



REGULAR MEETING OF MUNICIPAL COUNCIL
AGENDA

Tuesday, October 22, 2024, 5:30 p.m.
Franz Wilhelmson Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V8E 0X5

1. CALL TO ORDER

2. LAND ACKNOWLEDGMENT

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.

3. ADOPTION OF AGENDA

That Council adopt the Regular Council Meeting agenda of October 22, 2024.

4. ADOPTION OF MINUTES

That Council adopt the Regular Council Meeting minutes of October 8, 2024.

5. DELEGATIONS

5.1 Freedom of the Municipality - Nancy Wilhelm-Morden and Hugh Smythe

A presentation by the Executive Director and Curator of the Whistler Museum, B. Nichols, regarding the honour of the Freedom of the Municipality that will be conferred upon two citizens: Nancy Wilhelm-Morden and Hugh Smythe.

6. PUBLIC COMMENT AND QUESTION PERIOD

7. MAYOR'S REPORT

8. ADMINISTRATIVE REPORTS

8.1 DVP01244 - 2629 Wolverine Cres - Building Setback Variances Report No. 24-099 File No. 3090-20-1244

A presentation by municipal staff.

That Council approve the issuance of Development Variance Permit DVP01244, attached as Appendix A to Administrative Report No. 24-099, to vary the front, north side and south side building setback regulations of "Zoning and Parking Bylaw No. 303, 2015" to legitimize existing development at 2629 Wolverine Crescent.

9. MINUTES OF COMMITTEES

9.1 Accessibility and Inclusion Committee

That Council receive the Regular Meeting minutes of the Accessibility and Inclusion Committee of June 5, 2024.

9.2 Advisory Design Panel Select Committee of Council

That Council receive the Regular Meeting minutes of the Advisory Design Panel Select Committee of Council of August 21, 2024.

10. BYLAWS FOR ADOPTION

10.1 Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024

That Council adopt “Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024”

10.2 Business Licence Amendment Bylaw (Tourist Accommodation Business Licence Fees) No. 2451, 2024

That Council adopt “Business Licence Amendment Bylaw (Tourist Accommodation Business Licence Fees) No. 2451, 2024”.

10.3 Tourist Accommodation Amendment Bylaw No. 2457, 2024

That Council adopt “Tourist Accommodation Amendment Bylaw No. 2457, 2024”.

11. CORRESPONDENCE

11.1 Whistler Housing Authority Rental and Ownership Program File No. 3009

Correspondence from D. Sarkany regarding the application process for the Whistler Housing Authority rental and ownership programs.

11.2 Whistler Skate Park Bathrooms File No. 3009

Correspondence from T. Holmes regarding the need for bathrooms at the Whistler Skate Park.

11.3 Light-up and Proclamation Requests

a. World Prematurity Day File No. 3009.1

Correspondence from S. Harnarain, requesting the Fitzsimmons Covered Bridge be lit purple on November 17, 2024, in support of World Prematurity Day.

b. World Polio Day Proclamation File No. 3009.1

Correspondence from M. Pallot, requesting that October 24, 2024, be proclaimed World Polio Day in Whistler.

12. TERMINATION

That Council terminate the Regular Council Meeting of October 22, 2024.



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

Tuesday, October 8, 2024, 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 J. Morden
Councillor J. Murl

ABSENT: Councillor J. Ford
Councillor C. Jewett

STAFF PRESENT: Chief Administrative Officer, V. Cullen
General Manager of Corporate Services and Public Safety, T. Battiston
General Manager of Infrastructure Services, J. Hallisey
General Manager of Climate Action, Planning and Development
Services, D. Mikkelsen
General Manager of Community Engagement and Cultural Services,
K. Elliott
Director of Planning, M. Laidlaw
Manager of Legislative Services/ Corporate Officer, P. Lysaght
Manager of Protective Services, L. DeBou
Manager of Climate and Environment, L. Burhenne
Manager of Resort Operations, D. Jazic
Manager of Resort Parks Planning, M. Pardoe
Manager of Financial Services, A. Palmer
Transportation Demand Coordinator, E. DalSanto
Planning Analyst, B. McCrady
Planning Analyst, R. Licko
Protective Services Planning Analyst, K. Creery
Senior Communications Officer, T. Dukeson
Council Coordinator, P. Mendieta

OTHERS: Whistler Blackcomb's Chief Operating Officer, B. Trembath

1. CALL TO ORDER

Mayor J. Crompton called the Meeting to order.

2. LAND ACKNOWLEDGMENT

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 Liíwat7úl, and the Squamish People, known in their language as Sk̓wx̓wú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

3. ADOPTION OF AGENDA

Moved By Councillor J. Morden

Seconded By Councillor J. Murl

That Council adopt the Regular Council Meeting agenda of October 8, 2024, as amended to include the revised "Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024", included in the late council package circulated on October 8, 2024.

CARRIED

4. ADOPTION OF MINUTES

Moved By Councillor R. Forsyth

Seconded By Councillor A. De Jong

That Council adopt the Regular Council Meeting minutes of September 24, 2024.

CARRIED

5. DELEGATIONS

5.1 Whistler Blackcomb Update

Whistler Blackcomb Chief Operating Officer, B. Trembath, gave an update on Whistler Blackcomb's operations.

6. PRESENTATIONS

6.1 Resort Municipality of Whistler Summer Operations Update

Manager of Resort Operations, D. Jazic gave a presentation about the Resort Municipality of Whistler's Summer Operations.

7. PUBLIC COMMENT AND QUESTION PERIOD

K. Smyth (on behalf of Association of Whistler Area Residents for the Environment) addressed Council regarding the BC Active Transportation Grant Applications report.

S. Kranjc (on behalf of the Whistler Mountain Ski Club) addressed Council regarding the “Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024”.

8. MAYOR'S REPORT

Mayor and Council provided an update on activities happening within the community.

9. CONSIDERATION OF COMMITTEE OF THE WHOLE RECOMMENDATIONS

Mayor J. Crompton presented recommendations from the Committee of the Whole on September 10 and September 24, 2024, for approval.

9.1 Committee of the Whole - September 10, 2024

Moved By Councillor R. Forsyth

Seconded By Councillor J. Morden

That the Committee of the Whole (COTW) recommend to Council that *Council Policy A-39: Fee for Service*, as revised and attached as Appendix A to COTW Report No. W24-001, be approved.

CARRIED

9.2 Committee of the Whole - September 24, 2024

Moved By Councillor J. Morden

Seconded By Councillor J. Murl

That the Committee of the Whole (COTW) recommend to Council that Council direct staff to bring forward for consideration an amendment to the TA17 Zone to remove the requirement to move and repair the existing cabin as shown on the Key Plan for the TA17 Zone, attached as Appendix A to COTW Report No. W24-002 (Gebhart/Hillman cabin), and replace with:

- a. a requirement to provide a replacement amenity in the onsite park that gives recognition to the history and culture of what the Gebhart/Hillman cabin and its use represented; and
- b. a cash contribution to the Recreation Works and Services Reserve to be dedicated to municipal heritage preservation/improvement for the remaining value of the total estimated costs of moving and repairing the existing cabin; and

That the COTW recommend to Council that exterior design elements (and potentially some materials, if feasible) of the Gebhart/Hillman cabin be used as elements for the replacement amenity.

CARRIED

10. ADMINISTRATIVE REPORTS

10.1 CM000183 – 4958 Horstman Lane – Modify Footprint Envelope Report No. 24-092 File No. 2450-20-0183

Moved By Councillor J. Morden

Seconded By Councillor J. Murl

That Council approve a modification to covenant GC125596 to:

1. modify the footprint envelope as shown on plan C1.0 dated March 20, 2024 prepared by Locati Architects and attached as Appendix A to Administrative Report No. 24-092;
2. require landscape planting in accordance with Tree Preserve Area Planting plan P1 prepared by Another View Landscaping dated September 19, 2024 and attached as Appendix B to Administrative Report No. 24-092; and
3. specify no burning of fossil fuels to heat the outdoor spaces, pool and hot tub within the proposed footprint envelope amendment as shown in blue shading on plan C1.0 dated March 20, 2024 prepared by Locati Architects and attached as Appendix A to Administrative Report No. 24-092;

all to facilitate the proposed development of a pool, spa and equipment room addition at 4958 Horstman Lane.

CARRIED

10.2 DVP01264 - 2841 Clifftop Lane Setback Variances Report No. 24-093 File No. 3090-20-1264

Moved By Councillor J. Morden

Seconded By Councillor J. Murl

That Council approved the issuance of Development Variance Permit DVP01264 attached as Appendix A to Administrative Report No. 24-093, to vary the front and side setback regulations of “Zoning and Parking Bylaw No. 303, 2015” for redevelopment of a detached dwelling at 2841 Clifftop Lane.

CARRIED

10.3 BC Active Transportation Grant Applications Report No. 24-094 File No. 1855-20-0548/49

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

That Council authorize staff to apply for the BC Active Transportation Network Planning Grant to develop a detailed Active Transportation Network Plan for

Whistler (ATN Plan Project); as detailed in the Application Guide (Guide) attached as Appendix A to Administrative Report No. 24-094; and, if successful, approve the required municipal match funding set out in the Guide, and direct staff to carry out the ATN Plan Project work in accordance with the Guide and within the required timeline; and

That Council authorize staff to apply for the BC Active Transportation Infrastructure Grant to support construction of a new section of Valley Trail near the Highway 99 and Bayshores intersection (Valley Trail Project) as detailed in the Application Guide (Guide) attached as Appendix B to Administrative Report No. 24-094; and, if successful, approve the required municipal match funding set out in the Guide, and direct staff to carry out the Valley Trail Project in accordance with the Guide and within the required timeline.

CARRIED

10.4 Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024 Report No. 24-095 File No. 3900-20-2456

Mayor J. Crompton called for a recess at 6:57 p.m.

Mayor J. Crompton called the Meeting back to order at 7:02 p.m.

Moved By Councillor J. Morden

Seconded By Councillor R. Forsyth

That Council consider giving first, second and third readings to "Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024", in the form included in the late council package of October 8, 2024, and as revised to amend the percentage of permissive tax exemption (PTE) for all applicants to 100 per cent and to grant the PTE until 2029; and

That Council direct staff to bring *Council Policy A-41: PTE (Policy A-41)* to a future Regular Meeting or Committee of the Whole for further discussion and direction on potential updates to Policy A-41.

CARRIED

OPPOSED: (1): Councillor J. Murl

10.5 Whistler Transit System Expansion and 2024 Transportation Update Report No. 24-096 File No. 0620-20

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

That Council authorize the execution of the first year of the Whistler Three-Year Transit Expansion Plan – 2025/26 to 2027/28 Memorandum of Understanding between BC Transit and the Resort Municipality of Whistler, attached as Appendix A to Administrative Report No. 24-096; and

That Council direct staff to work with BC Transit staff through the Whistler Transit Management Working Group to update the Five-Year Whistler Transit Future Action Plan in 2025/2026 to guide Whistler Transit System Expansion from 2026 through 2030; and further

That Council direct staff to work with BC Transit to review the Whistler Transit System Fare structure and return to Council with recommendations in 2025.

CARRIED

**10.6 Tourist Accommodation Business Licence Fee Updates Report No. 24-097
File No. 3900-202451/2457 & 0340-20**

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

That Council consider giving first, second and third readings to “Business Licence and Regulation Amendment Bylaw (Tourist Accommodation Business Licence Fees) No. 2451, 2024”; and

That Council consider giving first, second and third readings to “Tourist Accommodation Amendment Bylaw No. 2457, 2024”; and further

That Council adopt *Council Policy G-26: Tourist Accommodation Properties Zoning and Covenant Use Provisions*, as revised and attached as Appendix A to Administrative Report No. 24-097.

CARRIED

Mayor J. Crompton called for a recess at 7:55 p.m.

Mayor J. Crompton called the Meeting back to order at 8:05 p.m.

10.7 Alta Lake and Nita Lake Heritage Buildings Report No. 24-098 File No. 3306-02

Moved By Councillor R. Forsyth

Seconded By Councillor A. De Jong

That Council direct staff to bring forward for consideration an amendment to the TA17 Zone to remove the requirement to move and repair the existing cabin as shown on the Key Plan for the TA17 Zone, attached as Appendix A to Administrative Report No. 24-098 (Gebhart/Hillman cabin), and replace with:

- a. a requirement to provide a replacement amenity in the onsite park that gives recognition to the history and culture of what the Gebhart/Hillman cabin and its use represented; and
- b. a cash contribution to the Recreation Works and Services Reserve to be dedicated to municipal heritage preservation/improvement for the remaining value of the total estimated costs of moving and repairing the existing cabin; and

That Council direct that exterior design elements (and potentially some materials, if feasible) of the Gebhart/Hillman cabin be used as elements for the replacement amenity.

CARRIED

11. MINUTES OF COMMITTEES

11.1 Governance and Ethics Standing Committee

Moved By Councillor J. Morden

Seconded By Councillor R. Forsyth

That Council receive the Regular Meeting minutes of the Governance and Ethics Standing Committee of June 17, 2024.

CARRIED

12. BYLAWS FOR FIRST, SECOND AND THIRD READINGS

12.1 Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024

Moved By Councillor R. Forsyth

Seconded By Councillor J. Morden

That Council give "Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024" first, second and third readings to, in the form included in the late council package of October 8, 2024, as revised to amend the percentage of permissive tax exemption (PTE) for all applicants to 100 per cent and to grant the PTE until 2029.

CARRIED

OPPOSED: (1): Councillor J. Murl

12.2 Business Licence and Regulation Amendment Bylaw (Tourist Accommodation Business Licence Fees) No. 2451, 2024

Moved By Councillor J. Murl

Seconded By Councillor J. Morden

That Council give "Business Licence and Regulation Amendment Bylaw (Tourist Accommodation Business Licence Fees) No. 2451, 2024" first, second and third readings.

CARRIED

12.3 Tourist Accommodation Regulation Amendment Bylaw No. 2457, 2024

Moved By Councillor R. Forsyth

Seconded By Councillor A. De Jong

That Council give "Tourist Accommodation Regulation Amendment Bylaw No. 2457, 2024" first, second and third readings.

CARRIED

13. BYLAWS FOR ADOPTION

13.1 Zoning Amendment Bylaw (RI1 Zone Amendments) No. 2449, 2024

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

That Council adopt "Zoning Amendment Bylaw (RI1 Zone Amendments) No. 2449, 2024".

CARRIED

13.2 Fire and Life Safety Amendment Bylaw (Appointment of Fire Inspectors and Investigators) No. 2452, 2024

Moved By Councillor J. Murl

Seconded By Councillor J. Morden

That Council adopt "Fire and Life Safety Amendment Bylaw (Appointment of Fire Inspectors and Investigators) No. 2452, 2024".

CARRIED

13.3 Five-Year Financial Plan 2024-2028 Amendment Bylaw (Transit, Invictus and WHA Equity) No. 2453, 2024

Moved By Councillor A. De Jong

Seconded By Councillor R. Forsyth

That Council adopt "Five-Year Financial Plan 2024-2028 Amendment Bylaw (Transit, Invictus and WHA Equity) No. 2453, 2024".

CARRIED

14. CORRESPONDENCE

14.1 Union of British Columbia Municipalities Resolution on Free Transit for Youth File No. 3009

Moved By Councillor J. Morden

Seconded By Councillor J. Murl

That Council receive correspondence from A.S. Cameron regarding the Union of British Columbia Municipalities resolution on free transit for youth.

CARRIED

14.2 Impact of Overdue Taxes on Small Municipalities Subject File No. 3009

Moved By Councillor R. Forsyth

Seconded By Councillor A. De Jong

That Council receive correspondence from Mayor M. Goetz of the City of Merritt regarding the impact of overdue taxes on small municipalities.

CARRIED

14.3 Whistler Fitzsimmons Bike Park Lighting File No. 3009

Moved By Councillor J. Murl

Seconded By Councillor J. Morden

That Council receive correspondence from M. Svajgr regarding the need for lighting at the Whistler Fitzsimmons Bike Park and refer it to staff.

CARRIED

14.4 Light-up and Proclamation Requests

a. Please Don't Drive Impaired Campaign File No. 3009.1

Moved By Councillor J. Murl

Seconded By Councillor R. Forsyth

That Council receive correspondence from G. Ordogh, refer it to staff and that the Fitzsimmons Covered Bridge be lit red on November 4, 2024, in support of Please Don't Drive Impaired Campaign.

CARRIED

b. Show Your 4-H Colours Day File No. 3009.1

Moved By Councillor A. De Jong

Seconded By Councillor J. Murl

That Council receive correspondence from D. Tarr, refer it to staff and that the Fitzsimmons Covered Bridge be lit green on November 6, 2024, in support of Show Your 4-H Colours Day.

CARRIED

c. World Occupational Therapy Day File No. 3009.1

Moved By Councillor R. Forsyth

Seconded By Councillor J. Murl

That Council receive correspondence from K. Harold, refer it to staff and that the Fitzsimmons Covered Bridge be lit blue on October 27, 2024, in support of World Occupational Therapy Day.

CARRIED

d. Food Allergy for the Halloween Season File No. 3009.1

Moved By Councillor R. Forsyth

Seconded By Councillor A. De Jong

That Council receive correspondence from A. Elliott, refer it to staff and that the Fitzsimmons Covered Bridge be lit teal on October 31, 2024, in support of children with food allergies for the Halloween season.

CARRIED

15. TERMINATION

Moved By Councillor J. Morden

Seconded By Councillor J. Murl

That Council terminate the Regular Council Meeting of October 8, 2024 at 8:43 p.m.

CARRIED

Mayor, J. Crompton

Corporate Officer, P. Lysaght

STAFF REPORT TO COUNCIL

PRESENTED: October 22, 2024 **REPORT:** 24-099
FROM: Planning – Development **FILE:** 3090-20-1244
SUBJECT: DVP01244 - 2629 WOLVERINE CRES - BUILDING SETBACK VARIANCES

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Climate Action, Planning and Development Services be endorsed.

RECOMMENDATION

That Council approve the issuance of Development Variance Permit DVP01244, attached as Appendix A to Administrative Report No. 24-099, to vary the front, north side and south side building setback regulations of “Zoning and Parking Bylaw No. 303, 2015” to legitimize existing development at 2629 Wolverine Crescent.

PURPOSE OF REPORT

This report presents Development Variance Permit (DVP) DVP01244 for Council’s consideration. DVP01244 proposes three variances to “Zoning and Parking Bylaw No. 303, 2015” (Zoning Bylaw). These variances would legitimize the existing development of a roof support post and roof eave projection, a stair support post and covered stairs, all on permanent foundations located in building setback areas associated with an existing detached dwelling located at 2629 Wolverine Crescent (see Appendix A).

This report provides Council with an analysis of the proposed variances and recommends that Council approve the issuance of DVP01244.

Information Report Administrative Report (Decision or Direction)

DISCUSSION

Key Ideas

The owners are seeking three variances to the Zoning Bylaw to:

1. Decrease the minimum permitted (south) side setback from 3 metres to 2.16 metres for one roof support post and permit the associated roof eave to project 1.16 metres horizontally into the setback area to 1 metre from the (south) side parcel line;
2. Decrease the minimum permitted (south) side setback from 3 metres to 1.68 metres for one

stair support post; and

3. Decrease the (west) front setback from 7.6 metres to 3.74 metres and (north) side setback from 7.6 metres to 2.77 metres for covered stairs on permanent foundation.

