:	Sheet No:
22.01	A-1.04

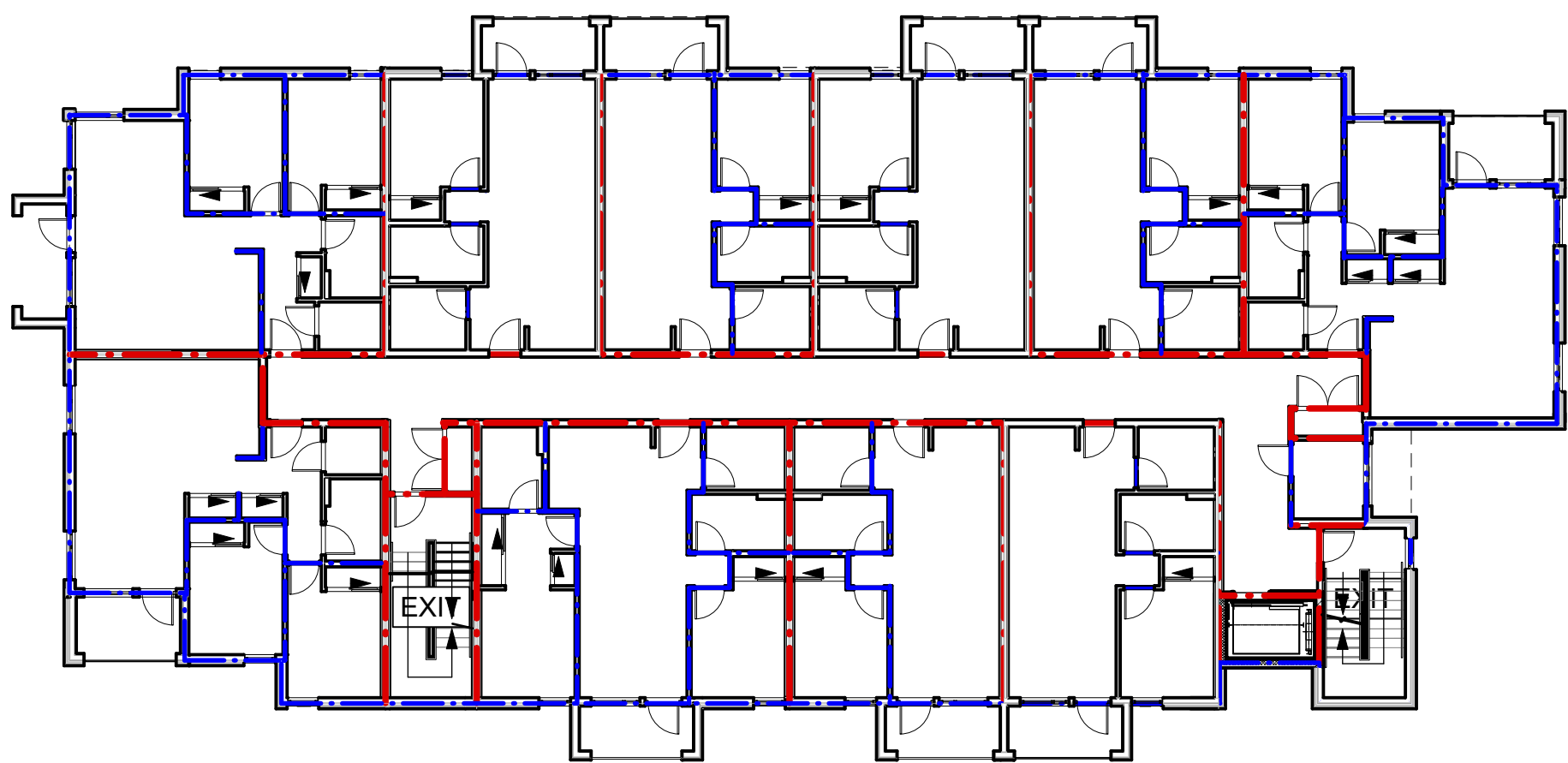
FIRE RESISTANCE RATINGS  
& EXITS  
A-1.04



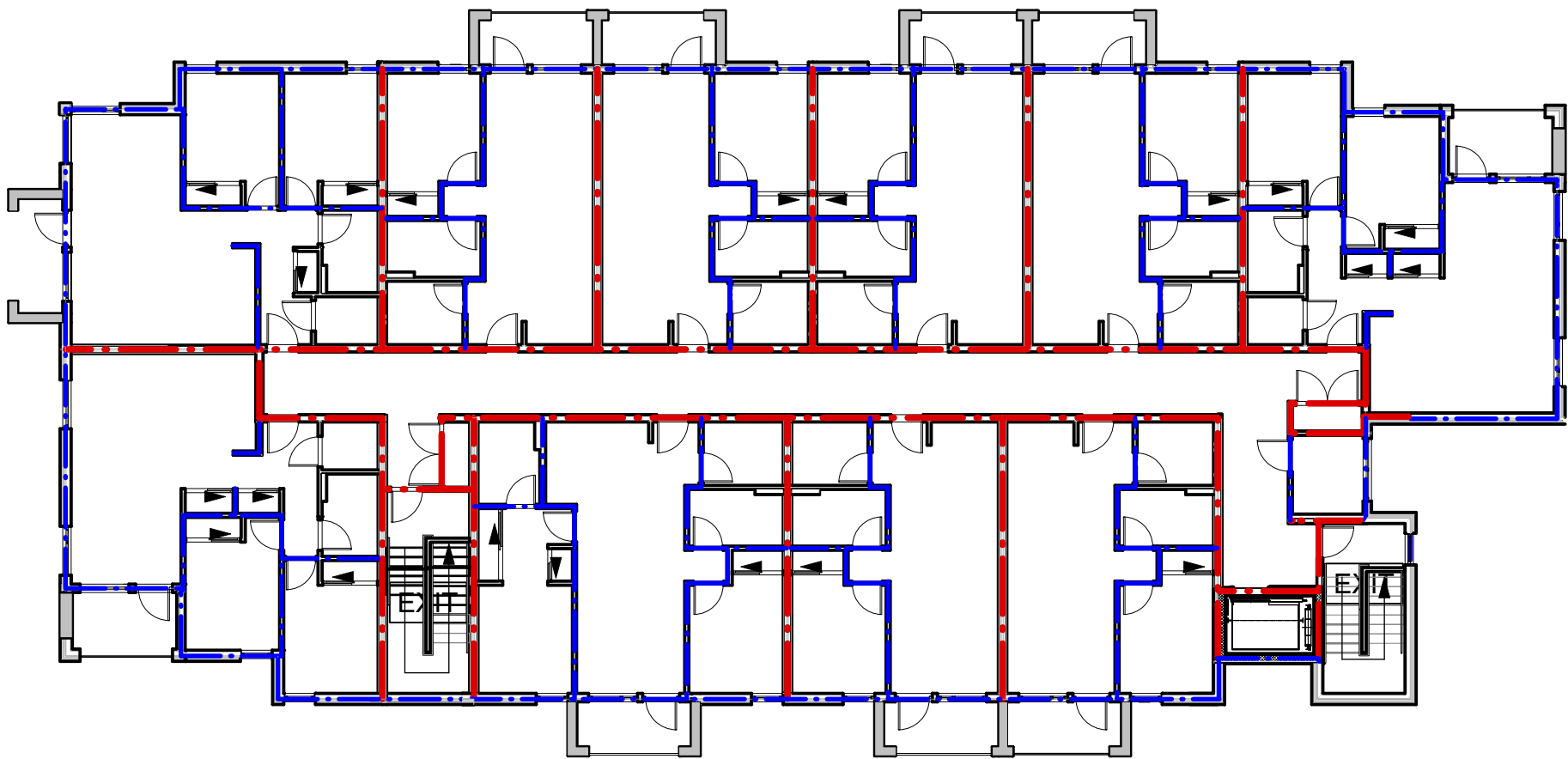
1 PARKING PLAN  
Scale: 1/16" = 1'-0"



2 FIRST FLOOR PLAN  
Scale: 1/16" = 1'-0"



3 SECOND FLOOR PLAN  
Scale: 1/16" = 1'-0"



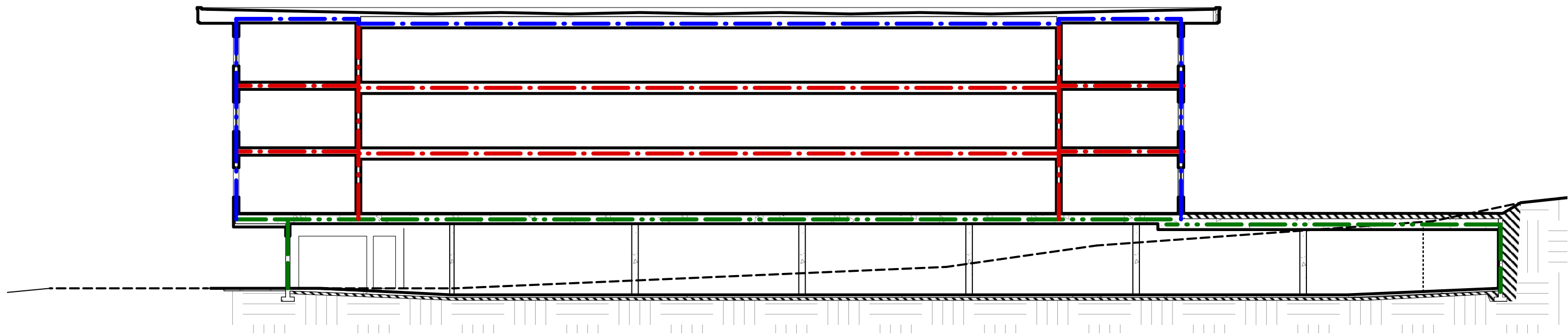
4 THIRD FLOOR PLAN  
Scale: 1/16" = 1'-0"

LEGEND:

EXIT	EGRESS LOCATION
---	1 HR. FRR - FIRE SEPARATION
---	1 HR. FRR - LOAD BEARING
---	2.0 HR. FRR

GENERAL NOTES:

- REFER TO CODE CONSULTANT REPORT FOR FRR MINIMUMS
- REFER TO ASSEMBLIES FOR STC RATINGS
- REFER TO ASSEMBLIES FOR LISTED ASSEMBLIES
- REFER TO STRUCTURAL FOR LOAD BEARING WALL LOCATIONS
- SPRINKLER PROTECTION ON UNDERSIDE OF DECKS  
PER NFPA 13R
- REFER TO CODE CONSULTANT REPORT FOR FIRE  
ALARM ALTERNATE SOLUTION
- REFER TO A-5.1 FOR FIRE SEPERATION DETAILS
- PROVIDE METALLIC NON-COMBUSTIBLE OUTLET BOXES  
IN ALL VERTICAL AND HORIZONTAL FIRE SEPARATIONS



5 BUILDING SECTION PLAN  
Scale: 1/16" = 1'-0"



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1 SITE PLAN  
Scale: 1/16" = 1'-0"



2 NORTH ELEVATION  
Scale: 1/8" = 1'-0"

**EXPOSED BUILDING FACE - NORTH ELEVATION**  
TOTAL EXPOSED BUILDING FACE = 166.33 M SQ.; **MAX = 150M**  
ACTUAL LIMITING DISTANCE = 6588 MM; **APPLIED = 6.0 M**  
TOTAL UNPROTECTED OPENINGS = 31.31 M SQ.; **52% ALLOWED**

$(31.31\text{M SQ/ } 166.33\text{M SQ.}) \times 100 = 18.8\% < 52\% \therefore \text{OK}$

**GENERAL NOTES:**

1. AT **BUILDING A**; MINIMUM 9M LIMITING DISTANCE ON WEST, SOUTH & EAST EXPOSED BUILDING FACES THEREFORE 100% UNPROTECTED OPENINGS PERMITABLE
1. REFER TO A-1.7 & A-1.8 FOR FIRE COMPARTMENTS
2. REFER TO DOOR & WINDOW SCHEDULES FOR FOR UNIT SIZES & ROUGH OPENINGS. DIMENSIONS SHOWN ASSUME A 1/2" ROUGH OPENING
4. REFER TO CODE REPORT SECTION 9.0 SPATIAL SEPARATIONS
5. REFER TO ALTERNATE SOLUTION 1
6. REFER TO A 1.11 & 12 FOR ASSEMBLIES; DIMENSIONS SHOWN IN DIAGRAMS ARE TAKEN TO FACE OF FINISHED FLOOR &/ GWB.

Title  
**LIMITING DISTANCE**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1400 MOUNT FEE ROAD

**MURDOCH + COMPANY**  
Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992  
e-mail murdoch@telus.net

Sealed By:



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Project No:	Sheet No:
22.01	A-1.05

A-1.05 LIMITING DISTANCE

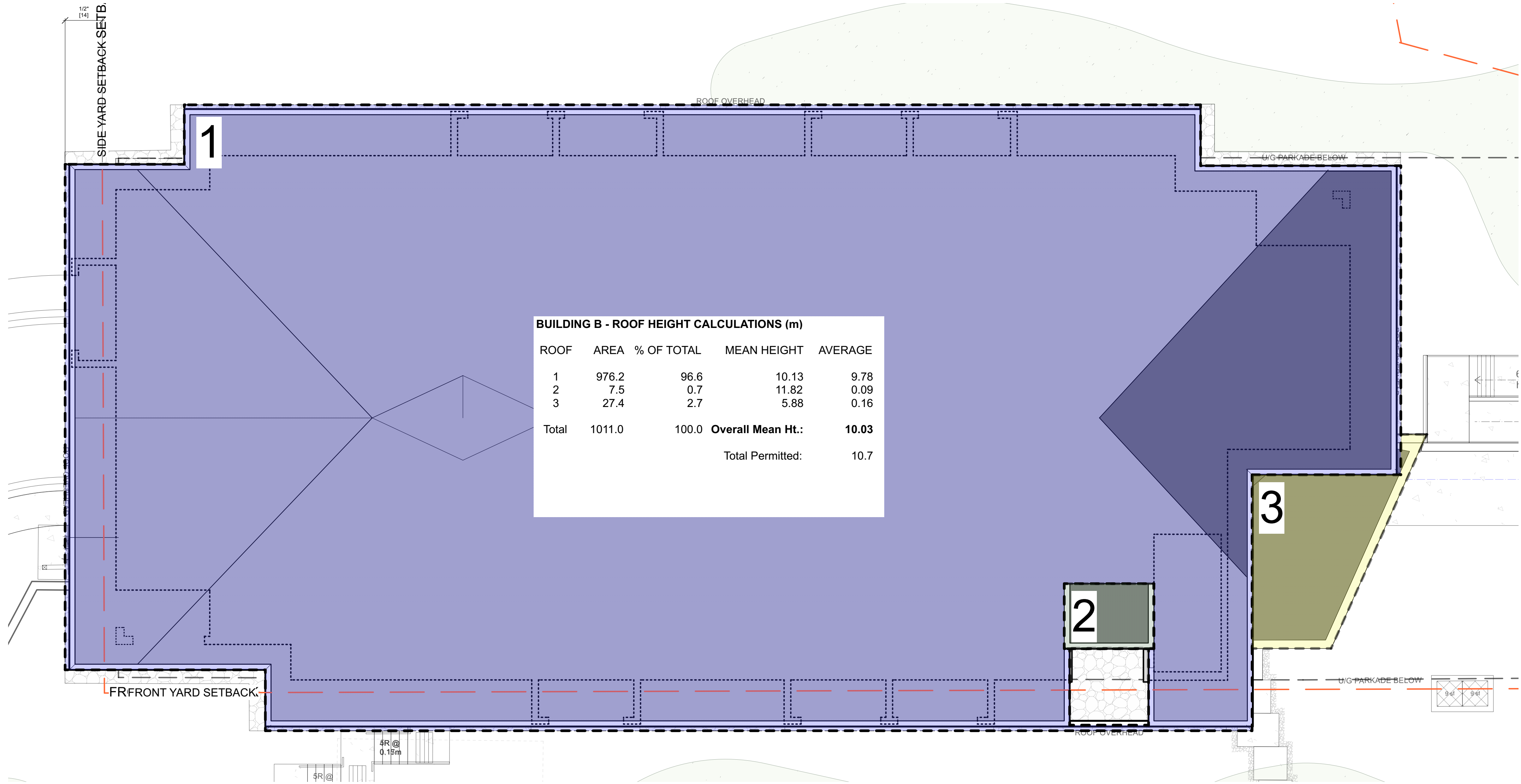


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ADP	JUNE 15, 2022
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1400 DP APPLICATION	DEC 13, 2022
IFT (TENDER)	JAN 31, 2023
ADP	MAR. 08, 2023
ISSUED FOR COUNCIL REV.	MAR. 10, 2023

No:	Revision:	Date:



1 WEST ELEVATION  
Scale: 1/8" = 1'-0"



BUILDING B - ROOF HEIGHT CALCULATIONS (m)				
ROOF	AREA	% OF TOTAL	MEAN HEIGHT	AVERAGE
1	976.2	96.6	10.13	9.78
2	7.5	0.7	11.82	0.09
3	27.4	2.7	5.88	0.16
Total	1011.0	100.0	Overall Mean Ht.:	10.03
			Total Permitted:	10.7

2 ROOF PLAN  
Scale: 1/8" = 1'-0"

Title  
**ROOF HEIGHT CALCULATIONS**  
Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1400 MOUNT FEE ROAD

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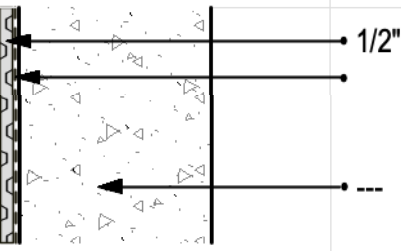
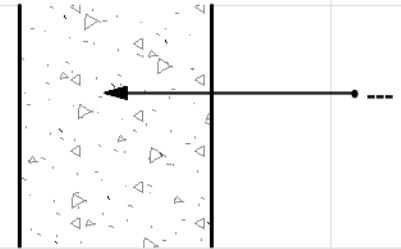
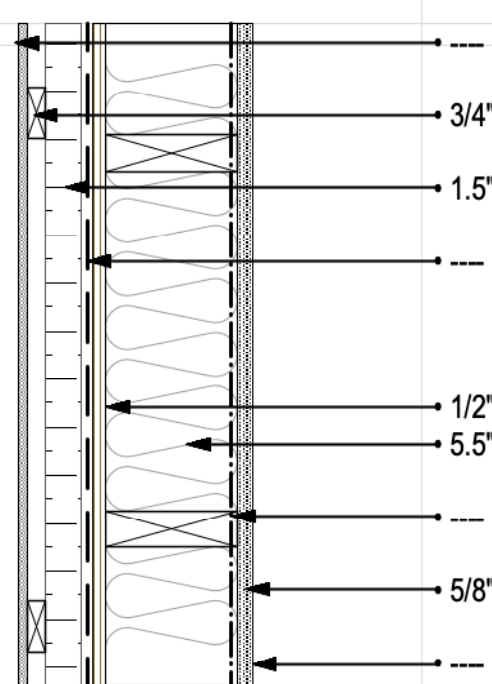
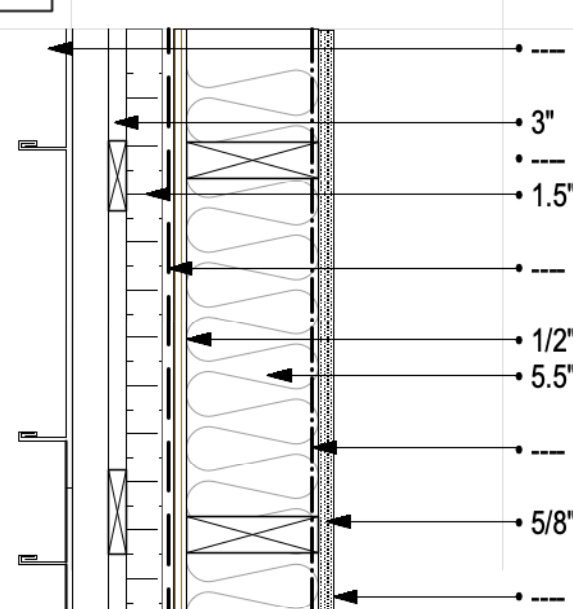
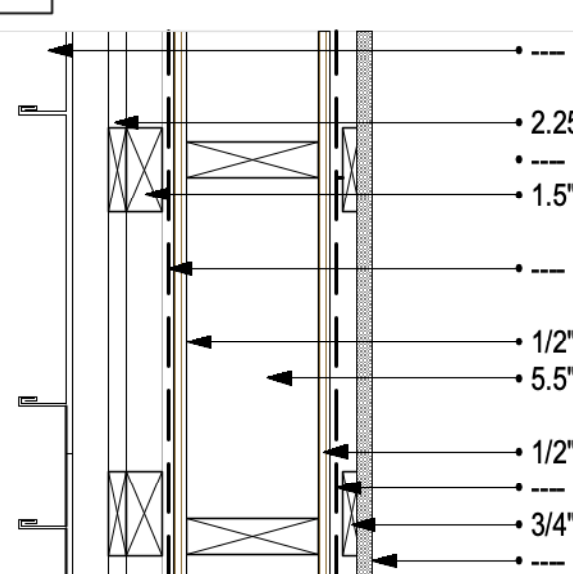
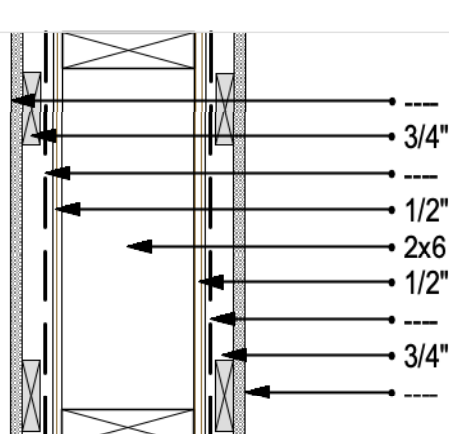
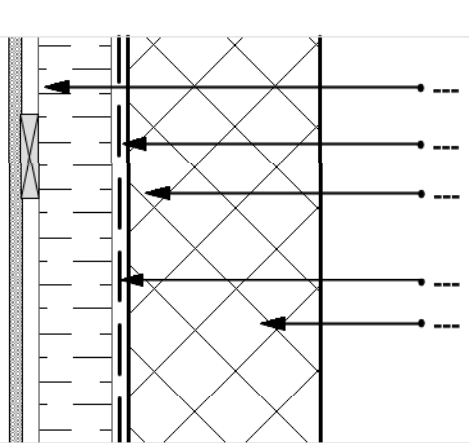
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Project No:	Sheet No:
22.01	<b>A-1.06</b>

ROOF HEIGHT  
CALCULATIONS  
A-1.06



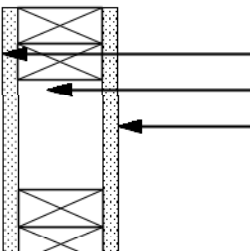
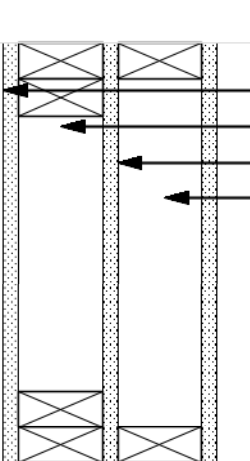
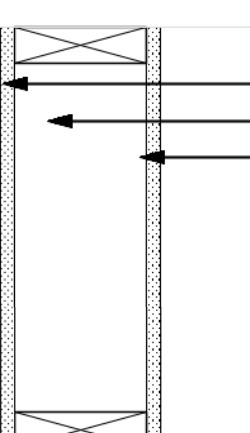
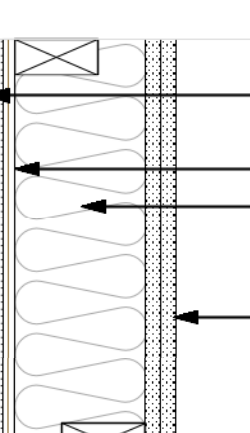
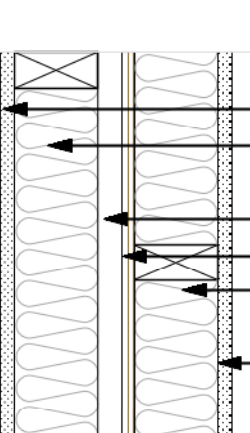
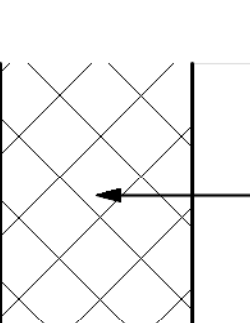
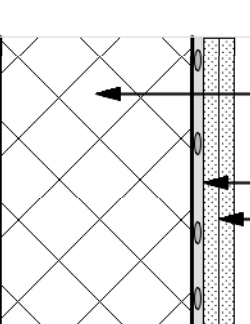
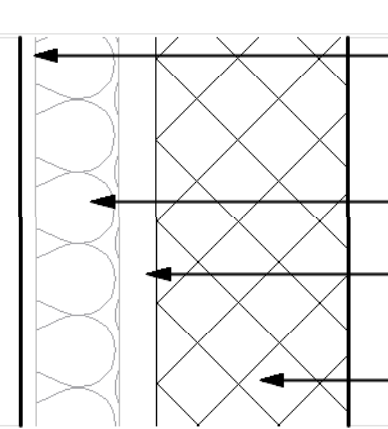
EXTERIOR WALL ASSEMBLY SCHEDULE

SCALE 1-1/2" = 1'

TYPE	BUILDUP	DESCRIPTION	RSI EFFECTIVE	FRR <sub>(HR)</sub>	STC
W1		UNINSULATED CONC. WALL BELOW GRADE  DRAIN MAT @ BELOW GRADE CONDITIONS SPRAY APPLIED SINGLE COMPONENT ASPHALT EMULSION WATERPROOF MEMBANE, 60 MILS WATERPROOFING CONCRETE WALL, REFER TO STRUCTURAL FOR SIZE, REINFORCING AND MIX; C/W BENTONITE WATERSTOPS AT ALL COLD JOINTS	N/A	2.0	N/A
W2		EXPOSED CONCERTE WALL  CAST IN PLACE CONC WALL, REFER TO STRUCTURAL FOR SIZE, REINFORCING AND MIX; C/W BENTONITE WATERSTOPS AT ALL COLD JOINTS	N/A	2.0	N/A
W3.X		TYPICAL EXTERIOR WALL W/ HARDIE PANEL  WHITE HARDIE PANEL - <b>A</b> CHARCOAL HARDIE PANEL- <b>B</b> RAIN SCREEN AIR SPACE - P.T. STRAPPING @ 16" O.C. OR WOVEN MESH (EXTERIOR AIR FILM) ROCKWOOL COMFORT BOARD 80; (OR APPROVED ALTERNATE) SOPREMA SOPRASTICK VP SELF ADHERED VAPOUR PERMEABLE AIR BARRIER; OR APPROVED ALTERNATE  EXTERIOR SHEATHING (REFER TO STRUCTURAL) 2X6 WOOD STUDS @ 16" O.C. (REFER TO STRUCTURAL) w/ <b>R22</b> FIBREGLASS BATT INSULATION, CERTAINTEED MEMBRAIN SMART VAPOUR RETARDER; INSTALLED PER SPEC. TYPE 'X' GWB - PAINT FINISH (ADD ADDITIONAL LAYER OF 5/8" GWB TO FLUSH OUT INTERIOR WALL AS REQ'D) (INTERIOR AIR FILM)	3.96 0.00 0.03 1.05 0.00 0.11 2.55 0.00 0.1 0.12	1.0	N/A
W4		EXTERIOR WALL W/ STANDING SEAM  2" DEEP DOUBLE LOCK STANDING SEAM. COLOUR WEATHERED COPPER,RANDOMLY SPACED @ TBC P.T. RAIN SCREEN CROSS STRAPPED 2X2'S (EXTERIOR AIR FILM) ROCKWOOL COMFORT BOARD 80; (OR APPROVED ALTERNATE) 3M 3015 VP SELF ADHERED VAPOUR PERMEABLE AIR BARRIER, OR APPROVED ALTERNATE EXTERIOR SHEATHING (REFER TO STRUCTURAL) 2X6 WOOD STUDS @ 16" O.C. (REFER TO STRUCTURAL) w/ <b>R22</b> FIBREGLASS BATT INSULATION, CERTAINTEED MEMBRAIN SMART VAPOUR RETARDER; INSTALLED PER SPEC. TYPE 'X' GWB - PAINT FINISH (ADD ADDITIONAL LAYER OF 5/8" GWB TO FLUSH OUT INTERIOR WALL AS REQ'D) (INTERIOR AIR FILM)	3.96 0.00 0.03 1.05 0.00 0.11 2.55 0.00 0.1 0.12	1.0	N/A
W5		EXTERIOR WING WALL 1  2" DEEP DOUBLE LOCK STANDING SEAM. COLOUR WEATHERED COPPER,RANDOMLY SPACED @ TBC P.T. RAIN SCREEN CROSS STRAPPED 2X4'S OVER 1X4's (EXTERIOR AIR FILM) ROCKWOOL COMFORT BOARD 80; (OR APPROVED ALTERNATE) 3M 3015 VP SELF ADHERED VAPOUR PERMEABLE AIR BARRIER, OR APPROVED ALTERNATE EXTERIOR SHEATHING (REFER TO STRUCTURAL) 2X6 WOOD STUDS @ 16" O.C. (REFER TO STRUCTURAL) w/ <b>R22</b> FIBREGLASS BATT INSULATION, PLYWOOD SHEATHING, SEE STRUCTURAL COMMERCIAL GRADE TYVEK AT MIN. RAIN SCREEN AIR SPACE - P.T. STRAPPING @ 16" O.C. HARDIE SIDING, CHARCOAL TBC.	N/A 0.00 0.03 1.05 0.00 0.11 2.55 0.00 0.1 0.12	N/A	N/A
W6		EXTERIOR WING WALL 2  HARDIE SIDING, CHARCOAL TBC. RAIN SCREEN AIR SPACE - P.T. STRAPPING @ 16" O.C. MOISTURE BARRIER - COMMERCIAL GRADE TYVEK AT MIN. PLYWOOD SHEATHING, SEE STRUCTURAL WOOD STUDS VARIES REFER TO STRUCTURAL PLYWOOD SHEATHING, SEE STRUCTURAL COMMERCIAL GRADE TYVEK AT MIN. RAIN SCREEN AIR SPACE - P.T. STRAPPING @ 16" O.C. HARDIE SIDING, CHARCOAL TBC.	N/A 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	N/A	N/A
W7		CMU WALL W/EXTERIOR CLADDING AT ELEVATOR  FINEX CEMENT BOARD CLADDING; TBC 3/4" PT STRAPPING / Z-GIRTS 3" ROCKWOOL COMFORT BOARD 80  SELF ADHERED AIR AND VAPOUR BARRIER CMU BLOCK REFER TO STRUCTURAL	2.94+ 2.94	2.0	N/A

INTERIOR WALL ASSEMBLY SCHEDULE

SCALE 1-1/2" = 1'

TYPE	BUILDUP	DESCRIPTION	RSI EFFECTIVE	FRR <sub>(HR)</sub>	STC
P1		INTERIOR 2x4 FRAMED WALL  5/8" TYPE-X GWB 3.5" 2 - 2X4 WOOD STUDS @ 12" O.C. (REFER TO STRUCT.) 5/8" TYPE-X GWB  NOTE: SCHLUTER MEMBRANE SYSTEM OR EQUIV. AT TUB / SHOWER WALLS C/W SHEET ROCK WET AREA BACKER BOARD NOTE: CAVITY BATTS IF REQUESTED FOR SOUND ATTENUATION	N/A	1.0	N/A
P1.A		INTERIOR 2x4 FRAMED WALL w/FURRING  5/8" TYPE-X GWB 3.5" 2X4 WOOD STUDS (REFER TO STRUCT.) 5/8" TYPE-X GWB 3.5" FURRING AS REQUIRED 1/2" MOISTURE RESISTANT GWB  NOTE: SCHLUTER MEMBRANE SYSTEM OR EQUIV. AT TUB / SHOWER WALLS C/W SHEET ROCK WET AREA BACKER BOARD NOTE: CAVITY BATTS IF REQUESTED FOR SOUND ATTENUATION	N/A	1.0	N/A
P2		INTERIOR 2X6 FRAMED WALL  5/8" TYPE-X GWB 5.5" 2X6 WOOD STUDS @ 16" O.C. 5/8" TYPE-X GWB  NOTE: SCHLUTER MEMBRANE SYSTEM OR EQUIV. AT TUB / SHOWER WALLS C/W SHEET ROCK WET AREA BACKER BOARD 5/8" TYPE-X RATED NOTE: CAVITY BATTS IF REQUESTED FOR SOUND ATTENUATION	N/A	1.0	N/A
P3		SUITE / HALLWAY SEPARATION  5/8"x2 2 LAYERS TYPE-X GWB  1/2" SHEATHING (REFER TO STRUCTURAL) 5.5" 2X6 WOOD PLATE W/STAGGERED OFFSET 2x4 STUDS REFER TO STRUCTURAL @ 16" O.C. w/ 5.5" FIBREGLASS BATT 2 LAYERS TYPE-X GWB	N/A	1.0	56
P4		SUITE / SUITE SEPARATION  5/8" TYPE-X GWB 3.5" 2X4 WOOD STUDS @ 16" O.C. (REFER TO STRUCTURAL) w/ 3.5" FIBREGLASS BATT 1" PLATES SET 1" (25mm) APPART MAX. 1/2" PLYWOOD SHEATHING (REFER TO STRUCTURAL) 3.5" 2X4 WOOD STUDS @ 16" (REFER TO STRUCTURAL) O.C. w/ 3.5" FIBREGLASS BATT 5/8" TYPE-X GWB  NOTE: SCHLUTER MEMBRANE SYSTEM OR EQUIV. AT TUB / SHOWER WALLS C/W SHEET ROCK WET AREA BACKER BOARD 5/8" TYPE-X RATED	N/A	1.0	54
P5		CMU BLOCK WALL  NON-LOAD BEARING WALL; REFER TO STRUCTURAL	N/A	1.5	50
P6		CMU BLOCK WALL W/GWB  NON-LOAD BEARING WALL; REFER TO STRUCTURAL  1/2" RESILIENT CHANNEL @ 400 mm O.C. MAX 5/8"x2 2 LAYERS TYPE-X GWB	N/A	1.5	50
P7		CMU WALL @ SUITE  1 OR 2 LAYERS 5/8" TYPE 'X' GWB PER INTERIOR FINISH ALIGNMENT; INSTALLED PER MANUFACTUERERS SPECIFICATIONS  3.5" 2X4 FRAMING REFER TO STRUCTURAL CW MINERAL/FIBREGLASS BATT INSULATION 1" MAX CONTINUOUS AIR CAVITY, FIRE BLOCKED AS REQ'D  CMU WALL, REFER TO STRUCTURAL FOR SIZE, REINFORCING AND MIX;	N/A	2.0	55+


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1400 DP APPLICATION	DEC 13, 2022	
1450 REZONING APPLICATION	DEC 16, 2022	
1450 DP APPLICATION	DEC 16, 2022	
1450 BP APPLICATION	DEC 20, 2022	
IFT (TENDER)	JAN 31, 2023	
ADP	FEB 6, 2023	
No:	Revision:	Date:

Title  
**ASSEMBLIES I**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1400 & 1450 MOUNT FEE ROAD

MURDOCH + COMPANY  
Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992  
e-mail murdoch@telus.net

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1/8"=1'-0"

Project No: Sheet No:  
22.01 **A-2.00**



ROOF ASSEMBLY SCHEDULE

TYPE	BUILDUP	DESCRIPTION	RSI	FRR <sub>(HR)</sub>	STC
R1		TYP. ROOF OVER INTERIOR	N/A 6.45 0.06 0.15 6.07 0.00 0.00	N/A 1 HR	N/A
R2		UPPER ROOF OVER EXTERIOR	N/A	N/A	N/A
R3		LOW ROOF OVER EXTERIOR	N/A	N/A	N/A

FLOOR ASSEMBLY SCHEDULE

TYPE	DESCRIPTION	RSI (R) EFFECTIVE	FRR <sub>(HR)</sub>	STC
F1	SLAB ON GRADE - EXT / GARG	N/A	N/A	N/A
F2	TYP. PAVERS - EXTERIOR	N/A	N/A	N/A
F3	DECK SUSPENDED SLAB	2.66 +	2HR	N/A

FLOOR ASSEMBLY SCHEDULE CONT'D

TYPE	BUILDUP	DESCRIPTION	RSI EFFECTIVE	FRR <sub>(HR)</sub>	STC
F4		TYP. SUSP. SLAB	4.30 0.16 0.00 0.015 1.14 0.16 3.82	2HR	N/A
F5		SUSPENDED SLAB BELOW GRADE	1.14 + 1.14	2HR	N/A
F6		TYP. T.J.I FLOOR - INTERIOR	N/A	1.0 HR	58
F7		TYP. DECK OVER EXTERIOR	N/A	N/A	N/A
F8		TYP. HALL FLOOR - INTERIOR	N/A	1.0 HR	N/A

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1450 DP APPLICATION	DEC 16, 2022
1450 BP APPLICATION	DEC 20, 2022
IFT (TENDER)	JAN 31, 2023
ADP	FEB 6, 2023

No:	Revision:	Date:

ASSEMBLIES II

Project

WHISTLER DEVELOPMENT CORPORATION

1400 & 1450 MOUNT FEE ROAD

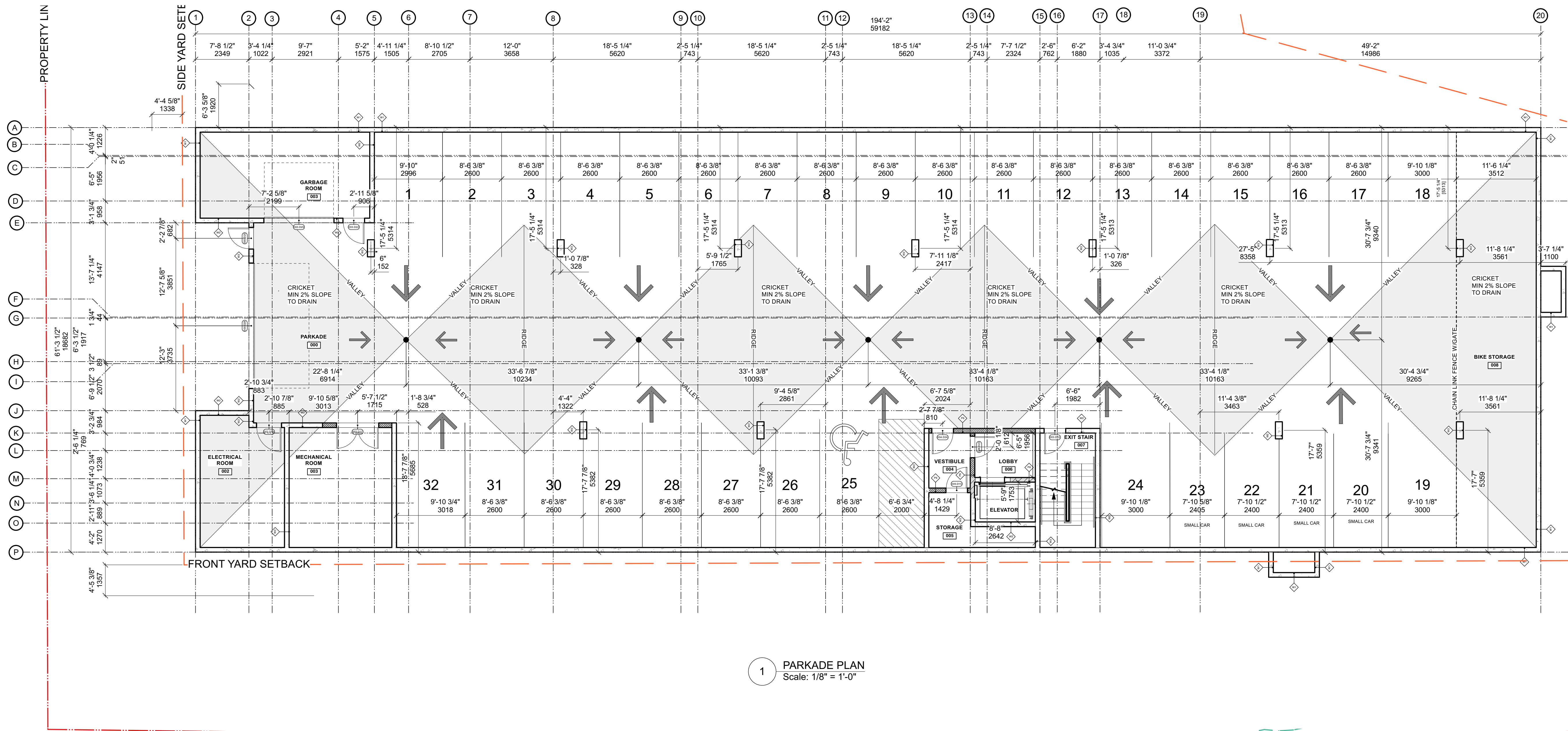
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Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
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e-mail murdoch@telus.net

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1 PARKADE PLAN  
Scale: 1/8" = 1'-0"



2 PARKADE PLAN  
Scale: 1" = 50'-0"

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No:	Revision:	Date:

Title  
**PARKADE PLAN**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1400 MOUNT FEE ROAD

**MURDOCH + COMPANY**  
Architecture + Planning Ltd.  
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# SUSPENDED SLAB PLAN

Project

# WHISTLER DEVELOPMENT CORPORATION

1400 MOUNT FEE ROAD

MURDOCH  COMPANY

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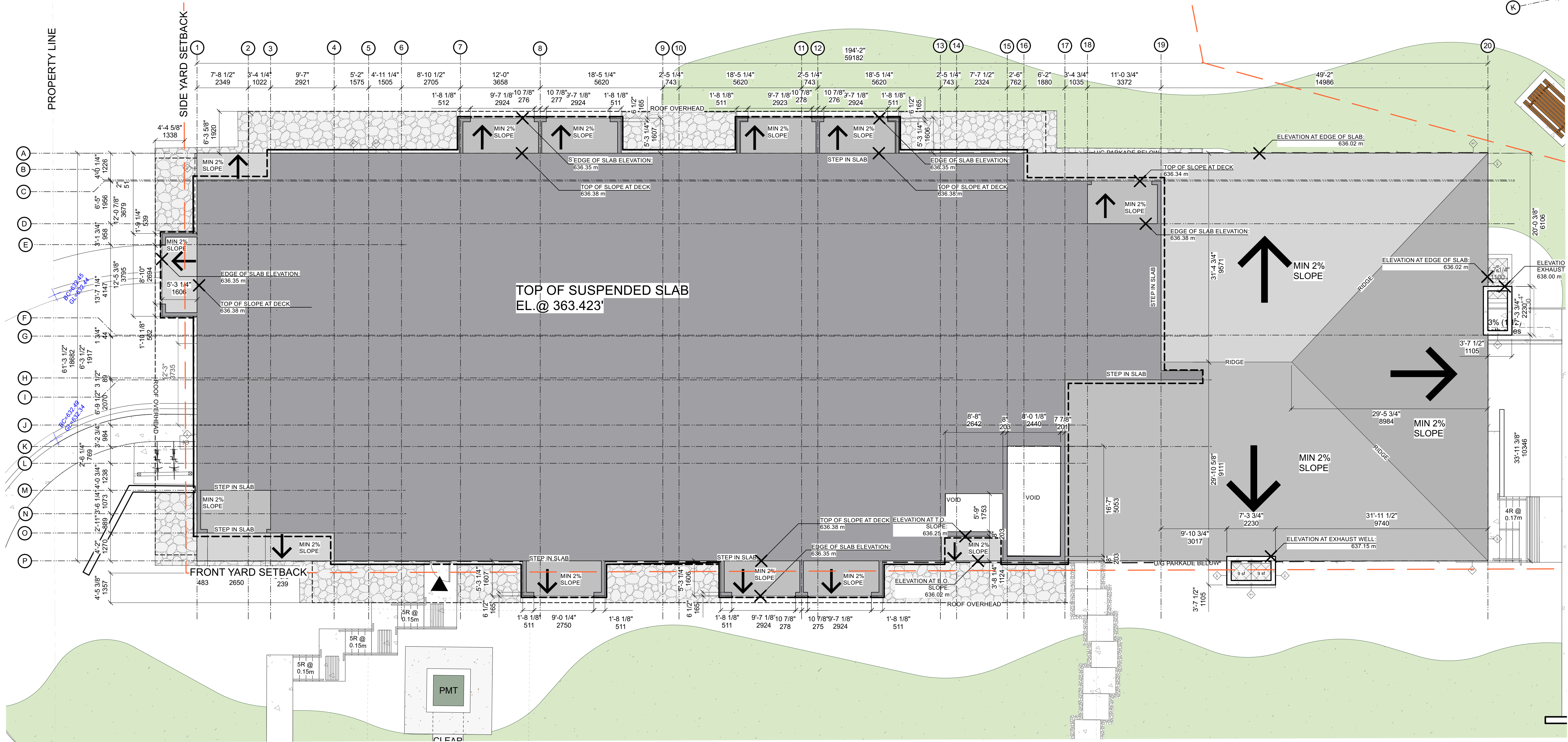


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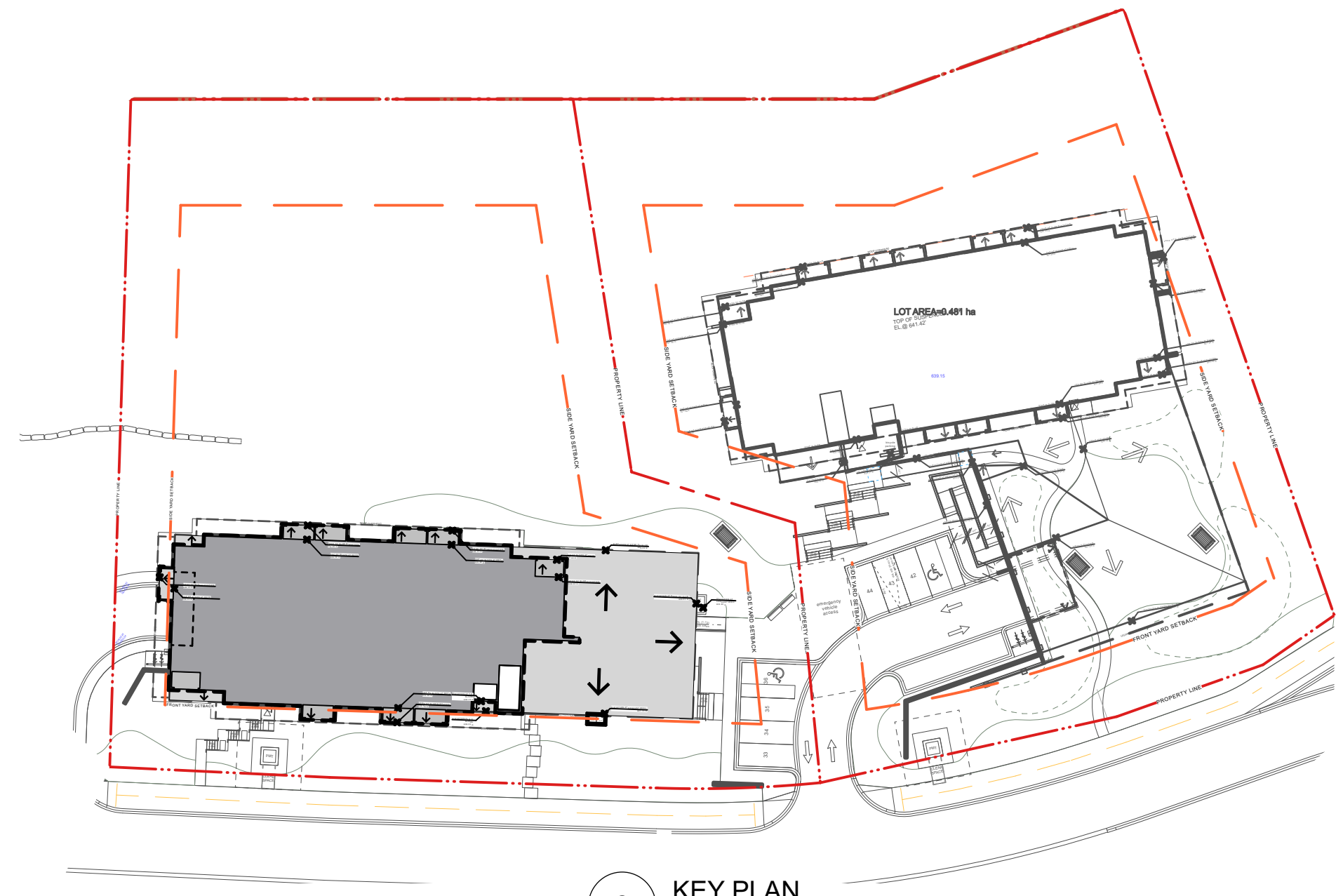
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# A-2.03

## A-2.03 SUSPENDED SLAB PLAN

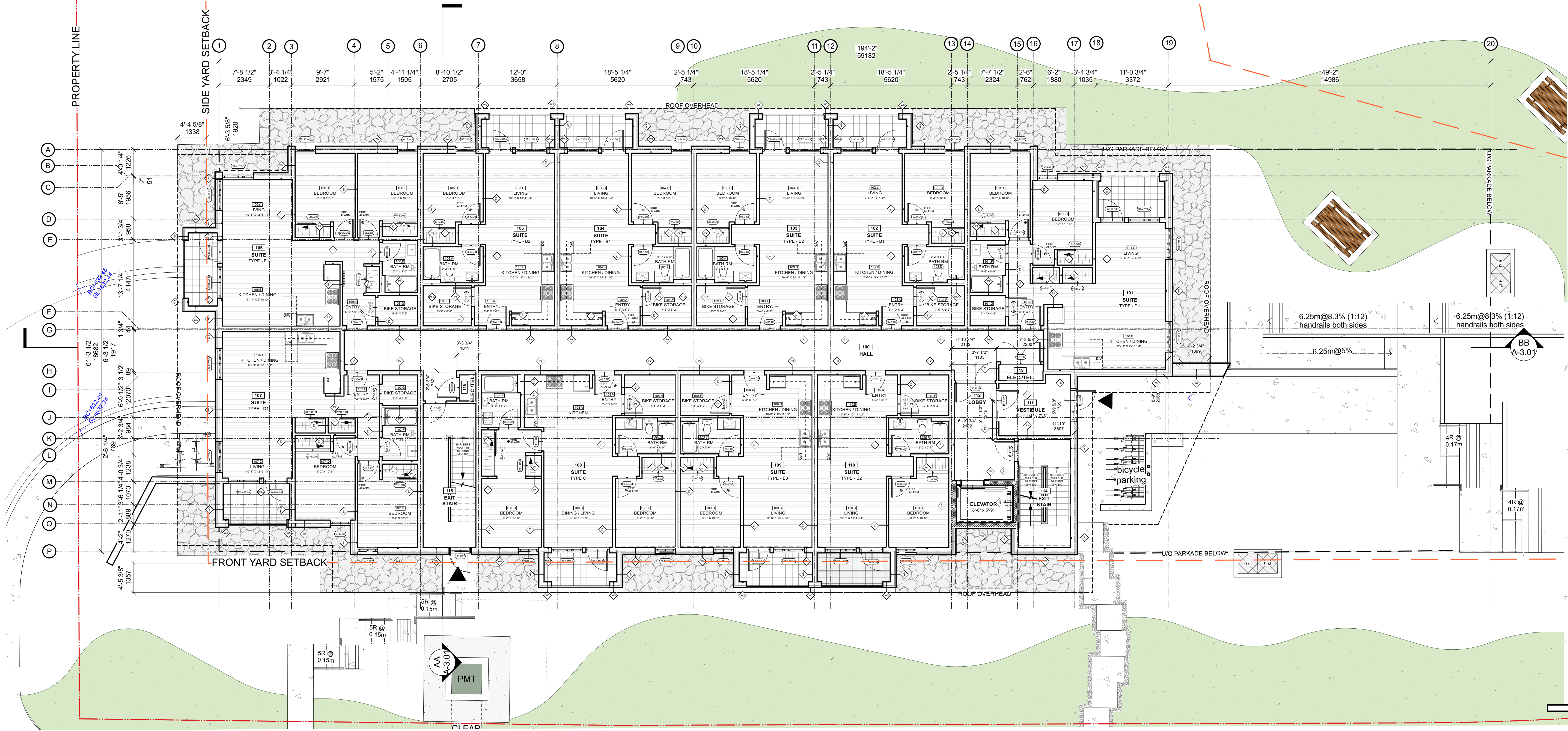


1 SUSPENDED SLAB PLAN  
Scale: 1/8" = 1'-0"



2 KEY PLAN  
Scale: 1" = 50'-0"





1 GROUND FLOOR PLAN  
Scale: 1/8" = 1'-0"



2 KEY PLAN  
Scale: 1" = 50'-0"

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ADP	MAR. 08, 2023
ISSUED FOR COUNCIL REV.	MAR. 10, 2023

No:	Revision:	Date:

Title  
**GROUND FLOOR PLAN**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1400 MOUNT FEE ROAD

**MURDOCH + COMPANY**  
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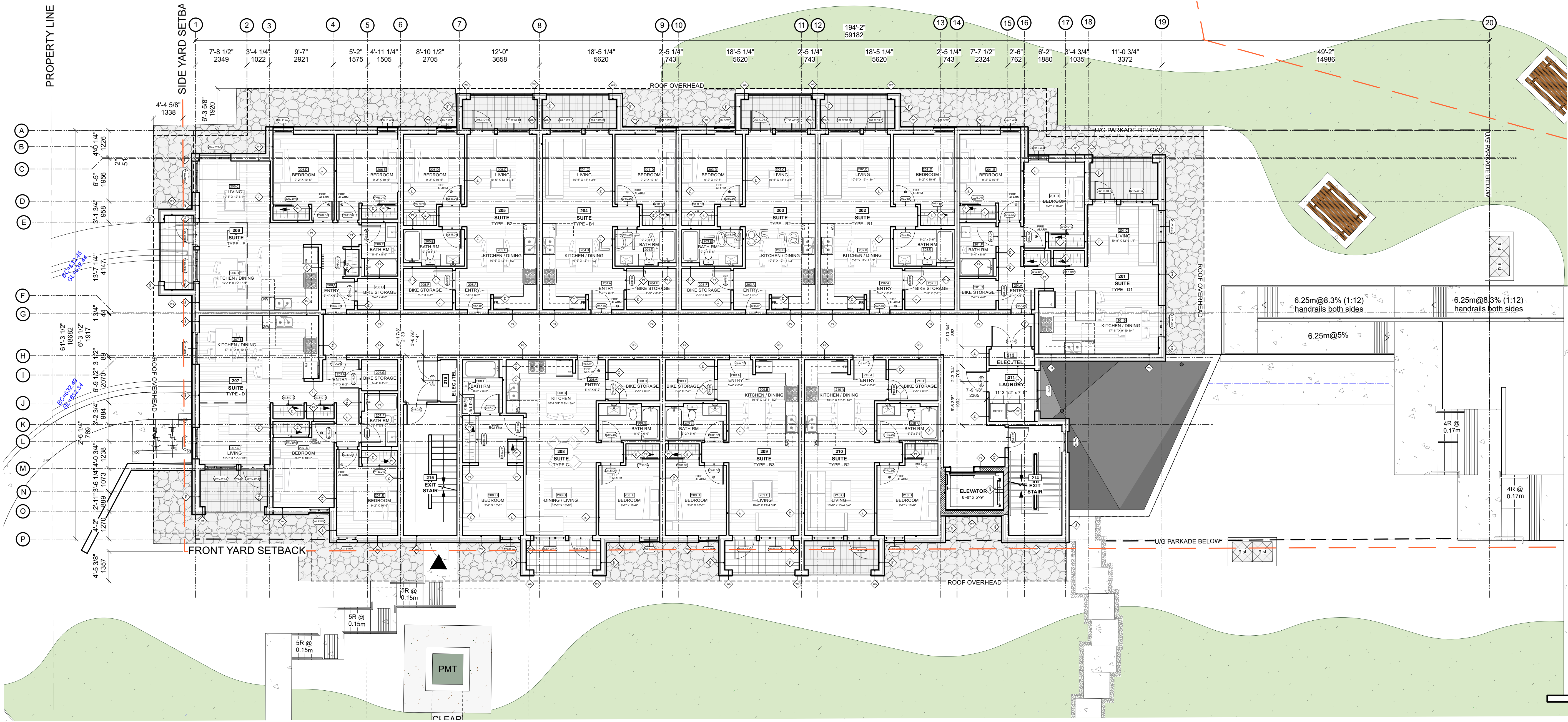
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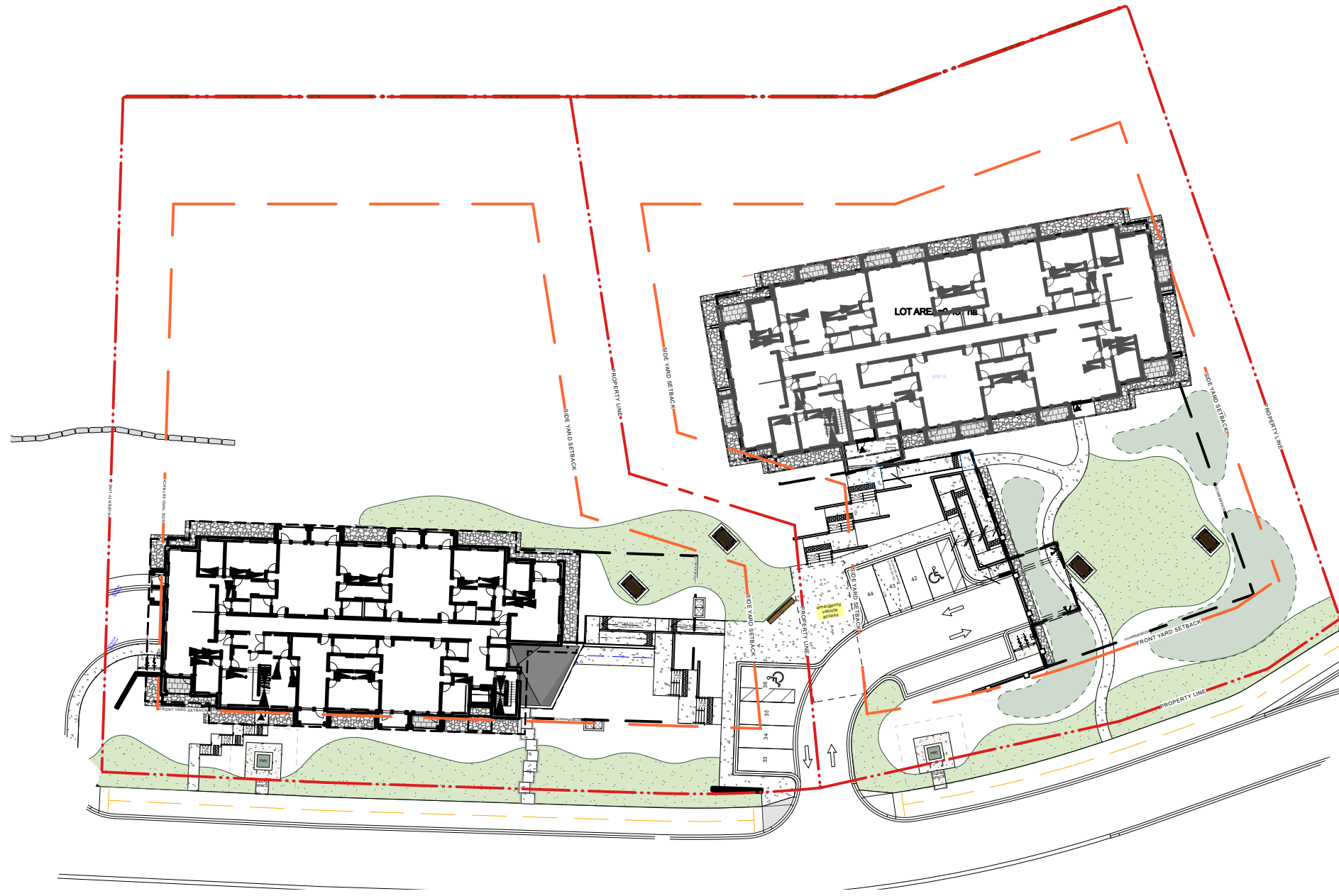
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22.01	<b>A-2.04</b>

A-2.04 GROUND FLOOR PLAN





1 SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



2 KEY PLAN  
Scale: 1" = 50'-0"

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No:	Revision:	Date:

Title  
**SECOND FLOOR PLAN**

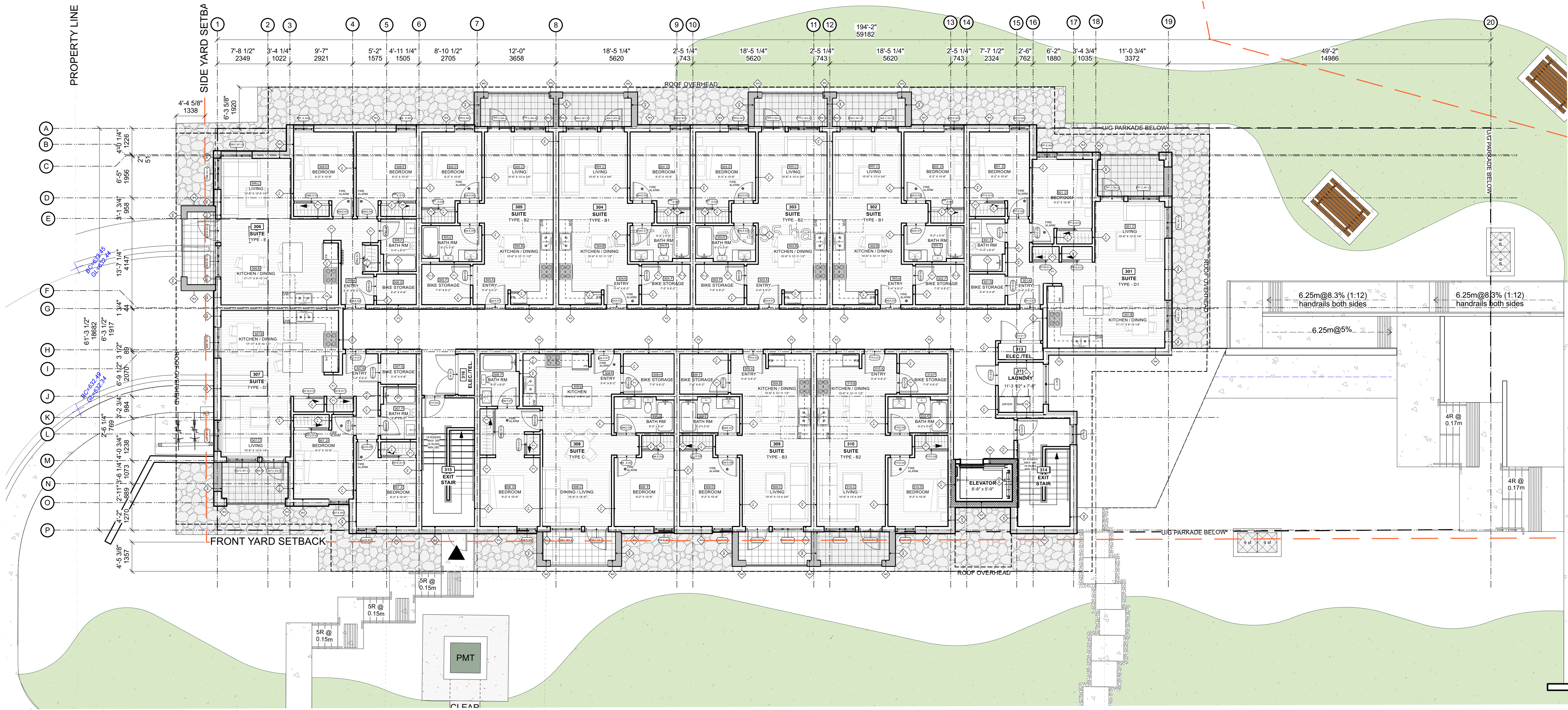
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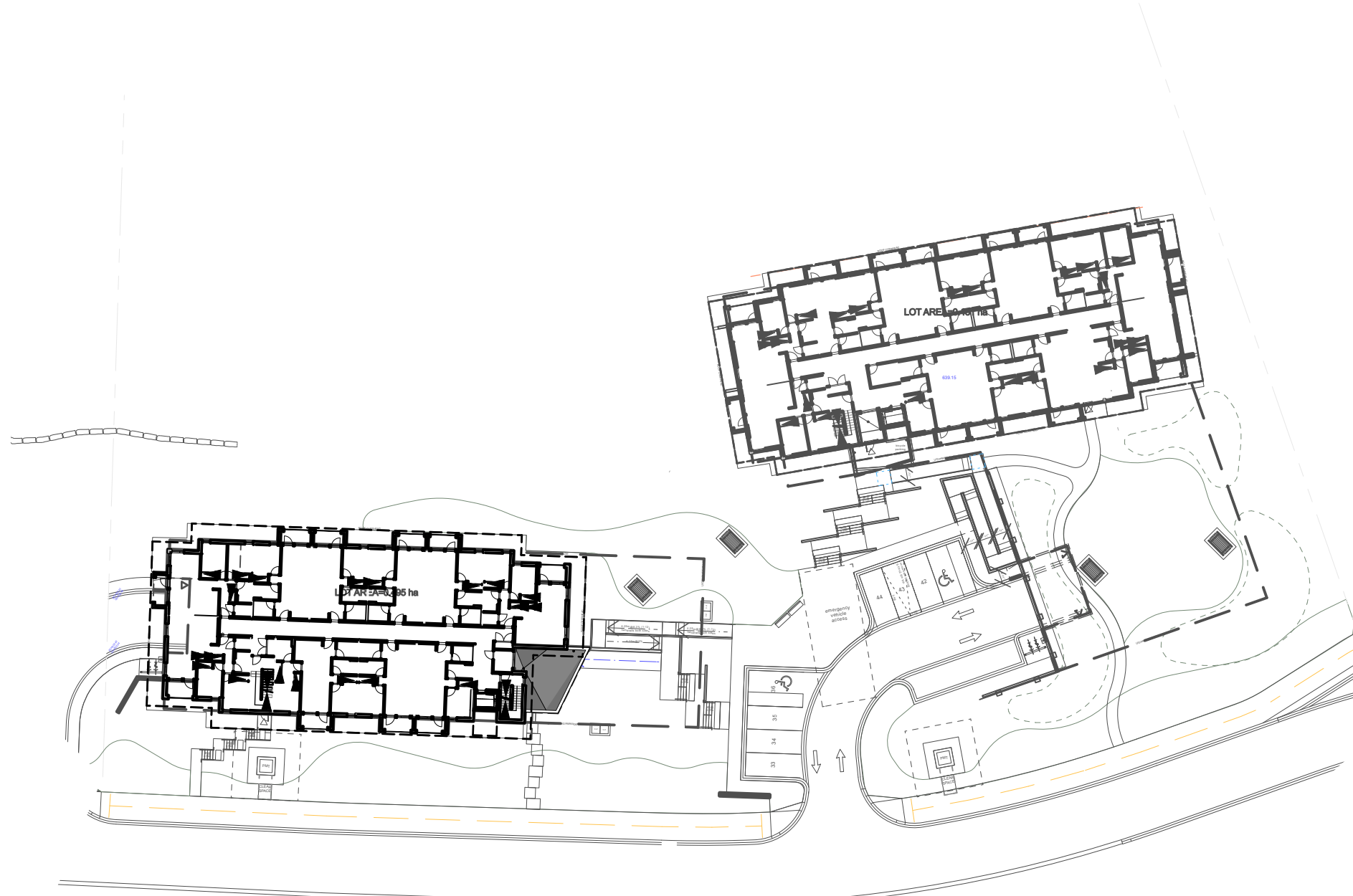


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1 THIRD FLOOR PLAN  
Scale: 1/8" = 1'-0"



2 KEY PLAN  
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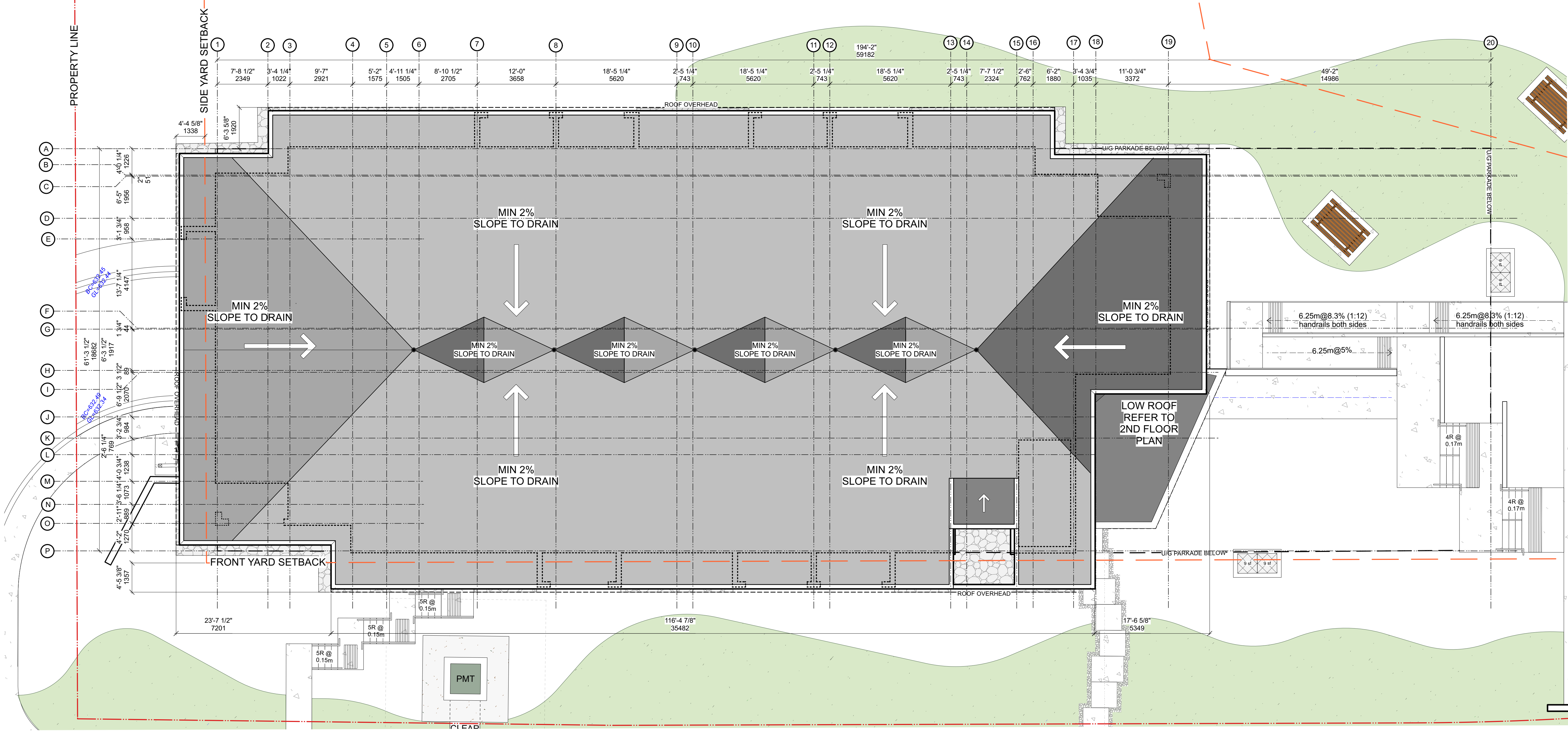
Title  
**THIRD FLOOR PLAN**  
Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1400 MOUNT FEE ROAD

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Ph. 905-6992  
e-mail murdoch@telus.net

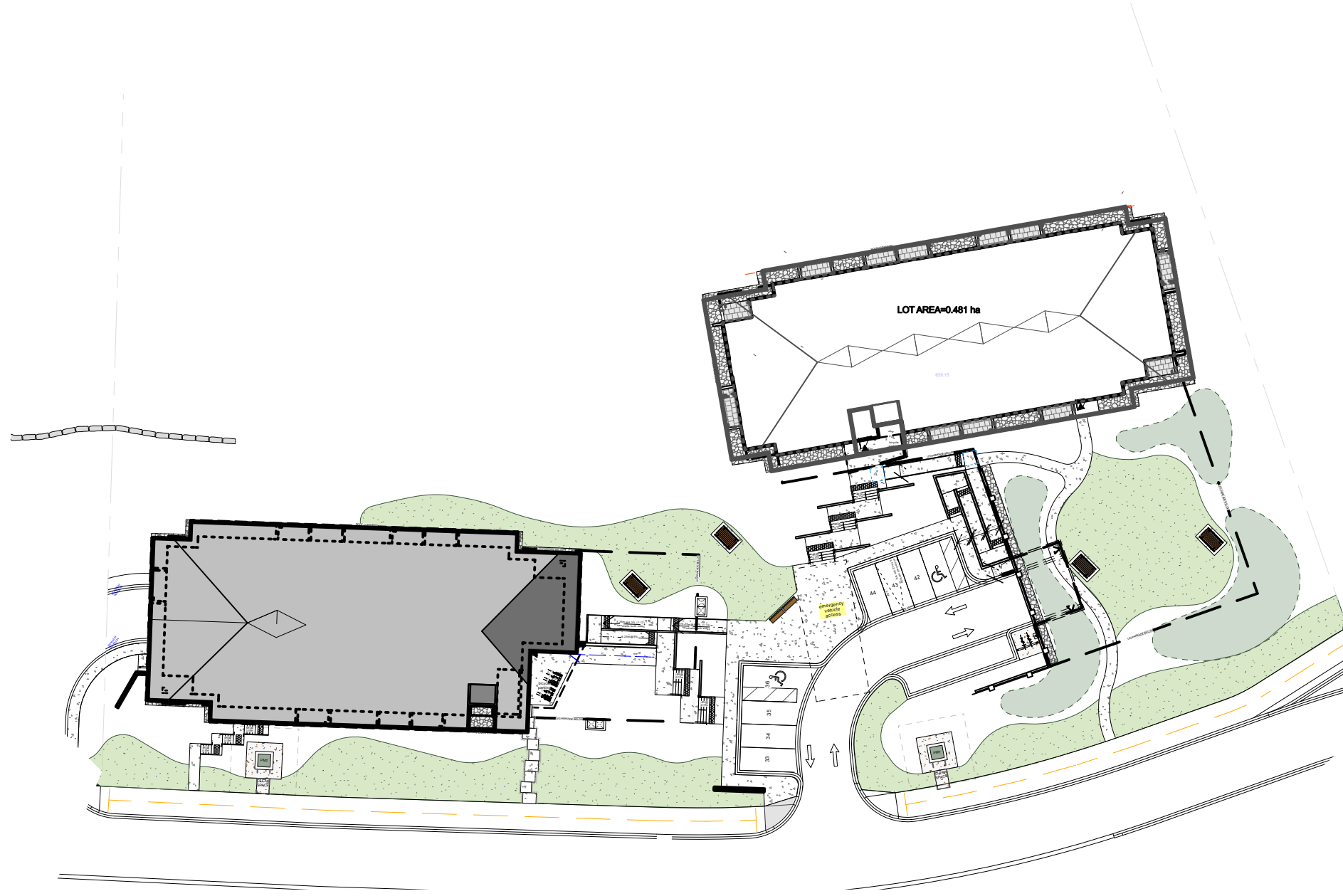
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Project No:	Sheet No:
22.01	<b>A-2.06</b>





1 ROOF PLAN  
Scale: 1/8" = 1'-0"



2 KEY PLAN  
Scale: 1" = 50'-0"

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IFT (TENDER)	JAN 31, 2023
ADP SUBMISSION	FEB 7, 2023

No:	Revision:	Date:

Title  
**ROOF PLAN**  
Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1400 MOUNT FEE ROAD

**MURDOCH+COMPANY**  
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A-2.07 ROOF PLAN



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Title  
**BUILDING SECTIONS**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1400 MOUNT FEE ROAD

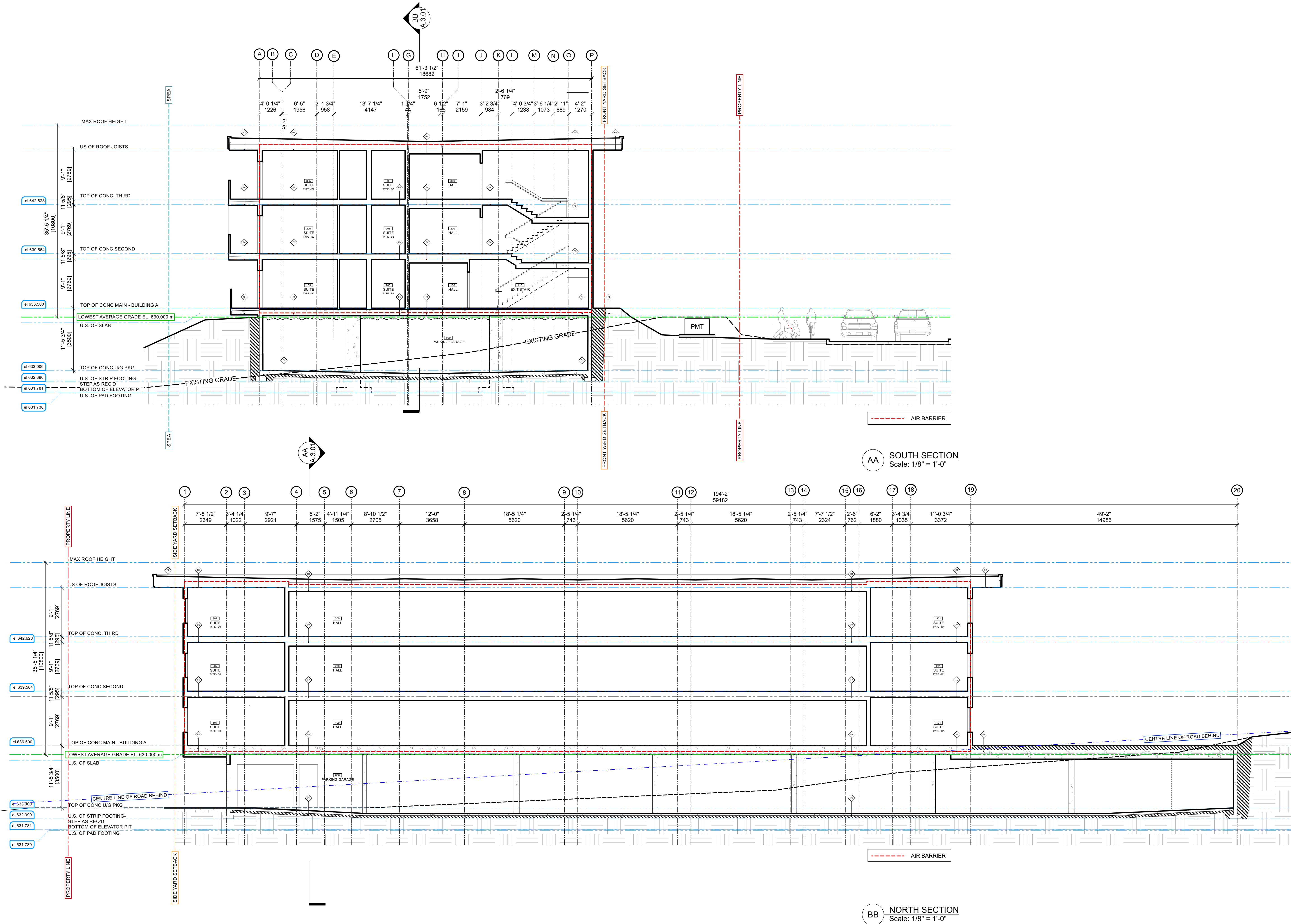
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Project No:	Sheet No:
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A-3.01 BUILDING SECTIONS

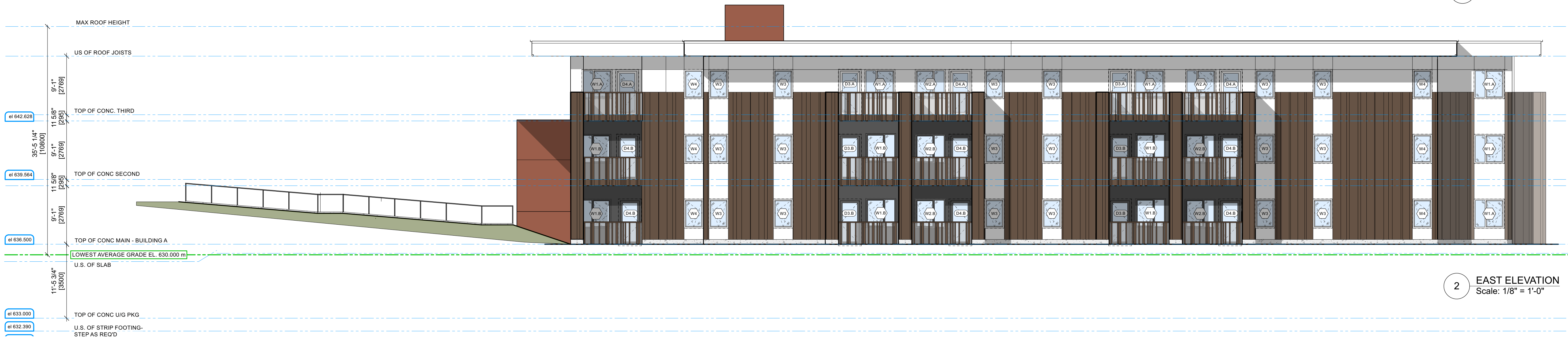


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ADP	MAR. 08, 2023
ISSUED FOR COUNCIL REV.	MAR. 10, 2023

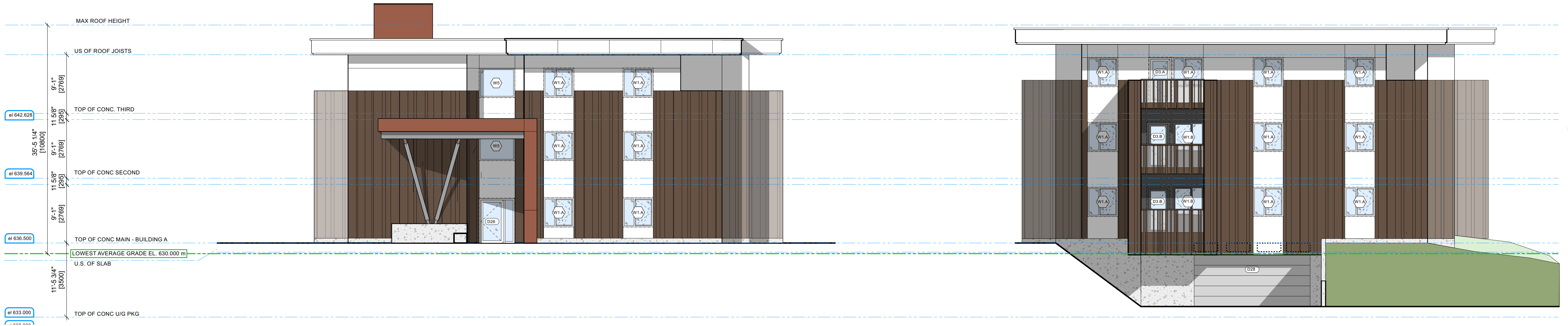
No:	Revision:	Date:



