



WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JUNE 11, 2019, STARTING AT 5:30 P.M.**

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

ADOPTION OF AGENDA

That Council adopt the Regular Council Meeting Agenda of June 11, 2019.

ADOPTION OF MINUTES

That Council adopt the Regular Council Meeting Minutes of May 28, 2019.

PRESENTATIONS AND DELEGATIONS

May Long Weekend
Update

A presentation by Staff Sergeant Paul Hayes and Manager of Village Animation and Events Bob Andrea, regarding the May Long Weekend.

PUBLIC QUESTION AND ANSWER PERIOD

MAYOR'S REPORT

ADMINISTRATIVE REPORTS

DP1604 – 4314
Main Street –
Gutters and
Downpipes at Town
Plaza
File No. DP1604
Report No. 19-075

A presentation by municipal staff.

That Council approve the issuance of Development Permit DP1604 for the installation of gutters and downpipes at the Town Plaza, 4314 Main Street, as described and illustrated in the report prepared by Brian Lee P. Eng. of MGH Consulting Inc., dated April 25, 2019 attached as Appendix "B" to Administrative Report No. 19-075.

DP1679 – 1200
Alpha Lake Road –
Auxiliary Residential
Dwelling Unit
File No. DP1679
Report No. 19-076

A presentation by municipal staff.

That Council approve the issuance of Development Permit DP1679 for the proposed auxiliary residential dwelling unit at 1200 Alpha Lake Road, all as illustrated on the drawings labelled Site, AO, A1.0, A1.1, A2, A3, and A4, dated May 24, 2019, prepared by Dennis Maguire Architect, and attached as Appendix "B" to Administrative Report No. 19-076.

CM118 – 1640
Southlands Lane
Covenant Discharge
File No. CM118
Report No. 19-077

A presentation by municipal staff.

That Council approve the discharge of Covenant BB1988385 from the property title for 1640 Southlands Lane; and

That Council authorize the Mayor and Municipal Clerk to execute the covenant discharge.

Meadow Park Sports
Centre Fitness
Centre Expansion
Project
File No. 8025.13
Report No. 19-078

A presentation by municipal staff.

That Council award the contract in the amount of \$1,419,291.27 (exclusive of GST) to TM Builders Inc. in accordance with their tender submission dated May 9, 2019; and

That Council amend the Five-Year Financial Plan 2019–2023 to reflect this award.

MINUTES OF COMMITTEES AND COMMISSIONS

Advisory Design Panel	Regular Meeting Minutes of the Advisory Design Panel of February 20 and April 17, 2019.
Measuring Up Select Committee of Council	Regular Meeting Minutes of the Measuring Up Select Committee of Council of February 28, 2019.
Board of Variance	Regular Meeting Minutes of the Board of Variance of March 25, April 11, and April 29, 2019.

BYLAWS FOR ADOPTION

Five-Year Financial Plan 2019-2023 Amendment Bylaw No. 2240, 2019	That “Five-Year Financial Plan 2019-2023 Amendment Bylaw No. 2240, 2019” be adopted.
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OTHER BUSINESS

Appointment of Municipal Clerk	That Council appoint Alba Banman as Municipal Clerk.
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CORRESPONDENCE

Speeding on Rainbow Drive File No. 3009	Correspondence from Dr. Olivia Bayley, regarding speeding on Rainbow Drive.
Request for Support for Direct Air Capture Financing Application File No. 3009	Correspondence from Ben Thornhill, Vice President of Business Development, Huron Clean Energy, regarding a request for support for a Direct Air Capture Financing Application.
Community Enrichment Program File No. 3009	Correspondence from Christine Wrightson, Co-Executive Director, Zero Ceiling Society of Canada, regarding the Community Enrichment Program.
FireSmart Program Recognition File No. 3009	Correspondence from Neil Brown, regarding FireSmart Program recognition.
New Canadian Human Trafficking Hotline Number File No. 3009	Correspondence from Cathy Peters, regarding a new Canadian Human Trafficking Hotline number.
City of Victoria Council Motion Regarding Provincial Support for Libraries File No. 2014	Correspondence from Mayor Lisa Helps, City of Victoria, regarding a City of Victoria Council motion, regarding provincial support for libraries.