At some point after original construction the owners conducted works to provide safe covered access to the home, without obtaining required municipal permits. While staff don't condone unlawful construction, based on the specific circumstances, staff consider the proposed variances to be consistent with all of the DVP evaluation criteria resulting in a preferable development outcome based on the following key points:

- Works with location of existing detached dwelling on the parcel;
- Works with steep 20 metre uphill slope from north side parcel line to south side parcel line;
- Works with covenanted tree preservation areas on the parcel;
- Preserves existing mature landscaping and provides new deciduous planting;
- Prevents negative environmental impacts, specifically disturbance in the Riparian Ecosystem Protection Area (REPA), associated with removal and reconstruction;
- Variances are minor and provide safe covered access to the dwelling;
- Variances have limited and reasonable impacts to adjacent properties; and
- Variances are supported by the most affected neighbouring property owners.

Background

The subject property is in the Whistler Highlands/Nordic neighbourhood. The property is zoned Single Family Residential One (RS1) with a parcel area of 1283 square metres, typical of adjacent lots along Wolverine Crescent within the bare land strata plan VAS2845. A location map for the subject parcel detailing the boundary of bare land strata plan VAS2845 is attached to this report as Appendix B.

Proposed Development Variances

The requested variances are described in the table below:

Variance Request	Zoning Bylaw Regulation
1. Vary the minimum permitted south (side) setback from 3 metres to 2.16 metres for one roof support post and permit the associated roof eave to project 1.16 metres horizontally into the setback area to 1 metre from the south (side) parcel line.	<p>Part 12 - Residential Zones, Section 1 RS1 Zone (Single Family Residential One), Subsection 16(c):</p> <p>(16) Notwithstanding subsections (13) to (15), no detached dwelling located within a bare land strata plan shall be less than:</p> <p>(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:</p> <p>The minimum permitted setback for a detached dwelling with a gross floor area of 325 square metres or less is 3 metres.</p> <p>Part 5 - General Regulations, Section 7 Projections into Required Setback Areas, Subsection (1):</p> <p>(1) The following features are permitted in setback areas:</p> <p>(a) Eaves, gutters, cornices, sills, belt courses, chimneys, heating or ventilating equipment provided such projections do not project more than 1 metre, measured horizontally, into a required setback area; provided the foundations and or supports for such</p>

	projections do not encroach into a required setback area.
2. Vary the minimum permitted south (side) setback from 3 metres to 1.68 metres for one stair support post.	<p>Part 12 - Residential Zones, Section 1 RS1 Zone (Single Family Residential One), Subsection 16(c):</p> <p>(16) Notwithstanding subsections (13) to (15), no detached dwelling located within a bare land strata plan shall be less than:</p> <p>(c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:</p> <p>The minimum permitted setback for a detached dwelling with a gross floor area of 325 square metres or less is 3 metres.</p>
3. Vary the minimum permitted west (front/internal access road) setback from 7.6 metres to 3.74 metres and north (side/boundary of the bare land strata plan) setback from 7.6 metres to 2.77 for covered stairs on permanent foundation.	<p>Part 12 - Residential Zones, Section 1 RS1 Zone (Single Family Residential One), Subsection 16(a) and (b):</p> <p>(16) Notwithstanding subsections (13) to (15), no detached dwelling located within a bare land strata plan shall be less than:</p> <p>(a) 7.6 metres from the boundaries of that plan;</p> <p>(b) 7.6 metres from an internal access road;</p>

The requested non-delegated variances are shown (highlighted in green) on the architectural plans attached to this report as Schedule A of Appendix A.

Analysis

The subject property is developed with an existing three-storey detached dwelling containing an auxiliary residential dwelling unit (ADU), which was built on the property in 1990-1994 (Building Permit B-2923-90). The property is also currently being developed with an auxiliary building containing a garage and ADU (Building Permit BP005582). Staff note that the owners originally proposed to remove the ADU within the detached dwelling; however, subsequent to the adoption of the new Small Scale Multi-Unit Housing zoning regulations, the owners revised their proposal to retain the existing ADU as a residential rental tenure dwelling unit.

Typical of the immediately adjacent properties along Wolverine Crescent, the subject parcel is a challenging lot to develop. Specifically, the location of existing development, REPA and covenanted tree preservation areas on the parcel, together with the steep 20 metre change in grade from the north to south side of the parcel, all limit the owners’ ability to reasonably develop this property in an efficient and effective manner while strictly complying with the Zoning Bylaw requirements.

As described in the owners’ rationale letter (Appendix C), at some point after original construction the owners conducted works to provide safe covered access to the home, without obtaining required municipal permits.

The owners are now requesting (south) side setback variances to legitimize the existing roof post, roof eave projection and stair post. As described in their rationale letter, the roof and stairs were reconstructed without permits after a roof snowshed event compromised the original construction.

The owners are also requesting front and (north) side setback variances to legitimize the existing covered stairs on permanent foundation. As described in their rationale letter, the covered stairs were

constructed without permits to provide durable, safe and reasonable access to the dwelling from the parking area at street level.

As illustrated in the contour map (Appendix D) the existing dwelling was sited on the parcels natural flat bench in response to the challenging steep 20 metre uphill slope from the north side parcel line (abutting Whistler Road) to the south side parcel line. The original development further responded to the challenging topography by using retaining walls to establish a flat parking area level with Wolverine Crescent with uncovered landscape stairs as the primary access from the parking area to the dwelling.

As illustrated in the site plan (DVP1 of Schedule A of Appendix A) the property is bounded by covenanted tree preservation areas, which have been modified as illustrated, to facilitate the new auxiliary building and to legitimize the existing covered stairs.

While staff don't condone unlawful construction, based on the specific circumstances, staff are of the opinion that these variances are minor and provide for safe covered access to the dwelling, with limited and reasonable impacts to adjacent properties. Further, staff consider the proposal to legitimize the works a preferable development outcome over the negative environmental impacts, specifically disturbance within the REPA and covenanted tree preservation areas, associated with removal and reconstruction in compliance with the Zoning Bylaw.

Staff's evaluation of the proposal relative to the established criteria is provided below under the Policy Considerations section of this report. The proposed variances are consistent with all the evaluation criteria resulting in a preferable development outcome.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Council has the authority to vary the Zoning Bylaw through section 498 of the *Local Government Act* (LGA).

This DVP application is before Council as the proposal does not meet the established criteria for a minor variance delegated to staff through the "Land Use Procedures and Fees Bylaw No. 2205, 2022" (Procedures Bylaw) as the requested building setback variances are reduced by more than 25 per cent.

Development Variance Criteria

Staff have established criteria for consideration of DVPs. The proposed variances are consistent with these criteria as described in the tables below.

General guidelines to consider:	Staff comments
The variance should be consistent with the goals, objectives and policies in the Official Community Plan (OCP) and any other relevant Council-approved municipal policy documents.	As discussed below in the Community Vision and OCP section of this report, staff consider the proposal to be consistent with these guidelines.
The variance application should be supported by a sound justification based on the applicant's inability to reasonably develop the site in an efficient and	The steep 20 metre uphill slope of the lot from north to south side parcel lines, configuration of tree preservation areas on the parcel, location of REPA on the parcel and location of the existing detached

<p>effective manner while complying with bylaw requirements, or on the provision of a benefit to the community or adjacent properties in the form of a preferable development outcome that is attributable to the variance.</p>	<p>dwelling on the parcel all contribute to the sound justification as to why the owners are unable to reasonably develop the site in strict compliance with the Zoning Bylaw.</p> <p>Further, staff consider the proposal to legitimize the existing works and retaining existing mature landscaping a preferable development outcome over alternative permissible solutions to re-develop safe covered access stairs on the parcel.</p>
<p>The variance should not defeat the express or implicit intent of the bylaw requirement or restriction being varied.</p>	<p>The proposal is not considered to defeat the intent of the Zoning Bylaw as the proposed setback variances are considered minor in nature.</p>
<p>The variance should not impose any additional costs on the Resort Municipality of Whistler (RMOW) such as additional cost to provide services to the development site or adjacent properties.</p>	<p>As discussed below in the Budget section of this report, staff confirm there are no additional costs to the RMOW associated with the proposal.</p>
<p>The variance should not create or exacerbate any risk to public safety.</p>	<p>The proposal is not considered to create or exacerbate any risk to public safety on private property as the stairs are covered to protect from snow and snow shed from higher roofs. Further, the use of flat roofs helps retain snow therefore mitigating snow dump issues and protecting pedestrian access spaces.</p>

The variance should enable the applicant’s development to do one or more of the following:

Potential positive impacts to consider:	Staff comments
<p>Complement the streetscape or neighbourhood.</p>	<p>The proposal is considered to compliment the Whistler Highlands/Nordic neighbourhood streetscape as it works with the existing topography and development on the site and it retains existing mature trees and landscaping on the parcel in alignment with the high-risk area guidelines of the OCP Wildfire Protection DPA.</p>
<p>Work with the topography of the site without major site preparation or earthworks.</p>	<p>The proposal is considered to respond to the steep sloping topography of the site and does not result in any major site preparation or earthworks related to the variances.</p>
<p>Maintain or enhance desirable site features such as natural vegetation, trees and rock outcrops.</p>	<p>The proposal is considered to maintain desirable site features to the extent that mature landscaping in the front parcel area is preserved and natural vegetation and mature trees are either retained or replaced with new deciduous trees on the parcel in alignment with the high-risk area guidelines of the Wildfire Protection DPA.</p>

Use superior building siting in relation to light access, reducing building energy requirements.	Not applicable.
Use superior building siting in relation to the privacy of occupants and neighbours.	The proposal is considered to have limited and reasonable impacts to privacy to the extent that the proposal maintains existing privacy for neighbouring properties.
Preserve or enhance views from neighbouring buildings and sites.	The proposal is considered to have limited and reasonable impacts to existing views and sight lines from neighbouring buildings and sites to the extent that the proposal maintains existing views for neighbouring properties.

The variance should not result in a significant negative impact on the streetscape or neighbourhood and should incorporate mitigation measures to reduce any identified negative impact.

Potential negative impacts to consider:	Staff comments
Inconsistency of the development with neighbourhood character.	The proposal is consistent with the Whistler Highlands/Nordic neighbourhood character as it works with the existing topography and development on the site while the use of natural colours and wood materials blends into the natural environment.
Increased apparent building bulk as viewed from the street or surrounding neighbourhood.	The proposal does not increase the appearance of building bulk to the extent that the proposal is partially integrated with and retains existing mature landscaping in the front parcel area visible from Wolverine Crescent.
Extensive additional site preparation or earthworks.	The proposal does not require any site preparation or earthworks.
Substantial impact on the use or enjoyment of adjacent land such as reduction of sunlight access or privacy or obstruction of views.	The proposal is considered to result in reasonable impacts to privacy and views to the extent that the proposal is partially integrated with and retains existing mature landscaping in the front parcel area visible from Wolverine Crescent.
Impact on services such as roads, utilities and snow clearing operations.	The proposal is not considered to impact Wolverine Crescent, services, and snow clearing to the extent that the works have existed in their current location without any reported negative impacts for many years.

Zoning and Parking Bylaw No. 303, 2015

The property is zoned Residential Single Family One (RS1). The non-delegated requested variances to the Zoning Bylaw for setbacks are described in the Discussion section of this report.

For Council’s information, as part of this DVP application there are also three variance requests that have been approved in principle by the Director of Planning as they meet the criteria for minor variances delegated to staff through the Procedures Bylaw. The three delegated variances to the Zoning Bylaw are:

1. Vary the maximum permitted height of a detached dwelling from 7.6 metres to 7.78 metres;
2. Vary the (north) side setback from 2 metres to 0 metres for one retaining wall; and
3. Vary the maximum permitted height of one retaining wall from 1.22 metres to 2.5 metres.

The requested building height, retaining wall setback and retaining wall height variances are shown on Architectural Plans DVP1, DVP5, DVP6, DVP7 and DVP8 attached to this report as Schedule A of Appendix A.

As detailed in Schedule E of the Procedures Bylaw, a variance to increase building height by less than 10 per cent and variances for retaining walls are considered minor. The Director of Planning has considered the general guidelines and is of the opinion that the requested variances are consistent with all the evaluation criteria, supported by sound justification and results in a preferable development outcome.

2023-2026 Strategic Plan

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

Strategic Priorities

Housing

Expedite the delivery of and longer-term planning for employee housing

Climate Action

Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan

Community Engagement

Strive to connect locals to each other and to the RMOW

Smart Tourism

Preserve and protect Whistler's unique culture, natural assets and infrastructure

Not Applicable

Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs

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 the OCP, specifically:

Policy 4.1.1.3 (i). Maintain a high quality of urban design, architecture and landscape architecture that are complementary to the mountain environment.

Policy 4.1.2.11 Optimize the use and function of existing and approved development. Support flexibility, diversity, adaptability and efficiency in land use and development, so the resort community can derive the greatest benefit from existing development and minimize the conversion of natural areas to development.

Policy 7.1.1.7. During development or significant redevelopment, the preferred outcome is avoidance of negative environmental impacts, followed by minimization or mitigation, thirdly, by restoration, and lastly, by compensation for impacts.

By legitimizing the existing development, the proposal retains mature deciduous planting in the front parcel area and avoids negative environmental impacts in the REPA associated with removal and reconstruction works. Further, this proposal will optimize the use of existing development on the parcel, while the associated Development Permit (DP) (DP001919) provides landscaping restoration of 14 deciduous trees and 12 native deciduous plant species.

Development Permit Areas

The land is designated for Protection of Riparian Ecosystems and Wildfire Protection (high risk area). Staff issued a delegated DP (DP001919) including three variances to the Zoning Bylaw to prevent additional disturbance within the REPA. Specifically, the Zoning Bylaw was varied to reduce the parking setbacks and parking space size, as illustrated on the site plan (DVP1) attached to this report as Schedule A of Appendix A.

At the owners' request, issuance of the delegated DP (DP001919) was prioritized to support their construction schedule for the auxiliary building (BP005582), while they worked with staff on this variance application. Staff confirm that the works represented in this variance application were specifically considered and addressed in DP001919 and a new DP is not required.

BUDGET CONSIDERATIONS

There are no significant budget considerations with this proposal. DVP application fees provide a recovery of costs associated with processing this application.

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 planning on unceded territories, as currently managed by the provincial government; achieve mutual objectives and enable participation in Whistler's resort economy.

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

A sign describing DVP01244 is posted on the property.

Notices were sent to surrounding property owners and tenants in September 2024 as required by the LGA for DVPs. At the time of writing this report, correspondence has been received from five neighbouring property owners along Wolverine Crescent within the bare land strata plan VAS2845. The correspondence states that they understand and support the requested variances (Appendix E).

Any correspondence received following the preparation of this report will be presented to Council at the time of consideration of this application.

REFERENCES

Location: 2629 Wolverine Crescent
Legal: PID: 017-016-843, STRATA LOT 1 DISTRICT LOT 4979 STRATA PLAN VAS2845
Owners: Robert Boyd and Sherry Boyd
Zoning: RS1 (Single Family Residential One)

Appendix A - DVP01244 Permit
Appendix B - Location Map
Appendix C - Rationale Letter
Appendix D - Contour Map
Appendix E - Correspondence

SUMMARY

This report presents Development Variance Permit DVP01244 for Council's consideration to vary the front, north side, and south side building setbacks to legitimize an existing roof support post and roof eave projection, a stair support post, and covered stairs on permanent foundation, all associated with an existing detached dwelling at 2629 Wolverine Crescent.

This report recommends that Council approve the issuance of DVP01244.

SIGN-OFFS

Written by:

Lindsay Clarke,
Planner

Reviewed by:

Melissa Laidlaw,
Director of Planning

Dale Mikkelsen,
General Manager of Climate Action, Planning
and Development Services

Virginia Cullen,
Chief Administrative Officer



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. DVP01244

To: BOYD, ROBERT A
 BOYD, SHERRY L

"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: 017-016-843

STRATA LOT 1 DISTRICT LOT 4979 STRATA PLAN VAS2845
 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN
 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN
 ON FORM 1

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
 - a) Vary the (south) side setback from 3 metres to 2.16 metres for one roof support post and permit the associated roof eave to project 1.16 metres horizontally into the setback area to 1 metre from the (south) side parcel line;
 - b) Vary the (south) side setback from 3 metres to 1.68 metres for one stair support post; and
 - c) Vary the (west) front setback from 7.6 metres to 3.74 metres and (north) side setback from 7.6 metres to 2.77 metres for covered stairs on permanent foundation;

all as illustrated on the Architectural Plans DVP1, DVP4, DVP5, DVP6, DVP7, DVP8, DVP9



and DVP10, prepared by C.S Clark and Associates, dated September 9, 2024 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 ____, 2024.

Issued this__ day of _____, 2024.

Dale Mikkelson, General Manager of Climate Action,
Planning and Development Services

2629 WOLVERINE CR WHISTLER, BC

Schedule A

SITE LEGEND

- TREE PRESERVATION AREA
- DEVELOPMENT VARIANCE APPLICATION (SEPARATE PERMIT APPLIED FOR)
 - INDICATES AREAS REQUIRING NON-DELEGATED DVP
 - EXISTING CONIFEROUS TREE WITHIN 10m OF BUILDING TO REMAIN
 - EXISTING CONIFEROUS TREE WITHIN 10m OF BUILDING TO BE LIMBED TO MAINTAIN 3m CLEARANCE FROM TREE CANOPY TO BUILDING

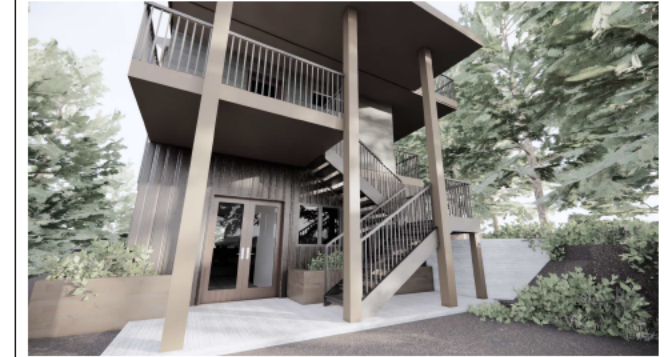
PROJECT INFORMATION

CIVIC ADDRESS: 2629 WOLVERINE CR
 LEGAL DESCRIPTION: PLAN VAS2546 LOT 1 DISTRICT LOT 4679
 NEW WESTMINSTER DISTRICT GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
 BUILDING CODE: BCBC 2018
 OCCUPANCY: C
 ZONING: RS1
 PID: 017-016-943