1 WEST ELEVATION  
Scale: 1/8" = 1'-0"



2 EAST ELEVATION  
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



4 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

**BUILDING ELEVATIONS**

**WHISTLER DEVELOPMENT CORPORATION**

1400 MOUNT FEE ROAD

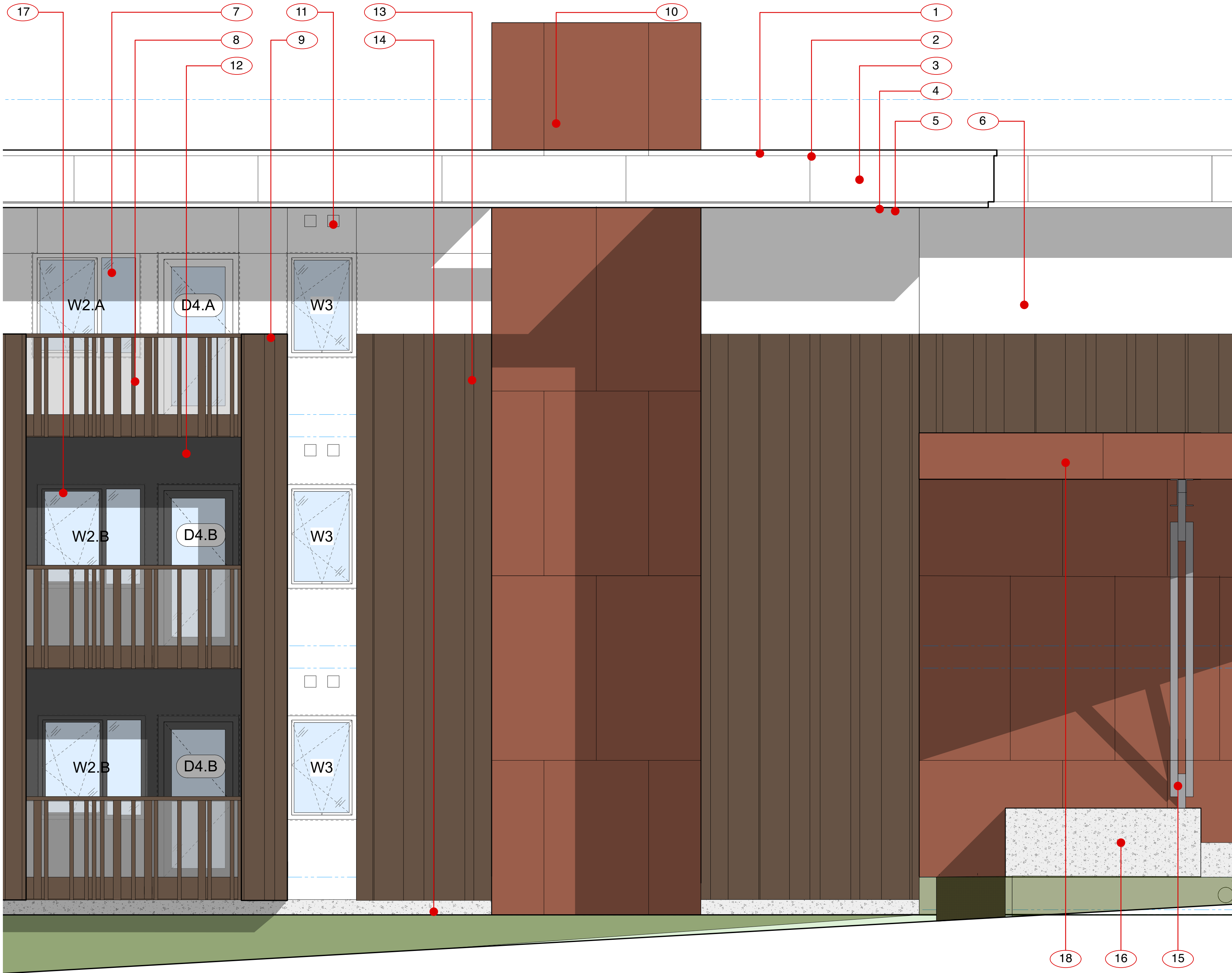
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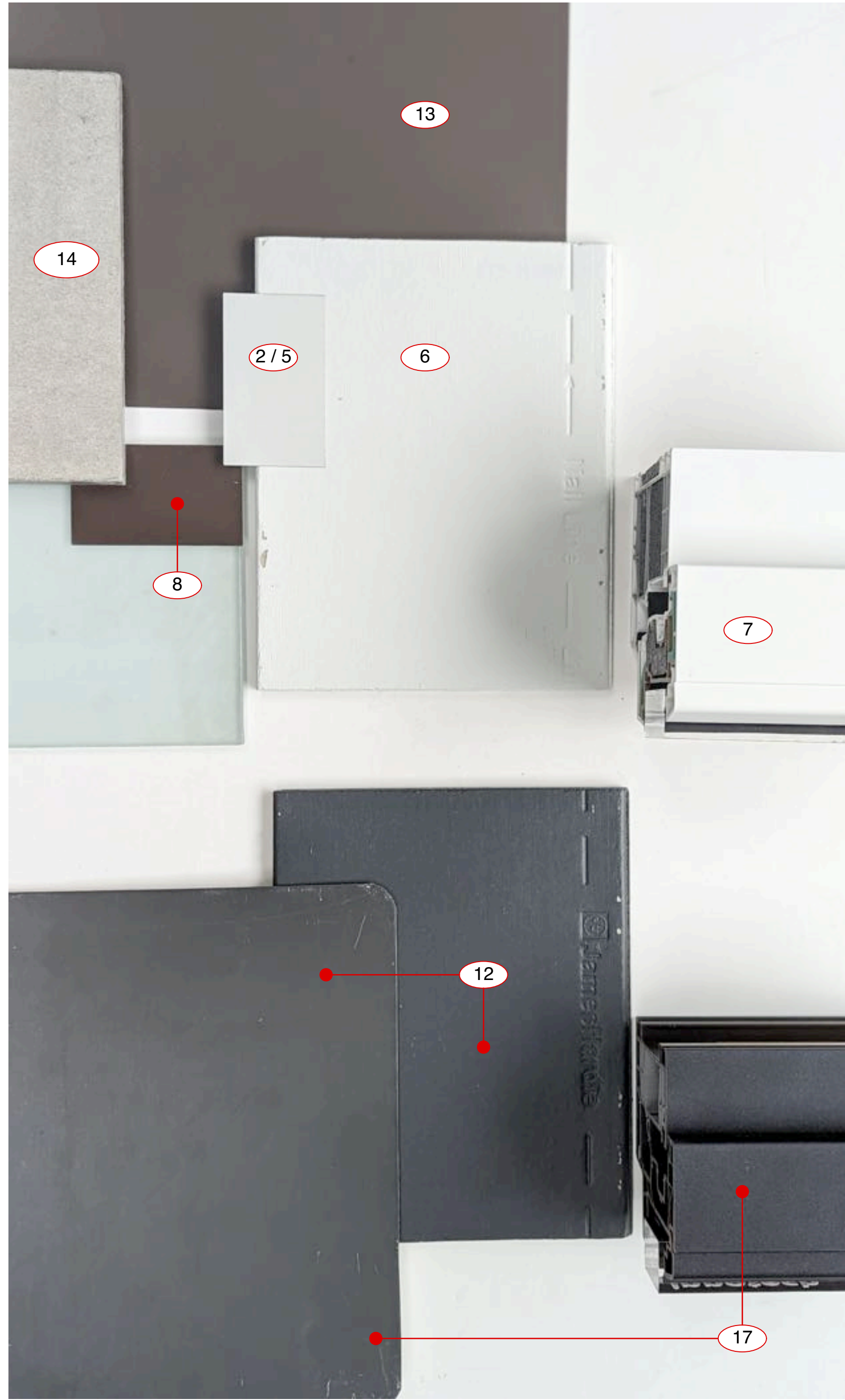




1 WEST ELEVATION - MATERIAL BOARD  
Scale: 3/8" = 1'-0"

EXTERIOR FINISHES SCHEDULE

- |   |   |    |  |
|---|---|----|--|
| 1 | • 2 Ply torch -on SBS membrane - Grey   | 10 | • Westform Metal Panel - Colour Terra Cotta  |
| 2 | • Prefinished Metal Cap Flashing - Polar White  | 11 | • Air intake and exhaust to match cladding. Typical                                  |
| 3 | • Finex Cement Panel Fascia - White   | 12 | • Hardie Panel - Charcoal<br>• c/w Cascadia Iron Ore Trim & Flashing                 |
| 4 | • Prefinished Metal Base Flashing - Polar White   | 13 | • Random Standing Seam Cladding (Pro-lok),<br>Colour Metro Brown & Matching Flashing |
| 5 | • Hardie Soffit - Arctic White<br>• c/w Cascadia Polar White Trim & Venting Strips  | 14 | • Finex Cement Panel Base - Colour Cement  |
| 6 | • Hardie Panel - Arctic White<br>• c/w Cascadia Polar White Trim & Flashing   | 15 | • Double Steel C-Section, w/ HSS connections. Painted<br>Slate Pebble Grey.          |
| 7 | • uPVC windows and doors - White<br>• c/w Polar White Flashing  | 16 | • Cast in Place Concrete Base  |
| 8 | • Frosted Glass Guardrails<br>• c/w Random Brown Pickets, Colour Spec Metro Brown.  | 17 | • uPVC windows and doors - Matte Black<br>• c/w Cascadia Iron Ore Trim & Flashing    |
| 9 | • Framed Ponywall Guard / Finwall<br>• c/w Random Standing Seam Cladding (Pro-lok),<br>Colour Metro Brown & Matching Flashing | 18 | • Westform Metal Fascia Panel - Colour Terra Cotta                                   |



2 MATERIAL SAMPLES  
NTS

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No:	Revision:	Date:

Title  
**BUILDING ELEVATIONS**  
Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1400 MOUNT FEE ROAD

**MURDOCH + COMPANY**  
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<b>ISSUED FOR ADP</b>	<b>MAR. 08, 2023</b>

# SITE PLAN

Project

**WHISTLER DEVELOPMENT CORPORATION**  
LOT 2 - 1400 & 1450 MOUNT FEE ROAD

MURDOCH  COMPANY

Architecture + Planning Ltd.  
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Project No:	Sheet No:
22.01	L-1.1

## L-1.1.1 SITE PLAN

Page 130 of 333



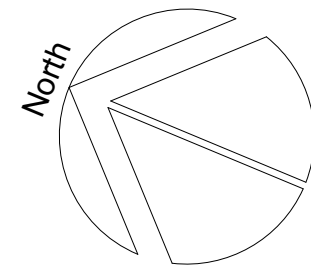
- legend
- concrete paving
  - gravel path
  - precast pavers - terraces 18"x18", colour: natural grey Hydrapressed Slabs, Texada by Abbotsford Concrete or approved equal
  - gravel drip edge: (3" river rock)
  - lawn
  - seeded area
  - CIP concrete wall
  - Bike Racks: RMOW standard by CORA Surface mounted, typical.
  - Benches: 6'0" Plaza bench from U-Line, or approved equal. Surface mounted, typical.
  - Picnic Table: surface mount on conc. pad, typical.
  - parkade exit
  - ground floor exit



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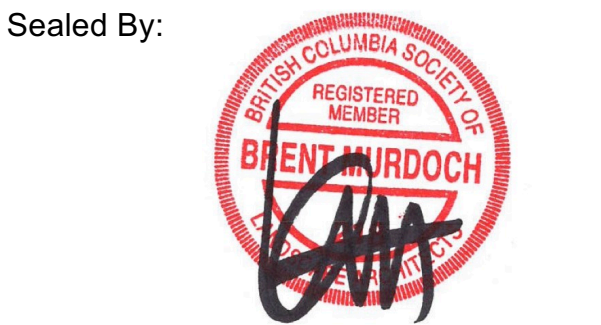


Title  
**SITE GRADING PLAN - 1400 Mt. Fee Road**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
LOT 2 - 1400 & 1450 MOUNT FEE ROAD

MURDOCH + COMPANY

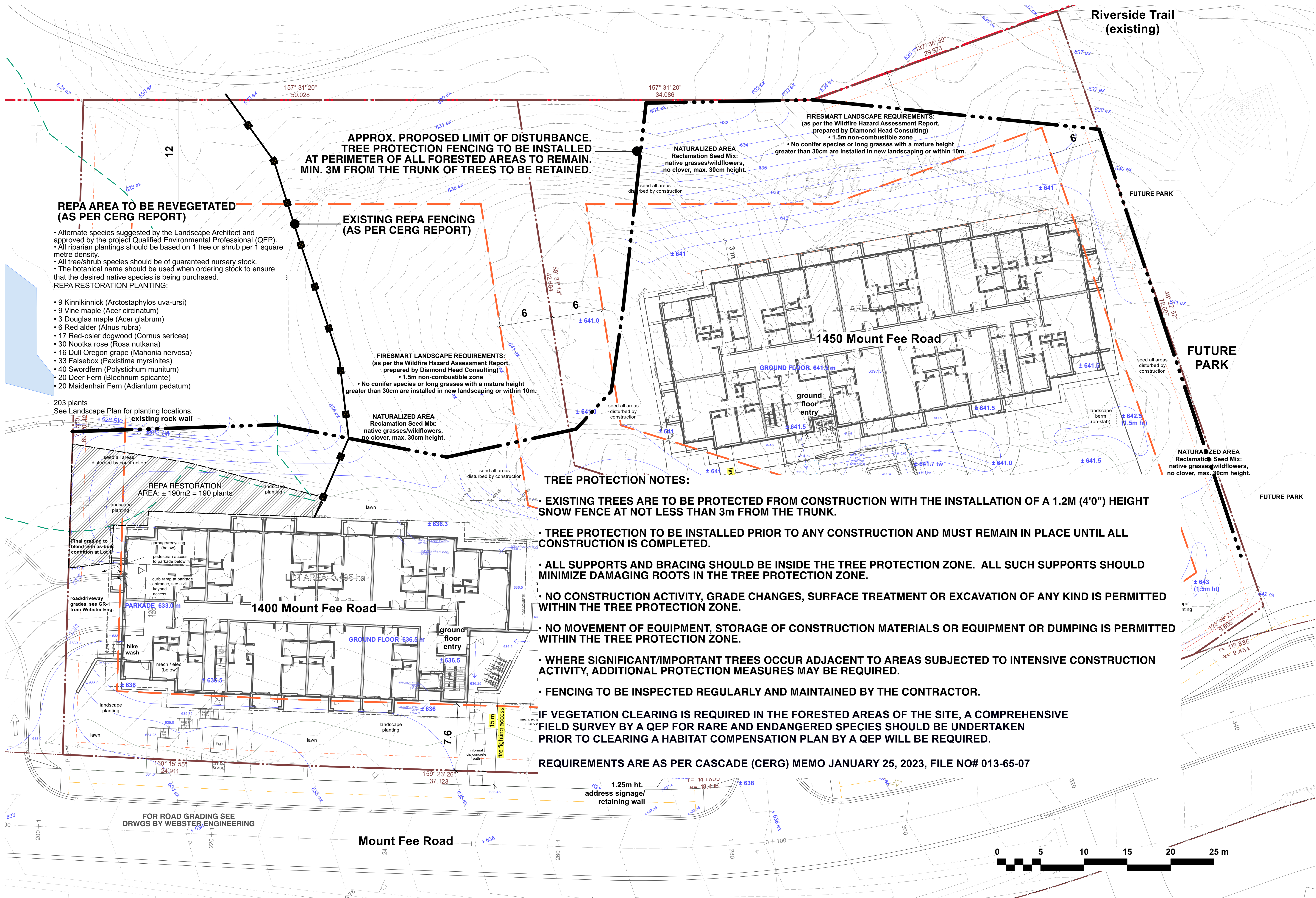
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Project No:	Sheet No:
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SITE GRADING PLAN - 1400  
Mt. Fee Road  
L-1.1 A

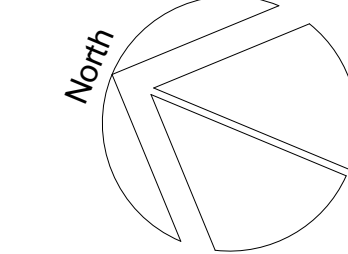




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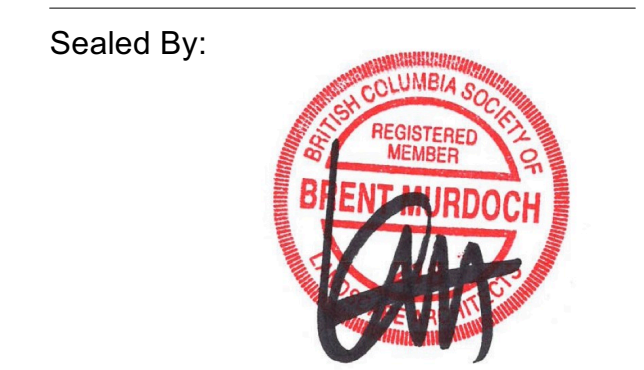


# TREE PRESERVATION

## WHISTLER DEVELOPMENT CORPORATION

### LOT 2 - 1400 & 1450 MOUNT FEE ROAD

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### TREE PROTECTION NOTES:

- EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION WITH THE INSTALLATION OF A 1.2M (4'0") HEIGHT SNOW FENCE AT NOT LESS THAN 3m FROM THE TRUNK.
- TREE PROTECTION TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
- ALL SUPPORTS AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO MOVEMENT OF EQUIPMENT, STORAGE OF CONSTRUCTION MATERIALS OR EQUIPMENT OR DUMPING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- WHERE SIGNIFICANT/IMPORTANT TREES OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, ADDITIONAL PROTECTION MEASURES MAY BE REQUIRED.
- FENCING TO BE INSPECTED REGULARLY AND MAINTAINED BY THE CONTRACTOR.

IF VEGETATION CLEARING IS REQUIRED IN THE FORESTED AREAS OF THE SITE, A COMPREHENSIVE FIELD SURVEY BY A QEP FOR RARE AND ENDANGERED SPECIES SHOULD BE UNDERTAKEN PRIOR TO CLEARING A HABITAT COMPENSATION PLAN BY A QEP WILL BE REQUIRED.

REQUIREMENTS ARE AS PER CASCADE (CERG) MEMO JANUARY 25, 2023, FILE NO# 013-65-07

### REPA AREA TO BE REVEGETATED (AS PER CERG REPORT)

- Alternate species suggested by the Landscape Architect and approved by the project Qualified Environmental Professional (QEP).
  - All riparian plantings should be based on 1 tree or shrub per 1 square metre density.
  - All tree/shrub species should be of guaranteed nursery stock.
  - The botanical name should be used when ordering stock to ensure that the desired native species is being purchased.
- REPA RESTORATION PLANTING:**
- 9 Kinnikinnick (*Arctostaphylos uva-ursi*)
  - 9 Vine maple (*Acer circinatum*)
  - 3 Douglas maple (*Acer glabrum*)
  - 6 Red alder (*Alnus rubra*)
  - 17 Red-osier dogwood (*Cornus sericea*)
  - 30 Nootka rose (*Rosa nutkana*)
  - 16 Dull Oregon grape (*Mahonia nervosa*)
  - 33 Falsebox (*Paxistima myrsinites*)
  - 40 Swordfern (*Polystichum munitum*)
  - 20 Deer Fern (*Blechnum spicant*)
  - 20 Maidenhair Fern (*Adiantum pedatum*)

203 plants  
See Landscape Plan for planting locations.  
existing rock wall

### EXISTING REPA FENCING (AS PER CERG REPORT)

### FIRESMART LANDSCAPE REQUIREMENTS:

- (as per the Wildfire Hazard Assessment Report, prepared by Diamond Head Consulting)
- 1.5m non-combustible zone
- No conifer species or long grasses with a mature height greater than 30cm are installed in new landscaping or within 10m.

### NATURALIZED AREA

Reclamation Seed Mix:  
native grasses/wildflowers,  
no clover, max. 30cm height.

### NATURALIZED AREA

Reclamation Seed Mix:  
native grasses/wildflowers,  
no clover, max. 30cm height.

### FIRESMART LANDSCAPE REQUIREMENTS:

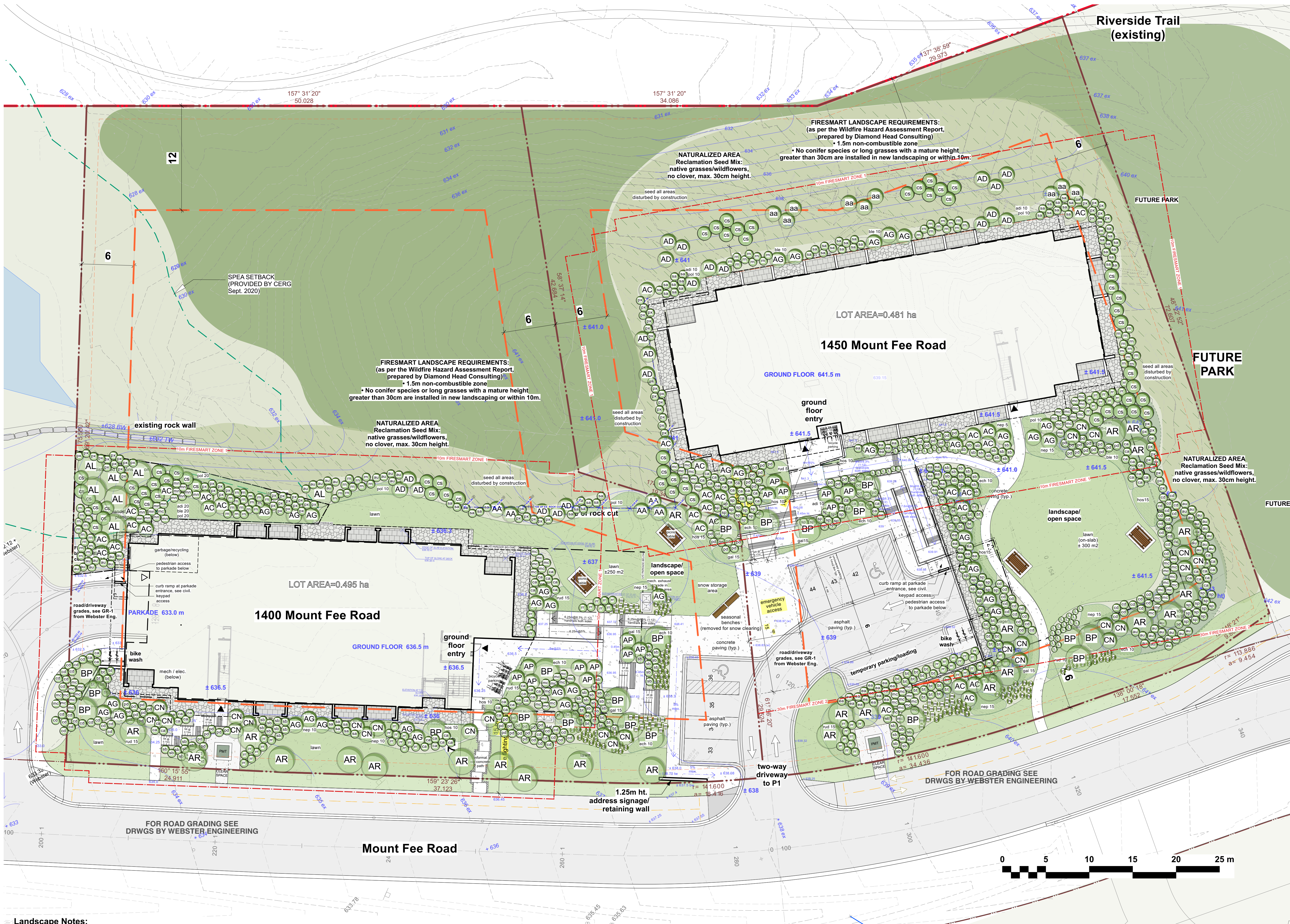
- (as per the Wildfire Hazard Assessment Report, prepared by Diamond Head Consulting)
- 1.5m non-combustible zone
- No conifer species or long grasses with a mature height greater than 30cm are installed in new landscaping or within 10m.

FOR ROAD GRADING SEE  
DRWGS BY WEBSTER ENGINEERING

Mount Fee Road







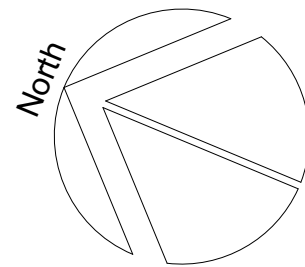
**Landscape Notes:**

1. All landscape plant material and landscape installation to the Canadian Landscape Standards. See itemized Plant List.
2. All landscape construction to conform to the current edition of the Canadian Landscape Standards.
3. IRRIGATION: ALL planting beds and lawn to be irrigated by an Accredited Professional (IABC). Irrigation system to be installed to the current edition of IABC available at: <http://www.irrigationbc.com>.
4. Plant quantities in the plant list are for convenience only.

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ISSUED FOR ADP	MAR. 03, 2023

No: Revision: Date:



Title  
**LANDSCAPE PLAN**

Project

**WHISTLER DEVELOPMENT CORPORATION**

LOT 2 - 1400 & 1450 MOUNT FEE ROAD

MURDOCH+COMPANY

Architecture + Planning Ltd.  
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Ph. 905-6992  
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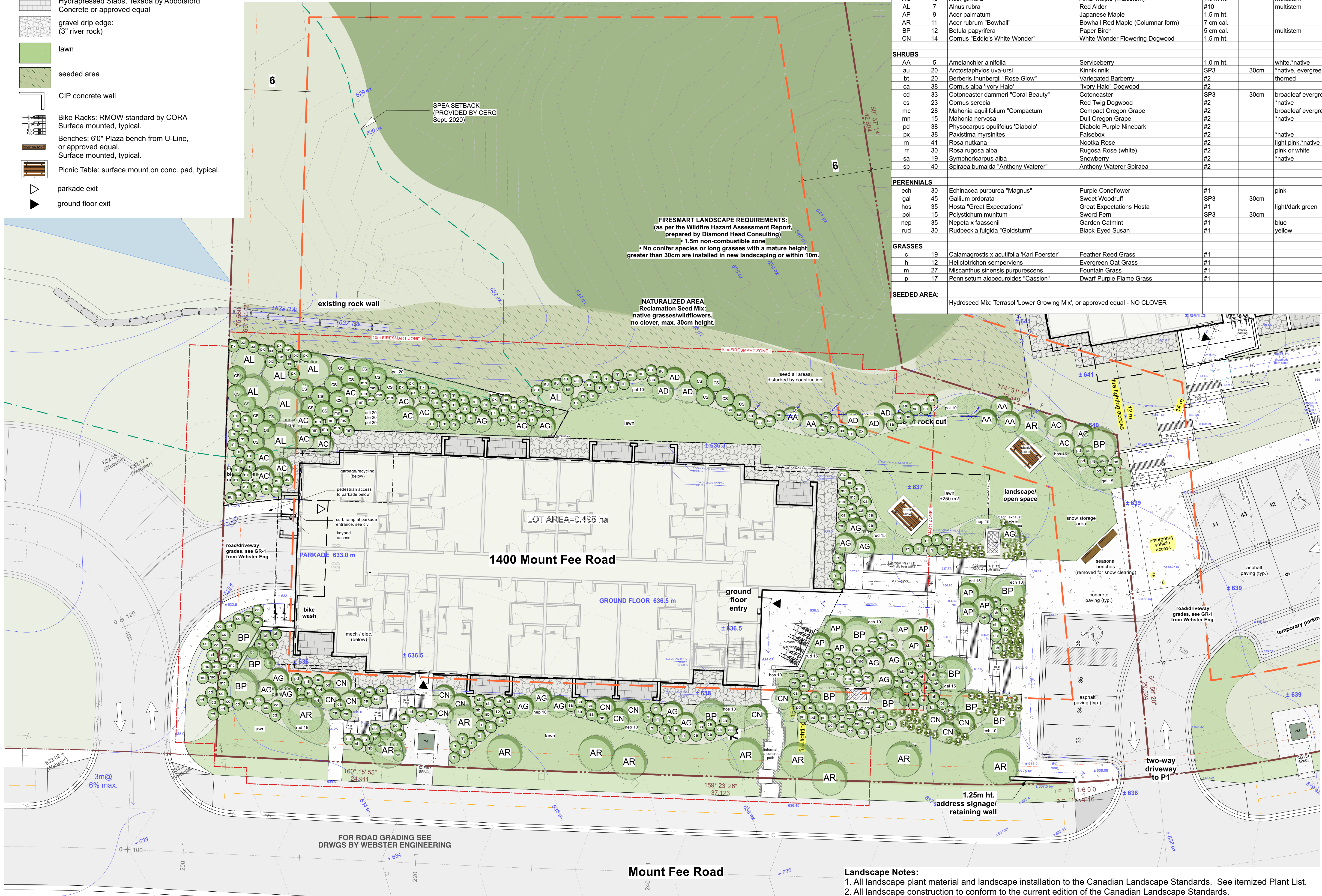
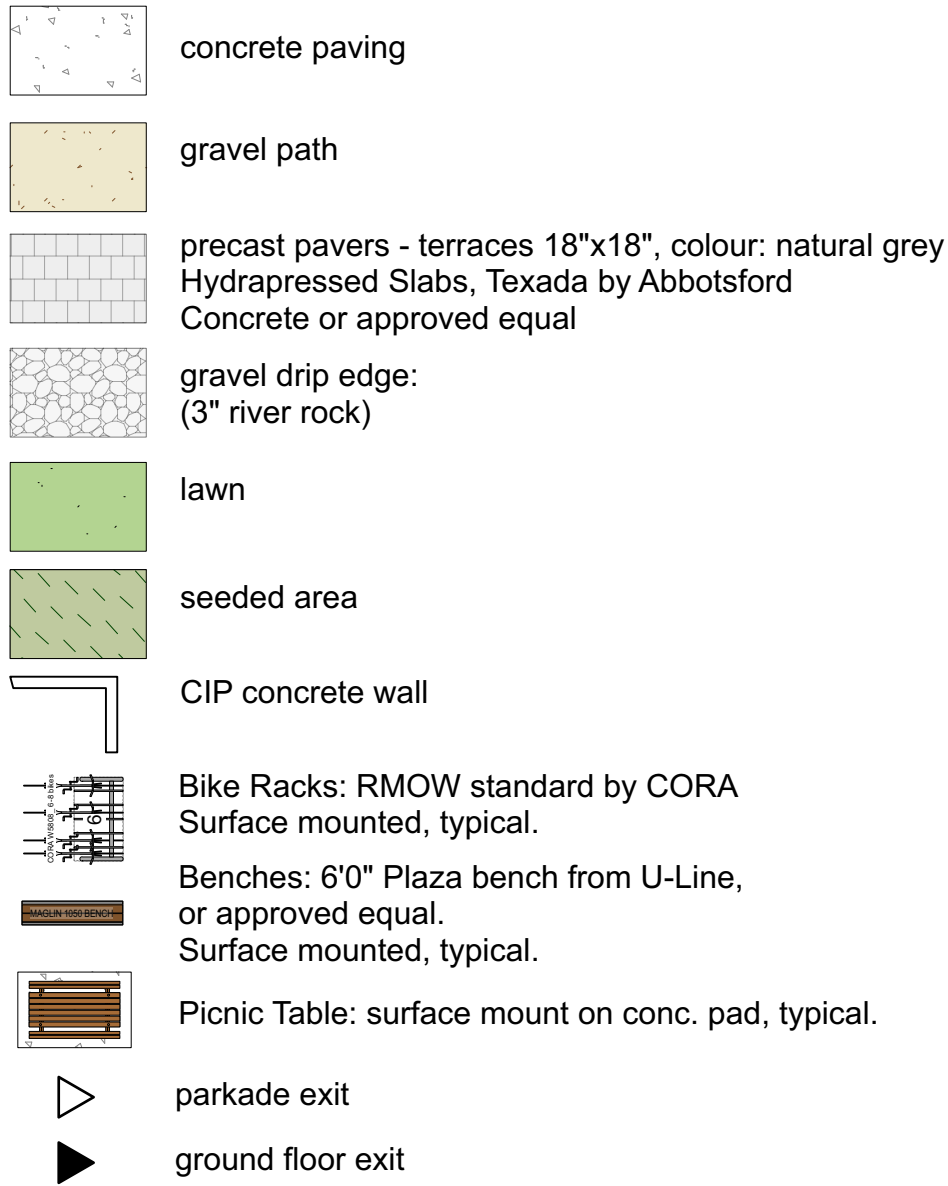
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LANDSCAPE PLAN

L-2.1



legend

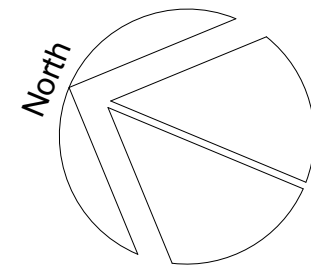


PROJECT: Lot 2, 1400 Mount Fee Road						MARCH 02, 2023
PLANTLIST						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES						
AC	13	Acer circinatum	Vine Maple (multistem)	1.0 m ht.		multistem, native
AD	6	Acer glabrum	Douglas Maple (multistem)	1.0 m ht.		multistem
AG	18	Acer ginnala	Amur Maple (multistem)	1.0 m ht.		multistem
AL	7	Alnus rubra	Red Alder	#10		multistem
AP	9	Acer palmatum	Japanese Maple	1.5 m ht.		
AR	11	Acer rubrum "Bowhall"	Bowhall Red Maple (Columnar form)	7 cm cal.		
BP	12	Betula papyrifera	Paper Birch	5 cm cal.		multistem
CN	14	Cornus "Eddie's White Wonder"	White Wonder Flowering Dogwood	1.5 m ht.		
SHRUBS						
AA	5	Amelanchier alnifolia	Serviceberry	1.0 m ht.		white,*native
au	20	Arctostaphylos uva-ursi	Kinnikinnik	SP3	30cm	*native, evergreen
bt	20	Berberis thunbergii "Rose Glow"	Variegated Barberry	#2		thorned
ca	38	Cornus alba "Ivory Halo"	"Ivory Halo" Dogwood	#2		
cd	33	Cotoneaster dammeri "Coral Beauty"	Cotoneaster	SP3	30cm	broadleaf evergreen
cs	23	Cornus sericea	Red Twig Dogwood	#2		*native
mrc	28	Mahonia aquifolium "Compactum"	Compact Oregon Grape	#2		broadleaf evergreen
mn	15	Mahonia nervosa	Dull Oregon Grape	#2		*native
pd	38	Physocarpus opulifolius 'Diablo'	Diablo Purple Ninebark	#2		
px	38	Paxistima myrsinites	Falsebox	#2		*native
rn	41	Rosa nutkana	Nootka Rose	#2		light pink,*native
rr	30	Rosa rugosa alba	Rugosa Rose (white)	#2		pink or white
sa	19	Symphoricarpos alba	Snowberry	#2		*native
sb	40	Spiraea bumalda "Anthony Waterer"	Anthony Waterer Spiraea	#2		
PERENNIALS						
ech	30	Echinacea purpurea "Magnus"	Purple Coneflower	#1		pink
gal	45	Gallium odorata	Sweet Woodruff	SP3	30cm	
hos	35	Hosta "Great Expectations"	Great Expectations Hosta	#1		light/dark green
pol	15	Polystichum munitum	Sword Fern	SP3	30cm	
nep	35	Nepeta x faassenii	Garden Catmint	#1		blue
rud	30	Rudbeckia fulgida "Goldsturm"	Black-Eyed Susan	#1		yellow
GRASSES						
c	19	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	#1		
h	12	Helictotrichon sempervirens	Evergreen Oat Grass	#1		
m	27	Miscanthus sinensis purpureascens	Fountain Grass	#1		
p	17	Pennisetum alopecuroides "Cassion"	Dwarf Purple Flame Grass	#1		
SEEDED AREA:						
Hydroseed Mix: Terrasol 'Lower Growing Mix', or approved equal - NO CLOVER						

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**ISSUED FOR ADP MAR. 03, 2023**

No: Revision: Date:



Title  
**LANDSCAPE PLAN - 1400 Mt. Fee Road**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
LOT 2 - 1400 & 1450 MOUNT FEE ROAD

**MURDOCH+COMPANY**  
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22.01 **L-2.1 A**

**Landscape Notes:**  
1. All landscape plant material and landscape installation to the Canadian Landscape Standards. See itemized Plant List.  
2. All landscape construction to conform to the current edition of the Canadian Landscape Standards.  
3. IRRIGATION: ALL planting beds and lawn to be Irrigated by an Accredited Professional (IIABC). Irrigation system to be installed to the current edition of IIABC available at: <http://www.irrigationbc.com>.  
4. Plant quantities in the plant list are for convenience only.

LANDSCAPE PLAN - 1400 Mt.  
Fee Road  
L-2.1 A



LEGAL DESCRIPTION  
BLOCK A DISTRICT LOT 8073 GROUP 1 NEW WESTMINSTER DISTRICT  
EXCEPT: PLAN EPP277  
PID: 026-772-213  
BENCHMARK  
ELEVATIONS ARE CGVD28 ORTHOMETRIC DERIVED USING GNSS OBSERVATIONS  
CONVERTED USING THE HTV2 GEOD MODEL.

# WHISTLER DEVELOPMENT CORPORATION

## CHEAKAMUS CROSSING NEIGHBOURHOOD EXPANSION

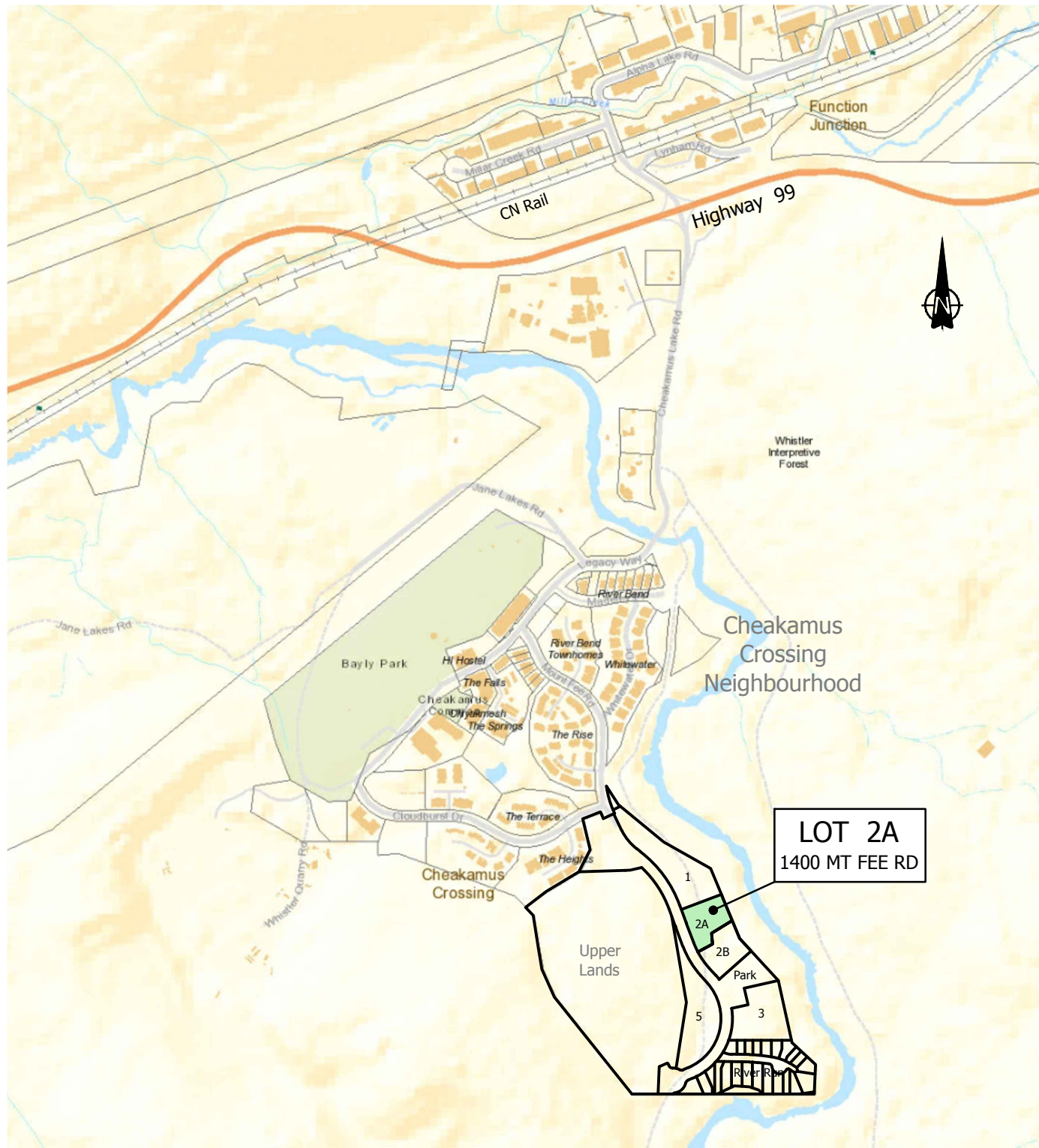
### WHISTLER, BC

## BUILDING PERMIT SUBMISSION

## LOT 2A - 1400 MOUNT FEE ROAD

PREPARED BY:  STEEP ROCKY TERRAIN SPECIALISTS  
EGBC PERMIT No. 1001444

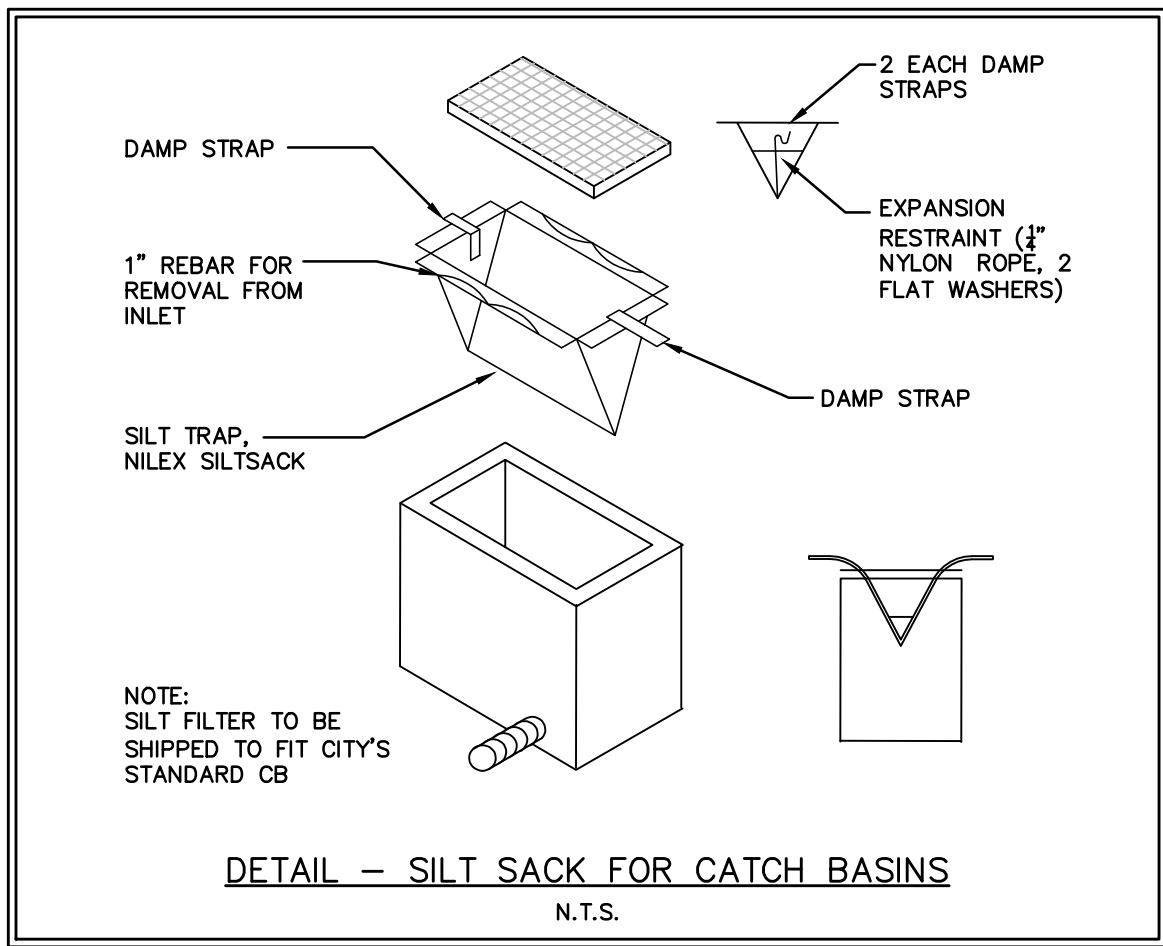
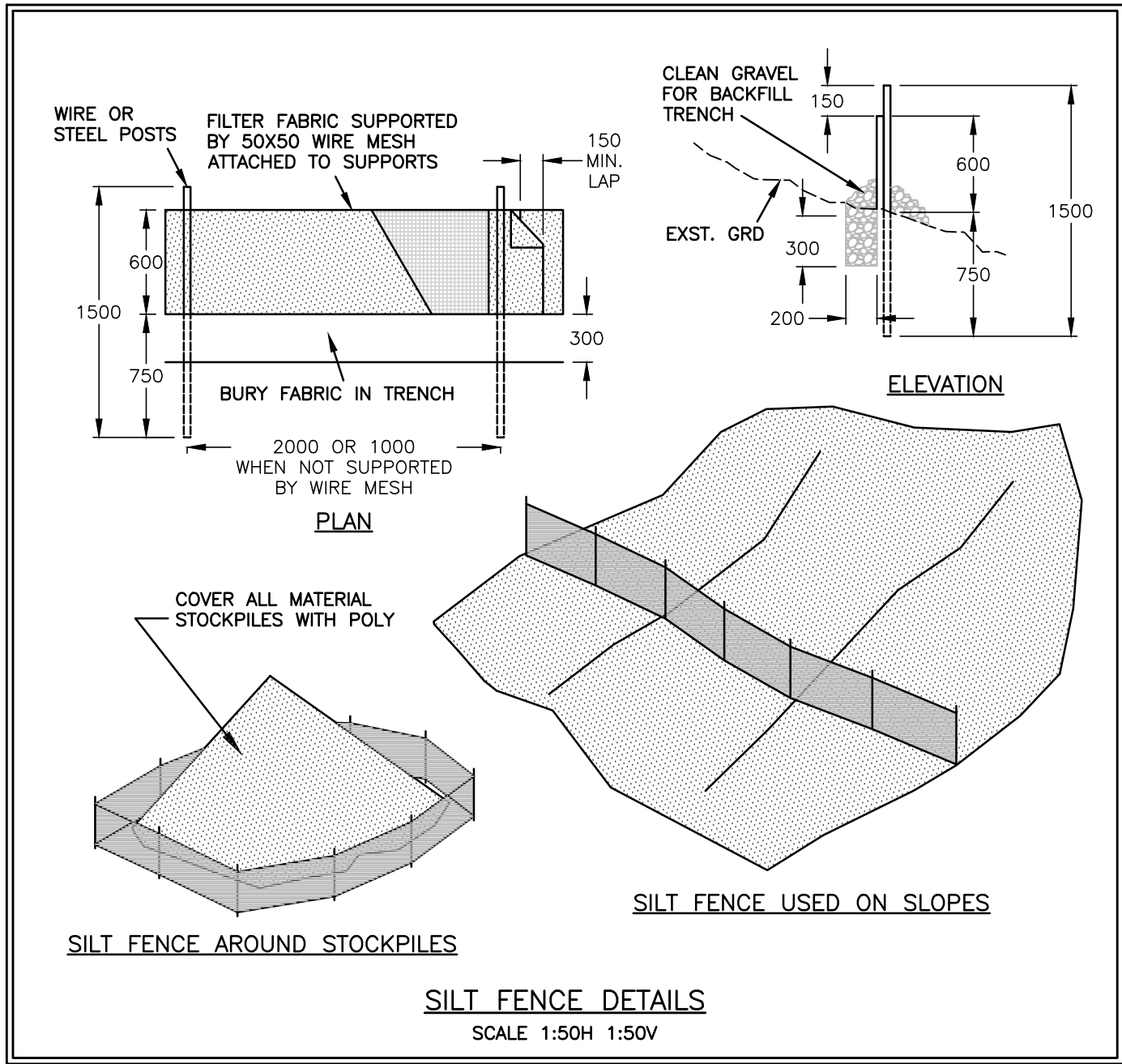
PROFESSIONAL ENGINEERS & LAND DEVELOPMENT CONSULTANTS - 212 -828 HARBOURSIDE DRIVE,  
NORTH VANCOUVER, BRITISH COLUMBIA - PH: 604.983.0458 FAX: 604.983.0459



SITE LOCATION MAP  
SCALE 1:10,000

DRAWING LIST	
DWG NO.	SHEET TITLE
(BP)ESC-1	EROSION & SEDIMENT CONTROL PLAN - LOT 2A & 2B - 1400, 1450 MOUNT FEE ROAD
(BP)S-1	SERVICING PLAN - LOT 2A - 1400 MOUNT FEE ROAD
(BP)S-2	SERVICE CONNECTION PROFILES & GENERAL NOTES - LOT 2A - 1400 MOUNT FEE ROAD
(BP)STM-1	STORM SEWER - LOT 2A & 2B - 1400, 1450 MOUNT FEE ROAD
(BP)DWY-1	ROADWORKS - LOT 2A & 2B - 1400, 1450 MOUNT FEE ROAD
(BP)TYP-1	TYPICAL CROSS-SECTIONS - LOT 2A & 2B - 1400, 1450 MOUNT FEE ROAD
(BP)GR-1	GRADING PLAN - LOT 2A & 2B - 1400, 1450 MOUNT FEE ROAD
(BP)SS-1	SITE-SECTIONS - LOT 2A - 1400 MOUNT FEE ROAD
(BP)DET-1	STANDARD DETAILS - LOT 2A & 2B - 1400, 1450 MOUNT FEE ROAD



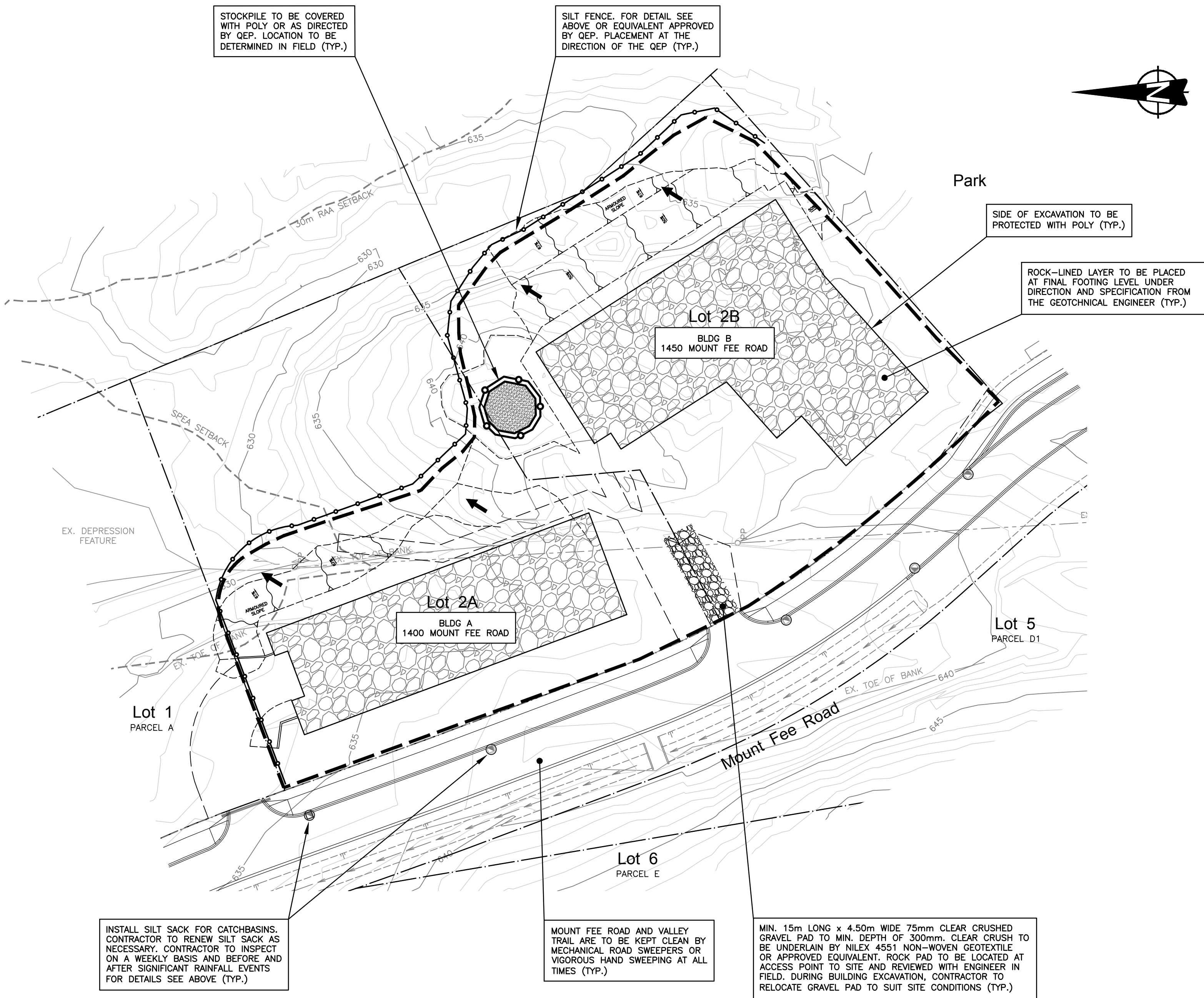


OPERATION & MAINTENANCE SCHEDULE		
EROSION/SEDIMENT CONTROL BMP	MAINTENANCE ACTIVITY	FREQUENCY
ACCESS ROADS	SWEEP	DAILY AS REQUIRED
DITCHES, TEMPORARY CULVERTS & TEMPORARY SWALES	REPAIR/CLEAN BERMS	ONCE A WEEK OR AS NEEDED, AND BOTH BEFORE & AFTER ANY SIGNIFICANT RAINFALL EVENT
SEDIMENT CONTROL POND	REMOVE ACCUMULATED SEDIMENT	ONCE A WEEK OR AS NEEDED, AND BOTH BEFORE & AFTER ANY SIGNIFICANT RAINFALL EVENT. SETTLED SEDIMENT TO NOT EXCEED 33% OF SETTLEMENT STORAGE VOLUME.
CLEAR CRUSH ROCK PAD	RENEW/REPLACE	AS REQUIRED
SILT SACKS	REPAIR & REPLACE DEGRADED FABRIC, REMOVE ACCUMULATED SEDIMENT & DEBRIS	ONCE A WEEK OR AS NEEDED, AND BOTH BEFORE & AFTER ANY SIGNIFICANT RAINFALL EVENT

NOTE: SILT SACKS ARE ALSO TO BE INSTALLED IN PROPOSED CATCH BASINS ONCE INSTALLED

ALL FIELD CHANGES/MODIFICATIONS TO THE EROSION AND SEDIMENT CONTROL FEATURES MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION

CONTRACTOR TO NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF THE EROSION AND SEDIMENT CONTROL FEATURES SHOWN ON THIS DRAWING. CONSTRUCTION/INSTALLATION OF ALL EROSION AND SEDIMENT CONTROL FEATURES MUST PASS INSPECTION BY WEBSTER ENGINEERING LTD.



LEGEND — EROSION & SEDIMENT CONTROL	
DESCRIPTION	SYMBOLS
GENERAL FALL OF ROUGH GRADE DRAINAGE	←
EXISTING DITCH	—
PROPOSED TEMPORARY DITCH C/W CHECK DAMS @ 15m INTERVALS	—
SEDIMENT CONTROL POND	—
SILT FENCE	—
EXISTING CULVERT	—
TEMPORARY CULVERT	—
TEMPORARY STORM PIPE	—
CLEARING BOUNDARY	—
PUMP SUMP	—
GRAVITY SUMP	—
SILT SACK	—
SPEA SETBACK BY CASCADE ENVIRONMENTAL RG	—
FILL SLOPE	—
CUT SLOPE	—
ROCKSTACK WALL	—

#### EROSION AND SEDIMENT CONTROL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING A SILTATION AND EROSION CONTROL SYSTEM AS SHOWN ON THESE DRAWINGS AS WELL AS ANY ADDITIONAL TEMPORARY WORKS NECESSARY TO PREVENT SILT DISCHARGES TO THE STORM DRAINAGE SYSTEM.
- ALL SILTATION CONTROL DEVICES SHALL PROVIDE ACCESS FOR CLEANING AND MAINTENANCE.
- ALL SILTATION CONTROL STRUCTURES MUST BE MAINTAINED DURING THE COURSE OF CONSTRUCTION THROUGH TO THE END OF THE MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THAT NO SILT IS DISCHARGED TO THE STORM DRAINAGE SYSTEM, ROADWAYS OR ADJACENT PROPERTIES DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT THE SILTATION AND EROSION CONTROL WORKS DURING RAINFALL EVENTS AND UNDERTAKE ANY REMEDIAL WORK REQUIRED FOR FUNCTIONAL OPERATION.
- AS CONSTRUCTION PROGRESSES AND INTERCEPTED FLOWS ARE REDUCED, THE SIZE OF THE SEDIMENT TRAP MAY BE REDUCED ACCORDINGLY AT THE DISCRETION OF THE ENGINEER AND THE RESORT MUNICIPALITY OF WHISTLER (RMOW).
- CONSTRUCTION AND MAINTENANCE OF THE SEDIMENT AND EROSION CONTROL MEASURES MUST BE INSTALLED AND MUST MEET OR EXCEED THE STANDARDS OUTLINED IN THE LATEST EDITION OF THE DEPARTMENT OF FISHERIES AND OCEANS 'LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT' AND THE RMOW'S SUBDIVISION AND DEVELOPMENT SERVING AND STORMWATER MANAGEMENT BYLAWS NO. 1175, 2012.
- THE SUPPLY AND INSTALLATION OF SILT FENCES SHALL BE AS PER SECTION 3 AND FIGURE 3.3 OF THE DEPARTMENT OF FISHERIES AND OCEANS 'LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT'.
- THE CONTRACTOR SHALL CONSTRUCT ALL NECESSARY SILTATION AND EROSION CONTROL WORKS BEFORE COMMENCING ANY OTHER ON-SITE CONSTRUCTION OTHER THAN CLEARING.
- PROTECT EXPOSED SLOPES WITH FASTENED POLYETHYLENE SHEETING OR OTHER APPROVED COVER. MINIMIZE SURFACE DISTURBANCE AND THE AMOUNT OF TIME SURFACES ARE EXPOSED.
- DESIGNATE AN AREA FOR SOIL STOCKPILING AND KEEP ALL MATERIALS (E.G. SAND, GRAVEL, SPOIL MATERIAL, CONCRETE MIX) OFF PAVED SURFACES AND AS FAR AS POSSIBLE FROM THE TOP OF BANK (I.E. NATURAL BOUNDARY) OF ANY WATER COURSE OR THE STORM WATER SYSTEM. PROTECT STOCKPILES WITH POLYETHYLENE SHEETING AND, IF REQUIRED, SILT FENCING.
- ANY FILL USED ON SITE MUST BE INERT MATERIAL, FREE OF CONTAMINANTS OR ANY OTHER SUBSTANCES DELETERIOUS TO AQUATIC LIFE.
- ALL SITE RUNOFF MUST CONTAIN TOTAL SUSPENDED SOLIDS (TSS) OF LESS THAN 25 mg/L ABOVE BACKGROUND DURING DRY MONTHS AND LESS THAN 75 mg/L ABOVE BACKGROUND DURING WET MONTHS, AND MEASURE TSS AT THE MONITORING POINT AS REQUIRED.
- ENVIRONMENTAL MONITORING IS TO BE CONDUCTED BY THE ENGINEER OF RECORD OR THE APPROVED ENVIRONMENTAL CONSULTANT, INCLUDING INSPECTING AND REPORTING OF THE CONSTRUCTION WORK AND THE WATER QUALITY. SEQUENCING TO BE DETERMINED WITH THE RMOW. MONITORING IS TO OCCUR UNTIL 90% OF CONSTRUCTION IS COMPLETE. MONITORING REPORTS ARE TO BE SUBMITTED TO THE RMOW WITHIN ONE WEEK OF EACH SITE INSPECTION.
- ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED AT THE REQUEST OF THE RMOW UNDER THE APPROVAL OF THE ENGINEER OF RECORD OR APPROVED ENVIRONMENTAL CONSULTANT.
- THE CONTRACTOR SHALL AT MINIMUM INSTALL, MONITOR AND REGULARLY MAINTAIN:
  - SEDIMENT SACKS AT ALL CATCH BASINS AFFECTED BY CONSTRUCTION
  - CONTROLLED VEHICLE ACCESS
  - SITE PERIMETER FENCING
  - SLOPE AND STOCKPILE PROTECTION
  - COLLECTION SWALES OR PUMP HOSE

no.	date	revision	chk'd	no.	date	revision	chk'd
1	NOV.28.22	BUILDING PERMIT SUBMISSION #1	MJF				

client	WHISTLER DEVELOPMENT CORPORATION
project	CHEAKAMUS CROSSING NEIGHBOURHOOD EXPANSION WHISTLER, BRITISH COLUMBIA

PROFESSIONAL ENGINEERS	LAND DEVELOPMENT CONSULTANTS
212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, B.C. V7P 3R9 604-983-0458	

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designed by	A.N.V.
drawn by	S.T.
checked by	M.J.F.
date	NOV.28.22

title	EROSION & SEDIMENT CONTROL PLAN LOT 2A & 2B 1400, 1450 MOUNT FEE ROAD
scales	hor: 1:500 vert: -
file no.	4002
drawing no.	(BP) ESC-1
rev.	1



THE EXISTING UTILITY/SERVICING INFORMATION SHOWN ON THIS DRAWING IS DERIVED FROM AS-BUILTS AND RECORD INFORMATION BY OTHERS. WEBSTER ENGINEERING LTD. DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATION, SIZE, AND INVERT ELEVATIONS AS REQUIRED, AND REPORT ANY DISCREPANCIES, AND/OR CONFLICTS TO WEBSTER ENGINEERING LTD. PRIOR TO CONSTRUCTION.

**LEGEND — SERVICING**

DESCRIPTION	SYMBOLS	
	PROPOSED	EXISTING
PROPERTY LINE	---	---
ROAD-CL	---	---
EDGE OF ASPHALT	---	---
CURB & GUTTER	---	---
FILL SLOPE	---	---
CUT SLOPE	---	---
ROCKSTACK WALL	---	---
WATERMAIN	---	---
FIRE HYDRANT	---	---
GATE VALVE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
CULVERT	---	---
CULVERT CROSSING	---	---
CATCH BASIN (TOP INLET)	---	---
DITCH	---	---
DISTRICT ENERGY SUPPLY	---	---
DISTRICT ENERGY RETURN	---	---
HYDRO	---	---
TELUS	---	---
SHAW	---	---
STREETLIGHT	---	---
TRAIL LIGHT	---	---
POWER POLE	---	---

FOR GENERAL NOTES SEE DWG (BP)S-2  
FOR WATERWORKS NOTES SEE DWG (BP)S-2  
FOR SANITARY NOTES SEE DWG (BP)S-2  
FOR STORM NOTES SEE DWG (BP)STM-1  
FOR ROADWORKS NOTES SEE DWG (BP)DWY-1  
FOR DRIVEWAY GRADING SEE DWG (BP)DWY-1  
FOR SITE-SECTIONS SEE DWG (BP)SS-1

**WHISTLER DEVELOPMENT CORPORATION**  
CHEAKAMUS CROSSING NEIGHBOURHOOD EXPANSION  
WHISTLER, BRITISH COLUMBIA

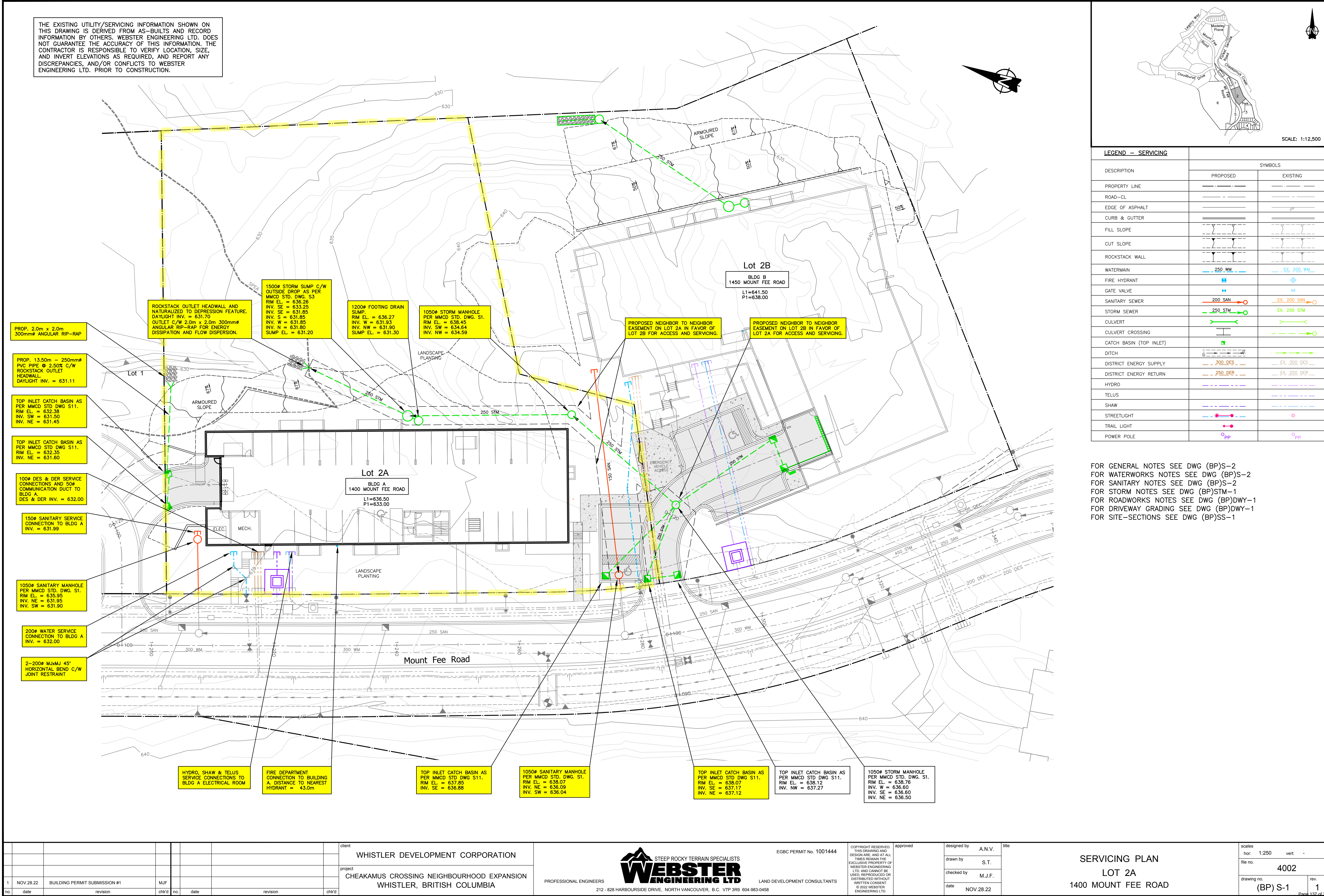
**WEBSTER ENGINEERING LTD.**  
STEEP ROCKY TERRAIN SPECIALISTS  
212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, B.C. V7P 3P9 604-983-0458

EGBC PERMIT No. 1001444

designed by A.N.V.  
drawn by S.T.  
checked by M.J.F.  
date NOV.28.22

**SERVICING PLAN**  
**LOT 2A**  
**1400 MOUNT FEE ROAD**

scale: 1:250  
hor: 1:250  
vert: -  
file no. 4002  
drawing no. (BP) S-1  
rev. 1



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FOR DRIVEWAY GRADING SEE DWG (BP)DWY-1  
FOR SITE-SECTIONS SEE DWG (BP)SS-1

1 NOV 28 22 BUILDING PERMIT SUBMISSION #1

no. date revision

client WHISTLER DEVELOPMENT CORPORATION

project CHEAKAMUS CROSSING NEIGHBOURHOOD EXPANSION WHISTLER, BRITISH COLUMBIA

PROFESSIONAL ENGINEERS

EGBC PERMIT No. 1001444

STEEP ROCKY TERRAIN SPECIALISTS

WEBSTER ENGINEERING LTD

LAND DEVELOPMENT CONSULTANTS

DESIGNED BY A.N.V.

DRAWN BY S.T.

CHECKED BY M.J.F.

DATE NOV.28.22

SERVICING PLAN

LOT 2A

1400 MOUNT FEE ROAD

1

(BP) S-1

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**WHISTLER DEVELOPMENT CORPORATION**  
CHEAKAMUS CROSSING NEIGHBOURHOOD EXPANSION  
WHISTLER, BRITISH COLUMBIA

**WEBSTER ENGINEERING LTD.**  
STEEP ROCKY TERRAIN SPECIALISTS  
212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, B.C. V7P 3P9 604-983-0458

EGBC PERMIT No. 1001444

designed by A.N.V.  
drawn by S.T.  
checked by M.J.F.  
date NOV.28.22

**SERVICING PLAN**  
**LOT 2A**  
**1400 MOUNT FEE ROAD**

scale: 1:250  
hor: 1:250  
vert: -  
file no. 4002  
drawing no. (BP) S-1  
rev. 1

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**WHISTLER DEVELOPMENT CORPORATION**  
client  
project  
CHEAKAMUS CROSSING NEIGHBOURHOOD EXPANSION  
WHISTLER, BRITISH COLUMBIA

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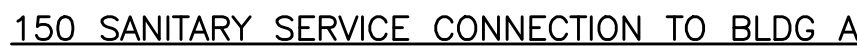
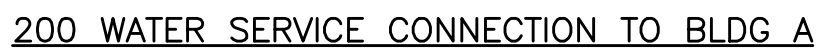
designed by A.N.V.  
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checked by M.J.F.  
date NOV.28.22

approved

**SERVICING PLAN**  
**LOT 2A**  
**1400 MOUNT FEE ROAD**

scales hor: 1:250 vert: -  
file no. 4002  
drawing no. (BP) S-1 rev. 1





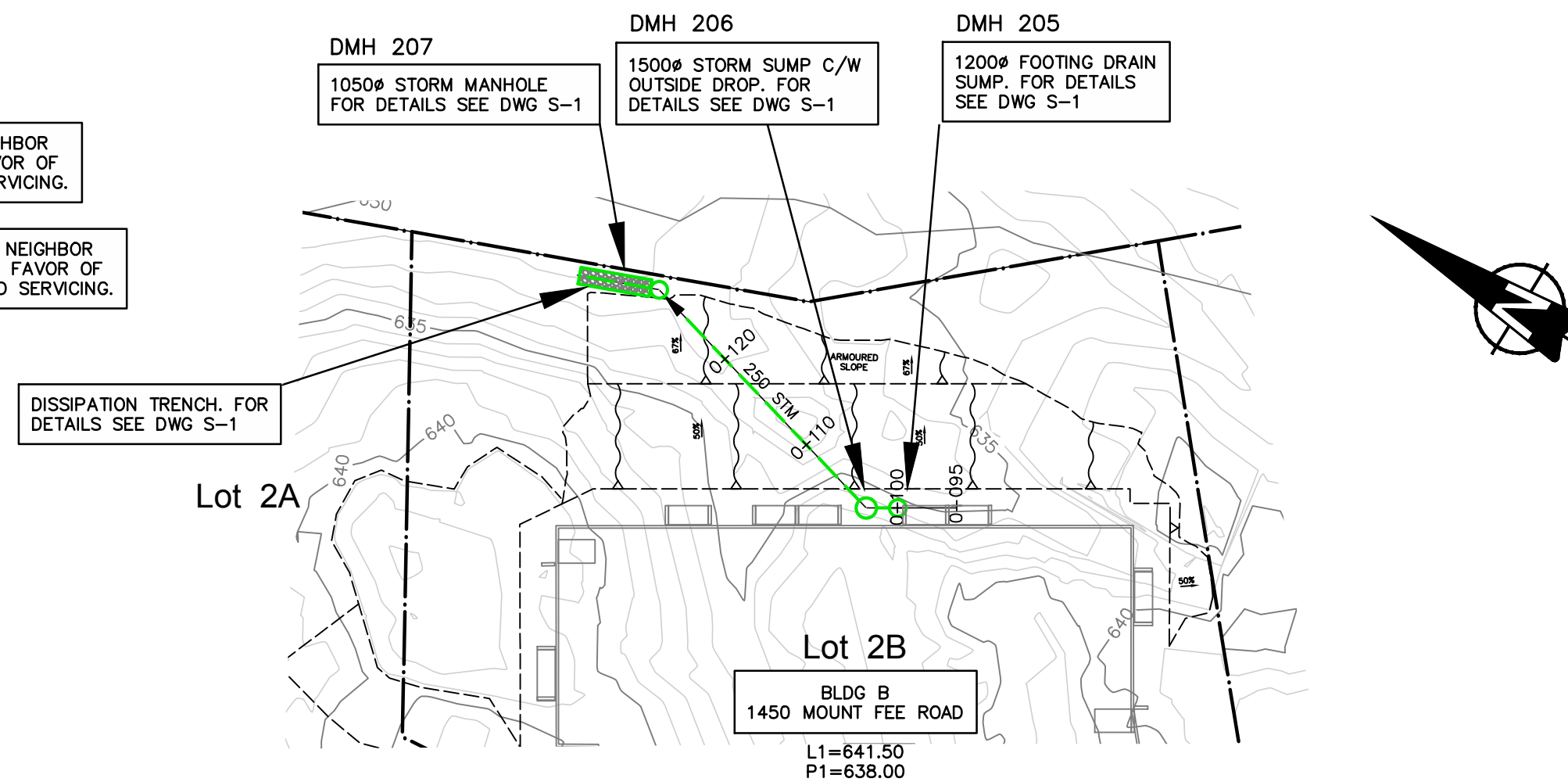
1. ALL CONSTRUCTION MUST CONFORM TO THE RESORT MUNICIPALITY OF WHISTLER (RMOW) GENERAL SPECIFICATIONS AND MUST PASS WEBSTER ENGINEERING AND/OR RMOW INSPECTION ON COMPLETION OF EACH STAGE OF CONSTRUCTION. THE CONTRACTOR WILL GIVE RMOW 48 HOURS NOTICE PRIOR TO THIS REQUIREMENT FOR INSPECTION.
2. THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORK HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
3. LOCATIONS OF EXISTING UNDERGROUND SERVICES HAVE BEEN DETERMINED FROM RMOW AND UTILITIES AS-CONSTRUCTED DRAWINGS. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING SERVICES AND TO NOTIFY ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CUTS IN EXISTING ASPHALT REQUIRED FOR TRENCHING SHALL BE SAWCUT & REPLACED WITH MINIMUM 100mm Asphalt, 150mm GRANULAR BASE & 300mm GRANULAR SUBBASE AFTER BACKFILL AND COMPACTION. ALL PAVEMENTS BOULEVARDES, ETC. ARE TO BE RESTORED TO ORIGINAL CONDITION WHEN NO IMPROVEMENT IS PROPOSED UNDER THIS CONTRACT.
5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF RMOW, THE ENGINEER AND /OR APPROPRIATE UTILITY CORPORATION.
6. THE CONTRACTOR'S SURVEYOR WILL RECORD ALL INFORMATION REQUIRED FOR THE ENGINEER TO PROVIDE A COMPLETE SET OF AS-CONSTRUCTED DRAWINGS.
7. WHEN NO IMPROVEMENTS ARE PROPOSED UNDER THIS CONTRACT, THE EXISTING SECTION(S) OF ROADWAY SHALL BE KEPT CLEAN AND CLEAR FOR THE DURATION OF CONSTRUCTION AND LEFT IN SAME CONDITION AS PRIOR TO CONSTRUCTION.
8. VEHICULAR ACCESS TO EXISTING DWELLINGS TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE CONTRACT.
9. RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION OF THIS PROJECT SHALL BE GIVEN 48 HOURS WRITTEN NOTICE OF THE PROPOSED START OF CONSTRUCTION. IF CONSTRUCTION ENTERS INTO PRIVATE PROPERTY, THE CONTRACTOR OR DEVELOPER'S AGENT WILL REQUIRE WRITTEN AUTHORIZATION FROM THE PRIVATE PROPERTY OWNER.
10. FOR BC HYDRO, TELUS & FORTIS INSTALLATION, SEE APPROPRIATE UTILITY COMPANY DRAWINGS & SPECIFICATIONS. LAYOUT SHOWN FOR REFERENCE ONLY.
11. ALL UTILITY STRUCTURES LOCATED WITHIN MULTI-USE PATH TO BE H20 LOAD RATED (INCLUDES HYDRO, TELUS, AND SHAW STRUCTURES).
12. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THAT NO SILT IS DISCHARGED TO THE STORM DRAINAGE SYSTEM, ROADWAYS OR ADJACENT PROPERTIES DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH DFO/MOELP'S "LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT".
13. ALL CONSTRUCTION TRAFFIC MANAGEMENT SIGNS TO BE RELOCATED AS REQUIRED.

1. WATERMAIN AND SERVICES 100mm AND LARGER TO BE POLYVINYL CHLORIDE (P.V.C.) DR 18 TO AWWA C900, CSA B137.3 AND ULC APPROVED, UNLESS NOTED OTHERWISE. TYTON JOINTS TO AWWA C111.
2. CURBS STOPS SHALL BE PROVIDED FOR EACH SERVICE AND SERVICE CONNECTIONS TO BE MARKED WITH 40mm X 90mm POST PAINTED BLUE @ TERMINATION AS PER RMOW DRAWING W2B.
3. IRRIGATION CONNECTIONS SHALL BE POLYETHYLENE TO AWWA C901. PRESSURE CLASS 160 TUBING CERTIFIED TO CSA B137.1.
4. ALL FITTINGS SHALL BE DUCTILE IRON TO AWWA C110, CEMENT MORTAR LINED TO AWWA C104, TYTON JOINTS TO AWWA C111 WITH CLOSED LOGS EXCEPT FOR HYDRANT ASSEMBLIES.
5. INSTALLATION, TESTING AND CHLORINATING TO BE PERFORMED IN ACCORDANCE WITH MMCD, AWWA C900, AWWA M23 AND AWWA C651. TESTING, CHLORINATING AND FLUSHING OF WATERMAINS TO BE COORDINATED BY CONTRACTOR UNDER THE SUPERVISION OF THE ENGINEER. WORKING PRESSURE = 1050 kPa (150 psi).
6. DURING CONSTRUCTION AND AT ANY TIME PRIOR TO ACCEPTANCE AND PRESSURISING OF WATERMAINS BY THE WATER UTILITY, THE CONTRACTOR SHALL INSTALL A 300mm X 300mm SQUARE, 19mm SHEET OF PLYWOOD OVER THE PUMP NOZZLE OF EACH HYDRANT TO INDICATE THAT HYDRANT IS NOT IN USE.
7. HYDRANTS TO BE SURROUNDED BY 1.0m RADII ASPHALT APRON.
8. AIR VALVES TO BE 25mm TO RMOW STD. DWG W6-A. FIRE HYDRANTS TO R.M.O.W. STD. DWG W4. GATE VALVES TO BE RESILIENT SEATED TO MMCD W3 (TC/CLOG RESILIENT WEDGE).
9. WHERE THERE IS LESS THAN 0.5m VERTICAL SEPARATION OF WATERMAIN FROM STORM SEWER/CULVERT CROSSING OR 3m HORIZONTALLY FROM STORM/SANITARY MAIN, FOLLOW MINISTRY OF HEALTH GUIDELINES FOR WRAPPING JOINTS, WHERE THERE IS LESS THAN 0.3m VERTICAL SEPARATION, ENCASE WATERMAIN IN CONCRETE AS PER MMCD G6.
10. VALVES AND FIRE HYDRANTS ON THE EXISTING WATER SYSTEM SHALL NOT BE OPERATED WITHOUT THE PERMISSION OF THE WATER UTILITY.
11. CONTRACTOR TO USE DENSO TAPE OR ZINC-RICH PAINT ON ALL UNCOATED STEEL INCLUDING BUT NOT LIMITED TO VALVES, BENDS, TEES, NUTS, BOLTS AND TIE RODS. ALL METALLIC PARTS COMPLETE WITH CORROSIVE PROTECTIVE COATINGS.
12. JOINT RESTRAINTS TO MMCD SPECIFICATION SECTION 02666 TO BE INSTALLED WHERE GRADE EXCEEDS 20% OR AS SPECIFIED.
13. WHERE WATERMAIN PIPE EXCEEDS 10% PIPE TO BE ANCHORED AS PER MMCD STD. DWG G8.
14. CONTRACTOR TO MAKE TIE-IN(S) TO EXISTING WATERMAIN(S) UNDER SUPERVISION OF RMOW INSPECTOR. CONTRACTOR TO ADVISE RMOW 48 HOURS PRIOR TO TIE-IN.