TERMINATION

That the Regular Council Meeting of June 11, 2019 be terminated.



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, MAY 28 2019, STARTING AT 5:30 P.M.**

**Flute Room at Municipal Hall
4325 Blackcomb Way, Whistler, BC V8E 0X5**

PRESENT:

Mayor: J. Crompton
Councillors: A. De Jong, J. Ford, J. Grills, D. Jackson and C. Jewett
Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Hallisey
General Manager of Corporate and Community Services, T. Battiston
General Manager of Resort Experience, J. Jansen
Director of Finance, C. Price
Director of Planning, M. Kirkegaard
Fire Chief, J. McKearney
Acting Municipal Clerk, W. Faris
Manager of Communications, M. Comeau
Manager of Transport and Waste Management, A. Tucker
Manager of Economic Development, T. Metcalf
Council Coordinator, N. Cooper

ABSENT:

Councillor R. Forsyth

Mayor J. Crompton recognized that the Meeting is being held on the traditional territories of the Lil'wat Nation and the Squamish Nation.

ADOPTION OF AGENDA

Agenda

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That Council adopt the Regular Council Meeting Agenda of May 28, 2019.

CARRIED

ADOPTION OF MINUTES

Minutes

Moved by Councillor A. De Jong
Seconded by Councillor J. Ford

That Council adopt the Regular Council Meeting Minutes of May 14, 2019.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public

MAYOR'S REPORT

BC Tourism Week

Mayor Jack Crompton noted that May 26 to June 1, 2019 is B.C. Tourism Week. The week celebrates the fantastic experiences available in this province as well as the people who work in the tourism industry. He noted that the Whistler community does an incredible job of welcoming three million visitors each year. Whistler is responsible for twenty-three per cent of B.C.'s tourism revenue from international visitors.

Mountain Closed for Skiing

Mayor Jack Crompton noted that both mountains are now closed for skiing. He thanked all the community members who work at Whistler Blackcomb, and make the skiing experience so wonderful. He thanked Councillors Cathy Jewett, Arthur De Jong, and Ralph Forsyth for their work on the mountains.

GO Fest

Mayor Jack Crompton thanked all those who attended GO Fest last weekend. The municipal festival offered an enormous range of activities, drop-in workshops and events throughout the Village and valley. He noted that more than a dozen community groups and businesses supported the festival with free or low-cost activities. Mayor Jack Crompton noted that The RCMP reported that the crowds were well-behaved overall. There were around 117 calls for service in Whistler and Pemberton over the weekend.

Student Council Meeting

Mayor Jack Crompton noted that on May 21, 2019 he and Council attended the Student Council meeting for Local Government Awareness Week. Grade 5 and 6 students had submitted letters on municipal issues in a competition for roles as council and staff. The students discussed creating a Street Art Festival and increasing no-smoking signage around the Village. He congratulated Student Mayor Olivia Rodig for going a great job, and noted that he enjoyed seeing the students' enthusiasm for local government.

Fire Danger Rating

Mayor Jack Crompton reminded the community that Whistler is now in wildfire season and the fire danger rating changes daily. He added that campfires are only allowed when the rating is low or moderate, and a campfire permit is required. No fires are allowed when the rating is "high" or "extreme". More information can be found online at whistler.ca/firedangerrating. Mayor Jack Crompton encouraged everyone to have a personal evacuation plan in place. For more information on how to prepare, go to whistler.ca/evacuate.

Bike to Work Week and the Commuter Challenge

Mayor Jack Crompton noted that this week is Bike to Work Week and next week is the Commuter Challenge. He noted that both initiatives encourage everyone to use lower-carbon forms of transportation such as walking, biking, carpooling and taking transit. Mayor Jack Crompton encouraged everyone to take part, and to help Whistler reduce its community carbon footprint.

Lyft

Mayor Jack Crompton noted that he and Councillors John Grills and Ralph Forsyth met with representatives from Lyft last week. They are preparing to bring ride-sharing to B.C.

Arts Whistler Annual General Meeting

Mayor Jack Crompton noted that the Arts Whistler Annual General Meeting was held on May 22, 2019, and thanked the outgoing chair Heather Paul, and welcomed the new chair Michelle Ratcliffe.