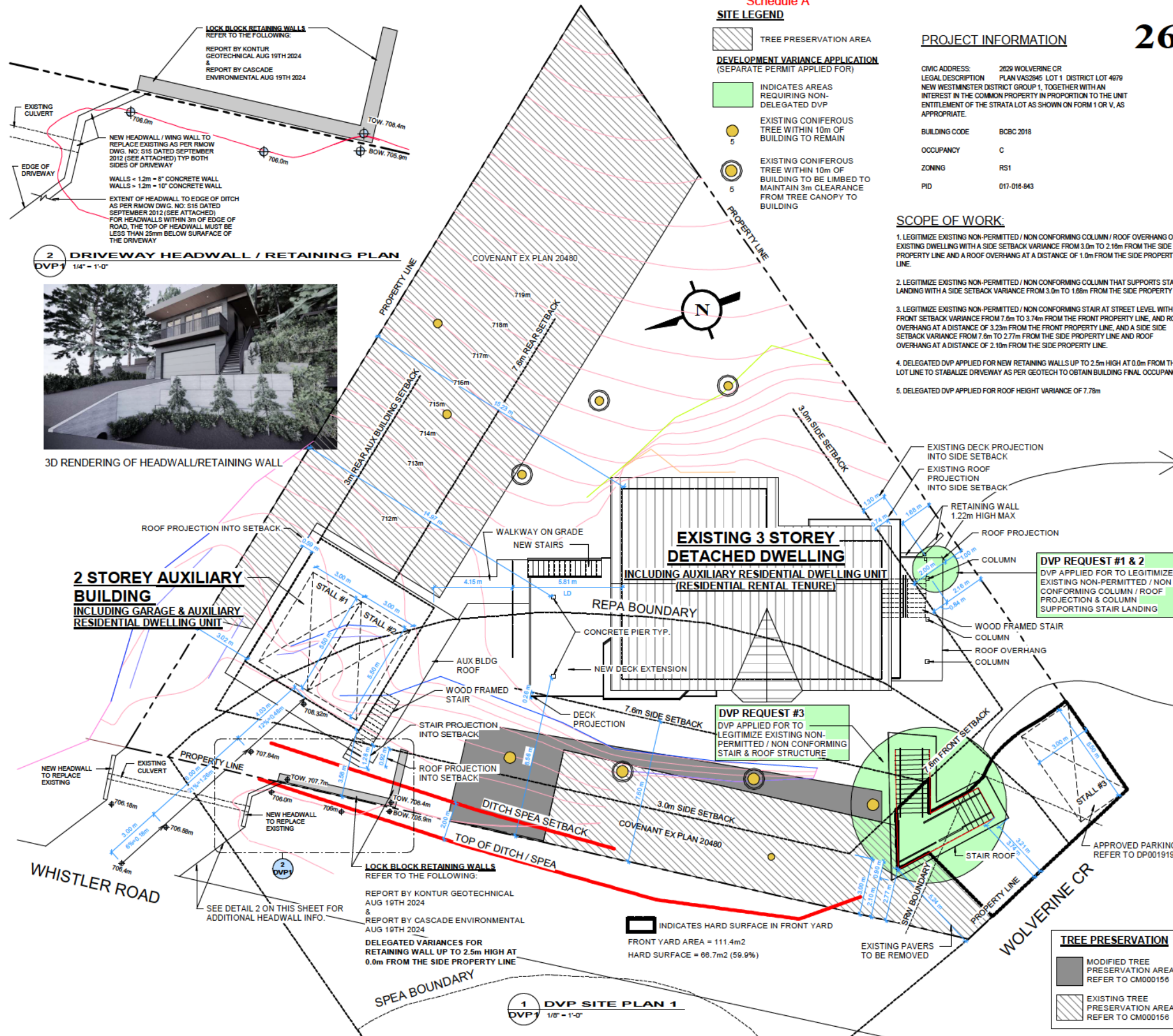
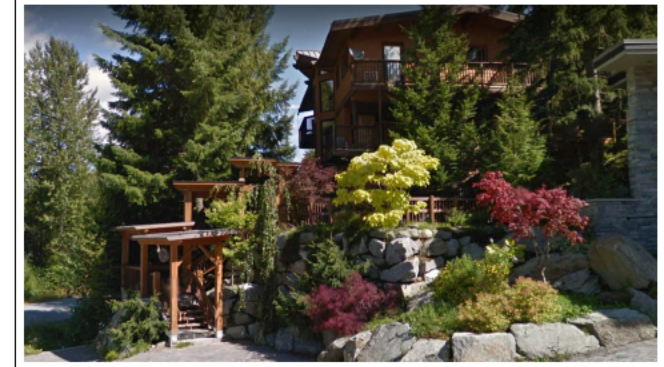
SCOPE OF WORK:

- LEGITIMIZE EXISTING NON-PERMITTED / NON CONFORMING COLUMN / ROOF OVERHANG ON EXISTING DWELLING WITH A SIDE SETBACK VARIANCE FROM 3.0m TO 2.16m FROM THE SIDE PROPERTY LINE AND A ROOF OVERHANG AT A DISTANCE OF 1.0m FROM THE SIDE PROPERTY LINE.
- LEGITIMIZE EXISTING NON-PERMITTED / NON CONFORMING COLUMN THAT SUPPORTS STAIR LANDING WITH A SIDE SETBACK VARIANCE FROM 3.0m TO 1.89m FROM THE SIDE PROPERTY LINE.
- LEGITIMIZE EXISTING NON-PERMITTED / NON CONFORMING STAIR AT STREET LEVEL WITH A FRONT SETBACK VARIANCE FROM 7.8m TO 3.74m FROM THE FRONT PROPERTY LINE, AND ROOF OVERHANG AT A DISTANCE OF 3.23m FROM THE FRONT PROPERTY LINE, AND A SIDE SIDE SETBACK VARIANCE FROM 7.8m TO 2.77m FROM THE SIDE PROPERTY LINE AND ROOF OVERHANG AT A DISTANCE OF 2.10m FROM THE SIDE PROPERTY LINE.
- DELEGATED DVP APPLIED FOR NEW RETAINING WALLS UP TO 2.5m HIGH AT 0.0m FROM THE LOT LINE TO STABILIZE DRIVEWAY AS PER GEOTECH TO OBTAIN BUILDING FINAL OCCUPANCY.
- DELEGATED DVP APPLIED FOR ROOF HEIGHT VARIANCE OF 7.78m

DVP REQUEST #1 & 2



DVP REQUEST #3



2 DRIVEWAY HEADWALL / RETAINING PLAN
DVP1 1/4" = 1'-0"



3D RENDERING OF HEADWALL/RETAINING WALL

2 STOREY AUXILIARY BUILDING INCLUDING GARAGE & AUXILIARY RESIDENTIAL DWELLING UNIT

EXISTING 3 STOREY DETACHED DWELLING INCLUDING AUXILIARY RESIDENTIAL DWELLING UNIT (RESIDENTIAL RENTAL TENURE)

DVP REQUEST #3
DVP APPLIED FOR TO LEGITIMIZE EXISTING NON-PERMITTED / NON CONFORMING STAIR & ROOF STRUCTURE

DVP REQUEST #1 & 2
DVP APPLIED FOR TO LEGITIMIZE EXISTING NON-PERMITTED / NON CONFORMING COLUMN / ROOF PROJECTION & COLUMN SUPPORTING STAIR LANDING

TREE PRESERVATION
MODIFIED TREE PRESERVATION AREA REFER TO CM000156
EXISTING TREE PRESERVATION AREA REFER TO CM000156

C. Clark
ARCHITECTS
WHISTLER BC.
TEL: 604-935-0884

LEGAL: COPYRIGHT RESERVED. THIS DRAWING AND DRAWINGS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF STEVE CLARK AND SHALL NOT BE USED OR REPRODUCED WITHOUT PROPER CONSENT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS HAVING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS PRIOR TO COMMENCEMENT TO PROJECT MANAGER. DO NOT SCALE DRAWINGS.

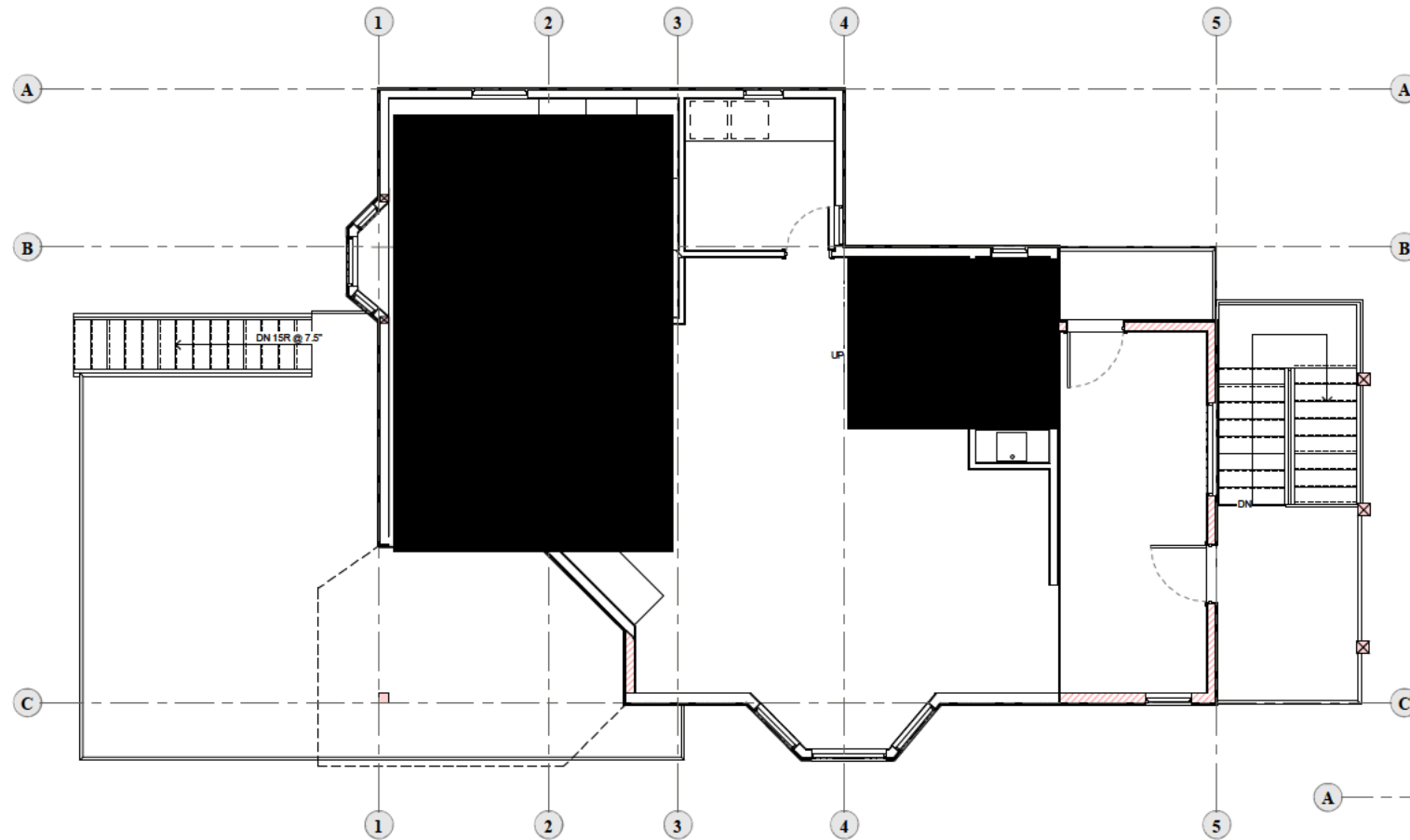
PROJECT:
2629 WOLVERINE CR
2629 WOLVERINE CR

DRAWING TITLE:
DVP SITE PLAN AND STAIR DRAWINGS

DRAWN BY:
C.S. CLARK
ISSUED FOR:
PERMIT

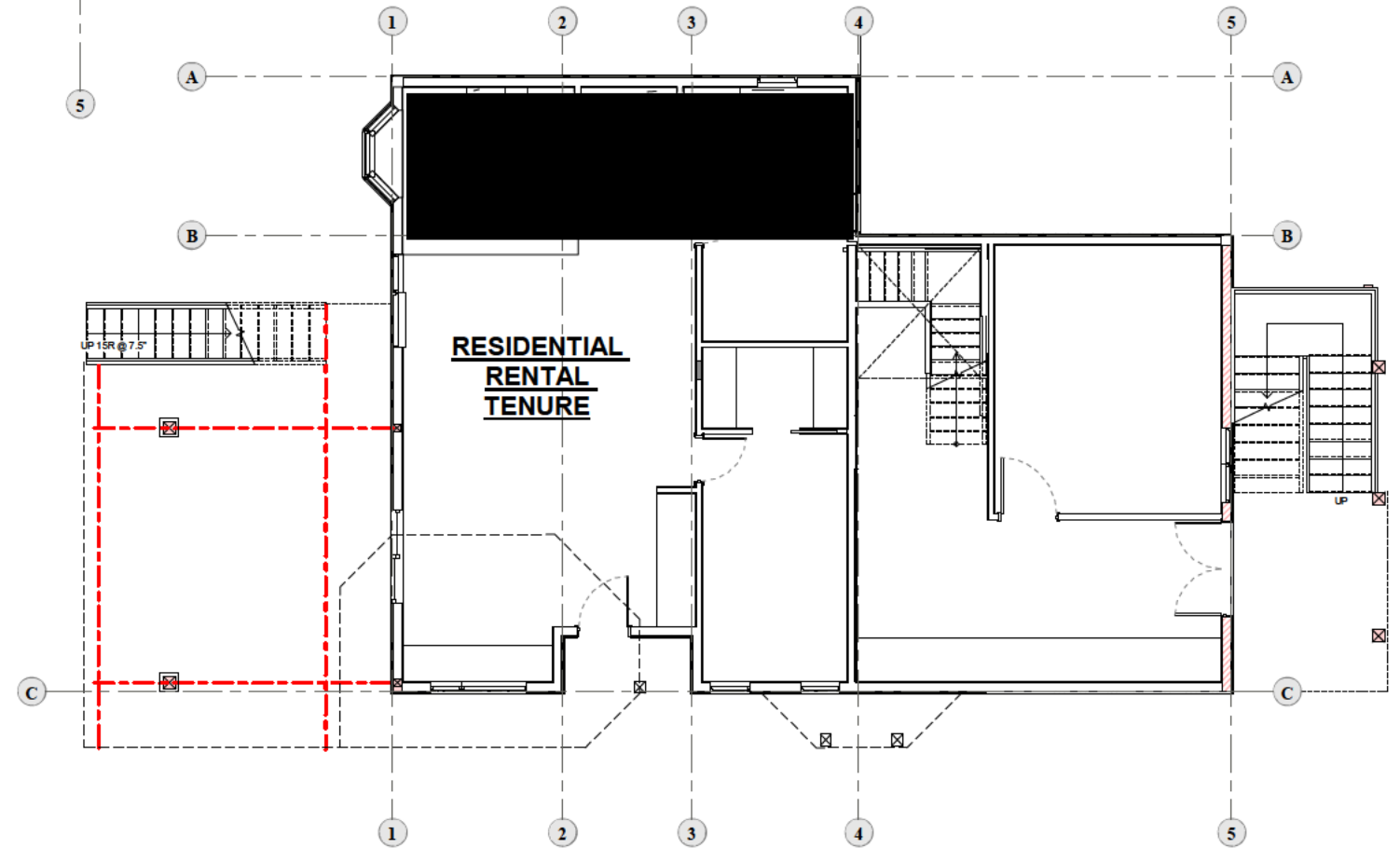
DATE:
SEPT 09 09
DRAWING #
DVP1

Schedule A



2 PROPOSED MIDDLE FLOOR PLAN
DVP4 1/4" = 1'-0"

- FLOOR PLAN LEGEND:**
- INTERIOR FRAMED WALL
 - ⊙ SMOKE ALARM
 - C.O.⊙ CARBON MONOXIDE DETECTOR
 - ⊠ EXHAUST FAN
 - - - HIDDEN OBJECTS BELOW
 - - - HIDDEN OBJECTS ABOVE
 - ⊕ SPOT ELEVATION / DATUM
 - - - STRUCTURAL BEAM ABOVE
 - FIRE SEPARATION
 - RADON VENT PIPE



1 PROPOSED LOWER FLOOR PLAN
DVP4 1/4" = 1'-0"



WHISTLER BC.
TEL: 604-935-0884

LEGAL: COPYRIGHT RESERVED. THIS DRAWING AND DRAWINGS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF STEVE CLARK AND SHALL NOT BE USED OR REPRODUCED WITHOUT PROPER CONSENT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS HAVING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS PRIOR TO COMMENCEMENT TO PROJECT MANAGER. DO NOT SCALE DRAWINGS.

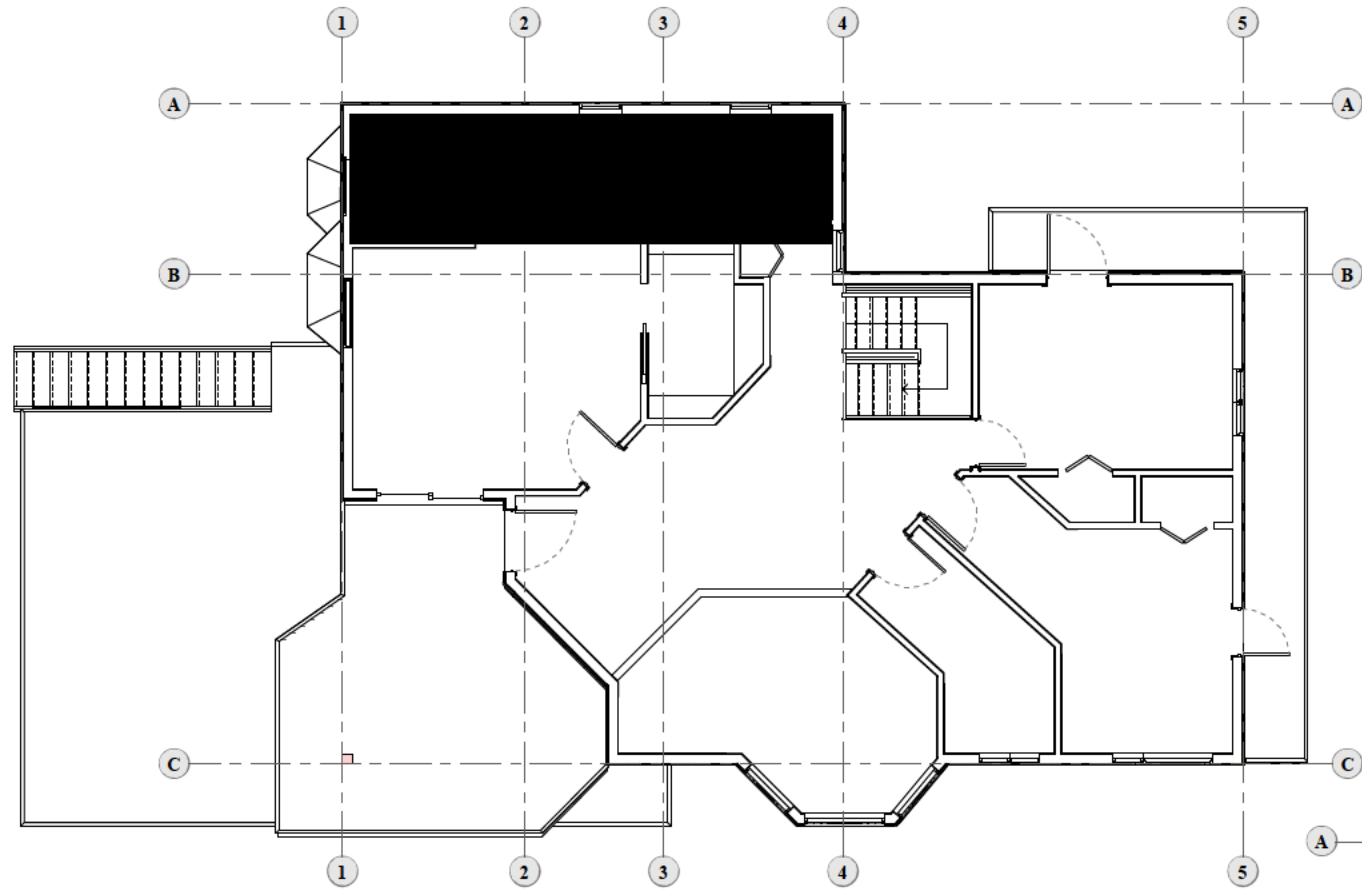
PROJECT:
2629 WOLVERINE CR
2629 WOLVERINE CR

DRAWING TITLE:
PROPOSED FLOOR PLANS

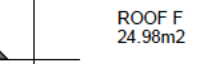
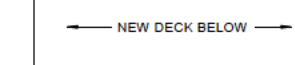
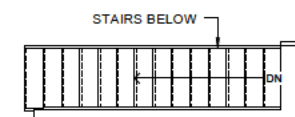
DRAWN BY:
C.S. CLARK
ISSUED FOR:
PERMIT