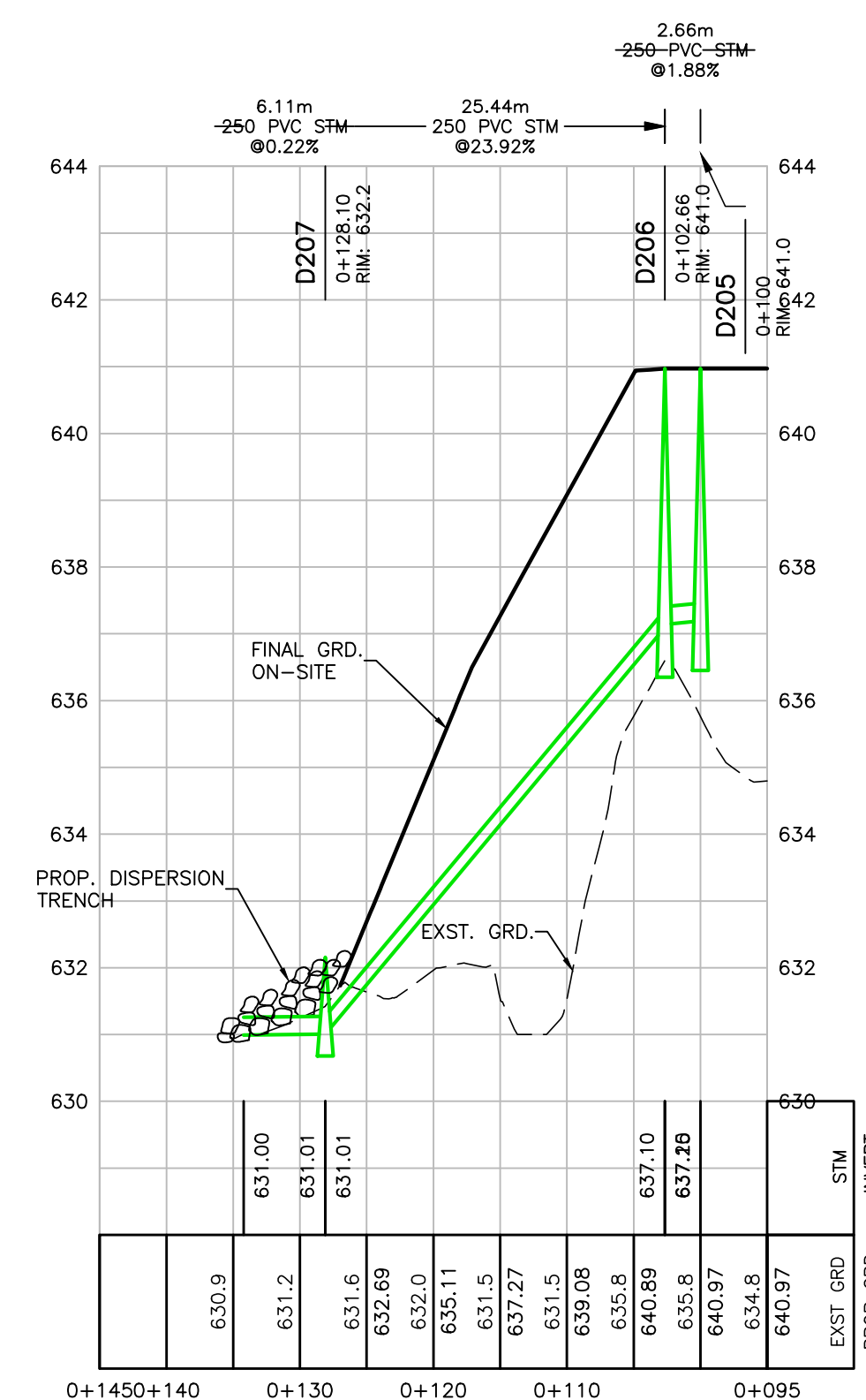
1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STANDARDS & SPECIFICATIONS OF THE RESORT MUNICIPALITY OF WHISTLER (RMOW), BC BUILDING CODE AND PLUMBING CODE, MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD), WORKSAFE AND WITH THE NOTES & DETAILS OF THIS DRAWING.
2. GRAVITY SANITARY SEWERS ARE PVC SDR 28 FOR SERVICE CONNECTIONS AND SDR 35 FOR MAIN LINES WHEN TESTED IN ACCORDANCE WITH ASTM D3034 & CSA B182.1. PIPE STIFFNESS ( $f/y_f$ ) IS 314 kPa AT 5% DEFLECTION WHEN TESTED IN ACCORDANCE WITH ASTM D2412.
3. ALL GRAVITY SANITARY SEWER SERVICE CONNECTIONS TO BE 200mm DIAMETER CONNECTED TO THE MAIN WITH MANUFACTURED WYE OR TO THE MANHOLE AS PER MMCD STD. DWG S7. 200mm DIAMETER INSPECTION CHAMBER TO BE INSTALLED AT PROPERTY LINE AS PER MMCD STD. DWG. S9.
4. SANITARY SERVICE CONNECTIONS TO BE MARKED WITH A 50mm x 100mm POST PAINTED GREEN AND RED RESPECTIVELY. THE BELL END AND CAP AT THE TERMINATION IS ALSO TO BE PAINTED GREEN AND RED TO SUIT.
5. MINIMUM GRADE ON SERVICE CONNECTIONS TO BE 2% UNLESS NOTED OTHERWISE. SERVICE CONNECTIONS AS PER R.M.O.W. STD. DWG S7-A.
6. ALL MANHOLES ARE 1050mm I.D. UNLESS NOTED OTHERWISE. MANHOLES AS PER R.M.O.W. STD. DWG S1.
7. ALL SEWERS ARE TO BE T.V. CAMERA INSPECTED AND CERTIFIED BY DESIGN ENGINEER. T.V. CAMERA INSPECTIONS ARE TO BE ARRANGED AND PAID FOR BY THE CONTRACTOR.
8. TESTING OF SANITARY SEWERS AND SERVICE CONNECTIONS TO BE ARRANGED AND PAID FOR BY CONTRACTOR AND PERFORMED IN THE PRESENCE OF RMOW INSPECTOR AND ENGINEER. 72 HOURS PRIOR NOTICE REQUIRED.
9. TESTING OF SANITARY SEWERS PERFORMED IN THE PRESENCE OF DESIGN ENGINEER INSPECTORS. MINIMUM 48 HOURS NOTICE REQUIRED.
10. ALL SEWER SERVICE CONNECTIONS ENTERING MANHOLES TO HAVE AN INVERT ELEVATION AT CROWN ELEVATION OF DOWNSTREAM SEWER OUTLET.
11. WHERE SANITARY PIPE GRADE EXCEEDS 15%, PIPE IS TO BE ANCHORED AS PER MMCD STD. DWG G8.
12. SANITARY SEWERS TO BE CONCRETE ENCASED AS PER R.M.O.W. STD. DWG G9 C/W 50mm RIGID FOAM INSULATION OVER PIPE WHEN MIN. COVER CANNOT BE ACHIEVED.
13. WHERE SANITARY SEWER CROSSES A WATERMAIN AND CLEARANCE IS LESS THAN 0.5m, THE WATERMAIN IS TO BE ENCASED AS PER R.M.O.W. STD. DWG G9.
14. PIPE BEDDING TO CONFORM WITH R.M.O.W. STANDARDS. SEE R.M.O.W. STD. DWGS G4 & G9.
15. MIN. COVER = 1.5m FOR ALL SANITARY PIPE.
16. LOCATION/INVERTS OF SERVICE CONNECTIONS CONFIRMED BY ENGINEER ONCE ROUGH GRADING IS COMPLETE.
17. TRENCH BEDDING AND BACKFILL TO BE AS PER MMCD STD. DWG. G4.

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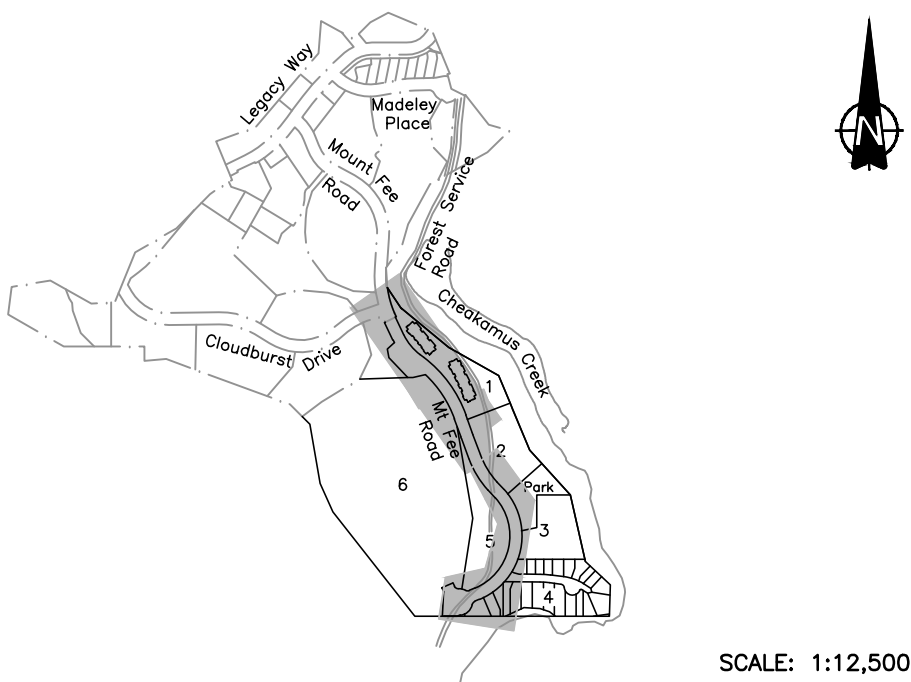


- ## STORM SEWER NOTES
1. STORM SEWER MAINS TO BE CONCRETE AND SHALL MEET THE ASTM C-76 CLASS III SPECIFICATIONS FOR REINFORCED PIPE OR BE PVC 18" WHEN TESTED IN ACCORDANCE WITH STM D3034 & CSA B182.1. STORM SERVICES TO BE PVC SDR 25.
  2. STORM SEWER SERVICE CONNECTIONS TO BE 150mm DIA. CONNECTED TO THE MAIN WITH AN STRUCTURED WYE OR TO THE MANHOLE. WHERE NO STORM SEWER SERVICE CONNECTION IS SHOWN LOT DRAINAGE TO BE CONNECTED TO DITCH.
  3. ALL MANHOLES TO BE 1050mm I.D. & CONFORM TO RMOW STD DWG S1, UNLESS NOTED OTHERWISE.
  4. CATCH BASIN LEADS TO BE 200mm DIAMETER P.V.C. S.D.R. 35.
  5. ALL SEWERS TO BE T.V. CAMERA INSPECTED. T.V. CAMERA INSPECTION TO BE ARRANGED AND PAID FOR BY THE CONTRACTOR.
  6. MINIMUM GRADE ON SERVICE CONNECTIONS AND CATCH BASIN LEADS TO BE 2%, UNLESS NOTED OTHERWISE.
  7. PIPE BEDDING TO CONFORM WITH THE RMO STANDARDS AND MANUFACTURER'S SPECIFICATIONS. SEE RMOW STD DWG G4 & G9.
  8. CONTRACTOR TO INSTALL SEWER SERVICES UNLESS NOTED OTHERWISE.
  9. CATCH BASINS AS PER MMCD STD DWG S11 & SIDE INLET CATCH BASIN TO MMCD STD DWG S11 AND RMOW STD. DWG S16. FOR ADDITIONAL GRADE INFORMATION SEE RMOW STD. DWG S12.
  10. CONCRETE ENCASE ALL PIPES GOING THROUGH ROCK STACKS.
  11. MINIMUM COVER ON CULVERTS SHALL BE 450mm.
  12. ALL EXISTING CULVERTS TO BE CLEANED AND FLUSHED AND INSPECTED BY ENGINEER FOR CONDITION.
  13. WHERE SEWER MAIN CROSSES WATERMAIN AND CLEARANCE IS LESS THAN 0.5m, THE UPPER PIPE SHALL BE ENCASED AS PER R.M.O.W. STD. DWG G9.

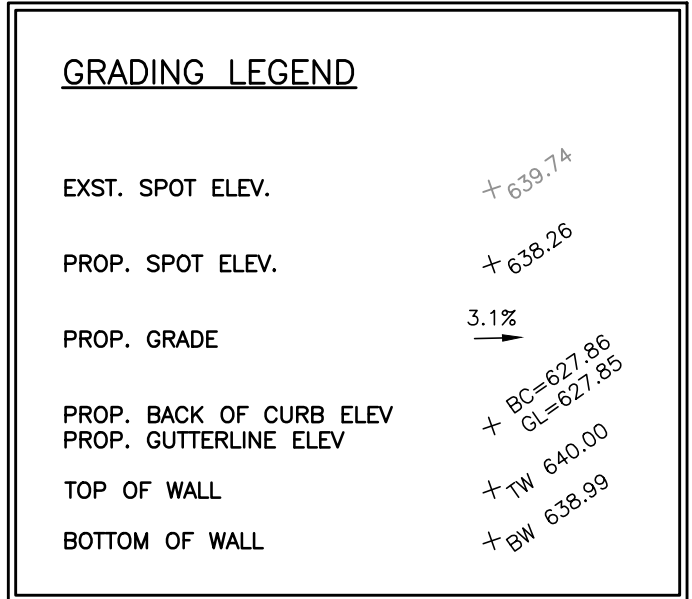


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										WHISTLER DEVELOPMENT CORPORATION										 STEEP ROCKY TERRAIN SPECIALISTS <b>WEBSTER ENGINEERING LTD</b> 212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, B.C. V7P 3R9 604-983-0458																				STORM SEWER																																																	
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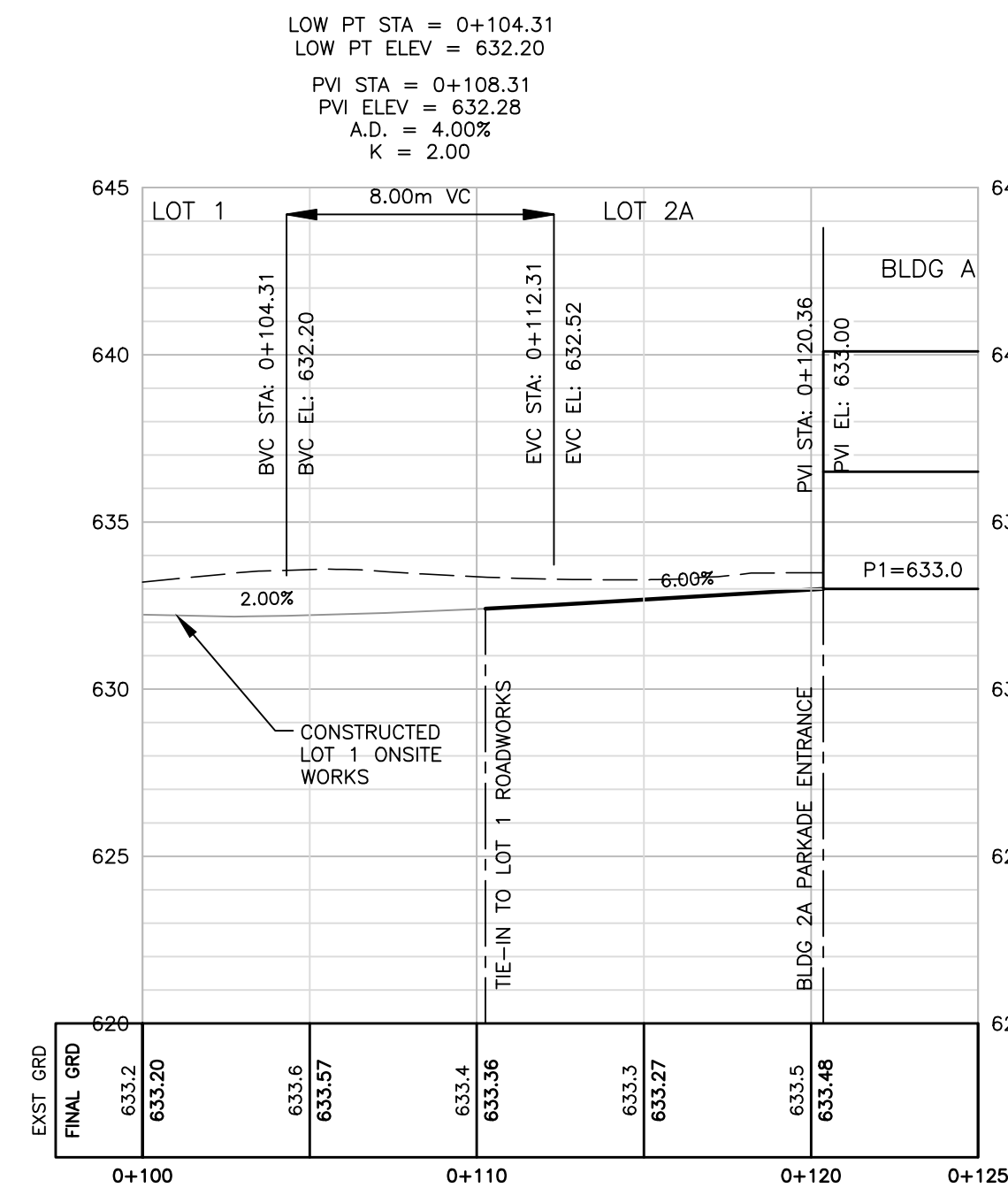
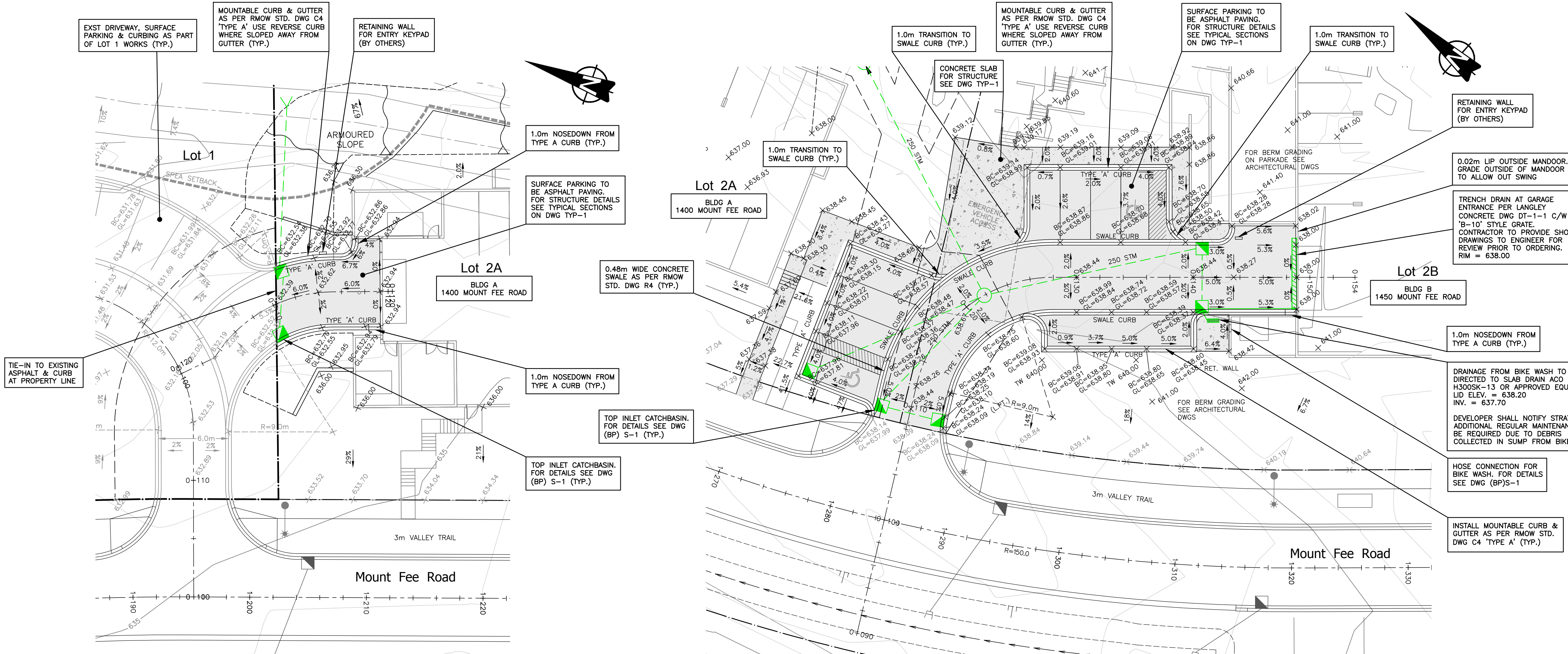




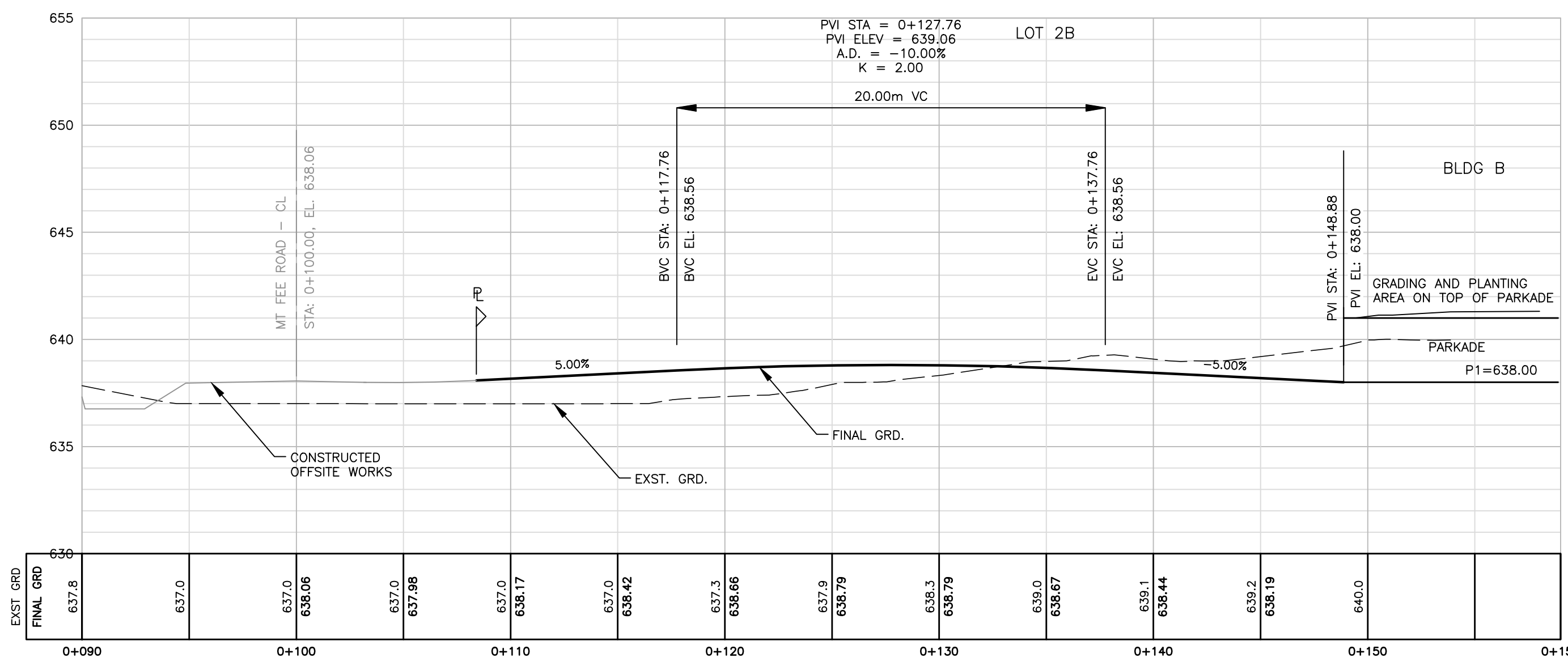
LEGEND — ROADWORKS		
DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE	---	---
ROAD—CL	---	---
EDGE OF ASPHALT	---	---
CURB & GUTTER	---	---
CONCRETE BAND — 0.4m	---	---
FILL SLOPE	---	---
CUT SLOPE	---	---
ROCKSTACK WALL	---	---
CULVERT	---	---
CULVERT CROSSING	---	---
CATCH BASIN (TOP INLET)	---	---
DITCH	---	---
STREETLIGHT	---	---
TRAIL LIGHT	---	---
POWER POLE	---	---



- FOR GENERAL NOTES SEE DWG (BP)S-2  
FOR STORM SEWER NOTES SEE DWG (BP)STM-1
- ROADWORKS NOTES**
- ALL MANHOLE LIDS, VALVE COVERS, CATCH BASIN RIMS AND LIDS OF ANY OTHER STRUCTURE TO BE SET TO FINAL GRADE AS PAVING WILL BE COMPLETED IN CONSECUTIVE LIFTS.
  - ALL STRUCTURAL FILL TO BE CONSTRUCTED TO THE REQUIREMENTS AND UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.
  - ALL LOOSE AND ORGANIC MATERIAL TO BE EXCAVATED FROM ROADWAY AND DISPOSED OF ON FILL SLOPES AS DIRECTED BY THE ENGINEER.
  - CHANGES IN GRADE TO BE FORMED WITH SMOOTH CURVES.
  - TIE-IN TO EXISTING ASPHALT WITH VERTICAL DIAMOND SAW CUTS. 100mm OF PAVEMENT IS TO BE PLACED IN TWO LIFTS AND MATCH EXISTING ASPHALT THICKNESS.
  - PAVING CAN ONLY PROCEED IN THE PRESENCE OF BOTH THE ENGINEER'S AND RESORT MUNICIPALITY OF WHISTLER'S (RMOW) INSPECTORS. SAMPLES OF THE ASPHALT MIX MUST BE TAKEN AND TESTED BY AN INDEPENDENT ASPHALT TESTING LABORATORY. TEST RESULTS AND REPORTS ON THE MIX WILL BE PREPARED. CONTRACTOR TO ORGANIZE AND PAY FOR TESTING AND REPORT PREPARATION.
  - ASPHALT TESTING TO BE PERFORMED IN ACCORDANCE WITH RMOW CONSTRUCTION SPECIFICATIONS AND THE MASTER MUNICIPAL CONTRACT DOCUMENTS. (MMCD).
  - SUBGRADE AND ROADBASE MATERIALS SHALL BE PROPERLY PLACED & COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DRY DENSITY (ASTM D1557), AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. SUB-BASE, BASE GRAVELS, AND CURB PREPARATION TO BE DENSITY TESTED IN ACCORDANCE WITH MMCD.
  - THE CONTRACTOR WILL ROUGHLY GRADE THE BOULEVARDS TO THE PROFILE SHOWN ON THE CROSS SECTIONS AT THE SAME TIME AS ROAD GRADING.



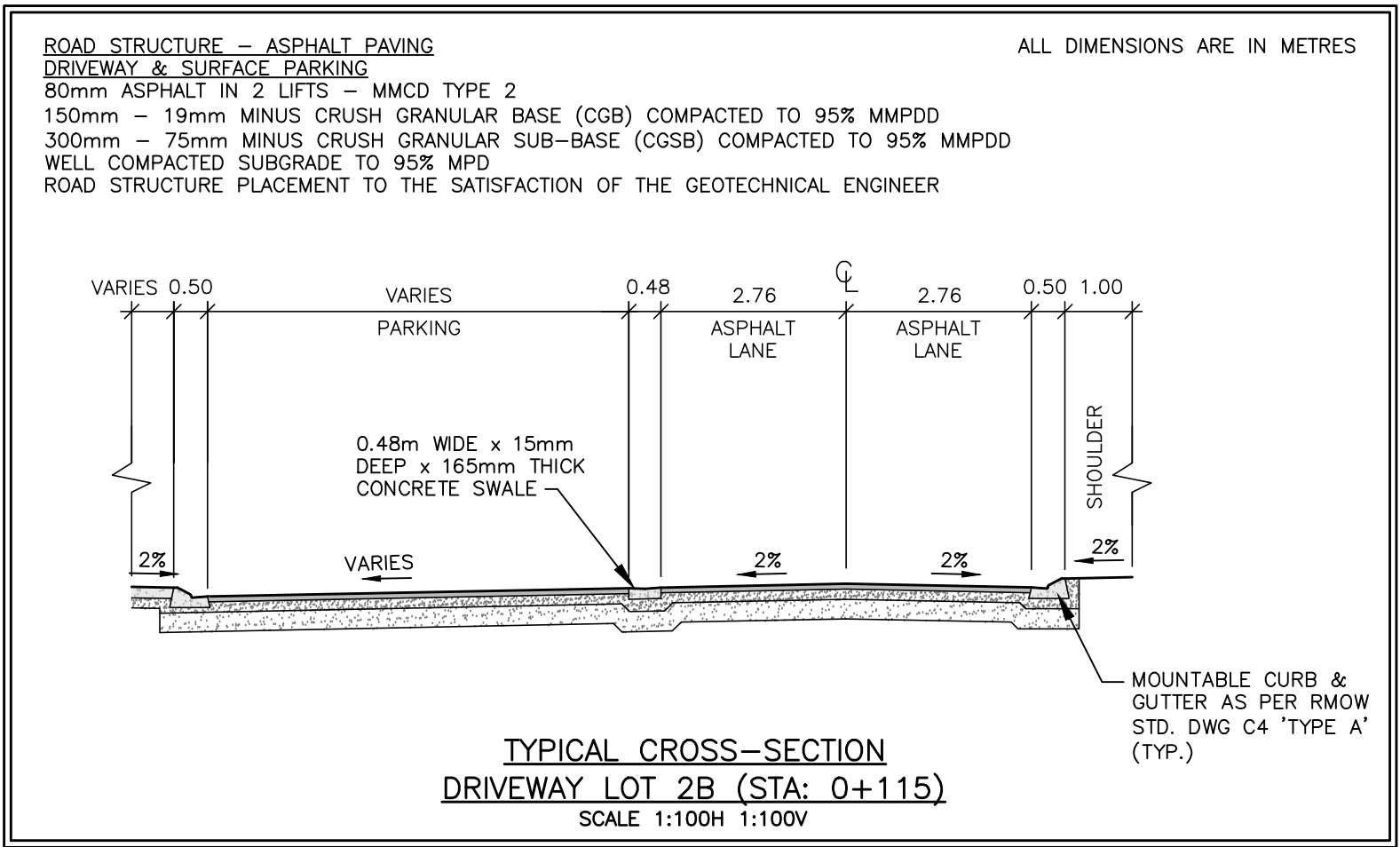
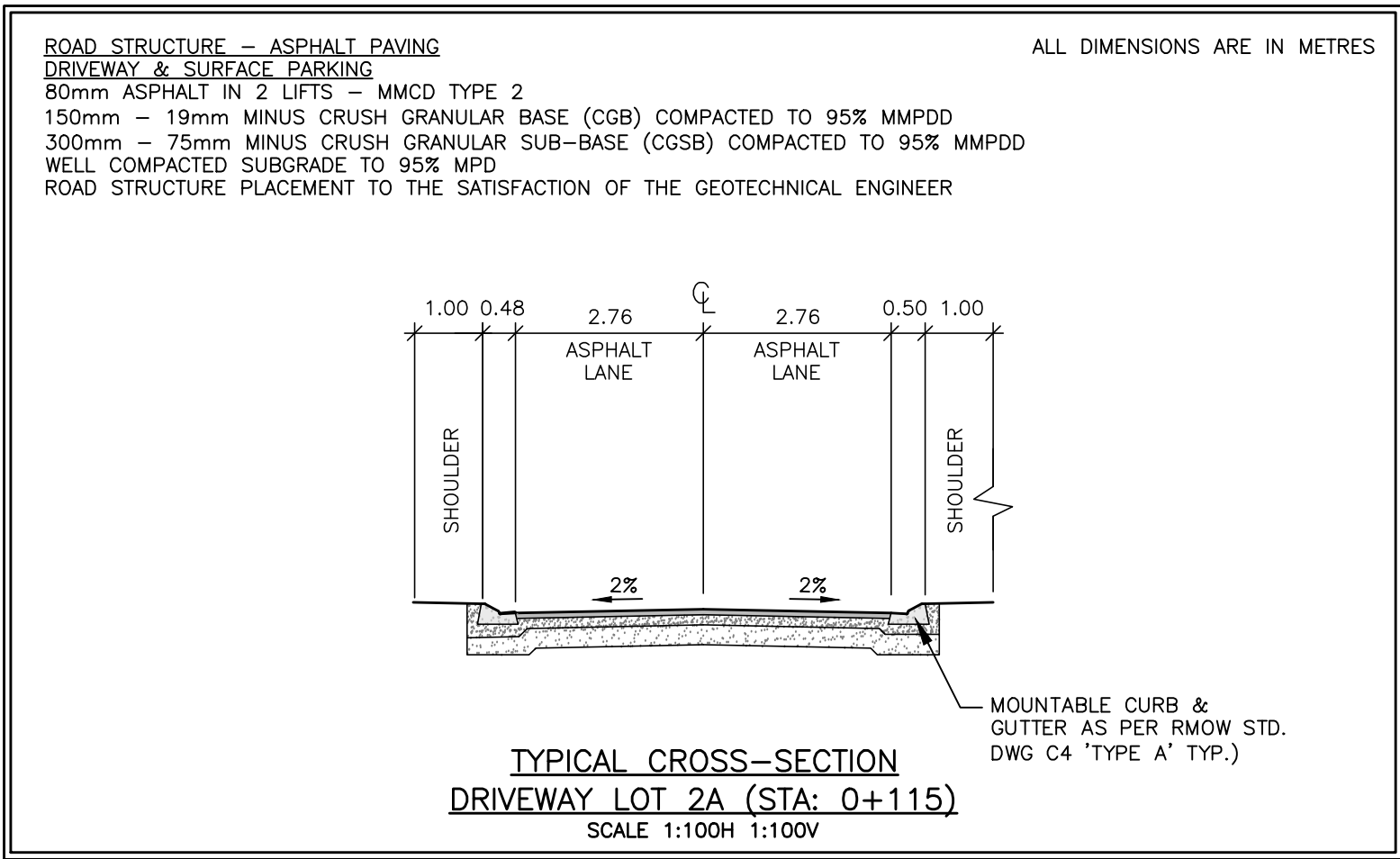
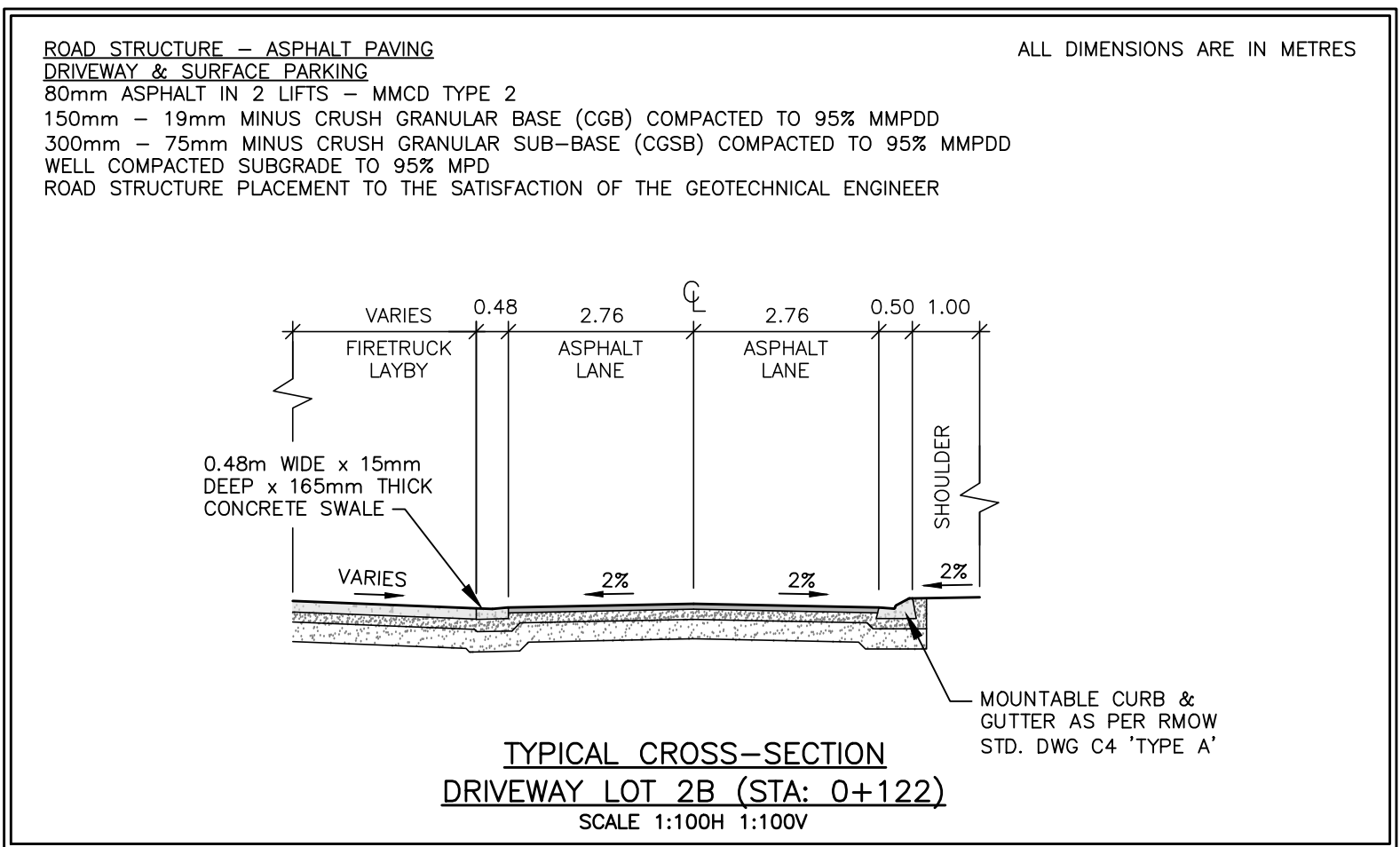
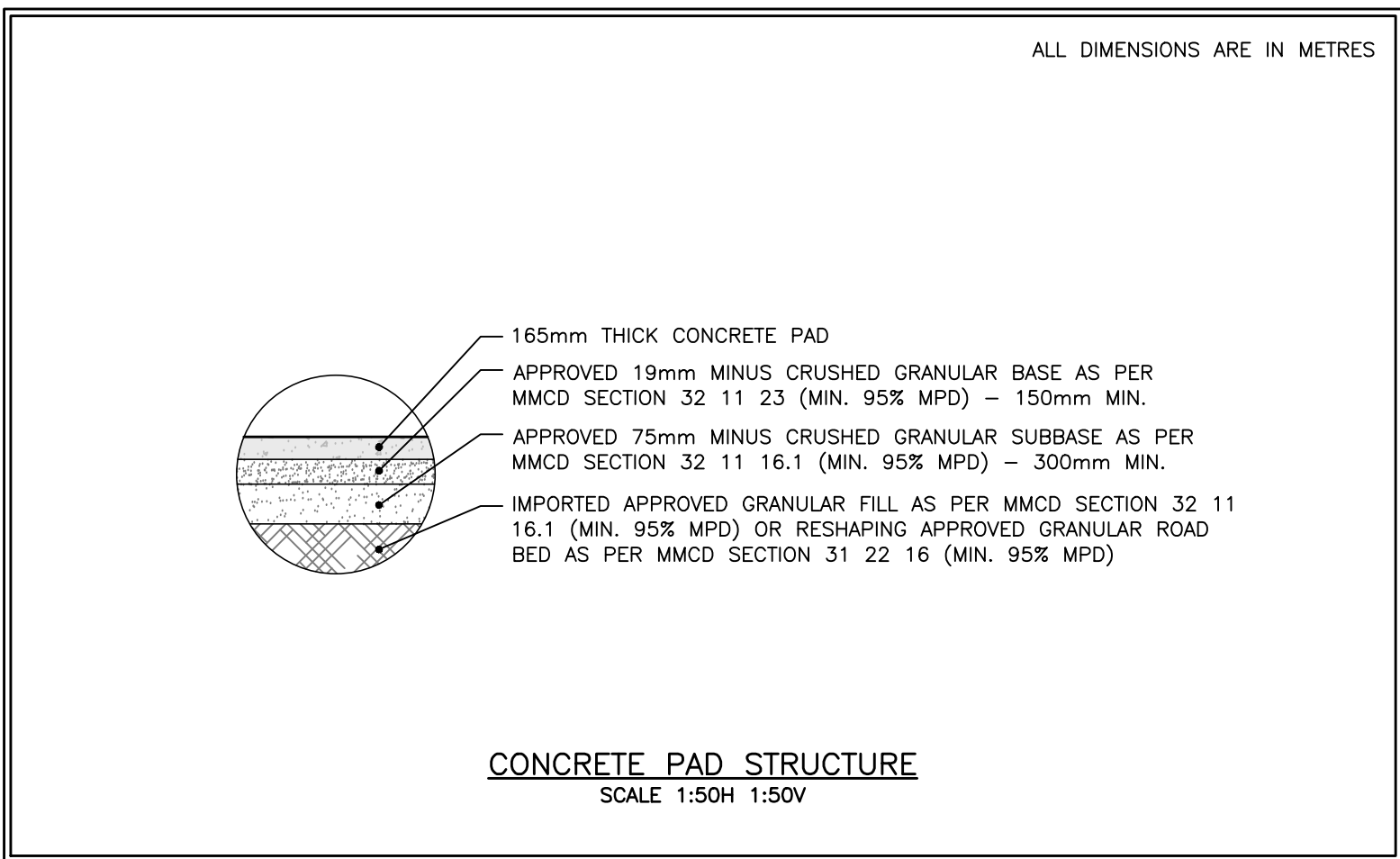
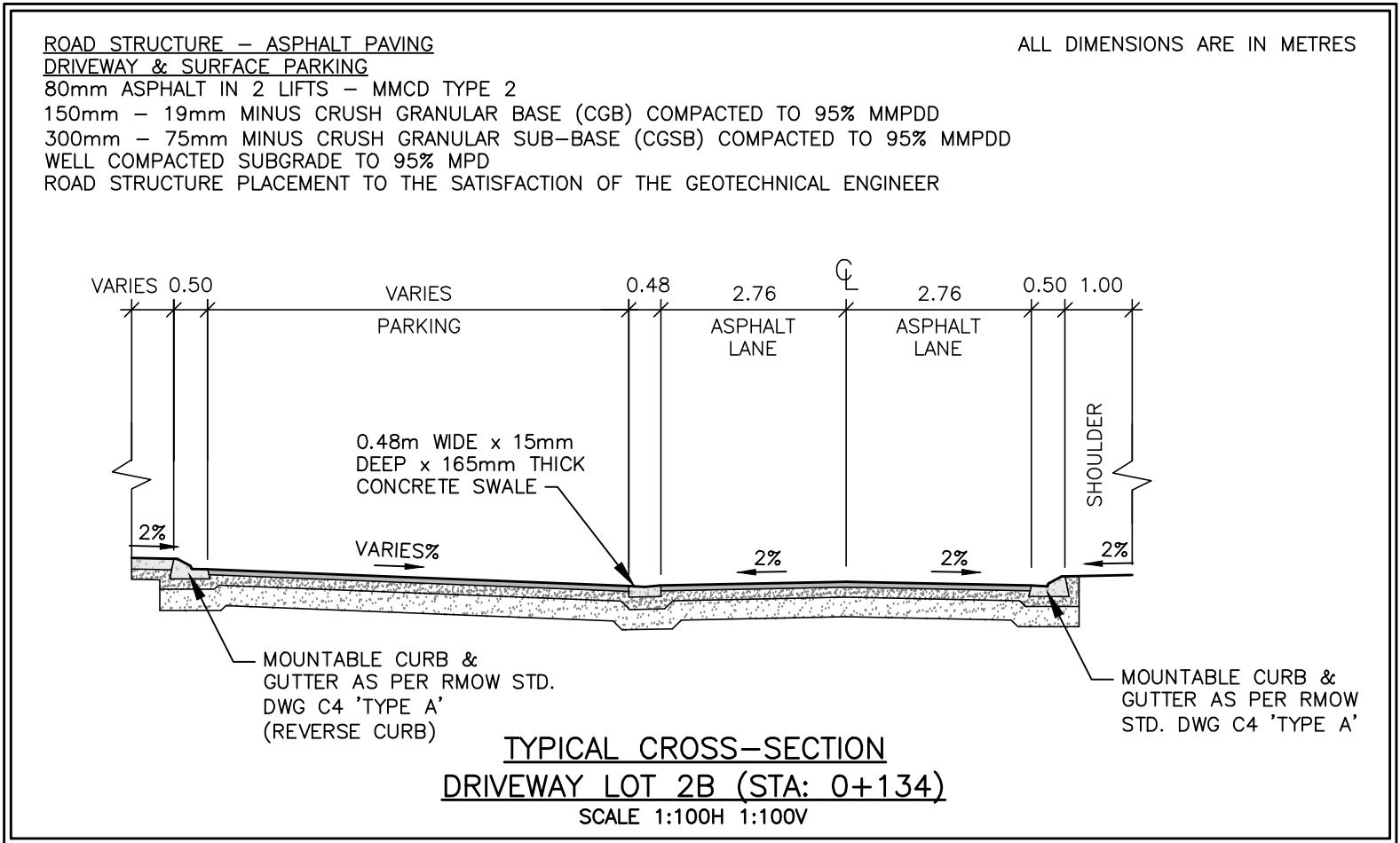
Driveway Profile  
Bldg A - 1400 Mount Fee Road



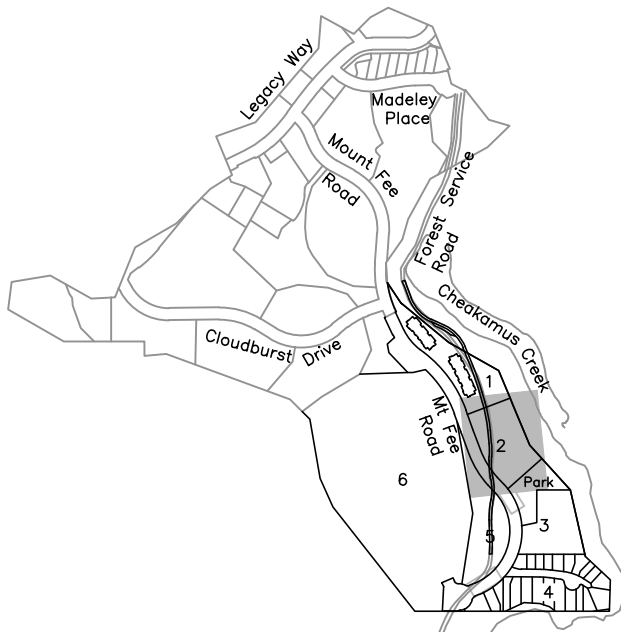
Driveway Profile  
Bldg B - 1450 Mount Fee Road



FOR GENERAL NOTES SEE DWG (BP)S-2  
FOR STORM NOTES SEE DWG (BP)STM-1  
FOR ROADWORKS NOTES SEE DWG (BP)DWY-1



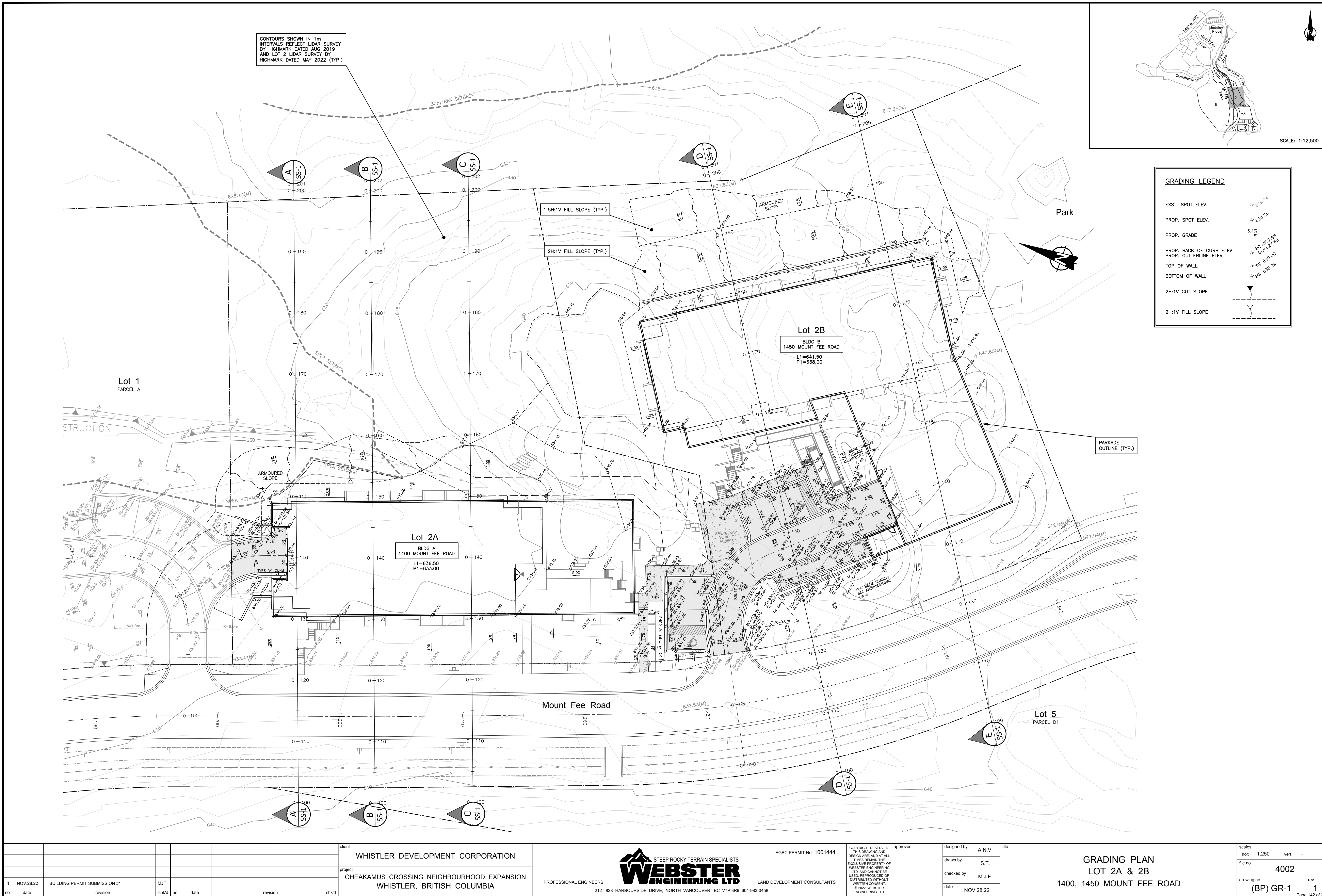
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										project										LAND DEVELOPMENT CONSULTANTS										STEEL ROCKY TERRAIN SPECIALISTS <b>WEBSTER ENGINEERING LTD</b> 3745 DELBROOK AVENUE, NORTH VANCOUVER, B.C. V7N 3Z4 983-0458																				drawn by S.T.										TYPICAL CROSS-SECTIONS										file no. 4002									
1 NOV.28.22 BUILDING PERMIT SUBMISSION #1										MUF										PROFESSIONAL ENGINEERS										CHÉAKAMUS CROSSING NEIGHBOURHOOD EXPANSION WHISTLER, BRITISH COLUMBIA																				checked by M.J.F.										LOT 2A & 2B										drawing no. (BP) TYP-1									
no. date revision										chik'd no. date revision chik'd																														date NOV.28.22										1400, 1450 MOUNT FEE ROAD										rev. 1																			



SCALE: 1:12,500

### GRADING LEGEND

- EXST. SPOT ELEV.  $+639.74$
- PROP. SPOT ELEV.  $+638.26$
- PROP. GRADE  $3.1\%$
- PROP. BACK OF CURB ELEV  $+637.86$
- PROP. GUTTERLINE ELEV  $+637.85$
- TOP OF WALL  $+640.00$
- BOTTOM OF WALL  $+638.99$
- 2H:1V CUT SLOPE
- 2H:1V FILL SLOPE



no.	date	revision	chk'd	no.	date	revision	chk'd
1	NOV.28.22	BUILDING PERMIT SUBMISSION #1	MJF				

client	WHISTLER DEVELOPMENT CORPORATION
project	CHEAKAMUS CROSSING NEIGHBOURHOOD EXPANSION WHISTLER, BRITISH COLUMBIA

PROFESSIONAL ENGINEERS

212 - 828 HARBORSIDE DRIVE, NORTH VANCOUVER, BC V7P 3R9 604-983-0458

STEEP ROCKY TERRAIN SPECIALISTS

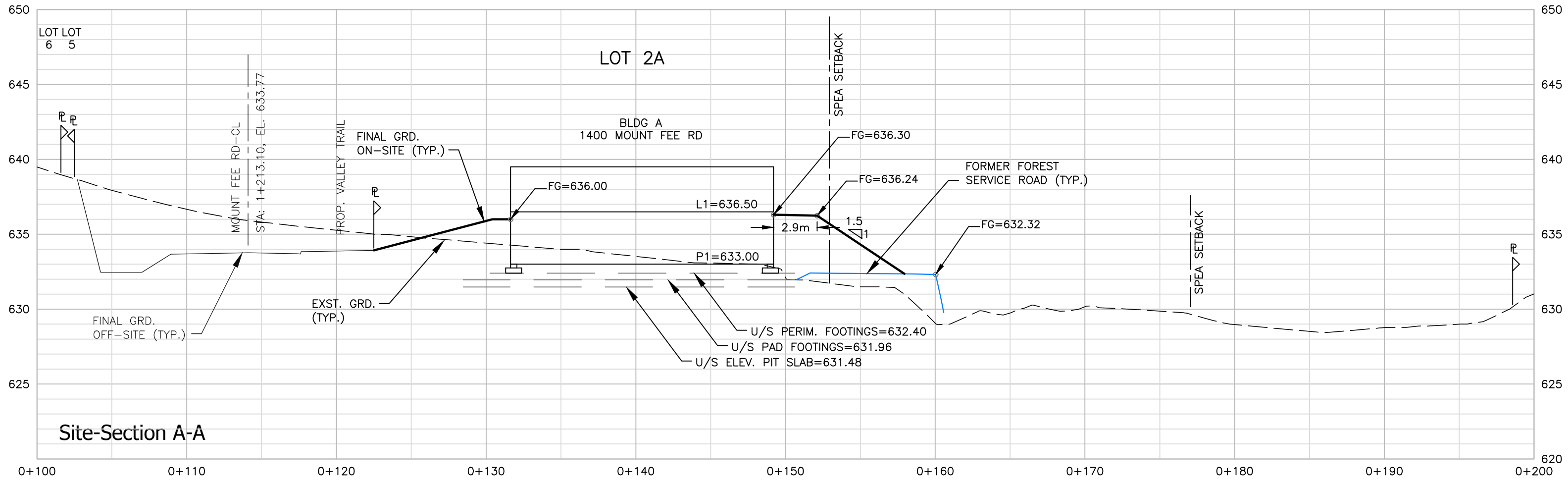
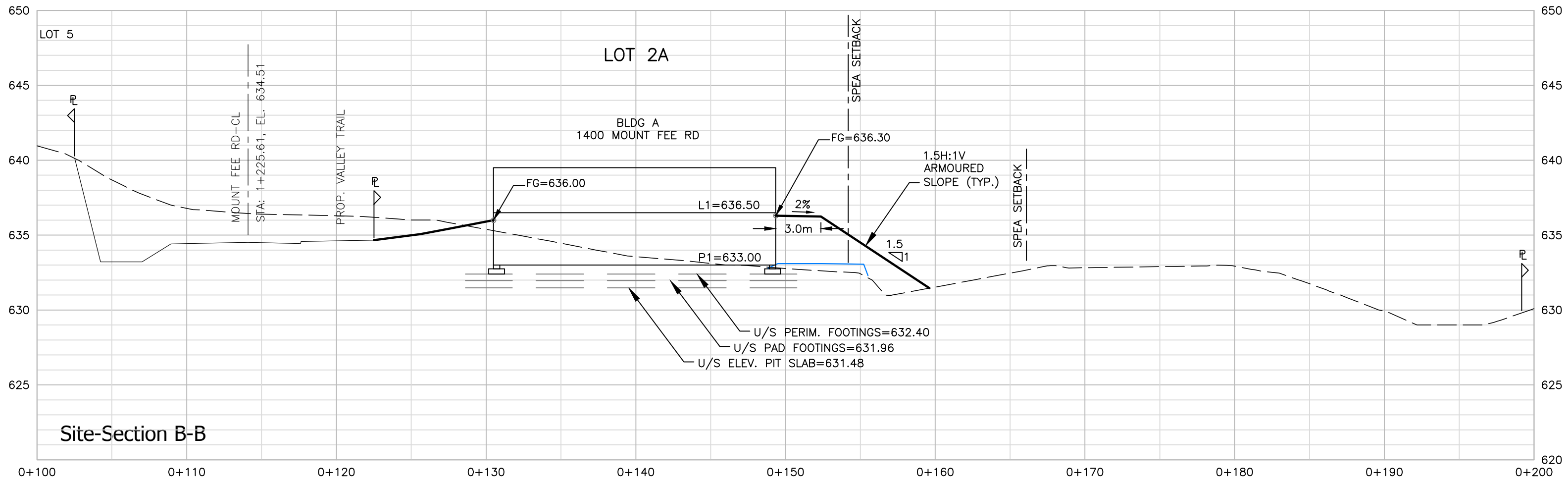
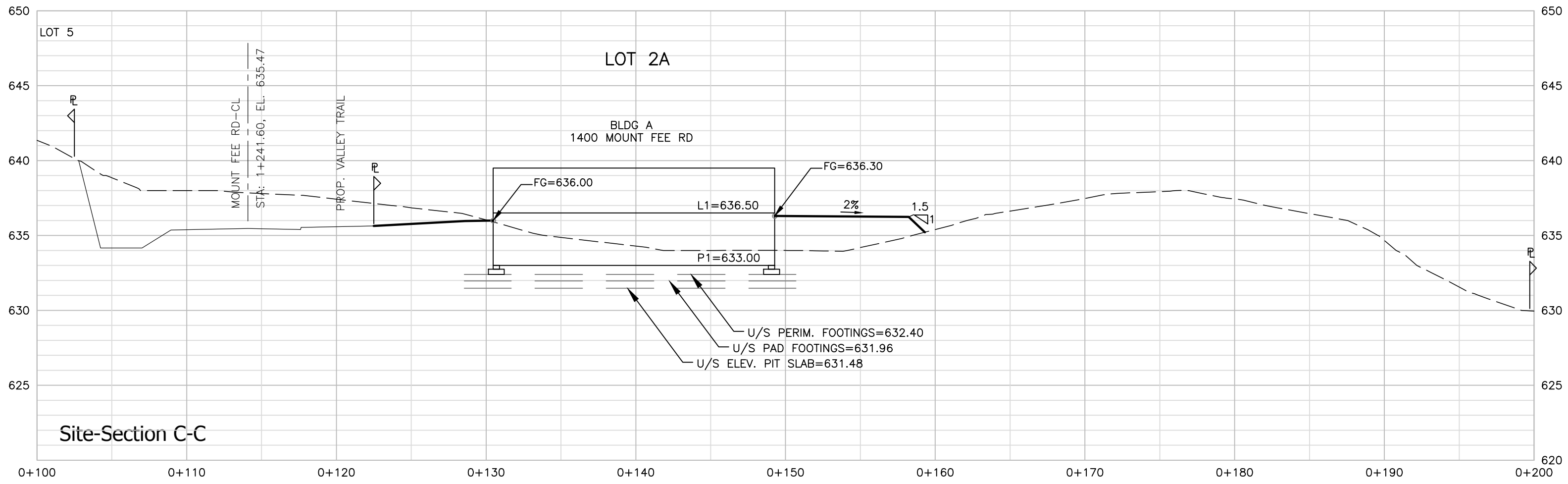
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LAND DEVELOPMENT CONSULTANTS

EGBC PERMIT No. 1001444

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		drawn by S.T.					
		checked by M.J.F.					
		date NOV.28.22					

F:\00014002 Cheakamus Creek - Phase 2, Webster\JCS\LOT 2 & 3 DPG\GRADING PLAN - LOT 2.dwg, 11/29/2022 2:10:06 PM, MJF



										client		<div>WHISTLER DEVELOPMENT CORPORATION</div> <div>CHEAKAMUS CROSSING NEIGHBOURHOOD EXPANSION</div> <div>WHISTLER, BRITISH COLUMBIA</div>										<div><div>PROFESSIONAL ENGINEERS</div><div>212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, B.C. V7P 3P9 604-983-0458</div></div> <div><div>LAND DEVELOPMENT CONSULTANTS</div><div></div></div>										<div><div>COPYRIGHT RESERVED</div><div>THIS DRAWING AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF WEBSTER ENGINEERING LTD. AND CANNOT BE USED, REPRODUCED OR DISTRIBUTED WITHOUT WRITTEN CONSENT. © 2022 WEBSTER ENGINEERING LTD.</div></div> <div><div>approved</div><div></div></div>										<div><div>designed by</div><div>J.A.T.</div></div> <div><div>drawn by</div><div>S.T.</div></div> <div><div>checked by</div><div>J.A.T.</div></div> <div><div>date</div><div>NOV.28.22</div></div>										<div><div>title</div><div>SITE-SECTIONS</div><div>LOT 2A</div><div>1400 MOUNT FEE ROAD</div></div>										<div><div>scales</div><div>hor: 1:250    vert: 1:250</div></div> <div><div>file no.</div><div>4002</div></div> <div><div>drawing no.</div><div>(BP) SS-1</div></div> <div><div>rev.</div><div>1</div></div>									
<div><div>1</div><div>NOV.28.22</div><div>BUILDING PERMIT SUBMISSION #1</div><div>MJF</div></div> <div><div>no.</div><div>date</div><div>revision</div><div>chk'd</div><div>no.</div><div>date</div><div>revision</div><div>chk'd</div></div>																																																																							







## PROTECTION OF RIPARIAN ECOSYSTEMS

- designated for protection of the natural environment, its ecosystems and biological diversity

<p>(a) Any proposed <i>development</i> in the <i>Riparian Ecosystem Protection Area</i> should be located so as to avoid any damaging impact to the <i>Riparian Ecosystem Protection Area</i> and efforts should be made to protect and enhance the natural features of the <i>Riparian Ecosystem Protection Area</i>, including the tree cover and vegetation, drainage patterns and landforms.</p>	<p>Site investigation by Cascade Environmental found that Lot 2A contains no sensitive ecosystems, but it identifies a wetland (Wetland #3) that connects to the Cheakamus River. Lot 2A does not lie within the 30m Riparian Assessment Area of Cheakamus River, but a portion of the Wetland #3 Streamside Protection and Enhancement Area (SPEA) and Riparian Ecosystem Protection Area (REPA) intrudes into the northern part of Lot 2A.</p> <p>The Lot 2A building development is located outside of the Wetland #3 SPEA and is located to avoid any impact to vegetated areas of the REPA. Approximately 243 m<sup>2</sup> of the proposed development is located within the REPA of Wetland #3, however this area of intrusion is within an area that was previously cleared and grubbed in and around an historic FSR alignment. As such, no damaging impact to the Wetland #3 REPA will occur from the proposed development, and the existing natural features of the REPA will be protected. The REPA will be enhanced once development is complete by revegetating currently disturbed areas of the REPA with native riparian vegetation at the direction of the project QEP.</p>
<p>(b) New structures on a parcel should be located as far away from the <i>stream</i> as is possible or feasible and in any event as far away from the <i>stream</i> as existing <i>permanent structures</i>, if any, on the parcel.</p>	<p>There are no existing permanent structures on Lot 2A. The Lot 2A building development is located outside of the Wetland #3 SPEA and is located to avoid any impact to vegetated areas of the REPA. The proposed development encroaches by 243 m<sup>2</sup> into the REPA into an existing disturbed area, all existing vegetated areas of the Wetland #3 REPA will be preserved.</p>
<p>(c) Applicants may be required to submit an environmental impact study, prepared by a <i>QEP</i>, to identify any potential issues relating to the proposed <i>development</i> and its impacts on the <i>Riparian Ecosystem Protection Area</i> and relating to protection, preservation and enhancement of the <i>Riparian Ecosystem Protection Area</i>, and to identify any mitigative measures that should be undertaken.</p>	<p>The Cheakamus Crossing area was subjected to a Canadian Environmental Assessment Act review and determined, with measures, to have no significant adverse impacts associated with development of the site.</p> <p>Applicant has submitted an Environmental Impact Study prepared by Cascade Environmental and dated December 19, 2022.</p> <p>The following will be conditions contained within Development Permit DP001925:</p> <p>(a) Development of the site to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022).</p>



<p>(d) Where land and/or natural vegetation within 15 metres of the high water mark of a <i>stream</i> is or may be disturbed or damaged due to proposed <i>development</i>, the applicant may be required to provide habitat compensation for the portion of the area that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the <i>QEP</i> and based on a legal survey prepared by a certified B.C. Land Surveyor.</p>	<p>No land or natural vegetation within the 0-15 metres SPEA boundary of Wetland #3 will be disturbed or damaged by the development of Lot 2A. A fence and a rock stack wall will be installed on the SPEA of Wetland #3 to prevent any impact within the protected setback.</p> <p>The perimeter of the wetland will be surrounded by construction fencing during all times to ensure it isn't disturbed. Silt fence will be placed to minimize sediment runoff into the wetland.</p> <p>The following will be conditions contained within Development Permit DP001925:</p> <p>(a) Prior to initiation of works on Lot 2, construction fencing along with a rock stack wall must be installed on the SPEA boundary of Wetland #3 in the northern portion of Lot 2A. the fencing shall be inspected by the Environmental Monitor prior to commencement of works. The fencing must also be maintained throughout all development activities and should encompass the full length of the SPEA boundary.</p>
<p>(e) To determine the location of the <i>Riparian Ecosystem Protection Area</i> on a parcel, the applicant may be required to confirm, with the assistance of a <i>QEP</i> and illustrated by certified legal survey, the 30 metre distance from the high water mark of the <i>stream</i> in relation to property lines and existing and proposed <i>development</i>.</p>	<p>The project QEP has identified the high-water mark of Wetland #3 in relation to Lot 2A, and the 15 metres SPEA and the 30 metres RAA/REPA setbacks delineated. Shown on Map 3 of the Environmental Impact Study.</p>
<p>(f) Development permits issued may vary applicable zoning or parking regulations, including but not limited to minimum setback requirements, to prevent disturbance to land and/or natural vegetation within the <i>Riparian Ecosystem Protection Area</i>.</p>	<p>This Development Permit does not include variances to any zoning or parking regulations. The area proposed for development within the Wetland #3 REPA is previously disturbed and contains no natural vegetation. Once development is completed, disturbed areas within the REPA will be rehabilitated with native riparian vegetation at the direction of the project QEP where possible.</p>
<p>(g) Development permits issued may require that:</p>	
<p>(i) habitat and trees or other vegetation within the <i>Riparian Ecosystem Protection Area</i> be preserved or enhanced in accordance with the permit;</p>	<p>Existing habitat within the REPA will be preserved during development. The area of the REPA proposed for development does not contain natural vegetation or habitat.</p>
<p>(ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to</p>	<p>Development within Lot 2A will not impact streams or fish. Impact to wildlife species that may occur on site will be minimized by timing of development so that works occur outside of the songbird nesting</p>

minimize impact to <i>streams</i> , fish or wildlife species;	season, and a raptor nest survey will be conducted prior to development activities.
(iii) specific <i>development</i> works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, permanent fencing, signage and access controls) be used to ensure minimal or no impact to the <i>Riparian Ecosystem Protection Area</i> ;	Provincial Best Practices for development will be used in the construction phase of the project. A Riparian Areas Protection Regulation (RAPR) Assessment Report was filled with the Province and approved by the Province. The RAPR report imposes measures that must be adhered to for protection from erosion, preservation of vegetation and access controls.  The perimeter of the wetland will be surrounded by construction fencing during all times to ensure it isn't disturbed. Silt fence will be placed to minimize sediment runoff into the wetland.
(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the <i>Riparian Ecosystem Protection Area</i> ;	All areas within the REPA that contain wildlife habitat will be protected during development. The existing disturbed areas of the REPA will be rehabilitated where possible once complete development is done.
(v) if any <i>species at risk</i> habitat and/or <i>ecosystems at risk</i> is identified protection measures be undertaken that follow best management practices for the <i>species</i> or <i>ecosystem at risk</i> ;	The following will be conditions contained within Development Permit DP001925:  (b) Development of the site to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022). (c) All <i>Vaccinium</i> found wild on the property shall be removed. (d) Prior to initiation of works on Lot 2, construction fencing along with a rock stack wall must be installed on the SPEA boundary of Wetland #3 in the northern portion of Lot 2A. the fencing shall be inspected by the Environmental Monitor prior to commencement of works. The fencing must also be maintained throughout all development activities and should encompass the full length of the SPEA boundary. (e) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC Wildlife Act with an adequate buffer.
(vi) the recommendations contained in the environmental impact study be followed;	
(vii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory	Under Multi-Family Residential DPA, a landscape security in the amount of 135% of the estimated

<p>completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the Riparian Ecosystem Protection Area (the “required works”). This security shall be in the amount of 110 per cent of the estimated value of the required works.</p>	<p>costs of all hard and soft landscape works is required prior to DP issuance, consistent with Council policy.</p> <p>Issuance of DP001925 will be subject to addressing the above matter to the satisfaction of the General Manager.</p>
<p>(viii) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of riparian ecosystem development permit. The security taken pursuant to subsection (vii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated</p>	



## PROTECTION OF SENSITIVE ECOSYSTEMS

- designated for protection of the natural environment, its ecosystems and biological diversity

(a) Applicants should engage a <i>QEP</i> to identify and determine the boundaries of any <i>Sensitive Ecosystem Protection Area</i> on the parcel, identify any potential issues and impacts relating to the proposed <i>development</i> , provide recommendations on avoiding the <i>Sensitive Ecosystem Protection Area</i> , or, if encroachment is unavoidable, minimizing encroachment and providing compensatory habitat.	<p>Not applicable.</p> <p>No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2A.</p>
(b) Efforts should be made to locate <i>development</i> away from any <i>Sensitive Ecosystem Protection Area</i> .	
(c) Without limiting subsection (b) above, proposed <i>development</i> should be located and designed so as to minimize any alteration, damage or disruption to any <i>Sensitive Ecosystem Protection Area</i> and efforts should be made to protect and enhance natural tree cover and vegetation, drainage patterns and landforms.	
(d) New structures on a parcel should be located as far away from any <i>Sensitive Ecosystem Protection Area</i> as possible and as far away from any <i>Sensitive Ecosystem Protection Area</i> as any existing <i>permanent structures</i> , if any, on the parcel.	
(e) Plan, design and implement <i>development</i> in a manner that will not lessen the natural function of any <i>Sensitive Ecosystem Protection Area</i> including by removing vegetation, altering surface water and groundwater regimes and flood mitigation capacity, and separating habitat from upland or adjacent habitat.	
(f) Ensure that <i>core forest</i> habitat and <i>CWH forest</i> continue to provide interior conditions unaffected by nearby human activity.	No core forest habitat, no unmanaged CWH forest greater than 300 years old occurs on the site and no Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2A.
(g) Consider variance of applicable zoning or parking regulations to prevent alteration,	No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2A.

damage or disruption to any <i>Sensitive Ecosystem Protection Area</i> .	This Development Permit application does not include any variances to the zoning or parking bylaw.
(h) Where any <i>Sensitive Ecosystem Protection Area</i> is disturbed or damaged due to <i>development</i> , the applicant may be required to provide habitat compensation for the portion of the <i>Sensitive Ecosystem Protection Area</i> that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the QEP and based on a legal survey prepared by a certified B.C. Land Surveyor.	<p>No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2A.</p> <p>The Environmental Management Plan includes recommendation with regards to revegetation and landscape restoration. QEP will monitor the site through the period of construction and will provide monthly reports to the RMOW.</p>
(i) On-site habitat compensation is preferred but not mandatory. Habitat compensation may involve either or both restoration of existing habitat and creation of new habitat.	
(j) Development permits issued may require that:	
(i) the <i>Sensitive Ecosystem Protection Area</i> be protected or enhanced in accordance with the permit;	<p>No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2A.</p> <p>The following will be conditions contained within Development Permit DP001925:</p> <ul style="list-style-type: none"> <li>(a) Development of the site to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022)</li> <li>(b) All <i>Vaccinium</i> found wild on the property to be removed</li> <li>(c) Prior to initiation of works on Lot 2, construction fencing along with a rock stack wall must be installed on the SPEA boundary of Wetland #3 in the northern portion of Lot 2A. the fencing shall be inspected by the Environmental Monitor prior to commencement of works. The fencing must also be maintained throughout all development activities and should encompass the full length of the SPEA boundary.</li> <li>(d) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct</li> </ul>
(ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to minimize environmental impact;	
(iii) specific <i>development</i> works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, permanent fencing, signage and access controls) be used to ensure minimal or no impact to the <i>Sensitive Ecosystem Protection Area</i> ;	
(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the <i>Sensitive Ecosystem Protection Area</i> ;	
(v) if any <i>species at risk</i> habitat and/or <i>ecosystems at risk</i> is identified protection measures be undertaken that follow best management practices for the <i>species</i> or <i>ecosystem at risk</i> ;	

(vi) any <i>streams</i> not identified on Schedule J be protected consistently with the Protection of Riparian Ecosystems DPA guidelines;	bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC Wildlife Act with an adequate buffer.
(vii) the recommendations contained in the environmental impact study and/or habitat compensation plan be followed;	
(viii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the <i>Sensitive Ecosystem Protection Area</i> (the “required works”). This security shall be in the amount of 110 per cent of the estimated value of the required works	Under Multi-Family Residential DPA, a landscape security in the amount of 135% of the estimated costs of all hard and soft landscape works is required prior to DP issuance, consistent with Council policy.  Issuance of DP001925 will be subject to addressing the above matter to the satisfaction of the General Manager.
(ix) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of sensitive ecosystems development permit. The security taken pursuant to subsection (viii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated.	



## MULTI-FAMILY RESIDENTIAL

- designated for the establishment of objectives for the form and character of multi-family residential *development*

### SITE PLANNING AND BUILDING DESIGN

<p>(a) Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. Creative, site sensitive solutions are encouraged. Site planning is required to minimize disturbance to natural contours and existing vegetation, and fit the context of surrounding <i>development</i> and natural environment. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.</p>	<p>The proposal is considered to be consistent with this guideline.</p> <p>The proposed building site itself is previously disturbed.</p> <p>The Lot 2A building development is located outside of the Wetland #3 SPEA and is located to avoid any impact to vegetated areas of the REPA. Approximately 243 m2 of the proposed development is located within the REPA of Wetland #3, however this area of intrusion is within an area that was previously cleared and grubbed in and around an historic FSR alignment. As such, no damaging impact to the Wetland #3 REPA will occur from the proposed development, and the existing natural features of the REPA will be protected.</p> <p>The proposed building has a similar relationship to the adjacent buildings and is consistent with the density/proximity of the neighbouring buildings.</p>
<p>(b) Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of this OCP.</p>	<p>Not applicable.</p> <p>This development permit application does not request any variances to the zoning bylaw.</p>
<p>(c) Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family <i>developments</i>. For example:</p>	<p>The proposal is considered to be consistent with this guideline.</p> <p>The proposed building will reflect a similar style/architecture as the 2 existing buildings on Lot 1. The scale of the proposed building is consistent with the existing buildings in the Cheakamus Crossing Phase 2 neighbourhood.</p> <p>This project has been reviewed and supported by the Advisory Design Panel. See Panel comments and minutes from June 15, 2022 and February 15, 2023. Staff are of the opinion that the applicant adequately addressed the Panel's comments with respect to these guidelines.</p> <p>Building materials, finishes and systems are proposed to be modest and the proposed palette suggest a strong relationship with the existing site neutral colors and textures. The</p>
<p>(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.</p>	
<p>(ii) Use of a variety of colours, roof lines, architectural features and building materials. Large areas of unvaried material are strongly discouraged.</p>	
<p>(iii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.</p>	

	<p>materials and exterior finishes proposed include:</p> <ul style="list-style-type: none"> <li>• White Finex Cement Panel Fascia</li> <li>• Arctic White Hardie Panel</li> <li>• PVC Windows and Doors – White and Black</li> <li>• Frosted Glass Guardrails</li> <li>• Finex Cement Panel Cladding – Colour Cement / Regent grey flashing</li> <li>• Charcoal Hardie Panel</li> <li>• Standing Seam Cladding – Weathered Copper and matching flashing</li> <li>• Finex Cement Panel Base</li> <li>• Cast in Place Concrete Base</li> </ul>
(d) Building materials should be sufficiently durable to withstand Whistler's harsh climate.	<p>The proposal is considered to be consistent with this guideline.</p> <p>Building materials, finishes, and systems are proposed to be durable.</p>
(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i> . For example:	<p>The proposal is considered to be consistent with these guidelines.</p> <p>The proposed building roof is flat and includes 5 drains to collect drainage from roof.</p> <p>The roof form is less modulated than the ones on the existing buildings of Lot 1.</p>
(i) Roof forms should be modulated to reduce the apparent bulk of a building and to create more visual interest. Roof colour should be generally neutral or muted in order to blend with the natural landscape.	
(ii) Snow and drainage from roofs should not be dumped onto adjoining streets or properties. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.	
(iii) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.	
(iv) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.	
(f) Provide usable, public and private <i>open spaces</i> to create opportunities for recreation and social activity, and provide buffers between uses.	<p>The building and site plans submitted with DP001925 include undefined outdoor open spaces that could be used to create opportunities for recreation and social activities.</p>
(g) Incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and	<p>The proposal is considered to be consistent with this guideline. The proposed building has an elevator and accessible pathways and accesses on all floors. The proposal also includes two universally accessible parking</p>

hearing impaired, or have reduced strength or dexterity.	stalls. One located in the underground parkade and the other located in front of the main entrance of the building.
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ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	Driveway access to surface and building entrance is laid out to minimize road grades and to reflect the existing grade of the site to establish ground plane continuity.
(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.	All of the proposed apartment building parking is provided on one level of underground parking underneath the building. Short term convenience (visitor) parking is provided as surface parking.
(c) Townhouse parking may be a combination of covered parking attached to or within the <i>dwelling unit</i> , surface clusters, and underground parking as site conditions permit.	Not applicable.  No townhouses are proposed as part of this development permit application.
(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	The proposal is considered to be consistent with this guideline.  Building and site plans submitted with DP001925 show that parking and loading plans are in accordance with requirements.
(e) Surface parking should be screened and enhanced with landscaping and berms.	The proposal is considered to be consistent with this guideline.  Site and landscape plans submitted with DP001925 show that surface parking is enhanced with landscaping.
(f) Parking areas should provide adequate areas for snow storage and drainage.	The proposal is considered to be consistent with this guideline
(g) All accessible parking spaces should be located as close as possible to building entrances.	The proposal is considered to be consistent with these guidelines. All proposed accessible parking spaces (short term and long term) are located as close as possible to the building entrances. One located in the underground parkade and the other located in front of the main entrance of the building.
(h) Bicycle storage facilities should be provided within buildings for residents' use.	All apartments have a bike storage room and a space for bike storage is provided in the underground parkade.
(i) Solid waste storage should be designed as an integral element of the <i>development</i> —contained within the building or suitably screened and complementary to overall	The proposal is considered to be consistent with this guideline.  A waste management room is provided within the underground parkade.



building design, and adequately sized to meet the needs of uses on site.	
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EXTERIOR LIGHTING

(a) Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is permitted.	The proposal is considered to be consistent with these guidelines.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.	
(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare	

SIGNAGE

(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.	The proposal is considered to be consistent with these guidelines.
(b) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.	

FENCING

(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.	The proposal is considered to be consistent with these guidelines.  No permanent fences are proposed on site.
(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.	
(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.	

LANDSCAPING

(a) Landscaping is a major, integral part of a project design and planting should emphasize	Although the immediate building footprint area has been previously disturbed, an effort has
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the natural setting while enabling solar access into residential units.	been made to preserve the surrounding tree buffer vegetation
(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	Plant material chosen is suitable for Whistler. The mixture includes hearty and native species, with a preference for drought tolerant species.
(c) Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to the Highway 99 right-of-way that is densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.	Not applicable.  The project site is not located adjacent to highway 99.
(d) Wherever possible, mature trees should be preserved and integrated with new landscaping	Although the immediate building footprint area has been previously disturbed, an effort has been made to preserve the surrounding tree buffer vegetation
(e) Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.	The proposal is considered to be consistent with this guideline.
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest	Plant material chosen is suitable for whistler. The mixture includes hearty and native species, with a preference for drought tolerant species.

STREETSCAPE

(a) Pedestrian areas, including sidewalks and pathways located on or adjacent to the site, should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered year-round travel for both pedestrians and persons with accessibility challenges. Consideration should be given to snow clearing and snow storage areas.	The proposal is considered to be consistent with these guidelines.  Mount Fee Road and Valley Trail standards were established via the Cheakamus Crossing Phase 2 rezoning and the Phase 2 lands subdivision and servicing agreement.
(b) Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed	Mount Fee Road capacity and Valley Trail have been designed to accommodate a project of this scale and density.

to accommodate the needs of persons with disabilities.	
(c) Building entrances, lobbies, stairs, corridors and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, gentle pedestrian access grades, more generous steps, and heavier more durable materials should be provided.	
(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.	



## WILDFIRE PROTECTION

designated for the protection of *development* from hazardous conditions; specifically protection from wildfire

### ALL AREAS

The following guidelines apply to all areas shown on Schedule S:

<p>(a) Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to:</p> <ul style="list-style-type: none"> <li>(i) the distance specified in the guideline;</li> <li>(ii) the property line, unless permission has been granted by the adjacent property owner; or</li> <li>(iii) the boundary of an <i>environmentally sensitive area</i> unless clearing is carried out in accordance with the recommendations of a <i>QEP</i> and approved in writing by the municipality’s Manager of Environmental Stewardship</li> </ul> <p>whichever is closer.</p>	<p>Understood.</p>
<p>(b) Where the municipality receives a <i>FireSmart® Assessment</i> in respect of a property which is the subject of an application for a development permit under this section, the municipality may choose to apply, as permit conditions, the recommendations of the report instead of, or in addition to, the guidelines in this section.</p>	<p>The following condition will be contained within Development Permit DP001925:</p> <ul style="list-style-type: none"> <li>(a) Adhere to and follow all recommendations outlined in the <i>FireSmart® Assessment Report</i> prepared by Diamondhead Consulting on November 29, 2022.</li> </ul>
<p>(c) Where these guidelines warrant tree removal preference should be given to:</p> <ul style="list-style-type: none"> <li>(i) retaining the largest and healthiest trees;</li> <li>(ii) removing coniferous vegetation located closest to principal buildings; and</li> <li>(iii) retaining deciduous trees and vegetation.</li> </ul>	<p>Understood.</p>

WILDLAND AREAS

In areas shown as “Wildland” on Schedule S, the following guidelines apply:

<div> <div>(a) For new <i>development</i> a <i>FireSmart® Assessment</i> indicating that the proposed <i>development</i> has a hazard score of “Low” or “Moderate” is required and a development permit may require that <i>development</i> be carried out in accordance with any recommendations of the report including:</div> <div> <div>(i) recommendations related to areas of the land that should be cleared or remain clear of vegetation;</div> <div>(ii) recommendations related to landscaping, including locations of plantings, surface treatments, plant and tree species, thinning and maintenance;</div> <div>(iii) recommendations for particular building materials and features; and</div> <div>(iv) recommendations pertaining to the location of structures in relation to other structures, or topographical or natural features that are wildfire hazards.</div> </div> </div>	<div> <div>A <i>FireSmart® Assessment Report</i> prepared by Diamondhead Consulting was submitted with DP001925. The assessment found that the adjacent forest had a low wildfire threat rating and that the development would have a “low wildfire risk rating” if the report recommendations are followed.</div> <div>The following condition will be contained within Development Permit DP001925:</div> <div>(a) Adhere to and follow all recommendations outlined in the <i>FireSmart® Assessment Report</i> prepared by Diamondhead Consulting on November 29, 2022.</div> </div>
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# WHISTLER

## MINUTES

### REGULAR MEETING OF ADVISORY DESIGN PANEL COMMITTEE WEDNESDAY, JUNE 15, 2022, STARTING AT 1:30 P.M.

Held at MYAC In Person

PRESENT	Mtgs. YTD (3)
D. Jackson, Council Representative	3
T. Kloepfer, Architect AIBC, Chair	2
H. Owens, Architect AIBC	3
P. DuPont, MBCSLA	3
J. Oprsal, MBCSLA	3
B. Martin, UDI	2
M. Donaldson, Member at Large	3
M. Laidlaw, Manager of Development Planning, RMOW	3
J. Wynott, Recording Secretary, RMOW	3
J. Gresley-Jones, General Manager, Resort Experience, RMOW	1
M. Kirkegaard, Director of Planning, RMOW	1
J. Chapman, Manager of Projects Planning, RMOW	1
T. Napier, Planner, RMOW	1
R. Licko, Planner, RMOW	1

REGRETS	
D. Venter, Architect AIBC	1
K. Lammie, Member at Large	0

GUESTS	
Doug Ramsay, RWA	
Cindy Brenneis, RWA	
Scott Romses, RWA	
Kim Perry, Perry and Associates	
Robert Toth, Beedie Living	
Brent Murdoch, Murdoch + Company	
Jane Song, AKA Architecture	
Anni Terrett, ATA Architectural Design Ltd	
Andrew Mitchell, Strata Manager - WRM	
Nicholas Waissbluth, Waissbluth Architecture Office Inc	



File No. RZ001165  
1400 & 1600 Mount  
Fee Road  
1st Review

A presentation of preliminary design concepts for developments on Lots 2 and 3 on the Cheakamus Crossing Phase 2 lands for review and preliminary comment.