Climate Change in Whistler

Mayor Jack Crompton attended the Climate Reality Project presentation by Taniell Hamilton. He also noted that there was also another youth climate march in Whistler.

Councillor John Grills

Councillor John Grills congratulated local athlete Nolan Welsh and his hockey team for making it through to the final of the National Junior A Championships.

Councillor John Grills noted that Freedom of the Municipality Holder Garry Watson is recovering from recent health challenges and wished him all the best.

Councillor Jen Ford

Councillor Jen Ford attended a Vital Café hosted by the Community Foundation of Whistler. Topics that were covered included food security and food sovereignty. She added that it was good to see youth leadership in this area. Councillor Jen Ford noted that the next Vital Café is being held on Tuesday June 18, 2019.

Councillor Arthur De Jong

Councillor Arthur De Jong noted that Max Kniewasser has been hired by the RMOW as the new Climate Change Coordinator starting on June 8, 2019.

Councillor Arthur De Jong noted that the Whistler Blackcomb Habitat Improvement Program is getting underway again on June 18, 2019. It will be conducting environmental restoration projects in the community.

Councillor Arthur De Jong noted that he has been speaking to some of the local retail stores to ask how many people are still requesting single use plastic bags, and stores he has spoken to have reported a significant reduction.

Councillor Cathy Jewett

Councillor Cathy Jewett noted that she and Councillor Jen Ford attended the Sea to Sky Healthy Communities Congress last week, facilitated by Dr. Geoff McKee, Medical Health Officer, Vancouver Coastal Health.

ADMINISTRATIVE REPORTS

Award of Contract –
Compost Operations
File No. 655.6
Report No. 19-071

Moved by Councillor J. Ford
Seconded by Councillor A. De Jong

That Council endorse staff's evaluation of the Request for Proposals used to determine the preferred Proponent for the Compost Operations contract negotiations; and

That Council accept the negotiated terms of the contract as detailed in Appendix "A", Contract Term Sheet; and further

That Council authorize the Mayor and Municipal Clerk to sign the contract for Compost Operations with GFL Environmental Inc.

CARRIED

Five-Year Financial
Plan 2019-2023
Amendment Bylaw
No. 2240, 2019
File No. 4350
Report No. 19-070

Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That Council consider giving first, second and third readings to the "Five-Year Financial Plan 2019-2023 Amendment Bylaw No. 2240, 2019", and

That Council direct staff to execute the 2019 Whistler 2020 Development Corporation Municipal Regional District Tax Online Accommodation Providers Contribution Agreement, attached as Appendix "C" to Administrative Report 19-070.

CARRIED

Strategic Planning
Committee Terms
of Reference
File No. 0540-20
Report No. 19-074

Moved by Councillor D. Jackson
Seconded by Councillor J. Grills

That Council endorse the Strategic Planning Committee Terms of Reference, as outlined in Appendix "A", of Administrative Report to Council 19-074.

CARRIED

Amendments to
Council Policy D-3:
Fire Prevention
Inspection
Frequency
File No. D-3
Report No. 19-072

Moved by Councillor J. Ford
Seconded by Councillor A. De Jong

That Council adopt Council Policy D-3: *Fire Prevention Inspection Frequency* as amended and attached as Appendix "A" to Administrative Report to Council No. 19-072.

CARRIED

Amendment to
Council Policy D-4:
Fire Rescue
Service Operations
Drug Labs or Grow
Operations
File No. D-4
Report No. 19-073

Moved by Councillor D. Jackson
Seconded by Councillor C. Jewett

That Council adopt Council Policy D-4: *Fire Rescue Service Operations, Drug Labs or Grow Operations* as amended and attached as Appendix "A" to Administrative Report to Council No. 19-073.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Emergency Planning Committee

Moved by Councillor C. Jewett
Seconded by Councillor D. Jackson

That Council receive the Regular Meeting Minutes of the Emergency Planning Committee of September 27, 2018.

CARRIED

Whistler Bear Advisory Committee

Moved by Councillor J. Grills
Seconded by Councillor D. Jackson

That Council receive the Regular Meeting Minutes of the Whistler Bear Advisory Committee of April 10, 2019.