DATE:
SEPT 09 09

DRAWING #
DVP4

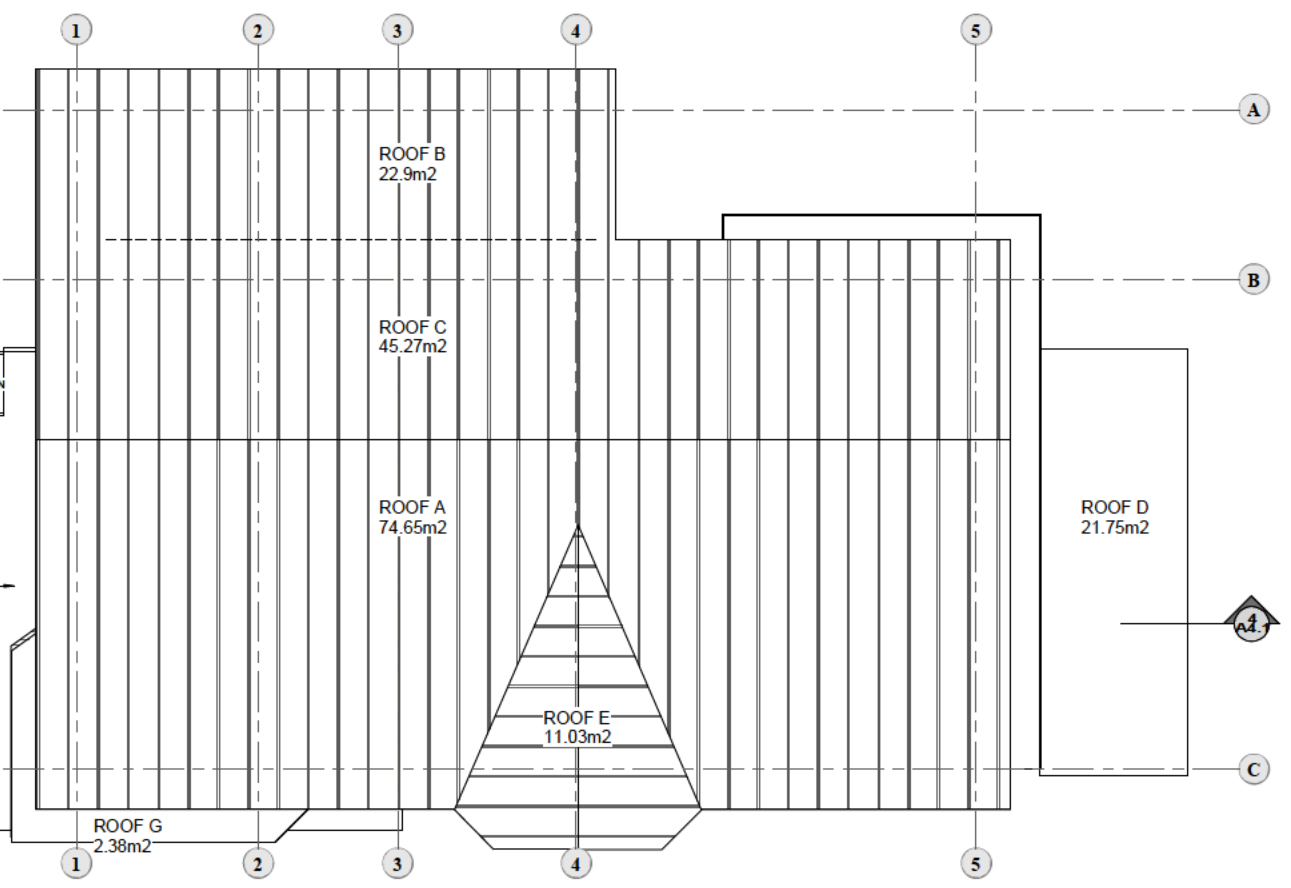


3 PROPOSED UPPER FLOOR PLAN
DVP5 1/4" = 1'-0"



ROOF	AREA SM	% AREA	HEIGHT (m)	AVG HT (m)
A	74.05	36.78%	8.91	3.28
B	22.9	11.28%	8.54	0.66
C	45.27	22.30%	9.24	2.06
D	21.75	10.72%	5.5	0.59
E	11.03	5.43%	8.75	0.48
F	24.98	12.31%	2.84	0.35
G	2.38	1.17%	5.57	0.07
TOTALS	202.96	100.00%		

7.78 — DELEGATED HEIGHT VARIANCE REQUIRED



1 PROPOSED ROOF PLAN
DVP5 1/4" = 1'-0"



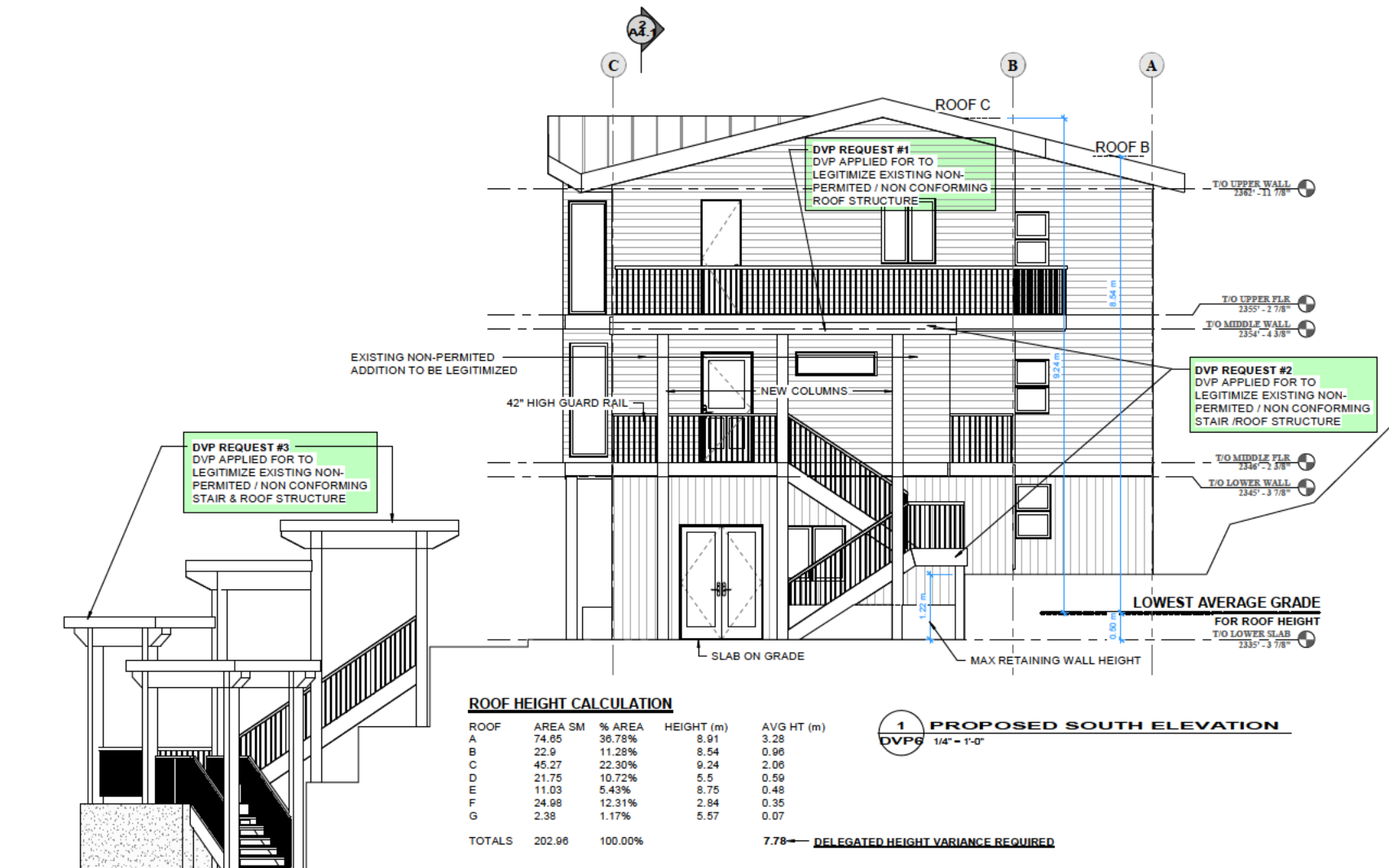
LEGAL: COPYRIGHT RESERVED. THIS DRAWING AND DRAWINGS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF STEVE CLARK AND SHALL NOT BE USED OR REPRODUCED WITHOUT PROPER CONSENT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS HAVING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS PRIOR TO COMMENCEMENT TO PROJECT MANAGER. DO NOT SCALE DRAWINGS.

PROJECT:
2629 WOLVERINE CR
2629 WOLVERINE CR

DRAWING TITLE:
PROPOSED UPPER FLOOR & ROOF PLANS

DRAWN BY:
C.S. CLARK
DATE:
SEPT 09 09
ISSUED FOR:
PERMIT

DRAWING #
DVP5



LEGAL:
COPYRIGHT RESERVED. THIS DRAWING AND DRAWINGS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF STEVE CLARK AND SHALL NOT BE USED OR REPRODUCED WITHOUT PROPER CONSENT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS HAVING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS PRIOR TO COMMENCEMENT TO PROJECT MANAGER. DO NOT SCALE DRAWINGS.

PROJECT:
2629 WOLVERINE CR
2629 WOLVERINE CR

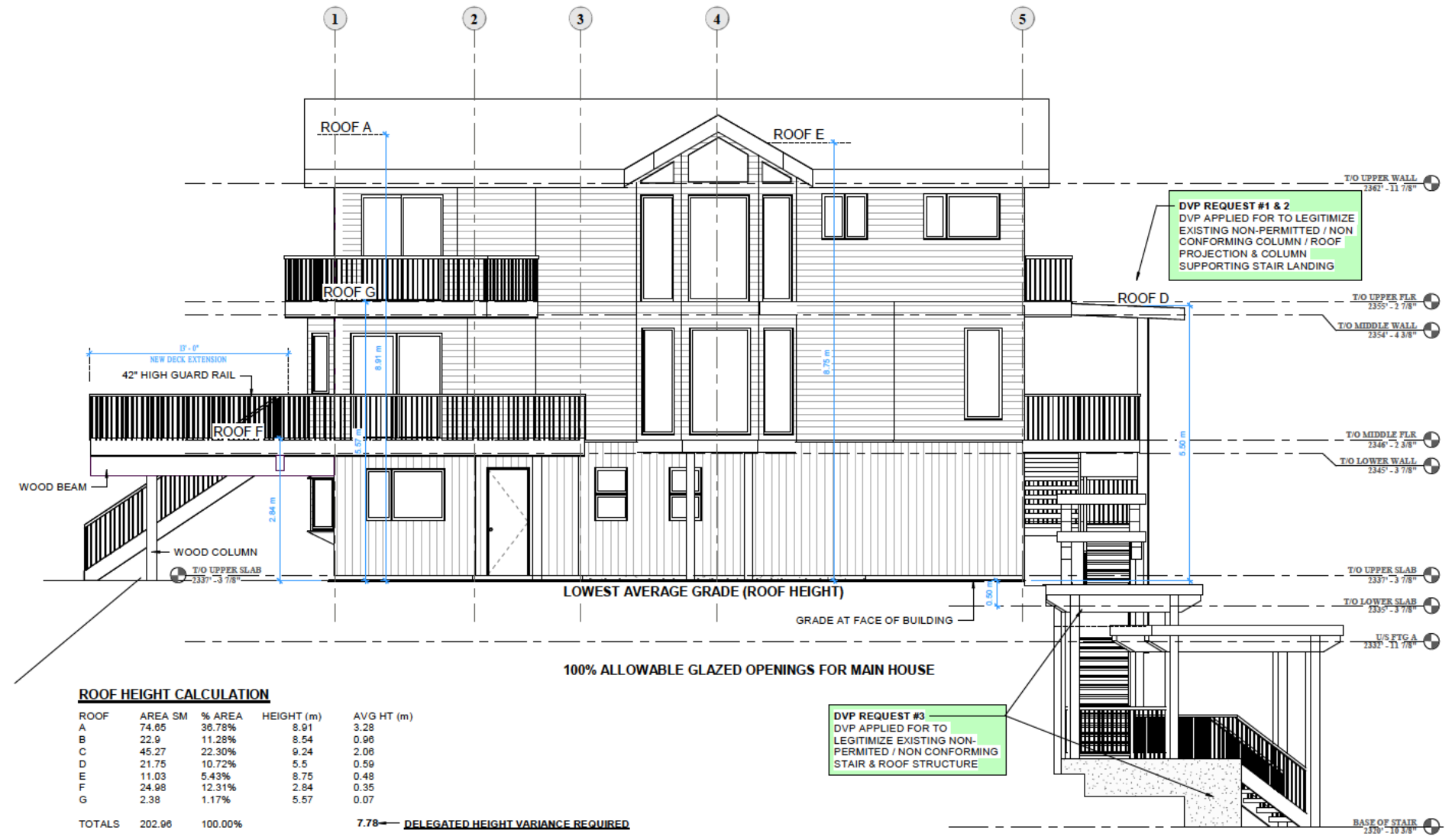
DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN BY:
C.S. CLARK

DATE:
SEPT 09 09

ISSUED FOR:
PERMIT

DRAWING #
DVP6



1 PROPOSED WEST ELEVATION
DVP7 1/4" = 1'-0"

C.S. Clark
AND ASSOCIATES
WHISTLER BC.
TEL: 604-935-0884

LEGAL: COPYRIGHT RESERVED. THIS DRAWING AND DRAWINGS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF STEVE CLARK AND SHALL NOT BE USED OR REPRODUCED WITHOUT PROPER CONSENT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS HAVING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS PRIOR TO COMMENCEMENT TO PROJECT MANAGER. DO NOT SCALE DRAWINGS.

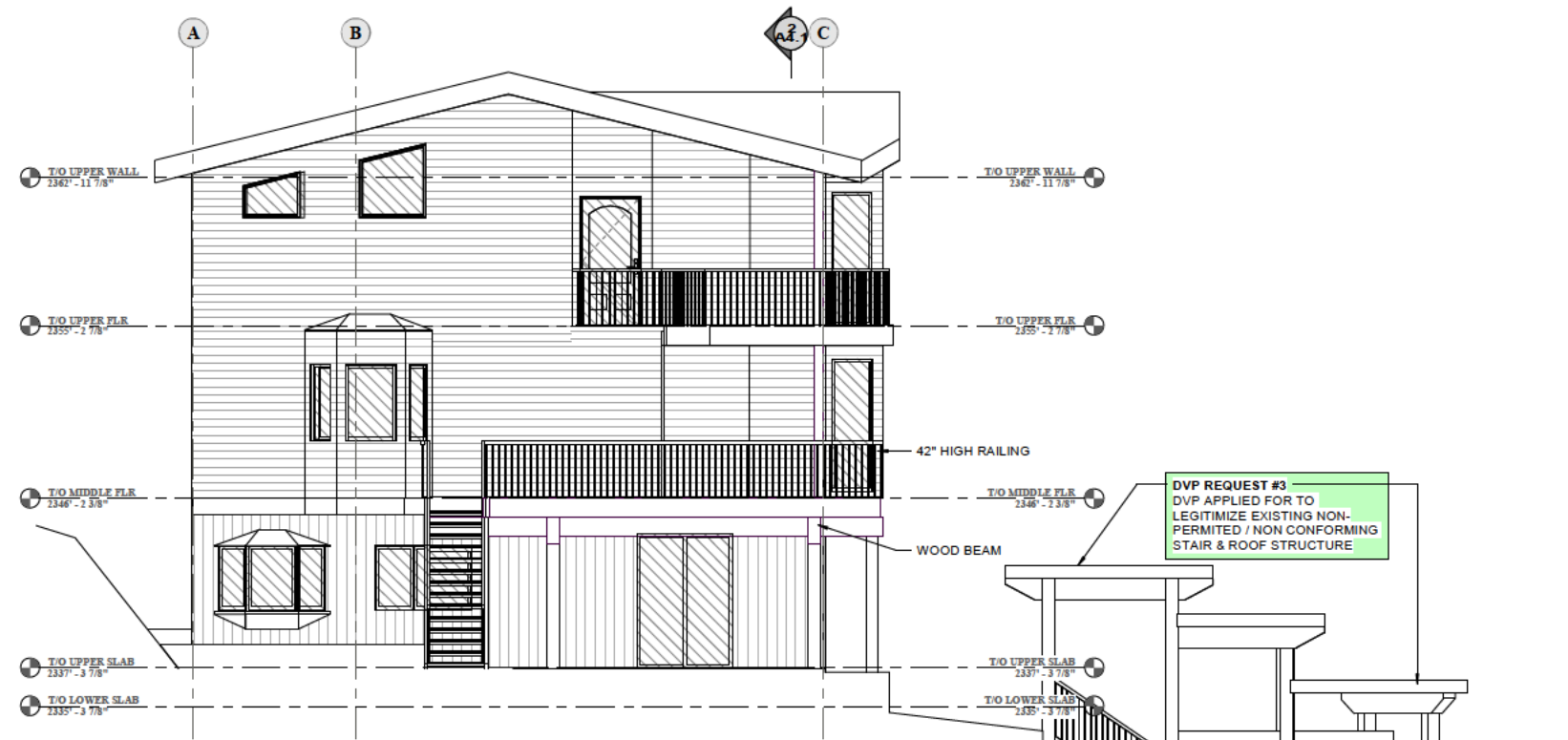
PROJECT:
2629 WOLVERINE CR
2629 WOLVERINE CR

DRAWING TITLE:
PROPOSED ELEVATIONS

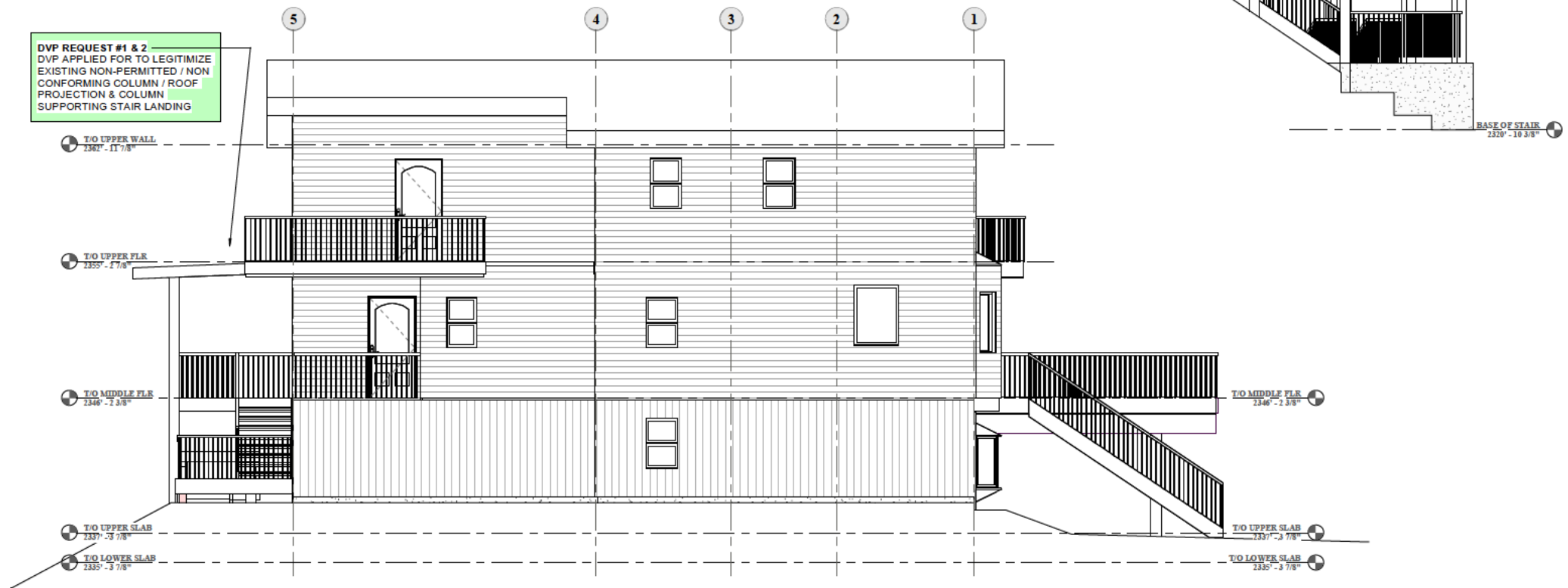
DRAWN BY:
C.S. CLARK
ISSUED FOR:
PERMIT

DATE:
SEPT 09 09
DRAWING #
DVP7

Schedule A



1 PROPOSED NORTH ELEVATION
DVP# 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
DVP# 1/4" = 1'-0"

C.S. Clark
AND ASSOCIATES
WHISTLER BC.
TEL: 604-935-0884

LEGAL: COPYRIGHT RESERVED. THIS DRAWING AND DRAWINGS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF STEVE CLARK AND SHALL NOT BE USED OR REPRODUCED WITHOUT PROPER CONSENT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS HAVING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS PRIOR TO COMMENCEMENT TO PROJECT MANAGER. DO NOT SCALE DRAWINGS.