### **Cheakamus Crossing Phase 2 Lot 2**

B. Murdoch presented the site plan and designs for Lot 2 which includes two 3-storey apartment style buildings. He discussed the arrangement of the site, design considerations and floor plan layouts. Overall the buildings step down in scale from the core to the perimeter townhomes.

The Committee had the following comments;

#### **Site Planning and Circulation**

1. Residents can access the building through the underground parking, which is great in the winter.
2. Concern was raised regarding the number of stairs to access the front door of Building D.
3. Consider covering the outdoor ramp to reduce snow clearing requirements.
4. Incorporate renaturalization of the site

#### **Building Massing, Form and Character**

1. The Panel supported the design direction and appreciated the site visit to add further clarity to the project.
2. Setbacks allow for privacy from adjacent buildings.
3. Entry to building D parkade could use more attention and enhanced attractiveness.
4. The buildings do not tower over the open space.
5. Building massing works well with the grading of the site.
6. The Panel supported the overall scheme of Cheakamus Crossing Phase 2 progressing from higher density to lower density along Mount Fee Road.
7. The Panel felt that the scheme was consistent with the intent of zoning, previous ADP comments and Multi Family Guidelines.
8. Consider alternate unit options (ie shared kitchens) to promote affordability.

*B. Murdoch left.*

### **Cheakamus Crossing Phase 2 Lot 3**

J. Song, AKA Architecture reviewed the site plan and designs for Lot 3 which comprises of townhouse buildings with exterior access corridors.

The Committee had the following comments;

#### **Site Planning and Circulation**

1. Consider opportunity for front courtyard to be a pedestrian plaza with pavers and firetruck access only (if fire access required), and visitor parking relocated to parkade to reduce surface parking.
2. Alternatively, consider opportunity to stack parking stalls off internal access road if hammerhead is not required.
3. The Panel supports how the rock is accentuated and commented that there is opportunity to expand on this between lots 2 and 3.
4. The Panel encourages a more formal connection from the site to the park otherwise the residents will establish one.

### **Building Massing, Form and Character**

1. The building massing and density presented is generally improved over the previous design.
2. This type of building typology is supported by the Panel. It is good to have a variety of housing options available to the public.
3. Buildings in front fit into landscape, however consider diversification in height or colour to break up the massing.
4. The middle building seems tight to the other two buildings, investigate options to free up a bit by pushing and pulling so the buildings read as three separate buildings.
5. The setbacks and privacy to adjacent buildings is well done.
6. Cover will be needed for the exterior building stairs and walkways.

*J. Song left at 3:45pm*

*N. Waissbluth, A. Terrett, A. Mitchell, R.Licko entered at 3:45pm*

File No. DP1779  
#204-2067 Lake  
Placid Road  
1st Review

R. Licko introduced the application for a proposal for a canopy at #204-2067 Lake Placid Road. The proposal is to cover the existing patio with a glass and steel canopy supported by a wood post and beam structure.

N. Waissbluth presented the design and discussed the structural and aesthetic components for the project.

The Committee had the following comments;

### **Site Planning and Circulation**

1. The Panel supports a roof cover in this location, commenting that it's a good investment for year round use and to activate this edge.
2. The Panel commented that the two columns in the middle reduce circulation.
3. A snow study is required.

### **Materials, Colour and Detail**

1. The wood colour would be better suited to match the trim colour of the building.



**REGULAR MEETING OF  
ADVISORY DESIGN PANEL COMMITTEE  
MINUTES**

Wednesday, February 15, 2023 at 3:15 to 5:00 p.m.  
Remote Meeting via Zoom  
For information on how to participate:  
<http://www.whistler.ca/advisory-design-panel>

PRESENT	Mtgs. YTD (1)
J. Oprsal, MBCSLA, Chair	1
C. Inglis, Architect AIBC, Co-Chair	1
G. Sung, Architect AIBC	1
B. Martin, UDI	1
C. Doak, MBCSLA	1
M. Barsevskis, Member at Large	1
J. Murl, RMOW Councilor	1
M. Laidlaw, Manager of Development Planning, RMOW	1
K. White, Recording Secretary RMOW	1
ABSENT	
D. Venter, Architect AIBC	1
M. Donaldson, Member at Large	1

GUESTS	
J. Chapman, Manager Planning Department RMOW	
L. Tremblay Renaud, Planning Analyst RMOW	
B. Murdoch, Murdoch & Company Architecture and Planning Ltd., Architect AIBC	
D. Jackson, Whistler Development Corporation	
N. Godfrey, Whistler Development Corporation	

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**1. CALL TO ORDER**

*M. Laidlaw recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Líl'wat People, known in their language as Líl'wat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

**2. REVIEW OF MEETING PROCEDURES AND ADVISORY DESIGN PANEL MOTIONS**

M. Laidlaw discussed the Advisory Design Panel (ADP) meeting procedures, terms of reference, conflict of interest and motions.



**3. NOMINATION AND SELCTION OF CHAIR AND CO-CHAIR**

M. Laidlaw invited ADP members to discuss and propose by vote or acclamation the ADP Chair and Co-Chair positions that will be in effect until 31, December 2024. Through member discussion, vote and acclamation the following positions were filled:

B. Martin nominated / C. Doak seconded and members voted: Jergus Oprsal, Chair

B. Martin nominated / C. Doak seconded and members voted: Caroline Inglis, Co-Chair

CARRIED

**4. ADOPTION OF AGENDA**

Moved By C. Doak

Seconded By M. Barsevskis

**That** ADP Committee adopt the Regular Committee meeting agenda of 15, February, 2023.

CARRIED

**5. ADOPTION OF MINUTES**

Moved By B. Martin

Seconded By M. Barsevskis

**That** ADP Committee adopt the Regular Committee meeting minutes of 14, December, 2022.

CARRIED

**6. COUNCIL UPDATE**

J. Murl provided a Council Update on the topic of today's presentation and the focus of Council on Housing. He also noted that community discussion is ongoing regarding Rainbow Park future redevelopment.

**7. PRESENTATIONS AND DELEGATIONS**

**7.1 DP001925: 1400 Mount Fee Road Employee Housing Apartment**

J. Oprsal invited L. Tremblay Renaud to introduce the proposal for new employee housing in Cheakamus Crossing Phase 2. Whistler Development Corporation (WDC) has applied for a Development Permit to authorize the construction of a new 3 story, 30-unit employee apartment building (Building A) at 1400 Mount Fee Road (Lot 2A) in the Cheakamus Crossing Phase 2 neighbourhood.

The preliminary design was reviewed by ADP at their June 15, 2022 meeting. At that time, the ADP requested the applicant to address: (1) entry to the building; (2) recommended naturalization of the site; and (3) consider covering the outdoor ramp to reduce snow clearing requirements.

B. Murdoch, the project architect, provided an overview and site context of Lot 2A (1400 Mount Fee) and Lot 2B (1450 Mount Fee) and noted the Lot 2B building will be delayed and presented at a future ADP meeting

The Lot 2A site plan has been affected by recent inflation, cost of construction, and supply chain delays resulting in the building design configuration being simpler with a modest approach.

There are two vehicular access points to the site; one shared with 1340 Mount Fee Road to access the underground parking and one providing visitor parking to the front door of the Lot 2A building.

The building configuration is a mixture of 1 and 2 bed units with deck space and outdoor areas directly off the building in a simple fashion.

The building is wood frame with two pedestrian entries into the building. The roof is flat and drained internally to reduce snow shed. Generous overhangs protect the building envelope and decks.

The standing seam metal siding can be varied and reinforces the vertical quality with landscape so the building recedes into the forest. The white areas of the building is considered a refreshing look, especially when there is snow on top of the building roof

The palette of colour is detailed in a durable fashion as this will be a WDC rental building ownership. The landscaping is limited and will fill in.

The ADP members asked questions of which B. Murdoch responded.

The Chair asked for ADP comments on the following: site planning + circulation; building massing form and character; materials, colour and detail; landscape – hard and soft; and accessibility; including comments on the following as requested by staff setbacks; privacy in relation to Lot 2B; and landscape and open space.

#### Site Planning & Circulation:

1. The principal access to the building is a little bit underwhelming and is not clear. ADP is seeking for one prominent entry and overall pedestrian access improvement.
2. Consider extending the roof so it partially covers the ramp at the front of the building.
3. Improve the pedestrian path that connects from the parkade to the sidewalk on the street.
4. ADP support the offset of Lot2A and 2B and having one building located back of the other from the street.
5. Firetruck access is generally not clear, specifically between both visitor parking spaces between the two proposed buildings.

#### Building massing, form and character:

1. ADP supports the massing and the simple form and character and finds it is very appropriate for what it is as a rental building.
2. The massing and materials work well in the context of adjacent buildings and landscape.
3. Not sure why all of the storage is labelled as bike storage, as tenants will likely also have other storage needs.
4. One member felt the generous roof element could be bolder like the cut-out at the elevator

#### Materials, colour and detail

1. The ADP generally supports the materials, colours and details as presented; they have been well thought out and all materials have been tested and proved out in this community already.
2. Some suggestions to consider as follows: consider white indents in the balconies to help punch the balcony detail; consider reducing the white crown below the roof and bring the standing seam to the top of the windows so roof appears floating; consider an element more related to the standing seam at the main entrance to reduce the heaviness.
3. White is a bold statement that we don't see often, try the white and see how it works out.

#### Landscape and Open Space

1. ADP suggest possible integration of a wildflower meadow instead of lawns due to complex maintenance, simplification of landscape, more evergreen material. Suggest to extend the rock drip line outwards another foot.
2. The ADP acknowledged that the landscape as a subtractive landscape that is cut out of the forest and suggest a simplification of the landscape with a dozen or so large trees and a wildflower meadow instead of lawn due to complex maintenance.
3. Encourage more evergreen planting without being coniferous; tree sizes are tiny, recommend a few larger feature trees to grow and complement the building.
4. Encourage robust planting at the entrance and Mount Fee Road for a new vision of the entrance.
5. Recommend budget for amenity space with picnic tables, play equipment.

#### Accessibility/Mobility

1. ADP would like to see integration of the ramp and stairs and more direct access from the sidewalk for ramp users.
2. Consider sheltered waiting areas for people with mobility challenges as the existing benches are not under cover.
3. Consider a sidewalk connection to the parkade entrance for those with mobility challenges.

**That** the Advisory Design Panel supports the proposal and requests the applicant address the ADP comments with the RMOW Planning Department. The Advisory Design Panel does not request to see the proposal again.

Moved By J. Oprsal

Seconded By M. Barsevskis

CARRIED

#### 8. OTHER BUSINESS

There was none.





December 5, 2022

The Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC  
V8E 0X5

Attention: Mr. Louis-Felix Renaud-Tremblay, Planner

Dear Sir,

**Re: Development Permit Application for Lot 2A – Cheakamus Crossing Phase 2**

Please find attached our Development Permit Application for the development of a three-storey building on proposed Lot A of the subdivided Lot 2 at Cheakamus Crossing. The subdivision has received Tentative Approval from the Approving Officer and a Development Permit for subdivision (DP 001894) The following documents are attached in support of our application:

1. A completed DP Application Form
2. A proposed subdivision plan created by McElhanney & Associates
3. Servicing plans by Webster Engineering Ltd, date November 28, 2022
4. A site and Landscape Plan by Murdoch & Company Architecture
5. Building plans by Murdoch & Company Architecture
6. A Design Rationale from Murdoch & Company
7. An Environmental Site Investigation by Cascade Environmental Resource Group
8. A FireSmart Report of Lot 2 prepared by Diamondhead Consulting Ltd dated November 29, 2022

Lot 2 has four applicable DP areas: Wildfire Protection, Sensitive Ecosystems, Riparian Ecosystems and Multifamily Development. The attached reports address the four DP conditions.

**Wildfire Protection:**

The FireSmart report by Diamondhead Consulting found that the adjacent forest had a low wildfire threat rating and that the development would have a “low wildfire risk rating” if the report recommendations are followed. The recommendations of the report have been followed by the architect and landscape architect.

**Sensitive Ecosystems:**

While Lot 2 is within the Sensitive Ecosystems DP area and therefore requires a development permit application, Lot 2 itself does not contain any sensitive ecosystems as described in the guidelines. The Environmental Impact Study (EIS) from Cascade Environmental Resource Group (CERG) confirms that no sensitive ecosystems are present on Lot 2 (see section 3.5.4 of the attached EIS) and thus our DP application is exempt from the Sensitive Ecosystem guidelines.

**Riparian Ecosystems:**

Lot 2 does contain riparian ecosystems, specifically a wetland that connects to the Cheakamus River. The wetland is also protected through a registered Environmental Conservation and Monitoring S. 219 Covenant (CA9354645) which was a requirement when the lands were rezoned. The perimeter of the wetland will be surrounded by construction fencing during all times to ensure it isn't disturbed. Silt fence will be placed to minimize sediment runoff into the wetland (see Erosion and Sediment Control Plan by Webster Engineering).

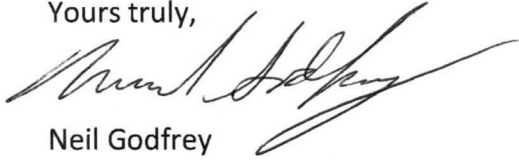
The already mentioned EIS report by CERG identifies the wetland on Lot 2. WDC can confirm CERG have been monitoring water quality on a regular basis throughout the 2021 construction season and have observed very little change. This environmental monitoring will continue during any construction activity on the site as detailed in the attached Environmental Management Plan by CERG. Applications do not require a development permit if "the Development occurs outside of the *Riparian Ecosystem Protection Area*, provided that the boundary of the *Riparian Ecosystem Protection Area* is fenced with brightly coloured, secure snow fencing or equivalent for the duration that development activities are occurring on the lands." The development we are proposing is outside of the REPA as shown on the site plan.

**Multifamily Development:**

Lot 2 is proposed to be developed as an employee housing rental development. The RM-CD2 zoning allows a maximum density of 4,900m<sup>2</sup> over all of lot 2 in the form of apartments or townhomes. Upon the subdivision of lot 2 into two new lots (A and B) the maximum density will be dictated by the maximum FSR of 0.5 (less any SPEA area). Lot A will be 4,950 m<sup>2</sup> after subdivision and will have a SPEA area of 600m<sup>2</sup> which will allow a maximum GFA of  $(4,950 - 600\text{m}^2) \times 0.5 = 2,175 \text{ m}^2$ . The plans being submitted have a maximum GFA of 2,084 m<sup>2</sup> and site coverage of 15%, both within the current allowed by the RM-CD2 zoning. Furthermore, the maximum height of 10.01 m is within the maximum allowable height of 10.7 m. WDC has engaged Murdoch & Company as Architects to develop the detailed design of the apartment buildings on Lot 2 and their design rationale is attached to this DP application.

WDC trusts that all the necessary documents to support the application are included in this submission. Please contact the undersigned if there is any further information required for the application or if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read 'Neil Godfrey', with a long, sweeping horizontal stroke extending to the right.

Neil Godfrey  
Development Manager  
604-966-1220



February 7rd, 2023

## MURDOCH + CO – 1400 MOUNT FEE DESIGN BRIEF

The proposed building at 1400 Mount Feed Road is a three story, light wood framed, purpose built rental apartment building. The developer, Whistler 2020 Development Corporation (WDC) is providing an essential amenity for the community, with the construction of social housing projects. 1400 Mount Fee Road is the continuation of the successful multi-family projects at 1340 Mount Fee Road, 1360 Mount Fee Road and 1330 Cloudburst Drive, that we have developed over the last five years.

1400 Mount Fee is situated on the site in response to the location of the recently established Mount Fee Road, the boundary of the Stream Protection and Enhancement Area (SPEA) to the north-east, the grade change from north to south and the siting of the adjacent apartment at 1450 Mount Fee Road. The main entrance is situated at the South end of the building and shares street access with the proposed building at 1450 Mount Fee Road. Four visitor surface parking stalls including a universally accessible stall are located close to the primary building entrance. Planting on the site is a response to the requirements of Whistler Green Building Policy, Bear Smart, and the Wildfire Hazard Assessment Report. Access to the underground parkade structure is shared with 1360 Mount Fee Road to limit instances where driveways cross the valley trail. A bike wash station will be provided at the parkade entrance and significant secured bike storage will be provided within. This is in addition to bike storage space located in each unit.

The form of the building has been optimized to minimize the vertical surface area to floor area ratio (VFAR). There are minimal steps in the form of the building, including the top floor. This is the most economically and environmentally responsible approach to achieving the building envelope requirements of the BC Energy Step Code. In this specific climate, overheating is main challenge high performance buildings face. Therefore, orienting the long facade of the building along the north-south access minimizes solar heat gain and eliminates the requirement for mechanical cooling within the building. Large overhangs and thermally broken exterior supported balconies further reduce solar heat gain during the warm summer months.

The facade of the building is wrapped in warm blanket of continuous exterior insulation, keeping the majority of the structure warm while minimizing thermal bridging. The articulation of the decks and changes in cladding material break up the flat facade. Random vertical standing seam cladding creates a durable yet unique cladding texture that is an abstraction of trees in the forest. The dark cement fibre cladding creates the illusion of depth inside all of the decks. The roof fascia and cladding on the upper floor is white to visually reduce the mass of the building. White and black triple pane windows are colour matched with the adjacent cladding to create contemporary overall look. Unique guard rail details echo the textural cladding details. The frosted glass behind randomly spaced and profiled picket conceals the contents of the tenants' decks. All of the cladding strategies identified are part of a holistic strategy to meet the BC Step Code performance targets, Whistler Green Building Guidelines, and WDC's financial and durability requirements, while creating sense of depth over a flat surface.

Together WDC and Murdoch & Company are designing and providing an environmentally high-performing, fiscally responsible, durable, and aesthetically appealing building at 1400 Mount Fee Road. Housing that meets the unique lifestyle demands of residents in the Sea to Sky Corridor.

Sincerely,

Nick MacLeod  
IA AIBC

Murdoch and Company Architecture and Planning Ltd.

## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**REPORT:** 23-032  
**FROM:** Planning Department  
**FILE:** 3360-20-1179  
**SUBJECT:** ZONING AMENDMENT BYLAW (CHEAKAMUS CROSSING PHASE 2 RM-CD2 ZONE) NO. 2390, 2023 FOR FIRST AND SECOND READINGS

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the Director of Planning be endorsed.

### RECOMMENDATION(S)

**That** Council give first and second readings to “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023”; and

**That** Council direct staff to advise the applicant that, prior to Council consideration of adoption of “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023”, the following conditions must be completed to the satisfaction of the General Manager of Climate Action, Planning and Development Services:

1. Registration of a development covenant in favour of the Resort Municipality of Whistler (RMOW) to:
  - a. Secure development on the lands consistent with supported development plans to be finalized prior to adoption;
  - b. Secure a parking management plan outlining the use of resident and visitor parking in conjunction with rental tenancy; and
2. Modify the green building covenant to secure:
  - a. Level 2 electric vehicle chargers for a minimum of 20% of the parking stalls;
  - b. Provision of electrical conduit with access to a circuit (i.e. EV-ready) for all parking stalls;
  - c. Minimum sensible heat recovery effectiveness and energy efficiency level for Heating, Ventilation, and Air Conditioning (HVAC) systems and Energy Recovery Ventilators (ERVs) installed within each dwelling units consistent with the G-28 Green Building Policy; and
  - d. Energy Recovery Ventilators (ERVs) incorporating filters with a Minimum Efficiency Reporting Value (MERV) consistent with the G-28 Green Building Policy; and

**That** Council authorize the Mayor and Municipal Clerk to execute any necessary legal documents for this application.

MARCH 21, 2023

## PURPOSE OF REPORT

This report presents Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023 (the “proposed Bylaw”) for consideration of first and second readings, along with conditions to be addressed prior to any Council consideration of adoption of the proposed Bylaw.

The proposed amendments to the RM-CD2 (Residential Multiple – Comprehensive Development Two) zone are to provide for development of additional employee housing units on Lot 2B of the Cheakamus Crossing Phase 2 development. The amendments will enable an additional storey to be added to the building, increasing from 3 storeys to 4 storeys, and result in an increase in the number of dwelling units from 30 to 48 units. Under the proposed amendments the additional density that is required for the Lot 2B development is a reassignment of density allocated to Lot 1 and Lot 6 under the existing zoning. There is no overall increase in the maximum density permitted for the RM-CD2 zone.

The proposed Bylaw will also enable tandem parking for Lot 4 (River Run), which will facilitate inclusion of auxiliary suites and address associated parking requirements. The key plan for the zone has also been updated to align with updated Lot numbering designations for each development parcel.

☐ Information Report

☒ Administrative Report (Decision or Direction)

## DISCUSSION

### Background

On February 11, 2020, Whistler 2020 Development Corporation (WDC) submitted a rezoning application (RZ001165) for the Cheakamus Crossing Phase 2 lands to enable the phased development of the lands to support meeting the resort community’s employee housing needs. The application proposed allocation of the existing permitted housing uses and development density under the existing RM-CD2 zone to individual parcel areas for future development. The zoning tailored the zoning parameters for each of the parcel areas consistent with a master development plan, to achieve a successful extension of the existing Cheakamus Crossing neighbourhood. Rezoning of the Phase 2 lands was completed in early 2021.

Two employee-restricted apartment buildings have been built on Lot 1. Site preparation has been completed for Lot 4 and is underway for Lots 2 and 3. Lot 2 (formerly Parcel B/C) has been subdivided into two lots through Development Permit DP001894, now referred to as Lot 2A (1400 Mount Fee Road) and Lot 2B (1450 Mount Fee Road).

Development Permits DP001853 and DP001859 were issued in March and June 2022 to authorize vegetation clearing, grading, excavation, and earthworks on Lot 2A (1400 Mount Fee Road) and Lot 2B (1450 Mount Fee Road), respectively.

Development Permit DP001925 is to be presented to Council on March 21, 2023 to authorize construction of a three-storey employee housing apartment building on Lot 2A (see report 23-031).

This rezoning application from WDC seeks to add density to Lot 2B to allow one extra storey and additional employee housing dwelling units. Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023 has been prepared to provide for the proposed increase in dwelling units and revised development concept and is presented for Council consideration of first and second readings. The bylaw proposes to amend the regulations applicable to Lot 2B to:

- Increase the permitted building height;



MARCH 21, 2023

- Increase the allowable gross floor area (GFA) and floor space ratio (FSR);
- Reduce the south side setback by one metre and the front setback by 2.2 metres;
- Reduce the required parking to a minimum of one stall per dwelling unit and the required number of visitor parking spaces to four.

The bylaw proposes to reduce the GFA on Lot 1 and Lot 6 by an equal amount that is added to Lot 2B, so that the overall density of the Phase 2 lands remains unchanged. The revised density for Lot 1 reflects the actual built GFA of the two buildings. The bylaw also proposes to remove the prohibition on tandem parking for Lot 4, and to update the key plan associated with the RM-CD2 zone by revising the labelling of the development lots to reference Lot 1 through 6, including the subdivision of Lot 2.

The additional height and density will allow approval of a larger employee housing apartment building on Lot 2B. By allowing tandem parking on Lot 4 (River Run), the homes in this new neighbourhood will be able to include an Accessory Dwelling Unit while meeting the parking standard, without requiring a Development Variance Permit.

As authorized under section 464(2) of the *Local Government Act* and section 43 of the *RMOW Land Use Procedures and Fees Bylaw No. 2205, 2022*, the General Manager of Resort Experience has waived the requirement for a public hearing.

The following section of this report provides analysis of the proposed development for Lot 2B, located at 1450 Mount Fee Road.

### **Analysis**

The primary focus of rezoning application RZ001179 is to add a fourth floor and 12 dwelling units to the employee housing apartment building planned on Lot 2B. Adding a fourth floor while maintaining the same above-ground footprint provides for additional employee housing, makes the project more economically viable, and supports affordability of the units. Setback reductions are proposed to accommodate the parkade; the building footprint above ground would not change. Lot 2B is already serviced as part of the Cheakamus Crossing Phase 2 development and the added density will not require any service upgrades. The overall density in the zone will not increase, and represents a reassignment of available density not utilized by the completed Lot 1 development or anticipated for Lot 6.

The proposed Bylaw prepared for Council consideration, amends the RM-CD2 zone with regulations specific to Lot 2B to provide a building height increase from 10.7 metres to 15 metres, GFA increase from 2,405 square metres to 3,220 square metres, and FSR increase from 0.5 to 0.67. It also reduces the side setback to the south by 1.0 metre, from 6.0 to 5.0 metres, and the front (west) setback by 2.2 metres, from 7.6 metres to 5.4 metres to accommodate the underground parkade. The proposed setback reductions would not change the location of the building above grade.

A reduction in the parking requirement from 56 parking stalls to 52 stalls (one parking stall per dwelling unit plus four visitor parking stalls) is proposed. The parking reduction is required as site constraints limit the maximum size of the underground parkade. Staff is supportive of this reduction subject to maintaining a minimum of one space per dwelling unit, and a parking management plan being registered on title.

The Bylaw proposes to reallocate GFA from Lot 1 and Lot 6 to Lot 2B to accommodate the larger building, so that the overall density originally allocated on the Phase 2 lands remains the same. The two buildings on Lot 1 were not built to the maximum density initially allowed under the RM-CD2 zoning

MARCH 21, 2023

so 380 square metres of unbuilt GFA can be re-allocated to Lot 2B, reducing the Lot 1 density from 8,800 square metres to 8,420 square metres, reflecting what has been built. The additional 40 square metres of GFA can be reallocated from Lot 6, reducing the density from 12,450 to 12,410 square metres. This shift is not anticipated to have any significant impact on the development of Lot 6.

The bylaw also proposes to allow tandem parking for Lot 4 (River Run). The width and the depth of the single family and duplex parcels on Lot 4 makes it challenging to design parking to meet the minimum parking requirement for dwellings that incorporate an Accessory Dwelling Unit. This was resulting in applicants re-designing their projects to remove suites to comply with the setback and parking requirements as the suite adds a parking space requirement and tandem parking is not currently explicitly permitted for the RM-CD2 zone as it is for other zones in the RMOW.

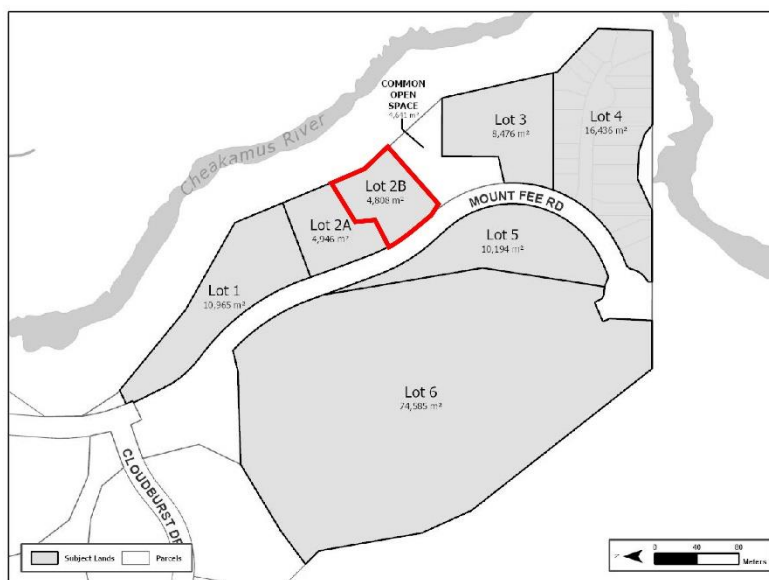
Finally, the bylaw proposes to update the key plan associated with the RM-CD2 zone by re-labelling development parcels to reference Lot 1 through 6 rather than Lots A through E.

Staff are supportive of the rezoning request and recommends Council give first and second readings to “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023”.

#### Description of Proposed Development on Lot 2B

Lot 2B is a 4,808 square metre parcel located at 1450 Mount Fee Road south of and adjacent to Lot 1 and Lot 2A (see Figure 1 below). The neighbourhood park is located directly to the south of Lot 2B. Lot 2B is zoned RM-CD2 (Residential Multiple – Comprehensive Development Two). Allowable uses are apartments and townhouses for employee housing and daycare.

**Figure 1 Location of Lot 2B**



The proposal is for a four-storey, 48-unit employee housing apartment building containing four studio, 28-one-bedroom and 16 two-bedroom units. The proposed building reflects a similar architectural style and scale as the two existing buildings on Lot 1 and the proposed building on Lot 2A (see Appendix A).

The table below provides a zoning analysis of the proposed development relative to the existing RM-CD2 zone regulations located on Lot 2B (1450 Mount Fee Road):

MARCH 21, 2023

<b>Regulation for 1450 Mount Fee Road</b>		<b>RZ001179 Proposal</b>	<b>Staff Comment</b>
Use	Apartments for employee housing, townhouses for employee housing, daycare.	Apartment for employee housing	Complies
Density	0.5 FSR (with a usable area of 4,808 square metres) 2,405 square metres GFA	0.67 FSR 3,218.95 square metres GFA	RZ1179 Increases FSR to 0.7 and GFA to 3,220 square metres
Height	10.7 metres / Three storeys	15 metres / Four storeys	4.3 metre height increase requested
Site Coverage	20% for apartment buildings	16.71%	Complies
Setbacks	Front: 7.6 m Sides: 6.0 m Rear: 12.0 m	Front: 5.4 m Side: 5.0 m Rear: 12.0 m	1.0 metre side setback variance requested 2.2 metre front setback variance requested to accommodate underground parkade
Parking	56 spaces (1 space per unit under 50 square metres and 1.5 spaces per unit over 50 square metres)	52 parking spaces (including 3 visitor parking spaces and 2 accessible parking spaces)	Variance requested to lower the minimum parking requirement to 1 per dwelling unit plus 4 visitor parking stalls.

Staff are supportive of the rezoning request and are of the opinion that adding a fourth floor will not negatively impact neighbouring properties. Increased height for this building is consistent with the existing buildings on Lot 1 that are both four storeys. The density and scale proposed for Lot 2B is consistent with the Cheakamus Crossing Phase 2 neighborhood.

#### OCP Development Permit Area Guidelines

Lot 2B is located within the Protection of Sensitive Ecosystems, Multi-Family Residential and Wildfire Protection Development Permit Areas (DPAs). The Site Investigation Report by Cascade Environmental Resource Group (CERG) found that Lot 2B contains no sensitive ecosystems. As such, no significant impact is anticipated as a result of the proposed development of Lot 2B with respect to Protection of Sensitive Ecosystems.

A Development Permit will be required for Multi-Family Residential and Wildfire Protection and a full review against the applicable DPA guidelines will take place prior to approval of any building on the site. Preliminary review of the proposal relative to the applicable OCP DPA Guidelines is attached as Appendix D to this report. DP001927 has been submitted by applicant for the proposed development on Lot 2B and this application is being processed concurrent with the rezoning application. Staff review and review by the Advisory Design Panel (ADP) is underway and will be finalized upon rezoning adoption. Staff will bring the proposal for Lot 2B back to Council for approval of the issuance of the Development Permit upon zoning adoption.

#### Conditions of Rezoning

Covenant CA9354647 was registered as a condition of the initial rezoning of the Phase 2 lands and establishes green building requirements for Lot 2B. The covenant requires that the building must be built to Step 3 of the BC Energy Step Code; must connect to Whistler's District Energy System for



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provision of domestic hot water; cannot connect to natural gas for any purpose and must provide electric vehicle charging infrastructure for a minimum of 20% of the required parking stalls.

Staff recommend that the covenant be modified as a condition of adoption by adding three additional green building requirements:

- Provision of electrical conduit with access to a circuit (i.e. EV-ready) for all parking stalls (in addition to the existing covenant requirement for Level 2 chargers at 20% of parking stalls);
- Provision of Heating, Ventilation, and Air Conditioning (HVAC) systems that achieve the minimum efficiency rating required by the G-28 Green Building Policy; and
- Provision of Energy Recovery Ventilators (ERV) incorporating filters with a Minimum Efficiency Reporting Value (MERV) of 13, and achieving heat recovery effectiveness consistent with the G-28 Green Building Policy

Staff also recommend registration of a development covenant in favour of the RMOW to secure development on the lands consistent with the supported development plans as a condition of adoption. The development plans are currently under review by staff and the ADP.

As part of the development process, a housing agreement in favour of the RMOW will be registered to set the maximum initial rents and to define terms for employee rental housing.

#### ADP Review

On June 15, 2022, the ADP toured the Cheakamus Crossing Phase 2 construction site and reviewed preliminary drawings for the Lot 2B development. The project architect presented an early design concept in a workshop format. ADP provided comments on the building design but was not requested to make a resolution. The minutes of June 15, 2022 ADP meeting are attached to this report as Appendix B.

The ADP suggested that the design scheme was consistent with the intent of the initial zoning, previous ADP comments and the Multi-Family Residential DPA guidelines. The proposal received generally supportive feedback on the design direction for Lot 2B, including support for generous above-ground setbacks that create privacy from adjacent buildings and building massing that is sensitive to the grading of the site. The proposed setback reductions maintain the generous setbacks. The proposed reduction to the front setback will allow the front wall of the below-grade parkade to be located closer to the street, but the front of the building above-grade will not shift forward. The proposed reduction to the side setback maintains adequate space for screening and privacy towards the neighbourhood park, which is addressed in the landscape plan.

ADP suggested that the building entry required design development to increase its attractiveness and improve accessibility, and recommended that the applicant incorporate landscaping that will blend with the natural environment of the site.

Since June 15, 2022, the applicant has revised the building entry accessibility by reducing the number of stairs, decreasing the grade of the exterior ramp, and adding additional pedestrian pathways. The applicant has also submitted more detailed landscape plans that improve integration of the landscaping with the natural environment of the site. The landscape plans provide naturalized landscaping across 30% of the front setback area for Lots 2A and 2B as required by the RM-CD2 zoning.

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The revised plans have been prepared for second review and recommendations by the ADP at its March 15, 2023 meeting. The Panel's comments will be presented to Council in the Third Reading report.

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## **POLICY CONSIDERATIONS**

### **Relevant Council Authority/Previous Decisions**

[DP001817 – 1340-1360 Mount Fee Road – Cheakamus Crossing Phase 2 Development – Subdivision, Report No. 21-067, June 15, 2021](#)

This report presented DP001817, required to authorize the subdivision of the Cheakamus Crossing Phase 2 lands.

[RZ001165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw \(Cheakamus Crossing Phase 2 Parcelization\) No. 2298, 2020, Consideration of Adoption, Report No. 21-024, March 16, 2021](#)

This Report presented “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” to Council for consideration of adoption. The Report also provided a summary and review of the conditions of adoption.

[RZ001165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw \(Cheakamus Crossing Phase 2 Parcelization\) No. 2298, 2020 Summary Report of Public Hearing and Third Reading Consideration, Report No. 21-019, February 16, 2021](#)

This Report presented “RZ1165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020” to Council for consideration of third reading. The Report also provided a summary and review of the written submissions and verbal representations made during the Public Hearing process.

[RZ001165 – Cheakamus Crossing Phase 2 – Zoning Amendment Bylaw \(Cheakamus Crossing Phase 2 Parcelization\) No. 2298, 2020, First and Second Reading, Report No. 20-127, December 15, 2020](#)

This report presented Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 Parcelization) No. 2298, 2020 (the “proposed Bylaw”) for Council consideration of first and second readings, along with conditions to be addressed prior to any Council consideration of adoption of the proposed Bylaw. The report also requested that Council authorize staff to schedule a Public Hearing to provide members of the public with the opportunity to make representations to Council on the proposed Bylaw for Council consideration, consistent with the Local Government Act.

[RZ001165 – Cheakamus Crossing Phase 2 – Upper Lands parcelization Plan, Report No. 20-089, September 15, 2020](#)

This report presented a rezoning application from the Whistler 2020 Development Corporation for the rezoning of lands referred to as the Cheakamus Crossing Upper Lands, to facilitate the phased development of the lands to support meeting the resort community's employee housing needs. The report recommended Council endorse further review and processing of the proposed rezoning and directs staff to commence preparation of a zoning amendment bylaw for Council consideration, subject to conducting a public information and input opportunity prior to presenting the bylaw to Council for consideration of first and second reading.

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## Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

### **Council Focus Areas**

☒ Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

☐ Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

☒ Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

☐ Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

☐ Not Applicable

## Community Vision and Official Community Plan

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

Review of the proposed rezoning relative to the policies of the Official Community Plan (OCP) indicates that the proposed rezoning is consistent with the principal policies of the OCP and does not require an OCP amendment.

OCP Objective 4.1.6 provides a list of criteria to be used to evaluate all proposed amendments to the OCP and zoning bylaw for the purposes of allowing development or a change in land use. An evaluation of the proposed rezoning against these criteria is provided in Appendix C.

The OCP recognizes a critical need for additional employee housing and sets a target of developing an additional 1,000 new employee beds over the 5-year period from 2019 to 2023. The recommended resolution included within this report is consistent with the goals, objectives and policies included within "OCP Bylaw No. 2199, 2018". The development of Lot 2B will facilitate the completion of secure affordable employee housing in Whistler and is consistent with Whistler's OCP and growth management policies.

The development of both lots supports Whistler's Community vision and the following OCP goals:

4.1	Goal	Land use and development are effectively managed to maintain Whistler's unique sense of place, protect Whistler's natural environment, provide a high quality of life for residents and provide exceptional experience for our visitors.
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- |     |      |   |
|-----|------|---|
| 5.2 | Goal | Promote diversity in housing price ranges to maintain affordability for the varied needs of different workforce groups and retirees within the community. |
| 5.3 | Goal | Promote a diversity of housing forms, tenures, residential uses and densities to support the resort community's needs.                                    |

Key relevant objective and policies from the OCP are contained in the Residential Accommodation section of Chapter 5: Land Use and Development. Under the Our Share Future heading for Residential Accommodation, the OCP described the desired future where “Whistler’s employees enjoy a secure supply of affordable and livable employee housing that includes a range of housing types, prices and tenures”. The OCP specified (Objective 5.1.2) a target to strive for the addition of 1,000 new employee beds over the next 5 years (2019 – 2023). The proposal for Lot 2B addresses this target.

The importance of protection the long-term supply of existing and new employee housing is emphasized by the following objectives and policies:

- |         |           |   |
|---------|-----------|---|
| 5.1.3   | Objective | Protect Whistler’s existing housing and employee housing supply.  |
| 5.1.3.1 | Policy    | Maintain an inventory of employee housing in perpetuity, for rental and ownership tenures, to be available for employees.   |
| 5.2.1   | Objective | Encourage a range of price points within employee housing to meet the needs of the diverse workforce and retiree groups.  |
| 5.3.1.3 | Policy    | Encourage a diversity of housing types and tenures (rental and ownership) responsive to the needs of all age groups and family types, including singles, couples, young adults and families, seasonal residents, people with disabilities and seniors, and to support their transition through different housing types as their needs change. |
| 5.3.1   | Objective | Encourage flexibility and adaptability in residential land uses.  |

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## BUDGET CONSIDERATIONS

Rezoning application RZ001179 is subject to cost recovery for staff processing and associated direct costs.

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## LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Lílwat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler’s resort economy. There are no specific considerations to include in this report.

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## COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☒ Inform      ☐ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

Comment(s):

Section 464(2) of the *Local Government Act* (LGA) specifies that a Public Hearing is not required to be held where an OCP is in effect for the area that is the subject of the zoning bylaw, and the bylaw is consistent with the OCP.

Section 43 of the RMOW Land use Procedures and Fees Bylaw No. 2205, 2022 delegates the authority to waive a public hearing pursuant to Section 464(2) noted above, to the General Manager. The General Manager has waived the public hearing.

In accordance with the regulations noted above, a notice was mailed out and advertisement were made to advise the public that no public hearing will be held for Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023.

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## REFERENCES

Appendix A – Architectural and Landscape Plans  
Appendix B – Advisory Design Panel Meeting Minutes, June 15, 2022  
Appendix C – Rezoning Criteria Summary Evaluation  
Appendix D – OCP DPA Guidelines Review

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## SUMMARY

This report presents Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023 for consideration of first and second readings.

The proposed Bylaw has been prepared to enable development of additional employee housing units on Lot 2B, to refine parking requirements for Lot 4, and to update the parcel designations on the key plan. The bylaw proposes to increase the building height, gross floor area (GFA), and floor space ratio (FSR), reduce the required parking to a minimum of one stall per dwelling unit and require a minimum of four visitor parking spaces for Lot 2B. The additional height and density will allow one storey and 12 more dwelling units to be built on the site. The proposed reduction in the minimum number of required parking spaces is supported subject to a parking management plan to be registered on title. Reductions in the side and front setback were requested to accommodate the size of the below-grade parkade; the building footprint would not shift from the previously established setbacks above grade.

The proposed Bylaw would also remove the prohibition on tandem parking for Lot 4 (River Run) to accommodate minimum parking requirements for new homes incorporating Accessory Dwelling Units, and update the key plan associated with the RM-CD2 zone to align with updated designations for each development parcel.

Staff is supportive of the proposed rezoning and have prepared the proposed Bylaw for Council consideration subject to the specified conditions.

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## **SIGN-OFFS**

### **Written by:**

Louis-Felix T. Renaud,  
Planner

### **Reviewed by:**

John Chapman,  
Manager of Planning

Mike Kirkegaard,  
Director of Planning

Virginia Cullen,  
Chief Administrative Officer



PROJECT DIRECTORY

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<b>CODE CONSULTANT</b> Evolution Building Science 321 East 9th Street North Vancouver	(T) (604) 318 3489 (e) ebsl@shaw.ca Contact: Geoff Triggs

DRAWING LIST

A-0.00	Cover Page & Key Plan
A-0.01	General Specifications
A-0.02	General Specifications
A-0.03	General Specifications
A-0.04	General Specifications
A-0.05	General Specifications
A-0.06	General Specifications
L-0.0	Site Location & Context
L-0.1	Existing Site Aerial Overlay
<del>A-1.01</del>	<del>Fire Smart Plan</del>
A-1.02	GFA - Floor Plans
A-1.03	GFA - Unit Plans
A-1.04	Fire Ratings
A-1.05	Limiting Distance
A-1.06	Roof Heights
A-1.07	Assemblies - I
A-1.08	Assemblies - II
<del>A-2.01</del>	<del>Foundation Plan</del>
A-2.02	Parkade Plan
A-2.03	Suspended Slab Plan
A-2.04	Ground Floor Plan
A-2.05	Second Floor Plan
A-2.06	Third Floor Plan
A-2.07	Roof Plan
A-3.01	Building Sections I
A-3.02	Building Sections II
A-4.01	Building Elevations I
A-5.01	Details - Suite Separation
A-5.02	Details - Foundation
A-5.03	Details - Roof and Decks
A-5.04	Details - Windows
A-5.05	Details - Typical Envelope
A-6.01	Door and Window Schedules
A-7.01	Stairs I
A-7.02	Stairs II
A-8.01	Unit Plans
A-8.02	Unit Plans
A-8.03	Unit RCP
A-8.04	Unit RCP
A-9.01	Material Board
L-1.1	Site Grading Plan - Overall

DEVELOPMENT STATS

<b>CIVIC ADDRESS:</b>	<b>1400 &amp; 1450 MOUNT FEE ROAD, WHISTLER BC</b>	
<b>LEGAL:</b>	<b>LOT 2 DISTRICT LOT 8073, NEW WEST MINSTER GROUP 1, PLAN EPP111931</b>	
<b>P.I.D.:</b>	<b>031-508-511</b>	
<b>ZONING:</b>	<b>RM-CD2</b>	
<b>LOT 2 SITE AREA:</b>	<b>9778.00 sq. m.</b>	105250.39 sq.ft.
<b>SPEA AREA:</b>	<b>600.00 sq. m.</b>	6458.40 sq.ft.
<b>LOT 2A SITE AREA (1400)</b>	<b>4950.00 sq. m.</b>	53281.80 sq.ft.
<b>LOT 2B SITE AREA (1450)</b>	<b>4810.00 sq. m.</b>	51774.84 sq.ft.
<b>LOT 2 HEIGHT (permitted)</b>	10.70 m	35.10 ft
<b>1400 HEIGHT (proposed)</b>	10.03 m	32.91 ft
<b>1450 HEIGHT (proposed)</b>	12.93 m	42.42 ft
1400 FRONT YARD SETBACK:	7.60 m	24.93 ft
1400 REAR YARD SETBACK:	12.00 m	39.37 ft
1400 SIDE YARD SETBACK:	6.00 m	19.69 ft
1450 FRONT YARD SETBACK:	5.40 m	17.72 ft
1450 REAR YARD SETBACK:	12.00 m	39.37 ft
1450 SIDE YARD SETBACK:	5.00 m	16.40 ft
1400 GROSS FLOOR AREA (permitted)	2175.00 sq. m.	23411.70 sq.ft.
<b>1400 GROSS FLOOR AREA (proposed)</b>	<b>2095.44 sq. m.</b>	<b>22555.32 sq.ft.</b>
1450 GROSS FLOOR AREA (permitted)	2405.00 sq. m.	25887.42 sq.ft.
<b>1450 GROSS FLOOR AREA (proposed)</b>	<b>3218.95 sq. m.</b>	<b>34648.78 sq.ft.</b>
1400 FLOOR SPACE RATIO (permitted)	0.50	
<b>1400 FLOOR SPACE RATIO (proposed)</b>	<b>0.48</b>	
1450 FLOOR SPACE RATIO (permitted)	0.50	
<b>1450 FLOOR SPACE RATIO (proposed)</b>	<b>0.67</b>	
1400 SITE COVERAGE (permitted)	20.00%	
<b>1400 SITE COVERAGE (proposed)</b>	<b>15.06%</b>	
1450 SITE COVERAGE (permitted)	20.00%	
<b>1450 SITE COVERAGE (proposed)</b>	<b>16.71%</b>	

GROSS FLOOR AREA:

<b>1400 MOUNT FEE ROAD</b>		
PARKADE	28.74 sq. m.	309.36 sq.ft.
GROUND FLOOR	691.72 sq. m.	7445.67 sq.ft.
SECOND FLOOR	687.49 sq. m.	7400.14 sq.ft.
THIRD FLOOR	687.49 sq. m.	7400.14 sq.ft.
<b>SUBTOTAL</b>	<b>2095.44 sq. m.</b>	<b>22555.32 sq.ft.</b>
<b>1450 MOUNT FEE ROAD</b>		
PARKADE	33.18 sq. m.	357.15 sq.ft.
GROUND FLOOR	803.62 sq. m.	8650.17 sq.ft.
SECOND FLOOR	794.05 sq. m.	8547.15 sq.ft.
THIRD FLOOR	794.05 sq. m.	8547.15 sq.ft.
FOURTH FLOOR	794.05 sq. m.	8547.15 sq.ft.
<b>SUBTOTAL</b>	<b>3218.95 sq. m.</b>	<b>34648.78 sq.ft.</b>
<b>TOTAL</b>	<b>5314.39 sq. m.</b>	<b>57204.09 sq.ft.</b>

PROPOSED BUILT AREA (EXCLUDING DECKS & VOIDS):

<b>1400 MOUNT FEE ROAD</b>		
PARKADE	1077.91 sq. m.	11602.62 sq.ft.
GROUND FLOOR	745.58 sq. m.	8025.42 sq.ft.
SECOND FLOOR	741.99 sq. m.	7986.78 sq.ft.
THIRD FLOOR	741.99 sq. m.	7986.78 sq.ft.
<b>SUBTOTAL</b>	<b>3307.47 sq. m.</b>	<b>35601.61 sq.ft.</b>
<b>1450 MOUNT FEE ROAD</b>		
PARKADE	1652.30 sq. m.	17785.36 sq.ft.
GROUND FLOOR	866.40 sq. m.	9325.93 sq.ft.
SECOND FLOOR	857.56 sq. m.	9230.78 sq.ft.
THIRD FLOOR	857.56 sq. m.	9230.78 sq.ft.
FOURTH FLOOR	857.56 sq. m.	9230.78 sq.ft.
<b>SUBTOTAL</b>	<b>5091.38 sq. m.</b>	<b>54803.61 sq.ft.</b>
<b>TOTAL</b>	<b>8398.85 sq. m.</b>	<b>90405.22 sq.ft.</b>

UNIT MIX

<b>1400 MOUNT FEE ROAD</b>						
UNIT TYPE B1/B2/B3 - 1 BEDROOM	18	48.04 sq. m.	5.58 sq. m.	53.62 sq. m.	60%	
UNIT TYPE C - 2 BEDROOM	3	72.36 sq. m.	5.82 sq. m.	78.18 sq. m.	10%	
UNIT TYPE D1- 2 BEDROOM (CORNER)	6	72.23 sq. m.	3.36 sq. m.	75.59 sq. m.	20%	
UNIT TYPE E1 - 2 BEDROOM (CORNER)	3	70.62 sq. m.	3.72 sq. m.	74.34 sq. m.	10%	
<b>SUBTOTAL</b>	<b>30</b>	<b>1727.04 sq. m.</b>	<b>1194.60 sq. m.</b>	<b>1876.26 sq. m.</b>	<b>100%</b>	<b>91%</b>
<b>1450 MOUNT FEE ROAD</b>						
UNIT TYPE A - STUDIO	4	34.29 sq. m.	4.65 sq. m.	38.95 sq. m.	8%	
UNIT TYPE B1/B2/B3 - 1 BEDROOM	28	48.04 sq. m.	5.58 sq. m.	53.62 sq. m.	58%	
UNIT TYPE D1/D2- 2 BEDROOM (CORNER)	8	72.23 sq. m.	3.36 sq. m.	75.59 sq. m.	17%	
UNIT TYPE E1/E2 - 2 BEDROOM (CORNER)	8	70.62 sq. m.	3.72 sq. m.	74.34 sq. m.	17%	
<b>SUBTOTAL</b>	<b>48</b>	<b>2625.08 sq. m.</b>	<b>932.91 sq. m.</b>	<b>2856.60 sq. m.</b>	<b>100%</b>	<b>90%</b>
<b>1400 &amp; 1450 TOTAL UNIT MIX</b>						
UNIT TYPE A - STUDIO	4	34.29 sq. m.	4.65 sq. m.	38.95 sq. m.	5%	
UNIT TYPE B1/B2/B3 - 1 BEDROOM	46	48.04 sq. m.	5.58 sq. m.	53.62 sq. m.	59%	
UNIT TYPE C - 2 BEDROOM	3	72.36 sq. m.	5.82 sq. m.	78.18 sq. m.	4%	
UNIT TYPE D1/D2- 2 BEDROOM (CORNER)	14	72.23 sq. m.	3.36 sq. m.	75.59 sq. m.	18%	
UNIT TYPE E - 2 BEDROOM (CORNER)	11	70.62 sq. m.	3.72 sq. m.	74.34 sq. m.	14%	
<b>TOTAL</b>	<b>78</b>	<b>4569.20 sq. m.</b>	<b>1354.05 sq. m.</b>	<b>4691.94 sq. m.</b>	<b>100%</b>	<b>89%</b>

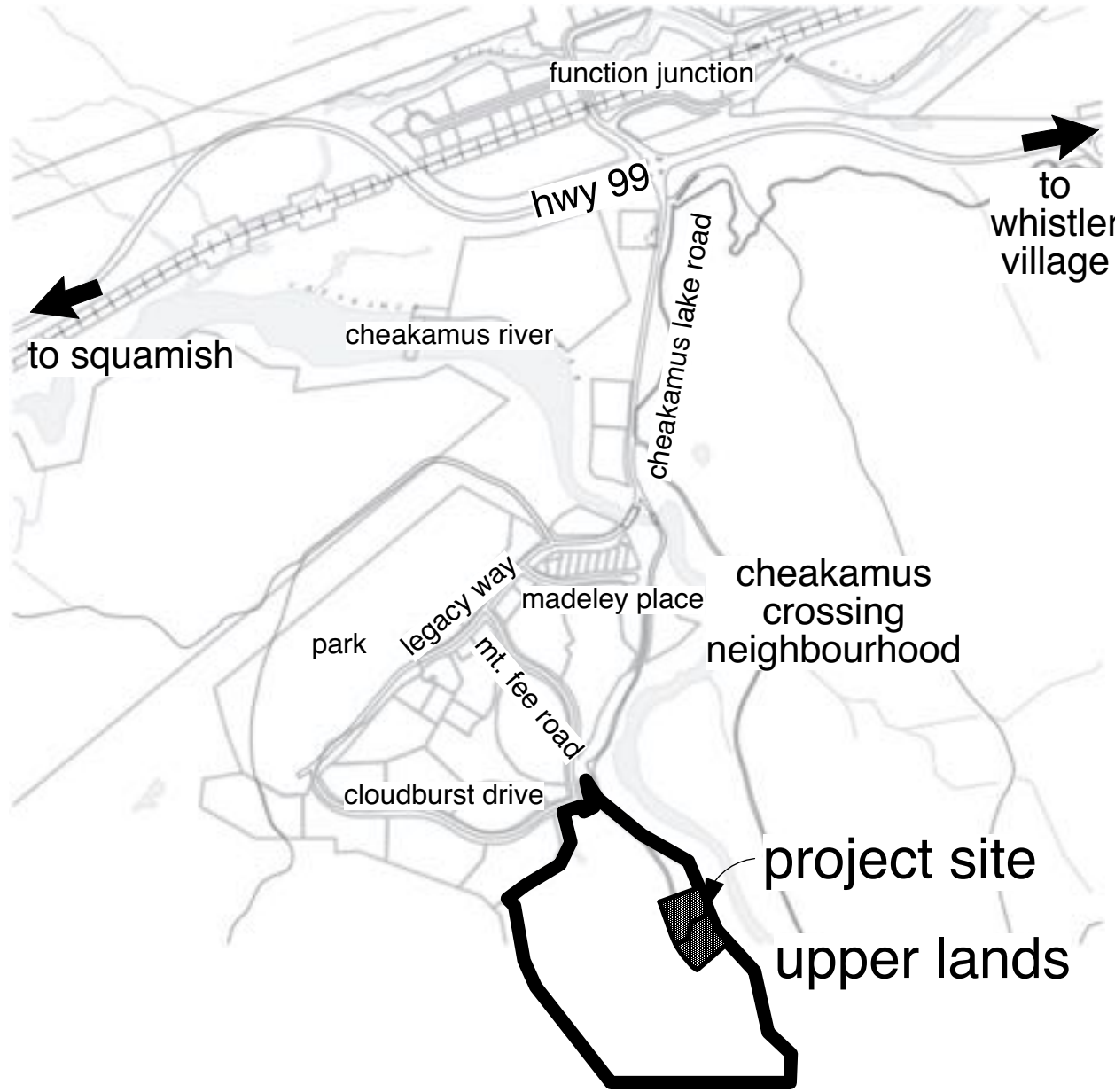
2023-03-06

PARKING COUNT

<b>1400 MOUNT FEE ROAD</b>	<b>QUANTITY</b>	<b>STALLS / UNIT</b>	<b>REQUIRED PARKING</b>
UNITS UNDER 50 SQ. M.	18	1	18
UNITS OVER 50 SQ. M.	12	1.5	18
<b>SUBTOTAL</b>	<b>30</b>		<b>36</b>
REQUIRED VISITOR PARKING			4
<b>1450 MOUNT FEE ROAD</b>	<b>QUANTITY</b>	<b>STALLS / UNIT</b>	<b>REQUIRED PARKING</b>
UNITS UNDER 50 SQ. M.	32	1	32
UNITS OVER 50 SQ METRES	16		24
<b>SUBTOTAL</b>	<b>48</b>		<b>56</b>
REQUIRED VISITOR PARKING			5
<b>TOTAL</b>	<b>78</b>		<b>92</b>

<b>PARKING PROVIDED</b>	<b>QUANTITY</b>
1400 - PARKADE	32
1450 - PARKADE	48
1400 - SURFACE PARKING	4
1450 - SURFACE PARKING	4
<b>TOTAL</b>	<b>88</b>

DESIGNED UNDER PART 3 BCBC 2018



PROJECT LOCATION

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Issued For:	Date:	
ADP	JUNE 15, 2022	
CONSULTANT CORD.	OCT 21, 2022	
REZONING APPLICATION	DEC 16, 2022	
DP APPLICATION	DEC 16, 2022	
BP APPLICATION	DEC 20, 2022	
IFT (TENDER)	JAN 30, 2023	
ADP	MAR. 08, 2023	
ISSUED FOR COUNCIL REV.	MAR. 10, 2023	
No:	Revision:	Date:

COVER SHEET

Project

WHISTLER DEVELOPMENT CORPORATION

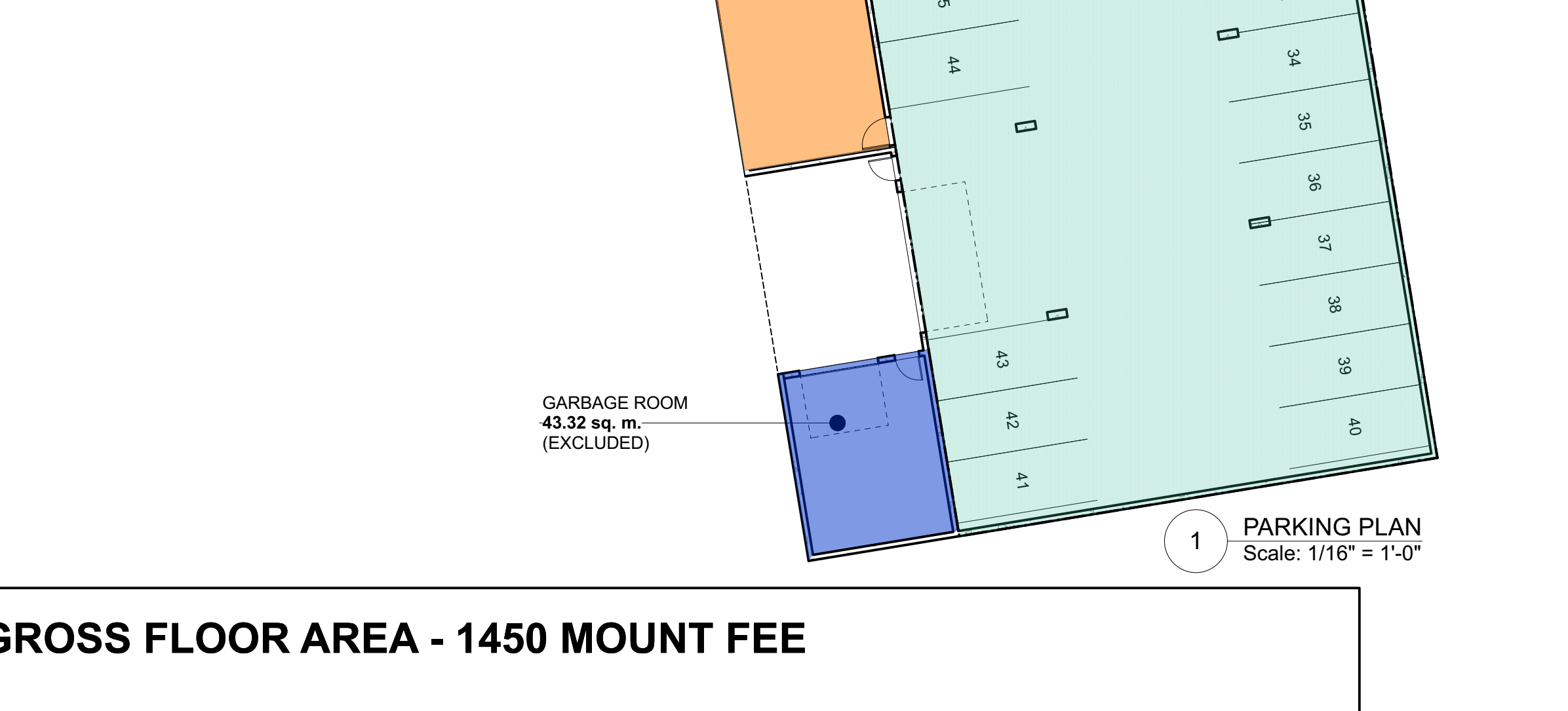
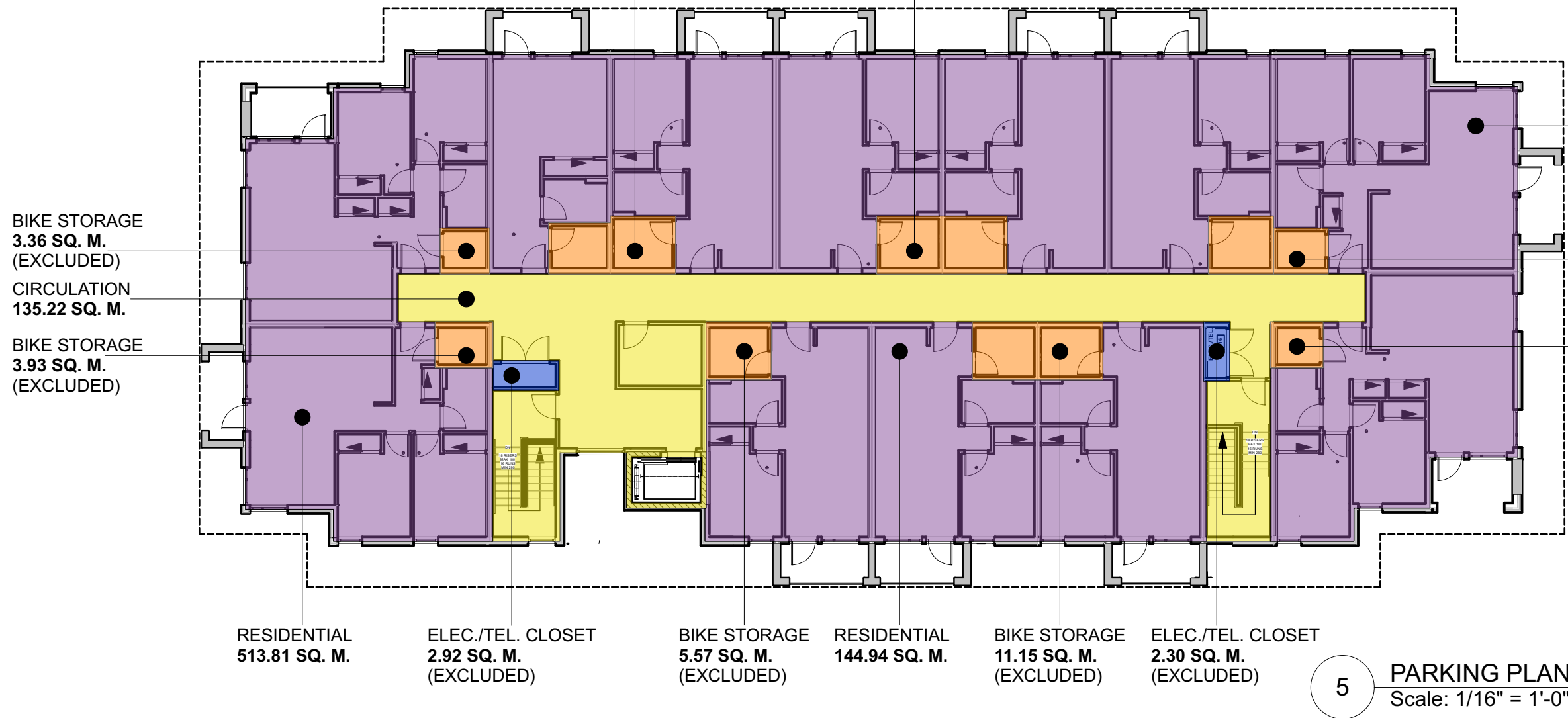
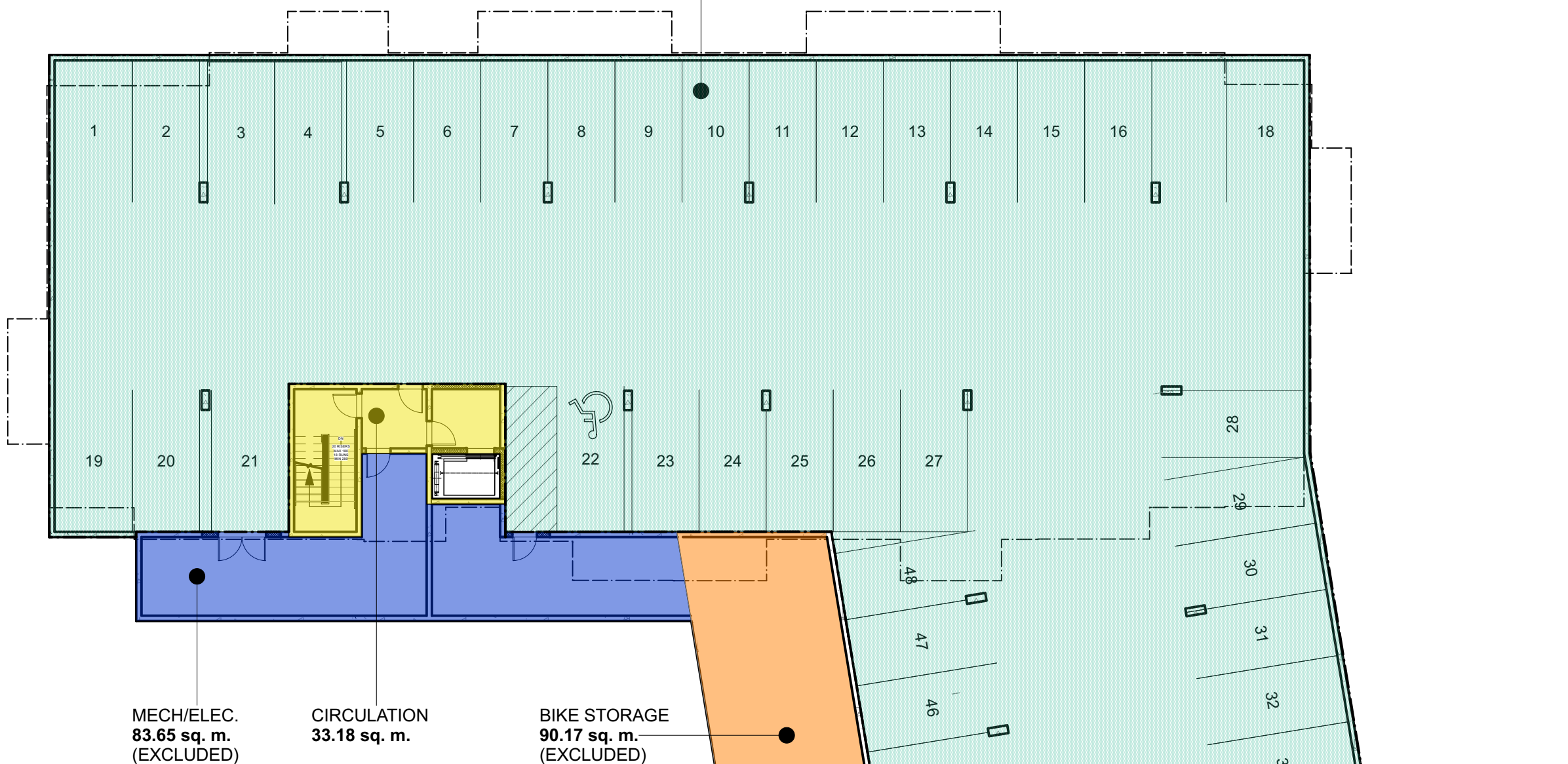
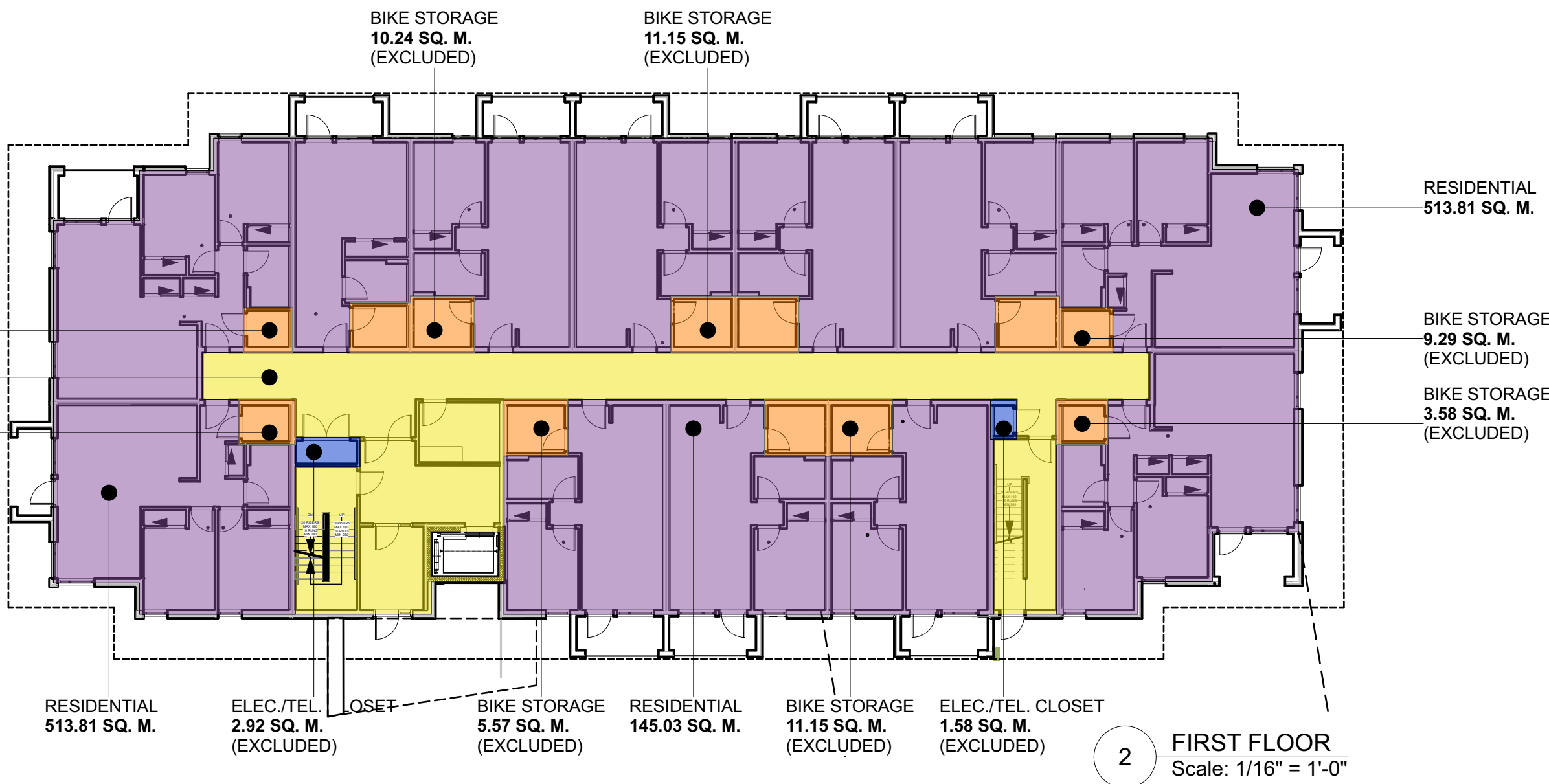
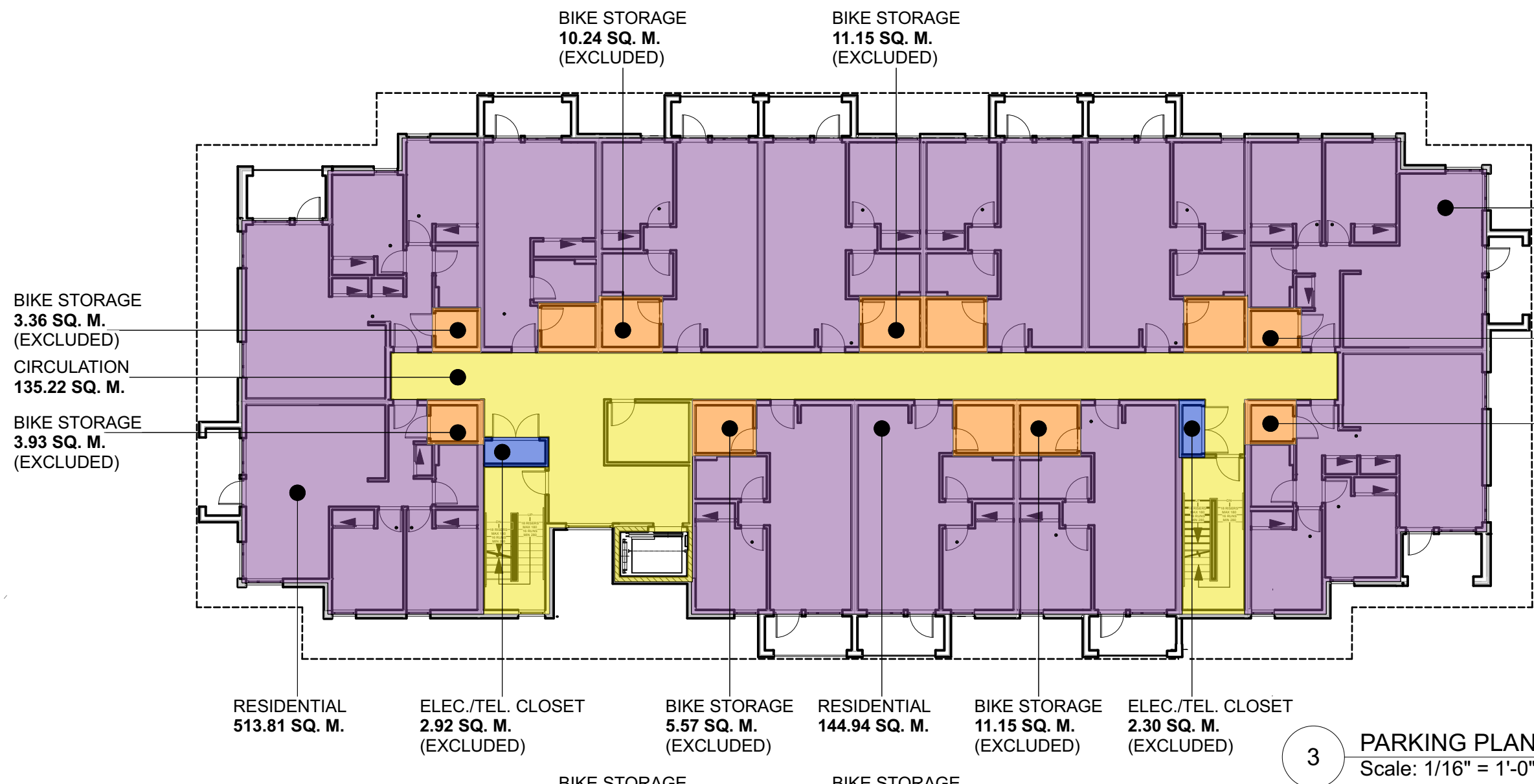
1450 MOUNT FEE ROAD

MURDOCH + COMPANY  
Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992  
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22.01	



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## MUNICIPAL GROSS FLOOR AREA - 1450 MOUNT FEE

	PARKING (SQ.M.)	CIRCULATION (SQ.M.)	RESIDENTIAL (SQ.M.)	SERVICE (SQ.M.)	BIKE STORAGE (SQ.M.)
PARKADE	1402 SQ.M.	33.18 SQ.M.	0 SQ.M.	126.96 SQ.M.	90.17 SQ.M.
FIRST FLOOR	0 SQ.M.	144.79 SQ.M.	658.83 SQ.M.	4.5 SQ.M.	58.28 SQ.M.
SECOND FLOOR	0 SQ.M.	135.22 SQ.M.	658.83 SQ.M.	5.23 SQ.M.	58.28 SQ.M.
THIRD FLOOR	0 SQ.M.	135.22 SQ.M.	658.83 SQ.M.	5.23 SQ.M.	58.28 SQ.M.
FOURTH FLOOR	0 SQ.M.	135.22 SQ.M.	658.83 SQ.M.	5.23 SQ.M.	58.28 SQ.M.
SUB-TOTAL:	1402 SQ.M.	583.63 SQ.M.	2635.32 SQ.M.	147.15 SQ.M.	323.29 SQ.M.
TOTAL GFA:	3218.95 SQ.M.				
TOTAL AREA EXCLUDED:	1872.44 SQ.M.				
TOTAL AREA BUILT:	5091.39 SQ.M.				

# GROSS FLOOR AREA

## WHISTLER DEVELOPMENT CORPORATION

1450 MOUNT FEE ROAD

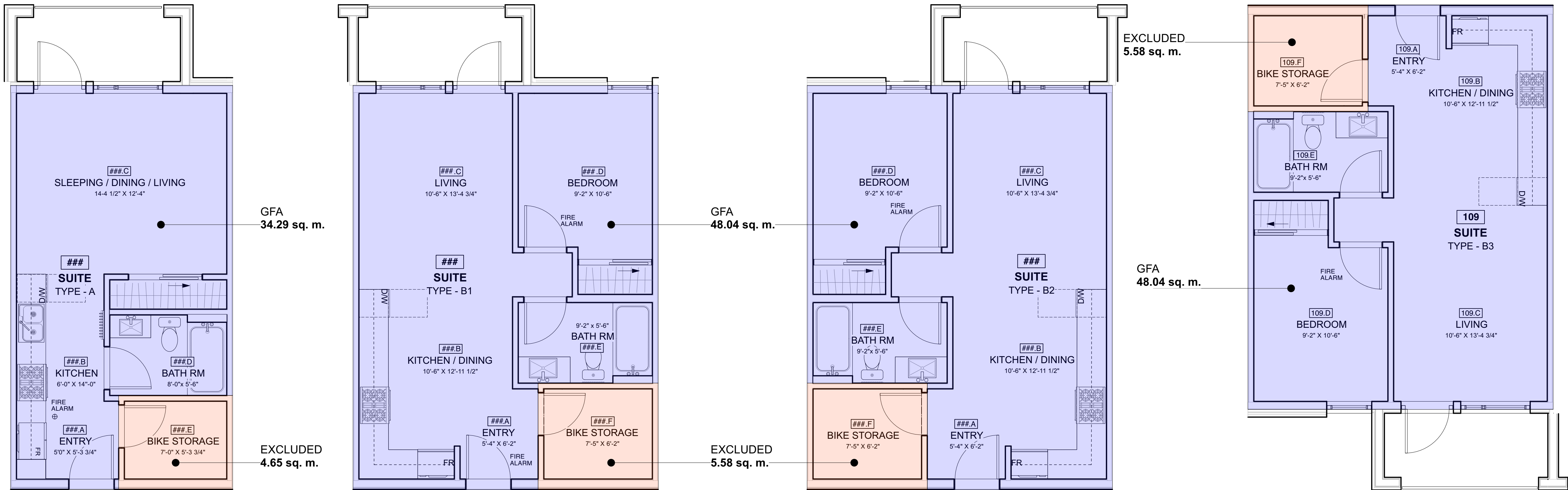
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22.01 A-1.02

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**Unit A**  
Studio + 1 Bath  
AVG. GFA = 34.29 sq. m.