CARRIED

Forest and Wildland Advisory Committee

Moved by Councillor A. De Jong
Seconded by Councillor J. Ford

That Council receive the Regular Meeting Minutes of the Forest and Wildland Advisory Committee of April 10, 2019.

CARRIED

BYLAWS FOR FIRST SECOND AND THIRD READINGS

Five-Year Financial Plan 2019-2023 Amendment Bylaw No. 2240, 2019

Moved by Councillor J. Ford
Seconded by Councillor A. De Jong

That "Five-Year Financial Plan 2019-2023 Amendment Bylaw No. 2240, 2019" be given first, second and third readings.

CARRIED

OTHER BUSINESS

Committee and Partner Board Appointments

Moved by Councillor D. Jackson
Seconded by Councillor A. De Jong

That Council appoint Councillor R. Forsyth in place of Councillor A. De Jong to serve on the Audit and Finance Committee; and

That Council appoint Councillor C. Jewett in place of Councillor A. De Jong to serve on the Human Resources Standing Committee; and further

That Council appoint Mayor J. Crompton in place of Councillor J. Ford to serve on the Whistler Animals Galore Society Board of Directors.

CARRIED

CORRESPONDENCE

Motorcycle Parking File No. 3009

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

That correspondence from Darren Saul, regarding motorcycle parking be received and referred to staff.

CARRIED

Speeding in Alpine
Meadows
File No. 3009

Moved by Councillor C. Jewett
Seconded by Councillor D. Jackson

That correspondence from Desmond Kingsford and Dr. Olivia Bayley, regarding speeding in Alpine Meadows be received and referred to staff.

CARRIED

Employee Housing
Suggestion
File No. 3009

Moved by Councillor J. Ford
Seconded by Councillor C. Jewett

That correspondence from Jill Dorken, regarding a suggestion for employee housing be received and referred to staff.

CARRIED

Trails Planning
Working Group
File No. 3009

Moved by Councillor C. Jewett
Seconded by Councillor D. Jackson

That correspondence from Claire Ruddy, Executive Director, AWARE, regarding the Trails Planning Working Group be received and referred to staff.

CARRIED

Proclamation
Request – Built
Green Day
File No. 3009.1

Moved by Councillor J. Ford
Seconded by Councillor A. De Jong

That correspondence from Jenifer Christenson, Chief Executive Officer and Karen Podolski, Communications and Program Coordinator, Built Green Canada, regarding Built Green Day be received and that June 5, 2019 be proclaimed Built Green Day in Whistler.

CARRIED

TERMINATION

Motion to Terminate

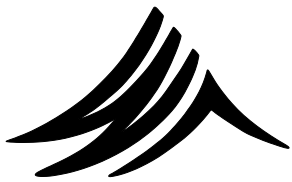
Moved by Councillor C. Jewett
Seconded by Councillor J. Grills

That the Regular Council Meeting of May 28, 2019 be terminated at 6:18 p.m.

CARRIED

Mayor, J. Crompton

Acting Municipal Clerk, W. Faris



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 11, 2019
FROM: Resort Experience
SUBJECT: DP1604 – 4314 MAIN STREET – GUTTERS AND DOWNPIPES AT TOWN PLAZA

REPORT: 19-075
FILE: DP1604

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Permit DP1604 for the installation of gutters and downpipes at the Town Plaza, 4314 Main Street, as described and illustrated in the report prepared by Brian Lee P. Eng. of MGH Consulting Inc., dated April 25, 2019 attached as Appendix “B” to Administrative Report No. 19-075.

REFERENCES

Location: 4314 Main Street
Legal Description: Strata Plan LMS2223
Current Zoning: CR4 (Commercial Residential Four)
Appendices: “A” – Site Location Map
“B” – Report from MGH Consulting Inc.

PURPOSE OF REPORT

This Report seeks Council’s approval of the issuance of DP1604, for the installation of gutters and downpipes at the Town Plaza (Eagle, Deer and Bear Lodges) at 4314 Main Street.

The proposed development is within DP Area #1 – Schedule R, which establishes guidelines with respect to the form and character of commercial and multi-family residential buildings.

The development permit is subject to Council approval because it involves exterior alterations to more than one elevation. In this case, gutters and downpipes are proposed for all four elevations of each building.