PROJECT:
2629 WOLVERINE CR
2629 WOLVERINE CR

DRAWING TITLE:
PROPOSED ELEVATIONS

DRAWN BY:
C.S. CLARK
ISSUED FOR:
PERMIT

DATE:
SEPT 09 09
DRAWING #
DVP8

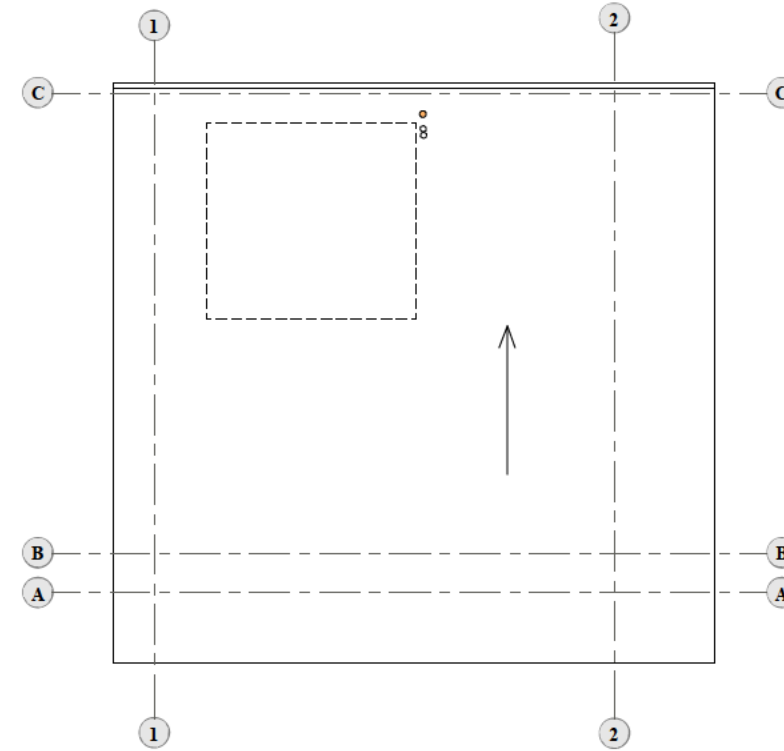
ASSEMBLY COLOUR FILL LEGEND

- CONSTRUCTION ASSEMBLIES
- REQUIRED FIRE SEPARATIONS
- STRUCTURAL CONCRETE / FRAMING (SEE STRUCTURAL PLANS)

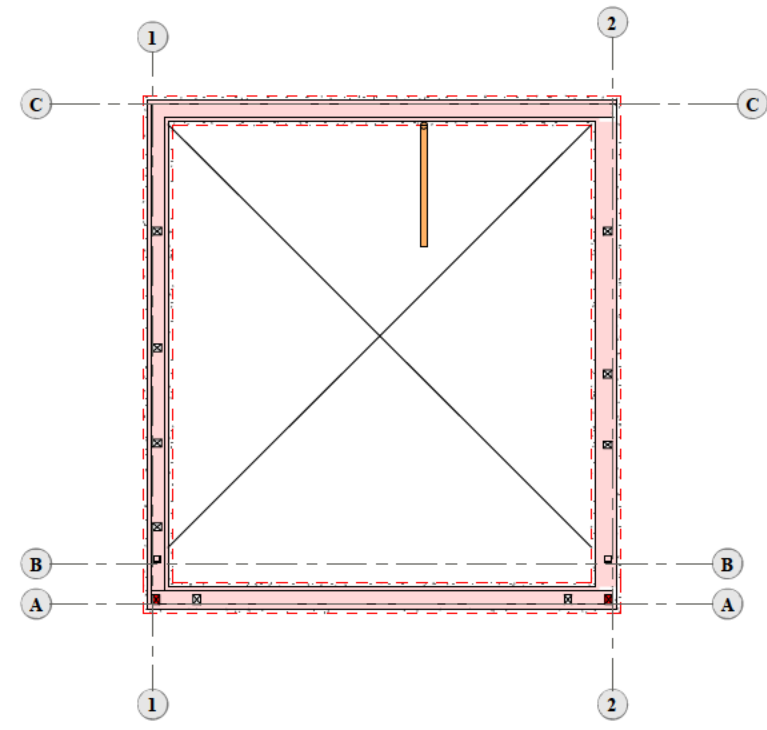
NOTE: FIRE SEPARATION FILL PATTERN WILL OVERRIDE STRUCTURAL FILL PATTERNS

FLOOR PLAN LEGEND:

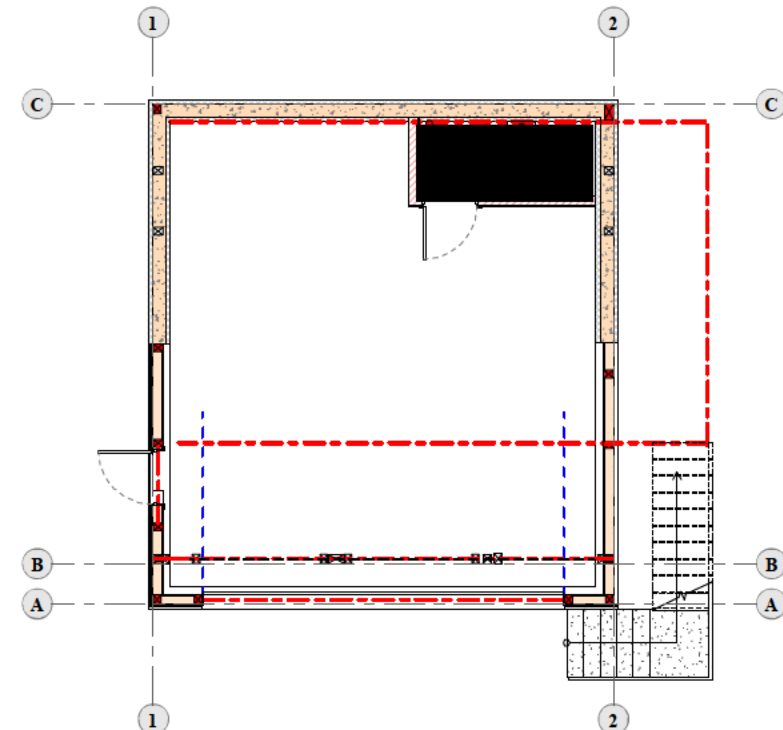
- INTERIOR FRAMED WALL
- SMOKE ALARM
- C.O. CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- HIDDEN OBJECTS BELOW
- HIDDEN OBJECTS ABOVE
- SPOT ELEVATION / DATUM
- STRUCTURAL BEAM ABOVE
- FIRE SEPARATION
- RADON VENT PIPE



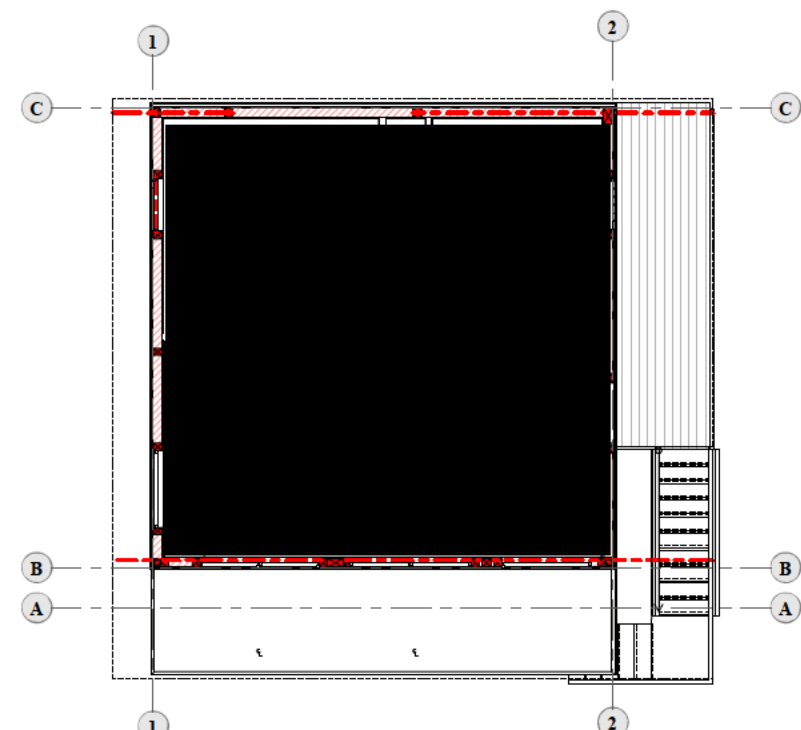
3 AUX BUILDING ROOF PLAN
DVP9 1/4" = 1'-0"



1 GARAGE FOUNDATION PLAN
DVP9 1/4" = 1'-0"



2 PROPOSED GARAGE PLAN
DVP9 1/4" = 1'-0"



6 PROPOSED SUITE FLOOR PLAN
DVP9 1/4" = 1'-0"



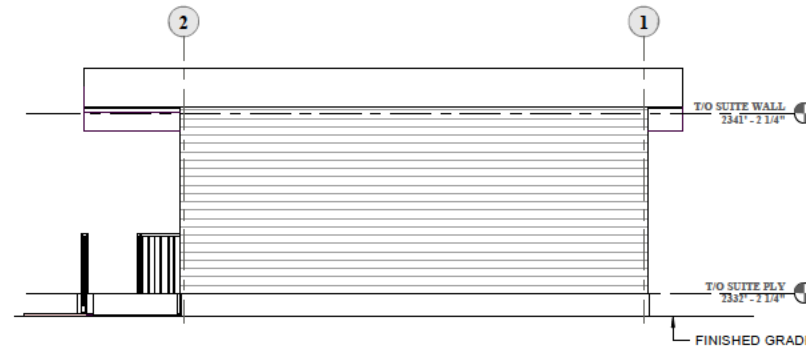
LEGAL: COPYRIGHT RESERVED. THIS DRAWING AND DRAWINGS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF STEVE CLARK AND SHALL NOT BE USED OR REPRODUCED WITHOUT PROPER CONSENT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS HAVING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS PRIOR TO COMMENCEMENT TO PROJECT MANAGER. DO NOT SCALE DRAWINGS.

PROJECT:
2629 WOLVERINE CR
2629 WOLVERINE CR

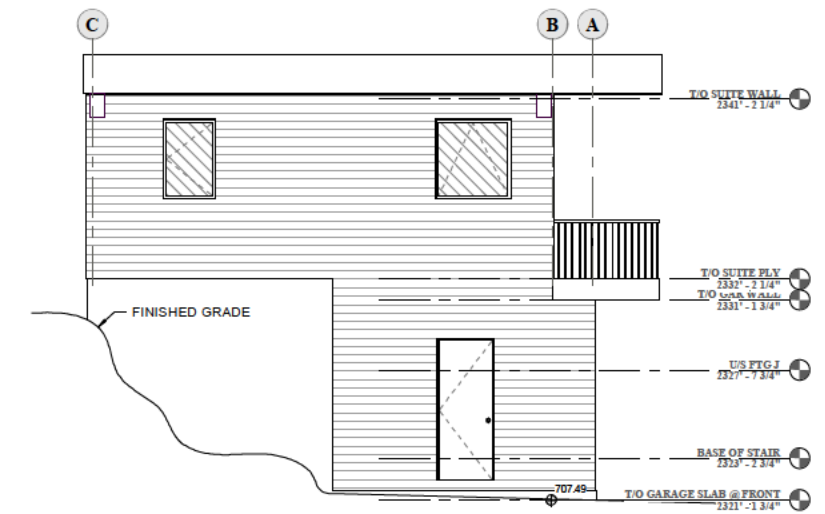
DRAWING TITLE:
FOUNDATION / GARAGE / SUITE FLOOR PLANS & DETAILS

DRAWN BY:
C.S. CLARK
DATE:
SEPT 09 09
ISSUED FOR:
PERMIT

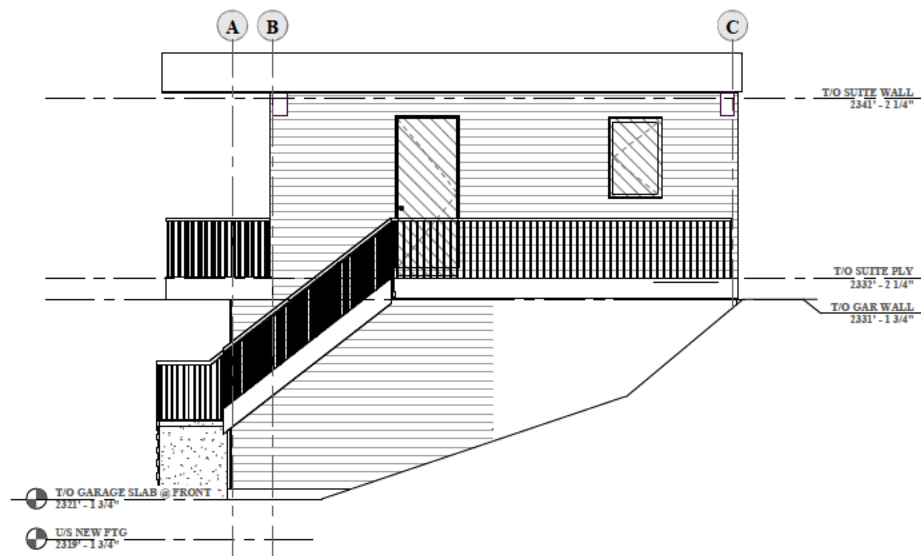
DRAWING #
DVP9



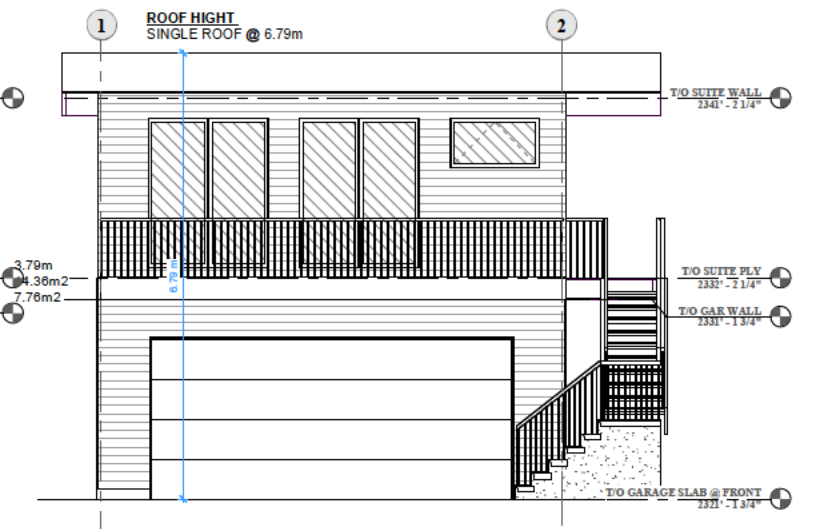
3 AUX BLDG EAST ELEVATION
DVP10 1/4" = 1'-0"



2 AUX BLDG NORTH ELEVATION
DVP10 1/4" = 1'-0"



4 AUX BLDG SOUTH ELEVATION
DVP10 1/4" = 1'-0"



1 AUX BLDG WEST ELEVATION
DVP10 1/4" = 1'-0"



LEGAL: COPYRIGHT RESERVED. THIS DRAWING AND DRAWINGS CONTAINED HEREIN ARE THE EXCLUSIVE PROPERTY OF STEVE CLARK AND SHALL NOT BE USED OR REPRODUCED WITHOUT PROPER CONSENT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS HAVING JURISDICTION. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS PRIOR TO COMMENCEMENT TO PROJECT MANAGER. DO NOT SCALE DRAWINGS.

PROJECT:
2629 WOLVERINE CR
2629 WOLVERINE CR

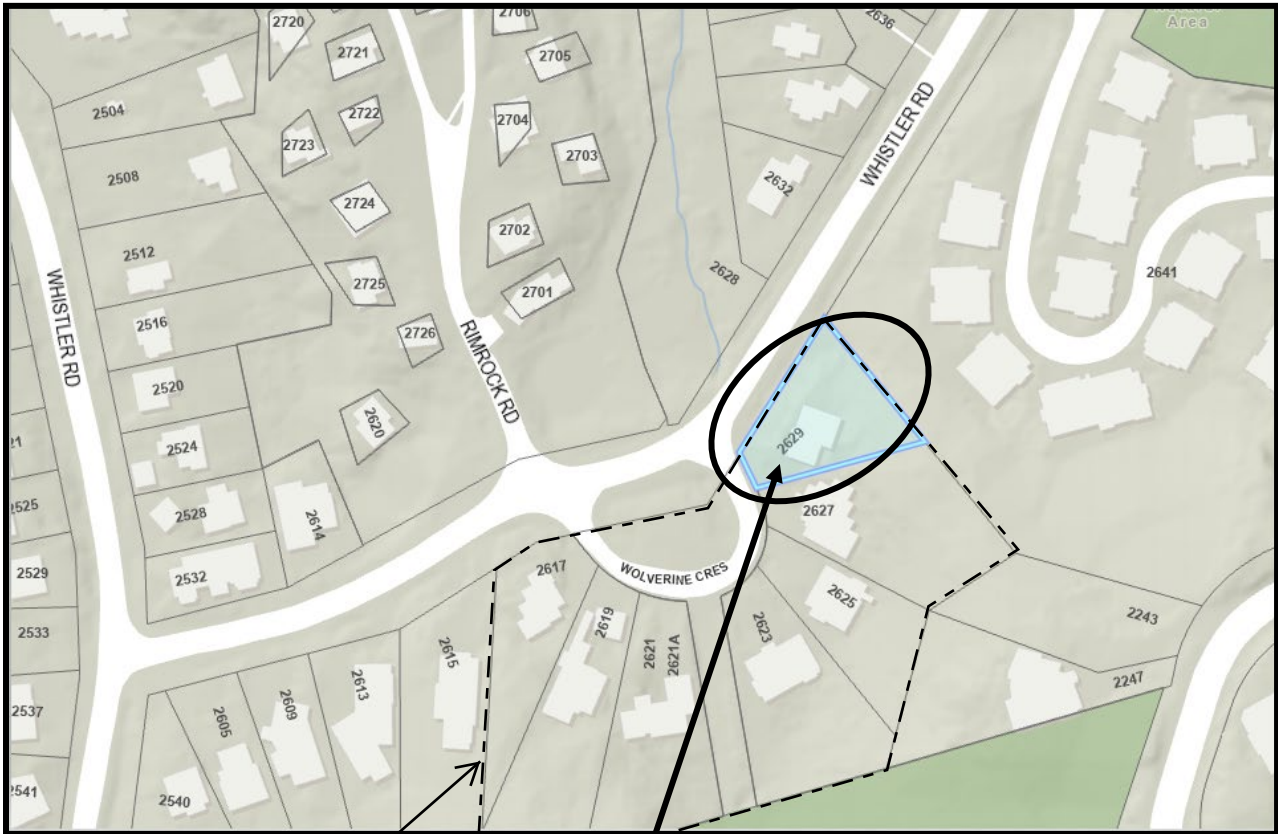
DRAWING TITLE:
AUX BLDG ELEVATIONS

DRAWN BY:
C.S. CLARK
ISSUED FOR:
PERMIT

DATE:
SEPT 09 09

DRAWING #
DVP10

Location Map



**Subject property
2629 Wolverine Crescent**

Dotted line indicates the approximate boundary of Bare Land Strata Plan VAS2845



2629 Wolverine Crescent - Whistler, BC

Date: Sept 09, 2024

To: RMOW Council

From: Rob & Sherry Boyd (Owners)

Re: DVP Application

Address: 2629 Wolverine Crescent

Application: We are applying for a development variance permit for the following,

1. Existing non-conforming column & roof structure on the principal building.

- Reduce the required side setback from 3.0m to 2.16m for the non conforming roof column.
- Reduce the allowable roof projection from 2.0m to 1.0m from the property line.
-

2. Existing non-conforming stair landing column on the principal building.

- Reduce the required side setback from 3.0m to 1.68m for the non conforming column.