**Unit B1**  
1 Bed + 1 Bath  
AVG. GFA = 48.04 sq. m.

**Unit B2**  
1 Bed + 1 Bath  
AVG. GFA = 48.04 sq. m.

**Unit B3**  
1 Bed + 1 Bath  
AVG. GFA = 48.04 sq. m.

**GFA - UNIT PLANS I**  
**WHISTLER DEVELOPMENT CORPORATION**  
1450 MOUNT FEE ROAD

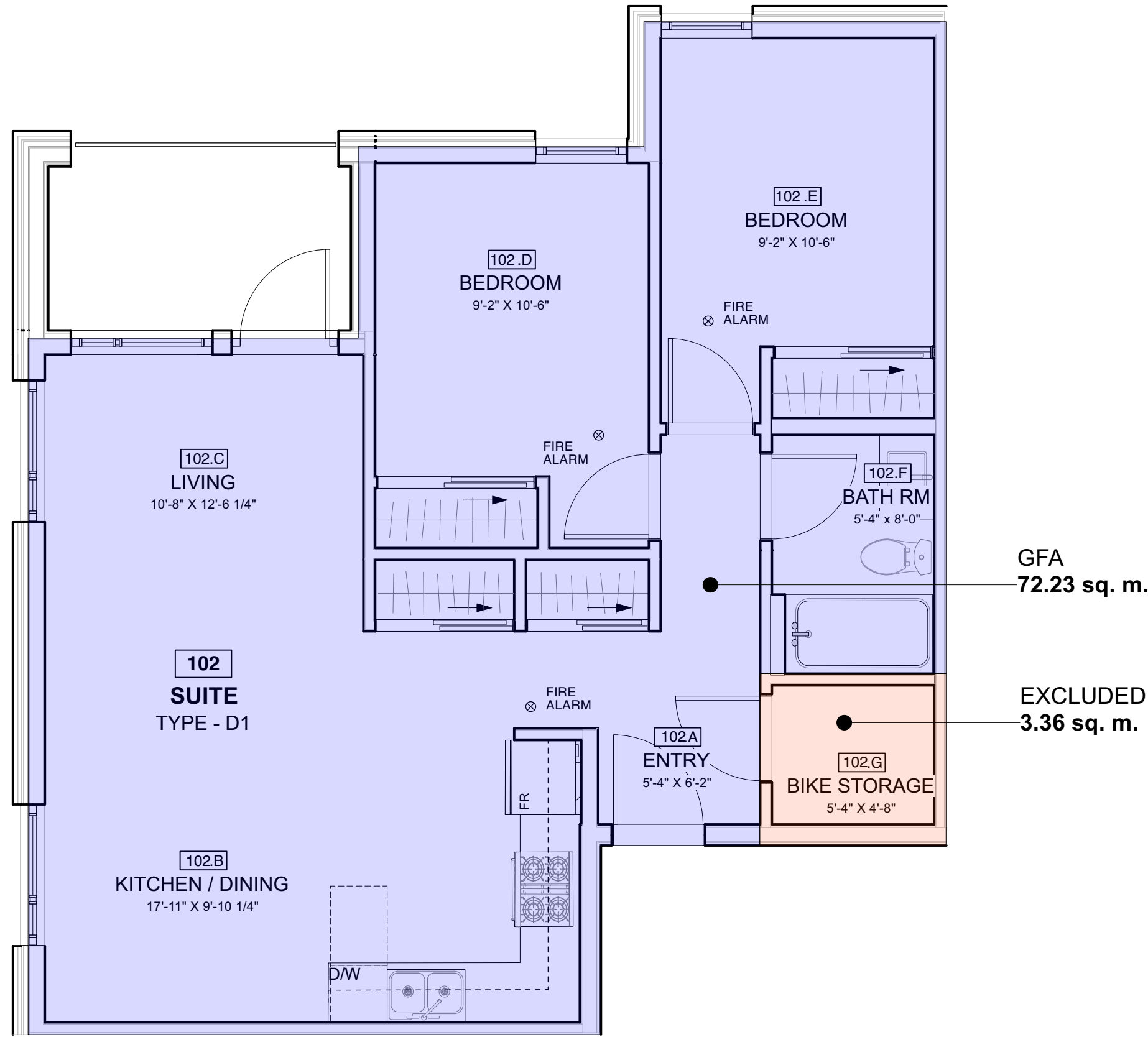
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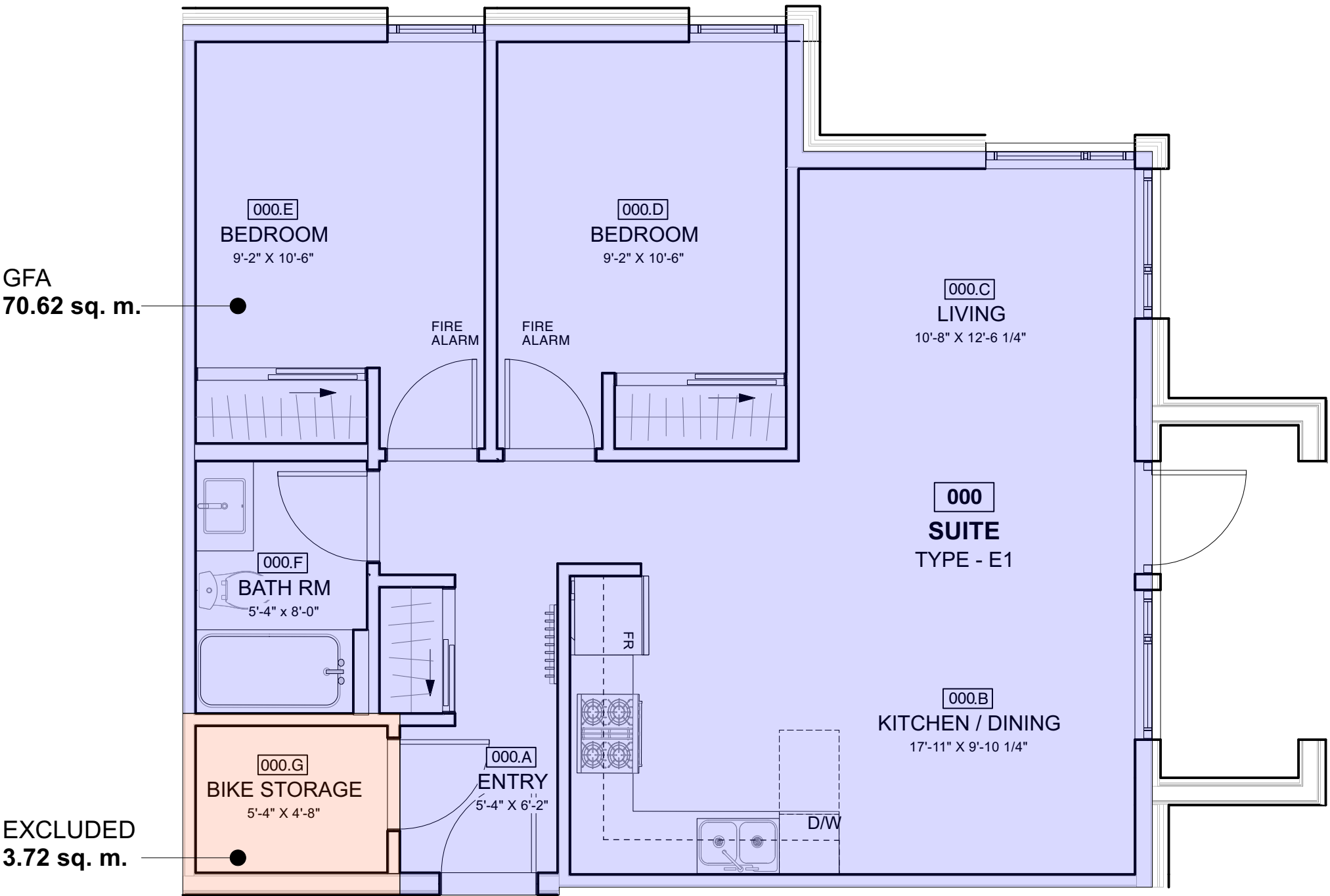
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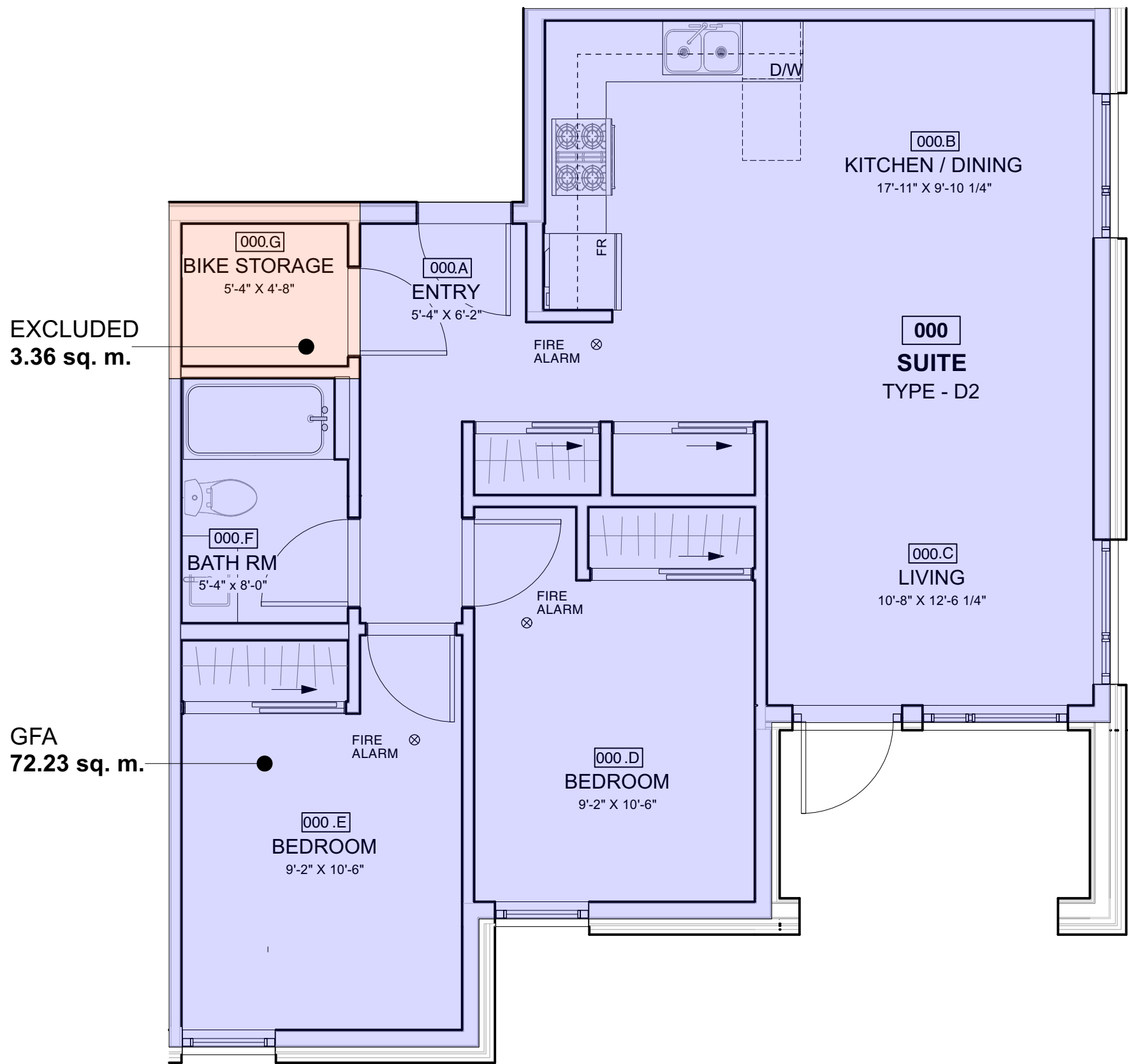
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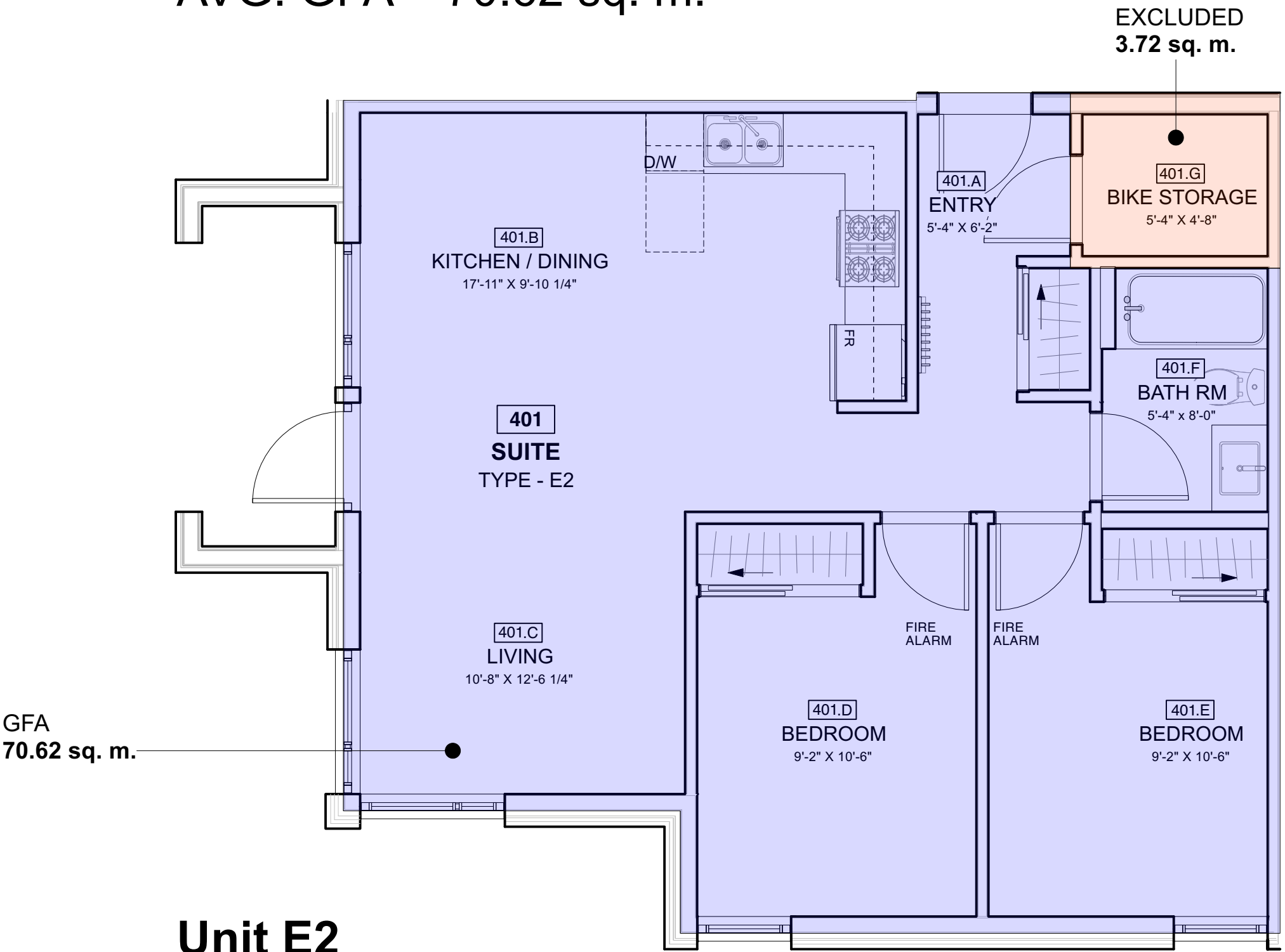
**Unit D1**  
2 Bed + 1 Bath  
AVG. GFA = 72.23 sq. m.



**Unit E1**  
2 Bed + 1 Bath  
AVG. GFA = 70.62 sq. m.



**Unit D2**  
2 Bed + 1 Bath  
AVG. GFA = 72.23 sq. m.



**Unit E2**  
2 Bed + 1 Bath  
AVG. GFA = 70.62 sq. m.

Title  
**GFA - UNIT PLANS II**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1450 MOUNT FEE ROAD

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A-1.03b GFA - UNIT PLANS II

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Title

FIRE RESISTANCE RATINGS & EXITS

Project

WHISTLER DEVELOPMENT CORPORATION

1450 MOUNT FEE ROAD

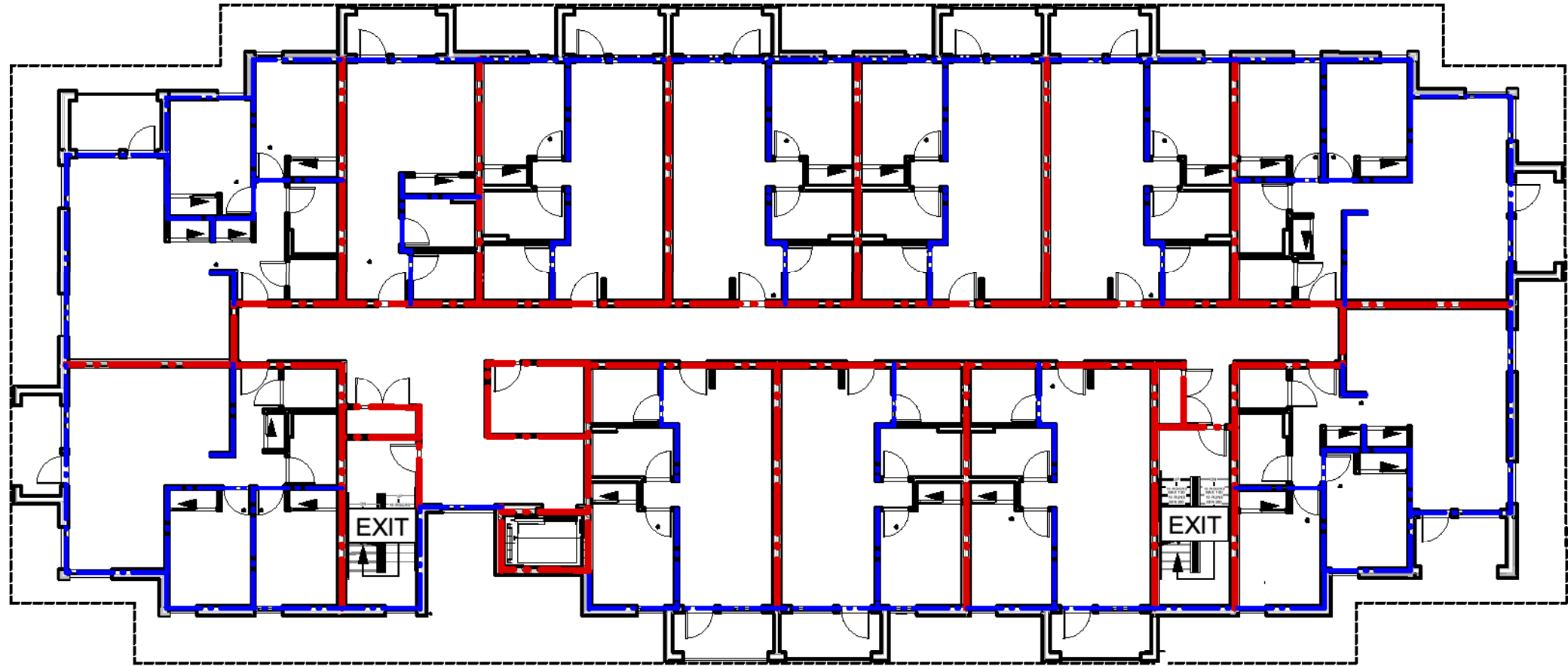
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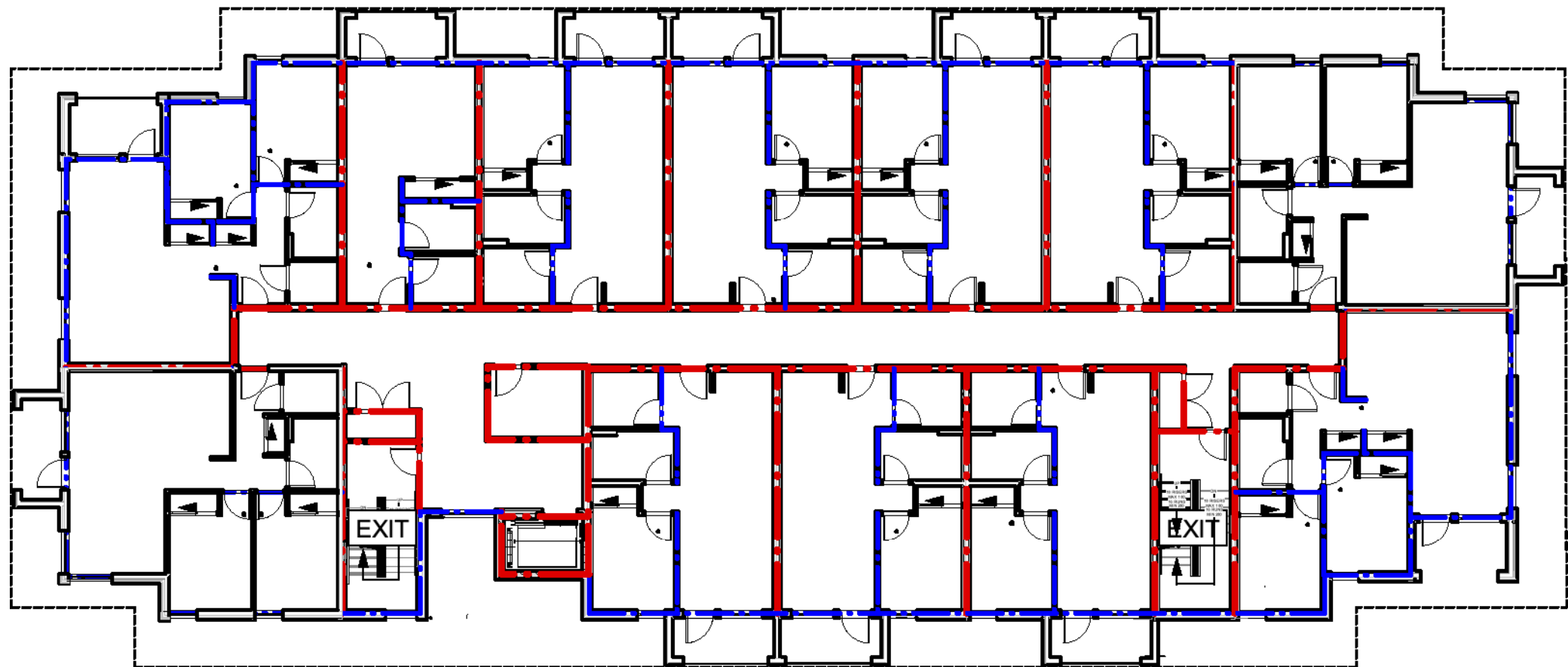


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Project No:	Sheet No:
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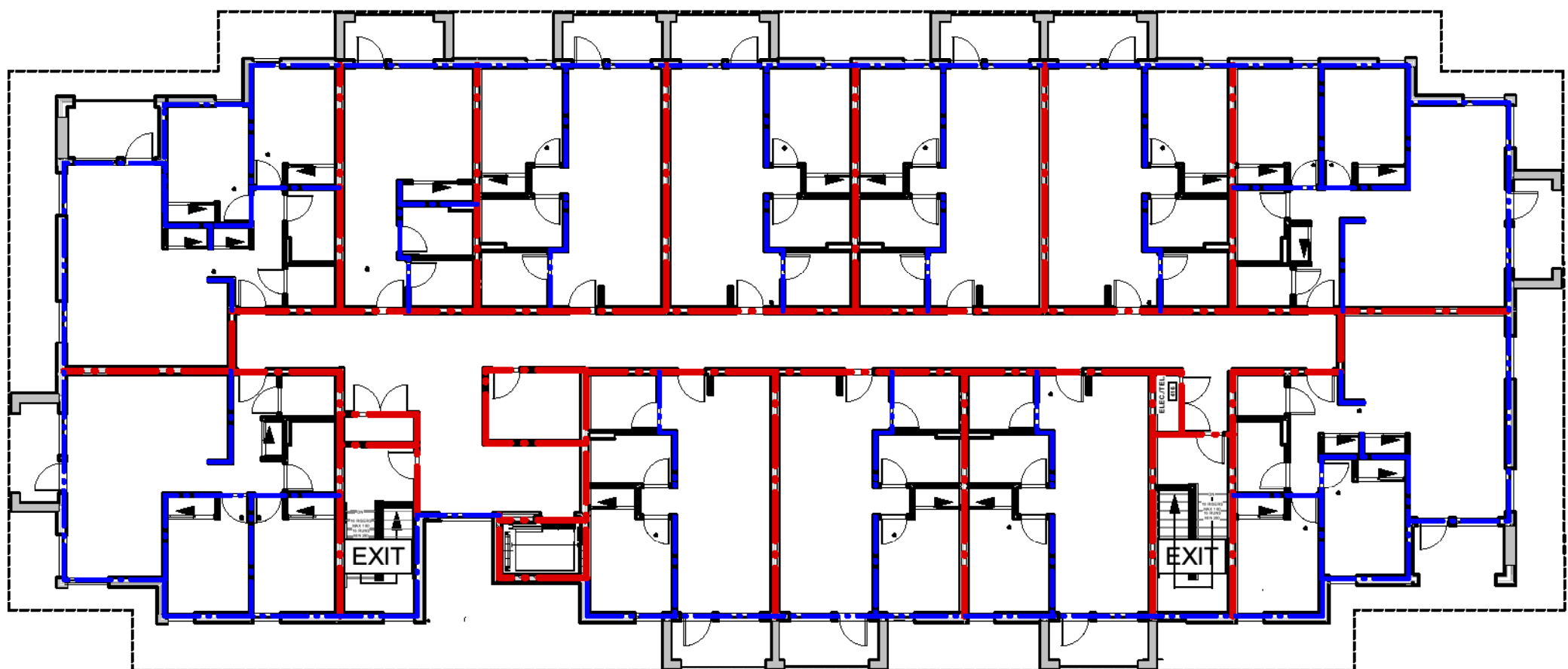
FIRE RESISTANCE RATINGS  
& EXITS  
A-1.04



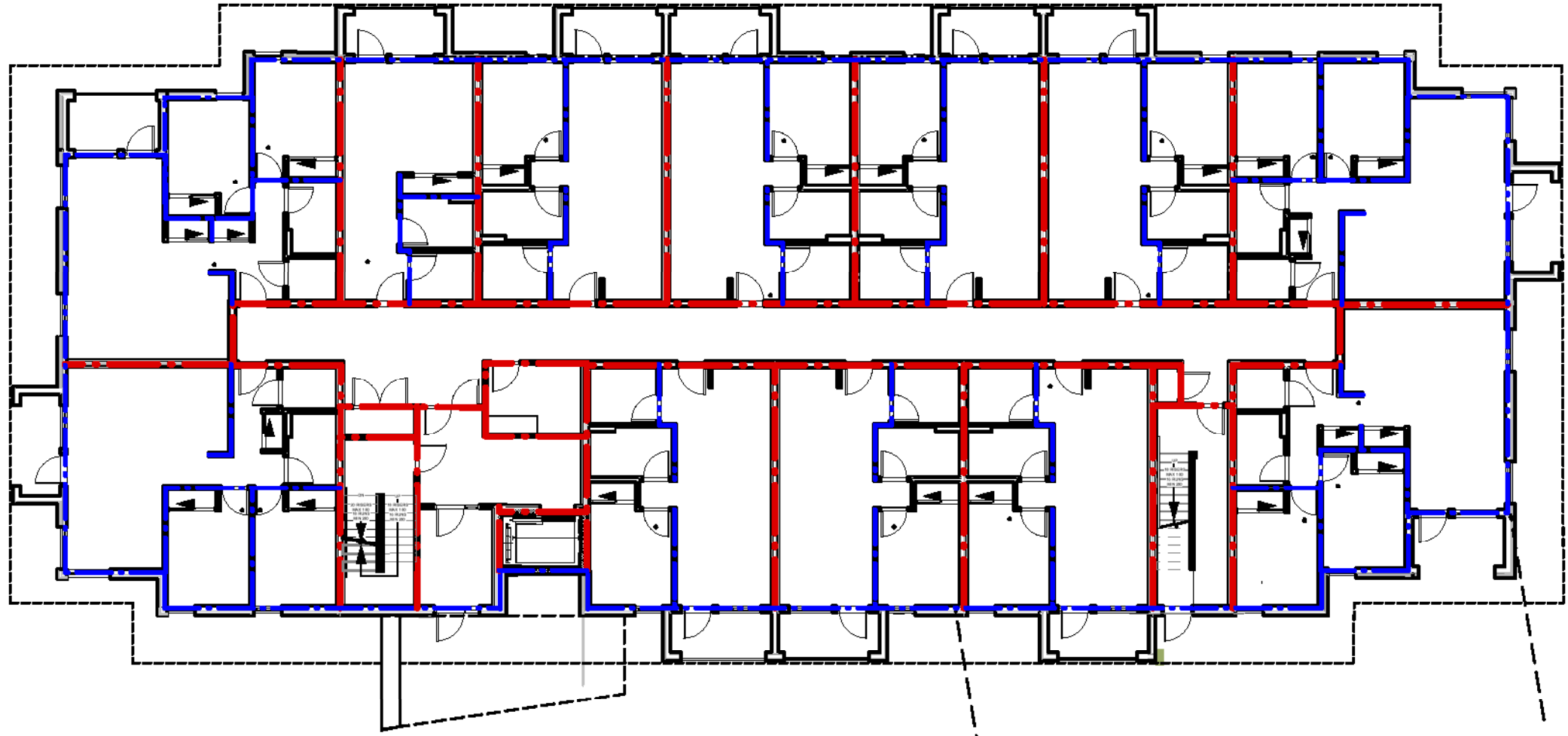
3 SECOND FLOOR  
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4 THIRD FLOOR  
Scale: 1/16" = 1'-0"



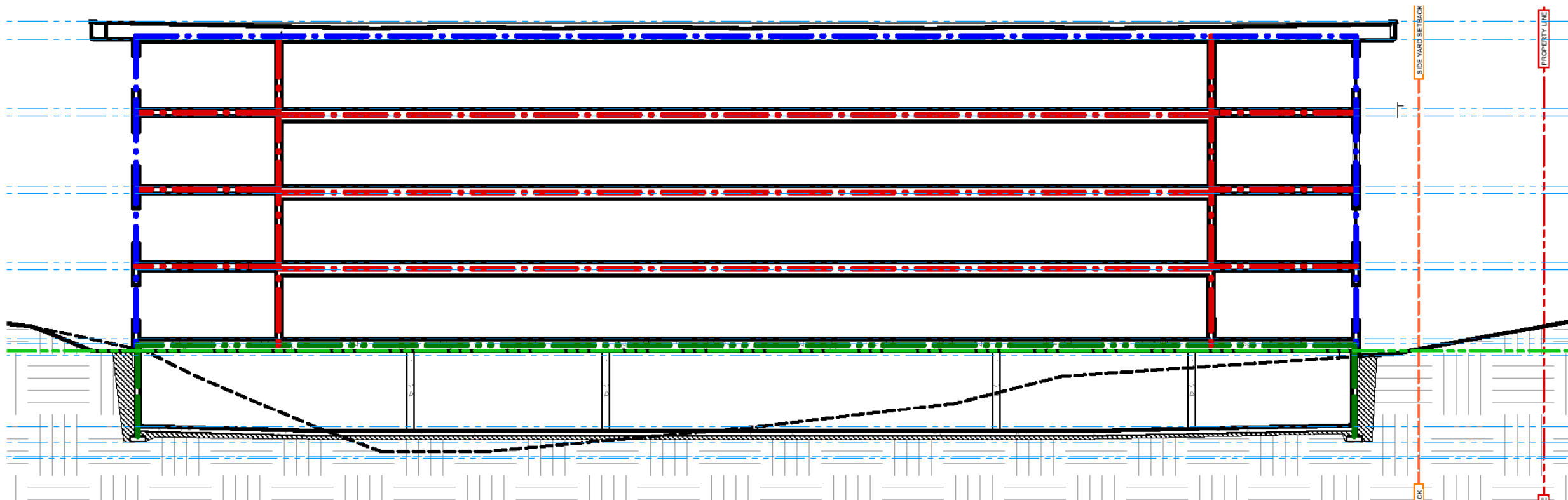
5 FOURTH FLOOR  
Scale: 1/16" = 1'-0"



2 FIRST FLOOR  
Scale: 1/16" = 1'-0"



1 PARKING PLAN  
Scale: 1/16" = 1'-0"



6 BUILDING SECTION  
Scale: 1/16" = 1'-0"

LEGEND:

- |      |                             |
|------|-----------------------------|
| EXIT | EGRESS LOCATION             |
| ---  | 1 HR. FRR - FIRE SEPARATION |
| ---  | 1 HR. FRR - LOAD BEARING    |
| ---  | 2.0 HR. FRR                 |

GENERAL NOTES:

- REFER TO CODE CONSULTANT REPORT FOR FRR MINIMUMS
- REFER TO ASSEMBLIES FOR STC RATINGS
- REFER TO ASSEMBLIES FOR LISTED ASSEMBLIES
- REFER TO STRUCTURAL FOR LOAD BEARING WALL LOCATIONS
- SPRINKLER PROTECTION ON UNDERSIDE OF DECKS PER NFPA 13R
- REFER TO CODE CONSULTANT REPORT FOR FIRE ALARM ALTERNATE SOLUTION
- REFER TO A-5.1 FOR FIRE SEPERATION DETAILS
- PROVIDE METALLIC NON-COMBUSTIBLE OUTLET BOXES IN ALL VERTICAL AND HORIZONTAL FIRE SEPARATIONS



Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1450 MOUNT FEE ROAD

Sealed By:

Sheet No:

**A-1.05**

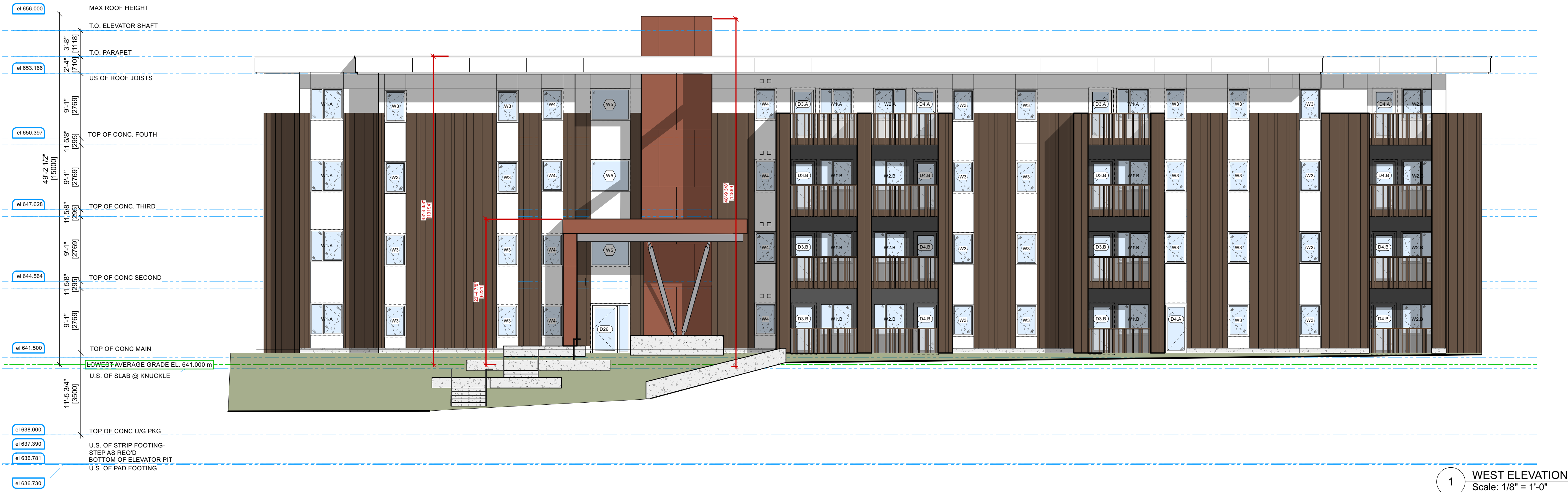
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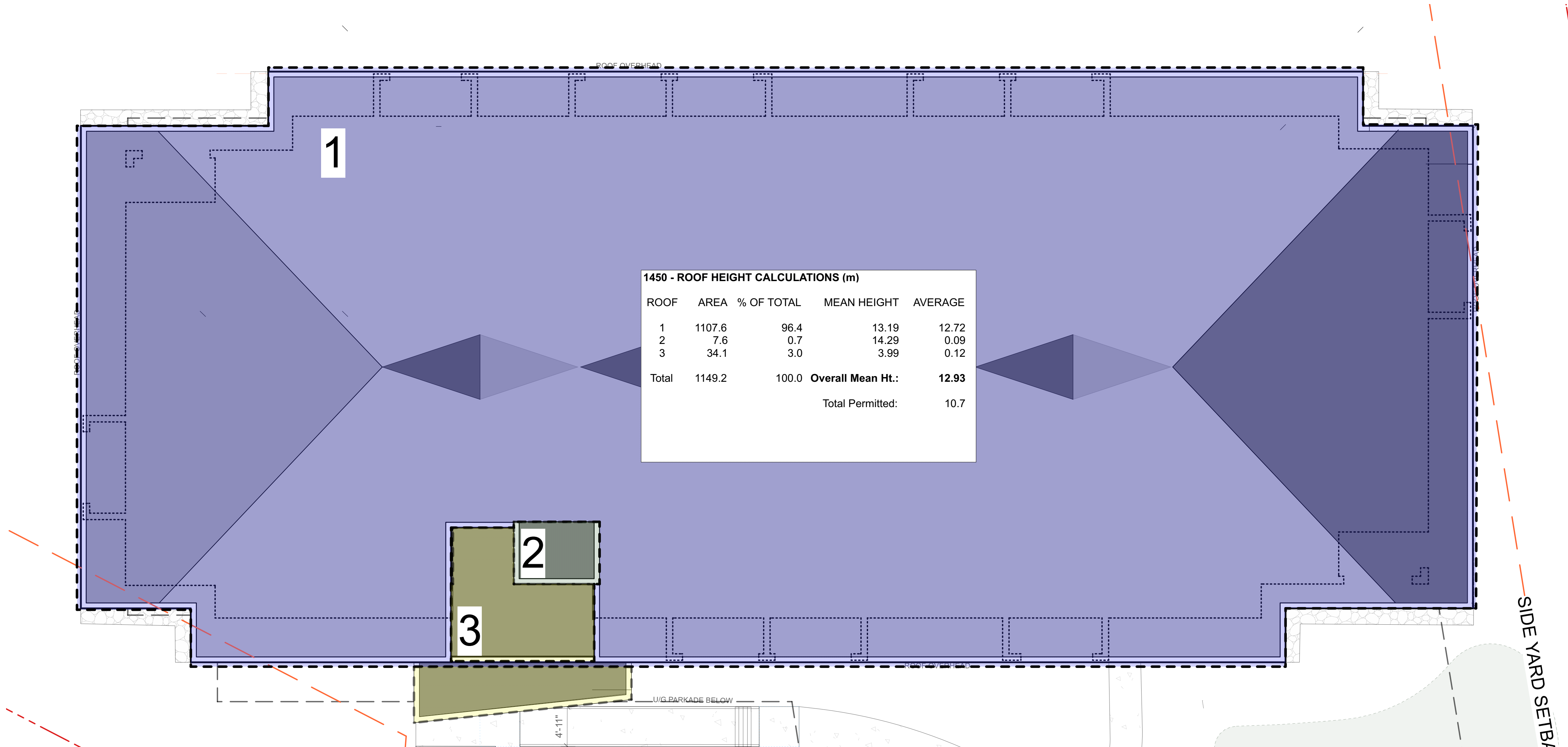
**EXPOSED BUILDING FACE - SOUTH ELEVATION**  
**TOTAL EXPOSED BUILDING FACE = 169.25 M SQ.; MAX = 150M**  
**ACTUAL LIMITING DISTANCE = 6153MM; APPLIED = 6.0 M**  
**TOTAL UNPROTECTED OPENINGS = 48.01 M SQ.; 52% ALLOWED**  
**(48.01M SQ/ 169.25M SQ.)X100 = 28.36% < 52% ∴ OK**

1. AT 1450; MINIMUM 9M LIMITING DISTANCE ON WEST, NORTH & EAST EXPOSED BUILDING FACES THEREFORE 100% UNPROTECTED OPENINGS PERMITABLE
1. REFER TO A-1.03 FOR FIRE SEPARATIONS
2. REFER TO DOOR & WINDOW SCHEDULES FOR FOR UNIT SIZES & ROUGH OPENINGS. DIMENSIONS SHOWN ASSUME A 1/2" ROUGH OPENING
6. REFER TO A-1.07 & A-1.08 FOR ASSEMBLIES; DIMENSIONS SHOWN IN DIAGRAMS ARE TAKEN TO FACE OF FINISHED FLOOR &/ G.W.B.





1 WEST ELEVATION  
Scale: 1/8" = 1'-0"



2 ROOF PLAN  
Scale: 1/8" = 1'-0"

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Title  
**ROOF HEIGHT CALCULATION**  
Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1450 MOUNT FEE ROAD

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ROOF HEIGHT  
CALCULATION  
A-1.06



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WHISTLER DEVELOPMENT CORPORATION

1450 MOUNT FEE ROAD

PARKING PLAN

Title

Project

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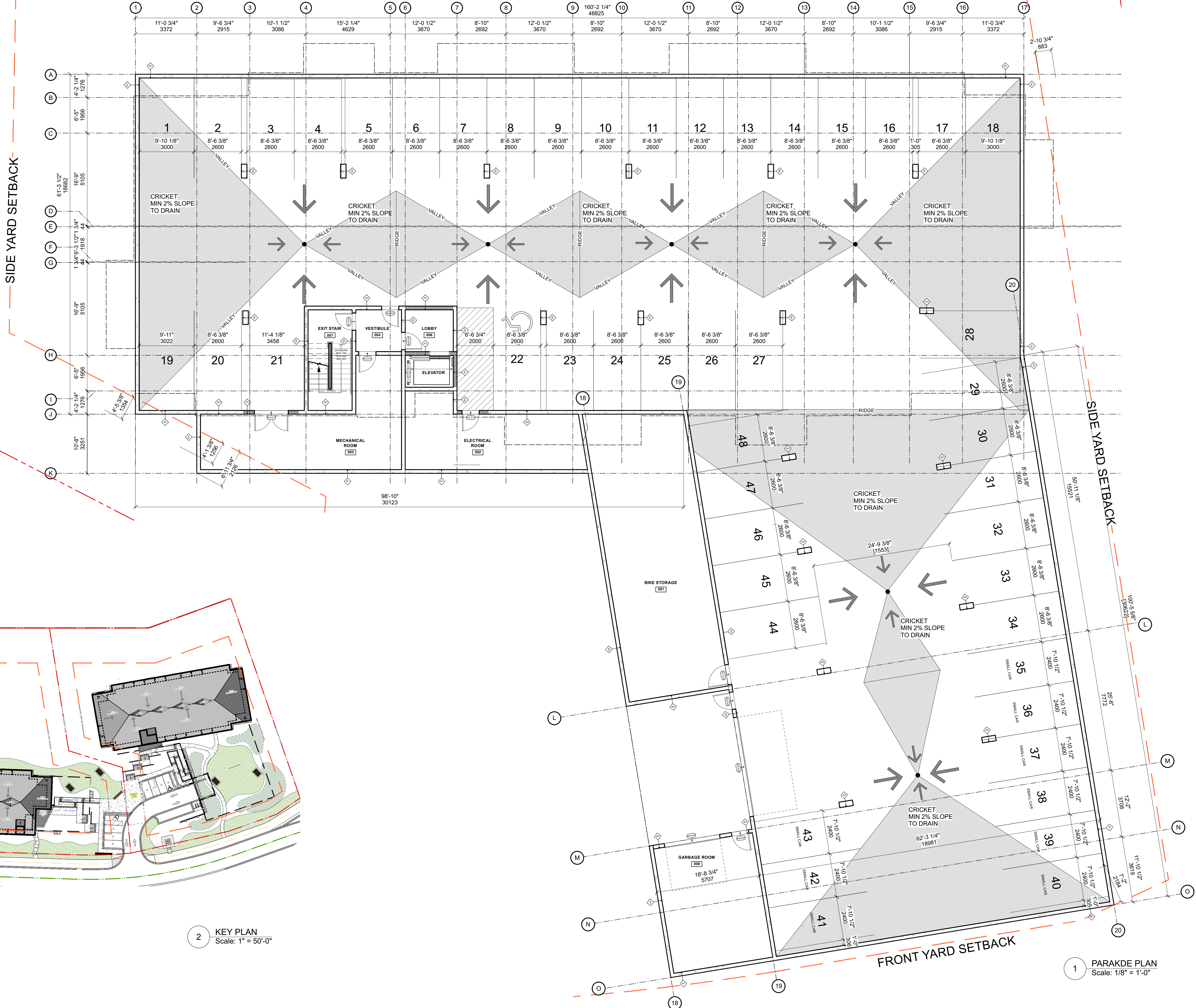
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Project No:	Sheet No:
22.01	A-2.02

PARKING PLAN

A-2.02



2 KEY PLAN  
Scale: 1" = 50'-0"

1 PARAKDE PLAN  
Scale: 1/8" = 1'-0"



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Title  
**GROUND FLOOR PLAN**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1450 MOUNT FEE ROAD

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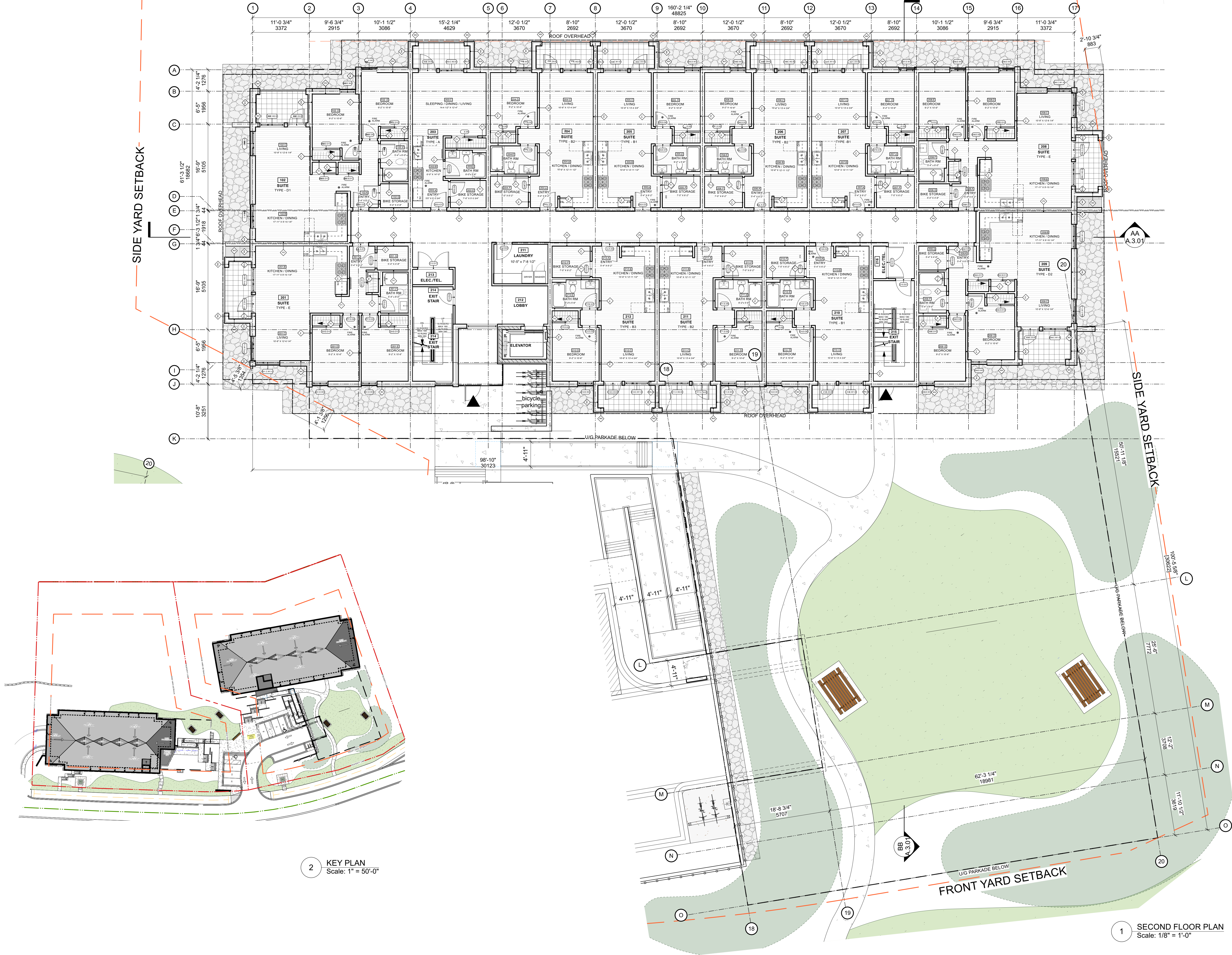
GROUND FLOOR PLAN



2 KEY PLAN  
Scale: 1" = 50'-0"

1 GROUND FLOOR PLAN  
Scale: 1/8" = 1'-0"





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SECOND FLOOR PLAN

WHISTLER DEVELOPMENT CORPORATION

1450 MOUNT FEE ROAD

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1 SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"

2 KEY PLAN  
Scale: 1" = 50'-0"



**Title** **TH** **Project** **W** **14**  

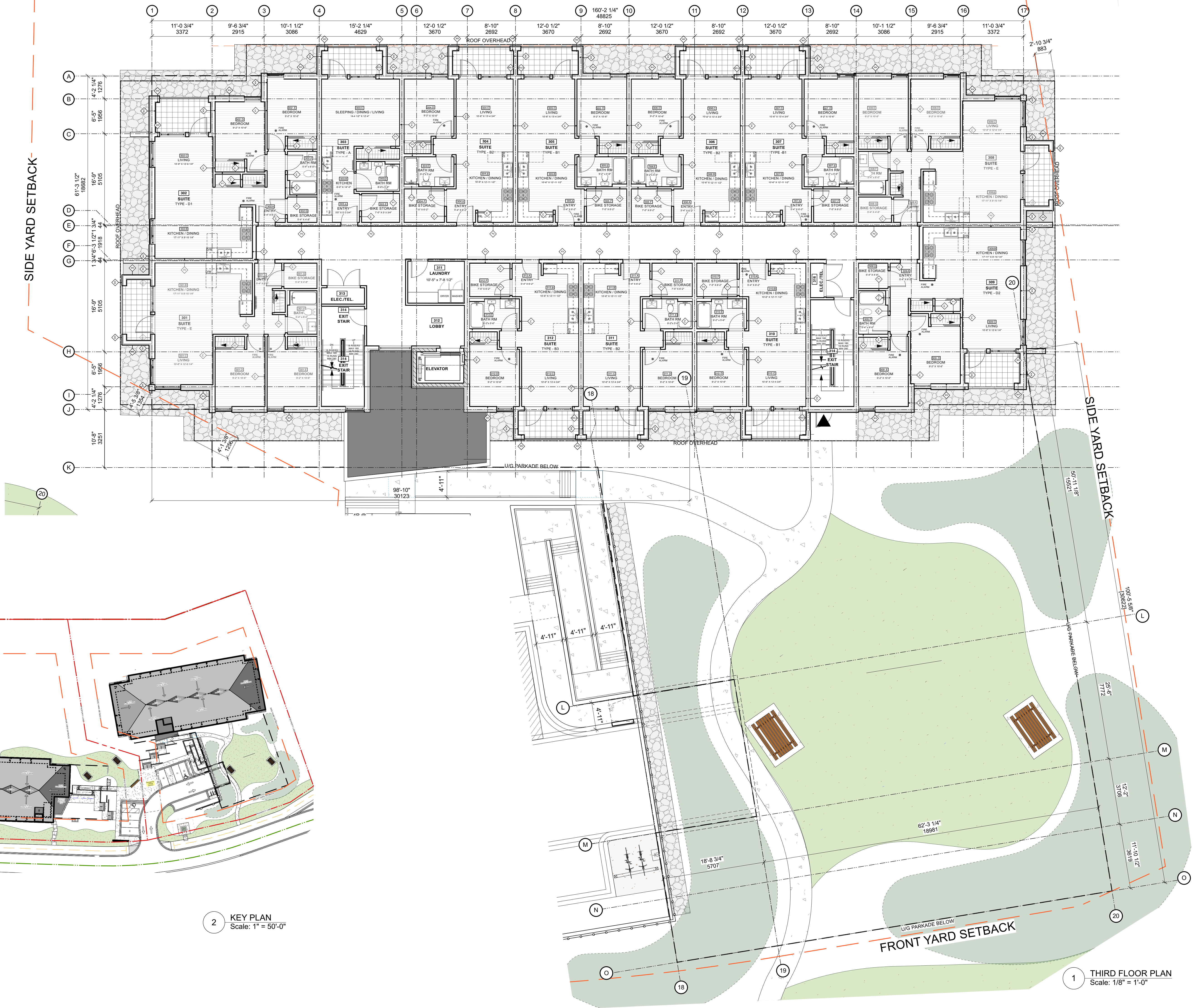

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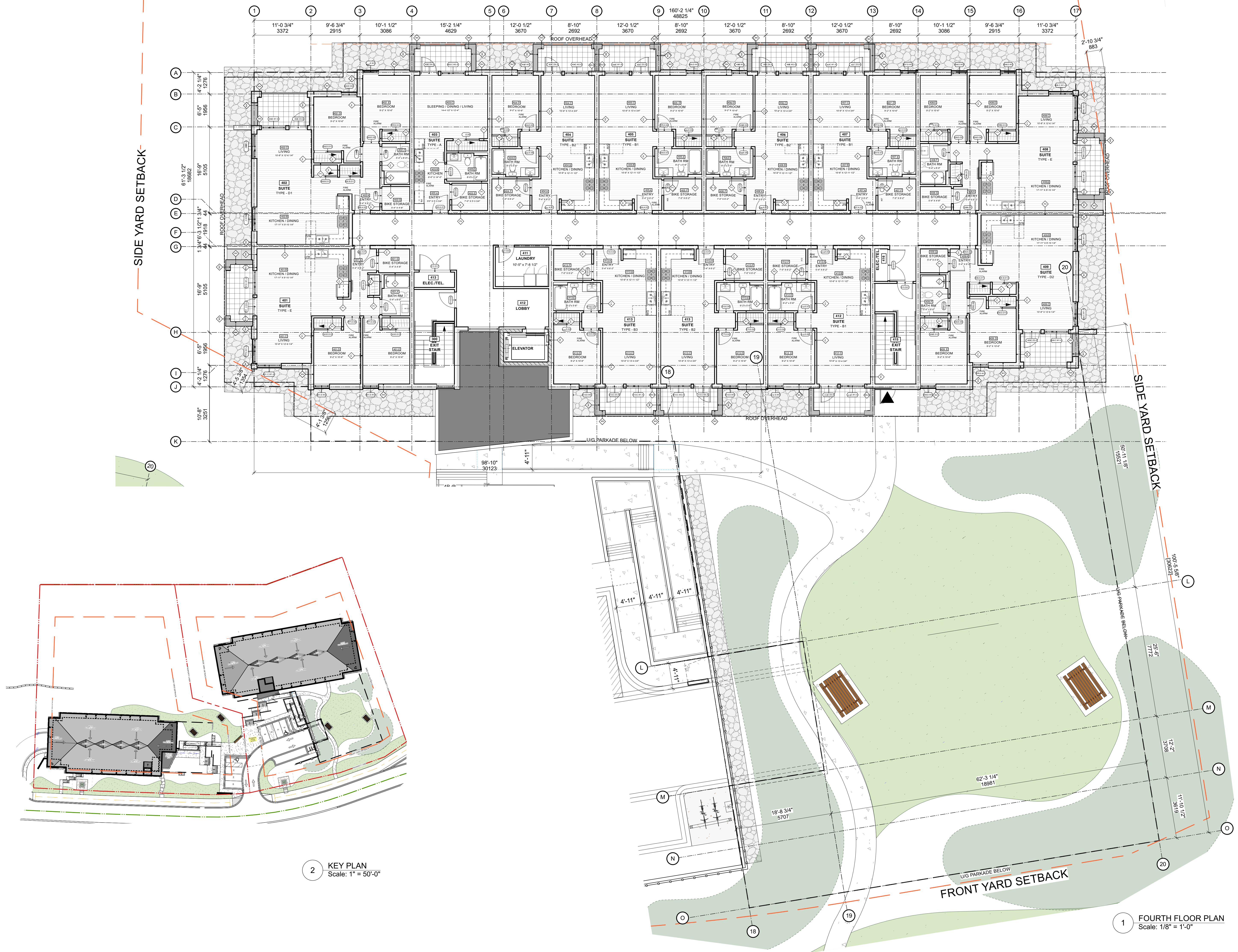
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Title  
**ROOF PLAN**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1450 MOUNT FEE ROAD

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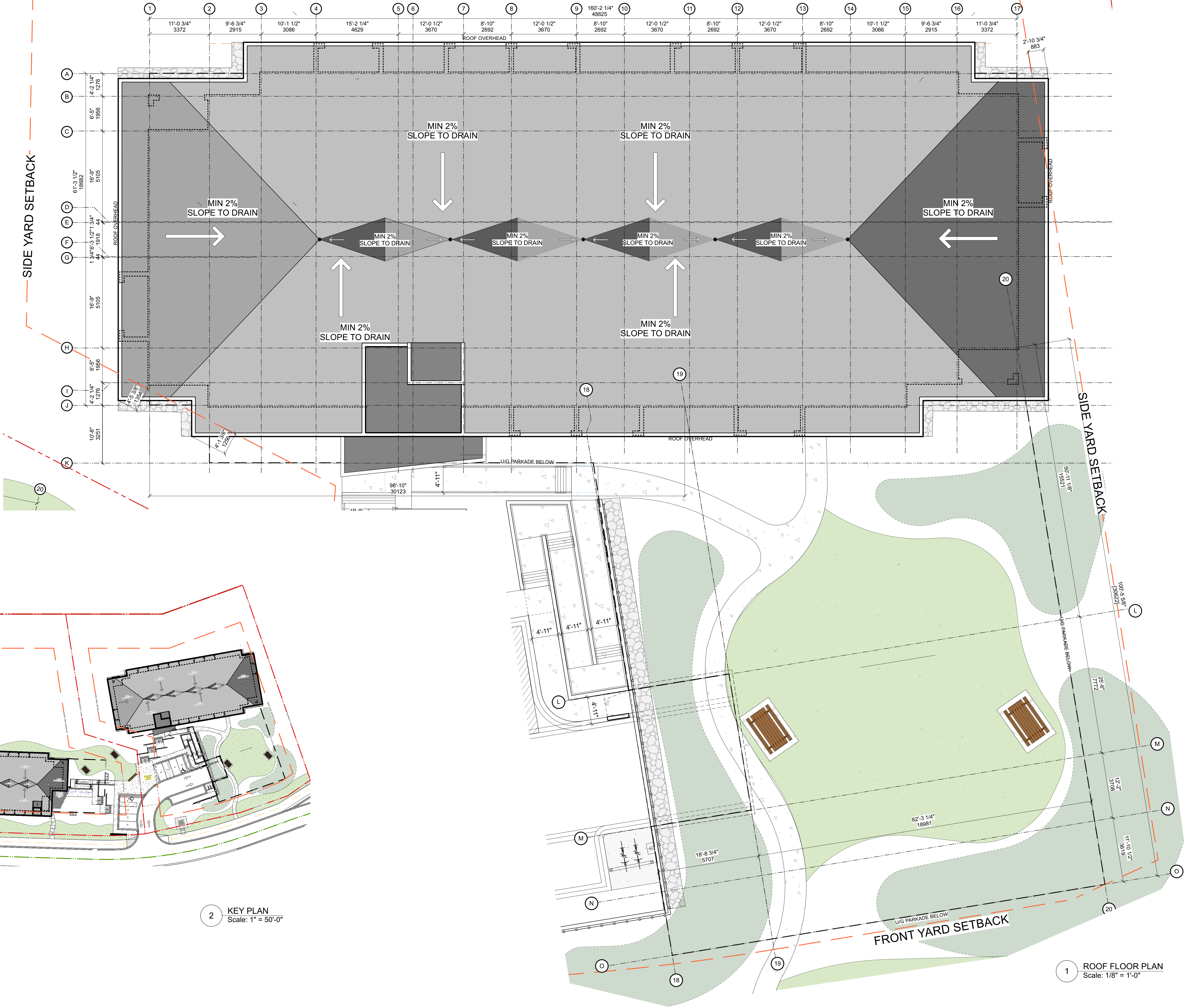
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Sheet No:

**A-2.08**

ROOF PLAN  
A-2.08



2 KEY PLAN  
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1 ROOF FLOOR PLAN  
Scale: 1/8" = 1'-0"



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Title  
**BUILDING SECTIONS**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1450 MOUNT FEE ROAD

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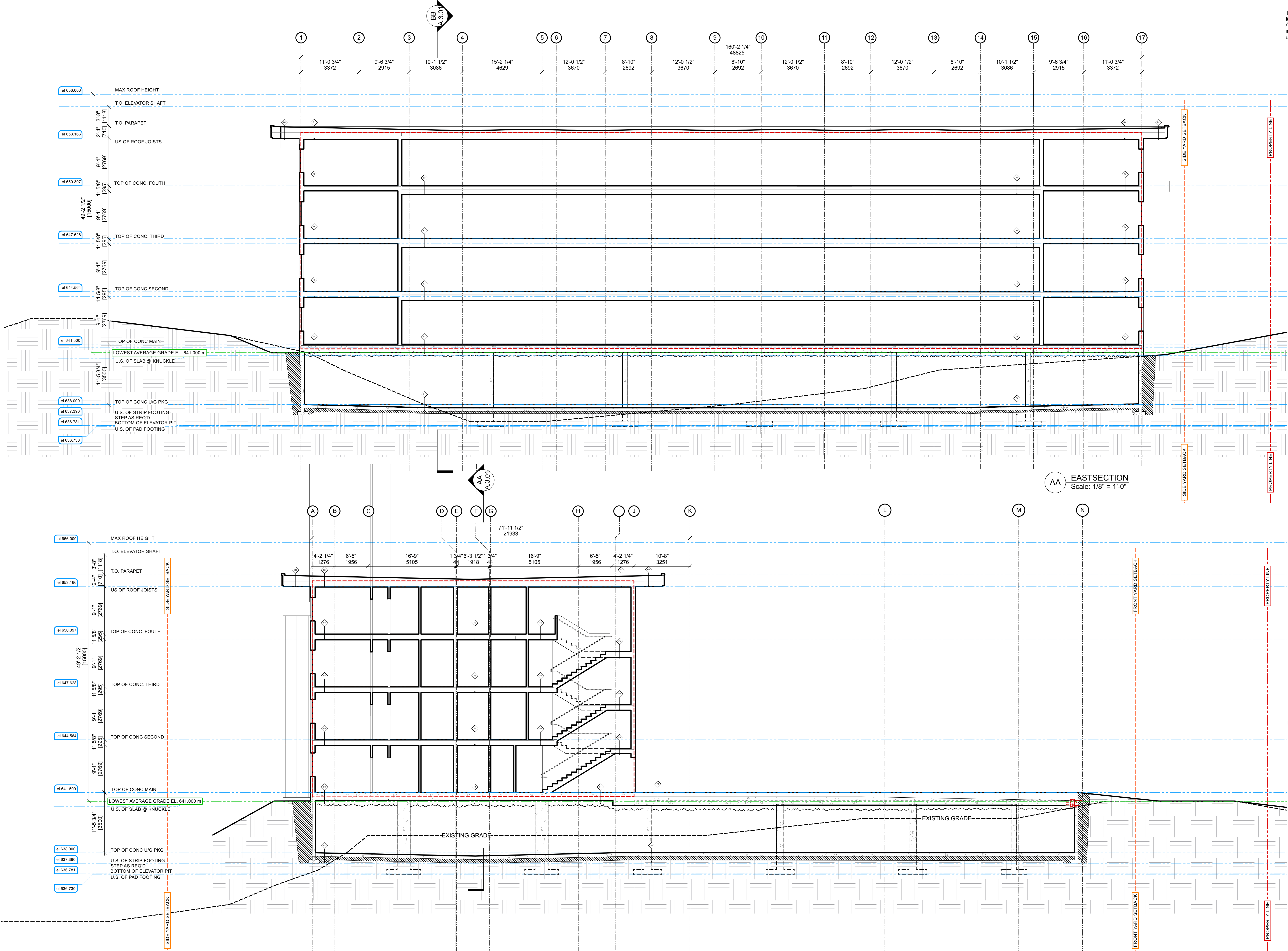
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**BB** SOUTH SECTION  
Scale: 1/8" = 1'-0"

**AA** EAST SECTION  
Scale: 1/8" = 1'-0"



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Project

BUILDING SECTIONS II

WHISTLER DEVELOPMENT CORPORATION

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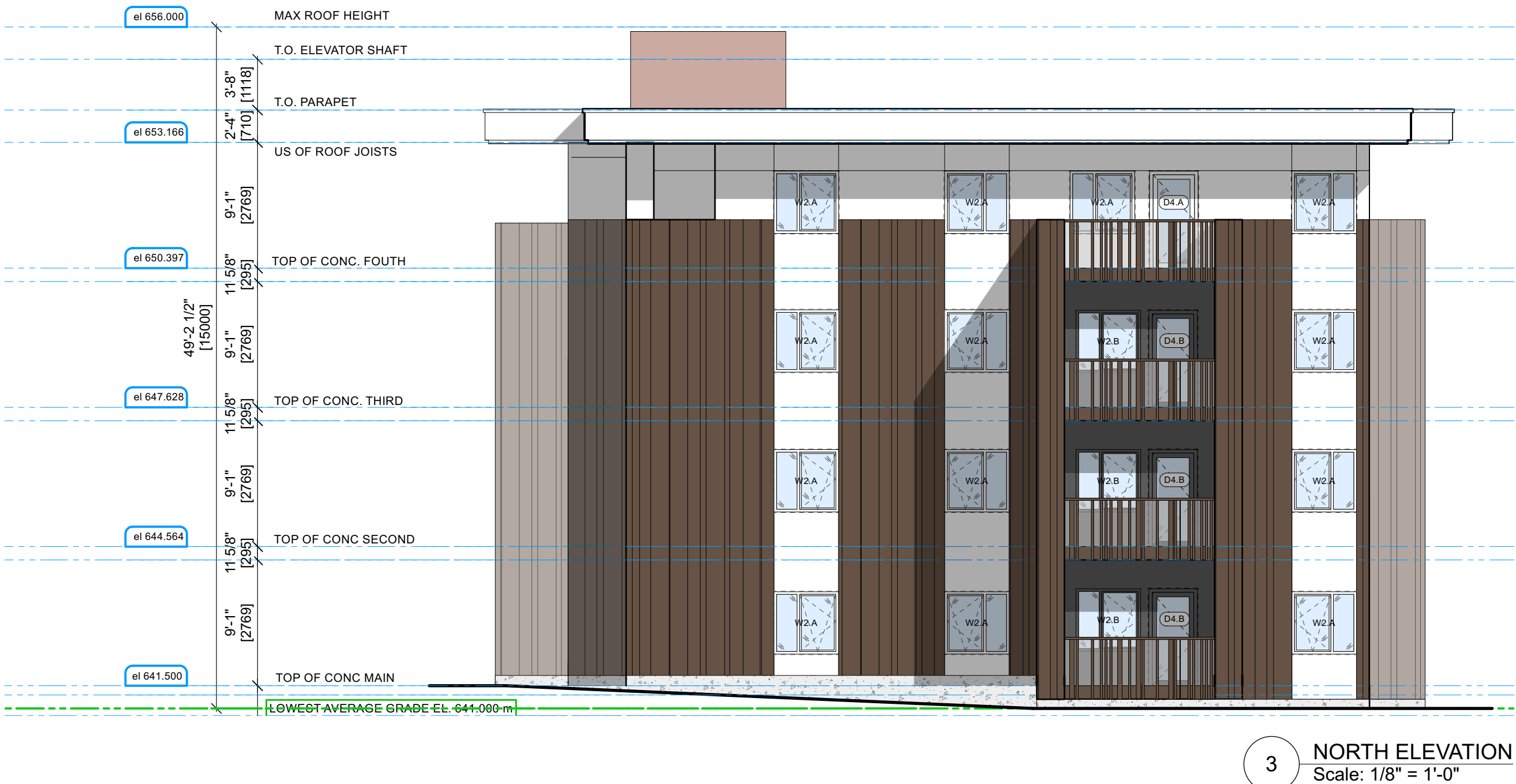
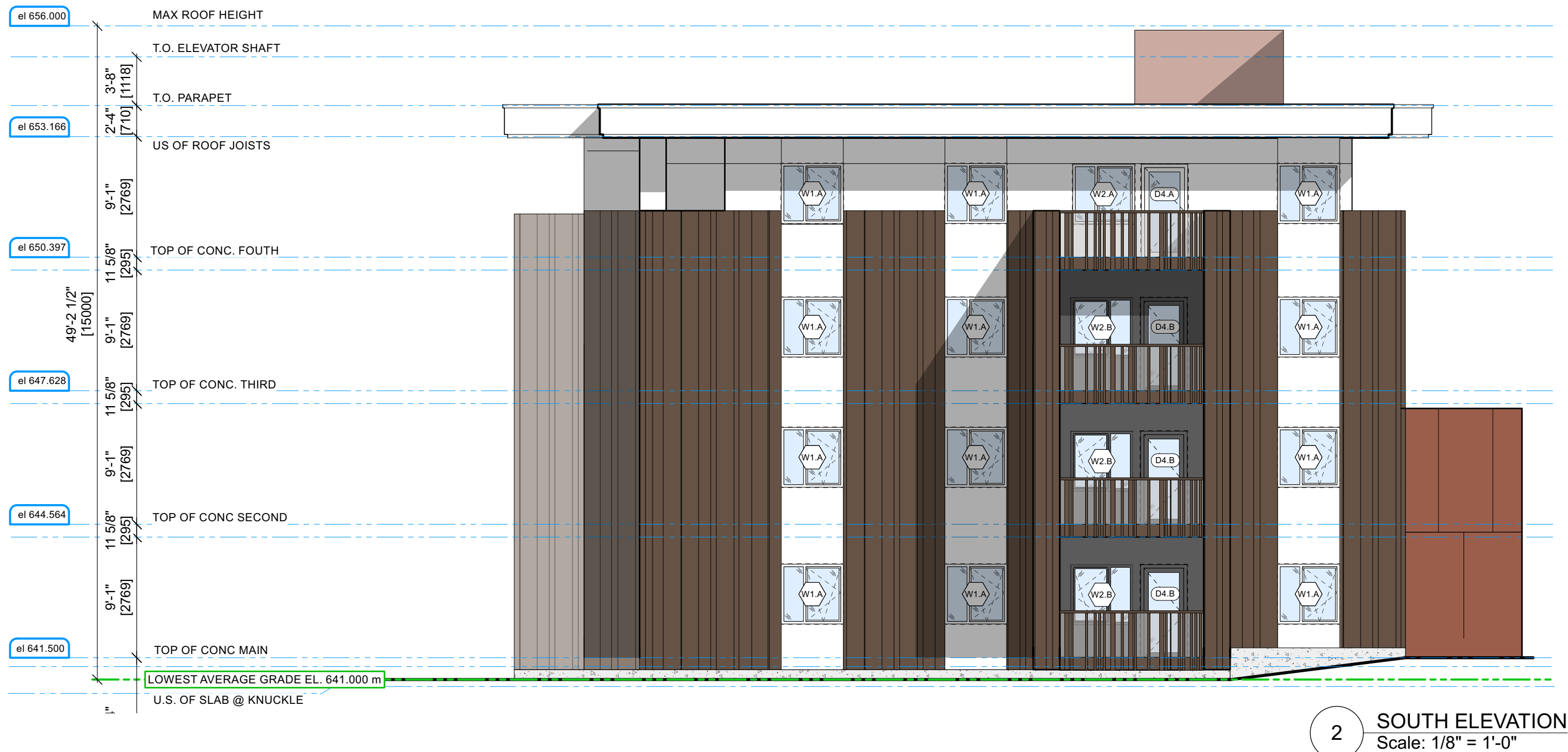
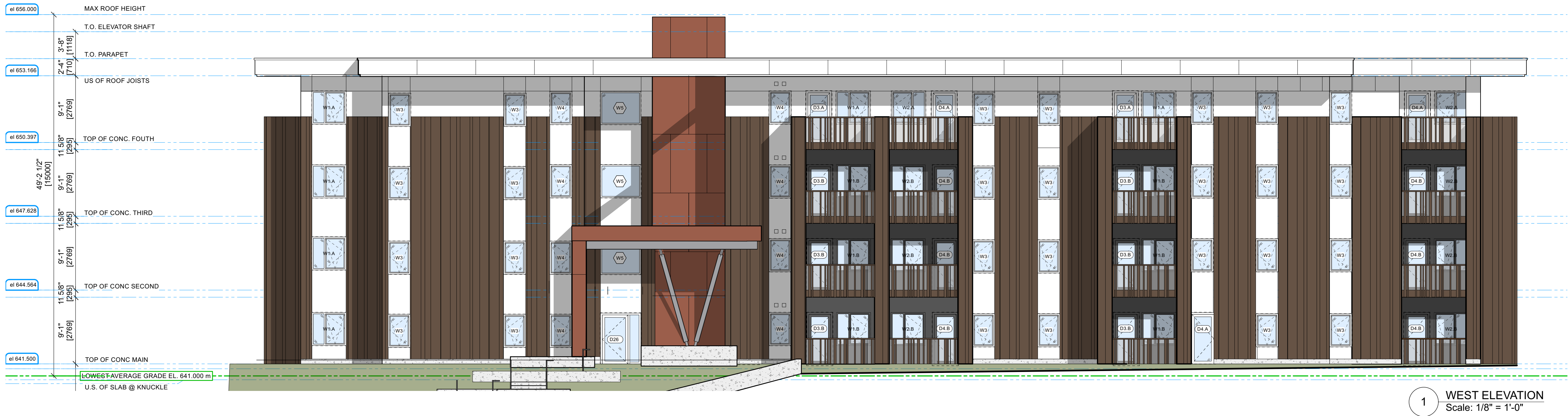
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1 EASTSECTION  
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**BUILDING ELEVATIONS**

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1000 MURDOCH

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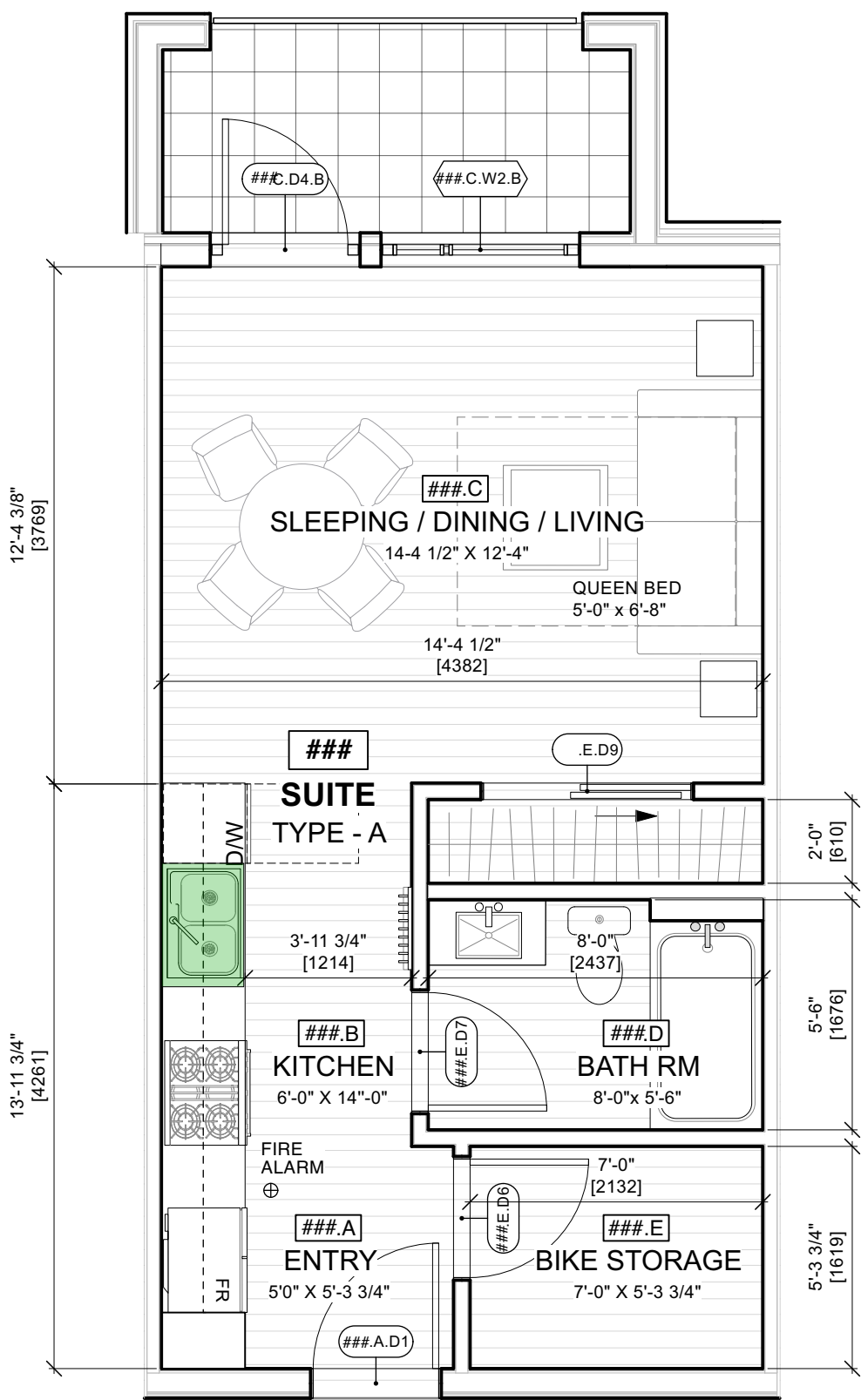
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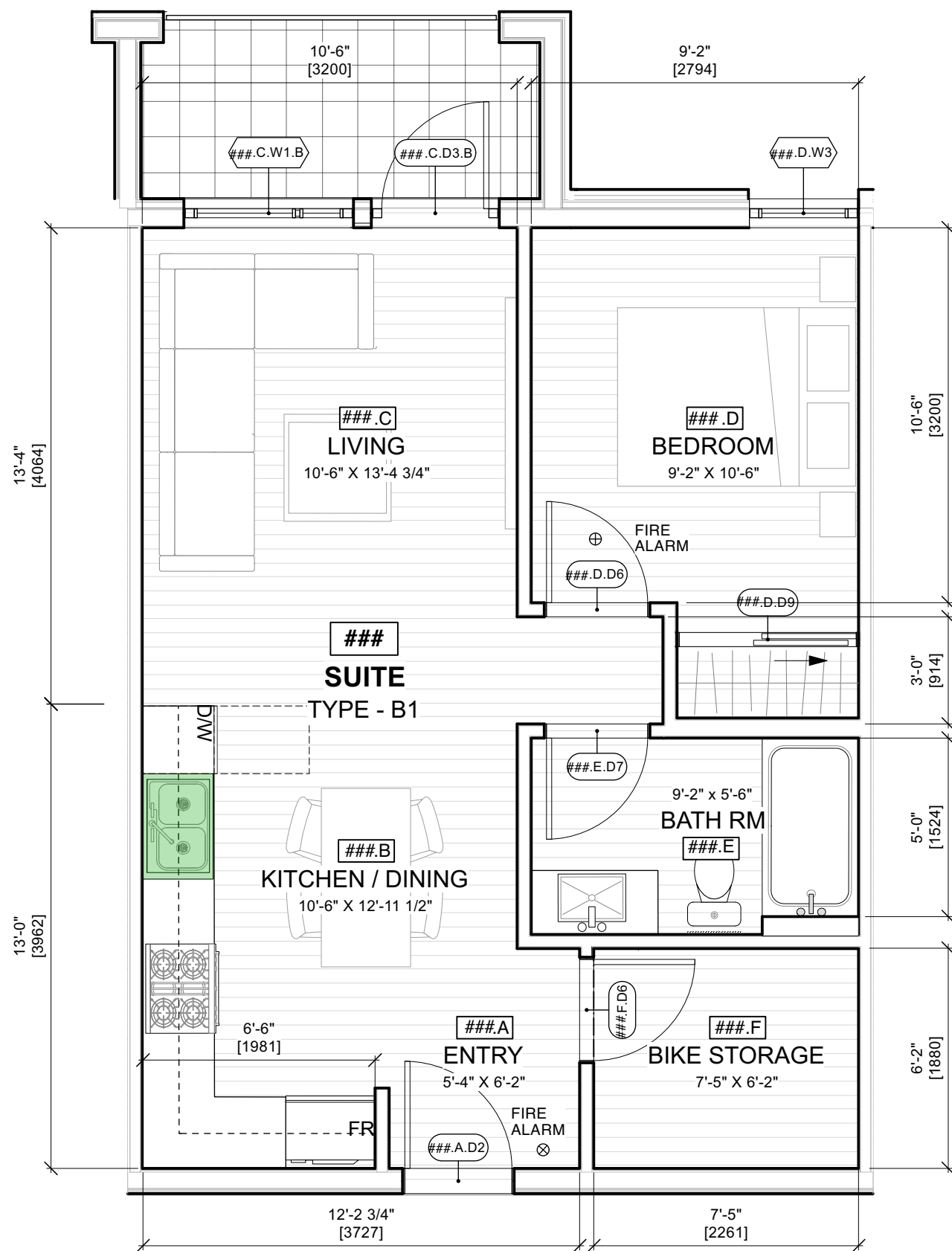
GENERAL NOTES:

1.  PROPOSED PLACEMENT  
OF REQUIRED 0.3 m3  
WASTE STORAGE

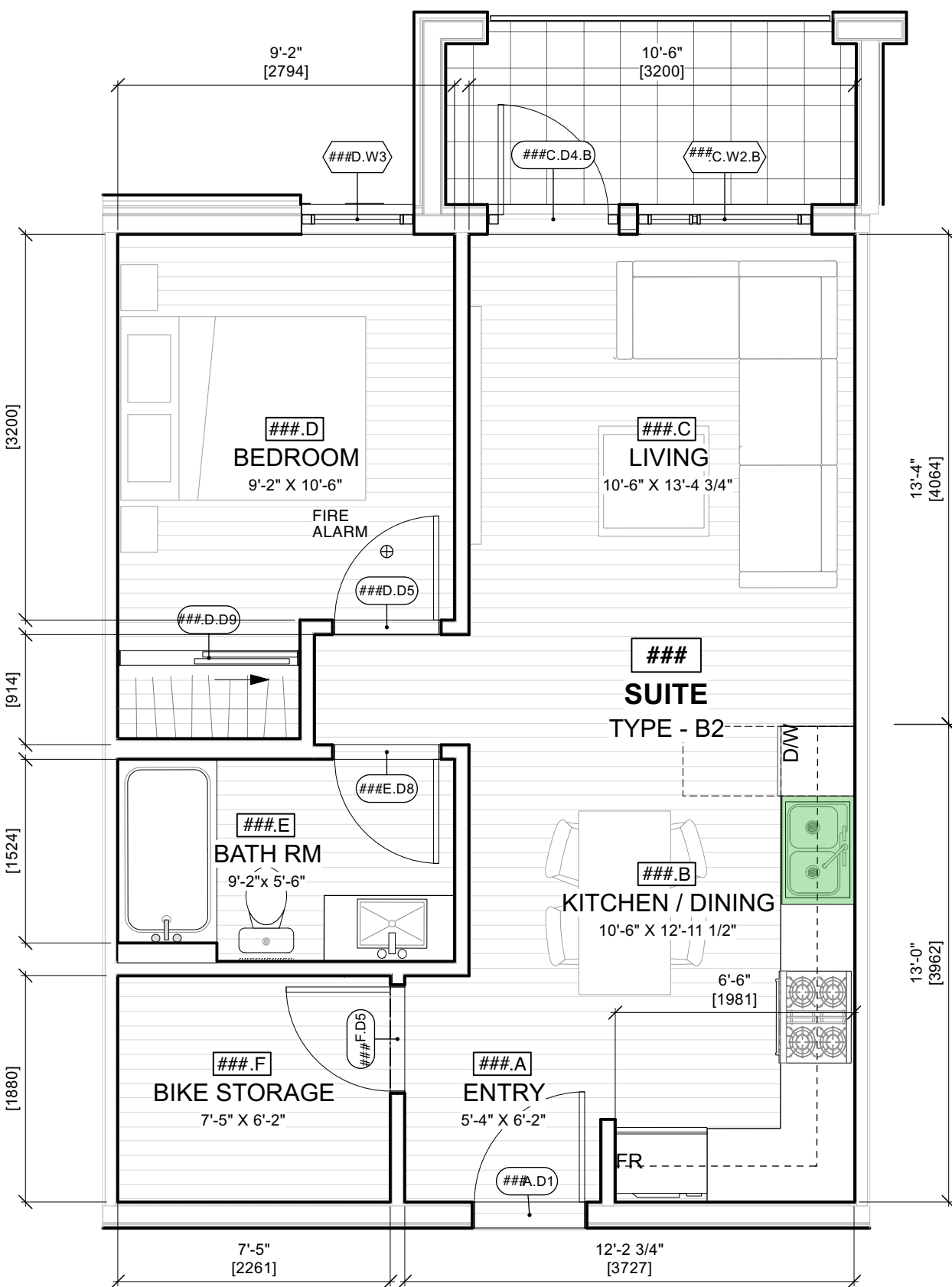
Issued For:		Date:
ADP		JUNE 15, 2022
CONSULTANT CORD.		OCT 21, 2022
REZONING APPLICATION		DEC 16, 2022
DP APPLICATION		DEC 16, 2022
BP APPLICATION		DEC 20, 2022
IFT (TENDER)		JAN 30, 2023
ADP		MAR. 08, 2023
ISSUED FOR COUNCIL REV.		MAR. 10, 2023
No:	Revision:	Date:



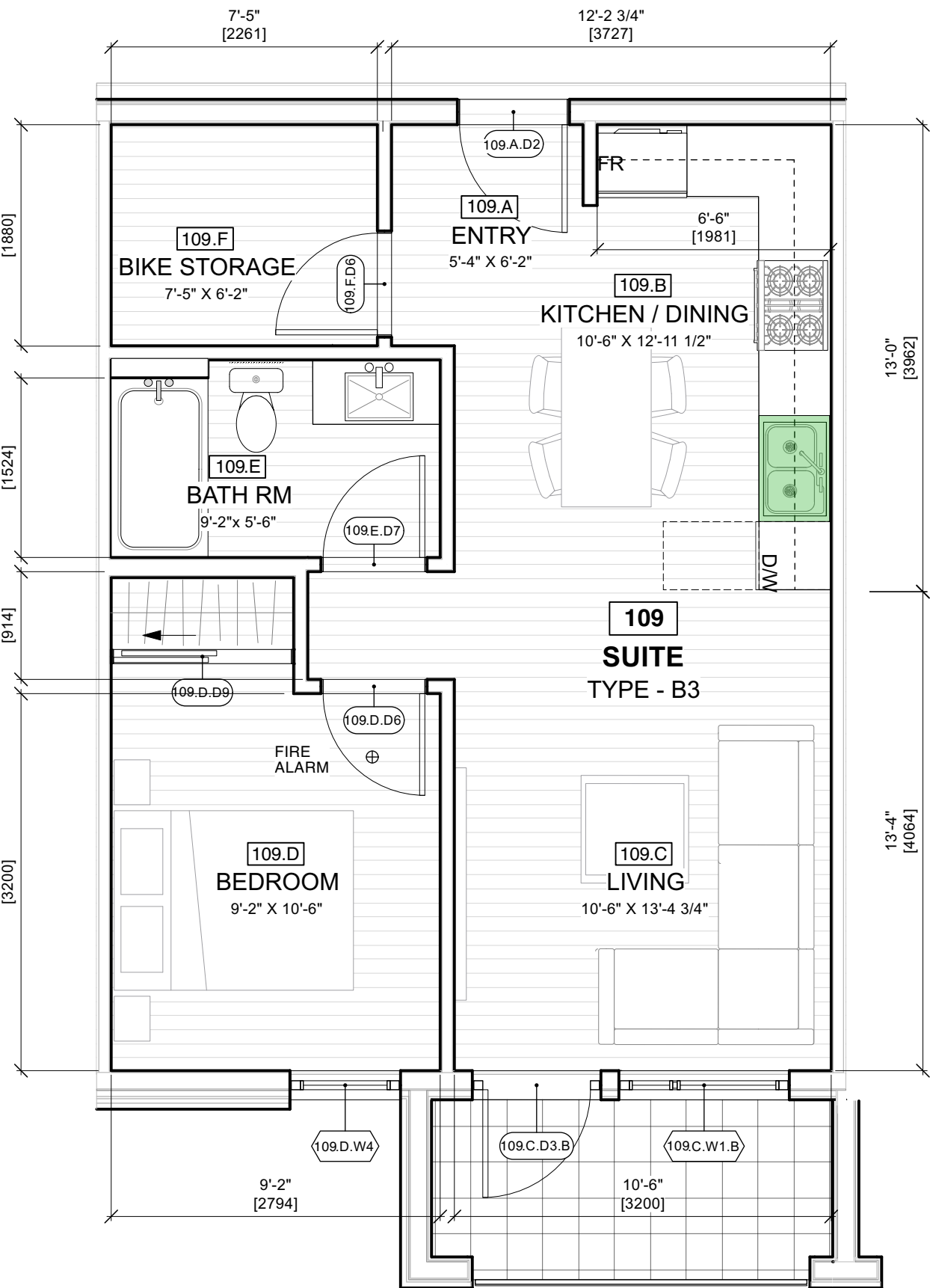
**Unit A**  
Studio + 1 Bath  
AVG. GFA = 34.29 sq. m.