DISCUSSION

Background

The Town Plaza property is located on Main Street and includes three buildings, named the Eagle Lodge, Deer Lodge and Bear Lodge.

Proposed Development

The applicant is seeking a Development Permit for gutters and downpipes, and minor works to the walkways and unit pavers to install proper connections to the existing floor drains at all three lodges. Most of the gutters and downpipes were installed prior to making the application. Staff advised the applicant that all downpipes would need to be connected to a floor drain, and they cannot spill to walkways or other areas that would present a slipping/freezing hazard, or be otherwise unmanaged run-off.

The report prepared by Brian Lee of MGH Consulting details the work that was completed prior to the application being submitted, as well as the works that remain outstanding. In total the work that remains outstanding includes approximately five new sections of gutter, three new downpipes (called rainwater leaders in the report), and approximately 18 connections of downpipes to nearby, existing floor drains.

With respect to the floor drain connections, the method for achieving the connection is shown and described in the MGH Consulting Report in Appendix 2 - Photographs 46 through 50, and involves removing the unit pavers, placing a drain pipe in the material below, then replacing the unit pavers. No alterations to the waterproof membrane are proposed as all the tie-ins can be achieved without creating any new floor drains.

The gutters and downpipes are a grey, powder coated steel half round style with a three-inch downpipe, manufactured by Zambelli.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The build environment is safe and accessible for people of all abilities, anticipating and accommodating the wellbeing needs and satisfying visitor expectations	The addition of gutters and downpipes that tie in directly to floor drains will manage rain and snow melt falling from roofs, and direct it away from pedestrian areas, preventing slip hazards and obstacles such as ice or wet surfaces from forming.
Visitor Experience	The resort is comfortable, functional, safe, clean and well maintained.	The proposed gutters and downpipes will help keep snow and rain run-off properly directed, and maintain safe pedestrian access.

DP1604 – 4314 Main Street – Gutters and Downpipes at Town Plaza does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Development Permit Guidelines

The property is subject to the Development Permit Area #1 – Schedule R Guidelines, which establishes objectives with respect to the form and character of development, as described in the table below.

Guideline	Comment
Drainage from roofs must not be dumped onto adjoin streets or properties, and consideration should be given to the hazard of icicles dropping onto pedestrian areas.	The gutters and downpipes will direct drainage away from pedestrian areas, and will prevent ice from forming on walkways.
Conventional eaves-troughs should be avoided as they are subject to damage from snow.	It appears that the gutters are installed in areas with snow clips installed already.
Appropriate natural and muted colours include those found in the natural setting of whistler.	The gutters and downpipes are a powder-coated grey, steel half-round with a three inch downpipe. The colour is matte, and matches the existing colours (low contrast).

Zoning Analysis

The property is zoned CR4 (Commercial Residential Four). The proposed gutters and downpipes are consistent with the regulations of the CR4 Zone.

BUDGET CONSIDERATIONS

Direct costs of processing and reviewing this application have been recovered through the development permit application fees.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign was posted on the property as per the development permit application requirements. No comments were received.

SUMMARY

This Report seeks Council's approval of the issuance of Development Permit DP1604, an application for gutters and downpipes to be installed at Town Plaza, at 4314 Main Street. Staff recommend approving the application as proposed.