3. Existing non-conforming stair/roof structure to access main building from street level

- Reduce the required front setback from the 7.6m to 3.74m
- Reduce the allowable roof projection from 6.6m to 3.21m from the property line.
- Reduce the required side setback from 7.6m to 2.77m
 - Note the roof projection in side setback is conforming @ 2.10m from property line

4. Roof height (Delegated)

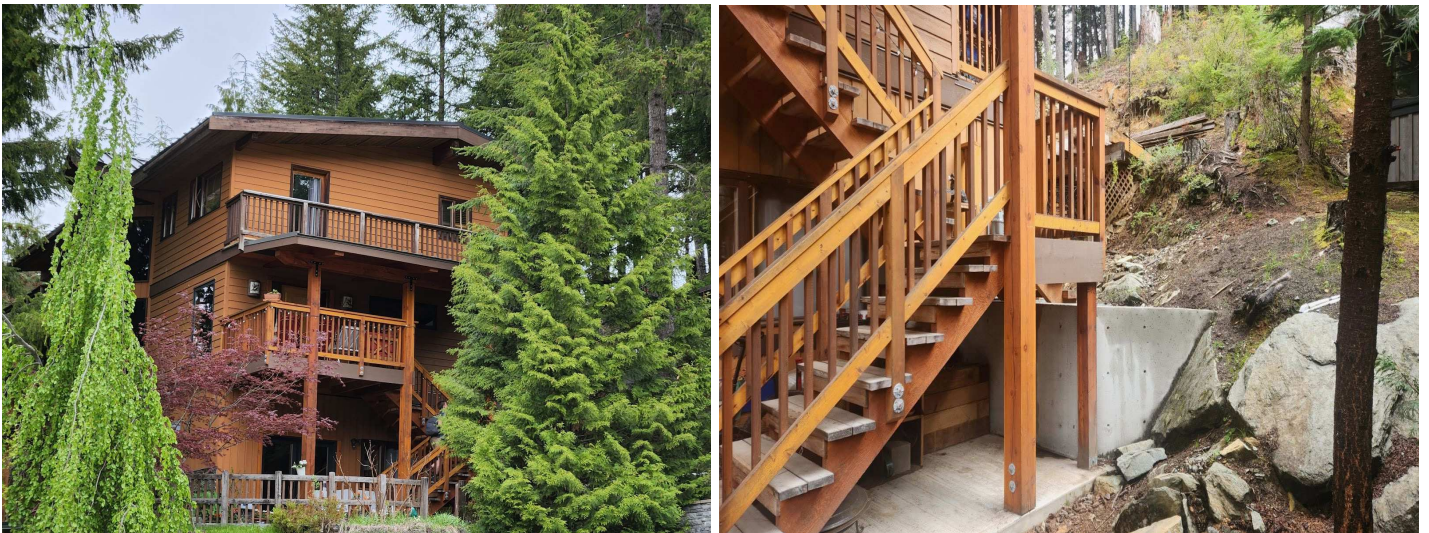
- Increase the allowable roof height from 7.6m to 7.78m

5. Retaining wall (Delegated)

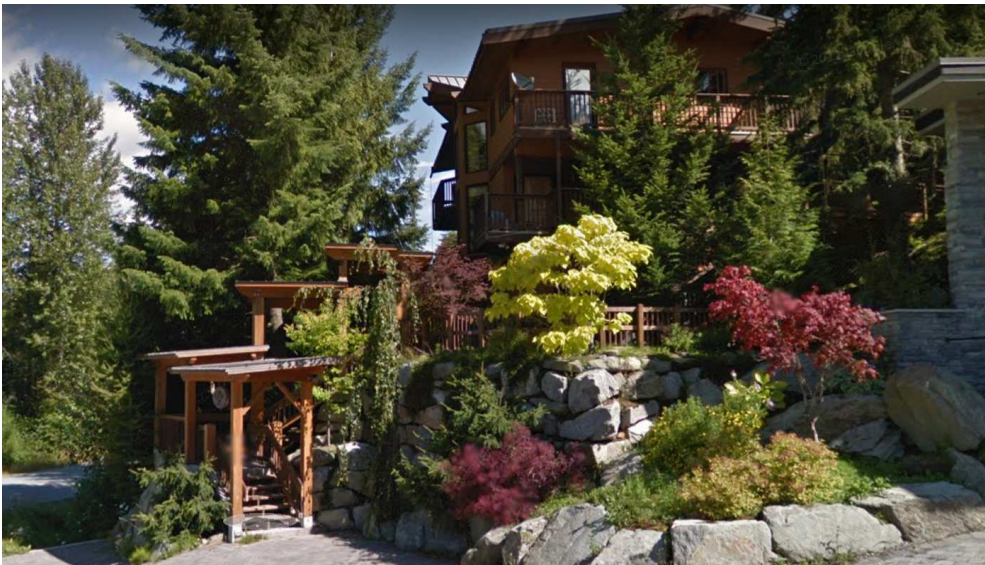
- retaining wall up to 2.5m high at 0.0m from the side property line. Required by geotechnical engineer to retain & stabilize driveway grades

Like many projects in whistler, when doing new work on a home there are things you discover that were done previously without permit, or perhaps missed an inspection that results in variants in the as-built conditions from the approved drawings. 2629 Wolverine has had a few modifications done over the years to improve access to the home and constructed 2 new stairs without permit that they would like to legitimise to bring the property into conformance with the RMOW.

Below are a few photos of the stair/roof structure outlined in request #1&2 above



Below are a few photos of the stair outlined in request #3 above



The variance requests listed above were built for access to the existing dwelling to provide safe and reasonable access to the building. The stair/roof structure listed in requests #1&2 were build to replace the previous stair/roof that was under the main roofline and was destroyed by snow-dump. The original stair was constructed within the REPA boundary allowing the construction of the new stair to be built outside of this area.

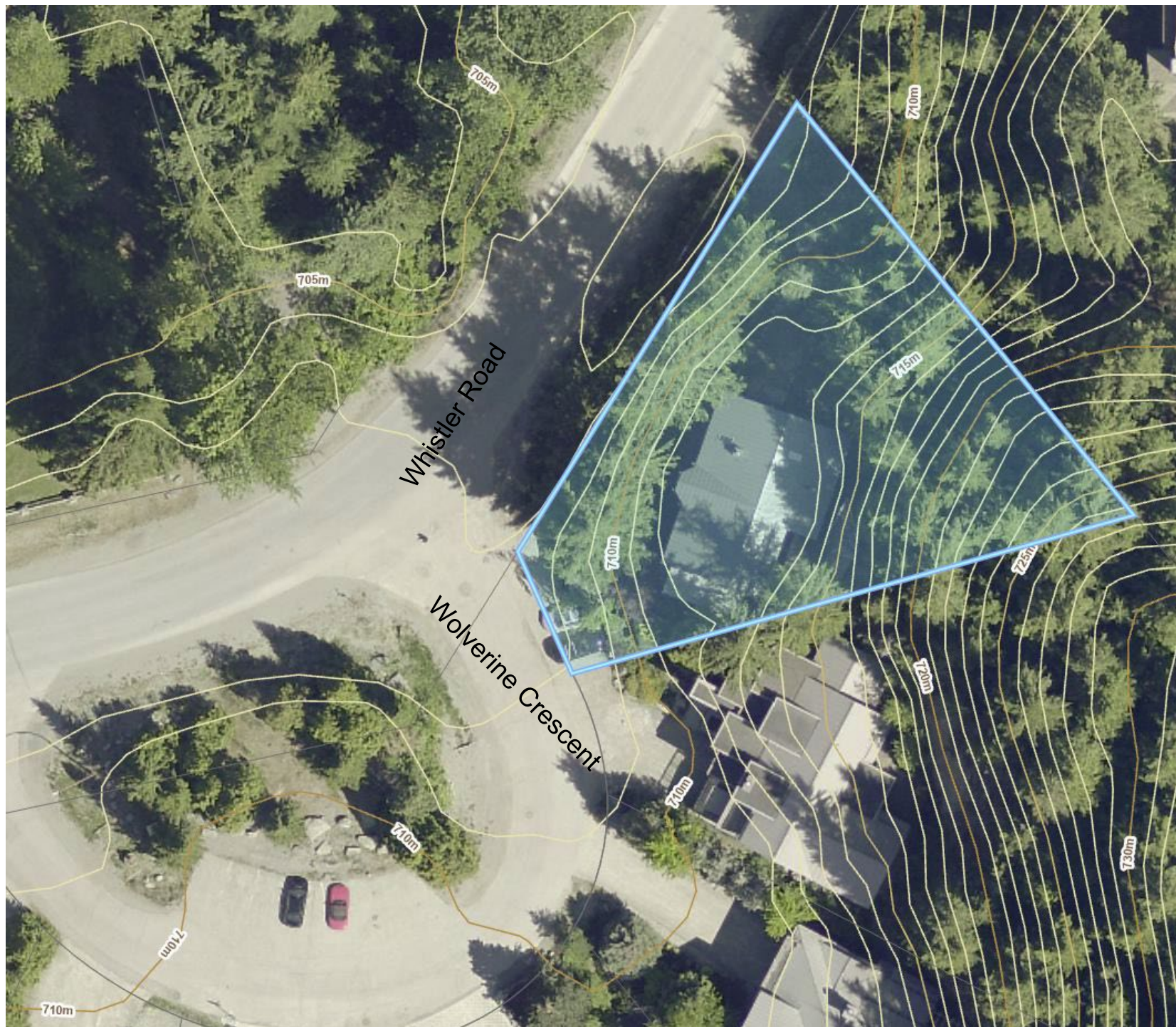
The stair listed in request #3 was provided as a means of accessing the building from the parking at street level like we see in many homes in Whistler.

NOTE: The proposed work is already complete and therefore cannot impose risk to public safety, create disruptive intermittent noise affecting neighbours, reduce the livability of existing residential units, and should the variances be approved, impose no cost on the RMOW

The construction of the 2 staircases has been done in such a way that they compliment the streetscape by use of materials consistent with Whistler construction and the neighbouring lots as well as maintained great vegetation and landscaping that conforms to the site contours to provide proper access to the building. There are no negative impacts resulting from these structures on the neighbouring properties. The street access stair is nestled into the landscaping such that it blends into the vegetation, and the upper stair accessing the building has been kept within the mass of the existing building.

NOTE: the parking has been area has been granted a variance through development permit DP001919

Thank you in advance for your time on this.
Rob & Sherry Boyd,



From: Abby Lew Tong [REDACTED]
Sent: Tuesday, July 23, 2024 7:01 PM
To: Lindsay Clarke <lclarke@whistler.ca>
Subject: Fwd: New letter of support request

Attn: RMOW council.

We are the owners of 2627 Wolverine Crescent, and we understand that Rob & Sherry Boyd are applying for a development variance permit for the following items and we would like to show our support in approving them.

1. Existing non-conforming column & roof structure on the principal building.

- Reduce the required side setback from 3.0m to 2.16m for the non conforming roof column.
- Reduce the allowable roof projection from 2.0m to 1.0m from the property line.

2. Existing non-conforming stair landing column on the principal building.

- Reduce the required side setback from 3.0m to 1.68m for the non conforming column.

3. Existing non-conforming stair/roof structure to access main building from street level

- Reduce the required front setback from the 7.6m to 3.74m
- Reduce the required side setback from 3.0m to 2.77m

4. Roof height

- **Increase the allowable roof height from 7.6m to 7.78m**

Thank you very much for your time and consideration in helping the Boyds with their project.

Abby Lew Tong

From: [John Zaplatynsky](#)
To: [Lindsay Clarke](#)
Cc: [Rob Boyd](#)
Subject: Boyd development application
Date: Monday, July 29, 2024 11:26:20 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.

Hello:

We are the owners of 2625 Wolverine Crescent and we understand that Rob and Sherry Boyd are applying for a development variance permit for the following items and we would like to support and express our approval for the improvements contemplated and listed below:

1. Existing non-conforming column and roof structure on the principal building
 - Reduce the required setback from 3.0 m to 2.16m for the non-conforming roof column
 - Reduce the allowable roof projection from 2.0m to 1.0m from the property line
2. Existing non-conforming stair landing column on the principal building
 - Reduce the required side setback from 3.0m to 1.68 for the non-conforming roof column
3. Existing non-conforming stair/roof structure to access main building from street level
 - Reduce the required front setback from 7.6m to 3.74m
 - Reduce the required side setback from 3.0m to 2.77m
4. Roof height
 - Increase the allowable roof height from 7.6m to 7.78m

Thank you for your time and consideration in helping the Boyds with their project.
Regards, John & Sally Zaplatynsky

From: [Penn, Ian](#)
To: [Lindsay Clarke](#)
Subject: Application
Date: Monday, July 22, 2024 7:16:49 PM

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.

Attn: RMOW council.

We are the owners of 2623 Wolverine and we understand that Rob & Sherry Boyd are applying for a development variance permit for the following items and we would like to show our support in approving them.

Existing non-conforming column & roof structure on the principal building.

Reduce the required side setback from 3.0m to 2.16m for the non conforming roof column.
Reduce the allowable roof projection from 2.0m to 1.0m from the property line.

Existing non-conforming stair landing column on the principal building.

Reduce the required side setback from 3.0m to 1.68m for the non conforming column.

Existing non-conforming stair/roof structure to access main building from street level

Reduce the required front setback from the 7.6m to 3.74m
Reduce the required side setback from 3.0m to 2.77m

4. Roof height

Increase the allowable roof height from 7.6m to 7.78m

We strongly support this application and are happy to talk about this before the meeting

Dr Ian and Sandy Penn



<http://ianpenn.com>



From: [Ota Hally](#)
To: [Lindsay Clarke](#)
Subject: Development of building variance on Wolverine Crescent
Date: Tuesday, July 23, 2024 12:15:43 PM

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.

Attn: RMOW council.

We are the owners and full time residents of 2621 Wolverine Crescent, and we understand that Rob & Sherry Boyd are applying for a development variance permit for the following items and we would like to show our support in approving them.

1. Existing non-conforming column & roof structure on the principal building.

- Reduce the required side setback from 3.0m to 2.16m for the non conforming roof column.
- Reduce the allowable roof projection from 2.0m to 1.0m from the property line.

2. Existing non-conforming stair landing column on the principal building.

- Reduce the required side setback from 3.0m to 1.68m for the non conforming column.

3. Existing non-conforming stair/roof structure to access main building from street level

- Reduce the required front setback from the 7.6m to 3.74m
- Reduce the required side setback from 3.0m to 2.77m

4. Roof height

- **Increase the allowable roof height from 7.6m to 7.78m**

Thank you very much for your time and consideration in helping the Boyds with their project.

Ota Hally & Sara Hills



From: [Jason Conn](#)
To: [Lindsay Clarke](#)
Subject: Letter of Support
Date: Tuesday, July 23, 2024 2:20:45 PM

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.

Attn: RMOW council.

We are the owners of 2619 Wolverine Crescent, and we understand that Rob & Sherry Boyd are applying for a development variance permit for the following items and we would like to show our support in approving them.

1. Existing non-conforming column & roof structure on the principal building.

- Reduce the required side setback from 3.0m to 2.16m for the non conforming roof column.
- Reduce the allowable roof projection from 2.0m to 1.0m from the property line.

2. Existing non-conforming stair landing column on the principal building.

- Reduce the required side setback from 3.0m to 1.68m for the non conforming column.

3. Existing non-conforming stair/roof structure to access main building from street level

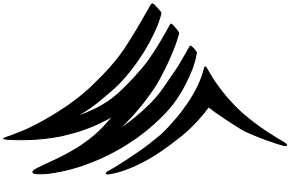
- Reduce the required front setback from the 7.6m to 3.74m
- Reduce the required side setback from 3.0m to 2.77m

4. Roof height

- **Increase the allowable roof height from 7.6m to 7.78m**

Thank you very much for your time and consideration in helping the Boyds with their project.

Kind regards,
Jason & Aria Conn



MINUTES

REGULAR MEETING OF ACCESSIBILITY AND INCLUSION COMMITTEE (AIC)

WEDNESDAY, JUNE 5, 2024, STARTING AT 9:00 A.M.

Meeting held at Whistler Municipal Hall, Piccolo Room
4325 Blackcomb Way, Whistler

PRESENT	*Mtgs. YTD (2)
Accommodation Sector, J. Cottier	2
Member-at-Large, S. Lawther	2
Tourism Whistler (TW), K. Homeniuk	2
Vail Resorts, O. Dagan	1
Whistler Adaptive Sports Program (WA), S. Milstein	2
Whistler Chamber of Commerce, A. Feuz	2
Whistler Mature Action Community (MAC), D. Ashton	2
Whistler MAC, I. Grunwell	1
Resort Municipality of Whistler (RMOW) Councillor, J. Morden	2
RMOW Manager of Planning - Policy and AIC Secretary, C. Beaubien	2
RMOW Library Director, M. Fenton	2
RMOW Accessibility Coordinator, S. Tipler	2
RMOW Planning Assistant, C. Van Leeuwen	2
RMOW Planning Coordinator and AIC Recording Secretary, L. Bourdon	1
Cardea Health Consulting, K. Milne (Presenter)	
TW, K. Selig (Presenter)	

REGRETS	
Member-at-Large, O. Rey	1
Whistler Community Services Society (WCSS)	1
Squamish Lil'wat Cultural Centre	0
*For organizations, the number reflects the number of meetings attended by the organizations' representatives within the calendar year	

CALL TO ORDER

AIC 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.

NOMINATION AND SELECTION OF CHAIR AND CO-CHAIR

Moved by S. Milstein
Seconded by O. Dagan

That AIC select S. Lawther as Chair and D. Ashton as Co-Chair.

CARRIED

ADOPTION OF AGENDA

Moved by D. Ashton
Seconded by J. Cottier

That AIC adopt the Regular Committee Agenda of Wednesday, June 5, 2024.

CARRIED

ADOPTION OF MINUTES

Moved by J. Cottier
Seconded by S. Milstein

That AIC adopt the Regular Committee Minutes of February 7, 2024, as circulated.