**Unit B1**  
1 Bed + 1 Bath  
AVG. GFA = 48.04 sq. m.



**Unit B2**  
1 Bed + 1 Bath  
AVG. GFA = 48.04 sq. m.



**Unit B3**  
1 Bed + 1 Bath  
AVG. GFA = 48.04 sq. m.

UNIT PLANS I

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1450 MOUNT FEE ROAD

MURDOCH+COMPANY  
Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992  
e-mail murdoch@telus.net

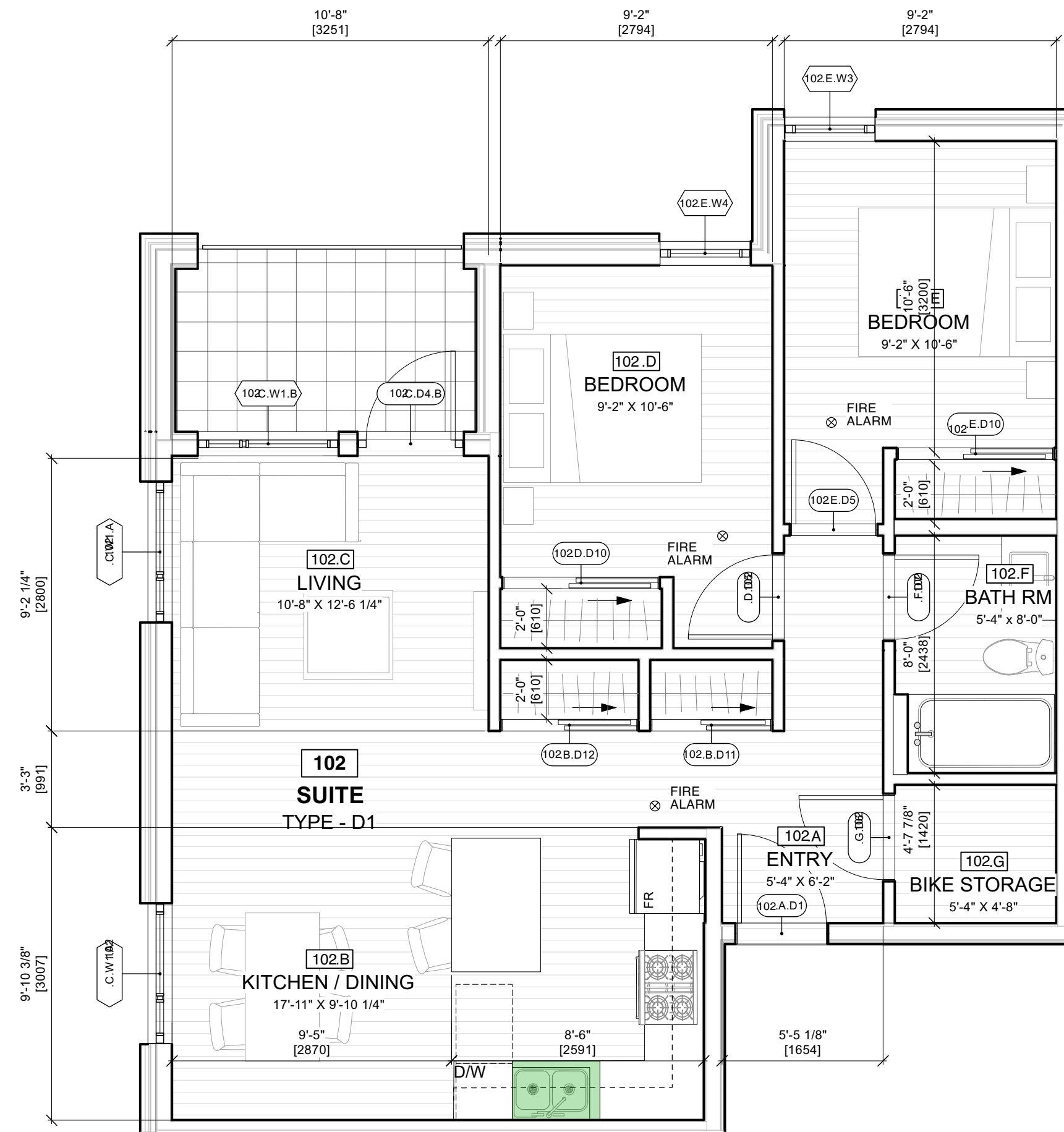
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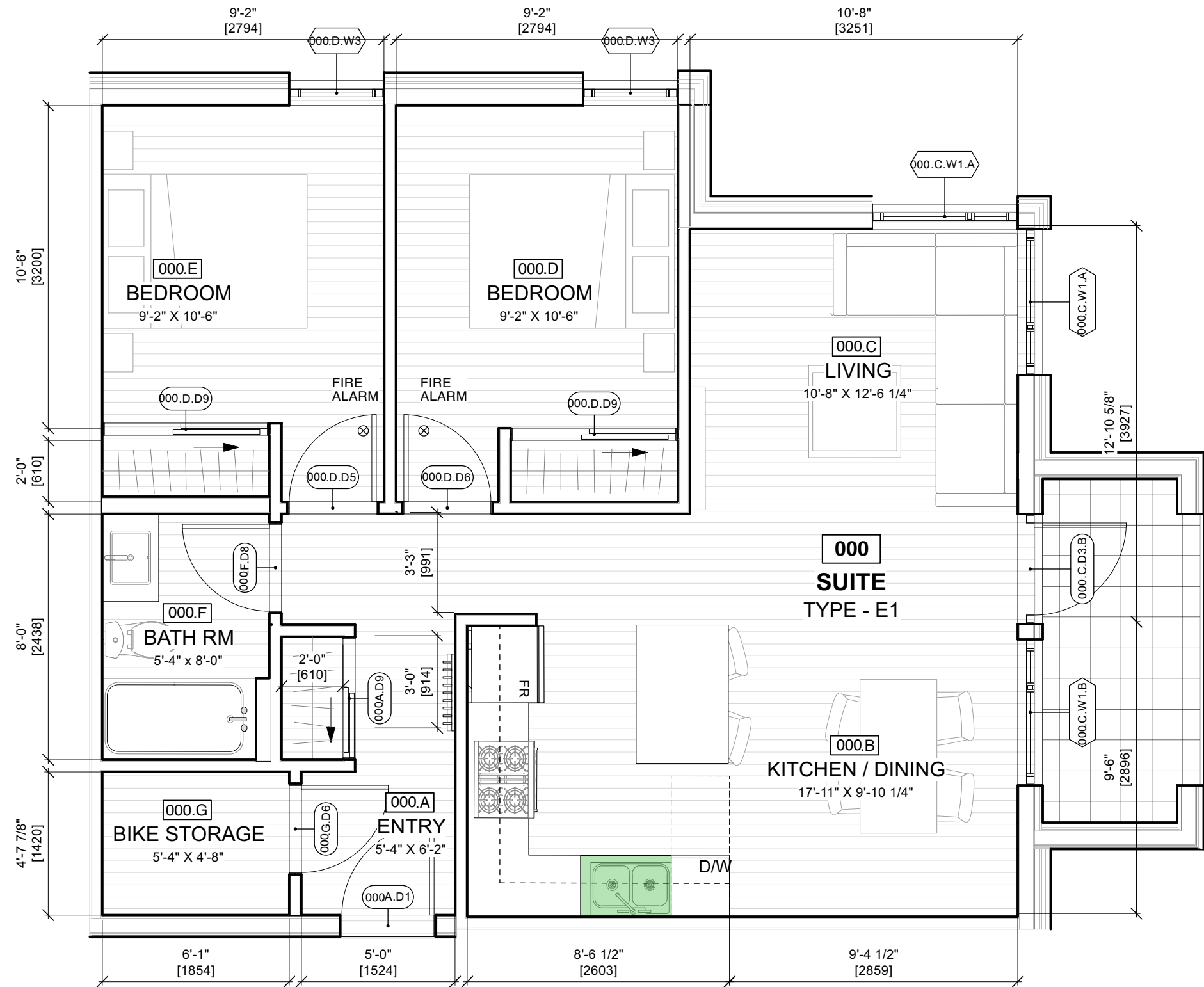
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22.01	<b>A-8.01</b>

Issued For:	Date:
ADP	JUNE 15, 2022
CONSULTANT CORD.	OCT 21, 2022
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DP APPLICATION	DEC 16, 2022
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IFT (TENDER)	JAN 30, 2023
ADP	MAR. 08, 2023
ISSUED FOR COUNCIL REV.	MAR. 10, 2023

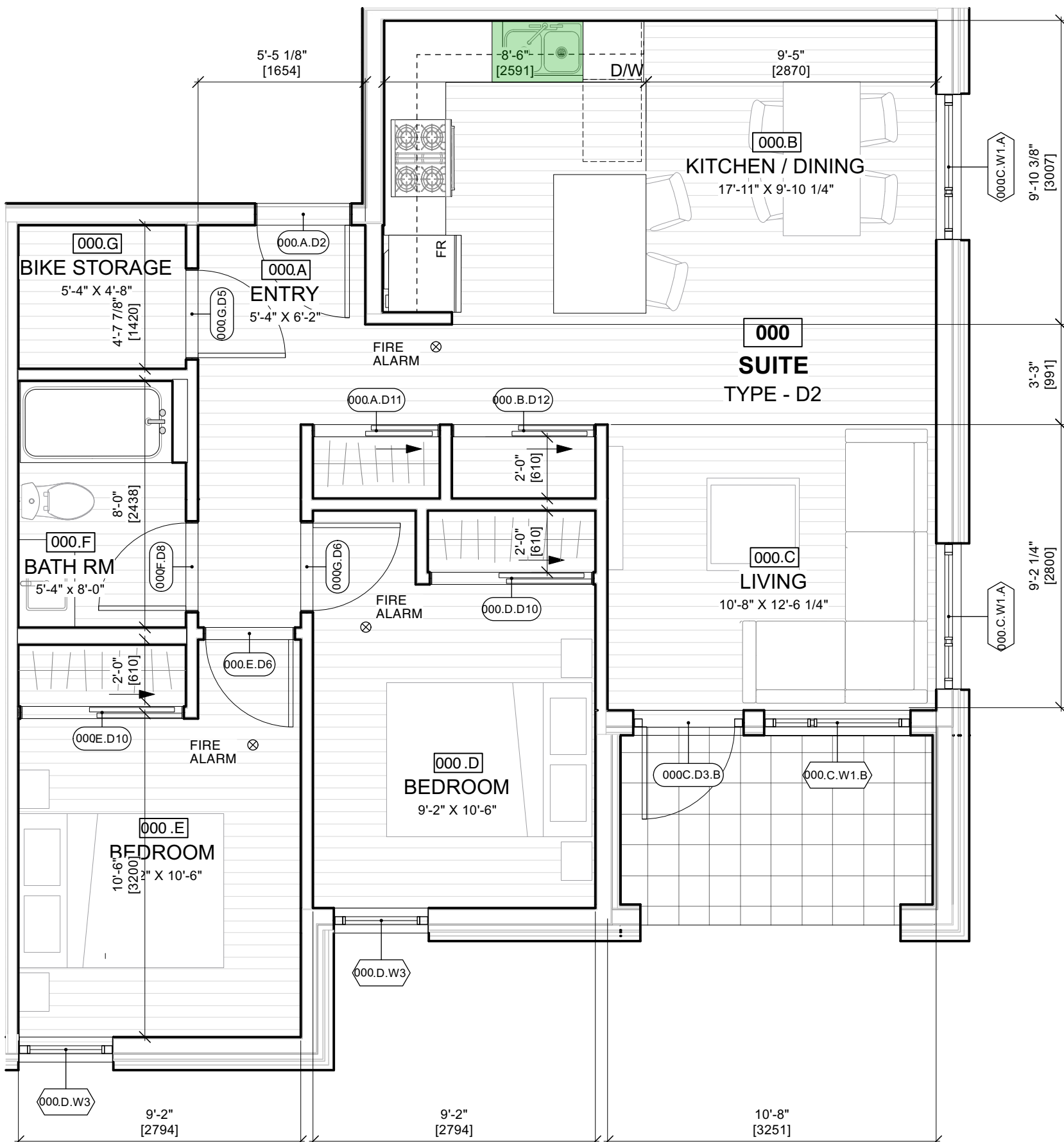
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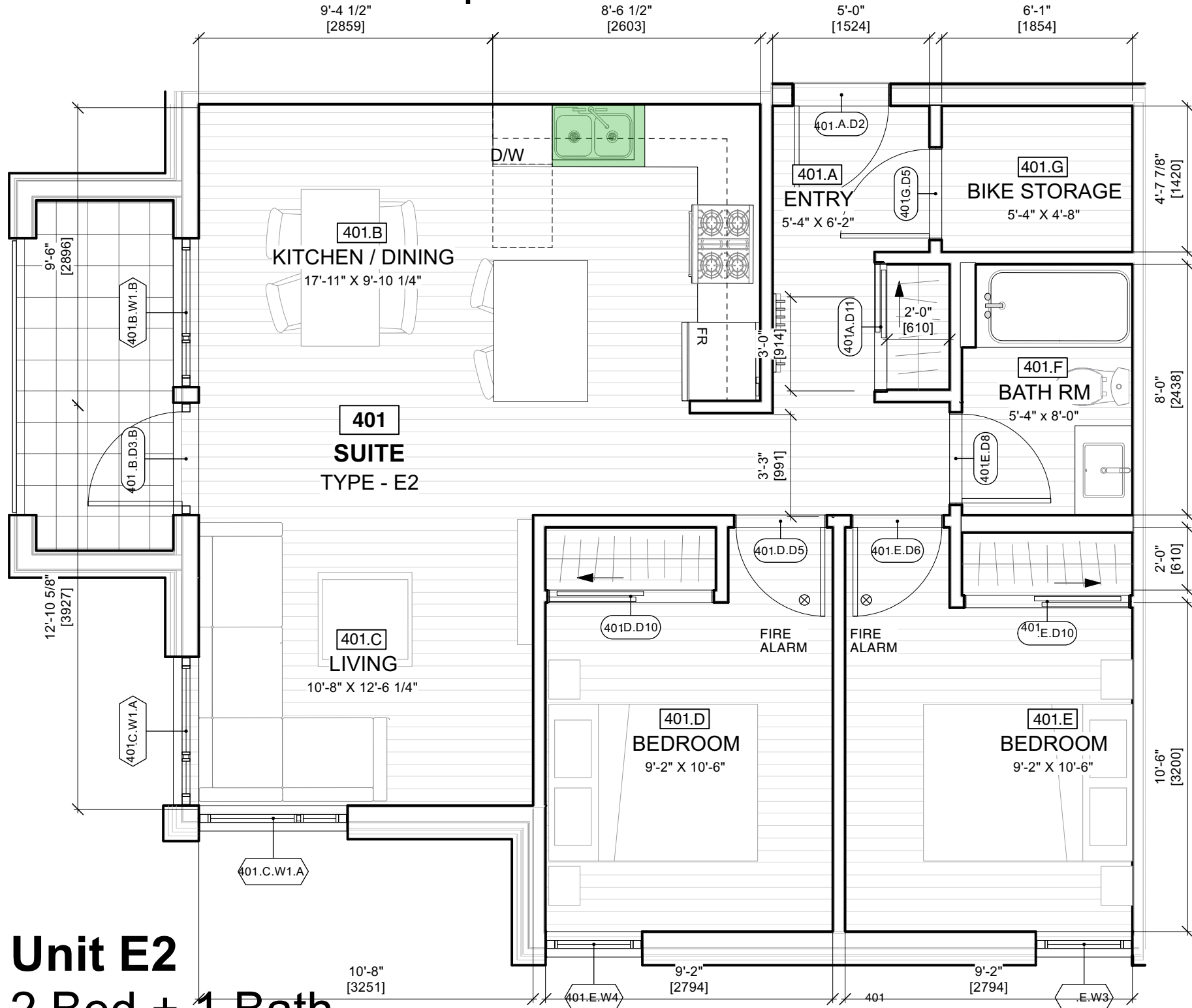
**Unit D1**  
2 Bed + 1 Bath  
AVG. GFA = 72.23 sq. m.



**Unit E1**  
2 Bed + 1 Bath  
AVG. GFA = 70.62 sq. m.




**Unit D2**  
2 Bed + 1 Bath  
AVG. GFA = 72.23 sq. m.



**Unit E2**  
2 Bed + 1 Bath  
AVG. GFA = 70.62 sq. m.

**GENERAL NOTES:**

1.  PROPOSED PLACEMENT  
OF REQUIRED 0.3 m3  
WASTE STORAGE

**GFA - UNIT PLANS II**

Title

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
1450 MOUNT FEE ROAD

**MURDOCH + COMPANY**  
Architecture + Planning Ltd.  
106-4319 Main Street  
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e-mail murdoch@telus.net

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ADP	JUNE 15, 2022	
CONSULTANT CORD.	OCT 21, 2022	
REZONING APPLICATION	DEC 16, 2022	
DP APPLICATION	DEC 16, 2022	
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IFT (TENDER)	JAN 30, 2023	
ADP	MAR. 08, 2023	
ISSUED FOR COUNCIL REV.	MAR. 10, 2023	
No:	Revision:	Date:

Title

MATERIAL BOARD

Project

WHISTLER DEVELOPMENT CORPORATION

1450 MOUNT FEE ROAD

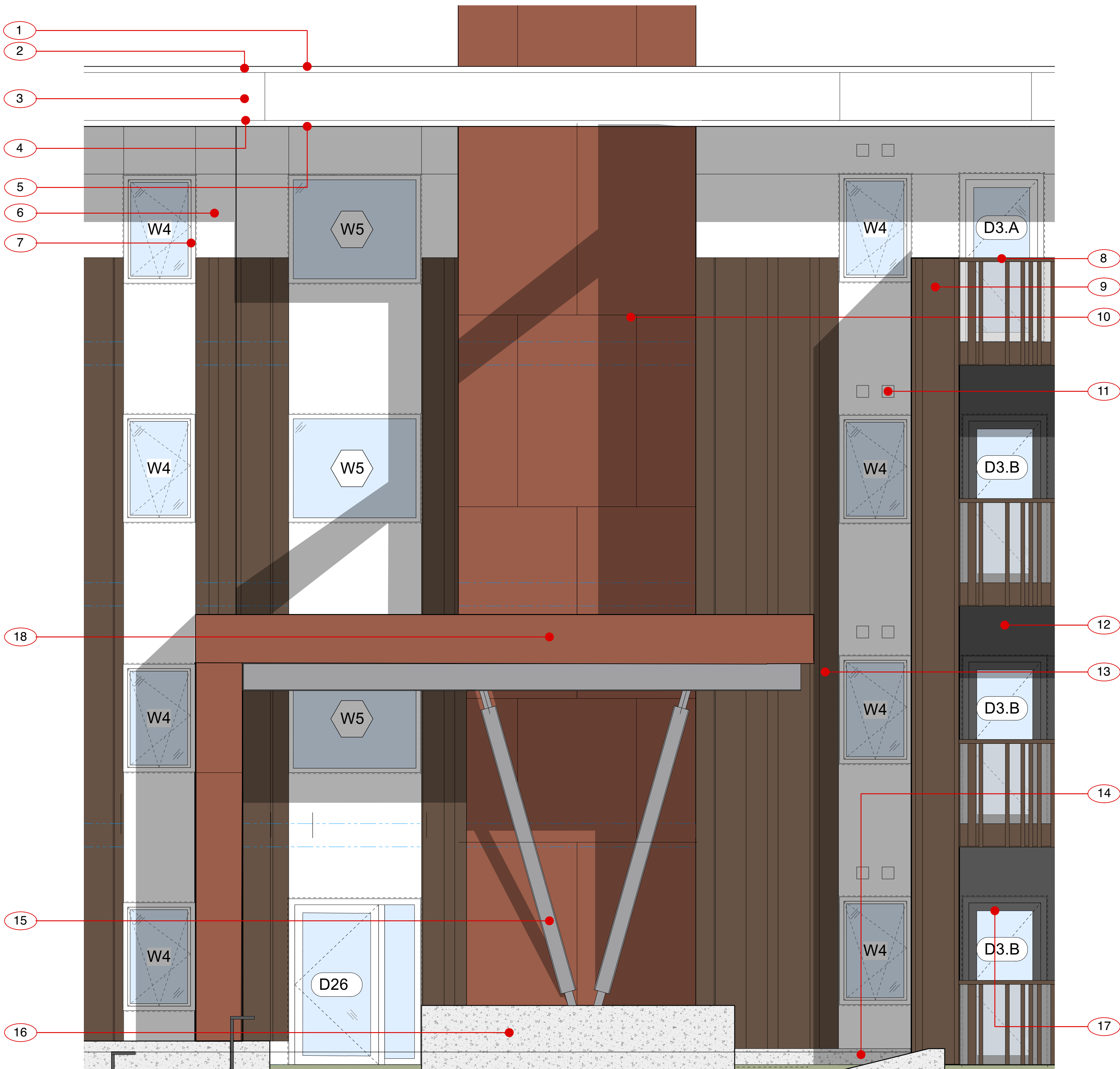
MURDOCH + COMPANY  
Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992  
e-mail murdoch@telus.net

Sealed By:



Drawn By:	Scale:
	AS SHOWN
Project No:	Sheet No:
22.01	A-9.00

MATERIAL BOARD



EXTERIOR FINISHES SCHEDULE

- |   |  |    |   |
|---|--|----|---|
| 1 | • 2 Ply torch -on SBS membrane - Grey  | 9  | • Framed Ponywall Guard / Finwall<br>• c/w Random Standing Seam Cladding, (Pro-lok),<br>Colour: Metro Brown & Matching Flashing |
| 2 | • Prefinished Metal Cap Flashing - Polar White                                     | 10 | • Finex Panel / Pre Finished Metal Cladding,<br>Colour Terra Cotta  |
| 3 | • Finex Cement Panel Fascia - White  | 11 | • Air intake and exhaust to match cladding. Typical   |
| 4 | • Prefinished Metal Base Flashing - Polar White                                    | 12 | • Hardie Panel - Charcoal<br>• c/w Cascadia Iron Ore Trim & Flashing  |
| 5 | • Hardie Soffit - Arctic White<br>• c/w Cascadia Polar White Trim & Venting Strips | 13 | • Random Standing Seam Cladding, (Pro-lok),<br>Colour: Metro Brown & Matching Flashing  |
| 6 | • Hardie Panel - Arctic White<br>• c/w Cascadia Polar White Trim & Flashing        | 14 | • Finex Cement Panel Base - Colour Cement   |
| 7 | • uPVC windows and doors - White<br>• c/w Polar White Flashing                     | 15 | • Double Steel C-Section, w/ HSS connections. Painted<br>Slate Pebble Grey.   |
| 8 | • Frosted Glass Guardrails<br>• c/w Random Brown Pickets, Colour Spec Metro Brown  |    |   |

1 WEST ELEVATION - MATERIAL BOARD  
Scale: 3/8" = 1'-0"

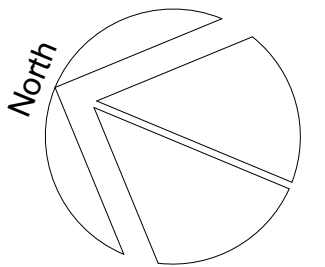
- |    |   |
|----|---|
| 16 | • Cast in Place Concrete Base   |
| 17 | • uPVC windows and doors - Matte Black<br>• c/w Cascadia Iron Ore Trim & Flashing |
| 18 | • Westform Metal Fascia Panel - Colour Terra Cotta                                |

2 MATERIAL SAMPLES  
NTS



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<b>ISSUED FOR ADP</b>	<b>MAR. 08, 2023</b>

No:      Revision:      Date:



# WHISTLER DEVELOPMENT CORPORATION

LOT 2 - 1400 & 1450 MOUNT FEE ROAD

Title

# SITE PLAN

Project

MURDOCH  COMPANY

Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992  
e-mail [murdoch@telus.net](mailto:murdoch@telus.net)

Sealed By:



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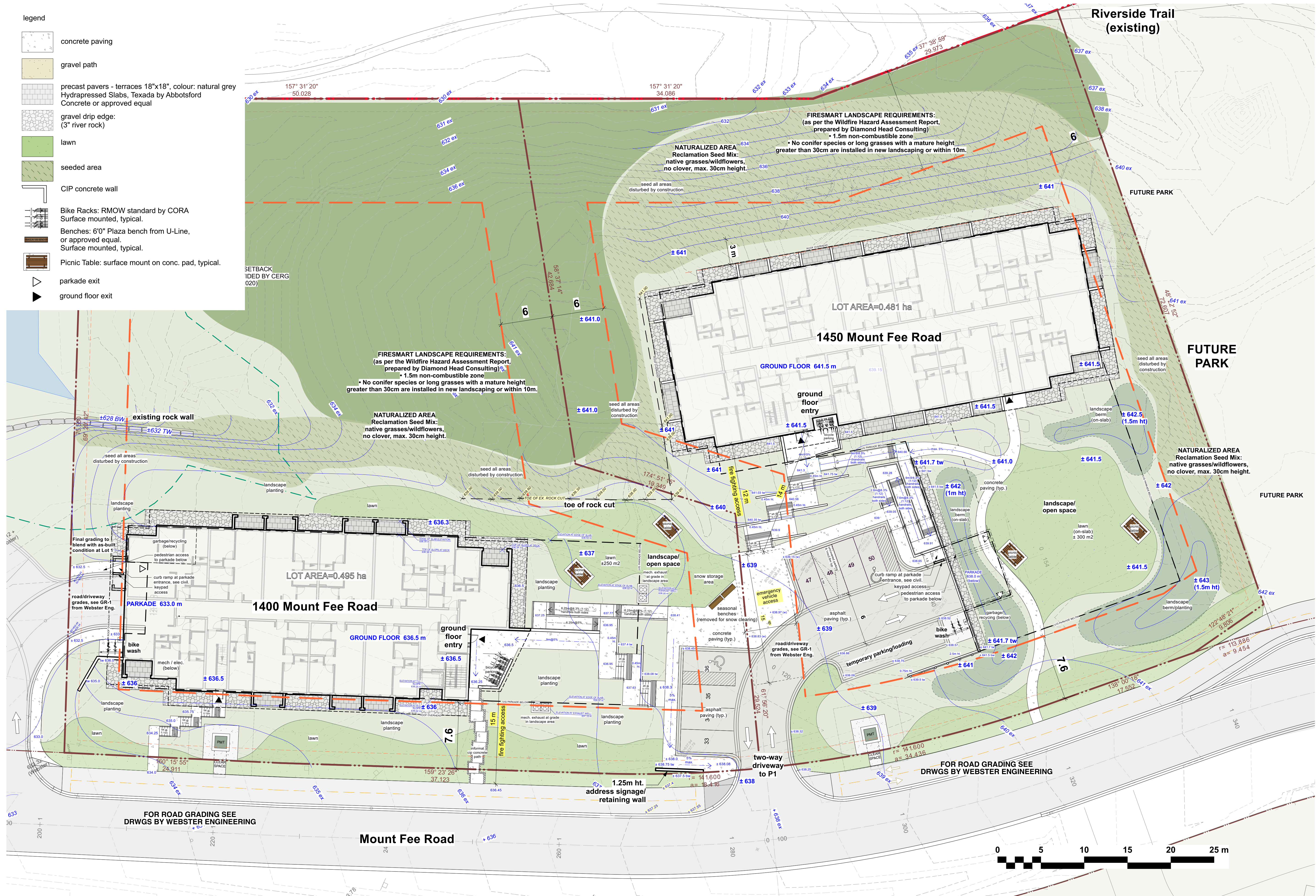
Project No:	Sheet No:
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22.01

## L-1.1

# SITE PLAN

1.1





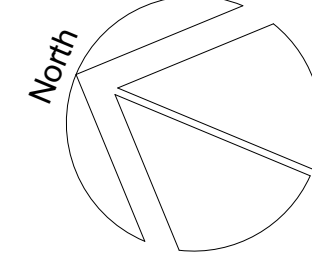
- legend
- concrete paving
  - gravel path
  - precast pavers - terraces 18"x18", colour: natural gr Hydrapressed Slabs, Texada by Abbotsford Concrete or approved equal
  - gravel drip edge: (3" river rock)
  - lawn
  - seeded area
  - CIP concrete wall
  - Bike Racks: RMOw standard by CORA Surface mounted, typical.
  - Benches: 6'0" Plaza bench from U-Line, or approved equal. Surface mounted, typical.
  - Picnic Table: surface mount on conc. pad, typical.
  - parkade exit
  - ground floor exit



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CONSULTANT CORD.	OCT 21, 2022
BP APPLICATION	DEC 5, 2022
DP APPLICATION	DEC 7, 2022
<b>ISSUED FOR ADP</b>	<b>MAR. 08, 2023</b>

No:	Revision:	Date:



Title  
**SITE GRADING PLAN - 1450 Mt. Fee Road**

Project  
**WHISTLER DEVELOPMENT CORPORATION**  
LOT 2 - 1400 & 1450 MOUNT FEE ROAD

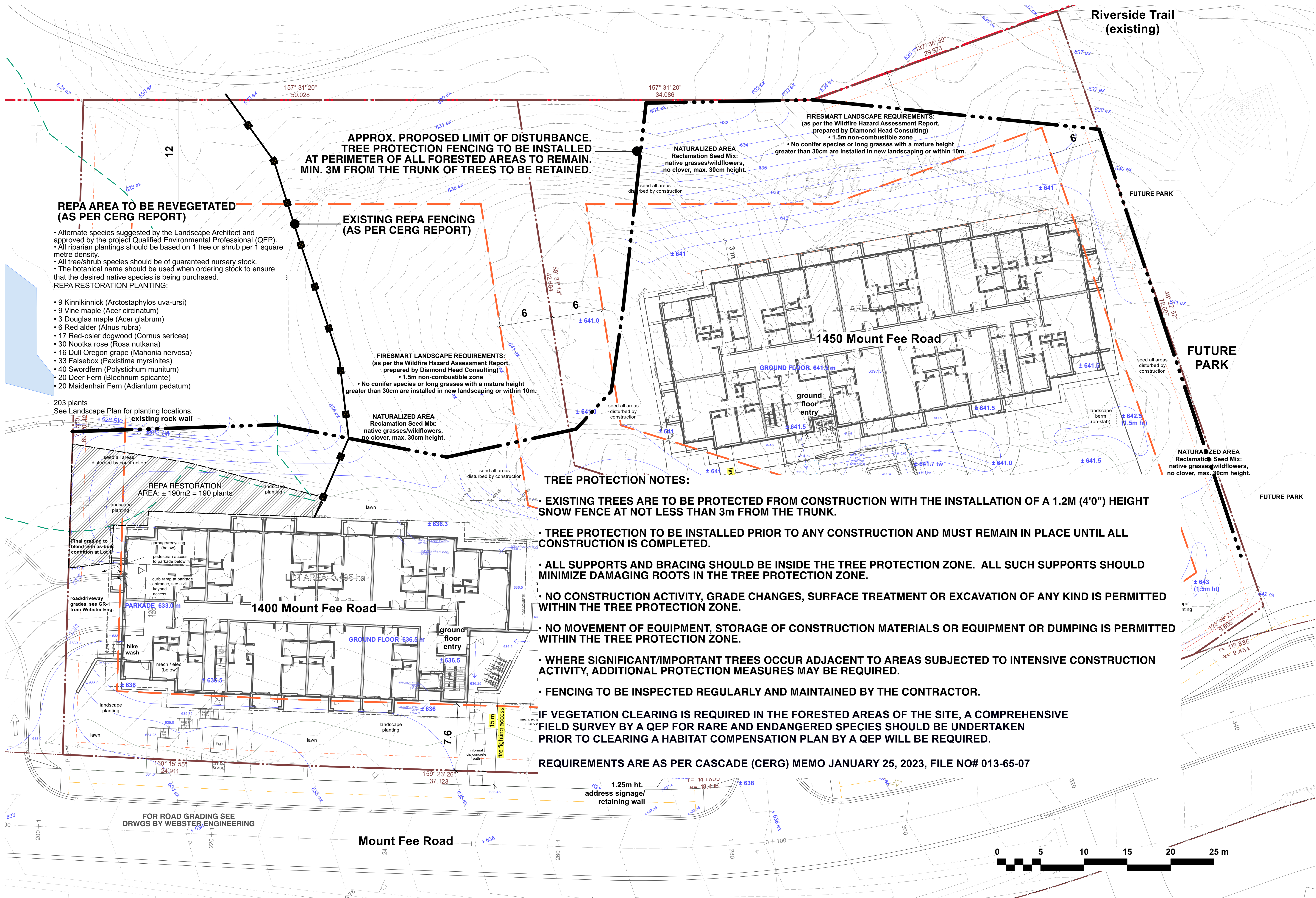
**MURDOCH+COMPANY**  
Architecture + Planning Ltd.  
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Whistler, B.C. V0N 1B4  
Ph. 905-6992  
e-mail murdoch@telus.net



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Project No:	Sheet No:
22.01	<b>L-1.1 B</b>

SITE GRADING PLAN - 1450 Mt. Fee Road

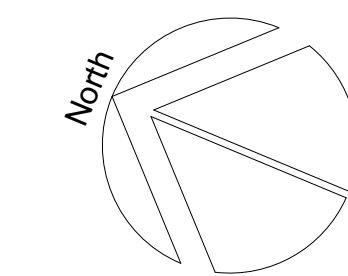




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BP APPLICATION	DEC 5, 2022
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ISSUED FOR ADP	MAR. 03, 2023

No:	Revision:	Date:



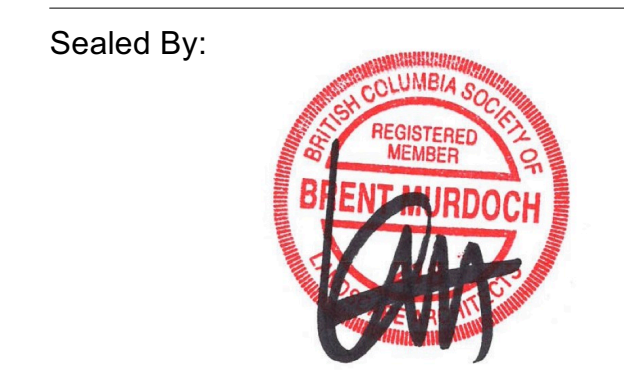
**TREE PRESERVATION**

**WHISTLER DEVELOPMENT CORPORATION**

**LOT 2 - 1400 & 1450 MOUNT FEE ROAD**

**MURDOCH + COMPANY**

Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
Ph. 905-6992  
e-mail murdoch@telus.net

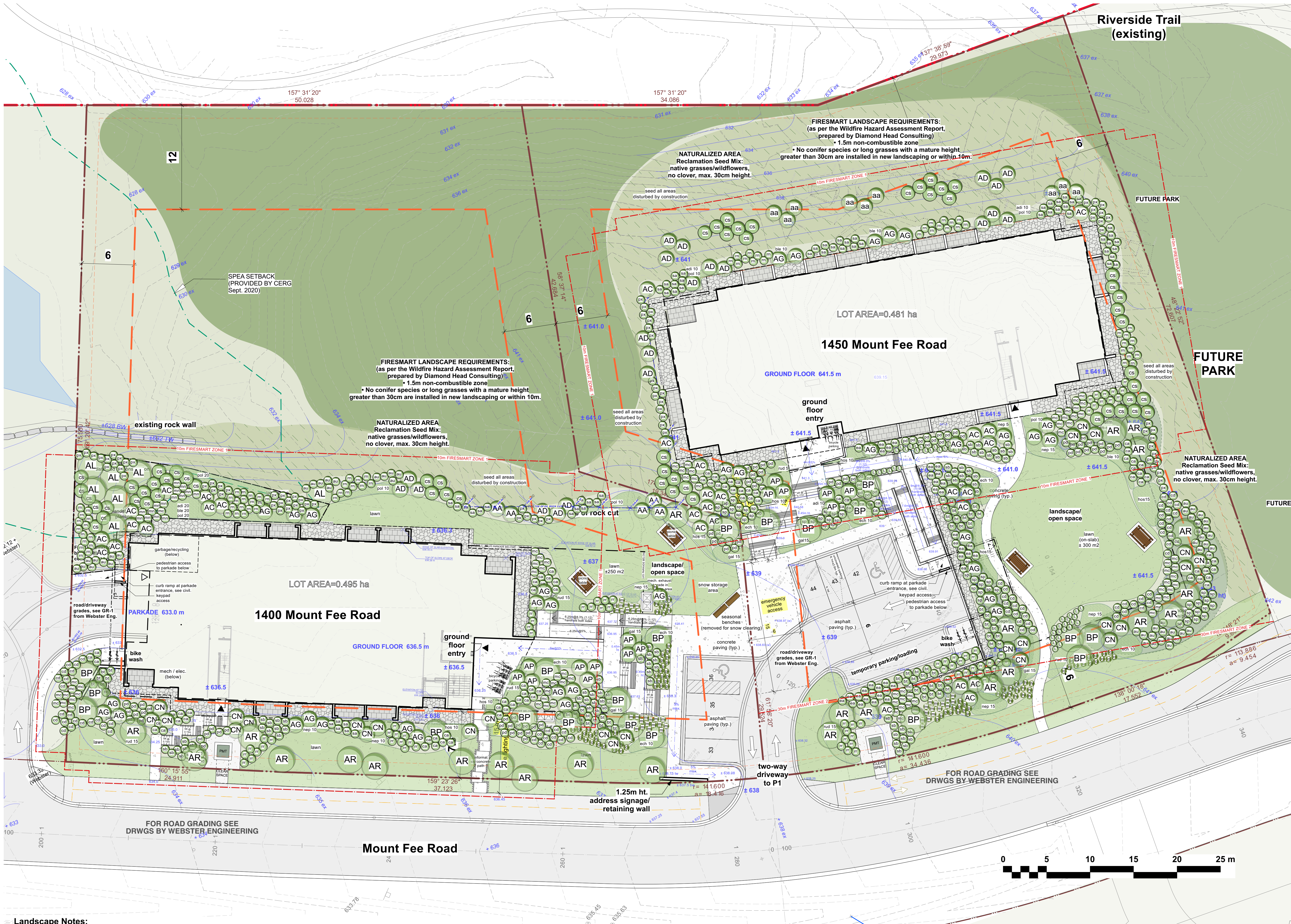


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Project No:	Sheet No:
22.01	<b>L-1.3</b>

TREE PRESERVATION

L-1.3





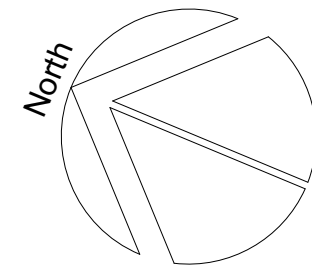
**Landscape Notes:**

1. All landscape plant material and landscape installation to the Canadian Landscape Standards. See itemized Plant List.
2. All landscape construction to conform to the current edition of the Canadian Landscape Standards.
3. IRRIGATION: ALL planting beds and lawn to be irrigated by an Accredited Professional (IABC). Irrigation system to be installed to the current edition of IABC available at: <http://www.irrigationbc.com>.
4. Plant quantities in the plant list are for convenience only.

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BP APPLICATION	DEC 5, 2022
DP APPLICATION	DEC 7, 2022
ISSUED FOR ADP	MAR. 03, 2023

No: Revision: Date:



Title  
**LANDSCAPE PLAN**

Project

**WHISTLER DEVELOPMENT CORPORATION**

LOT 2 - 1400 & 1450 MOUNT FEE ROAD

MURDOCH + COMPANY

Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B4  
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e-mail [murdoch@telus.net](mailto:murdoch@telus.net)

Sealed By:



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BM/JL	1:200 METRIC
Project No:	Sheet No:
22.01	<b>L-2.1</b>

LANDSCAPE PLAN

L-2.1



**Landscape Notes:**

1. All landscape plant material and landscape installation to the Canadian Landscape Standards. See itemized Plant List.
2. All landscape construction to conform to the current edition of the Canadian Landscape Standards.
3. IRRIGATION: ALL planting beds and lawn to be Irrigated by an Accredited Professional (IIABC). Irrigation system to be installed to the current edition of IIABC available at: <http://www.irrigationbc.com>.
4. Plant quantities in the plant list are for convenience only.





# WHISTLER

## MINUTES

### REGULAR MEETING OF ADVISORY DESIGN PANEL COMMITTEE WEDNESDAY, JUNE 15, 2022, STARTING AT 1:30 P.M.

Held at MYAC In Person

PRESENT	Mtgs. YTD (3)
D. Jackson, Council Representative	3
T. Kloepfer, Architect AIBC, Chair	2
H. Owens, Architect AIBC	3
P. DuPont, MBCSLA	3
J. Oprsal, MBCSLA	3
B. Martin, UDI	2
M. Donaldson, Member at Large	3
M. Laidlaw, Manager of Development Planning, RMOW	3
J. Wynott, Recording Secretary, RMOW	3
J. Gresley-Jones, General Manager, Resort Experience, RMOW	1
M. Kirkegaard, Director of Planning, RMOW	1
J. Chapman, Manager of Projects Planning, RMOW	1
T. Napier, Planner, RMOW	1
R. Licko, Planner, RMOW	1

REGRETS	
D. Venter, Architect AIBC	1
K. Lammie, Member at Large	0

GUESTS	
Doug Ramsay, RWA	
Cindy Brenneis, RWA	
Scott Romses, RWA	
Kim Perry, Perry and Associates	
Robert Toth, Beedie Living	
Brent Murdoch, Murdoch + Company	
Jane Song, AKA Architecture	
Anni Terrett, ATA Architectural Design Ltd	
Andrew Mitchell, Strata Manager - WRM	
Nicholas Waissbluth, Waissbluth Architecture Office Inc	

File No. RZ001165  
1400 & 1600 Mount  
Fee Road  
1st Review

A presentation of preliminary design concepts for developments on Lots 2 and 3 on the Cheakamus Crossing Phase 2 lands for review and preliminary comment.

### **Cheakamus Crossing Phase 2 Lot 2**

B. Murdoch presented the site plan and designs for Lot 2 which includes two 3-storey apartment style buildings. He discussed the arrangement of the site, design considerations and floor plan layouts. Overall the buildings step down in scale from the core to the perimeter townhomes.

The Committee had the following comments;

#### **Site Planning and Circulation**

1. Residents can access the building through the underground parking, which is great in the winter.
2. Concern was raised regarding the number of stairs to access the front door of Building D.
3. Consider covering the outdoor ramp to reduce snow clearing requirements.
4. Incorporate renaturalization of the site

#### **Building Massing, Form and Character**

1. The Panel supported the design direction and appreciated the site visit to add further clarity to the project.
2. Setbacks allow for privacy from adjacent buildings.
3. Entry to building D parkade could use more attention and enhanced attractiveness.
4. The buildings do not tower over the open space.
5. Building massing works well with the grading of the site.
6. The Panel supported the overall scheme of Cheakamus Crossing Phase 2 progressing from higher density to lower density along Mount Fee Road.
7. The Panel felt that the scheme was consistent with the intent of zoning, previous ADP comments and Multi Family Guidelines.
8. Consider alternate unit options (ie shared kitchens) to promote affordability.

*B. Murdoch left.*

### **Cheakamus Crossing Phase 2 Lot 3**

J. Song, AKA Architecture reviewed the site plan and designs for Lot 3 which comprises of townhouse buildings with exterior access corridors.

The Committee had the following comments;

#### **Site Planning and Circulation**

1. Consider opportunity for front courtyard to be a pedestrian plaza with pavers and firetruck access only (if fire access required), and visitor parking relocated to parkade to reduce surface parking.
2. Alternatively, consider opportunity to stack parking stalls off internal access road if hammerhead is not required.
3. The Panel supports how the rock is accentuated and commented that there is opportunity to expand on this between lots 2 and 3.
4. The Panel encourages a more formal connection from the site to the park otherwise the residents will establish one.

### **Building Massing, Form and Character**

1. The building massing and density presented is generally improved over the previous design.
2. This type of building typology is supported by the Panel. It is good to have a variety of housing options available to the public.
3. Buildings in front fit into landscape, however consider diversification in height or colour to break up the massing.
4. The middle building seems tight to the other two buildings, investigate options to free up a bit by pushing and pulling so the buildings read as three separate buildings.
5. The setbacks and privacy to adjacent buildings is well done.
6. Cover will be needed for the exterior building stairs and walkways.

*J. Song left at 3:45pm*

*N. Waissbluth, A. Terrett, A. Mitchell, R.Licko entered at 3:45pm*

File No. DP1779  
#204-2067 Lake  
Placid Road  
1st Review

R. Licko introduced the application for a proposal for a canopy at #204-2067 Lake Placid Road. The proposal is to cover the existing patio with a glass and steel canopy supported by a wood post and beam structure.

N. Waissbluth presented the design and discussed the structural and aesthetic components for the project.

The Committee had the following comments;

### **Site Planning and Circulation**

1. The Panel supports a roof cover in this location, commenting that it's a good investment for year round use and to activate this edge.
2. The Panel commented that the two columns in the middle reduce circulation.
3. A snow study is required.

### **Materials, Colour and Detail**

1. The wood colour would be better suited to match the trim colour of the building.



## REZONING CRITERIA EVALUATION SUMMARY

The following provide a summary of the evaluation of the proposed rezoning against the rezoning evaluation criteria contained in Policy 4.1.6.4 of the Official Community Plan.

- (a) The project must be capable of being served by municipal water, sewer and fire protection services, or by an alternate means satisfactory to the municipality;
  - The Phase 2 Lands are located within the designated municipal water, sewer and fire protection services areas. All municipal systems have been reviewed and are capable of serving the full potential development for the Upper Lands.
- (b) the project must be accessible via the local road system, or by an alternate means satisfactory to the municipality;
  - The project can be accessed directly via the local road system from Mount Fee Road or from Cloudburst Drive to Mount Fee Road. The extension of Mount Fee Road connecting the Phase 2 Lands development parcels has been designed to municipal standards and has been approved under Development Permit DP001760.
- (c) the project must comply with all applicable policies of the OCP; and
  - Applicable policies of the OCP continue to be addressed through the rezoning process and proposed conditions of zoning adoption, as well as through future development permit approval requirements. No issues have been identified where the project cannot comply with all applicable policies.
- (d) all proposed developments and changes in land use must be evaluated to the satisfaction of the municipality to assess impacts on:
  - i. balanced resort and community capacity;
 

Potential future development of the lands under the existing and proposed zoning is accounted for within the approved accommodation bed unit capacity of the resort community. There is a recognized shortage of employee housing capacity and the OCP identifies the development of the Residential Reserve lands in Cheakamus Crossing as one of the primary opportunities for new employee housing to pursue. The proposed rezoning facilitate the development of employee housing in balance with community needs determined through on ongoing research and monitoring.
  - ii. overall patterns of development of the community and resort;
 

The location of the Cheakamus Crossing neighbourhood was determined through a community engagement process conducted as part of the Whistler 2020 strategic community planning initiative and the planning process for Whistler's venues for the 2010 Olympic and Paralympic Winter Games. Two locations were under consideration for the Athletes Village, which would be converted to resident housing after the Games -- Cheakamus Crossing and the Callaghan Valley. The Cheakamus Crossing site was selected as it better adhered to smart growth principles, located adjacent Whistler's existing urban development area and connecting to existing infrastructure. The Cheakamus Crossing lands were granted to the Municipality as part of the Community Land Bank granted by the

Province for employee housing as a legacy of the Games. Cheakamus Crossing is now a primary location for resident housing in the community, with complementary recreation and park amenities. The Upper Lands represent a planned expansion of the neighbourhood. The neighbourhood is connected to businesses in Function Junction and Whistler Creek and Whistler Village by the Valley Trail and local transit. The development of the Upper Lands will further contribute to the critical mass of the neighbourhood needed to support neighbourhood-serving commercial and food and beverage uses located within the neighbourhood. Planning for these uses within the existing neighbourhood area and Cheakamus “Lower Lands” is included within the Planning Department 2020 Work Program. These uses are not considered appropriate or economically supportable for inclusion in the Upper Lands developments.

- iii. the character of Whistler’s forested mountain environment, including preservation of green buffers, views, scenery and distinctive natural features;

These considerations have been addressed through the proposed parcelization plans, site development concepts and proposed zoning parameters as part of Rezoning Application RZ001165.

- iv. Whistler’s sensitive ecosystems and biodiversity;

An assessment of the Upper Lands for sensitive ecosystems and biodiversity has been completed by the WDC QEP (Cascade Environmental Resources Group). Sensitive ecosystems and riparian areas have been identified and delineated. Provincial Riparian Area Protection Regulations and Municipal Development Permit Approval requirements for Protection of Riparian Ecosystems and Protection of Sensitive Ecosystems apply. Applicant has submitted Environmental Impact Study that were reviewed and approved by municipal staff.

- v. scale, character and quality of development;

The scale and character of the future development are largely addressed by the proposed zoning parameters as described in the body of this report. The character and quality of development is subject to Municipal Development Permit requirements for the form and character of development, and review by the Municipal Advisory Design Panel.

- vi. compatibility with the surrounding area or neighbourhood;

Detailed design addressing the form and character of future developments and landscaping and compatibility with the surrounding area and neighbourhood is conducted at the time of development permit, along with Advisory Design Panel review.

Proposed construction management plans have been developed for a lot 2B development that seek to minimize disturbance to the existing Cheakamus Crossing neighbourhood. Staging areas have been identified for site clearing and preparation and construction activities, located away from the existing neighbourhood and in lower visibility areas.

- vii. quality of life of Whistler’s residents;

The ability to obtain secure, affordable and livable housing is highly important to the quality of life of Whistler's residents. The proposed rezoning will enable the development of employee housing that contributes to the quality of life of Whistler's residents.

viii. quality of experience for Whistler's visitors;

The value of an engaged and satisfied workforce that can live locally and benefit from the Whistler experience is recognized as important to delivering a high quality visitor experience. The future employee housing developments will provide opportunities for community members working in Whistler to reside in Whistler and support the visitor experience.

ix. geotechnical, flood and wildfire hazard;

Geotechnical and flood control engineering assessments have been previously completed and no significant concerns that would preclude the proposed developments have been identified. The master plan for on-site storm water management has been completed and no issues have been identified through the preliminary subdivision review process. Further site-specific assessment and designs for individual developments are completed at the time of building permit application. The lands are located within an area designated as a Development Permit Area for Wildfire Protection. Future developments will require development approval consistent with the applicable guidelines.

x. archaeological, heritage and culture resources;

An archeological survey of the subject site was previously completed as part of the original zoning of the lands. No sites of interest were identified.

xi. traffic congestion and safety, including traffic volumes and patterns on Highway 99 and the local road system;

The proposed rezoning represents an allocation of existing permitted uses and density to individual development parcels for future development. There are no incremental traffic impacts directly resulting from the proposed rezoning. There will be increased traffic volumes associated with the future development. Potential impacts on traffic congestion and safety on Highway 99 will in part be mitigated by the provision of transit service and by the Valley Trail connection. The potential for neighbourhood-serving convenience retail, services and amenities to be located within the Cheakamus Crossing neighbourhood and Function Junction will be supported by the additional development. The existing local road system for the Cheakamus Crossing neighbourhood was designed and has capacity for the proposed development. A proposed construction management plan has been developed including use of the Forest Service Road for construction activity access to avoid impacts on the local road system in the existing neighbourhood.

xii. local economy;

The proposed rezoning will enable the development of the lands for the provision of employee housing for the local workforce and help to address the resort community's shortage of employee housing. A secure supply of employee housing supports the local economy.



xiii. municipal finance;

Considerations related to municipal finance are addressed in the Budget Considerations section of this report.

xiv. social, health, recreation, education and emergency facilities and services;

The proposed rezoning represents an allocation of existing permitted uses and density to individual development parcels for future development. There are no incremental impacts on these areas resulting from the proposed rezoning. The potential development associated with the existing zoning is considered and will continue to be considered in planning for these services.

xv. employee housing; and

The proposed rezoning will enable the development of the lands for employee housing.

xvi. community energy and GHG emissions, water supply and conservation and solid waste.

The potential future development will adhere to the Municipality's policies and initiatives that relate to mitigating impacts on these areas. Future buildings are recommended to meet the Municipality's progressive Step Code requirements. Developments will be connected to the Cheakamus Crossing District Energy System. Transit service and Valley Trail extension support GHG emission reduction. Naturalized landscape is recommended to reduce associated demands on water supply. Future development will provide required facilities to address recycling and solid waste diversion.

PROTECTION OF RIPARIAN ECOSYSTEMS (SCHEDULE J)

This DP area is designated for protection of the natural environment, its ecosystems and biological diversity. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

<p>(a) Any proposed <i>development</i> in the <i>Riparian Ecosystem Protection Area</i> should be located so as to avoid any damaging impact to the <i>Riparian Ecosystem Protection Area</i> and efforts should be made to protect and enhance the natural features of the <i>Riparian Ecosystem Protection Area</i>, including the tree cover and vegetation, drainage patterns and landforms.</p>	<p>Not applicable.</p> <p>No Riparian Ecosystem Protection Areas (REPAs) were identified in Lot 2B.</p>
<p>(b) New structures on a parcel should be located as far away from the <i>stream</i> as is possible or feasible and in any event as far away from the <i>stream</i> as existing <i>permanent structures</i>, if any, on the parcel.</p>	
<p>(c) Applicants may be required to submit an environmental impact study, prepared by a <i>QEP</i>, to identify any potential issues relating to the proposed <i>development</i> and its impacts on the <i>Riparian Ecosystem Protection Area</i> and relating to protection, preservation and enhancement of the <i>Riparian Ecosystem Protection Area</i>, and to identify any mitigative measures that should be undertaken.</p>	<p>The Cheakamus Crossing area was subjected to a Canadian Environmental Assessment Act review and determined, with measures, to have no significant adverse impacts associated with development of the site.</p> <p>Applicant has submitted an Environmental Impact Study prepared by Cascade Environmental and dated December 19, 2022. No Riparian Ecosystem Protection Areas (REPAs) were identified in Lot 2B.</p> <p>The following will be conditions contained within Development Permit DP001927 (associated with Lot 2B):</p> <p>(a) Development of the site to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022).</p>
<p>(d) Where land and/or natural vegetation within 15 metres of the high water mark of a <i>stream</i> is or may be disturbed or damaged due to proposed <i>development</i>, the applicant may be required to provide habitat compensation for the portion of the area that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the <i>QEP</i> and based on a legal survey prepared by a certified B.C. Land Surveyor.</p>	<p>Not applicable.</p> <p>No Riparian Ecosystem Protection Areas (REPAs) were identified in Lot 2B.</p>
<p>(e) To determine the location of the <i>Riparian Ecosystem Protection Area</i> on a parcel, the applicant may be required to confirm, with the assistance of a <i>QEP</i> and illustrated by certified legal survey, the 30 metre distance from the high water mark of the <i>stream</i> in relation to property lines and existing and proposed <i>development</i>.</p>	
<p>(f) Development permits issued may vary applicable zoning or parking regulations, including but not limited to minimum setback requirements, to prevent disturbance to land and/or natural vegetation within the <i>Riparian Ecosystem Protection Area</i>.</p>	
<p>(g) Development permits issued may require that:</p>	

<p>(i) habitat and trees or other vegetation within the <i>Riparian Ecosystem Protection Area</i> be preserved or enhanced in accordance with the permit;</p>	<p>Not applicable.</p> <p>No Riparian Ecosystem Protection Areas (REPAs) were identified in Lot 2B.</p> <p>The following will be conditions contained within Development Permit DP001927 (associated with Lot 2B):</p> <ul style="list-style-type: none"><li>(a) Development of the site to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022).</li><li>(b) All <i>Vaccinium</i> found wild on the property to be removed.</li><li>(c) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC Wildlife Act with an adequate buffer.</li></ul>
<p>(ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to minimize impact to <i>streams</i>, fish or wildlife species;</p>	
<p>(iii) specific <i>development</i> works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, permanent fencing, signage and access controls) be used to ensure minimal or no impact to the <i>Riparian Ecosystem Protection Area</i>;</p>	
<p>(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the <i>Riparian Ecosystem Protection Area</i>;</p>	
<p>(v) if any <i>species at risk</i> habitat and/or <i>ecosystems at risk</i> is identified protection measures be undertaken that follow best management practices for the <i>species</i> or <i>ecosystem at risk</i>;</p>	
<p>(vi) the recommendations contained in the environmental impact study be followed;</p>	
<p>(vii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the Riparian Ecosystem Protection Area (the “required works”). This security shall be in the amount of 110 per cent of the estimated value of the required works.</p>	<p>Under Multi-Family Residential DPA, a landscape security in the amount of 135% of the estimated costs of all hard and soft landscape works is required prior to DP issuance, consistent with Council policy.</p> <p>Issuance of future Development Permit will be subject to addressing the above matter to the satisfaction of the General Manager.</p>
<p>(viii) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of riparian ecosystem development permit. The security taken pursuant to subsection (vii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated</p>	



PROTECTION OF SENSITIVE ECOSYSTEMS (SCHEDULE K)

This DP area is designated for protection of the natural environment, its ecosystems and biological diversity. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

(a) Applicants should engage a <i>QEP</i> to identify and determine the boundaries of any <i>Sensitive Ecosystem Protection Area</i> on the parcel, identify any potential issues and impacts relating to the proposed <i>development</i> , provide recommendations on avoiding the <i>Sensitive Ecosystem Protection Area</i> , or, if encroachment is unavoidable, minimizing encroachment and providing compensatory habitat.	Not applicable.  No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2B.
(b) Efforts should be made to locate <i>development</i> away from any <i>Sensitive Ecosystem Protection Area</i> .	
(c) Without limiting subsection (b) above, proposed <i>development</i> should be located and designed so as to minimize any alteration, damage or disruption to any <i>Sensitive Ecosystem Protection Area</i> and efforts should be made to protect and enhance natural tree cover and vegetation, drainage patterns and landforms.	
(d) New structures on a parcel should be located as far away from any <i>Sensitive Ecosystem Protection Area</i> as possible and as far away from any <i>Sensitive Ecosystem Protection Area</i> as any existing <i>permanent structures</i> , if any, on the parcel.	
(e) Plan, design and implement <i>development</i> in a manner that will not lessen the natural function of any <i>Sensitive Ecosystem Protection Area</i> including by removing vegetation, altering surface water and groundwater regimes and flood mitigation capacity, and separating habitat from upland or adjacent habitat.	
(f) Ensure that <i>core forest</i> habitat and <i>CWH forest</i> continue to provide interior conditions unaffected by nearby human activity.	No core forest habitat, no unmanaged CWH forest greater than 300 years old occurs on the site and no Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2B.
(g) Consider variance of applicable zoning or parking regulations to prevent alteration, damage or disruption to any <i>Sensitive Ecosystem Protection Area</i> .	Not applicable.  No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2B.
(h) Where any <i>Sensitive Ecosystem Protection Area</i> is disturbed or damaged due to <i>development</i> , the applicant may be required to provide habitat compensation for the portion of the <i>Sensitive Ecosystem Protection Area</i> that will be affected. A habitat compensation plan may need to be coordinated with or prepared by the <i>QEP</i> and based on a legal survey prepared by a certified B.C. Land Surveyor.	
(i) On-site habitat compensation is preferred but not mandatory. Habitat compensation may involve either or both restoration of existing habitat and creation of new habitat.	
(j) Development permits issued may require that:	
(i) the <i>Sensitive Ecosystem Protection Area</i> be protected or enhanced in accordance with the permit;	Not applicable.  No Sensitive Ecosystem Protection Areas (SEPAs) were identified in Lot 2B.

<p>(ii) the timing and sequence of <i>development</i> occur within specific dates or construction window to minimize environmental impact;</p>	<p>The following will be conditions contained within Development Permit DP001927 (associated with Lot 2B):</p> <p>(a) Development of the site to be carried out per the recommendations and conclusions of the Environmental Impact Study (Cascade Environmental, December 19, 2022)</p> <p>(b) All Vaccinium found wild on the property to be removed</p> <p>(c) A fence and rock stall wall shall be installed to protect SPEA around Wetland #3 during all development activities.</p> <p>(d) Any tree or vegetation removal that will occur in the bird nesting window (April 1 – September 1) will require a QEP or environmental professional to conduct bird nest surveys prior to any vegetation clearing or removal. Any active nest found must be retained as per s. 34 BC Wildlife Act with an adequate buffer.</p>
<p>(iii) specific <i>development</i> works or construction techniques (e.g., erosion and sediment control measures, fencing off of trees or vegetation, permanent fencing, signage and access controls) be used to ensure minimal or no impact to the <i>Sensitive Ecosystem Protection Area</i>;</p>	
<p>(iv) mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species) be undertaken to reduce impact or restore habitat within the <i>Sensitive Ecosystem Protection Area</i>;</p>	
<p>(v) if any <i>species at risk</i> habitat and/or <i>ecosystems at risk</i> is identified protection measures be undertaken that follow best management practices for the <i>species</i> or <i>ecosystem at risk</i>;</p>	
<p>(vi) any <i>streams</i> not identified on Schedule J be protected consistently with the Protection of Riparian Ecosystems DPA guidelines;</p>	
<p>(vii) the recommendations contained in the environmental impact study and/or habitat compensation plan be followed;</p>	
<p>(viii) security in the form of a cash deposit or letter of credit be provided to secure satisfactory completion of habitat protection works, restoration measures, habitat compensation or other works for the protection of the <i>Sensitive Ecosystem Protection Area</i> (the “required works”). This security shall be in the amount of 110 per cent of the estimated value of the required works</p>	<p>Under Multi-Family Residential DPA, a landscape security in the amount of 135% of the estimated costs of all hard and soft landscape works is required prior to DP issuance, consistent with Council policy.</p> <p>Issuance of future Development Permit will be subject to addressing the above matter to the satisfaction of the General Manager.</p>
<p>(ix) security in the form of a cash deposit or letter of credit be provided to secure recovery of the cost of any works, construction or other activities with respect to the correction of any damage to the environment that results as a consequence of a contravention of any protection of sensitive ecosystems development permit. The security taken pursuant to subsection (viii) may constitute the security for the purpose of this subsection, and shall not be released until damage, if any, has been remediated.</p>	

MULTI-FAMILY RESIDENTIAL (SCHEDULE P)

This DP area is designated for the establishment of objectives for the form and character of multi-family residential *development*. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

SITE PLANNING AND BUILDING DESIGN

(a) Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. Creative, site sensitive solutions are encouraged. Site planning is required to minimize disturbance to natural contours and existing vegetation, and fit the context of surrounding <i>development</i> and natural environment. Designers should use site layout, building orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties.	<p>The proposal is considered to be consistent with this guideline.</p> <p>The proposed building has a similar relationship to the adjacent buildings and is consistent with the density/proximity of the neighbouring buildings.</p>
(b) Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of this OCP.	<p>This Rezoning application requests variances to the zoning bylaw. Staff are of the opinion that the variances requests will further the objectives of the OCP.</p>
(c) Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family <i>developments</i> . For example:	<p>The proposal is considered to be consistent with this guideline.</p> <p>The proposed building will reflect a similar style/architecture as the 2 existing buildings on Lot 1. The scale of the proposed building is consistent with the existing buildings in the Cheakamus Crossing Phase 2 neighbourhood.</p>
(i) Stepping back or providing balcony and terrace areas on the building above the ground floor.	<p>The project has been reviewed and supported by the Advisory Design Panel. See Panel comments and minutes from June 15, 2022.</p>
(ii) Use of a variety of colours, roof lines, architectural features and building materials. Large areas of unvaried material are strongly discouraged.	<p>Building materials, finishes and systems are proposed to be modest and the proposed palette suggest a strong relationship with the existing site neutral colors and textures. The materials and exterior finishes proposed include:</p> <ul style="list-style-type: none"><li>• White Finex Cement Panel Fascia</li><li>• Arctic White Hardie Panel</li><li>• PVC Windows and Doors – White and Black</li><li>• Frosted Glass Guardrails</li><li>• Finex Cement Panel Cladding – Colour Cement / Regent grey flashing</li><li>• Charcoal Hardie Panel</li><li>• Standing Seam Cladding – Weathered Copper and matching flashing</li><li>• Finex Cement Panel Base</li><li>• Cast in Place Concrete Base</li></ul>
(iii) Use of building colours complementary to neighbouring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points or architectural features is encouraged.	
(d) Building materials should be sufficiently durable to withstand Whistler's harsh climate.	<p>The proposal is considered to be consistent with this guideline.</p> <p>Building materials, finishes, and systems are proposed to be durable.</p>
(e) Innovative and interesting roof designs are strongly encouraged on all buildings, to create identifiable, attractive <i>developments</i> . For example:	<p>The proposal is considered to be consistent with these guidelines.</p>
(i) Roof forms should be modulated to reduce the apparent bulk of a building and to create more visual interest. Roof colour should be generally neutral or muted in order to blend with the natural landscape.	<p>The proposed building roof is flat and includes 5 drains to collect drainage from roof.</p> <p>The roof form is less modulated than the ones on the existing buildings of Lot 1.</p>



(ii) Snow and drainage from roofs should not be dumped onto adjoining streets or properties. Protect all pedestrian and vehicle access points from snow shed and ice accumulation.	
(iii) Roof mounted equipment should be integrated with the overall roof design and adequately screened so it is concealed to the greatest extent possible from pedestrian viewpoints.	
(iv) Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged within the context of other building design guidelines.	
(f) Provide usable, public and private <i>open spaces</i> to create opportunities for recreation and social activity, and provide buffers between uses.	The building and site plans submitted with RZ001179 include undefined outdoor open spaces that could be used to create opportunities for recreation and social activities.
(g) Incorporate design elements that address the functional needs of persons with disabilities, including those who are mobility, visually and hearing impaired, or have reduced strength or dexterity.	The proposal is considered to be consistent with this guideline. The proposed building has an elevator and accessible pathways and accesses on all floors. The proposal also includes two universally accessible parking stalls. One located in the underground parkade and the other located in front of the main entrance of the building.

ACCESS, PARKING AND WASTE FACILITIES

(a) Access roads to parking areas should be constructed at minimum available grade differentials.	Driveway access to surface and building entrance is laid out to minimize road grades and to reflect the existing grade of the site to establish ground plane continuity.
(b) The majority of apartment building parking should be provided in parking structures beneath the buildings.	All the proposed apartment building parking is provided on one level of underground parking underneath the building. Short term convenience (visitor) parking is provided as surface parking.
(c) Townhouse parking may be a combination of covered parking attached to or within the <i>dwelling unit</i> , surface clusters, and underground parking as site conditions permit.	Not applicable.  No townhouse are proposed on Lot 2B.
(d) Surface parking and loading areas should be situated appropriately in accordance with parking, loading and landscaping requirements.	RZ001179 request a reduction in the minimum parking requirements to one stall per unit.
(e) Surface parking should be screened and enhanced with landscaping and berms.	The proposal is considered to be consistent with this guideline. Site and landscape plans submitted with RZ001179 show that surface parking is enhanced with landscaping.
(f) Parking areas should provide adequate areas for snow storage and drainage.	The proposal is considered to be consistent with this guideline.
(g) All accessible parking spaces should be located as close as possible to building entrances.	The proposal is considered to be consistent with these guidelines. All proposed accessible parking spaces (short term and long term) are located as close as possible to the building entrances.
(h) Bicycle storage facilities should be provided within buildings for residents' use.	All apartments have a bike storage room and a space for bike storage is provided in the underground parkade.
(i) Solid waste storage should be designed as an integral element of the <i>development</i> —contained within the building or suitably screened and complementary to overall building design, and adequately sized to meet the needs of uses on site.	The proposal is considered to be consistent with this guideline.  A waste management room is provided within the underground parkade.

EXTERIOR LIGHTING

(a) Outdoor lighting should be used for safe pedestrian passage and property identification firstly. Seasonal festive lighting and limited architectural and landscape feature lighting is permitted.	The proposal is considered to be consistent with these guidelines.
(b) Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting.	
(c) Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cut-off and fully shielded fixtures that shield the light source to reduce glare	

SIGNAGE

(a) All signage associated with multi-family <i>developments</i> should be designed to be architecturally consistent with associated buildings.	The proposal is considered to be consistent with these guidelines.
(b) All signage must also meet the requirements of the Sign Bylaw, except that the bylaw requirements may be varied to authorize signs that are demonstrated to better achieve the overall objectives of these form and character guidelines.	

FENCING

(a) Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.	The proposal is considered to be consistent with these guidelines.  No fences are proposed on site.
(b) Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize their visual impact.	
(c) The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.	

LANDSCAPING

(a) Landscaping is a major, integral part of a project design and planting should emphasize the natural setting while enabling solar access into residential units.	Although the immediate building footprint area has been previously disturbed, an effort has been made to preserve the surrounding tree buffer vegetation.
(b) Landscaping should be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	Plant material chosen is suitable for Whistler. The mixture includes hearty and native species, with a preference for drought tolerant species.
(c) Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to the Highway 99 right-of-way that is densely clustered to simulate the scale and variety of forest plantings in order to integrate with the surrounding trees and natural setting.	Not applicable.  The project site is not located adjacent to highway 99.
(d) Wherever possible, mature trees should be preserved and integrated with new landscaping	Although the immediate building footprint area has been previously disturbed, an effort has been made to preserve the surrounding tree buffer vegetation.
(e) Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking	The proposal is considered to be consistent with this guideline.

lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.	
(f) Use plant species suited to the local climate, requiring minimal irrigation, which also provide dynamic seasonal interest	Plant material chosen is suitable for whistler. The mixture includes hearty and native species, with a preference for drought tolerant species.

STREETSCAPE

(a) Pedestrian areas, including sidewalks and pathways located on or adjacent to the site, should be an appropriate width, in terms of expected pedestrian volumes. The width should accommodate unencumbered year-round travel for both pedestrians and persons with accessibility challenges. Consideration should be given to snow clearing and snow storage areas.	<p>The proposal is considered to be consistent with these guidelines.</p> <p>Mount Fee Road and Valley Trail standards were established via the Cheakamus Crossing Phase 2 rezoning and the Phase 2 lands subdivision and servicing agreement.</p> <p>Mount Fee Road capacity and Valley Trail have been designed to accommodate a project of this scale and density.</p>
(b) Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between sidewalks, squares, outdoor seating areas, transit stops and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.	
(c) Building entrances, lobbies, stairs, corridors and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, gentle pedestrian access grades, more generous steps, and heavier more durable materials should be provided.	
(d) Pathways and trails providing links to other <i>non-motorized</i> networks are encouraged.	



WILDFIRE PROTECTION (SCHEDULE S)

This DP area is designated for the protection of *development* from hazardous conditions; specifically protection from wildfire. The following table shows the applicable guidelines for this application, and offers details to indicate how the proposal complies.

ALL AREAS

The following guidelines apply to all areas shown on Schedule S:

<p>(a) Where a distance is specified by these guidelines for the purpose of establishing an area that should be cleared or remain free of vegetation, the distance should be measured from the outermost part of the building to:</p> <ul style="list-style-type: none"><li>(i) the distance specified in the guideline;</li><li>(ii) the property line, unless permission has been granted by the adjacent property owner; or</li><li>(iii) the boundary of an <i>environmentally sensitive area</i> unless clearing is carried out in accordance with the recommendations of a <i>QEP</i> and approved in writing by the municipality’s Manager of Environmental Stewardship whichever is closer.</li></ul>	<p>Understood.</p>
<p>(b) Where the municipality receives a <i>FireSmart® Assessment</i> in respect of a property which is the subject of an application for a development permit under this section, the municipality may choose to apply, as permit conditions, the recommendations of the report instead of, or in addition to, the guidelines in this section.</p>	<p>The following condition will be contained within Development Permit DP001927 (associated with Lot 2B):</p> <ul style="list-style-type: none"><li>(a) Adhere to and follow all recommendations outlined in the <i>FireSmart® Assessment Report</i> prepared by Diamondhead Consulting on November 29, 2022.</li></ul>
<p>(c) Where these guidelines warrant tree removal preference should be given to:</p> <ul style="list-style-type: none"><li>(i) retaining the largest and healthiest trees;</li><li>(ii) removing coniferous vegetation located closest to principal buildings; and</li><li>(iii) retaining deciduous trees and vegetation.</li></ul>	<p>Understood</p>

WILDLAND AREAS

In areas shown as “Wildland” on Schedule S, the following guidelines apply:

<p>(a) For new <i>development</i> a <i>FireSmart® Assessment</i> indicating that the proposed <i>development</i> has a hazard score of “Low” or “Moderate” is required and a development permit may require that <i>development</i> be carried out in accordance with any recommendations of the report including:</p> <ul style="list-style-type: none"><li>(i) recommendations related to areas of the land that should be cleared or remain clear of vegetation;</li><li>(ii) recommendations related to landscaping, including locations of plantings, surface treatments, plant and tree species, thinning and maintenance;</li><li>(iii) recommendations for particular building materials and features; and</li><li>(iv) recommendations pertaining to the location of structures in relation to other structures, or topographical or natural features that are wildfire hazards.</li></ul>	<p>A <i>FireSmart® Assessment Report</i> prepared by Diamondhead Consulting was submitted with RZ001179. The assessment found that the adjacent forest had a low wildfire threat rating and that the development would have a “low wildfire risk rating” if the report recommendations are followed.</p> <p>The following condition will be contained within Development Permit DP001927 (associated with Lot 2B):</p> <ul style="list-style-type: none"><li>(a) Adhere to and follow all recommendations outlined in the <i>FireSmart® Assessment Report</i> prepared by Diamondhead Consulting on November 29, 2022.</li></ul>
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## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**FROM:** Infrastructure Services  
**SUBJECT:** WATER AND SEWER VALVE AND FITTING REPLACEMENT PROJECT

**REPORT:** 23-033  
**FILE:** E320-E205

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Infrastructure Services be endorsed.

### RECOMMENDATION

**That** Council award the contract for the Water and Sewer Valve and Fitting Replacement project in the amount of \$1,311,532.66 (exclusive of GST) to Coastal Mountain Excavations Ltd. in accordance with their tender proposal dated February 21, 2023.

### PURPOSE OF REPORT

The purpose of this Report is to inform Council of the status of the Water and Sewer Valve and Fitting Replacement project and procurement process, and to request approval to proceed with the contract award for the construction work to implement the Water and Sewer Valve and Fitting Replacement project in the amount of \$1,311,532.66 (exclusive of GST).

☐ Information Report ☒ Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

The Resort Municipality of Whistler (RMOW) has carried out recent fitting replacements in the watermain and sanitary force main systems in response to several corrosion-related failures. The primary objective of this project is to proactively replace and upgrade existing fitting clusters in high-priority areas to prevent unplanned service disruptions and costly repairs associated with sudden infrastructure failures. This project will include nine point repairs to the water distribution system, and six point repairs to the sewer collections system.

Underground infrastructure in the RMOW has been documented to be subject to corrosion from both internal and external factors.

The 2014 Water Rehabilitation Study indicated many watermains within the areas identified are PVC, constructed in the mid to late 1990's and corrosion-failures were noted in several locations. The valves,



junctions, and other fittings on the watermains were likely not installed with a corrosion resistant coating and are expected to be ferrous and prone to corrosion. The Fixtures and Fittings Corrosion Observation Report from 2022 (Appendix B) indicates that the sewer collections system ferrous fittings are subject to the same corrosion as the water distribution system. Though the majority of watermains within the RMOW have been replaced over the past several years with PVC pipe, ferrous fitting clusters remain throughout the underground infrastructure. New fitting clusters are protected with a corrosion resistant coating; however, aging fittings remain unprotected.

## **Analysis**

### **TENDER RESULTS**

The Invitation to Tender for the Water and Sewer Valve and Fitting Replacement Project was posted on the RMOW bid opportunities page, and BC bid. The tender was advertised publicly between January 20, 2023, and February 21, 2023. One non-mandatory pre-tender site meeting was held for this project on November 15, 2022.

The procurement process resulted in three tender submissions to complete the work; all three tenderers are qualified to complete the work. However, one of the three tender submissions was not compliant with the Instructions to Tender (ITT).

Fontaine Site Services Inc.'s tender was not compliant with the Instructions to Tenderers. One of the requirements of the tender document is that a tender security ("Bid Security") in the form of a bid bond, cash, bank draft or letter of credit must be included with the tender. Fontaine Site Services Inc. did not include any form of bid security with their Tender submission, so their tender was not considered.

Staff recommend that the contract be awarded to Coastal Mountain Excavations Ltd., who submitted the second lowest price bid.

Results from three bidders are listed in Table 1 – Tenderer's Submissions:

TENDERER		TOTAL PRICE (EXCLUDING GST)	VARIANCE TO ENGINEER'S ESTIMATE (%)
1	Fontaine Site Services Inc.	\$819,000.00	-18
2	Coastal Mountain Excavations Ltd.	\$1,311,532.66	31
3	Drake Excavating (2016) Ltd.	\$1,439,000.00	44
	Engineer's Estimate (ISL Engineering and Land Services)	\$999,180.00	

### **POLICY CONSIDERATIONS**

Council Policy F-29: *Procurement Policy* and Administrative Procedure D-1: *Procurement* requires Council approval for any contracts over the value of \$500,000.

## **Corporate Plan**

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

### **Council Focus Areas**

☐ Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

☐ Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

☐ Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

☐ Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

☒ Not Applicable

### **Corporate Goals**

☐ Community character and mountain culture is reflected in municipal initiatives

☐ Municipal decision-making supports the effective stewardship of natural assets and ecological function

☒ Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management

☐ A high level of accountability, transparency and community engagement is maintained

☒ Corporate financial health is optimized to ensure long-term community success

☐ A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities

☐ Pandemic recovery

## **Community Vision and Official Community Plan**

### **Goals, Objectives, and Policies**

**Goal 12.1** of Whistler's OCP is to provide safe drinking water and reliable water supplies. This project is directly related to this goal, and specifically to the following objective and policy:

**12.1.1. Objective** Maintain a potable water supply system that continues to produce sufficient domestic water quantities for current and planned future development, and water quality that meets or exceeds the Canadian Drinking Water Guidelines and fulfils the requirements of the Permit(s) to Operate issued by the Local Health Authority.

**12.1.1.1. Policy** Maintain a water supply system, as illustrated in Schedule H, that continues to produce sufficient domestic and firefighting water quantities for current and planned future development, and water quality that meets or exceeds the Canadian Drinking Water Guidelines and fulfils the requirements of the annual Permit(s) to Operate issued by the Local Health Authority.

**Goal 12.2.** of Whistler's OCP is for Whistler's sewer systems to meet all applicable standards and be maintained in a manner that is cost-effective, ensures reliability and minimizes or eliminates environmental impacts. This project will proactively address a known issue with our sewer mains and is directly related to the following objective and policies:

**Objective 12.2.1.** Maintain and develop sewer systems to service planned development in a manner that is compatible with environmental sensitivities of Whistler's natural areas, meets regulatory obligations and sets standards consistent with Whistler's move toward sustainability

**Policy 12.2.1.1.** Maintain a sewage collection and treatment system that transports and treats sufficient wastewater quantities for current and planned future development and ensures discharge quality meets or exceeds the Operational Certificate issued by the B.C. Ministry of Environment & Climate Change Strategy.

**Policy 12.2.1.4.** Implement water conservation and inflow/infiltration reduction measures before expanding the sewer collection and treatment capacity by conventional engineering design.

---

## **BUDGET CONSIDERATIONS**

The current approved budget for the Water and Sewer Valve and Fitting Replacement Project draws on the following project codes:

- E205-08 for water main upgrades
- E320-06 for sewer main upgrades



The breakdown of the tender result per activity, and budget comparison are shown below in Table 2 – Coastal Mountain Excavations Ltd. Tender Results and Budget Comparison. While greater than the Engineer's cost estimate, both project tender components are below the 2023 budget for this work.

Table 2 – Coastal Mountain Excavations Ltd. Tender Results and Budget Comparison

BUDGET CODE NUMBER AND NAME	2023 BUDGET	ENGINEERS COST ESTIMATE	COASTAL MOUNTAIN EXCAVATIONS LTD.	VARIANCE TENDER TO BUDGET (%)
E20508 Water main upgrades	\$850,000	\$473,400	\$640,921	33
E32006 Sewer main upgrades	\$885,000	\$525,780	\$670,620	32
<b>Total</b>	<b>\$1,735,000</b>	<b>\$999,180</b>	<b>\$1,311,532</b>	<b>32</b>

## TOTAL 2022 PROJECT COST OVERVIEW

Shown below in Table 3 is a summary of the estimated total project cost for the procurement, construction, and project management in 2023.

In Table 1 a variance of 31 percent is shown between the engineers cost estimate and the tender submission, the variance is due to market volatility.

Table 4 – 2023 Estimated Total Project Cost and Total Project Budget

BUDGET CODE NUMBER AND NAME	2023 PROJECT COST – COASTAL MOUNTAIN EXCAVATIONS LTD.	2023 PROJECT MANAGEMENT (PM) COST	TOTAL 2023 ESTIMATED PROJECT COST (TENDER PLUS PM)	TOTAL 2023 BUDGET
E20508 Water main repairs	\$640,921	\$65,000	\$705,921	\$850,000
E32006 Sewer main repairs	\$670,620	\$65,000	\$735,620	\$885,000
<b>Total</b>	<b>\$1,311,532</b>	<b>\$130,000</b>	<b>\$1,441,541</b>	<b>\$1,735,000</b>

## LIL'WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Lil'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and

enable participation in Whistler's resort economy. This section identifies areas where RMOW activities intersect with these relationships.

There are no specific considerations to include in this report.