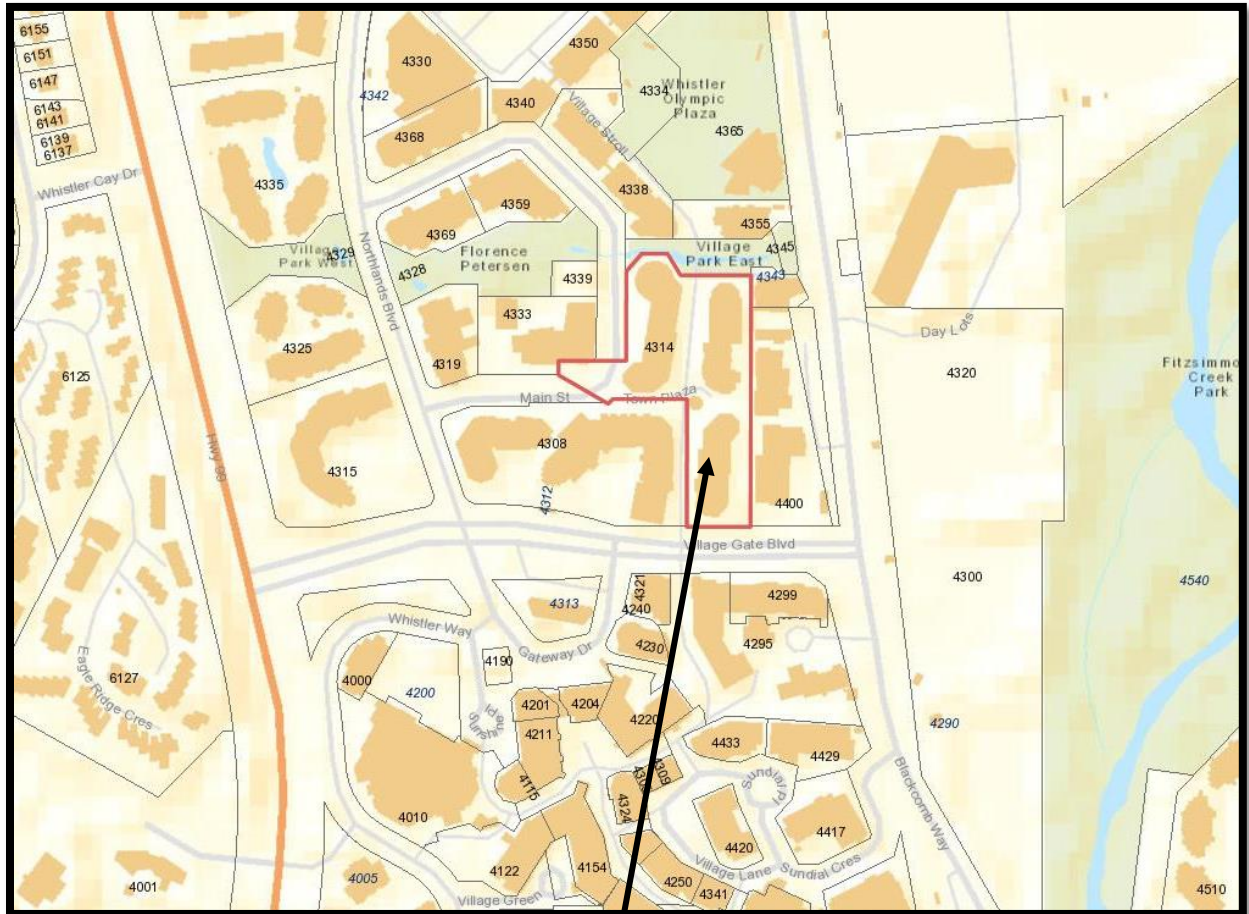
Respectfully submitted,

Tracy Napier
PLANNING ANALYST

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

DP1604 – Gutters and Downpipes

4314 Main Street, Whistler Village



SUBJECT PROPERTY

ROOF GUTTERS & RAINWATER LEADERS

AT

WHISTLER TOWN PLAZA STRATA PLAN LMS 2223

- **BLDG A: BEAR LODGE**
- **BLDG B: EAGLE LODGE**
- **BLDG C: DEER LODGE**

**4314 MAIN STREET RR4
WHISTLER, BC**



BEAR LODGE



EAGLE LODGE



DEER LODGE

Prepared by:
Brian Lee, P.Eng.

April 25, 2019
MGH File No: 2011.03.001

MGH
Consulting Inc.

5650 Cedarwood Street
Burnaby, B.C. V5G 2K6
Canada
Telephone: (604) 612-5841
Email: blee@mgiconsulting.ca

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- Figure 3: Bear Lodge (Building A) - South Elevation
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- Figure 5: Bear Lodge (Building A) - West Elevation
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- Figure 10: Deer Lodge (Building C) - North Elevations
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- Figure 12: Deer Lodge (Building C) - East Elevations (South End)
- Figure 13: Deer Lodge (Building C) - East Elevations (North End)
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Appendix 2: Photographs:

- Bear Lodge (Building A): Photographs 1 to 18
- Eagle Lodge (Building B): Photographs 19 to 36
- Deer Lodge (Building C): Photographs 37 to 52