CARRIED

COUNCIL UPDATE

Councillor Morden discussed the following regarding recent Council business:

1. The Whistler Housing Authority informed Council that the Hemlocks building (2B) will be occupied starting October 1. The five accessible units were not up to standards regarding kitchen elements. The kitchen cupboards and appliances had to be upgraded.
2. Lot 5 (1475 Mount Fee Rd) will follow Canada Mortgage and Housing Corporation standards of five per cent of units being accessible. There will be considerations to reevaluating this standard.
3. The Meadow Park Redevelopment Project is being delayed until fall and Rainbow Park will reopen on Canada Day.

PRESENTATIONS/DELEGATIONS

K. Milne presented on the Whistler Emergency Preparedness for Older Adults Assessment and Awareness Campaign project. Presentation highlights are summarized below:

1. This project is designed to address two actions from the Age-friendly Assessment and Action Plan (2021). Specifically, the project's purpose is to: explore existing emergency preparedness plans and how they meet older adults' needs; and consider a campaign to bring awareness to older adults about current emergency preparedness plans.
2. The purpose of the meeting with the AIC is to present initial engagement findings from the focus groups and interviews, and then provide AIC members the opportunity to offer feedback on the presented information.
3. Key findings from the older adult/caregiver engagement were:
 - a. Older adults were mostly concerned about wildfires and evacuations.

Emergency
Preparedness for
Older Adults

- b. Regarding communication and information, participants use available tools to various degrees depending on levels of comfort with electronic devices. There were requests for clear evacuation advice. Participants also expressed worries if phones are dead or lost, and for individuals not using social media or following the news.
 - c. Regarding transportation, participants discussed having emergency supplies ready in the car, obtaining timely notice of evacuation, and various ways to evacuate.
 - d. Regarding community preparedness, participants discussed concerns about empty neighbourhoods, preference for personal evacuation, and a desire to understand community evacuation plans.
 - e. Regarding logistics, participants discussed the evacuation of pets as well as communicating with and evacuating people who may need help and have not previously been identified. The presence and impacts of tourists on logistics were also concerns.
 - f. Most participants showed some degree of preparedness like having a 'go bag' with medication, food and water at home or in their car. Participants were interested in learning better ways to manage perishable items in the bags.
 - g. Participants' current preparedness was the result of their proactivity, previous experience, school education being shared at home or discussions with neighbours.
 - h. Participants showed a strong interest in being involved in developing resources on emergency preparedness.
4. Key findings from the service provider engagement were:
- a. Service providers' major themes were planning for weather events (smoke, heat domes, extreme cold), defining vulnerability and effectively providing resources and services to the community.
 - b. Participants discussed collaboration and community involvement, and the importance of more communication materials with infographics to better support cultural and language diversity.
 - c. Participants noted gaps in the availability of psychological and mental health support after emergency events.
 - d. Participants discussed the idea of a registry of people vulnerable during emergencies and noted concerns about confidentiality and keeping the registry up to date.
 - e. A main message was there must be self-sufficiency in the community because of the complexity of emergency situations.
5. The next step will be to develop an assessment report with an awareness campaign strategy, which will be brought to Council.

The AIC discussed:

1. Paper handouts help individuals prepare, but they are not convenient during emergencies as they are not timely.
2. Whistler Alert is the official notification system during emergencies, but it is uncertain how many people are aware of its existence. An effort should be made to redirect people towards this tool. Some people rely on social media, but the information is sometimes not up to date.

3. If cellphone towers go down, the information will not reach certain people. Landlines are another option to spread alerts. A recorded message on a local information line which updates constantly could be considered.
4. Through its website, TW encourages businesses and visitors to sign up for alerts.
5. Creating a registry of all available resources with information related to emergency preparedness could be considered.
6. Using school buses for evacuation transportation will not work for everyone. They are not accessible for wheelchair users for instance.
7. Caregivers or relatives who live outside Whistler can sign up for Whistler Alert for a person with special needs.
8. For those who cannot be helped by family, neighbours can come together to help each other and plan and coordinate evacuation together. A registry could be considered, with a small group of people assigned to help those on the registry. With a registry, there are concerns about confidentiality and keeping it up to date.
9. Ease of firefighter access to some areas should be considered.
10. There is a lot of information available and a list of resources could be created.
11. Now, the priority is to communicate the sense of urgency. Education is considered the most important piece. Whistler's population often lives in the moment, and many will likely not have a plan when an emergency emerges, which makes it harder to provide people with information.
12. The Hotel Association of Whistler is reflecting on logistics to evacuate guests and staff. As there are not enough vehicles, people with cars will need to be convinced to take others. The majority of staff are not prepared for an emergency, and the individual hotels in the association are creating or refining plans that include an educational aspect. Vail Resorts is faced with the same challenges, and it is also hard to track the number of guests. Vail Resorts considers itself responsible for guests even after the guests have reached the valley.
13. It is uncertain what condition Whistler's hotels will be in after an emergency event.
14. Traffic management is another element that should be assessed. Some people are considering using electric bikes to avoid the congestion or to go north instead of south.
15. There is a misconception that because Whistler is considered the jewel of B.C., no one will let it burn.

Accessibility of
whistler.com

- K. Selig discussed TW's plans to better showcase accessible products and experiences through whistler.com:
1. TW is reviewing its accessibility information and digital accessibility, and is seeking feedback to improve users' experiences.
 2. The whistler.com/accessibility webpage displays accessible product information, the Access Whistler Map and information on WA.
 3. The first step (starting in May) is to request businesses complete the Accessible Attribute Assessment form developed by Destination BC and upload it in the mobility section when creating a listing in Destination BC. This form is a self-assessment checklist of accessibility requirements currently targeting accommodations, attractions and transportation providers. It was created in partnership with the Canadian National

Institute for the Blind, the Rick Hansen Foundation and Spinal Cord Injury BC. The assessment does not currently target the restaurant industry, but it can be useful to complete in any case. Any business should complete it, no matter how accessible it is, as it gives an accurate picture of what exists and areas to improve.

4. In June, TW will internally design a way to display the information on whistler.com. The updates should go live in September.
5. The AIC can provide feedback once the listings are live.
6. The next step will focus on digital accessibility (color contrast, functionality) and should occur in the second half of the year.
7. TW also wants to add more content to their blog. It recently published a "Whistler by Wheelchair" topic.

The AIC discussed:

1. Committee members are interested in sharing the work done and encourage businesses to complete the form.
2. Hotels could be asked to share as many pictures as possible to give an accurate idea of current accessibility. Bed height is an essential measurement to include.
3. This initiative will help give the current picture of the tourism industry in terms of accessibility and will be a great catalyst for change by pointing out what is missing.
4. Whistler businesses could consider having more images that show diversity in ethnicity, ability and age.
5. Access Now is a free tool which displays a business's accessibility rating and basic features. It is user-maintained.
6. Vail Resorts' accessibility web content is separated by seasons, like information about WA and the know-before-you-go videos produced by Vail Resorts. More work is needed for the information to be complete and up to date. Vail Resorts' website refers to the RMOW website.
7. The RMOW is producing three more know-before-you-go videos.

OTHER BUSINESS AND MEMBER UPDATES

- S. Milstein discussed the conversation between WA and Squamish Connector:
1. Squamish Connector is interested in buying accessible vehicles, but needs funding.
 2. Councillor Morden will consider the availability of funding for this project.
- S. Tipler discussed the Planning Department's meeting with Resort Cabs:
1. Resort Cabs will share accessible taxi demand and usage information with the RMOW. According to April reporting, there were only a few requests for these vehicles although Resort Cabs had accessible taxis available.
 2. AIC members can help increase awareness of the availability of this transportation option.
 3. Resort Cabs will make sure there are more accessible taxis available during larger events if it receives notification of the events in advance.
- M. Fenton discussed the Whistler Public Library (WPL) Strategic Plan:
1. The WPL finished collating the data for the community engagement portion and is now in the drafting process.
 2. The report to the community should be available in September.

3. The WPL also celebrated National Accessibility Week.

The AIC discussed:

1. There is an opportunity to refocus the WPL's contribution to the community as a community resource.
2. The WPL currently provides a unique type of accessible space to the community, and the WPL is considered a central facility.

J. Cottier discussed hotel evacuation plans:

1. Hotels are working on evacuation plans with guest evacuation as the first priority. The next priority is staff evacuation.
2. Regarding hotels renovating to expand inventories of accessible rooms, it is important to recognize that the hotels are still in the post-pandemic recovery phase.

K. Ashton discussed Whistler MAC's programs and website improvements:

1. Volunteers are redesigning the website including the Resources Hub, which will be an evolving resource. June 20 is the targeted launch date.
2. The launch of the website and the [Whistler Seniors 55+ Resource Guide](#) (produced by the WCSS) will be showcased at an event at the WPL on June 20. MAC will also launch a membership campaign at this event.
3. In July and August, MAC will use Spruce Grove as a temporary Seniors Centre and will use Myplace Youth Centre for the same purpose in the fall. MAC is running more programs, so it needs community space.
4. MAC is seeking *pro bono* legal services from the RMOW.

The AIC discussed:

1. Councillor Morden will follow-up on the request for legal services.

O. Dagan discussed Vail Resorts' adaptive equipment showcase event:

1. Vail Resorts and the University of Utah held an adaptive equipment and chairlift prototypes display on June 7 at Skiers Plaza.
2. The prototypes are modular and target a range of users with sightseeing as the focus. There are also plans to work with Invictus Games.

A. Feuz discussed recent Whistler Chamber of Commerce initiatives:

1. The Chamber hosted a lunch under the theme of mental health at work.
2. The Chamber provided internal education about accessibility inclusion and can share information from the AIC through its newsletter.

The AIC discussed:

1. The [Enabling Accessibility Fund](#) is open for applications.

S. Tipler provided an update on the Rick Hansen Foundation Accessibility Certification grant:

1. The second assessment will be done in the coming weeks, and the majority of the project is complete.

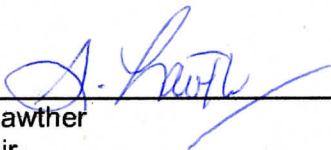
The AIC discussed:

1. People and businesses assume the RMOW is responsible for all accessibility matters. There is an apparent need to clarify information with the community about what is within municipal jurisdiction.

MOTION TO TERMINATE

Moved by D. Ashton
Seconded by O. Dagan

That the AIC meeting of Wednesday, June 5, 2024 be terminated at 10:53 a.m.
CARRIED



S. Lawther
Chair

C. Beaubien

C. Beaubien
Secretary



**REGULAR MEETING OF
ADVISORY DESIGN PANEL COMMITTEE
MINUTES**

Wednesday, August 21, 2024, at 2:45 to 4:30 p.m.
Remote Meeting via Teams
For information on how to participate:
<http://www.whistler.ca/advisory-design-panel>

PRESENT	Mtgs. YTD (4)
D. Skalski, Architect AIBC - Chair	4
M. Donaldson, Public Member – Co-Chair	3
C. Doak, MBCSLA	3
C. Inglis, Architect AIBC	3
C. Comberbach, UDI	4
J. Murl, Councilor, RMOW	4
L.-A. Bourdon, Recording Secretary RMOW	
M. Laidlaw, Director of Planning, RMOW	
ABSENT	
M. Barsevskis, Member at Large	1
G. Sung, Architect AIBC	2
J. Oprsal, MBCSLA	3

GUESTS	
T. Napier, Planner, RMOW	
S. Horowitz, Omicron 25, Applicant	
R. Soane, Whistler Sport Legacies, Applicant	
B. Murdoch, Murdoch + Company Ltd., Applicant	
E. Watson, Omicron 25, Applicant	
J. Levitt, Member of the public	

1. CALL TO ORDER

D. Skalski 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 Skw̓xwú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

2. ADOPTION OF AGENDA

Moved By C. Comberbach

Seconded By C. Inglis

That ADP Committee adopt the Regular Committee meeting agenda of August 21, 2024.

CARRIED

3. ADOPTION OF MINUTES

Moved By C. Inglis

Seconded By C. Comberbach

That ADP Committee adopt the Regular Committee meeting minutes of May 15, 2024.

CARRIED

4. COUNCIL UPDATE

Councilor Murl informed that the BC Government provided funding for the Cheakamus Crossing Lot 5 project of 104 rental units .

5. PRESENTATIONS AND DELEGATIONS

**5.1 RZ001183: 1080 Legacy Way and 1315 Cloudburst Dr
2nd Review**

D. Skalski invited RMOW Planner T. Napier to introduce the application. T. Napier explained the project as follows:

The proposal for a rezoning application was reviewed by the Advisory Design Panel (ADP) in February. The project includes creating a new parcel for the development of a new workforce housing building and associated auxiliary building. The applicant revised the project based on the previous comments provided by the ADP. Changes include additional residential units, an additional floor to the portion of the building adjacent to the High-Performance Center (HPC), addition of commercial use on the ground floor, a slight increase in maximum building height, provision of parking on the street, additional details regarding site planning and circulation (larger terrace on Legacy Way and better details in pathways and connectivity), accessibility details, a landscape plan and a plant list.

D. Skalski invited the applicant, B. Murdoch, to present the proposal and scope of work. The applicant advised on the following:

Since February, the proposal evolved through the comments of ADP and further discussions with the team. Keeping in mind it comes from the need for additional affordable workforce housing which is in line with the Community Master Plan of Cheakamus, the new parcel proposed in this rezoning application appeared to be a logical infill location between the HPC (1080 Legacy Way) and The Approach (1315 Cloudburst Drive). This workforce housing building is five to six floors, dark-colored and multi usage which respects the general height, massing, appearance and alignment of adjacent housing buildings.

On the ground floor facing Legacy Way, they have added commercial space and a two-storey auxiliary use building on the south-west corner. In the commercial space, the goal is to provide food services and grocery store spaces. A larger terrace is being proposed to provide a space for the community and animate the street, which is rare in the neighborhood. It is south-west-facing and provides views over the park. It will be

accessible by stairs and a ramp. The auxiliary use still needs to be determined, but a few options have been discussed like a daycare or a gym.

The residential component has been increased to 95 units and will provide a broad mix of rental units, from studios to three-bedroom apartments. Parking options have also been increased by adding on-street diagonal parking to the planned indoor parking, which will benefit residential and commercial activities, with over 120 stalls available.

The general massing of the building intends to step down slightly from the adjacent buildings to keep it at a pedestrian scale. It has a high roof in line with adjacent buildings and is taller but narrower at the northern end to balance the masses. Along Legacy Way, the façade where the terrace and the entrance to the residential, commercial, auxiliary and parking usages presents an open and inviting urban style. On the north facing wall, the residential units are complemented with large boxes that surround the balconies to offer privacy and remain presentable. To balance out, glass guardrails are proposed. The proposed building materials aim to be durable, robust and fire-proof and the colors are in line with the neighborhood guidelines. The commercial space is roughly 14 feet floor to ceiling; the underground parking is approximately 10 feet floor to ceiling, and all other areas are 9 to 10 feet floor to ceiling.

The application also proposes a preliminary landscape plan. Formal plantings in boxes is added in the front space to create an urban edge. In the rear courtyard, most of the knoll is removed through blasting, but some elevation will remain. A large mountain meadow landscape with low maintenance wildflower mixes and self-starting plants which blend with the surroundings is proposed. A trail network connects to the existing network that makes Cheakamus a good walking neighborhood. Wooden platforms and structures for passive play are intended to make the courtyard a casual gathering space for the community.

The ADP asked a few clarification questions which were answered by B. Murdoch. The Chair asked for ADP comments on the following: site planning and circulation; building massing form and character; accessibility and mobility as requested by staff.

The Panel offered comments as follows:

Site planning, circulation and landscape

1. Understood that parking requirements are an issue considering the commercial and density added and appreciate the design intent of activating the commercial entrance with the terrace to enhance the public space. Note that the area feels restrained because of the street parking. Diagonal parking is unconventional for the area, suggest it doesn't add any value for the intended uses and compromises the terrace space to gain only a limited number of stalls. Consider removing this type of parking space.
2. Suggest staff consider requiring a Travel Demand Management Study to support any strategy that would reduce the parking count to activate the public space, like introducing active mobility options (bike racks and bike storage).
3. Suggest the pedestrian interface would benefit to gain more space to replicate the meandering from the trails in the courtyard. Additionally, the accessible ramp and the loading dock cut off pedestrian path and visual cues. Consider prioritizing pedestrian connectivity around the building and to the terrace and relocating the loading dock so that it doesn't cut off pedestrian space.

4. Consider engaging ground level commercial units in the landscape maintenance and enhancement to allow for much richer plantings, unless for security or owner issues.
5. Consider the benefit of connecting ground floor units at grade versus the potential impact of too many pathways fragmenting the landscape. Consider no pathways, just patios.
6. Noted the landscape planting plan seems light and plant size small. Continue working on the landscape plan with bigger trees and more generous seeding plants.

Building massing, form and character

1. Maintain the intention of bringing natural light in the passageway of the residential component.
2. Generally support the additional story and height which are in accordance with other buildings.
3. Note that the roofline ties in well with the neighbourhood, but also noted that the adjacent roofs are sloped. Suggest considering options for more varied roof.
4. The auxiliary building and the corner appear to be under designed, underutilized. Consider relocating the loading dock and the utilities so that the auxiliary building would connect directly to the commercial use, and the entrance to the auxiliary space would open up.
5. Note the balconies break up massing and add some complexity, but concerns were raised regarding the commercial style of the boxes around them. Consider thinning the boxes to lighten this element.
6. The terrace feels small, and the wall of the at-grade parking overwhelms the entrance.
7. Consider stepping back/undulating the commercial face to allocate more space to the terrace and to have it function better.

Accessibility and mobility

8. Noted the ramp feels consigned to the side. Suggest that it would be broadly used by the public for strollers, carts, etc. Consider making it the primary entrance points to the terrace and positioning it to at better location to benefit accessibility and to optimize the public space.
9. Noted that the design should integrate the new accessibility requirements of the BC Building Code. Noted that these considerations should be reflected in unit designs, as well as ramps design and the provision of accessible pathways, etc.

The Chair summarized the comments, and the committee supported the following resolution:

That the ADP **supports** the proposal of RZ001183 for its use, density and height if the applicant further develops the project and addresses the ADP comments noted above with municipal staff in a development permit application (DPA). The Advisory Design Panel **does request** to see the proposal again for the DPA.

Moved By M. Donaldson

Seconded By C. Comberbach

CARRIED

6. OTHER BUSINESS

6.1 Update on Development Proposals

The ADP Terms of Reference identify that the Director of Planning or designate will provide updates on development proposals approved/issued subsequent to ADP review.

1. DP001972: 4368 Main Street (Market Pavilion)

The Development Permit for the Market Pavillion minor building repairs and repainting has been issued.

2. DP001953: 4573 Chateau Boulevard

The Development Permit for the Glacier Lodge porte-cochere replacement has been issued.

7. TERMINATION

Moved By C. Doak

Seconded By C. Comberbach

That the Advisory Design Panel Committee terminate the Regular Committee Meeting of August 21, 2024.



Chair, D. Skalski

CARRIED



Recording Secretary, L.-A. Bourdon

RESORT MUNICIPALITY OF WHISTLER

PERMISSIVE TAX EXEMPTION AMENDMENT BYLAW (2025) NO. 2546, 2024

A BYLAW TO AMEND PERMISSIVE TAX EXEMPTION BYLAW NO. 2368, 2022

WHEREAS the Council of the Resort Municipality of Whistler has adopted "Permissive Tax Exemption Bylaw No. 2368, 2022" (Bylaw);

AND WHEREAS the Council deems it necessary and expedient to amend the Bylaw;

AND WHEREAS the Council may, by bylaw, pursuant to the provision of Section 224 of the *Community Charter*, exempt land or improvements, or both, from municipal property taxes;

AND WHEREAS the Council considers permissive exemptions for land and improvements surrounding a statutorily exempt building for public worship and land and improvements owned or held by a not-for-profit organization whose purpose is to contribute to the well-being of the community with the provision of cultural, social, educational or recreational services;

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 "Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024" (Amendment Bylaw).