---

## COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☒ Inform      ☐ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

Comment(s):

RMOW staff are actively engaged with the neighbourhood residents and public with regards to this project and its impact to the community through the Project website and Pique Newsmagazine advertisement.

---

## REFERENCES

Appendix A – E205-E320 Tender Award Recommendation  
Appendix B - ISL Fixtures and Fittings Corrosion Observations 2022

## SUMMARY

Staff recommend Council award the contract for the Water and Sewer Valve and Fitting Replacement project in the amount of \$1,311,541.71 (exclusive of GST) to Coastal Mountain Excavations Ltd. in accordance with their tender proposal dated February 21, 2023. This project will include nine point repairs to the water distribution system, and six point repairs to the sewer collections system. This project is an important part of our on-going long-term water distribution, and sewer collections system asset management plan.

---

## SIGN-OFFS

### Written by:

Chelsey Roberts  
Capital Projects Manager

### Reviewed by:

James Hallisey  
General Manager of Infrastructure Services

Virginia Cullen  
Chief Administrative Officer



101-38026 Second Avenue, Squamish BC V8B 0C3, T: 604.815.4646 F: 604.815.4647

March 13, 2023

Our Reference: 32564

**Resort Municipality of Whistler**

4325 Blackcomb Way

Whistler, BC V0N 1B4

Email submission: [croberts@whistler.ca](mailto:croberts@whistler.ca)

Attention: Chelsey Roberts

Dear C. Roberts:

**Reference: 2023 Water and Sewer Fixtures & Fittings**

As you are aware, tenders closed for the above contract on February 21, 2023 at 2:00 p.m. Three completed tenders were received and reviewed by ISL for accuracy. The tender values appear as below:

<u>Contractors:</u>	<u>Tender price (exclusive of GST)</u>
Fontaine Site Services Inc.	\$819,000.00
Coastal Mountain Excavations	\$1,311,532.66
Drake Excavating Ltd.	\$1,439,000.00

All the tenders and the values have been checked and are correct arithmetically for the amounts shown above. Some tenders had mathematical errors; however, these errors did not affect the ranking of the tenderers.

Fontaine Site Services Inc.'s tender was not in compliance with Resort Municipality of Whistler's Instructions to Tenderers. The reasons are as follows:

ITT Part II - 5.2 - Tender Requirements

**A tender must be accompanied by tender security ("Bid Security") in the form of a bid bond, cash, bank draft or letter of credit. Contractor did not include any form of bid security with their Tender submission.**

The works associated with this infrastructure improvement project are very unique in terms of scope and risk. As such, estimating the associated costs has very little precedence. In addition, a variance of 31 percent shown between the Engineers estimate (\$999,180) and the lowest qualifying bid is also due to current market volatility. Based on the above, we recommend awarding the contract to the compliant, low bidder, which in this case is Coastal Mountain Excavations Ltd., for \$1,311,532.66, exclusive of GST.

Should you have any concerns or require additional clarification in this regard, please call.

Sincerely,



Graham Schulz, P. Eng.  
Contract Administrator

GS/pdr  
Attachment



#101 – 38026 Second Avenue, Squamish, BC V8B 0C3 T: 604.815.4646 F: 604.815.4647

January 13, 2023

Our Reference: 32564

**Resort Municipality of Whistler**  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Attention: Chelsey Roberts, Capital Projects Manager, Infrastructure Services

Dear Madam:

**Reference: Sewer Fixture & Fittings Corrosion – Observations and Recommendations**

## 1.0 Introduction

ISL Engineering and Land Services Ltd. (ISL) was retained by the Resort Municipality of Whistler (RMOW) to provide design, contract and construction management services associated with the valves and fittings replacement project. The construction scope involved replacement of valves and fittings on the sanitary sewer system due to age and suspected corrosive attack. Drake Excavating Ltd. was awarded the contract to perform the work. All replacements were located on Northlands Boulevard & Blackcomb Way North or Lorimer Rd, and on the trail behind 4405 Blackcomb Way.

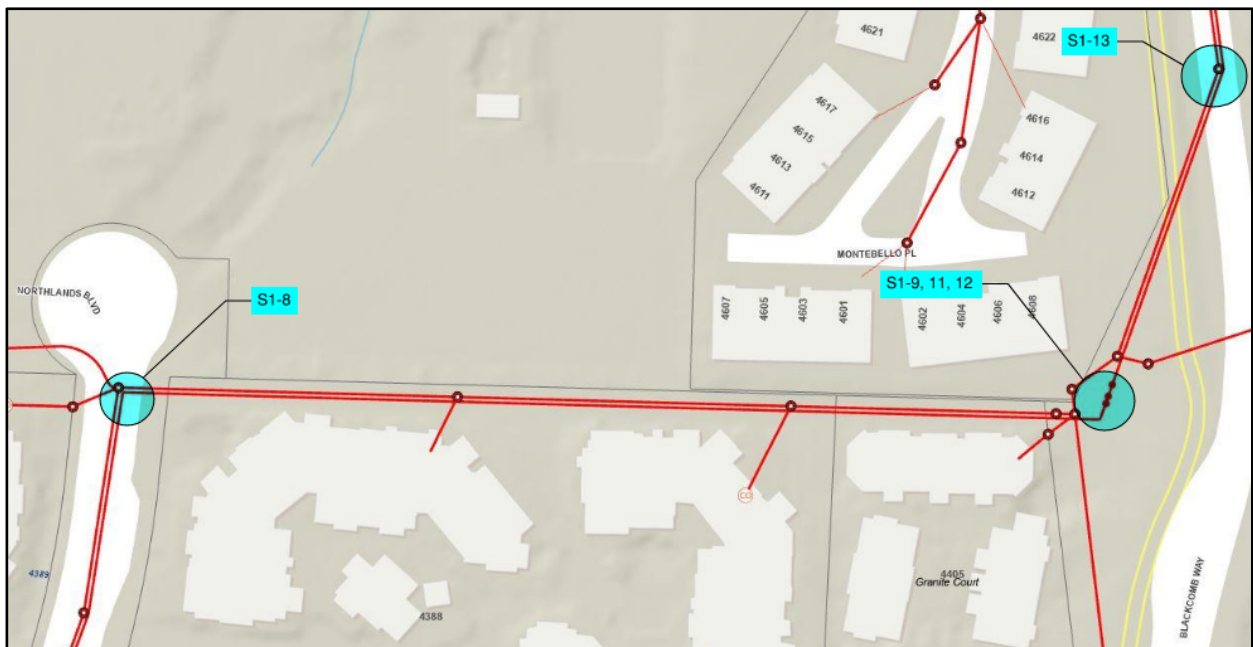


Figure 1 – Project Limits

## 2.0 Inspection

Upon completion of all sanitary sewer valve and fitting replacements, it can be confirmed that corrosion was present in all instances; however, the degree of corrosive attack varied. In general, the corrosion was the most extreme on the restraining rings and rods (to the point of near failure in some instances).

Photos 1 to 4 show examples of corrosion found throughout this project. Further photos can be found in ISL's project completion submission.



Photo 1 - Corroded Restraining Rod.



Photo 2 - Corroded 90° Bend Restraining Ear.



Photo 3 - Corroded Restraining Ring Ear.



Photo 4 - Corroded Restraining Ring Ear.

### 3.0 Conclusions/Recommendations

After review of our observations and findings it appears that corrosion was the worst in cases where there was heavy groundwater present in the trench. It was also noted that the restraining rings and rods were most subject to corrosive attack. Valves and the fittings themselves complete with hardware appeared to be less affected however corrosion was observed on these items and if left in place future failure of these fittings is considered likely.

ISL has the following comments/recommendations:

- Continue with fittings replacement program focusing on areas where there have been recent failures and/or areas that extensive corrosion has been noted during excavation.
- Scheduled replacement will likely be more cost effective and less disruptive in comparison with emergency replacement in the unfortunate case of failure.
- When replacing any iron works wrapping in Denso as per manufacturers specifications with the three-part system is imperative.
- Look into other methods of corrosion control available.

Best regards,



Grant Wilburn, E.I.T.  
Project Engineer

Reviewed by:



Graham Schulz, P.Eng.  
Manager, Squamish Office/Senior Project Engineer



#101 – 38026 Second Avenue, Squamish, BC V8B 0C3 T: 604.815.4646 F: 604.815.4647

January 13, 2023

Our Reference: 32683

**Resort Municipality of Whistler**  
4325 Blackcomb Way  
Whistler, BC V8E 0X5

Attention: Chelsey Roberts, Capital Projects Manager, Infrastructure Services

Dear Madam:

**Reference: Water Fixture & Fittings Corrosion – Observations and Recommendations**

## 1.0 Introduction

ISL Engineering and Land Services Ltd. (ISL) was retained by the Resort Municipality of Whistler (RMOW) to provide design, contract and construction management services associated with the valves and fittings replacement project. The construction scope involved replacement of valves and fittings on the water sewer system due to age and suspected corrosive attack. Drake Excavating Ltd. was awarded the contract to perform the work. All replacements were on Northlands Boulevard north of Lorimer Road.

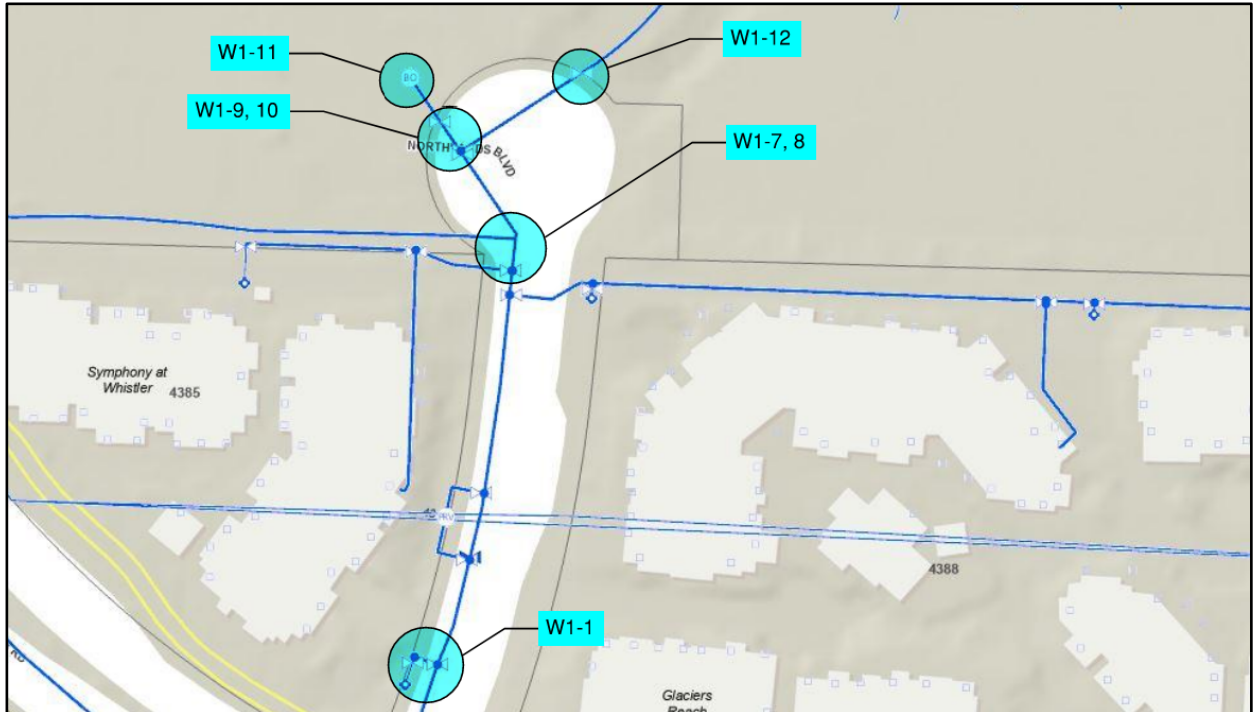


Figure 1 – Project Limits

## 2.0 Inspection

Upon completion of all water valve/fitting replacements, it can be confirmed that corrosion was present in all instances; however, the degree of corrosive attack varied. As Drake moved north on Northlands Boulevard the corrosion worsened. In general, the corrosion was the most extreme on the restraining rings and rods.

Photos 1 to 4 show examples of corrosion found throughout this project. Further photos can be found in ISL's project completion submission.



Photo 1 - Corroded Restraining Rod.



Photo 2 - Corroded Restraining Ring Ear.



Photo 3 - Blow-off Pipe Corrosion.



Photo 4 - Valve & Tee Corrosion.

### 3.0 Conclusions/Recommendations

After review of our observations/findings it appears that corrosion was the worst in cases where there was heavy groundwater present in the trench. It was also noted that the restraining rings and rods were most subject to corrosive attack. Valves and the fittings themselves complete with hardware appeared to be less affected however corrosion was observed on these items and if left in place future failure of these fittings is considered likely.

ISL has the following comments/recommendations:

- Continue with fittings replacement program focusing on areas where there have been recent failures and/or areas that extensive corrosion has been noted during excavation.
- Scheduled replacement will likely be more cost effective and less disruptive in comparison with emergency replacement in the unfortunate case of failure.
- When replacing any iron works wrapping in Denso as per manufacturers specifications with the three-part system is imperative.
- Look into other methods of corrosion control available.

Best regards,



Grant Wilburn, E.I.T.  
Project Engineer

Reviewed by:



Graham Schulz, P.Eng.  
Manager, Squamish Office/Senior Project Engineer



## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**FROM:** Infrastructure Services  
**SUBJECT:** SEWER MAIN AND MANHOLE LINING PROJECT

**REPORT:** 23-034  
**FILE:** E320

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Infrastructure Services be endorsed.

### RECOMMENDATION

**That** Council award the contract for the Sewer Main and Manhole Lining project in the amount of \$711,023.26 (exclusive of GST) to Mar-Tech Underground Services Ltd. in accordance with their tender proposal dated February 21, 2023.

### PURPOSE OF REPORT

The purpose of this Report is to inform Council of the status of the Sewer Main and Manhole Lining Project and procurement process, and to request approval to proceed with the contract award for the construction work to implement the Sewer Main and Manhole Lining project in the amount of \$711,023.26 (exclusive of GST).

☐ Information Report ☒ Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

Staff worked with MJP & Associates from 2016 through 2020 to complete a condition assessment of the sewer collections system within the Resort Municipality of Whistler (RMOW). The recommended repair method for the sewer main and manhole repairs is a trenchless rehabilitation technology. The trenchless rehabilitation technology includes the application of a corrosion resistant liner to the interior of the sewer mains and manholes that require treatment. The liner for the sewer mains consists of a cured in place pipe liner (CIPP), this liner is a resin infused felt liner that is steam cured in place. The lining of the manholes consists of a spray-on cementitious material.

The corrosion resistant liners will extend the life of the existing infrastructure, and improve flow characteristics in the sewer mains, thereby increasing the capacity of the sewer collections system. In addition, it is more cost effective than open trench repair, and will reduce the infiltration of groundwater into the sewer collections system. The reduction of infiltration into the sewer collections system is

important for the ongoing sewer collection system management program to mitigate peak flows at the Wastewater Treatment Plant during rainfall and rain on snow events.

The sewer main and manhole repair recommendations have been incorporated into the four-year sewer capital project plan to ensure that work is completed according to priority rating as recommended in the condition assessment completed by MJP & Associates. As part of the 2022 Sewer Main and Manhole Lining Program, the contractor lined the sewer trunk main along the Millar Creek Valley Trail (550 lineal metres). The scope of work for 2023 includes lining 920 lineal meters of sewer main and lining 12 sewer manholes throughout the Creekside neighborhood and along Village Gate Boulevard.

## **Analysis**

### **TENDER RESULTS**

The Invitation to Tender for the Sewer Main and Manhole Lining Project was posted on the RMOW bid opportunities page, and BC bid. The tender was advertised publicly between January 20, 2023, and February 21, 2023. One non-mandatory pre-tender site meeting was held for this project on November 15, 2022. The procurement process resulted in five tender submissions submitted to complete the work, with only two of the five tenderers submitting complete tender packages.

The three tender submissions that were not compliant with the Instructions to Tender (ITT) were Stray Cat Industrial Services Ltd., Superior City Services Ltd., and Drake Excavating (2016) Ltd.

- Stray Cat Industrial Services Ltd. were not compliant with the ITT Part II - 15.4 (c) – Tender Item Exclusions, and ITT Part II – 5.3.4S Proof of Certification.
- Superior City Services Ltd., and Drake Excavating (2016) Ltd. submissions were not compliant with ITT Part II – 5.3.4S Proof of Certification.

Staff recommend that the contract be awarded to the lowest bidder, Mar-Tech Underground Services Ltd., who also supplied all the required tender documents.

Results from five bidders are listed in Table 1 – Tenderers Submissions:

TENDERER		TOTAL PRICE \$ (EXCLUDING GST)	VARIANCE TO ENGINEER'S ESTIMATE (%)
1	Mar-Tech Underground Services Ltd.	711,023	-41
2	Stray Cat Industrial Services Ltd.	882,279	-27
3	Superior City Services Ltd.	912,284	-24
4	Insituform Technologies Limited	1,094,113	-9
5	Drake Excavating (2016) Ltd.	1,841,310	53
Engineer's Estimate (ISL Engineering and Land Services)		1,206,480	

## POLICY CONSIDERATIONS

Council Policy F-29: *Procurement Policy* and Administrative Procedure D-1: *Procurement* require Council approval for any contracts over the value of \$500,000.

### Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

### Council Focus Areas

- ☐ Community Balance  
*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*
- ☐ Climate Action  
*Provide leadership to **accelerate climate action and environmental performance** across the community*
- ☐ Housing  
*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***
- ☐ Pandemic Recovery  
*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*
- ☒ Not Applicable

### Corporate Goals

- ☐ Community character and mountain culture is reflected in municipal initiatives
- ☐ Municipal decision-making supports the effective stewardship of natural assets and ecological function
- ☒ Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management
- ☐ A high level of accountability, transparency and community engagement is maintained
- ☒ Corporate financial health is optimized to ensure long-term community success
- ☐ A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities
- ☐ Pandemic recovery



## **Community Vision and Official Community Plan**

### **Goals, Objectives and Policies**

**Goal 12.2.** of Whistler's OCP is for Whistler's sewer systems to meet all applicable standards and be maintained in a manner that is cost-effective, ensures reliability and minimizes or eliminates environmental impacts. The following objective and policies are supported by this project:

**Objective 12.2.1.** Maintain and develop sewer systems to service planned development in a manner that is compatible with environmental sensitivities of Whistler's natural areas, meets regulatory obligations and sets standards consistent with Whistler's move toward sustainability

**Policy 12.2.1.1.** Maintain a sewage collection and treatment system that transports and treats sufficient wastewater quantities for current and planned future development and ensures discharge quality meets or exceeds the Operational Certificate issued by the B.C. Ministry of Environment & Climate Change Strategy.

**Policy 12.2.1.4.** Implement water conservation and inflow/infiltration reduction measures before expanding the sewer collection and treatment capacity by conventional engineering design.

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### **BUDGET CONSIDERATIONS**

The current approved budget for the Sewer Main and Manhole Lining Project draws on the following project codes:

- E320-01 for sewer trunk main lining
- E320-02 for sewer manhole lining

The total, multi-year project budget is shown below in Table 2 – Total Project Budget.

The breakdown of the tender results per activity, and budget comparison are shown below in Table 3 – Mar-Tech Underground Services Ltd. Tender Results and Budget Comparison. Both components of the project tender are below the 2023 budget.

Table 2 – Total Project Budget

BUDGET CODE NUMBER & NAME	2023 BUDGET	2024 BUDGET	2025 BUDGET	2026 BUDGET	TOTAL
E320-01 Sewer Trunk Lining and Repair	\$1,100,000	\$1,100,000	\$4,500,000	\$3,800,000	<b>\$10,500,000</b>

E320-02 Manhole Repair	\$365,000	\$550,000	\$350,000	\$450,000	<b>\$1,715,000</b>
<b>TOTAL</b>	<b>\$1,465,000</b>	<b>\$1,650,000</b>	<b>\$4,850,000</b>	<b>\$4,250,000</b>	
<b>TOTAL BUDGET</b>					<b>\$12,215,000</b>

Table 3 – Mar-Tech Underground Services Ltd. Tender Results and Budget Comparison

BUDGET CODE NUMBER AND NAME	2023 BUDGET	ENGINEERS COST ESTIMATE	MAR-TECH UNDERGROUND SERVICES LTD.	VARIANCE TENDER TO BUDGET (%)
E320-01 Sewer Trunk Lining and Repair	\$1,100,000	\$866,880	\$547,373	-50
E320-02 Manhole Repair	\$365,000	\$339,600	\$163,650	-55
<b>Total</b>	<b>\$1,465,000</b>	<b>\$1,206,480</b>	<b>\$711,023</b>	<b>-51</b>

## TOTAL 2023 PROJECT COST OVERVIEW

Shown below in Table 4 is a summary of the estimated total project cost for the procurement, construction, and project management in 2023.

As shown in Table 1 Mar-Tech's tender submission is 41 percent lower than the engineer's pre-tender estimate, the following was considered in our evaluation and award recommendation:

- Considerable raw material price volatility was accounted for in the pre-tender estimate.
- Mar-tech has had a strong working relationship with RMOW over the past four years with multiple successful large contracts completed; Mar-tech's recent historical performance record in the RMOW is excellent.

Table 4 – 2023 Estimated Total Project Cost and Total Project Budget

BUDGET CODE NUMBER AND NAME	2023 PROJECT COST – MAR-TECH UNDERGROUND SERVICES LTD.	2023 PROJECT MANAGEMENT (PM) COST	TOTAL 2023 ESTIMATED PROJECT COST (TENDER PLUS PM)	TOTAL 2023 BUDGET
E320-01 Sewer Trunk Lining and Repair	\$547,373	\$50,000	\$597,373	\$1,100,000
E320-02 Manhole Repair	\$163,650	\$28,000	\$191,650	\$365,000

<b>Total</b>	<b>\$711, 023</b>	<b>\$78,000</b>	<b>\$789,023</b>	<b>\$1,465,000</b>
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## LIL'WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Lil'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy. This section identifies areas where RMOW activities intersect with these relationships.

There are no specific considerations to include in this report.

---

## COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☒ Inform    ☐ Consult    ☐ Involve    ☐ Collaborate    ☐ Empower

Comment(s):

RMOW staff are actively engaged with the neighbourhood residents and public with regards to this project and its impact to the community through the Project website and Pique Newsmagazine advertisement.

---

## REFERENCES

Appendix A – E320-01-02 Tender Award Recommendation

## SUMMARY

Staff recommend Council award the contract for the Sewer Main and Manhole Lining Project in the amount of \$711, 023.26 (exclusive of GST) to Mar-Tech Underground Services Ltd. in accordance with their tender proposal dated February 21, 2023. This project will line 920 lineal meters of sewer trunk main, and 12 sewer manholes within the sewer collections system. This project is an important part of our on-going long-term sewer collections system asset management plan.



**SIGN-OFFS**

**Written by:**

Chelsey Roberts,  
Capital Projects Manager

**Reviewed by:**

James Hallisey,  
General Manager Infrastructure Services

Virginia Cullen  
Chief Administrative Officer

March 9, 2023

Our Reference: 32582

**Resort Municipality of Whistler**

4325 Blackcomb Way

Whistler, BC V0N 1B4

Email submission: [croberts@whistler.ca](mailto:croberts@whistler.ca)

Attention: Chelsey Roberts

Dear C. Roberts:

**Reference: 2023 Sanitary Sewer Main and Manhole Upgrades**

As you are aware, tenders closed for the above contract on February 21, 2023 at 2:00 p.m. Five completed tenders were received and reviewed by ISL for accuracy. The tender values appear as below:

<u>Contractors:</u>	<u>Tender price (exclusive of GST)</u>
Mar-Tech Underground Services Ltd.	\$711,023.26
Stray Cat Industrial Services Ltd.	\$882,279.00
Superior City Services Ltd.	\$912,284.00
Insituform Technologies Limited	\$1,094,113.00
Drake Excavating (2016) Ltd.	\$1,841,310.00

All the tenders and the values have been checked and are correct arithmetically for the amounts shown above. Some tenders had mathematical errors.

Three of the above tenders were not in compliance with Resort Municipality of Whistler's Instructions to Tenderers and therefore rejected. The reasons are as follows:

*Stray Cat Industrial Services Ltd.*

- ITT Part II - 5.3.4S Proof of Certification  
"Contractor to attach proof of certification/training from manhole lining material manufacturer."  
**Contractor did not include as part of their Tender submission.**
- ITT Part II - 15.4 (c) – Tender Item Exclusions  
**Contractor omitted pricing for Form of Tender items 1.01 and 1.02. The MMCD test for such exclusions was performed as per subparagraph (ii). Through this test it was deemed that the omitted items materially affected the Tender price. Under MMCD this result requires rejection of the submission.**

*Superior City Services Ltd.*

- ITT Part II - 5.3.4S Proof of Certification  
"Contractor to attach proof of certification/training from manhole lining material manufacturer."  
**Contractor did not include as part of their Tender submission.**

*Drake Excavating (2016) Ltd.*

- ITT Part II - 5.3.4S Proof of Certification

“Contractor to attach proof of certification/training from manhole lining material manufacturer.”

**Contractor did not include as part of their Tender submission.**

In advance of this tender, the RMOW completed extensive testing of various liner products with the intent of pre-selecting four systems that performed well and are available through contractors local to the Lower Mainland and the Sea to Sky Corridor. This tender required Contractors to demonstrate that they are trained in the application of the pre-approved liner system selected.

Based on the above, we recommend awarding the contract to the compliant, low bidder, which in this case is Mar-Tech Underground Services Ltd., for \$711,023.26, exclusive of GST.

Although this bid is 41% lower than the engineer’s pre-tender estimate with contingency (attached for reference), ISL has considered the following in our evaluation and award recommendation:

- Considerable raw material price volatility was accounted for in the pre-tender estimate
- The unit rates provided by Mar-tech are consistent with 2022 values
- Mar-tech has had a strong working relationship with RMOW over the past four years with multiple successful large contracts completed; Mar-tech’s recent historical performance record in the RMOW is excellent

Should you have any concerns or require additional clarification in this regard, please call.

Sincerely,



Graham Schulz, P. Eng.  
Contract Administrator

GS/pdr  
Attachment



UNIT PRICE CONTRACT

Form of Tender - Appendix 1  
**SEWER MAIN AND MANHOLE LINING PROGRAM 2023**

**SCHEDULE OF QUANTITIES AND PRICES - TENDER**

(See paragraph 5.3.1 of the Instructions to Tender - Part II)

(All prices and *Quotations* including the *Contract Price* shall include all *Taxes*)

**TENDER SUMMARY SHEET**

**AMOUNT**

1.0	CIPP Lining, TPR, Mainline Grouting	\$	722,400.00
2.0	Sanitary Manhole Rehabilitation	\$	283,000.00
ESTIMATE		\$	1,005,400.00
20% CONTINGENCY		\$	201,080.00
TOTAL ESTIMATE C/W CONTINGENCY		\$	1,206,480.00

TENDERER'S INITIALS \_\_\_\_\_

## 3.0 CIPP Lining, TPR, Mainline Grouting

ITEM NO.	MMCD REF.	DESCRIPTION	Pipe Diameter (mm)	UNIT	QUANTITY	UNIT PRICE	AMOUNT
<b>MMCD 33 01 30.2 – CLEANING OF SEWERS</b>							
3.01	33 01 30.2 1.5.4	Root Removal <i>(Optional)</i>	N/A	Hourly	8		
3.02	33 01 30.2 1.5.5S	Grease Cutting <i>(Optional)</i>	N/A	Hourly	8		
3.03	33 01 30.2 1.5.6S	Gasket Trimming <i>(Optional)</i>	N/A	Each	1		
<b>MMCD 33 05 24 – CURED IN PLACE PIPE LINERS</b>							
3.04	33 05 24 1.9.8S	SMH2040 to 2042 (Ductile Iron)	250	Lineal Metre	124	\$ 400.00	\$ 49,600.00
3.05	33 05 24 1.9.8S	SMH2042 to 2043 (Ductile Iron)	250	Lineal Metre	59	\$ 400.00	\$ 23,600.00
3.06	33 05 24 1.9.8S	SMH2043 to 2044 (Ductile Iron)	250	Lineal Metre	77	\$ 400.00	\$ 30,800.00
3.07	33 05 24 1.9.8S	SMH2044 to 2046 (Ductile Iron)	250	Lineal Metre	67	\$ 400.00	\$ 26,800.00
3.08	33 05 24 1.9.8S	SMH2046 to 2047 (Ductile Iron)	200	Lineal Metre	83	\$ 400.00	\$ 33,200.00
3.09	33 05 24 1.9.8S	SMH2048 to 2048A (Ductile Iron)	200	Lineal Metre	21	\$ 400.00	\$ 8,400.00
3.10	33 05 24 1.9.8S	SMH2049 to 2048 (Ductile Iron)	200	Lineal Metre	33	\$ 400.00	\$ 13,200.00
3.11	33 05 24 1.9.8S	SMH2049 to 2050 (Ductile Iron)	200	Lineal Metre	55	\$ 400.00	\$ 22,000.00
3.12	33 05 24 1.9.8S	SMH2050 to 2051 (Ductile Iron)	200	Lineal Metre	50	\$ 400.00	\$ 20,000.00
3.13	33 05 24 1.9.8S	SMH2051 to 2052 (Ductile Iron)	200	Lineal Metre	74	\$ 400.00	\$ 29,600.00
3.14	33 05 24 1.9.8S	SMHT4103 to 4104 (Concrete)	600	Lineal Metre	88	\$ 1,700.00	\$ 149,600.00
3.15	33 05 24 1.9.8S	SMH4104 to 4105 (Concrete)	600	Lineal Metre	63	\$ 1,700.00	\$ 107,100.00
3.16	33 05 24 1.9.8S	SMH4105 to 4106 (Concrete)	450	Lineal Metre	117	\$ 1,500.00	\$ 175,500.00
<b>MMCD 33 05 24 - TPR</b>							
3.17	33 05 24 1.9.12S	SMH4012 to 4013 (AC) 1.5m long from 12.5 to 14.0m	200	Lump Sum	1	\$ 7,000.00	\$ 7,000.00
3.18	33 05 24 1.9.12S	SMH4016 to 4016A (AC) 2.0m long from 9.7 to 11.7m (starting 0.3m before the joint)	250	Lump Sum	1	\$ 8,000.00	\$ 8,000.00
3.19	33 05 24 1.9.12S	SMH8203 to 8202 (PVC) 2.0m long from 3.0 to 5.0m	200	Lump Sum	1	\$ 8,000.00	\$ 8,000.00
<b>15 00 00 - SANITARY MAINLINE GROUTING</b>							
3.20	15 00 00 1.8.2S	SMH2089 to 2090 (PVC) Full Length Joint Grouting	200	Lump Sum	1	\$ 5,000.00	\$ 5,000.00
3.21	15 00 00 1.8.2S	SMH4013 to 4014 (AC) Full Length Joint Grouting	200	Lump Sum	1	\$ 5,000.00	\$ 5,000.00

TENDER PRICE (to be carried forward to the summary sheet) \$ 722,400.00

TENDERER'S INITIALS \_\_\_\_\_

**2.0 Sanitary Manhole Rehabilitation**

ITEM NO.	SS REF.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
<b>15 00 00 - SANITARY MANHOLE GROUTING</b>						
2.01	15 00 00 1.8.2S	SMH2067 - Manhole Grouting (Grout Barrel/Benching interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.02	15 00 00 1.8.2S	SMH2070 - Manhole Grouting (Grout Barrel/Benching Interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.03	15 00 00 1.8.2S	SMH2071 - Manhole Grouting (Grout Barrel/Benching Interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.04	15 00 00 1.8.2S	SMH2082A - Manhole Grouting (Grout Lower Barrel Joint; Pipe and Benching Interfaces)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.05	15 00 00 1.8.2S	SMH2286 - Manhole Grouting (Grout Infiltration Gusher at Interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.06	15 00 00 1.8.2S	SMH2309 - Manhole Grouting (Point Grout First Meter)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.07	15 00 00 1.8.2S	SMH2310 - Manhole Grouting (Grout Donut Up to Frame)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.08	15 00 00 1.8.2S	SMH2312A - Manhole Grouting (Evidence of Infiltration on Wall)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.09	15 00 00 1.8.2S	SMH2318 - Manhole Grouting (Grout Pipe Interfaces)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.10	15 00 00 1.8.2S	SMH3051 - Manhole Grouting (Grout Hole in Barrel Wall)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.11	15 00 00 1.8.2S	SMH3055 - Manhole Grouting (Iron Staining on Barrel)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.12	15 00 00 1.8.2S	SMH3056 - Manhole Grouting (Infiltration at Wall)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.13	15 00 00 1.8.2S	SMH3070 - Manhole Grouting (Infiltration from Donut)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.14	15 00 00 1.8.2S	SMH3076 - Manhole Grouting (Crack in Donut, Evidence of Infiltration)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.15	15 00 00 1.8.2S	SMH3077 - Manhole Grouting	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.16	15 00 00 1.8.2S	SMH3097B - Manhole Grouting (Infiltration at Wall)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.17	15 00 00 1.8.2S	SMH3108 - Manhole Grouting (Wall & Benching Infiltration)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.18	15 00 00 1.8.2S	SMH3109A - Manhole Grouting (Iron Staining Throughout Barrel & Benching)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.19	15 00 00 1.8.2S	SMH3110 - Manhole Grouting (Infiltration at Wall)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.20	15 00 00 1.8.2S	SMH4011 - Manhole Grouting (Grout Barrel/Benching Interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.21	15 00 00 1.8.2S	SMH4012 - Manhole Grouting (Infiltration)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.22	15 00 00 1.8.2S	SMH4016 - Manhole Grouting (Grout Lower Barrel Joint and Benching Interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.23	15 00 00 1.8.2S	SMH4023 - Manhole Grouting (Grout Barrel/Benching Interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.24	15 00 00 1.8.2S	SMH4026 - Manhole Grouting (Grout Lower Barrel Joint and Benching Interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.25	15 00 00 1.8.2S	SMH4027 - Manhole Grouting (Full Curtain Wall Grouting)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.26	15 00 00 1.8.2S	SMH6105 - Manhole Grouting (Grout Barrel/Benching Interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.27	15 00 00 1.8.2S	SMH6104A - Manhole Grouting (Grout Barrel/Benching Interface)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.28	15 00 00 1.8.2S	SMH8202 - Manhole Grouting (Grout Lower Barrel Joint)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.29	15 00 00 1.8.2S	SMH8227 - Manhole Grouting (Grout Pipe Interfaces)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.30	15 00 00 1.8.2S	SMH8228 - Manhole Grouting (Point Grouting Barrel & Benching)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.31	15 00 00 1.8.2S	SMH8229 - Manhole Grouting (Grout Lower Barrel Joint and Pipe Interfaces)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
2.32	15 00 00 1.8.2S	SMH8231 - Manhole Grouting (Point Grouting Barrel & Benching)	Lump Sum	1	\$ 3,000.00	\$ 3,000.00
<b>16 00 00 - SANITARY MANHOLE LINING</b>						
2.33	16 00 00 1.4.1S	SMHT3092 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00
2.34	16 00 00 1.4.1S	SMHT3093 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00
2.35	16 00 00 1.4.1S	SMHT3094 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00

TENDERER'S INITIALS \_\_\_\_\_



**2.0 Sanitary Manhole Rehabilitation**

ITEM NO.	SS REF.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
2.36	16 00 00 1.4.1S	SMHT3095 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00
2.37	16 00 00 1.4.1S	SMHT4097 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00
2.38	16 00 00 1.4.1S	SMHT4098 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00
2.39	16 00 00 1.4.1S	SMHT4099 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00
2.40	16 00 00 1.4.1S	SMHT4101 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00
2.41	16 00 00 1.4.1S	SMHT4107 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00
2.42	16 00 00 1.4.1S	SMHT6108 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00
2.43	16 00 00 1.4.1S	SMH4031 - Manhole Lining	Lump Sum	1	\$ 17,000.00	\$ 17,000.00

TENDER PRICE (to be carried forward to the summary sheet) \$ 283,000.00

TENDERER'S INITIALS \_\_\_\_\_

**RESORT MUNICIPALITY OF WHISTLER**

4325 Blackcomb Way  
Whistler, BC Canada V8E 0X5  
whistler.ca

**TEL** 604 932 5535  
**TF** 1 866 932 5535  
**FAX** 604 935 8109

## STAFF REPORT TO COUNCIL

**PRESENTED:** March 21, 2023  
**FROM:** Climate Action, Planning and Development Services  
**SUBJECT:** RMOW CONSENT TO SLRD BYLAW AMENDMENTS – INVASIVE SPECIES AND SEA TO SKY RECREATIONAL TRAILS

**REPORT:** 23-035  
**FILE:** 8374, 8780.01

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendations of the acting General Manager of Climate Action, Planning and Development Services be endorsed.

### RECOMMENDATION(S)

**That** Council give participating area approval by consenting, on behalf of the electors of the Resort Municipality of Whistler, to the adoption, by the Squamish-Lillooet Regional District (SLRD), of proposed SLRD Bylaw 1802-2023, cited as “Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023”;

**That** Council give participating area approval by consenting, on behalf of the electors of the Resort Municipality of Whistler, to the adoption, by the Squamish-Lillooet Regional District (SLRD), of proposed SLRD Bylaw 1806-2023, cited as “Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023”; and

**That** Council direct staff to notify the SLRD Board of the Resort Municipality of Whistler’s consent for both Bylaw Amendments.

### PURPOSE OF REPORT

The purpose of this report is to secure Council’s consent in support of two proposed Squamish Lillooet Regional District (SLRD) bylaw amendments intended to increase the SLRD’s maximum tax requisition values related to 1) invasive species management efforts and 2) Sea to Sky Recreational Trail planning and maintenance.

☐ Information Report

☒ Administrative Report (Decision or Direction)

MARCH 21, 2023

## DISCUSSION

### Background

#### **SLRD Invasive Species Management and Control Services**

In 2017, the Squamish Lillooet Regional District (SLRD) adopted Bylaw No. 1541-2017 to establish and fund an Invasive Species Management and Control Service within the Squamish-Lillooet Regional District. The Resort Municipality of Whistler (RMOW) consented to participate in this service on May 9, 2017, as per [Council Report No. 17-048](#).

The intent of this service is to respond to an increase in invasive species pressures within the SLRD, brought on by the rapid increase in human activities and development in the region.

As per Bylaw No. 1541-2017, this service is funded through a property tax requisition process applicable to the RMOW, the District of Squamish, the Village of Pemberton, the District of Lillooet, and Electoral Areas A, B, C and D. The SLRD Board can adjust the apportionment rates and requisition amounts by way of a bylaw amendment.

Requisitioned funds are currently capped at a cumulative total of \$75,000 annually where annual partner contribution amounts vary by property assessment values. In 2022 the RMOW contributed 20 per cent of the \$75,000 capped total, or \$15,000.

Requisitioned funds are provided to the Lillooet Regional Invasive Species Society and Sea to Sky Invasive Species Council (SSISC) to undertake invasive species control services throughout the SLRD outside of the contributing partners' electoral boundaries. The SLRD is responsible for all administrative, contractual, and supervisory tasks related to the Bylaw No. 1541-2017 and the provision of this service.

Related and for information purposes, in April 2014, Council endorsed the RMOW's Invasive Species Management Plan (ISMP). The goal of the ISMP is to provide a municipal management framework to maintain biodiversity and minimize potential risks within Whistler through developing and implementing effective management strategies for invasive species.

To achieve this goal, the RMOW works in close collaboration with SSISC and established a Fee for Service Agreement with SSISC for 2023. These efforts are complementary to but outside of the geographic and financial scope of the SLRD's Invasive Species Management and Control Service.

#### **SLRD Sea to Sky Recreational Trails Services**

In 2007, the SLRD adopted Bylaw No. 1006-2007 to establish a Recreational Trails Service for the Sea to Sky Corridor intended to provide long term funding to support the Sea to Sky Recreational Trail. The RMOW consented to participate in the service on October 1, 2007 as per Council Report No. 07-138 (Appendix A).

This service is funded through a property tax requisition process as per Bylaw No. 1006-2007 applicable to the RMOW, the District of Squamish, the Village of Pemberton and Electoral Areas C and D. The SLRD Board can adjust the apportionment rates and requisition amounts by way of a bylaw amendment.



MARCH 21, 2023

Requisitioned funds are currently capped at a cumulative total of \$150,000 annually where annual partner contribution amounts vary by property assessment values. In 2022 the RMOW contributed 58.9 per cent of the \$150,000 capped total, or \$88,408.

Requisitioned funds are provided to suitably qualified recreational trail service providers and contractors to manage and maintain the existing portions of trail, located within the SLRD but outside of the contributing partners' electoral boundaries. The SLRD is responsible for all administrative, contractual, and supervisory tasks related to the Bylaw and the provision of this service.

While the initial intent of Bylaw No. 1006-2007 was to also fund construction of the Sea to Sky and other recreational trail within the SLRD, this is no longer feasible given proven maintenance and repair costs to the Sea to Sky Trail. Construction of new Sea to Sky Recreational Trail segments rely heavily on external grant funding.

For information purposes, 123 km of the proposed 165 km of the Sea to Sky Recreation Trail has been constructed between Squamish and D'Arcy, representing \$7,000,000 of capital investment. New trail segment construction, anticipated in 2023 but subject to final approvals, will provide full recreational trail connectivity between Whistler and Pemberton. Future work anticipates a fully connected recreational trail over the next eight to 10 years, subject to funding and approvals.

### **Analysis**

The *Local Government Act* authorizes the establishment of service areas pursuant to Section 338 of the Act and allows for a maximum amount that may be requisitioned for the service. The Regional Districts Establishing Bylaw Approval Exemption Regulation (within the *Local Government Act*) allows for an increase to this maximum requisition limit under establishment bylaws for an amount less than or equal to 25% of the 5-year baseline value, without having to receive the approval of the Inspector of Municipalities.

Simply put, the SLRD can increase the maximum tax requisitions for a service, without Inspector of Municipalities' approval, by up to 25% of the rates in effect 5 years prior (the "5-year baseline"); this can be done as a single lump sum or as cumulative increases.

Consent on behalf of the electors can be provided by a municipality pursuant to sections 349 and 346 of the *Local Government Act*.

### **SLRD Invasive Species Management and Control Services**

On January 26, 2023, the RMOW received a letter from the SLRD (Appendix B) seeking consent from the subject partner municipalities and Electoral Areas to the Bylaw Amendment No. 1802-2023 of the Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017.

The resolutions in the SLRD report seek to increase the maximum annual requisition by 25% from \$75,000 to \$93,750. This change would increase the RMOW's annual contribution starting in 2024.

Appendix C contains the January 25, 2023, SLRD Board report.

### **Sea to Sky Recreational Trails Services**

MARCH 21, 2023

On February 23, 2023, the RMOW received a letter from the SLRD (Appendix D) seeking consent from the subject partner municipalities and Electoral Areas for Bylaw Amendment No. 1806-2023 of the Squamish-Lillooet Regional District Bylaw No. 1006-2007.

The resolutions in the SLRD report seek to increase the maximum annual requisition by 25% from \$150,000 to \$187,500. This change would increase the RMOW's annual contribution starting in 2024.

Appendix E contains the February 22, 2023, SLRD Board report.

## Recommendations

After reviewing all materials and discussion with the SLRD, staff recommend providing consent for SLRD Bylaw Amendment No. 1802-2023 and Bylaw Amendment No. 1806-2023.

Both Bylaws are mechanisms for providing fair and predictable funding to achieve mutual goals.

With invasive species, the increase in the maximum annual property tax requisition reflects the increased invasive species pressures related to increased human activities and potential impacts of climate change. The benefit to the RMOW is that the extra funds will support activities in the areas surrounding the municipality, which will help to reduce the incidence of invasives arriving in Whistler from other areas in the region.

With the Sea to Sky Recreational Trail, the increased funding will help to protect and maintain existing trail segments and leverage the \$7,000,000 investment towards project completion over the next eight to 10 years. The Sea to Sky Recreational Trail is a unique regional amenity linking key attraction and destination points, offering opportunities for deeper guest experiences and visitor dispersion.

With RMOW consent, the SLRD Board would consider both Bylaws for adoption at its April 19, 2023, Board meeting.

## POLICY CONSIDERATIONS

### Relevant Council Authority/Previous Decisions

This report is seeking council approval to provide RMOW consent to the SLRD's Bylaw Amendment No. 1802-2023 and Bylaw Amendment No. 1806-2023.

The RMOW initially provided consent in principle for the SLRD's Invasive Species Management and Control Service Establishment Bylaw No. 1514-2017 as per [council report 17-048 presented on May 9, 2017](#).

The Big Moves Climate Action Implementation Plan (CAIP) Adaptation goal 3 is to "protect local ecosystems and biodiversity". Action 3.3 outlines the need to prevent and minimize the spread of invasive species. Bylaw Amendment No. 1802-2023 aims to increase funding for invasive species management and RMOW consent to this amendment is therefore directly supporting adaptation goal 3 of the Big Moves CAIP.

The RMOW provided consent to the SLRD's Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007 as per Council Report 07-138 presented on October 1, 2007 (Appendix A). Visitor dispersion is part of the broader Smart Tourism priority in the 2023-2026 Strategic Plan.

## **Corporate Plan**

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

### **Council Focus Areas**

☒ Community Balance

*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*

☒ Climate Action

*Provide leadership to **accelerate climate action and environmental performance** across the community*

☐ Housing

*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***

☐ Pandemic Recovery

*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*

☐ Not Applicable

### **Corporate Goals**

☒ Community character and mountain culture is reflected in municipal initiatives

☒ Municipal decision-making supports the effective stewardship of natural assets and ecological function

☐ Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management

☐ A high level of accountability, transparency and community engagement is maintained

☐ Corporate financial health is optimized to ensure long-term community success

☐ A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities

## **Community Vision and Official Community Plan**

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

Bylaw Amendment No. 1802-2023 (invasive species) aims to increase funding for invasive species management and RMOW consent to this amendment is strongly aligned with the below listed OCP Goals within the Natural Environment Chapter 7:

**7.1. Goal** – Whistler's sensitive ecosystems, wildlife, habitat and biodiversity are protected, managed and restored.

**7.2. Goal** – Natural areas are proactively managed for and resilient to climate change.



Bylaw Amendment No. 1806-2023 (Sea to Sky Recreational Trail) aims to increase funding for planning and maintenance of the Sea to Sky Recreational Trail and is aligned with the below listed OCP Goal within the Learning, Culture and Recreation Chapter 9:

**9.7. Goal** - Continue to work collaboratively with partner organizations to provide quality recreation and leisure amenities and experiences.

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## BUDGET CONSIDERATIONS

The RMOW has been funding activities related to invasive species management from its own sources since 2009. The amount of funding dedicated to these efforts has generally been growing each year. As mentioned previously, the SLRD began collecting from Whistler property owners to fund its own program in 2018.

With Council consent of SLRD Bylaw Amendment No. 1802-2023 (invasive species), the RMOW contribution to SLRD's Invasive Species work would remain at 20% of the new maximum annual property tax requisition of \$93,750 as set out in the proposed bylaw amendment, meaning the RMOW's contribution would increase from \$15,000 to \$18,750 annually. This increase is anticipated to commence in 2024.

With Council consent of SLRD Bylaw Amendment No. 1896-2023 (Sea to Sky Recreational Trail), the RMOW contribution is currently 58.9 per cent of the maximum annual property tax requisition of \$187,500 as set out in the proposed bylaw amendment. Unlike the invasive species requisition approach, the Sea to Sky Trail service is allocated on converted assessment values meaning the actual dollar amount may shift with assessment changes between the participating areas. A 25 per cent increase to the RMOW's portion would be the highest expected tax requisition moving forward. This would increase the RMOW's annual contribution to approximately \$110,000 from approximately \$88,000.

It is important to keep in mind that property owners in Whistler pay annual amounts to a variety of taxing authorities, including the RMOW and the SLRD. To the extent that one authority increases its requisition, it can become more difficult for others to do the same. In the last five years, the requisitions collected by the non-RMOW taxing authorities from Whistler property owners have grown much faster than the amount that the RMOW has collected for its own purposes.

The two SLRD budget allocations noted above represented only 16 per cent of the total SLRD requisition for 2022, but the fact that they're proposed to grow by 25 per cent does suggest ongoing upward pressure on the total SLRD requisition. Such requests must be considered on their merits and in the context of the full array of services that Whistler property owners are asked to fund each year.

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## LÍL'WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

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MARCH 21, 2023

There are no specific considerations to include in this report.

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## COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☒ Inform      ☐ Consult      ☐ Involve      ☐ Collaborate      ☐ Empower

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## REFERENCES

Appendix A – October 1, 2007, Council Report 07-138 Sea to Sky Corridor Recreational Trails Services Establishment  
 Appendix B – SLRD Letter – Regional Invasive Species – Cost Centre #1010  
 Appendix C – SLRD Board Report - Service Establishment Amendment Bylaw No. 1802-2023  
 Appendix D – SLRD Letter – Sea to Sky Corridor Recreational Trails Service  
 Appendix E – SLRD Board Report – Service Establishment Amendment Bylaw No. 1806-2023

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## SUMMARY

The RMOW has previously provided consent to the SLRD to participate in and partially fund two initiatives important to the region – management of invasive species and advancement and maintenance of the Sea to Sky Recreational Trail. This arrangement is defined by SLRD Bylaws No. 1541-2017 and No. 1006-2007 respectfully.

The SLRD seeks to increase the maximum annual tax requisition value for each of these initiatives by 25% by way of SLRD Bylaw Amendments No. 1802-2023 and No. 1806-2023. RMOW consent is required to complete the proposed amendments.

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## SIGN-OFFS

### Written by:

Luisa Burhenne,  
Manager, Climate and Environment

### Reviewed by:

Martin Pardoe,  
Acting General Manager Climate Action,  
Planning and Development Services

Virginia Cullen,  
Chief Administrative Officer

# REPORT ADMINISTRATIVE REPORT TO COUNCIL



#### **“OBJECTIVES**

Cycling benefits Whistler’s environment, its economy, the health of its people, the resort experience, and society at large. It is the goal of the Resort Municipality of Whistler to integrate cycling into the lives of residents and visitors by providing safe, accessible and convenient transportation cycling routes and facilities. The RMOW will also encourage and support environmentally responsible recreational cycling as an economic driver of the resort community and a contributor to the well being of Whistler residents.”

#### **BUDGET CONSIDERATIONS**

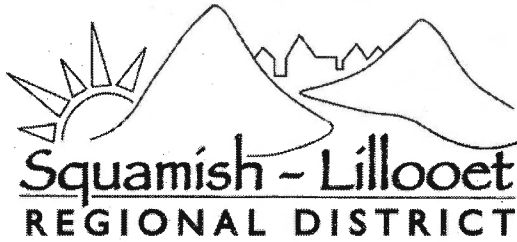
The bylaw will create funding to support trail construction and maintenance on Crown lands in the SLRD and the contained municipalities. The SLRD proposes to utilize a parcel tax that will average \$10.00 per parcel to a maximum draw of \$150,000,00 annually for the trail service that will be added to the Regional District apportionment.

#### **SUMMARY**

The following paragraph is from the letter submitted from the SLRD, attached as Appendix A, “The bylaw will enable the SLRD’s construction and ongoing management of the Sea to Sky Trail and permit the SLRD to maintain recreational trails on Crown Land throughout the service area. Ministry of Tourism, Sport and Arts has asked the SLRD to be the lead agency in managing Crown land recreation trails not currently under agreement with another agency. The board has recognized the economic, environmental, and public health benefits of a recreation trail system and has fully supported this venture.”

Respectfully submitted,

David Patterson  
Manager Parks Operations  
for  
Keith Bennett  
GENERAL MANAGER OF RESORT EXPERIENCE



September 20, 2007

Bill Barratt, Administrator  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V0N 1B4

Dear Mr. Barratt:

**Re: Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006**

Enclosed please find a copy of By-law No. 1006 at third reading. The SLRD is enacting this bylaw in order to deliver a recreational trails service on Crown lands in Pemberton, Whistler, Squamish and Electoral Areas C and D. This service will establish a maximum annual contribution of \$150,000. We expect to collect a parcel tax for the service. The annual amount collected per parcel at the current number of parcels in the service area will be less than \$10.

The bylaw will enable the SLRD's construction and ongoing management of the Sea to Sky Trail, and permit the SLRD to maintain all recreational trails on Crown Land, throughout the service area. Ministry of Tourism, Sport and the Arts has asked the SLRD to be the lead agency in managing Crown land recreational trails not currently under an agreement with another organization. The Board has recognized the economic, environmental and public health benefits of a recreational trail system and has fully supported this venture.

Please place this bylaw before Council in order to obtain a resolution approving its adoption. Once we have received the completed form (attached), the bylaw will be forwarded to the Inspector of Municipalities for approval.

I appreciate your assistance with this matter. If you require further information, I would be pleased to provide it.

Yours truly,

Allison Macdonald  
Manager of Administrative Services

Encl.

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## **SQUAMISH-LILLOOET REGIONAL DISTRICT**

### **BYLAW NO. 1006-2007**

A bylaw to establish a Recreational Trails Service for the Sea to Sky Corridor

---

#### **WHEREAS:**

- A. a regional district may, by bylaw, establish and operate a regional trails service under the provisions of Part 24 of the Local Government Act;
- B. The Squamish-Lillooet Regional District Board has endorsed the Sea to Sky Corridor Recreational Trail Strategy which would provide a regional trail network;
- C. the Board considers it desirable to provide for the service of regional trails for recreational purposes within the Sea to Sky Corridor, being generally Electoral Area C, D, the Village of Pemberton, Resort Municipality of Whistler and District of Squamish;
- D. The approval of the Inspector of Municipalities has been obtained under section 801 of the *Local Government Act*; and
- E. The consent of the Directors of Electoral Area C, D and consenting resolution of the Council of the Village of Pemberton, Resort Municipality of Whistler and District of Squamish has been received, pursuant to sections 801 (4) and 801 (5) of the *Local Government Act*.

**NOW THEREFORE**, the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

#### **Service Being Established**

1. The Board hereby establishes a service for the purpose of providing a regional trail service, and shall be known as the "Sea to Sky Corridor Recreational Trail Service".
2. The Board may enter into contracts to provide regional trails within the service area.

#### **Service Area Boundaries**

3. The boundaries of the Service Area are the entirety of Electoral Area C, Electoral Area D, Village of Pemberton, Resort Municipality of Whistler, and the District of Squamish.

#### **Participating Area**



4. The participants in the service established under Section 1 shall be the entirety of Electoral Area C, Electoral Area D, Village of Pemberton, Resort Municipality of Whistler, and the District of Squamish.

#### **Cost Recovery**

5. As provided for in Section 803 of the *Local Government Act*, the annual cost of providing the service shall be recovered by:
  - a) property values taxes imposed in accordance with Division 4.3 of Part 24, *Local Government Act*;
  - b) parcel taxes imposed in accordance with Division 4.3 of Part 24 of the *Local Government Act*;
  - c) fees and charges imposed under section 363 of the *Local Government Act*;
  - d) revenues raised by other means authorised under the *Local Government Act* or another act; or
  - e) revenues received by way of agreement, enterprise, gift, grant or otherwise.

#### **Requisition Limits**

6. The maximum amount that may be requisitioned annually for the service shall be \$150,000.

#### **Effective Dates**

7. This Bylaw takes effect upon the date of its adoption.

#### **Citation**

8. This bylaw may be cited as "Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007".

READ A FIRST TIME this 12<sup>th</sup> day of January, 2007.

READ A SECOND TIME this 12<sup>th</sup> day of January, 2007.

READ A THIRD TIME this 12<sup>th</sup> day of January, 2007.

Consent of the Electoral Area C Director obtained this day of , 2007.

Consent of the Electoral Area D Director obtained this day of , 2007.

Consenting resolution of the Village of Pemberton Council obtained this day of , 2007.

Consenting resolution of the Resort Municipality of Whistler Council  
obtained this day of , 2007.

Consenting resolution of the District of Squamish Council obtained this day of , 2007.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this day of , 2007.

ADOPTED this

day of , 2007.

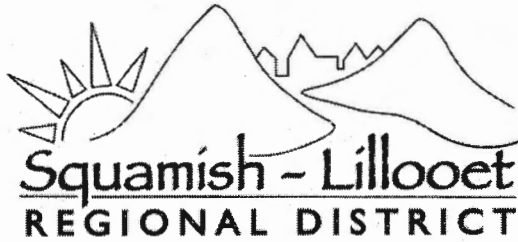
Russ S. Oakley  
Chair

Paul R. Edgington  
Secretary

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1006, cited as "Sea to Sky Corridor Recreational Trail Service Establishment Bylaw No. 1006-2007", as read a third time.

A handwritten signature in dark ink, appearing to be 'P. Edgington', written in a cursive style.

Secretary



Box 219, 1350 Aster Street,  
Pemberton, BC V0N 2L0  
Ph. 604-894-6371, 800-298-7753  
F: 604-894-6526  
info@slrd.bc.ca www.slrd.bc.ca

Date: \_\_\_\_\_

### **Bylaw Consent Form**

I, \_\_\_\_\_, Corporate Officer of the Resort Municipality of Whistler in the Squamish-Lillooet Regional District, do hereby declare that the Council of the Resort Municipality of Whistler has consented by resolution to adoption of the Bylaw No. 1006, cited as Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007 at the Council meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Shannon Story, Corporate Officer



## Appendix D

A chapter from the “Sea To Sky Recreational Trail Strategy”, draft February 2007.

### **“Funding and Resources**

Trail managers, local governments, clubs and volunteers often cite lack of funding and resources as one of the biggest challenges facing trail planning, development and maintenance. Many trails in the Sea to Sky Corridor have been built by volunteer labour over many years. To sustain these extensive trail networks with necessary amenities that include such things as signage, building materials and trail head facilities, substantial funding is required. As municipalities take on increasing responsibility for trail management and clubs begin to consider formal risk management programs, greater funding is required just to maintain minimum trail standards.

Trail managers, clubs and the local municipalities will need to become increasingly creative to acquire the funding needed to maintain trails.

Trail networks provide a recreational amenity to community residents. They provide social, economic and health benefits to communities, not unlike sports fields and arenas. As the perception of trails as municipal facilities continues to evolve (as has happened in Whistler and taking place currently in Squamish and Pemberton) municipalities will inevitably be called upon by local tax payers to provide funding and resources for trail management. Clubs, user groups, associations and committees can provide funding for trail construction and maintenance by two primary methods; in-kind volunteer labour and direct money from fundraising or membership dues. The Sea to Sky Corridor experienced an unprecedented level of single track trail building, mostly by club members, during the early to mid nineties that reached a peak towards the end of the decade. Since that time, clubs have struggled with “volunteer burnout” as the enthusiasm for trail building has dwindled and the original generation of trail builders is increasingly focused on family and careers. In-kind volunteer labour is becoming increasingly scarce (while number of riders is ironically increasing) and membership dues are not increasing proportional to the increased users. Changes to community demographics, general trends and high demand for volunteer effort all indicate an unstable and fluctuating supply of volunteer and club resources. Clubs will need to look at additional fund raising and grant opportunities to secure funds for trail management. In order to sustain the existing network and adequately plan for future trail development, all stakeholders will be required to address funding requirements in a formal and coordinated manner. Acquisition and management of appropriate funding will be a primary focus for the Sea to Sky Corridor Trail Coordination Committee.

To ensure adequate resources for trail management stakeholders will be required to pursue a number of different funding mechanisms:

### **Grants**

The social, economic and health benefits of trails, and the contribution they make to healthy communities is becoming increasingly apparent. Recognition of trail building and maintenance as a legitimate activity critical to the sustainability of the networks and therefore beneficial to communities has fostered the availability of grants for various groups including municipalities. Seeking out, identifying and applying for available grants requires a dedicated and consistent effort. Funding initiatives by government, non-profit and private enterprise are constantly being initiated or dissolved. A formal, coordinated effort to identify and seek funding through available grants will be a primary focus for trail coordination committees.

### **Provincial Funding**

In June of 2005, the Ministry of Sport, Tourism and the Arts assumed responsibility for the management of recreational trails on Crown land. MTSA has adopted a mandate to double tourism revenue in British Columbia by 2015. The Ministry has committed to making targeted improvements to recreational trails to support tourism and improved health and fitness for all British Columbians. As one of the highest profile and most intensive trail use areas in the Province, an authorized and established trail network in the Sea to Sky Corridor will be well positioned to advocate for funds from the Ministry.

Through the Squamish Recreation District, Recreation Officer, funds have been and will continue to be made available for funding of trail related projects throughout the District.

### **Commercial Recreation Operators**

Many commercial recreation operators rely on trails that have been built or maintained by clubs, municipalities or local individuals. The trails are a fundamental component of their tour operations. Operators are required to maintain commercial land use tenures. However in many cases for-profit operators use trails on Crown land in the Corridor without valid tenures. This type of use occurs in trespass and is a source of potential conflict and liability to the Crown. Illegal commercial operators do not have a contractual agreement with the Crown to pay fees and maintain trails in accordance with an approved Management Plan. There is a perception that exists with the public that this is the case of all commercial operators. As a result, conflicts can and do exist between commercial operators who gain financial benefit from the extensive trail network and the communities struggling to acquire resources to maintain them. Conflicts seldom occur between existing tenured operators and the public because their Management plans require conflict avoidance and resolution.

Through authorization of the network, tenures and permits can be issued to commercial operators who otherwise are operating illegally. Tenures and permits issued to commercial operators utilizing trails require them to support trail management efforts through in-kind contributions, trail or network sponsorship or re-allocation of collected fees. Additionally, fees paid to the Province by these operators could be allocated directly to trail management efforts rather than being received into general revenue.

### **Adopt a Trail**

Local businesses and non-profit organizations may consider “adopting” a trail or trails. Adopting a trail may entail financial contributions to local trail clubs for maintenance or management, contributions to trail amenities such as signs or provision of labour. Recognition for organizations adopting trails can be given on trail signage, web based mapping, local trail or any number of ways. Adopt a trail programs should not be confused with trail agreements entered into with MTSA.

#### **Issues:**

- Expanding network with increasing usage requires increased resources (funding).
- Provision of funding/resources by clubs alone is inconsistent and inadequate.
- Municipalities looked to for larger role in providing resources.
- Commercial Operators currently use unauthorized trails without tenure and therefore do not formally support trail management and maintenance.
- Need for coordinated, formal fund raising efforts.

### **Management Objectives:**

#### **1. Establish formal fund raising committee(s).**

A formal, coordinated approach to acquiring and allocating funds on a priority basis throughout the network will be a key role of trail coordination committees. Terms and mechanisms for determining allocation of resources will be critical step to ensure Corridor

wide support. Fund raising committees will function as a component of the Corridor or regional trail coordination committees.

**2. Work with local Commercial Operators to ensure they are involved in the trail management processes.** Local clubs, trail coordination committees and land managers can work with Provincial officials to ensure the Commercial Recreation Regulations are enforced in their trail networks. Additionally all licensed and tenured commercial recreation operators that use trails should be required to participate in trail management through committee processes. This will provide the basis for coordination of resources between commercial operators, MTSA and local clubs.

**3. Trail coordination committee(s) to explore concept and establish framework for trail 'adoption' programs.**

Trail coordination committee(s) in conjunction with municipal trail managers and the District Recreation Officer should explore the viability and interest amongst local businesses for trail adoption programs. Terms, conditions and program requirements can then be developed.



**From:** Gail Harris <[GHarris@slrd.bc.ca](mailto:GHarris@slrd.bc.ca)>  
**Sent:** Thursday, January 26, 2023 1:28 PM  
**To:** Pauline Lysaght <[plysaght@whistler.ca](mailto:plysaght@whistler.ca)>  
**Cc:** Kristen Clark <[KClark@slrd.bc.ca](mailto:KClark@slrd.bc.ca)>  
**Subject:** RMOW - Regional Invasive Species - SLRD Cost Centre #1010  
**Importance:** High

**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Hi Pauline

Please be advised that the SLRD Board passed the following resolutions at the Board meeting on January 25 & 26, 2023, pertaining to the Squamish-Lillooet Regional District Invasive Species Management and Control Service:

*THAT Bylaw No. 1802-2023, cited as "Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023" be introduced and read a first, second and third time.*

*THAT Bylaw No. 1802-2023, cited as "Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023" receive participating area approval and consent from the Directors of Electoral Area A, Electoral Area B, Electoral Area C and Electoral Area D pursuant to Section 349 and 347 of the Local Government Act.*

*THAT Bylaw No. 1802-2023, cited as "Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023" receive participating area approval and consent from the councils of District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish pursuant to Section 349 and 346 of the Local Government Act.*

These resolutions pertain to Cost Centre #1010 – Regional Invasive Species. The following information is copied and pasted from the Staff Report (please note for the Resort Municipality of Whistler, this is 20% of the maximum annual requisition of \$93,750 as set out in the proposed bylaw amendment):

- 2022 requisition was \$75,000
- 2022 maximum requisition: \$75,000
- 2023 new maximum requisition proposed: \$93,750
- Recommendation: Increase maximum requisition (25%) \$75,000 to \$93,750
- Participating Areas – All
- Last bylaw amendment (increasing maximum requisition): N/A

**Implications:**

*Increasing the maximum requisition limit does not mean that there is a requirement to raise the requisitioned tax amounts – any determination of taxation increases to these services will be undertaken as part of the normal budgeting process. Increasing the allowable limits via bylaw will*

*allow the services to continue maintaining existing service levels and provide for the flexibility for incremental future increases as required.*

I've attached the following documents:

- Associated staff report from the Board meeting on January 25 & 26, 2023;
- Consent for consideration by the Resort Municipality of Whistler Council at your next meeting (I've attached the Consent both as a word doc and as a pdf).

The SLRD's next steps are to (1) obtain the required participating area consent from the Resort Municipality of Whistler; (2) obtain the required participating area consents of the Electoral Area A, Electoral Area B, Electoral Area C and Electoral Area D Directors, the participating council consents from the District of Lillooet, Village of Pemberton and District of Squamish; and (3) bring this back for the Board to consider adoption of Bylaw No. 1802-2023 at the March 22, 2023 Board meeting.

Please let me know at which Council meeting this will be considered and then the outcome of your Council meeting.

Thank you for your assistance with this.

Regards  
Gail



**Gail Harris**  
**Legislative Coordinator**  
[gharris@slrd.bc.ca](mailto:gharris@slrd.bc.ca)  
P: 604-894-6371 x 229  
F: 604-894-6526  
1-800-298-7753  
[www.slrd.bc.ca](http://www.slrd.bc.ca)



## Request for Decision

Service Establishment Amendment Bylaws to  
Adjust the Maximum Tax Requisition

**Date of Meeting: Board of Directors – January 25, 2023**

### Recommendations:

- 1) THAT Bylaw No. 1802-2023, cited as “Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023” be introduced and read a first, second and third time.

THAT Bylaw No. 1802-2023, cited as “Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023” receive participating area approval and consent from the Directors of Electoral Area A, Electoral Area B, Electoral Area C and Electoral Area D pursuant to Section 349 and 347 of the Local Government Act.

THAT Bylaw No. 1802-2023, cited as “Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023” receive participating area approval and consent from the councils of District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish pursuant to Section 349 and 346 of the Local Government Act.

- 2) THAT Bylaw No. 1803-2023, cited as “Seton Street Lighting Local Service Conversion and Establishment Bylaw No. 570, 1994, Amendment Bylaw No. 1803-2023” be introduced and read a first, second and third time.

THAT Bylaw No. 1803-2023, cited as “Seton Street Lighting Local Service Conversion and Establishment Bylaw No. 570, 1994, Amendment Bylaw No. 1803-2023” receive participating area approval and consent from the Electoral Area B Director pursuant to Section 349 and 347 of the Local Government Act.

- 3) THAT Bylaw No. 1804-2023, cited as “Walkerville Dyking Local Service Establishment Bylaw No. 650, 1997, Amendment Bylaw No. 1804-2023” be introduced and read a first, second and third time.

THAT Bylaw No. 1804-2023, cited as “Walkerville Dyking Local Service Establishment Bylaw No. 650, 1997, Amendment Bylaw No. 1804-2023” receive participating area approval and consent from the Electoral Area C Director pursuant to Section 349 and 347 of the Local Government Act.

- 4) THAT Bylaw No. 1805-2023, cited as “Pemberton Valley Recreational Trails Service Establishment Bylaw No. 1035-2006, Amendment Bylaw No. 1805-2023” be introduced and read a first, second and third time.

THAT Bylaw No. 1805-2023, cited as “Pemberton Valley Recreational Trails Service Establishment Bylaw No. 1035-2006, Amendment Bylaw No. 1805-2023” receive participating



## Request for Decision

### Service Establishment Amendment Bylaws to Adjust the Maximum Tax Requisition

area approval and consent from the Director of Electoral Area C pursuant to Section 349 and 347 of the Local Government Act.

THAT Bylaw No. 1805-2023, cited as “Pemberton Valley Recreational Trails Service Establishment Bylaw No. 1035-2006, Amendment Bylaw No. 1805-2023” receive participating area approval and consent from the council of the Village of Pemberton pursuant to Section 349 and 346 of the Local Government Act.

#### Attachments:

- 1) Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023
- 2) Seton Street Lighting Local Service Conversion and Establishment Bylaw No. 570, 1994, Amendment Bylaw No. 1803-2023
- 3) Walkerville Dyking Local Service Establishment Bylaw No. 650, 1997, Amendment Bylaw No. 1804-2023
- 4) Pemberton Valley Recreational Trails Service Establishment Bylaw No. 1035-2006, Amendment Bylaw No. 1805-2023

#### Key Information:

The *Local Government Act* authorizes the establishment of service areas pursuant to Section 338 of the Act and allows for a maximum amount that may be requisitioned for the service. The Regional Districts Establishing Bylaw Approval Exemption Regulation (within the *Local Government Act*) allows for an increase to this maximum requisition limit under establishment bylaws for an amount less than or equal to 25% of the 5-year baseline value, without having to receive the approval of the Inspector of Municipalities.

Simply put, the SLRD can increase the maximum tax requisitions for a service, without Inspector approval, by up to 25% of the rates in effect 5 years prior (the “5-year baseline”); this can be done as a single lump sum or as cumulative increases.

Consent on behalf of the electors can be provided by the Electoral Area Director pursuant to sections 349 and 347 of the *Local Government Act*, and by a municipality pursuant to sections 349 and 346 of the *Local Government Act*.

Staff have reviewed the services where an increase in the available tax requisition amount can be secured for future needs. The following cost centres can have their maximum requisition amounts increased to ensure there is sufficient room going forward to allow the SLRD to continue to provide the current level of service along with potentially providing additional requisition room to be available to accommodate any future changes to the service.

## Request for Decision

Service Establishment Amendment Bylaws to  
Adjust the Maximum Tax Requisition

### Services

#### 1) Cost Centre #1010 – Regional Invasive Species

- 2022 requisition was \$75,000
- 2022 maximum requisition: \$75,000
- 2023 new maximum requisition proposed: \$93,750
- Recommendation: Increase maximum requisition (25%) \$75,000 to \$93,750
- Participating Areas – All
- Last bylaw amendment (increasing maximum requisition): N/A

#### 2) Cost Centre #1802 – Seton Street Lighting

- 2022 requisition was \$3,125
- 2022 maximum requisition: \$3,125
- 2023 new maximum requisition proposed: \$3,906
- Recommendation: Increase maximum requisition (25%) \$3,125 to \$3,906
- Participating Area – Electoral Area B
- Last bylaw amendment (increasing maximum requisition): January 24th, 2018

#### 3) Cost Centre #2401 – Walkerville Dyking-Drainage

- 2022 requisition was \$1,102
- 2022 maximum requisition: \$2,500
- 2023 new maximum requisition proposed: \$3,125
- Recommendation: Increase maximum requisition (25%) \$2,500 to \$3,125
- Participating Area – Electoral Area C
- Last bylaw amendment (increasing maximum requisition): March 28th, 2018

#### 4) Cost Centre #3003 – Pemberton Valley Recreational Trails Service

- 2022 requisition was \$62,500
- 2022 maximum requisition: \$62,500
- 2023 new maximum requisition proposed: \$78,125
- Recommendation: Increase maximum requisition (25%) \$62,500 to \$78,125
- Participating Areas – Electoral Area C, Village of Pemberton
- Last bylaw amendment (increasing maximum requisition): March 28th, 2018

### Implications:

Increasing the maximum requisition limit does not mean that there is a requirement to raise the requisitioned tax amounts – any determination of taxation increases to these services will be undertaken as part of the normal budgeting process. Increasing the allowable limits via bylaw will



## Request for Decision

### Service Establishment Amendment Bylaws to Adjust the Maximum Tax Requisition

allow the services to continue maintaining existing service levels and provide for the flexibility for incremental future increases as required.

#### Options:

- 1) THAT Bylaws 1802-2023, 1803-2023, 1804-2023 & 1805-2023 to increase the maximum requisition amounts be given three readings and participating area approvals be requested.
- 2) Do not proceed with the bylaws.
- 3) Identify and proceed with some of the bylaws.

**Preferred Option:** Option 1.

#### Follow Up Actions:

1. Seek participating area approvals and consents for Bylaw No. 1802-2023, 1803-2023, 1804-2023 & 1805-2023.
2. If associated participating area approvals and consents are obtained, bring Bylaw No. 1802-2023, 1803-2023, 1804-2023 & 1805-2023 to the March 22, 2023 Board meeting for consideration of approval (before the Financial Plan approval).

**Submitted by:** Colin Hodgins, Deputy Director of Finance

**Reviewed by:** Suzanne Lafrance, Director of Finance

**Approved by:** Craig Dalton, CAO



## SQUAMISH-LILLOOET REGIONAL DISTRICT

### Bylaw No. 1802-2023

---

A bylaw to amend Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017

---

**WHEREAS** Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017 established a service for the purpose of providing a regional invasive species management and control service;

**AND WHEREAS** the Regional Board of the Squamish-Lillooet Regional District wishes to increase the maximum annual requisition limitation by 25% under the Regional District Establishing Bylaw Approval Exemption Regulation;

**AND WHEREAS** pursuant to Sections 349 and 347 of the *Local Government Act*, the Directors of Electoral Area A, Electoral Area B, Electoral Area C and Electoral Area D have respectively consented, in writing, to the adoption of this bylaw;

**AND WHEREAS** pursuant to Section 349 and 346 of the *Local Government Act*, the Councils of the District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish have respectively consented, by resolution, to the adoption of this bylaw;

**NOW THEREFORE**, the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. Section 7 of Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017 is deleted and replaced with the following:
  7. The maximum amount that may be requisitioned annually for the Service shall be \$93,750.00.
2. Section 8 of Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017 is deleted and replaced with the following:
  8. The costs of the Service, after deducting the revenues (if any) raised or received under subsection 6 (b), (c) or (d) of this bylaw, shall be apportioned to each participating area on the basis of a fixed proportion formula imposed in accordance with section 380 of the *Local Government Act*, and shall be apportioned as follows:
    - a) 20% maximum to the Resort Municipality of Whistler
    - b) 20% maximum to the District of Squamish
    - c) 20% maximum to Electoral Area C
    - d) 20% maximum to Electoral Area D
    - e) 5% maximum to the District of Lillooet
    - f) 5% maximum to the Village of Pemberton
    - g) 5% maximum to Electoral Area A
    - h) 5% maximum to Electoral Area B
3. This bylaw may be cited as the "Squamish-Lillooet Regional District Invasive Species Management and Control Service Establishment Bylaw No. 1541-2017, Amendment Bylaw No. 1802-2023".

READ A FIRST TIME this 25th day of January, 2023.

READ A SECOND TIME this 25th day of January, 2023.

READ A THIRD TIME this 25th day of January, 2023.

CONSENT of the Director of  
Electoral Area A obtained this \_\_\_\_ day of \_\_\_\_, 2023

CONSENT of the Director of  
Electoral Area B obtained this \_\_\_\_ day of \_\_\_\_, 2023

CONSENT of the Director of  
Electoral Area C obtained this \_\_\_\_ day of \_\_\_\_, 2023

CONSENT of the Director of  
Electoral Area D obtained this \_\_\_\_ day of \_\_\_\_, 2023

CONSENT of the Council of the  
District of Lillooet obtained this \_\_\_\_ day of \_\_\_\_, 2023

CONSENT of the Council of the  
Village of Pemberton obtained this \_\_\_\_ day of \_\_\_\_, 2023

CONSENT of the Council of the  
Resort Municipality of Whistler  
obtained this \_\_\_\_ day of \_\_\_\_, 2023

CONSENT of the Council of the  
District of Squamish obtained this \_\_\_\_ day of \_\_\_\_, 2023

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2023.

---

Jen Ford  
Chair

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Kristen Clark  
Corporate Officer

# SQUAMISH-LILLOOET REGIONAL DISTRICT

## Bylaw No. 1803-2023

---

A bylaw to amend Seton Street Lighting Local Service Conversion and Establishment  
Bylaw No. 570, 1994

---

**WHEREAS** Seton Street Lighting Local Service Conversion and Establishment Bylaw No. 570, 1994 converted and established a local service for the purpose of providing street lighting to a defined portion of Electoral Area B;

**AND WHEREAS** the Regional Board of the Squamish-Lillooet Regional District wishes to increase the maximum annual requisition limitation by 25% under the Regional District Establishing Bylaw Approval Exemption Regulation;

**AND WHEREAS** pursuant to Sections 349 and 347 of the *Local Government Act*, the Director of Electoral Area B has consented, in writing, to the adoption of this bylaw;

**NOW THEREFORE**, the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. Section 5. of Seton Street Lighting Local Service Conversion and Establishment Bylaw No. 570, 1994 is deleted and replaced with the following:

“5. The maximum amount that may be requisitioned annually for the service shall be \$3,906.00.”

2. This bylaw may be cited as the “Seton Street Lighting Local Service Conversion and Establishment Bylaw No. 570, 1994, Amendment Bylaw No. 1803-2023”.

READ A FIRST TIME this 25th day of January, 2023.

READ A SECOND TIME this 25th day of January, 2023.

READ A THIRD TIME this 25th day of January, 2023.

CONSENT of the Director of  
Electoral Area B obtained this \_\_\_\_ day of \_\_\_\_, 2023

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2023

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Jen Ford  
Chair

---

Kristen Clark  
Corporate Officer



# SQUAMISH-LILLOOET REGIONAL DISTRICT

## Bylaw No. 1804-2023

---

A bylaw to amend Walkerville Dyking Local Service Establishment Bylaw No. 650, 1997

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**WHEREAS** Walkerville Dyking Local Service Establishment Bylaw No. 650, 1997 established a local service to provide dyking and related drainage works and services to a portion of Electoral Area C known as Walkerville;

**AND WHEREAS** the Regional Board of the Squamish-Lillooet Regional District wishes to increase the maximum annual requisition limitation by 25% under the Regional District Establishing Bylaw Approval Exemption Regulation;

**AND WHEREAS** pursuant to Sections 349 and 347 of the *Local Government Act*, the Director of Electoral Area C has consented, in writing, to the adoption of this bylaw;

**NOW THEREFORE**, the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. Section 4 of Walkerville Dyking Local Service Establishment Bylaw No. 650, 1997 is deleted and replaced with the following:
  - “4. The maximum amount that may be requisitioned annually for this service shall be \$3,125.00.”
2. This bylaw may be cited as the “Walkerville Dyking Local Service Establishment Bylaw No. 650, 1997, Amendment Bylaw No. 1804-2023”.

READ A FIRST TIME this            25th       day of       January, 2023.

READ A SECOND TIME this       25th       day of       January, 2023.

READ A THIRD TIME this       25th       day of       January, 2023.

CONSENT of the Director of  
Electoral Area C obtained this       \_\_\_\_\_ day of \_\_\_\_\_, 2023

ADOPTED this                        \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Jen Ford  
Chair

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Kristen Clark  
Corporate Officer

## SQUAMISH-LILLOOET REGIONAL DISTRICT

### Bylaw No. 1805-2023

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A bylaw to amend Pemberton Valley Recreational Trails Service Establishment  
Bylaw No. 1035-2006

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**WHEREAS** Pemberton Valley Recreational Trails Service Establishment Bylaw No. 1035-2006 established a local service for the purpose of providing a recreational trails service in the Village of Pemberton and a portion of Electoral Area C;

**AND WHEREAS** the Regional Board of the Squamish-Lillooet Regional District wishes to increase the maximum annual requisition limitation by 25% under the Regional District Establishing Bylaw Approval Exemption Regulation;

**AND WHEREAS** pursuant to Sections 349 and 347 of the *Local Government Act*, the Director of Electoral Area C has consented, in writing, to the adoption of this bylaw;

**AND WHEREAS** pursuant to Sections 349 and 346 of the *Local Government Act*, the council of the Village of Pemberton has consented, by resolution, to the adoption of this bylaw;

**NOW THEREFORE**, the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. Section 6 of Pemberton Valley Recreational Trails Service Establishment Bylaw No. 1035-2006 is deleted and replaced with the following:

“6. The maximum amount that may be requisitioned annually for the service shall be \$78,125.00.”

2. This Bylaw may be cited as the “Pemberton Valley Recreational Trails Service Establishment Bylaw No. 1035-2006, Amendment Bylaw No. 1805-2023”.

READ A FIRST TIME this 25th day of January, 2023.

READ A SECOND TIME this 25th day of January, 2023.

READ A THIRD TIME this 25th day of January, 2023.

CONSENT of the Director of  
Electoral Area C obtained this \_\_\_\_ day of \_\_\_\_, 2023

CONSENT of the Council of the  
Village of Pemberton obtained this \_\_\_\_ day of \_\_\_\_, 2023

ADOPTED this \_\_\_\_ day of \_\_\_\_, 2023.

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Jen Ford  
Chair

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Kristen Clark  
Corporate Officer

**From:** Gail Harris <[GHarris@slrd.bc.ca](mailto:GHarris@slrd.bc.ca)>  
**Sent:** Wednesday, February 22, 2023 2:51 PM  
**To:** Pauline Lysaght <[plysaght@whistler.ca](mailto:plysaght@whistler.ca)>  
**Cc:** Kristen Clark <[KClark@slrd.bc.ca](mailto:KClark@slrd.bc.ca)>  
**Subject:** RMOW - Sea to Sky Corridor Recreational Trails Service

**CAUTION:** This email originated from outside of the RMOW. Do not click links or open attachments unless you verify that the sender is legitimate and know the content is safe.

Hello Pauline,

I write further to my email earlier this month about this proposed bylaw amendment. Please be advised that the SLRD Board passed the following resolutions at today's Board meeting on February 22, 2023, pertaining to the Squamish-Lillooet Regional District Sea to Sky Corridor Recreational Trails Service:

*THAT Bylaw No. 1806-2023, cited as "Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023" be introduced and read a first, second and third time.*

*THAT Bylaw No. 1806-2023, cited as "Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023" receive participating area approval and consent from the Directors of Electoral Area C and Electoral Area D pursuant to Section 349 and 347 of the Local Government Act.*

*THAT Bylaw No. 1806-2023, cited as "Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023" receive participating area approval and consent from the councils of the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish pursuant to Section 349 and 346 of the Local Government Act.*

These resolutions pertain to Cost Centre #3004 – Sea to Sky Trails. The following information is copied and pasted from the attached Staff Report:

- 2022 requisition was \$150,000
- 2022 maximum requisition: \$150,000
- 2023 new maximum requisition proposed: \$187,500
- Recommendation: Increase maximum requisition (25%) \$150,000 to \$187,500
- Participating Areas – DoS, RMOW, VoP, Area C & Area D
- Last bylaw amendment (increasing maximum requisition): N/A

**Implications:**

*Increasing the maximum requisition limit does not mean that there is a requirement to raise the requisitioned tax amounts – any determination of taxation increases to these services will be undertaken as part of the normal budgeting process. Increasing the allowable limits via bylaw will allow the services to continue maintaining existing service levels and provide for the flexibility for incremental future increases as required.*



I've attached the following documents:

- Associated staff report from the Board meeting on February 22, 2023;
- Consent for consideration by the Resort Municipality of Whistler Council at your next meeting (I've attached the Consent both as a word doc and as a pdf).

The SLRD's next steps are to (1) obtain the required participating area consent from the Resort Municipality of Whistler; (2) obtain the required participating area consents of the Electoral Area C and Electoral Area D Directors as well as the participating council consents from the Village of Pemberton and District of Squamish; and (3) bring this back for the Board for consideration of adoption of Bylaw No. 1806-2023 at the March 22, 2023 Board meeting.

I recognize that this is a very tight turnaround to bring this to your council for consideration of consent and then to return to the SLRD prior to the March 22, 2023 SLRD Board meeting. Please let me know the date of the council meeting you are planning for this to be considered.

Thank you for your assistance with this - it is very much appreciated.

Regards  
Gail



**Gail Harris**  
**Legislative Coordinator**  
[gharris@slrd.bc.ca](mailto:gharris@slrd.bc.ca)  
P: 604-894-6371 x 229  
F: 604-894-6526  
1-800-298-7753  
[www.slrd.bc.ca](http://www.slrd.bc.ca)



## Request for Decision

Sea to Sky Corridor Recreational Trails Service  
Establishment Bylaw No. 1006-2007,  
Amendment Bylaw No. 1806-2023

**Date of Meeting: Board of Directors – February 22, 2023**

### Recommendations:

THAT Bylaw No. 1806-2023, cited as “Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023” be introduced and read a first, second and third time; and

THAT Bylaw No. 1806-2023, cited as “Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023” receive participating area approval and consent from the Directors of Electoral Area C and Electoral Area D pursuant to Section 349 and 347 of the Local Government Act; and

THAT Bylaw No. 1806-2023, cited as “Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023” receive participating area approval and consent from the councils of the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish pursuant to Section 349 and 346 of the Local Government Act.

### Attachments:

- 1) Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023

### Key Information:

The *Local Government Act* authorizes the establishment of service areas pursuant to Section 338 of the Act and allows for a maximum amount that may be requisitioned for the service. The Regional Districts Establishing Bylaw Approval Exemption Regulation (within the *Local Government Act*) allows for an increase to this maximum requisition limit under establishment bylaws for an amount less than or equal to 25% of the 5-year baseline value, without having to receive the approval of the Inspector of Municipalities.

Simply put, the SLRD can increase the maximum tax requisitions for a service, without Inspector approval, by up to 25% of the rates in effect 5 years prior (the “5-year baseline”); this can be done as a single lump sum or as cumulative increases.

Consent on behalf of the electors can be provided by the Electoral Area Director pursuant to sections 349 and 347 of the *Local Government Act*, and by a municipality pursuant to sections 349 and 346 of the *Local Government Act*.

Staff have reviewed the services where an increase in the available tax requisition amount can be secured for future needs. The following cost centre (for Sea to Sky Trails) was missed in the initial review, but can have the maximum requisition amount increased to ensure there is sufficient room going forward to allow the SLRD to continue to provide the current level of service along with potentially providing additional requisition room to be available to accommodate any future changes to the service.

Cost Centre #3004 – Sea to Sky Trails

- 2022 requisition was \$150,000
- 2022 maximum requisition: \$150,000
- 2023 new maximum requisition proposed: \$187,500
- Recommendation: Increase maximum requisition (25%) \$150,000 to \$187,500
- Participating Areas – DoS, RMOW, VoP, Area C & Area D
- Last bylaw amendment (increasing maximum requisition): N/A

**Implications:**

Increasing the maximum requisition limit does not mean that there is a requirement to raise the requisitioned tax amounts – any determination of taxation increases to these services will be undertaken as part of the normal budgeting process. Increasing the allowable limits via bylaw will allow the services to continue maintaining existing service levels and provide for the flexibility for incremental future increases as required.

If this service receives all of the participating area's consent forms returned before the SLRD March Board meeting, this service may increase the 2023 requisition, otherwise the increase will be available for the 2024 requisition as the Financial Plan Bylaw will be adopted at this meeting. It is likely that this increase will be available in 2024 due to the tight turnaround time for the municipality participants to take this bylaw to their respective councils for approval.

**Options:**

- 1) THAT Bylaw 1806-2023 to increase the maximum requisition amounts be given three readings and participating area approvals be requested.
- 2) Do not proceed with the bylaw.
- 3) Identify and proceed with changes to the bylaw.

**Preferred Option:** Option 1.

**Follow Up Actions:**

1. Seek participating area approvals and consents for Bylaw No. 1806-2023



2. If associated participating area approvals and consents are obtained, bring Bylaw No. 1806-2023 to the March 22, 2023 Board meeting for consideration of approval (before the Financial Plan approval), or bring to the next appropriate Board meeting.

**Submitted by:** Colin Hodgins, Deputy Director of Finance  
**Reviewed by:** Suzanne Lafrance, Director of Finance  
**Approved by:** Craig Dalton, CAO

# SQUAMISH-LILLOOET REGIONAL DISTRICT

**Bylaw No. 1806-2023**

A bylaw to amend Sea to Sky Corridor Recreational Trails Service Establishment Bylaw  
No. 1006-2007

**WHEREAS** Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007 established a service for the purpose of providing a recreational trail service for the Sea to Sky Corridor;

**AND WHEREAS** the Regional Board of the Squamish-Lillooet Regional District wishes to increase the maximum annual requisition limitation by 25% under the Regional District Establishing Bylaw Approval Exemption Regulation;

**AND WHEREAS** pursuant to Sections 349 and 347 of the *Local Government Act*, the Directors of Electoral Area C and Electoral Area D have respectively consented, in writing, to the adoption of this bylaw;

**AND WHEREAS** pursuant to Section 349 and 346 of the *Local Government Act*, the Councils of the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish have respectively consented, by resolution, to the adoption of this bylaw;

**NOW THEREFORE**, the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. Section 6 of Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007 is deleted and replaced with the following:
  6. The maximum amount that may be requisitioned annually for the service shall be \$187,500.00.
2. This bylaw may be cited as the “Sea to Sky Corridor Recreational Trails Service Establishment Bylaw No. 1006-2007, Amendment Bylaw No. 1806-2023”.

READ A FIRST TIME this 22nd day of February, 2023.

READ A SECOND TIME this 22nd day of February, 2023.

READ A THIRD TIME this 22nd day of February, 2023.

CONSENT of the Director of  
Electoral Area C obtained this \_\_\_\_\_ day of \_\_\_\_\_, 2023

CONSENT of the Director of  
Electoral Area D obtained this \_\_\_\_\_ day of \_\_\_\_\_, 2023

CONSENT of the Council of the  
Village of Pemberton obtained this \_\_\_\_\_ day of \_\_\_\_\_, 2023

CONSENT of the Council of the  
Resort Municipality of Whistler  
obtained this

\_\_\_\_\_ day of \_\_\_\_\_, 2023

CONSENT of the Council of the  
District of Squamish obtained this

\_\_\_\_\_ day of \_\_\_\_\_, 2023

ADOPTED this

\_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Jen Ford  
Chair

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Kristen Clark  
Corporate Officer





# WHISTLER

## MINUTES

### REGULAR MEETING OF THE LIQUOR LICENCE ADVISORY COMMITTEE THURSDAY, NOVEMBER 17, 2022, STARTING AT 10:30 A.M.

#### Remote Meeting

Held via Zoom – Link available at [www.whistler.ca/municipal-gov/committees/liquor-license-advisory-committee](http://www.whistler.ca/municipal-gov/committees/liquor-license-advisory-committee)

PRESENT	Mtgs. YTD (1)
J. Murl, Council Representative	1
J. Peterson, Food & Beverage Sector . – Restaurants	1
M. Varrin, Chair, Food & Beverage Sector Representative – Pubs/Lounge, Chair, Mike Varrin,	1
T. Clark, Co-Chair, Food & Beverage Sector Representative – Nightclubs	1
N. Miller, RCMP Representative	1
J. Dickinson, Whistler Community Services Society Representative	1
M. Hunter, Whistler Fire Rescue Services Representative	1
J. Lanteigne, Accommodation Sector Representative	1
. B. McCrady, Secretary, RMOW	1
M. Urbani, Interim Recording Secretary	1

REGRETS	
T. Maloney, Liquor and Cannabis Regulation Branch Liquor Inspector	0
T. Doherty, Whistler Fire Rescue Services Representative	0

GUESTS
M. Laidlaw, Manager of Development Planning, RMOW
J. Anderson, Forge Axe Throwing

#### CALL TO ORDER

*The Liquor Licence Advisory Committee recognized The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Liłwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

#### NOMINATION AND SELECTION OF CHAIR AND CO-CHAIR

Moved by Terry Clark  
Seconded by Julie Lanteigne

**That** the Liquor Licence Advisory Committee nominate Mike Varrin as Chair and Terry Clark as Co-Chair

CARRIED

### **ADOPTION OF AGENDA**

Moved by Terry Clark  
Seconded by Jeremy Peterson

**That** the Liquor Licence Advisory Committee adopt the Liquor Licence Advisory Committee Agenda of November 17, 2022.

CARRIED

### **ADOPTION OF MINUTES**

Moved by Terry Clark  
Seconded by Julie Lanteigne

**That** the Liquor Licence Advisory Committee adopt the Regular Liquor Licence Advisory Committee Minutes of March 12, 2020 as circulated.

CARRIED

### **COUNCIL UPDATE**

Councillor Jeff Murl introduced himself as this is the first Liquor Licence Advisory Committee meeting attendance as he is newly elected.

### **PRESENTATIONS/DELEGATIONS**

LLR01374  
Forged Axe Throwing  
Primary Licence

A presentation by Brook McCrady, Planning Analyst, was given regarding Forged Axe Throwing Ltd.'s application for a structural change to their liquor primary licence to extend their licenced area to include two new outdoor patio areas.

- Extend the interior service area to add 2 new patio areas increasing the capacity from current 61 person to 79 person.
- Patios are approved to will have the same hours of liquor service as the current approved hours (11:00 a.m. to 11:00 p.m Sunday - Thursday and 11:00 a.m. to 12:00 a.m. Friday and Saturday).
- Proposal is consistent with the footprint of the Temporary Expanded Service Area approved in 2021, of which approval will expire in March 2023.

### **QUESTIONS & ANSWERS**

What type of materials are going to be used?  
The applicant responded that the patio is bordered on one side by the building while the other side there is an outdoor throwing lane which is made out of wrought iron, and on the third side there is a wooden fence 8ft high, located 6ft

away from the building and not attached to the building. There are no outdoor heaters.

Q. .From the original package of 2021, all the same questions all the same answers. Will operational standards be upheld as originally stated?

A. Operational standards will be upheld.

### COMMENTS

Positive response from the community. The Pub sector unanimously supports this application. No negative impacts on the community at large.

Staff stated that Forged Axe Throwing has a development permit application for the patio currently under review with the RMOW and that combustible building materials will be considered through that process.

Moved by Mike Varrin  
Seconded by Terry Clark

**That** the Liquor Licence Advisory Committee supports the application by Forged Axe Throwing for a structural change to a liquor primary licence for a new outdoor patio area

### OTHER BUSINESS

There were no items of Other Business.

### MOTION TO TERMINATE

Moved by Terry Clarke  
Seconded by Jackie Dickinson

**That** the Liquor Licence Advisory Committee meeting of Thursday, November 17, 2022 be terminated at 10:54 a.m.

CARRIED



Mike Varrin, Chair



Monica Urbani, Interim Recording  
Secretary





# WHISTLER

## MINUTES

### REGULAR MEETING OF THE TRANSIT MANAGEMENT ADVISORY COMMITTEE (TMAC) TUESDAY, NOVEMBER 22, 2022, STARTING AT 2:30 P.M.



Hybrid Meeting Held via Zoom and in Meeting Room Flute Municipal Hall

	<b>PRESENT</b>	<b>Mtgs YTD</b>
	Council Representative and Chair, J. Muri	1
	BC Transit, Senior Manager Government Relations, R. Ringma	5
	RMOW GM Infrastructure Services, J. Hallisey	5
	Whistler Transit Ltd Service Delivery Manager, C. Selfridge (alternate)	4
	RMOW TDM Coordinator & Recording Secretary, E. DalSanto	5
	<b>GUESTS</b>	
	Council Representative and Chair, J. Ford	4
	BC Transit, Senior Transit Planner, B. Bullivant (alternate)	4
	BC Transit, Revenue Manager, R. Dennis	1
	<b>REGRETS</b>	
	Recording Secretary, D. Taveira	3
	Whistler Transit Ltd., Juan-Carlos Gomez	2
	<b>CALL TO ORDER</b>	
	J. Ford welcomed members and guests and lead a round of introductions. The role of Chair was assigned to Councilor J. Muri, the newly appointed Council representative to TMAC.	
	The Transit Management Advisory Committee recognized <i>The Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Liłwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.</i>	
	<b>ADOPTION OF AGENDA</b>	
	Moved by R. Ringma Seconded by J. Hallisey That Transit Management Advisory Committee adopt the TMAC Committee Agenda of November 22, 2022.	
	<b>CARRIED</b>	
	<b>ADOPTION OF MINUTES</b>	
	Moved by J. Hallisey Seconded by C. Selfridge That Transit Management Advisory Committee adopt the Regular TMAC Committee Minutes for August 31, 2022 and September 26, 2022 as circulated.	
	<b>CARRIED</b>	

	<b>PRESENTATIONS/DELEGATIONS</b>
<b>Electronic Fare Program (UMO) and Policy Update</b>	<p>R. Dennis presented and update on the rollout of the Electronic Fare Program (UMO) in BC and Whistler. The initial rollout will occur on the Victoria Transit System, then on Vancouver Island and then in the Sea to Sky region. The current estimate for Whistler buses to receive the UMO tap technology is June 2023.</p> <p>R. Dennis then led a workshop on Whistler Transit System fares, products and policies changes for 2023 that would support the rollout of UMO in Whistler. The changes are administrative in nature.</p> <p>Cash fare will now be called a Single Ride and a sheet of 10 tickets will be renamed 10 Rides.</p> <p>BC Transit recommends the following changes from current state:</p> <ol style="list-style-type: none"> <li>1) BC Transit will offer on-line sale of transit tickets.</li> <li>2) BC Transit will have a province wide vendor.</li> <li>3) BC Transit will take over the management of the relationship with all ticket vendors including in Whistler. This may change once the provincial vendor is announced.</li> <li>4) BC Transit will only offer refunds on unused fare products and only for values over \$10.             <ol style="list-style-type: none"> <li>a. BC Transit will work with the RMOW staff to create an alternate policy for refunds for 6 and 12-month passes that have been used. For example, if someone has to leave Whistler before their pass expires.</li> </ol> </li> <li>5) 10-Ride and Day Passes will expire 365 days after purchase.</li> <li>6) Calendar month passes will be replaced with 30-Day pass that will be valid from the first day of use.</li> <li>7) Transfers will continue to be available only for the next connecting bus but will be valid for 90 minutes instead of 60 minutes.</li> </ol> <p>UMO will have three customer facing items:</p> <ul style="list-style-type: none"> <li>- Mobile app with QR Code</li> <li>- Fare validator on the buses</li> <li>- Customer Card (on-line account; or Customer location)</li> </ul> <p><i>J. Ford left at 3:04pm</i></p> <p>The goal is to have Credit Card onboard purchase by end of 2023. Debit purchases will come later.</p> <p>Fare capping will only be available for the DayPass.</p> <p><b>ACTION 1:</b> BC Transit to update UMO memo based on the discussion and have RMOW staff bring to take to Council for approve in early 2023.</p> <p><i>R. Dennis Left at 3:25pm.</i></p>

2023 Spring Service Expansion	<p>BC Transit staff presented the outcomes to date related to the 10-Valley Express Pilot Project as well as a proposed on-line Customer.</p> <p>Highlights include:</p> <ul style="list-style-type: none"> <li>• Routes 20 and 30 still have highest average daily boarding</li> <li>• Route 10 is becoming more productive</li> <li>• Route 10 stops in Village are being used.</li> <li>• Route 10 stops on Hwy 99 at Village continue to be used to access the Village.</li> </ul> <p>TMAC asked "What is the criteria for success for the Pilot Project?"</p> <ul style="list-style-type: none"> <li>• Engagement results</li> <li>• Metrics such as ridership (average daily boarding), productivity, boarding and alightings by stop.</li> </ul> <p><b>ACTION 2:</b> RMOW staff to make a sign for stop 130007 to indicate with schedule for this stop.</p> <p><b>ACTION 3:</b> RMOW and Whistler Transit Ltd staff to develop an operations plan for winter when there is congestion at Northlands and Lorimer Road.</p> <p><b>ACTION 4:</b> Implement an on-line survey in December regarding the 10-Valley Express Pilot Project. Include questions regarding arrival and departure times for Function Junction.</p> <p><b>ACTION 5:</b> Use the results of the on-line survey to implement a service expansion for June 17, 2023 with the allocated provincial expansion hours that will be announced as part of the February Provincial budget.</p>
Updates	<ul style="list-style-type: none"> <li>• Full Winter service will start on Saturday, December 3, 2022</li> <li>• GranFondo – Saturday September 10 – free transit all day and Creekside to Village spectator shuttle</li> <li>• Halloween Free Park and Spook Shuttle from Marketplace Parking Lot to Tapley's farm from 5pm to 8:30pm (approximately 1000 riders)</li> <li>• In 2023, BC Transit will be issuing an RFP for Transit Management Services in the Sea to Sky Corridor to start April 1, 2024</li> </ul> <p><b>ACTION 6:</b> BC Transit to share current version of the Transit Services Agreement with RMOW staff.</p>
	<b>OTHER BUSINESS</b>
	<ul style="list-style-type: none"> <li>• Bus Shelter Program Applications – discussion deferred</li> <li>• Next TMAC meeting will be set for early 2023</li> </ul>



	<b>MOTION TO TERMINATE</b>	
	<b>Moved by J. Hallisey Seconded by R. Ringma</b>  <b>That the Transit Management Advisory Committee meeting of Tuesday, November 22, 2022 be terminated at 3:58 p.m.</b>  <div></div> <b>CARRIED</b>	
	<b>Chair, J Murphy</b>	<b>Acting Recording Secretary, E. DalSanto</b>



## MEETING OF GOVERNANCE AND ETHICS STANDING COMMITTEE MINUTES

Tuesday, January 3, 2023, 12:00 p.m.

Remote Meeting Via Zoom

<https://www.whistler.ca/municipal-gov/committees/governance-and-ethics-standing-committee>

	Mtgs. YTD
PRESENT: Mayor, J. Crompton	1
Councillor, C. Jewett	1
Councillor, R. Forsyth	1
STAFF PRESENT: General Manager of Corporate and Community Services, T. Battiston	1
Corporate Officer/ Manager of Legislative Services, P. Lysaght	1
Manager of Corporate Projects, M. Comeau	1
Senior Communications Officer, E. Marriner	1
Insurance, Litigation and Risk Coordinator, E. Grant	1
Legislative Services Administrative Assistant, P. Mendieta	1

### 1. CALL TO ORDER

*Councillor C. Jewett recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Lílwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

### 2. APPOINTMENT OF CHAIR

Moved By C. Jewett

Seconded By J. Crompton

**That** Ralph Forsyth be appointed as Chair of the Governance and Ethics Standing Committee (GAESC).

CARRIED

### 3. ADOPTION OF AGENDA

Moved By C. Jewett

Seconded By J. Crompton

**That** GAESC adopt the Regular Committee Agenda of January 3, 2023.

CARRIED

#### 4. ADOPTION OF MINUTES

Moved By C. Jewett

Seconded By J. Crompton

**That** GAESC adopt the Regular Committee Minutes of September 23, 2022.

CARRIED

#### 5. VERBAL REPORTS

##### 5.1 Proposed GAESC Work Plan Priorities

A presentation by Pauline Lysaght, Manager of Legislative Services, regarding the GAESC Work Plan Priorities for 2023.

##### PROPOSED WORK PLAN PRIORITIES

Initiative Name	Timing	Next Steps	Staff Working on Item
Committees Review Project	Q1 – Q3	Workshop six main themes from survey results	Erin Marriner & Ellen Grant
Code of Conduct Review	Q1 – Q2	Presenting Committee with CoC options	Pauline Lysaght & Brooke Browning
Council Governance Manual Review	Q1 – Q2	Brooke conducting legal review	Erin Marriner & Brooke Browning
Governance Training	Q1	Pauline to book	External Consultant
Council Correspondence Process Review	Q3		Pauline Lysaght & Brooke Browning
Public Q&A Process Review	Q4		Erin Marriner
Subsidiary/corporation review	Q2		Lucy Wyn-Griffiths
Community Engagement Review	Q4		Michele Comeau
Council Self-Evaluation	Q4		Erin Marriner



The Committee discussed the need for all RMOW committees and boards to review their Terms of Reference (ToR) so that:

- New members have the opportunity to be familiarized with the ToR mandates and responsibilities;
- Current members can review and refresh the ToR content; and
- If necessary, members can propose amendments or updates to the ToR.

Staff were supportive of the review, but reminded the Committee that amending or updating terms of reference is not something that should need to be done by a committee or board on a regular basis.

GAESC will review their ToR at the next Committee meeting to refresh their understanding of the mandate and responsibilities of this committee.

ACTION: Add to the next GAESC agenda.

Moved By                      C. Jewett  
Seconded By                  J. Crompton

**That** the GAESC Chair direct all Council Committees and Boards to review their Terms of Reference at the beginning of the year, to ensure that all members are familiarized with their ToR mandate.

CARRIED

## **5.2 Committees Review Project**

A presentation by Erin Marriner, Senior Communications Officer, regarding the Committee Review Project.

### Committee Review Project - Time Line 2023

- January: GAESC Meeting- Share Project Plan.
- February-March: Interviews with staff and workshops to answer core questions.
- April-July 2023: Build the project outputs.
- August-October: Project Approvals – Committee and Community Engagement.

### Themes from Committee Surveys

- Value of Committees: committees add value to the RMOW and are our most important public engagement mechanism; we do not want to lose the program.

- Purpose of Committees: the Committee of Council program lacks an articulated purpose and framework.
- Committee Topics: there are too many committees; fewer committees with clearly defined roles/mandates would deliver more value to the organization and community.
- Committee Administration: the Committee of Council program would benefit from a more streamlined approach to administration (i.e., meeting schedules, recruitment, etc.).
- Committee Minutes & Recommendations: minutes need to be more detailed and in the Council package sooner. Committees should be advisory not informational.
- Committees Memberships, Recruitment, Training, and Roles & Responsibilities: committees lack diversity. Members would benefit from clearly defined roles and responsibilities.

#### Survey Comments

- Committees should advance Council priorities and the Official Community Plan
- Climate Action and Housing are missing committee topics
- There are too many committees; fewer committees with clearly defined roles/mandates would deliver more value to the organization and community
- Minutes need to be more detailed and in the Council package sooner
- For the most part, committee members feel engaged at meetings
- Many committee members commented they do not feel the information and recommendations put forward to Council by committees is used

#### Approach to Project

- Insights gained from surveys
- Sort into themes with core questions
- Host workshops to answer core questions
- Use decisions made in workshops to develop project outputs
- Recommendations to GAESC and Council

Committee members also identified other themes to explore in the project:

- Difficulty getting a diverse group to participate (full-time jobs vs time of meetings)
- Review of mandates to ensure committee meetings are as transparent as possible (Closed vs. Regular)
- Ensuring that the committee review take into account the goals from the 2020 Mayor's Taskforce as it related to committees and not lose sight of that direction.

### **5.3 Code of Conduct Review**

A presentation by Pauline Lysaght, Manager of Legislative Services, regarding the Code of Conduct Review.

#### Key Points

- Council has a legal obligation to review the Code of Conduct within six months of the 2022 Local Government Election.
- The current Code of Conduct was adopted in 2006 and has not been updated since then.
- The current Code of Conduct does a good job describing the obligations of the Council, but needs updating to reflect new obligations and expectations.
- Work that needs to be done:
  - Council member's remedies and actions
  - Decisions on approach to the Code of Conduct

Next Steps: staff to bring back a report on the Code of Conduct and recommendations for the Committee to consider

### **5.4 Governance Training**

A presentation by Pauline Lysaght, Manager of Legislative Services Department, regarding the Governance Training.

Staff requested input from the Committee members on specific governance areas on which Council would like to receive additional training. After discussion, Committee members decided that if personal conflicts of interest arise, the Corporate Officer will assist and guide the Councillor through this matter. No formal training as a group is needed at this time.

Staff suggested that a report to Council providing details on relevant local government case law on a regular basis would assist Council in understanding themes and trends impacting local governments.

Next Steps: Staff to provide update to Council at a future Regular Council Meeting or COTW.



**6. OTHER BUSINESS**

**6.1 Proposed 2023 GAESC Meeting Calendar**

Moved By C. Jewett

Seconded By J. Crompton

**That** the GAESC refers the proposed schedule to staff to review and set bi-monthly meetings, Monday or Tuesday preferred, two hours long for 2023.

CARRIED

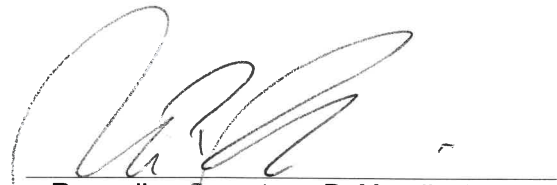
**7. TERMINATION**

Moved By C. Jewett

Seconded By J. Crompton

**That** the GAESC terminate the Committee Meeting of January 3, 2023 at 1:20 p.m.

CARRIED

  
Chair, Ralph Forsyth  
Recording Secretary, P. Mendieta



**REGULAR MEETING OF  
RECREATION LEISURE ADVISORY COMMITTEE  
MINUTES**

Thursday, February 09, 2023, 4:00 pm  
In person, Flute Room, Municipal Hall

		Mtgs: YTD (1)
PRESENT:	Councillor, R. Forsyth	1
	Member at Large, Chair, J. Chuback	1
	Whistler Sports Legacies representative, Co-Chair, R. Soane	1
	Member at Large, Paul Street	1
	Member at Large, C. MacKenzie	1
	Member at Large, D. Titus	1
	Member at Large, B. Goldsmid	1
	Member at Large, L. Scroggins	1
ABSENT:	Member at Large, A. Ross	0
	Tourism Whistler representative, Karen Goodwin	0
	Sea to Sky School District 48 representative, Cynthia Higgins	0
STAFF	Manager, Resort Parks Planning, RMOW, M. Pardoe	1
PRESENT:		
	Parks Planner, RMOW, A. Oja	1
	Recreation Manager, RMOW, R. Weetman	1
	Recording Secretary, RMOW, O. Carroll	1

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**1. CALL TO ORDER –**

*Chair J.Chuback recognized the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lílwat People, known in their language as Lilwat7úl, and the Squamish People, known in their language as Skwxwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.*

**2. ADOPTION OF AGENDA**

Moved By                      Member at Large, C. Mackenzie  
Seconded By                Councilor, R. Forsyth

**That** Recreation Leisure Advisory Committee adopt the Regular Committee Meeting agenda of Thursday, February 9, 2023

CARRIED

#### **4. VERBAL REPORTS**

##### **1.1 Council Update**

Council R. Forsyth provided the following update:

- Council adopted the Non-exclusive Use Permit (NEUP) which included RLAC's resolution.
- Council adopted the E-Bike Share Program. A Request for Proposal has now been posted to seek a proponent to provide an e-bike share program to provide a viable, cost-effective bike option for Whistler residents and visitors.
- Council endorsed the Whistler 2020 Development Corporation (WDC) Lot 2 Project Plan, a proposed two-building rental development.
- The Whistler Sessions are being reviewed and will be presented later with an introduction that puts them in context. They are available online at [whistler.ca](http://whistler.ca).

##### **1.2 Meadow Park Update**

A. Oja provided an update on the Meadow Park project following the public engagement series. Staff organized a series of three pop-up engagement pieces conducted at Whistler Public Library and Meadow Park Sports Centre where they collected direct feedback from over 100 people. With the addition of the online survey, there were 379 engaged visitors. Staff considered the engagement series a success, but also collected some feedback and lessons learned such as greater choice for time options of these pop-up events.

*R. Weetman entered at 4:20 pm.*

Public engagement results ordered the park upgrade priorities as open space, spray park, playground, and dog park. Staff and consultant will be reviewing all feedback and preparing a summary report, which will then be used to update the Master plan. Community will have another opportunity to review master plan, focusing in on Phase 1 as the priority. After Council's approval of the Masterplan, Phase 1 will advance into detailed design followed by the tendering process to secure a contractor for the end of 2023 with a target construction start date of Phase 1 in April 2024; dates are subject to change.

A discussion was had by Committee with a general support of the master plan. There was a question regarding a potential indoor tennis facility at Meadow Park. Staff highlighted that direction will be determined independently of this project through the 4500 Northlands Boulevard development. Committee looks forward to upcoming summary reports from staff on Meadow Park RePlay, acknowledge that Phase 1 will focus on spray park/playground upgrades, and that there will be further opportunity to provide feedback on future phases.

##### **1.3 Rainbow Park Update**

M. Pardoe provided an update on the Rainbow Park Upgrade – Phase 2. The budget for the entire project is \$4.7 million, which is 100% RMI funded. The current expenditure, which includes all professional fees, design work and Phase 1 completion is \$850,000. Public engagement for the project occurred through the 2018



and 2019 Outside Voice engagement process for the Parks Master Plan project. This consisted of over 800 people responding to two online surveys along with 100 people attending the initial open house, and 50 people attending the second open house.

Since the staff report to Council on January 24, 2023 on the concept plan for Rainbow Park Phase 2, staff has received more feedback. The Rainbow Park plans project population growth in the community and visitors, creating a greater demand for our parks. Great feedback has come from the additional public engagement. The most consistent piece of negative feedback surrounded the plan for the walkway between the beach and grass. Staff are reconsidering the walkway section of the Valley Trail behind the beach area; however, access to the docks and lake for people with mobility impairments, such as wheelchair users, will stay a priority. Staff are also reviewing the food truck plaza and looking to better balance greenspace with hardscape.

Committee wanted to make sure the public knew these pieces were being reconsidered. Staff responded that a communications piece is being created by the Communications Department which should be released soon.

Committee asked staff on closure specifics of the park for summer 2023. Staff plans to tender Phase 2 in late February. Part of the tender process will look at various options and scenarios for park closures and from here staff will be able to assess the specific closure impacts for 2023.

## 5. OTHER BUSINESS

Committee reviewed the Terms of Reference per request of the Governance and Ethics Standing Committee. A discussion was then initiated about the committee review being conducted by staff and the impact this may have on RLAC. The Committee questioned whether their input is valuable and relevant to staff. Councilor R. Forsyth noted that committees are the number one public engagement vehicle for Council. Staff noted that committee input is valued, but there is a lack of diversity in committee members' demographics, weakening the degree of engagement.

## 6. TERMINATION –

Moved By                      Member at Large, B. Goldsmid  
Seconded By                Councilor, R. Forsyth

**That** the Recreation Leisure Advisory Committee terminate the Regular Committee Meeting of Thursday, February 9, 2023.

CARRIED

  
Chair, J. Chuback

  
Recording Secretary, O. Carroll

**RESORT MUNICIPALITY OF WHISTLER**

**ZONING AMENDMENT BYLAW (CHEAKAMUS CROSSING PHASE 2 RM-CD2  
ZONE) NO. 2390, 2023**

**A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER ZONING AND  
PARKING BYLAW NO. 303, 2015**

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**WHEREAS** the Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and may, pursuant to section 525 of the *Local Government Act* require the provision of parking spaces and loading spaces for uses, buildings, and structures;

**NOW THEREFORE** the Council of the Resort Municipality of Whistler, in open meeting assembled, **ENACTS AS FOLLOWS:**

**CITATION**

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023”.

**ZONING AMENDMENTS**

2. In Part 13 of “Zoning and Parking Bylaw No. 303, 2015”, Section 67 RM-CD2 Zone (Residential Multiple – Comprehensive Development Zone) is amended by replacing the regulations for the RM-CD2 Zone with the regulations attached to this Bylaw as Schedule A.
3. If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST AND SECOND READINGS this \_\_\_\_ day of \_\_\_\_, 2023.

Pursuant to Section 464 of the *Local Government Act*, the Municipality decided not to hold a public hearing, and notice was given in accordance with Section 467 of the *Local Government Act*.

GIVEN THIRD READING this \_\_\_\_ day of \_\_\_\_, 2023.

ADOPTED by the Council this \_\_\_\_ day of \_\_\_\_, 2023.

\_\_\_\_\_  
Jack Crompton,  
Mayor

\_\_\_\_\_  
Pauline Lysaght,  
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (Cheakamus Crossing Phase 2 RM-CD2 Zone) No. 2390, 2023".

\_\_\_\_\_



## SCHEDULE A

### 67. RM-CD2 Zone (Residential Multiple – Comprehensive Development Two) (Bylaw 2298)

#### Intent

- (1) The intent of the RM-CD2 zone is to permit the comprehensive development of an extension of the Cheakamus Crossing neighbourhood that provides a variety of residential uses and housing forms, complements the surrounding neighbourhood context and supports the housing needs of the Whistler resort community

#### Permitted Uses

- (2) The permitted uses for each of the Areas shown in the Key Plan for this zone are:

Key Plan Area	Permitted Uses
All areas indicated on the Key Plan.	Park and playground, auxiliary uses and structures, auxiliary buildings in all Areas except that auxiliary buildings are not permitted in Lot 4.
Lot 1	Apartments for employee housing.
Lot 2A	Apartments for employee housing, daycare.
Lot 2B	Apartments for employee housing, daycare.
Lot 3	Townhouses for employee housing.
Lot 4	Detached dwellings, duplex dwellings, detached dwellings for employee housing, duplex dwellings for employee housing, auxiliary residential dwelling unit provided it is contained in a detached dwelling or detached dwelling for employee housing.
Lot 5	Apartments for employee housing, daycare.

Lot 6	Townhouses for employee housing, duplex dwellings for employee housing, detached dwellings for employee housing, townhouses, duplex dwellings, detached dwellings, auxiliary residential dwelling unit provided it is contained in a detached dwelling.
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- (3) In this zone, apartments may contain townhouse dwelling units within the same building.

**Density**

- (4) The total maximum gross floor area for all buildings in the RM-CD2 zone is 41,850 square metres.
- (5) The total maximum gross floor area for all buildings within each of the Areas shown in the Key Plan for this zone is the lesser of the maximum gross floor area or the maximum floor space ratio specified for each Area:

Key Plan Area	Maximum Gross Floor Area	Maximum Floor Space Ratio
Lot 1	8,420 square metres	0.80
Lot 2A	2,100 square metres	0.50 except for the purpose of calculating the floor space ratio any area located within a <i>Streamside Protection Enhancement Area</i> as defined under the <i>BC Riparian Areas Protection Regulation</i> is excluded from the total parcel area.
Lot 2B	3,220 square metres	0.7
Lot 3	4,300 square metres	0.50

Lot 4	5,250 square metres	0.3
Lot 5	6,150 square metres	0.60
Lot 6	12,410 square metres	0.17
Total All Areas	41,850 square metres	N/A

- (6) The maximum number of dwelling units in Lot 4 is 23
- (7) The minimum parcel area for a detached dwelling is 500 square metres
- (8) The minimum parcel area for a duplex dwelling is 695 square metres.
- (9) The maximum gross floor area for a detached dwelling is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (10) The maximum gross floor area for an auxiliary residential dwelling unit contained in a detached dwelling is 90 square metres.
- (11) The maximum gross floor area for a duplex dwelling is 350 square metres or a floor space ratio of 0.4, whichever figure is lower.
- (12) The maximum gross floor area for a dwelling unit in a duplex dwelling is 175 square metres
- (13) The maximum gross floor area for an apartment dwelling unit in Lot 2A and Lot 2B is 100 square metres.
- (14) The maximum gross floor area for an apartment dwelling unit in Lot 5 is 140 square metres.
- (15) The maximum gross floor area for a townhouse dwelling unit in Lot 3 is 175 square metres.
- (16) The maximum gross floor area for a townhouse dwelling unit in Lot 6 is 175 square metres.
- (17) The maximum permitted floor area for auxiliary parking use contained in a principal building is:

<b>Use</b>	<b>Maximum enclosed parking area</b>
Detached dwellings	55 square metres per dwelling unit



Duplex dwellings	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

**Building Height**

- (18) The maximum permitted height of a building for each Area shown in the Key Plan for this zone is the lesser of the maximum building height in metres and the maximum number of storeys in a building specified for each Area:

<b>Key Plan Area</b>	<b>Maximum Building Height</b>	<b>Maximum Number of Storeys</b>
Lot 1	13.7 metres	Four storeys where the fourth storey must be stepped with a total step back area that is no less than 20 percent of the total area within the outside of the outermost walls of the building at the ground floor.
Lot 2A	10.7 metres	Three storeys.
Lot 2B	15 metres	Four storeys.
Lot 3	10.7 metres	Three storeys.
Lot 4	8.0 metres	Three storeys.
Lot 5	13.7 metres	Four storeys where the fourth storey must be stepped with a total step back area that is no less than 20 percent of the total area within the outside of the outermost walls of the building at the ground floor.
Lot 6	8.0 metres for detached and duplex dwellings and 10.7 metres for townhouses.	Three storeys.

- (19) Underground parking levels for apartments and townhouses are not counted as a storey.

**Site Coverage**

- (20) The maximum site coverage is 35 percent for detached dwellings, 35 percent for duplex dwellings and 20 percent for townhouses and apartments.
- (21) Any underground parking building or structure that is wholly located below surrounding grade is excluded from the determination of the projected area of all buildings and structures on the site for the calculation of site coverage.

**Minimum Frontages**

- (22) The minimum parcel frontage for townhouse development is 20 metres and for detached dwellings and duplex dwellings is 18 metres. If Lot 4 is subdivided in accordance with the plan shown in Schedule 1 then the minimum frontage does not apply.

**Setbacks and Siting**

- (23) The minimum setbacks for any building or structure located within each Area shown on the Key Plan for the zone are:

<b>Key Plan Area</b>	<b>Minimum Setbacks</b>
Lot 1	6.0 metres from any parcel line
Lot 2A	7.6 metres front setback 12.0 metres rear setback 6.0 metres side setback
Lot 2B	5.4 metres front setback 12.0 metres rear setback 5.0 metres side setback
Lot 3	7.6 metres front setback 7.6 metres rear setback 6.0 metres side setback except 7.6 metres side setback for property line between Area Lot 3 and Lot 4.

Lot 4	6.0 metres front setback  6.0 metres rear setback  6.0 metres from the 30 metre riparian assessment area boundary shown on Schedule 1.  3.0 metres side setback
Lot 5	7.6 metres front setback  9.0 metres rear setback  6.0 metres side setback
Lot 6	For detached dwellings and duplex dwellings the setbacks are 6.0 metres for front and rear and 3.0 metres for side.  For townhouses the minimum setback is 6.0 metres from any parcel line.

- (24) The minimum permitted separation between any buildings in the RM2-CD2 zone is six metres.

**Parking and Loading**

- (25) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, except that:
- (a) A minimum of 1.0 off-street parking space must be provided for each apartment dwelling unit constructed on Lot 2B.
  - (b) The minimum number of parking stalls provided for short term convenience on Lot 2B is 4.0.
  - (c) Tandem parking is permitted for detached and duplex dwellings on Lot 4.
- (26) For apartments, all required parking spaces must be provided within an underground parking structure connected to the apartment building, and no surface parking shall be provided except for short term convenience parking, and the maximum number of stalls for this purpose shall be 10 percent of the total number of dwelling units on the site.

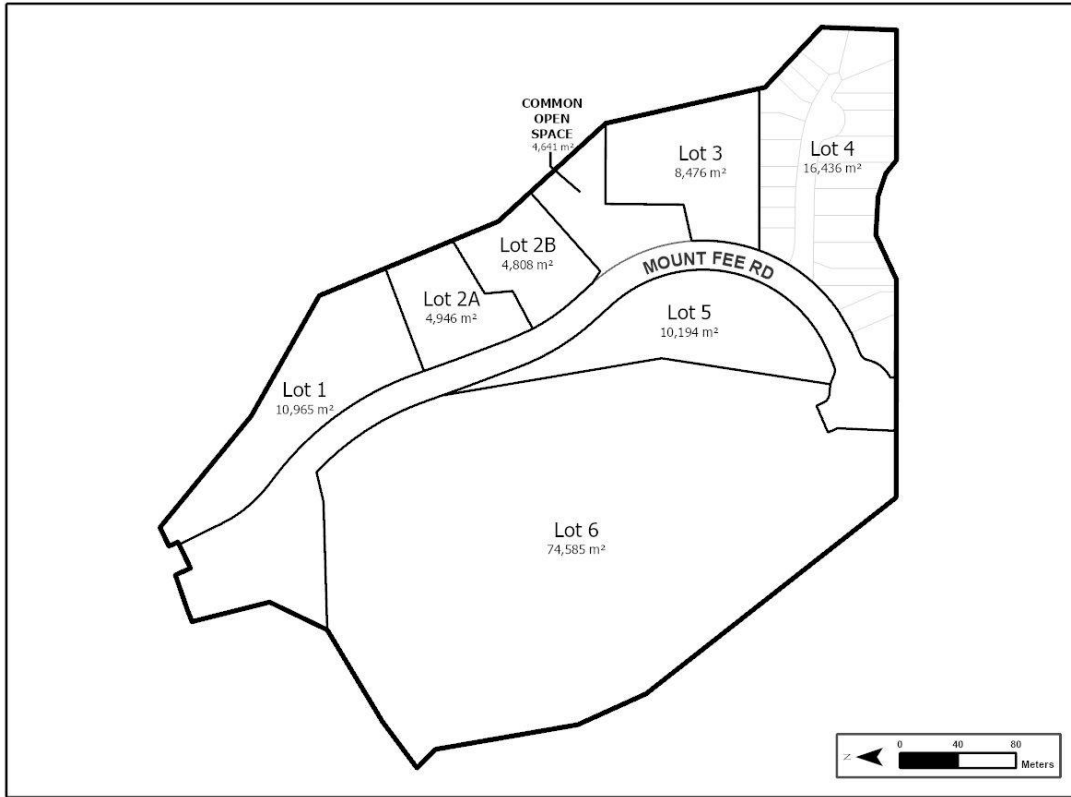
**Other Regulations**

- (27) Except for the Permitted Uses specified in (3) for each Key Plan Area, all regulations in this zone that reference detached dwellings, duplex dwellings, townhouses and apartments apply equally to detached dwellings for employee



housing, duplex dwellings for employee housing, townhouses for employee housing and apartments for employee housing.

- (28) Land within the RM-CD2 zone shall not be initially subdivided except in accordance with the Key Plan for this zone, subject to such minor adjustments in parcel boundaries as the approving officer may consider appropriate. No further subdivision of any Key Plan Area is permitted unless the Density regulations for that Area are made applicable to the individual parcels created, either by means of amendment of this Bylaw or by means of a covenant registered under s.219 of the Land Title Act, such that the Density limits set out in Sections (4) and (5) cannot be exceeded for each Area.
- (29) The maximum size of any apartment building in Lot 2A, Lot 2B, or Lot 5 is 3,500 square metres of gross floor area.
- (30) A landscape buffer shall be provided and maintained for Lot 5 located between the Area boundary with Mount Fee Road and any building, within which at least 50 percent of the area is retained or naturalized forest landscape.
- (31) A landscape buffer shall be provided and maintained in the Lot 3 side setback that is adjacent to Lot 4 that is landscaped with a variety of conifers and deciduous trees reflective of the naturalized forest landscape.
- (32) Naturalized landscaping shall be provided and maintained within the front setback for Parcels Lot 2A, Lot 2B, and Lot 3 equal to a minimum of 30 percent of the setback area.
- (33) Any references to a Lot in this zone relate to the Lot as identified in the Key Plan for this zone.
- (34) Key Plan for the RM-CD2 Zone:



**RESORT MUNICIPALITY OF WHISTLER**

**FIVE-YEAR FINANCIAL PLAN 2023–2027 AMENDMENT BYLAW  
(CHEAKAMUS CROSSING PHASE 2, LOT 2) NO. 2396, 2023**

**A BYLAW TO AMEND “FIVE-YEAR FINANCIAL PLAN 2023–2027 BYLAW NO. 2379,  
2023”**

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**WHEREAS** the Council must have a financial plan pursuant to Section 165 of the *Community Charter*;

**AND WHEREAS** the Council deems it necessary and appropriate to amend the five-year financial plan for the years 2023 to 2027;

**NOW THEREFORE** the Council of the Resort Municipality of Whistler in open meeting assembled, **ENACTS AS FOLLOWS:**

**CITATION**

1. This Bylaw may be cited for all purposes as the “Five-Year Financial Plan 2023-2027 Amendment Bylaw (Cheakamus Crossing Phase 2, Lot 2) No. 2396, 2023”.

**AMENDMENTS**

2. Schedule B of the “Five-Year Financial Plan 2023-2027 Bylaw No. 2379, 2023” is replaced by Schedule B attached to and forming part of this Bylaw.

GIVEN FIRST, SECOND, and THIRD READINGS this 7th day of March, 2023.

ADOPTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

---

J. Crompton, Mayor

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P. Lysaght, Corporate Officer

I HEREBY CERTIFY that this is a true copy of " Five-Year Financial Plan 2023-2027 Amendment Bylaw (Cheakamus Crossing Phase 2, Lot 2) No. 2396, 2023".

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**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2023 - 2027  
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2396, 2023  
SCHEDULE B**

	2023	2024	2025	2026	2027
<b>REVENUE AND OTHER SOURCES OF FUNDING</b>					
<b>General Fund</b>					
Government Grants	3,066,130	2,887,759	1,739,186	793,036	1,696,348
Third Party Repayments	10,000,000	15,000,000	-	-	-
	13,066,130	17,887,759	1,739,186	793,036	1,696,348
<b>EXPENDITURE</b>					
<b>General Fund</b>					
Non-capital Expenditure	2,600,634	1,618,500	1,631,120	661,832	530,500
Infrastructure Maintenance	13,868,642	17,146,061	9,270,924	5,935,114	7,980,467
Capital Expenditure	11,014,130	6,369,044	5,665,583	3,998,270	3,610,648
<b>Water Fund</b>					
Infrastructure Maintenance	4,093,000	9,380,000	4,400,000	3,875,000	2,800,000
<b>Sewer Fund</b>					
Infrastructure Maintenance	9,866,000	11,325,000	12,140,000	7,395,000	4,425,000
<b>Solid Waste Fund</b>					
Non-capital Expenditure	92,000	35,000	35,000	35,000	35,000
Infrastructure Maintenance	965,000	678,000	578,000	328,000	328,000
Capital Expenditure	180,000	200,000	450,000	200,000	175,000
<b>All Funds</b>					
Depreciation	16,477,381	17,301,250	18,166,313	19,074,628	20,028,360
	59,156,787	64,052,855	52,336,939	41,502,844	39,912,975
<b>TRANSFERS (TO) FROM OTHER FUNDS/RESERVES</b>					
RMI Reserve	6,462,172	3,696,000	150,000	150,000	100,000
MRDT Reserve	1,341,500	809,500	862,000	781,000	777,000
General Capital Reserve	12,538,691	12,704,542	6,784,796	5,941,324	7,850,448
Recreation Works Charges	833,950	1,585,500	1,820,000	22,000	-
Vehicle Replacement Reserve	1,440,000	3,100,000	3,500,000	2,133,000	900,000
Library Reserve	26,530	20,000	15,000	25,000	-
General Operating Reserve	1,774,433	330,304	1,696,644	749,856	797,819
Cheakamus Crossing Affordable Employee Housing Reserve	-	(15,000,000)	-	-	-
Water Capital Reserve	3,768,000	9,140,000	4,200,000	3,675,000	2,600,000
Water Operating Reserve	325,000	240,000	200,000	200,000	200,000
Sewer Capital Reserve	9,241,000	10,910,000	11,840,000	7,095,000	4,125,000
Sewer Operating Reserve	625,000	415,000	300,000	300,000	300,000
Solid Waste Capital Reserve	1,145,000	878,000	1,028,000	528,000	503,000
Solid Waste Operating Reserve	92,000	35,000	35,000	35,000	35,000
	39,613,276	28,863,846	32,431,440	21,635,180	18,188,267
<b>ADJUSTMENTS FOR NON CASH ITEMS AND CHANGES TO NET FINANCIAL ASSETS</b>					
Depreciation	16,477,381	17,301,250	18,166,313	19,074,628	20,028,360
Third Party Repayments	(10,000,000)	-	-	-	-
	6,477,381	17,301,250	18,166,313	19,074,628	20,028,360
<b>REVENUE AND TRANSFERS LESS EXPENDITURE</b>					
	-	-	-	-	-



March 7, 2023

**Re: Help Cities Lead – report back to supporting Councils**

Dear Mayor and Council,

In 2021 your Council passed a resolution endorsing the Help Cities Lead campaign. Help Cities Lead is an education and awareness campaign working to build support for more focused collaboration between the Province of British Columbia and local governments on climate policy related to buildings. The group is a coalition with [Climate Caucus](#) and other environmental organizations. The Help Cities Lead campaign has received widespread support from local governments in British Columbia. We appreciate your support and want to provide an update on the campaign, the work that we have done, and the progress that has been made.

Help Cities Lead believes that allowing for local government leadership is critical to developing innovative policies and programs to achieve deep emissions reductions from the building sector throughout the province. We saw that the tools available to local governments to pursue these critical reduction targets were largely limited to information campaigns and incentives which were insufficient to achieve broad and deep energy and GHG reductions at scale and in a timeline that is consistent with many local government's climate plans. The Help Cities Lead campaign identified a suite of five measures that would enable local action on reducing GHG emissions from new and existing buildings:

- Regulating GHG emissions for new buildings
- Regulating GHG emissions for existing buildings
- Home energy labelling
- Building energy benchmarking and reporting
- Enabling legislation for a low interest retrofit loan program known as PACE (Property Assessed Clean Energy)

As we advocated for these policy changes, Help Cities Lead received strong support from local governments across BC. We received endorsements from 38 local governments from Kitimat to

Metro Vancouver. Additionally, our work was supported by UBCM - a resolution of support was passed in 2021 with the endorsement of the UBCM executive.

To date Help Cities Lead has resolutions of support from the following:

AVICC	Bowen Island, Municipality	Comox, Town
Comox Valley RD	Courtenay, City	Cumberland, Village
Fernie, City	Gibsons, Town	Golden, Town
Highlands, District	Kitimat, District	Ladysmith, Town
Langley, Township	Lions Bay, Village	LMLGA
Maple Ridge, City	Metro Vancouver	Nanaimo, City
New Westminster, City	North Cowichan, Municipality	North Saanich, District
North Vancouver, City	North Vancouver, District	Oak Bay, District
Port Moody, City	Powell River, City	Rossland, City
Saanich, District	Sidney, Town	Squamish, District
Summerland, District	Ucluelet, Resort Municipality	UBCM
Vancouver, City	Victoria, City	West Vancouver, City
Whistler, Resort Municipality		

With that support in hand, we requested meetings with the relevant ministers. We had productive meetings with: then Minister of Municipal Affairs, Josie Osborne (and later with then Minister of Municipal Affairs, Nathan Cullen); Minister of Environment and Climate Change Strategy, George Heyman; then Minister of Energy Mines and Low Carbon Innovation, Bruce Ralston; and then Attorney General and Minister responsible for Housing (now Premier) David Eby.

In the wake of those meetings, we wanted to provide an update on the status of our policy requests:

1. Regulating GHG emissions for new buildings
  - a. New standards take effect May 1, 2023
    - i. Zero Carbon Step Code: The Zero Carbon Step Code enables local governments to “opt-in” to require that new buildings in their community meet certain emissions requirements by referencing them in their building or zoning bylaws. The Province recently signed this regulation, which comes into effect May 1, 2023.  
Learn more about how to implement the new Zero Carbon Step Code tool in your own community here: [BC Energy Step Code requirements | Energy Step Code](#)



- ii. Two Pathways Approach: In the interim, prior to the Zero Carbon Step Code becoming available, some local governments have implemented a two pathways approach where applicants can elect to meet a lower level of the BC Energy Step Code than is generally required in exchange for installing a low carbon energy system that meets specific GHG criteria.

## 2. Regulating GHG emissions for existing buildings

- a. BC Existing Buildings Renewal Strategy: Through the [CleanBC Roadmap to 2030](#), the Province committed to introducing an alterations code for existing buildings by 2024. The Existing Buildings Renewal Strategy will include more details on the alterations code and develop a path for today's buildings to become more energy and water efficient, cleaner, and safer for British Columbians during events like earthquakes, wildfires and wildfire smoke, heat waves, drought, and floods. Phase 1 of engagement was completed in the fall of 2019 and Phase 2 was completed in the fall of 2021. It is expected that the alterations code will be focused on prescriptive efficiency improvements and harmonized with the national model building code. The draft Strategy is expected to be released later this year.
- b. Highest Efficiency Equipment Standards: Through the *CleanBC Roadmap to 2030*, the Province committed to introducing standards that will require all new space and water heating equipment sold and installed in B.C. to be at least 100% efficient after 2030. This will drive the market towards electrification and hybrid systems (e.g. heat pump with gas backup) and limit the installation of stand-alone fossil-fuel fired furnaces and boilers. A first round of engagement was conducted in fall 2022, and more details are anticipated in 2023. This policy will have a significant impact on reducing emissions over the coming decades; however, municipalities are calling on the Province to accelerate timelines for certain market segments (e.g. part 9 homes in climate zone 4) or provide authority for municipalities to move ahead of provincial regulation so that the policy may help achieve 2030 targets.
- c. Local Initiatives: Communities in BC have developed their own strategies to address emissions from existing buildings within their limited authority such as [concierge retrofit programs](#) to support homeowners as they move through the retrofit progress, and revitalization of tax exemptions for low emission and/or resilient retrofits. These and other initiatives support the anticipated Existing Buildings Renewal Strategy and the Highest Efficiency Equipment Standards.

### 3. Property Assessed Clean Energy (PACE) Financing

- a. Provincial Roadmaps: In 2020 the Ministerial Mandate letters for Municipal Affairs and for Energy, Mines and Low Carbon innovation identified PACE as a priority for the provincial government. In 2021 the Province developed an internal PACE Roadmap to identify the strengths, weaknesses, opportunities and barriers of the various considerations for residential and commercial PACE programs specific to the BC context implementation.

Also in 2021, through the *CleanBC Roadmap to 2030*, the Province committed to developing a PACE program stating: “We will proceed with the next steps on a Property Assessed Clean Energy (PACE) program, which is a form of financing for energy retrofits designed to help building owners save on energy costs and reduce greenhouse gas emissions.”

Notwithstanding this commitment, there has been little movement towards implementation since the *CleanBC Roadmap to 2030*.

- b. Local Initiatives: Some local governments have begun to move forward with progressive property assessed financing programs at a small scale, such as the District of Saanich. Saanich’s pilot offered interest-free financing to 50 homes switching from oil to a heat pump, including a stream for income-qualified initial results of the program are positive with most participants stating that the financing program has been integral to overcoming capital cost barriers and/or allowing them to undertake complementary efficiency upgrades. These types of programs cannot be scaled up significantly without legislative amendments, and local governments continue to advocate for the Province to follow through with its commitments on PACE.

### 4. Energy Labelling

- a. Provincial Response: In its CleanBC Roadmap to 2030, the Province committed to ensuring that:

“...home sale listings will include an energy efficiency rating or label, letting buyers know what their energy costs and carbon footprint will be. Along with raising public awareness, home energy labelling can motivate owners to invest in retrofits that save energy and cut GHG emissions, knowing it will impact future salability.

As a first step, we will introduce a user-friendly, web-based, virtual home-energy rating tool to let people see how efficient their homes are.”

The Province has been working on the virtual home energy rating tool and it is expected to roll out across the Province in 2024. More information is still to come on

the labelling requirements for home sale listings and any integration with Natural Resource Canada's EnerGuide Rating System.

- b. Local Initiatives: In the interim, some local governments in BC have included energy labelling as an administrative requirement for new construction at the time of building occupancy to support the disclosure of energy and emissions information for homeowners. This is the District of Saanich's [Bylaw](#) requiring energy labeling and their public facing [FAQs](#)

## 5. Benchmarking

- a. Legal Analysis: Help Cities Lead sought a legal analysis performed by Lidstone & Company on the authority of local governments to implement building energy benchmark provisions. The analysis found that municipalities in BC do in fact have authority to implement such requirements. This authority was brought to the attention of the Minister of Municipal Affairs who verbally confirmed the Ministry's interpretation of jurisdiction aligned with the Lidstone analysis.
- b. Local Initiatives: Several municipalities and organizations around the province have joined [Building Benchmark BC](#), Canada's largest voluntary benchmarking and disclosure program working to inform and inspire public and private sector leadership on built-environment climate change solutions. Some local governments are beginning to explore the best approach for a harmonized mandatory benchmarking program.

Help Cities Lead will continue to meet with Ministers and senior staff at the Province to press for action on these asks, and will report back as we make further progress.

We thank you for your support as we seek more tools for local governments to address the challenge of building decarbonization. We invite you to share your successes and challenges with us.

Best wishes,

Will Cole-Hamilton

Councillor, City of Courtenay

Chair, Climate Caucus

Chair, Help Cities Lead

[wcole-hamilton@courtenay.ca](mailto:wcole-hamilton@courtenay.ca)

I gratefully acknowledge that I live and work on the  
unceded territory of the K'ómoks First Nation,  
the traditional keepers of this land.





Reference: 395205

*March 8, 2023*

His Worship Mayor Jack Crompton  
And Councillors  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V0N 1B4

Sent via email: [jcrompton@whistler.ca](mailto:jcrompton@whistler.ca)

Dear Mayor Crompton and Council:

Thank you for your letter of January 9, 2023, regarding the exemption of newsprint from the Extended Producer Responsibility (EPR) program.

B.C. regulates both packaging and paper products, with newspapers captured under the Recycling Regulation as a paper product. This regulation aims to capture many sources of single-use paper entering the waste stream. Including newspapers in B.C.'s EPR program shifts the responsibility and significant net-costs of collection and recycling from local governments and taxpayers to the producers and users of these products.

Any fees applied to regulated products are set by the EPR agency overseeing that product. All producers pay based on the full volume of the material they introduce into the B.C. market. As the producer of newspapers in B.C., News Media Canada relies on Recycle BC to collect and manage the recycling of their newspapers. The annual fees are determined by the Recycle BC board, which includes retailers that produce newsprint advertising flyers and pay the same rate as newspapers, based on an approach that was consulted on in 2020. As with newsprint, annual fees of many plastic materials have likewise increased because of factors such as rising program costs and changing commodity values.

The Province has provided temporary financial support to News Media Canada since 2016, covering approximately 60 percent of their fees, to meet their regulatory obligations while other cost-saving measures were pursued. This is a unique arrangement that has been extended to no other producer subject to EPR requirements. The Province has provided millions of dollars of support with the expectation that News Media Canada would pursue a means to meet their regulatory obligations. The Province is also aware of developments in other jurisdictions and that Ontario has exempted newspapers from its recycling regulation.

...2

The Ministry of Environment and Climate Change Strategy continues to work with the newspaper industry on a sustainable path forward. The recognition of the continued financial situation that the industry faces, and the concerns you have noted regarding local jobs, remain central to these discussions.

Thank you again for taking the time to write.

Sincerely,

A handwritten signature in blue ink, reading "G. Heyman". The signature is fluid and cursive, with the first name "G." and last name "Heyman" clearly visible.

George Heyman  
Minister

Good afternoon Mayor & Council.

I hear you have some transit transportation reliability problems in Whistler this ski season! I am not surprised at all.

This past November, I was in Whistler doing my driver training - orientation with Whistler Transit anticipating full time work through the winter while living ideally within walking distance of the Whistler Transit yard. During my month of training and orientation, I stayed in local hotels ( The Alpenglow, the Whistler Pinnacle and the Summit Lodge at best shoulder season rates), which were still too high for the money I had earned at Whistler Transit. They pay an OK starting wage but all is relative! During that month in Whistler, I spent almost equal time trying to locate affordable housing in Whistler as I did working my eight hours shift per day while heading back to Vancouver on my weekends. I could not obtain affordable seasonal accommodation and had found only one affordable 1 bedroom suite listed by Mountain Country Property Management in Rainbow over the month for about \$1750.00 per month. It had over 75 applicants. I approached numerous real estate companies, property managers, hotel managers and responded to numerous advertisements. I reached out to my Facebook network and to my families networks and even asked Mrs Durlocher if she had seasonal space at a reasonable cost. No good luck or fortune in Whistler for 2022!

I had lived previously in the Athletes Village in a studio for \$775.00 per month plus hydro from 2010 to 2012 while serving the community via taxi service. In Nov 2022 that cost was \$860 per month. In 2017 and 2018 I worked again serving Whistler and its many visitors via Pacific Coach Lines Ltd., driving motor coaches and I would overnight at the Aava Hotel when on a two or three day block assignments serving YVR - Whistler. That hotel accommodation cost was picked up by our company. I have resubmitted applications to WHA for affordable housing requesting a studio or one bedroom and ideally walking distance to Whistler Transit. The Dulacher Hof and Blackcomb Condos at Nesters or suites reserved at The Alpen Glo would be ideal for Whistler Transit drivers. All walking distance to the yard which would ensure you have available transit drivers if priced at reasonable rates. Reasonable being no more than 40 percent of one's net income while working full time 38 to 40 hours per week which is a drivers weekly work block.

If you wish to resolve the problem of a transit bus driver labour shortage, then you will need to resolve the problem first of affordable accommodations, be it via WHA or otherwise. You should not expect transit bus drivers to make it to Whistler and back home in snow storms from Squamish or Pemberton and then expect them to work eight hour shifts safely. If you are sincerely interested in looking out for the best interests of your community you will prioritize transit bus drivers for WHA housing or make sure they can obtain local accommodations at a reasonable cost in the Main Village or Nesters.

I have skied in Whistler for many years! Unfortunately I could no longer stay in Whistler to work my new winter block of 38 hours because of the too high cost associated with staying in hotels beyond Dec 01/22. It simply was not feasible based on my Whistler Transit work block and income. I hope the Mayor and Council will take this all into consideration for the benefit of your community and those that visit Whistler in the future.



Kind Regards:

Brian Wolfgang Becker  
Suite 403 -140 East Keith Road  
North Vancouver,BC  
V7L4M9

To: Mayor and Council  
From: The Whistler Tennis Association Board of Directors  
John Konig - President, 2225 Gondola Way, Whistler, BC, V8E 0B4

Members of the Whistler Tennis Association (WTA) were present at the council meeting on February 21<sup>st</sup> when RMOW planning manager, John Chapman, presented a report on the Phase 2 Community Engagement Process for the redevelopment of 4500 Northlands. Overall, we were pleased to hear municipal staff acknowledge that, according to the feedback they compiled in this process, the protection of a long-standing recreation facility is a priority for the community.

The WTA obviously holds and champions the same view. We believe our message carries much more weight now that the consensus on the issue is clearly evident in the extensive public engagement process. The WTA feels compelled to clarify a number of conclusions that we draw from our own analysis of the Phase 2 Community Engagement Report which we felt were not fully reflected in the presentation, particularly with respect to a multi use racquet centre. There were, in our view, also some errors of omission that we feel must be identified.

First of all, a bar graph on page 9 of the report illustrates how respondents answered the following question, which appeared at the beginning of the survey:

"What land uses do you feel are best-suited and should be prioritized for this site? Select the uses that should be included. Check all that apply." 3 of the 19 options offered were; Employee housing, Large scale recreation facility (including tennis and pickleball), World class tennis facility.

From the 365 participants who completed the questionnaire 237 prioritized employee housing, 189 prioritized a large scale recreation facility (including tennis and pickleball), and 120 prioritized a world class tennis facility, leading staff to conclude that employee housing was the "top priority". We feel this is misleading because the questionnaire effectively split the community's support for a multi-use racquet centre into two separate categories. If the votes for both of these very similar choices are consolidated then 309 prioritized the community's desire for a multi use racquet centre. It becomes clear that recreation is the "top priority".

It is interesting to note that while support for a multi use racquet centre was split into two categories, support for child care facilities, health care offices, community spaces, senior centre were combined into one category giving it a strong third place finish right after a large scale racquet centre.

The community's expressed support for recreation does not end there. Question 4 of the report asked:

"The above development overlay demonstrates the physical footprint of the existing tennis facility that occupies the site. Retaining this footprint would limit the ability to

deliver a mix of housing forms, as well as other community uses and public open space. Given the space requirements, do you feel a dedicated tennis/pickleball facility with indoor courts, like what currently exists, should be a priority inclusion on the site?"

Despite the arguably leading nature of this question, 53% of respondents answered *yes* (i.e. we want to keep the facility even if it means less housing), vs. only 38% *no* (i.e. take down the WRC and build more housing). Why is the result to this critical question not highlighted in the report?

Incidentally, The Pique Magazine ran an online poll shortly after the RMOW presented the Phase 2 Community Engagement Report to council, asking: "[How do you envision the future of the Whistler Racket Club?](#)" Results from over 1400 respondents reflected a nearly unanimous degree of support to prioritize recreation with only 5% of votes cast indicating the "Whistler doesn't need a racket club." The remaining 95% of votes were split between three different options to retain (12%), rebuild (55%), or relocate (28%) the Whistler Racket Club.

We also wish to draw council's attention to Question 5 of the Phase 2 Engagement Report, which is perhaps an even more leading or at least a more loaded question than Question 4 discussed above. It asks:

"Other community amenities could be included on site including employee housing, childcare, healthcare space, and community space. Should a dedicated tennis/pickleball facility be a priority for the resort community above other community needs?" A slim majority of respondents replied "Yes" to this provocative question.

Although the WTA prefers not to think about this process in zero-sum terms, pitting one community asset and its users against another, we think this speaks to the strong desire within the community to make recreation, and more specifically a multi use racquet centre, the top priority for Whistler in the Northlands Blvd. redevelopment process.

If the community were to decide to eliminate an existing recreation facility to meet other community needs, why is this question posed in a way that pre-determines the fate of the WRC as the one and only asset that should be sacrificed? Could the same goal not be accomplished by removing existing baseball diamonds, a driving range, a skating rink, a few holes on one of the three golf courses, etc.? The WTA does not advocate for the removal of *any* existing recreational asset, but if this is the debate that staff wishes to raise in the community then we expect it to be presented in a fair, comprehensive, and thoughtful way.

Finally, we highlight the last question in the Phase 2 Community Engagement Survey, which asked respondents to express: "Any final thoughts that weren't captured in the questionnaire." According to our analysis of the results, recreation once again came out on top with 86 of the responses to this question expressing their support for a multi-use racquet centre vs. just 21 responses mentioning employee housing.



The WTA would like to reiterate that we prefer not to frame this process in zero-sum terms. Our mandate is to advocate for tennis within a multi use racquet centre. The WTA supports the inclusion of staff housing in the comprehensive Northlands rezoning process, but only insofar as it does not eliminate an existing recreational and social amenity that has served the needs of thousands of residents of and visitors to Whistler for over 30 years. The unequivocal support that was expressed in the Northlands Phase 2 Report for recreation as the top priority echoes our position.

Whistler Tennis Association Board of Directors.  
John Konig - President  
2225 Gondola Way, Whistler, BC, V8E 0B4

Dear Mayor and Council,

I am writing on behalf of the Canadian MPS Society with a request to light Fitzsimmons Covered Bridge on May 15, 2023, International MPS Awareness Day.

Every year May 15 is observed internationally, to raise awareness against the rare disease, mucopolysaccharidoses. The Mucopolysaccharidoses (MPS) are rare and debilitating genetic disorders, collectively affecting approximately 1 in 25,000 Canadians, most of whom are children. The Canadian MPS Society is the only national non-profit organization in Canada, supporting Canadians affected by this disease through education, advocacy and awareness campaigns.

By shining the lights of hope, we would like to gain the attention of Canadians and create awareness towards this rare genetic condition.

Please find attached to this request email, the application form enumerating the details of the organization, day of lighting, and colour requested. This has been signed by Kim Angel, Executive Director, Canadian MPS Society.

I look forward to your support in raising awareness for MPS in Canada. Thank you

Kind regards,

**Jocelyn Chee**  
Programs Assistant  
Canadian MPS Society  
Vancouver, BC  
[www.mpssociety.ca](http://www.mpssociety.ca)


Give the Gift of Hope  
[www.mpssociety.ca/donate](http://www.mpssociety.ca/donate)



## Landmark Lighting Request Form

Please complete the form and scan/email to [corporate@whistler.ca](mailto:corporate@whistler.ca) along with your cover letter addressed "To Mayor and Council" with information regarding your campaign or cause.

We will contact you to confirm the status of your request.

<b>Contact Name</b>	Kim Angel
<b>Organization</b>	The Canadian Society for Mucopolysaccharide and Related Disorders Inc.,
<b>Business Address</b>	#218-2055 Commercial Dr.
<b>City/Province/Postal Code</b>	Vancouver BC V5N 0C7
<b>Business Phone Number</b>	6049245130
<b>Business Email</b>	kimangel@mpsociety.ca
<b>Website Address</b>	www.mpsociety.ca
<b>Brief description of the event associated with your request - 75 words or less</b> <i>(Information here will be used for communications and the sign on the bridge. RMOW will edit copy if necessary.)</i>	International MPS Awareness Day - 15 May - is observed to raise awareness against the rare disease, mucopolysaccharidoses (MPS). MPS are rare, debilitating, often life limiting genetic disorders, collectively affecting approximately 1 in 25,000 Canadians most of whom are chil-dren.  The Canadian MPS Society is the only national non-profit organization in Canada, supporting Canadians affected by this disease through education, advocacy and awareness campaigns to accelerate early diagnosis and access to care and treatment.
<b>Optional: Social Media Campaign Title (include hashtags)</b>	Facebook: @CanMPSSociety Instagram: @canadian.mps.society Twitter: @CanMPSSociety MPS Day Hashtags: #CanMPSSociety #NBS4MPS #ChasetheSigns #MPSday
<b>Landmark Choice</b>	 <b>Fitzsimmons Covered Bridge</b>
<b>Date of Event</b>	15 May 2023
<b>Colour Request</b>	Blue - #064f8e, R 6, G 79, B 142 & Yellow - #fdb913 R 253, G 185, B 19

Signature: \_\_\_\_\_

Date: March 10, 2023

This application does not guarantee that your event lighting request will be approved or your date is available.



To Whom It May Concern,

Tourette Canada is ramping up its fundraising, awareness and support programs to ensure the 1 in 100 Canadians living with Tourette Syndrome continue to be well served today and, in the years, to come. The past three years have been exceptionally challenging as we continue to recover from the impacts of Covid 19. With that, we very much look forward to celebrating International Tourette Syndrome Awareness Month which runs annually, from May 15-June 15. We hope we can count on your support.

With that said, I am submitting this formal request to Whistler on behalf of Tourette Canada, to illuminate the Fitzsimmons Bridge in **teal** (the color of Tourette Syndrome Awareness) on **May 28, 2023**. Tourette Canada is a volunteer-based, national charity whose mission is to create awareness, support, and understanding about Tourette Syndrome through education, advocacy, and community outreach. May 28 also happens to coincide with our annual, national signature fundraising event, Trek for Tourette and marks the mid-way point of International Tourette Awareness Month. Should you be unable to honour this request on May 28, we would be grateful if you could do so on any day between May 15-June 15, 2023.

## **HISTORY OF THE EVENT**

Tourette Syndrome Awareness Month is observed across North America by our own organization, our American counterpart, The Tourette Syndrome Association of America (TAA) and several others across North America.

Tourette Syndrome Awareness Month is an annual initiative to recognize and to raise awareness for Tourette syndrome, a poorly understood, heavily stigmatized neurological disorder that affects as many as 1 in 100 Canadian children and adults. Tourette Syndrome currently has no cure.

We will be promoting the Fitzsimmons Bridge lighting across social media and the web. We will also send out press releases for the event to bring attention to the meaning behind the illumination.

Thank you kindly for taking the time to consider this request. We hope to receive a reply from you, informing us of your decision, at your earliest convenience. Should you have any questions and/or concerns you may reach me at [executivedirector@tourette.ca](mailto:executivedirector@tourette.ca) or

Dave Ryan, our Fund Development, Marketing and Communications Manager at  
[communications@tourette.ca](mailto:communications@tourette.ca)

Warm regards,

Lisa McCoy  
Executive Director

[executivedirector@tourette.ca](mailto:executivedirector@tourette.ca)

Tourette Canada  
[www.tourette.ca](http://www.tourette.ca)



**PLEASE NOTE: OUR HOME OFFICE IS TEMPORARILY CLOSED DUE TO THE COVID-19 PANDEMIC. [LEARN MORE HERE.](#)**

245-5955 Airport Road Mississauga, ON L4V 1R9

[Facebook](#) | [YouTube](#) | [Twitter](#) | [LinkedIn](#)

Consider making your gift of support to Tourette Canada today – log on to [www.tourette.ca](http://www.tourette.ca) for more information.



## Landmark Lighting Request Form

Please complete the form and scan/email to [corporate@whistler.ca](mailto:corporate@whistler.ca) along with your cover letter addressed "To Mayor and Council" with information regarding your campaign or cause.

We will contact you to confirm the status of your request.

<b>Contact Name</b>	Lisa McCoy
<b>Organization</b>	Tourette Canada
<b>Business Address</b>	5955 Airport Rod
<b>City/Province/Postal Code</b>	Mississauga, ON, L4V 1R9
<b>Business Phone Number</b>	905 673 2255
<b>Business Email</b>	communications@tourette.ca
<b>Website Address</b>	www.tourette.ca
<b>Brief description of the event associated with your request - 75 words or less</b> <i>(Information here will be used for communications and the sign on the bridge. RMOW will edit copy if necessary.)</i>	<p>Tourette Syndrome Awareness Month is observed across North America by our own organization, our American counterpart, The Tourette Syndrome Association of America (TAA) and several others across North America.</p> <p>Tourette Syndrome Awareness Month is an annual initiative to recognize and to raise awareness for Tourette syndrome, a poorly understood, heavily stigmatized neurological disorder that affects as many as 1 in 100 Canadian children and adults. Tourette Syndrome currently has no cure.</p>
<b>Optional: Social Media Campaign Title (include hashtags)</b>	We will promote this lighting on all our social media
<b>Landmark Choice</b>	<input type="checkbox"/> <b>Fitzsimmons Covered Bridge</b>
<b>Date of Event</b>	May 28, 2023
<b>Colour Request</b>	Teal

Signature: 

Date: March 13, 2023

This application does not guarantee that your event lighting request will be approved or your date is available.



---

Catna  
c/o Jan Willia3  
323, 3 Sunmills  
Green SE  
Calgary AB T2X 3N9

16 March 2023

Mayor & Council

I run a support group in Toronto/York Region for people who suffer from a rare disease called Trigeminal neuralgia. (Chronic face pain).

Please see the attached for a description of TN and all the buildings that will be supporting us all over the world by lighting up TEAL on October 7th/2020 Our 8<sup>th</sup> International Trigeminal Neuralgia day. This year our campaign is dedicated to spreading awareness to International Media to pick up the torch and speak out about (TN) Trigeminal Neuralgia and Facial Pain Disorders. Trigeminal Neuralgia (TN) has been universally described by medical professionals and sufferers alike as the most painful condition known to mankind.

Our support group in the last 2 years wore teal, and ribbons, and went out to dinner to celebrate on October 7th. Please help us bring awareness for those who suffer from Trigeminal Neuralgia. Perhaps you even know someone who has tn and doesn't know it. 10 percent of MS patients will be diagnosed with TN. The attached form has all the TNNME information and social media information.

From

Kathy Somers

248 Currey Cres Newmarket ON

L3Y 5M9

[kathleen\\_somers248@hotmail.com](mailto:kathleen_somers248@hotmail.com)

905-853-9849

Group Leader for Canada TNA (CaTNA)

Toronto, On/York region Chapter

[www.catna2.caTNNME](http://www.catna2.caTNNME) Canada Regional Manager



Members of TNnME (Trigeminal Neuralgia and Me) and the Facial Pain Research Foundation (FPRF) would be thankful for you to join us to celebrate our 11<sup>th</sup> Anniversary!

October 7<sup>th</sup>, 2023, International Trigeminal Neuralgia Awareness Day.

Our light up teal illumination initiative is to shine light on Trigeminal Neuralgia (TN) and Facial Pain Disorders.

By doing so, it will expand awareness, education and create opportunities to fund research for a much-needed cure.

If you are not the main person to make this kind of authorization, could you please forward this request to the individual that can provide approval.

**First choice date:** 10/7/2023

**Second choice date:** 10/6/2023

**Third choice date:** 10/8/2023

**Date of special lighting:** Saturday, October 7, 2023 (We are flexible with dates, as we have had approvals from October 1<sup>st</sup> thru October 13<sup>th</sup>)

**Colour Requested:** TEAL (RGB #0080 80 128) Optional colour: Blue (RGB #0000FF 0,0, 255)

**2023 Light up Teal Approvals** are listed on the TNnME website and other social media sites.

All approvals will be mentioned on TNnME websites, social network sites, as well as continuous press announcements, newspaper articles, and/or blog posts. You can follow updates and news coverage on the TNnME Media page at [www.tnnme.com](http://www.tnnme.com) **Hashtags:** #LightUpTeal4TN #TrigeminalNeuralgia #FacialPainDisorders #Teal4TN

**Name of Organization:** TNnME (Trigeminal Neuralgia and Me) and FPRF (Facial Pain Research Foundation) FPRF website: [www.facingfacialpain.org](http://www.facingfacialpain.org)

**Contact Persons:**

*Brenda Sharp, Niagara TN Support Group Leader/FPRF Trustee:* [brendasharp55@gmail.com](mailto:brendasharp55@gmail.com)

*Kathy Somers, Toronto TN Support Group Leader:* [kathleen\\_somers248@hotmail.com](mailto:kathleen_somers248@hotmail.com)

**Hashtags:** #LightUpTeal4TN #TrigeminalNeuralgia #FacialPainDisorders #Teal4TN

**What is Trigeminal Neuralgia?** TN is a very painful disorder of the 5<sup>th</sup> cranial nerve (trigeminal nerve) that supplies sensation to the face. It is characterized by recurrent electric shock-like pain in one or more branches of the trigeminal nerve supplying feeling to the face. This facial pain is so severe, it is commonly called the “suicide disease”. There is currently no cure.



## Landmark Lighting Request Form

Please complete the form and scan/email to [corporate@whistler.ca](mailto:corporate@whistler.ca) along with your cover letter addressed "To Mayor and Council" with information regarding your campaign or cause.

We will contact you to confirm the status of your request.

<b>Contact Name</b>	KATHY SOMERS
<b>Organization</b>	tnnme (Trigeminal neuralgia and me)
<b>Business Address</b>	248 currey cres
<b>City/Province/Postal Code</b>	newmarket ont L3Y 5M9
<b>Business Phone Number</b>	[REDACTED]
<b>Business Email</b>	[REDACTED]
<b>Website Address</b>	www.tnnme.com
<b>Brief description of the event associated with your request - 75 words or less</b> <i>(Information here will be used for communications and the sign on the bridge. RMOW will edit copy if necessary.)</i>	To bring awareness to others so they can get medical help. To know they are not alone. TN = lonlieness, isolation, unable to speak. We want to bring awarenes to the world that tn is known as one of the worse pains known to mankind.
<b>Optional: Social Media Campaign Title (include hashtags)</b>	Hashtags: #LightUpTeal4TN #TrigeminalNeuralgia #FacialPainDisorders #Teal4TN 2023 Light up Teal Approvals are listed on the TNnME website and other social media sites. All approvals will be mentioned on TNnME websites, social network sites, as well as continuous press announcements, newspaper articles, and/or blog posts. You can follow updates and news coverage on the TNnME Media page at <a href="http://www.tnnme.com">www.tnnme.com</a>
<b>Landmark Choice</b>	<input checked="" type="checkbox"/> <b>Fitzsimmons Covered Bridge</b>
<b>Date of Event</b>	October 7th, 2023
<b>Colour Request</b>	teal, or blue

Signature: kathy somers Digitally signed by kathy somers  
Date: 2022.02.25 17:08:47 -05'00'

Date: February 14/23

This application does not guarantee that your event lighting request will be approved or your date is available.





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Montréal, Tuesday, March 14, 2023

**Subject: International Day Against Homophobia and Transphobia, May 17, 2022**

Hi,

Fondation Émergence's mission is to defend the rights of lesbian, gay, bisexual and trans (LGBTQ+) people. Each year, it organizes the International Day Against Homophobia and Transphobia (May 17), which was created by the Foundation for the first time in the world, in Quebec, in 2003. This day is now recognized nationally and internationally.

For last year's International Day Against Homophobia and Transphobia, Fondation Émergence sent a pride flag (rainbow) to every municipality in Quebec. For this year, we're trying to reach out to every municipality in Canada, this will send a stronger message to the government that the population stand with the LGBTQ+ community. We also invite you to adopt a resolution at City Council to mark this important day (see attached template in the email).

Last year 287 municipalities showed their support for LGBTQ+ people, join the movement to help us reach a new record this year for the 20th anniversary of the Day. [Map of Municipalities - May 17](#)

In addition, we invite you to share a photo on your social networks by tagging @journee17mai with the #17mai so that your municipality can shine a light on its inclusivity throughout Quebec.

If you do not have a flag in your possession, you can send us a request at the following email address: ([courrier@fondationemergence.org](mailto:courrier@fondationemergence.org)) with the complete address of the City Hall and we will be able to send you one at the price of only \$15.

With your support, we continue to make history in Canada and internationally by taking a strong stand against homophobia and transphobia. Together, we can create a country that fully accepts sexual and gender diversity.

Yours sincerely

Laurent Breault  
General Director



This document is a draft municipal resolution template for the recognition of May 17<sup>th</sup> as  
International Day Against Homophobia and Transphobia.

Please send a certified true copy to [may17mai@fondationemergence.org](mailto:may17mai@fondationemergence.org)

RESOLUTION OF THE MUNICIPAL COUNCIL

OF "Name of your municipality"

Date

Resolution No. "resolution number" - **International Day Against Homophobia and Transphobia**

WHEREAS the Quebec Charter of Human Rights and Freedoms recognizes that no one can be discriminated against on the basis of sexual orientation or gender identity or expression;

WHEREAS Quebec is a society open to everyone, including lesbian, gay, bisexual and trans people (LGBTQ+) and to all other people who identify with sexual diversity and the multiplicity of gender identities and expressions;

WHEREAS, despite recent efforts towards greater inclusion of LGBT people, homophobia and transphobia are still present in society.

WHEREAS May 17<sup>th</sup> is the International Day Against Homophobia and Transphobia, is celebrated as such in many countries and is the result of a Quebec-based initiative promoted by Fondation Émergence starting in 2003.

WHEREAS there is reason to support the efforts of Fondation Émergence in holding this day;

It is resolved to proclaim May 17 INTERNATIONAL DAY AGAINST HOMOPHOBIA AND TRANSPHOBIA and to recognize this day as such.

ADOPTED UNANIMOUSLY

Certified true copy

SIGNATURE

Name

Title



International Day Against  
**Homophobia and Transphobia**