AMENDMENTS

2. A new recital immediately before NOW THEREFORE is added as follows: "AND WHEREAS the Council has adopted "Council Policy A-41: Permissive Tax Exemptions" to establish guiding principles under which the Council shall consider granting permissive tax exemptions to organizations that qualify under the *Community Charter* and establish criteria that eligible organizations must meet;"
3. Schedules A, B and C of the Bylaw are deleted and replaced with Schedules A, B, C, attached to and forming part of this Amendment Bylaw.
4. All properties owned by the Municipality and listed under Schedule D, are hereby exempted from taxation for the term of exemption indicated in Schedule D.
5. Schedule D is attached hereto and forms part of the Bylaw.

GIVEN FIRST, SECOND AND THIRD READING this 8 day of October, 2024.

ADOPTED by the Council this ____ day of _____, 2024.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024".

Readline Copy

Schedule A
Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024
Charitable, Philanthropic or Other Not For Profit Entities

Folio	Address	Owned and Occupied by	Plan #	Lot/Block	District Lot	PID#	Extent of Exemption	Expiry
008073.022	1080 Legacy Way (Athlete's Lodge) 1090 Legacy Way (Athlete's Centre)	Resort Municipality of Whistler, Occupied by Whistler 2010 Sports Legacies Society	EPP1290	A	8073	027-791-050	1080 Legacy Way: 100% Land and improvements 1090 Legacy Way: 100% Land and improvements	2029
006641.000	4910 Glacier Lane	Crown Provincial, Occupied by Whistler Sports Legacies			8103	027-528-294	100% Land and improvements	2029
007924.007	1519 Spring Creek Drive	Resort Municipality of Whistler, Occupied by Zero Ceiling	LMP49873	5	7924	025-046-411	100% Land and improvements	2029
005160.003	8000 Nesters Road	Resort Municipality of Whistler, Occupied by Whistler Community Services Society	EPP70485RX		1758	018-353-517	100% Land and improvements	2029
005316.102	2028 Rob Boyd Way	Whistler Mountain Ski Club	LMP47410	3	5316	024-867-900	100% Land and improvements	2029
006571.101	4350 Blackcomb Way	Resort Municipality of Whistler, Occupied by Audain Art Museum		D	5028	025-120-093	100% Land and improvements	2029
006166.090	4584 Blackcomb Way	Spo7ez Cultural Centre & Community Society	VAP21845	B	3866	011-568-283	100% Land and improvements	2029
052223.170	40-4314 Main Street	Sunrise Alley Properties Inc., Occupied by Whistler 360 Health Collaborative Society	LMS2223	170	3483	023-345-110	100% Land and improvements	2029

Schedule B
Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024
Places of Public Worship

Folio	Address	Owned and Occupied by	Plan #	Lot/Block	District Lot	PID#	Extent of Exemption	Expiry
006548.310	6299 Lorimer Road	Roman Catholic Bishop of Kamloops, Occupied by Our Lady of the Mountains Catholic Church	LMP29492	A	1755	023-534-877	100% Land (Improvements receive statutory exemption)	2029
006547.925	7226 Fitzsimmons Road North	BC Conference of Mennonite Brethren Church, Occupied by Whistler Community Church	BCP2642	1	4753	025-555-928	100% Land (Improvements receive statutory exemption)	2029

Readline COPY

Schedule C

Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024
Licensed Community Care Facility

Folio	Address	Owned and Occupied by	Plan #	Lot/Block	District Lot	PID#	Extent of Exemption	Expiry
006546.935	7146 Nesters Road	Crown Provincial, Occupied by Resort Municipality of Whistler and Dandelion Day Care		M	4752	018-602-819	100% Land and improvements	2029

Readline Copy

Schedule D

Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024
 Municipality, Regional District or Other Local Authority

Folio	Address	Owned and Occupied by	Plan #	Lot/Block	District Lot	PID#	Extent of Exemption	Expiry
006162.002	Emerald Forest	Emerald Dreams Conservation Co Ltd.	VAP18892	A	3862	007-311-478	100% Land and improvements	2029
006548.000	Emerald Forest	Decigon Development Corp			4754	015-837-891	100% Land and improvements	2029

Readline Copy

RESORT MUNICIPALITY OF WHISTLER

PERMISSIVE TAX EXEMPTION AMENDMENT BYLAW (2025) NO. 2546, 2024

A BYLAW TO AMEND PERMISSIVE TAX EXEMPTION BYLAW NO. 2368, 2022

WHEREAS the Council of the Resort Municipality of Whistler has adopted "Permissive Tax Exemption Bylaw No. 2368, 2022" (Bylaw);

AND WHEREAS the Council deems it necessary and expedient to amend the Bylaw;

AND WHEREAS the Council may, by bylaw, pursuant to the provision of Section 224 of the *Community Charter*, exempt land or improvements, or both, from municipal property taxes;

AND WHEREAS the Council considers permissive exemptions for land and improvements surrounding a statutorily exempt building for public worship and land and improvements owned or held by a not-for-profit organization whose purpose is to contribute to the well-being of the community with the provision of cultural, social, educational or recreational services;

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 "Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024" (Amendment Bylaw).

AMENDMENTS

2. A new recital immediately before NOW THEREFORE is added as follows: "AND WHEREAS the Council has adopted "Council Policy A-41: Permissive Tax Exemptions" to establish guiding principles under which the Council shall consider granting permissive tax exemptions to organizations that qualify under the *Community Charter* and establish criteria that eligible organizations must meet;"
3. Schedules A, B and C of the Bylaw are deleted and replaced with Schedules A, B, C, attached to and forming part of this Amendment Bylaw.
4. All properties owned by the Municipality and listed under Schedule D, are hereby exempted from taxation for the term of exemption indicated in Schedule D.
5. Schedule D is attached hereto and forms part of the Bylaw.

GIVEN FIRST, SECOND AND THIRD READING this 8 day of October, 2024.

ADOPTED by the Council this ____ day of _____, 2024.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024".

Schedule A
Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024
Charitable, Philanthropic or Other Not For Profit Entities

Folio	Address	Owned and Occupied by	Plan #	Lot/Block	District Lot	PID#	Extent of Exemption	Expiry
008073.022	1080 Legacy Way (Athlete's Lodge) 1090 Legacy Way (Athlete's Centre)	Resort Municipality of Whistler, Occupied by Whistler 2010 Sports Legacies Society	EPP1290	A	8073	027-791-050	1080 Legacy Way: 100% Land and improvements 1090 Legacy Way: 100% Land and improvements	2029
006641.000	4910 Glacier Lane	Crown Provincial, Occupied by Whistler Sports Legacies			8103	027-528-294	100% Land and improvements	2029
007924.007	1519 Spring Creek Drive	Resort Municipality of Whistler, Occupied by Zero Ceiling	LMP49873	5	7924	025-046-411	100% Land and improvements	2029
005160.003	8000 Nesters Road	Resort Municipality of Whistler, Occupied by Whistler Community Services Society	EPP70485RX		1758	018-353-517	100% Land and improvements	2029
005316.102	2028 Rob Boyd Way	Whistler Mountain Ski Club	LMP47410	3	5316	024-867-900	100% Land and improvements	2029
006571.101	4350 Blackcomb Way	Resort Municipality of Whistler, Occupied by Audain Art Museum		D	5028	025-120-093	100% Land and improvements	2029
006166.090	4584 Blackcomb Way	Spo7ez Cultural Centre & Community Society	VAP21845	B	3866	011-568-283	100% Land and improvements	2029
052223.170	40-4314 Main Street	Sunrise Alley Properties Inc., Occupied by Whistler 360 Health Collaborative Society	LMS2223	170	3483	023-345-110	100% Land and improvements	2029

Schedule B
Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024
Places of Public Worship

Folio	Address	Owned and Occupied by	Plan #	Lot/Block	District Lot	PID#	Extent of Exemption	Expiry
006548.310	6299 Lorimer Road	Roman Catholic Bishop of Kamloops, Occupied by Our Lady of the Mountains Catholic Church	LMP29492	A	1755	023-534-877	100% Land (Improvements receive statutory exemption)	2029
006547.925	7226 Fitzsimmons Road North	BC Conference of Mennonite Brethren Church, Occupied by Whistler Community Church	BCP2642	1	4753	025-555-928	100% Land (Improvements receive statutory exemption)	2029

Schedule C

**Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024
 Licensed Community Care Facility**

Folio	Address	Owned and Occupied by	Plan #	Lot/Block	District Lot	PID#	Extent of Exemption	Expiry
006546.935	7146 Nesters Road	Crown Provincial, Occupied by Resort Municipality of Whistler and Dandelion Day Care		M	4752	018-602-819	100% Land and improvements	2029

Schedule D

**Permissive Tax Exemption Amendment Bylaw (2025) No. 2456, 2024
 Municipality, Regional District or Other Local Authority**

Folio	Address	Owned and Occupied by	Plan #	Lot/Block	District Lot	PID#	Extent of Exemption	Expiry
006162.002	Emerald Forest	Emerald Dreams Conservation Co Ltd.	VAP18892	A	3862	007-311-478	100% Land and improvements	2029
006548.000	Emerald Forest	Decigon Development Corp			4754	015-837-891	100% Land and improvements	2029

RESORT MUNICIPALITY OF WHISTLER

**BUSINESS LICENCE AND REGULATION AMENDMENT BYLAW
(TOURIST ACCOMMODATION BUSINESS LICENCE FEES) NO. 2451, 2024**

**A BYLAW TO AMEND THE "BUSINESS LICENCE AND REGULATION
BYLAW NO. 2253, 2019"**

WHEREAS the Council has adopted the Resort Municipality of Whistler "Business Licence and Regulation Bylaw No. 2253, 2019" (Bylaw);

AND WHEREAS the Council deems it necessary and expedient to amend the Bylaw;

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 "Business Licence Amendment Bylaw (Tourist Accommodation Business Licence Fees) No. 2451, 2024" (Amendment Bylaw).

AMENDMENTS

2. The Bylaw is amended as follows:
 - (a) In Section 52 the words "fine or penalty of up to \$10,000" is deleted and replaced with "a fine or penalty of up to \$50,000"; and
 - (b) Effective January 1, 2025, the Tourist Accommodation Business (other than Campground and Hotel Business) fee in Schedule A of the Bylaw is deleted and replaced with the updated Tourist Accommodation Business (other than Campground and Hotel Business) fee in Appendix A that is attached to and forms part of this Amendment Bylaw.

GIVEN FIRST, SECOND and THIRD READINGS this 8 day of October, 2024.

ADOPTED this ____ day of _____, 2024.

Jack Crompton,
Mayor

Pauline Lysaght,
Corporate Officer

Business Licence and Regulation Amendment Bylaw (Tourist Accommodation Business Licence Fees) No. 2451, 2024

I HEREBY CERTIFY that this is a true copy of "Business Licence and Regulation Amendment Bylaw (Tourist Accommodation Business Licence Fees) No. 2451, 2024".

Schedule "A"

BUSINESS LICENCE FEES

Business Classification	Minimum Fee (Plus Unit Fee if applicable)	Unit Fee
Tourist Accommodation Business (other than Campground and Hotel Business)	\$250	n/a

RESORT MUNICIPALITY OF WHISTLER
TOURIST ACCOMMODATION REGULATION AMENDMENT BYLAW
NO. 2457, 2024

A BYLAW TO AMEND THE TOURIST ACCOMMODATION REGULATION
BYLAW NO. 2142, 2017

WHEREAS the Council has adopted “Tourist Accommodation Regulation Bylaw No. 2142, 2017”;

AND WHEREAS the Council deems it necessary and expedient to amend the Tourist Accommodation Regulation Bylaw No. 2142, 2017;

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 Resort Municipality of Whistler “Tourist Accommodation Regulation Amendment Bylaw No. 2457, 2024”.

AMENDMENTS

2. Tourist Accommodation Regulation Bylaw No. 2142, 2017 is amended as follows:
 - a) by deleting in Section 5 the words “or another form of tourist accommodation business license”;
 - b) by deleting in Section 16 the words “must provide the following information to the Licence Inspector at the time of license application and renewal, and thereafter when requested” and replacing with “upon request, must provide the following information to the Licence Inspector at the time of licence application and renewal;”
 - c) by deleting in Section 20 “a fine or penalty of up to \$10,000” and replacing it with “a fine or penalty of up to \$50,000”.

GIVEN FIRST, SECOND and THIRD READINGS this 8 day of October, 2024.

Tourist Accommodation Regulation Amendment Bylaw No. 2457, 2024

GIVEN NOTICE in accordance with sections 59(2)(a) and (3) of the *Community Charter* on 11 and 18 days of October, 2024.

ADOPTED this ____ day of _____, 2024.

J. Crompton,
Mayor

P. Lysaght,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Tourist Accommodation Regulation Amendment Bylaw No. 2457, 2024".

To Mayor and Council

Attached is a letter to council regarding my experiences trying to be accepted by the Whistler Housing Authority to rental/purchasing accommodation.

Could you please present this for reading.

Thank you,

Dave Sarkany



To Mayor and Council

From Dave Sarkany, Whistler BC



I've been a Whistler resident for 34 years and I own and operate a Whistler municipally licensed guiding proprietorship business in town.

I'm writing this letter to Whistler Council to address my concern about the difficulties I've experienced while being screened for acceptance as a potential renter/buyer by the Whistler Housing Authority.

We have some of the best, most beautiful and accessible mountains of the Coast Mountains within 200km of Whistler. This area is recognized worldwide as a destination for wilderness mountaineering and skiing. Through my company (and also for other businesses) I guide in this area. The majority of my clients either pass through, own, rent or are vacationing in our municipality.

I've lived in Whistler since December 1990, and before that (since the early 1970s) I spent a lot of my life visiting and working here. I'm 56 years old, very active guiding and have no plans (or ability!) to retire soon.

I've always rented and owned within the municipal borders. I co raised my 17 year old daughter here and for the last 27 years I've been an active member of Whistler Search and Rescue. 24 years ago, before switching my work to year round guiding I was a full time ski patroller on Whistler Mountain.

This past August I made my 3rd attempt (since 2020) to get on the WHA's rental/ownership list. I was denied again primarily because I'm not a full time employee in any of my employment positions and I can't prove 70% of my clients come to Whistler.

I can't afford to buy on the open market so I live by the grace of landlords who don't charge me the exorbitant market driven rates.

At this point I have no stable long term ability to stay in Whistler. I've called our town home for the better part of my life and I don't want to leave. There are other residents in my position.

It seems to me that since 2019 our town almost exclusively favor's company employees and their retiree's with WHA's reduced rate accommodation. This helps the employees and

also helps the companies. They don't need to pay employees as much to offset high market rate on accommodation...

I'd like to stay in Whistler but unfortunately living here is becoming a liability as I get older. I need some security in accommodation.

I think (and hope) there should be a community value for keeping more of our people and history local. I'd like to ask Council to somehow open a rental/buying application assessment system with the WHA for long time residents who are self employed and don't fit the regular profile.

Can I please have a few minutes of councils time one Tuesday this Fall to plead my case?

Thank you,

Dave Sarkany 

Dear Council,

How is there no bathroom at the skate or bike park. This is a popular and highly used municipal asset. Everyone is having to pee in the bushes. I'm a mom who sits here and at the bike park for hours at a time and it is super frustrating. Particularly annoying for girls/women. Can you please add this to a future capital budget?

Thanks,

Taylor Holmes

Emerald Estates, Whistler



Canadian Premature Babies Foundation

October 10, 2024

To Mayor Jack Crompton and Council,

Re: World Prematurity Day 2024 – Illuminations Campaign

This letter is to request the illumination of the Fitzsimmons Covered Bridge in purple for World Prematurity Day on November 17. This day is dedicated to honor premature babies, their families and caregivers.

WHY

1 in 10 babies are born prematurely worldwide and therefore are at risk of long-term complications. Some babies will spend months in a Neonatal Intensive Care Unit before going home.

Families face challenges from the moment their baby is born in terms of expenses, protection measures, education, and other related accommodations.

WHO WE ARE

Canadian Premature Babies Foundation (CPBF-FBPC) is a charitable organization (Charity Number BN: 801837287RR0001) aimed to raise public awareness about prematurity and provide support and education for families of premature babies.

IMPACT

We join 110 countries in the International Global Illumination Project, where we light Canadian landmarks in **purple R125 G65 B153**. This project goes viral as thousands of families visit these landmarks and share their moments on their social media channels on November 17th. This project is in its 16th year.

We look forward to having you joining our efforts this year.

With gratitude,

Fabiana Bacchini
Executive Director

4225 B Dundas Street West, Etobicoke, ON
M8X 1Y3

Tel: 416-418-8916

fabiana@cpbf-fbpc.org | <https://www.cpb-fbpc.org/>

Sept 26, 2024



Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V8E 0X5

Dear Mayor and Council:

My name is Marg Pallot and am writing this on behalf of the Rotary Club of Whistler and the Rotary Club of Whistler Millennium to invite Mayor Jack Crompton and Council to proclaim Oct 24th as World Polio day.

World Polio Day, October 24th, was established by Rotary International over a decade ago to commemorate the birth of Jonas Salk, who led the first team to develop a vaccine against poliomyelitis. Today Rotary continues the effort eradicate this terrible disease.

Polio Today

The eradication of polio is one of our longest standing and most significant efforts. Along with our partners, we have helped immunize more than 3 billion children against polio in 122 countries. We have reduced polio cases by 99.9 percent worldwide and we won't stop until we end the disease for good. Today, five countries continue to report cases of wild poliovirus: Afghanistan, Alger, Nigeria, Pakistan, and the Democratic Republic of the Congo. There are also a few outbreak cases in previously vaccinated areas due to the spread of wild virus and vaccine derived poliovirus.

Challenges

Several countries continue to face unique challenges, including political insecurity, highly mobile populations, difficult terrain, and, in some instances, vaccine refusal and misinformation. With sufficient resources, the commitment of national governments, and innovations that improve access to remote areas, we are optimistic that we can eliminate polio.

On Oct 24th the Rotary Club of Whistler and the Rotary Club of Whistler Millennium will observe World Polio Day. We invite citizens of Whistler to help eradicate this horrible disease. More information about the fight to end polio may be found at endpolio.org or to make a donation go to endpolio.org/donate (tax receipts available)

On behalf of both Whistler Rotary clubs, we ask that Mayor and Council recognize this important day which is observed annually by proclaiming Oct 24th World Polio Day. A copy of the proposed proclamation is attached. Thank you for your consideration.

A handwritten signature in black ink that reads "Marg Pallot".

Marg Pallot
Rotary Club of Whistler
Unit 27, 2240 Gondola Way, Whistler V8E 0N1
mpallot@telus.net
(604)932-0866

Proclamation

WHEREAS, Rotary is a global network of neighbours, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe, and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world, and

WHEREAS, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill & Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio, and

WHEREAS, polio cases have dropped by 99.9 and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than US\$2.6 billion and countless volunteer hours to protecting nearly 3 billion children in 122 countries, and

WHEREAS, Rotary is working to raise an additional \$50 million per year, which would be leveraged for maximum impact by 2-to-1 match from the Bill & Melinda Gates Foundation; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents, and

WHEREAS, there are over 1.4 million Rotary members in 46,000 clubs throughout the world, including 2 Rotary Clubs with over 50 members in Whistler. All sponsor service projects to address such critical issues as poverty, disease, hunger, illiteracy, and the environment in their local communities and abroad.

NOW, THEREFORE, I, **Jack Crompton**, Mayor of the Resort Municipality of Whistler and Council do hereby proclaim October 24th, 2023 as

WORLD POLIO DAY

in the Resort Municipality of Whistler and encourage all citizens to join us and Rotary International in the campaign for a polio-free world.