Appendix 3: Product Description:

Roof Gutter & Rainwater Leader

AS-BUILT CONSTRUCTION SURVEY

PROJECT: <u>Whistler Town Plaza ("WTP"):</u> Bear Lodge (Bldg A) Eagle Lodge (Bldg B) Deer Lodge (Bldg C) LOCATION: 4314 Main Street RR4, Whistler, BC OWNER: Strata Plan LMS 2223 ("Strata") PROPERTY MGR: Pacific Quorum (Sea to Sky) Properties Inc. ("Pacific Quorum")	DATE OF SITE VISIT: March 15, 2019 PROJECT NO: 2011.03.001	IN ATTENDANCE: a. Bernie Ziff (Summit) b. Brian Lee (MGH)
OBSERVATIONS / REMARKS: by Brian Lee, P.Eng.		

ITEM	DESCRIPTION	ACTION REQUIRED BY
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1.0	Background	
	<p>MGH Consulting Inc. ("MGH") was retained by The Owners, Strata Plan LMS 2223 (the "Strata" or the "Client") to provide services relating to the new roof gutter and rainwater leader assemblies that were recently installed by other parties at Whistler Town Plaza ("WTP"). WTP is comprised of the following three (3) buildings as shown below in Figure 1:</p> <ol style="list-style-type: none"> 1. Bear Lodge (Building A) 2. Eagle Lodge (Building B) 3. Deer Lodge (Building C) <p>The Strata previously applied to the Resort Municipality of Whistler ("RMOW") Planning Department under Development Permit #DP16094 to install new roof gutters and rainwater leaders at the three (3) buildings at WTP.</p> <p>Installation of the new roof gutters and rainwater leaders had commenced prior to the RMOW approving the Development Permit application (#DP1604). To date the RMOW has not yet granted approval for the DP application.</p> <p>The RMOW Planning Department is currently seeking as-built information from the Strata to verify that the installation of new roof gutters and rainwater leaders has been completed as proposed under the DP application (DP1604) prior to the RMOW granting approval for the DP. In the event it is discovered that additional work is required to complete the intended scope of work that was proposed under DP1604, the RMOW requires a description of the nature and the extent of such additional work.</p> <p>MGH was not involved in the previous installation of the new roof gutters and rainwater leaders at WTP. MGH's role is to serve as a 3rd Party observer to obtain and submit to the RMOW Planning Department information on the as-built construction of the recently installed roof gutters and rainwater leaders.</p> <p>MGH performed a site survey on March 15, 2019 to observe the as-built construction of the roof gutters and rainwater leaders at the three (3) buildings at Whistler Town Plaza.</p>	Info

AS-BUILT CONSTRUCTION SURVEY (Cont'd)



PROJECT: Whistler Town Plaza - Strata Plan LMS 2223 4314 Main Street RR4, Whistler, BC Roof Gutters & Rainwater Leaders	PROJECT NO: 2011.03.001	DATE OF SITE VISIT: March 15, 2019
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ITEM	DESCRIPTION	ACTION REQUIRED BY
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2.0	Scope of Engineering Services	
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	<p>MGH's scope of services includes coordinating with the RMOW Planning Department to ascertain what information/documentation they require to enable them to formally grant approval for Development Permit ("DP") application DP1604.</p> <p>MGH received from the RMOW Planning Department a copy of the documentation that was previously submitted by the Strata Corporation LMS 2223 to support their DP application.</p> <p>MGH's mandate includes observing the as-built construction of the new roof gutters & rainwater leaders that had recently been installed and to opine on whether the installed items comply with the intended scope of work as proposed under the DP application.</p> <p>MGH's mandate also includes opining on whether additional work is required to modify the as-built construction of the new roof gutters & rainwater leaders and/or whether additional work is required to install new roof gutters and rainwater leaders at additional locations in order to comply with the intended scope of work as proposed under the DP application.</p> <p>In the event MGH opines that additional work is required to satisfy the requirements of the RMOW under the DP application, MGH will document and submit to the RMOW a description of the nature and the scope of such additional work.</p>	Info
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3.0	Disclaimer	
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	<p>This report has been prepared based upon the information referenced herein. The report has been prepared in a manner consistent with good engineering judgement. Should new information come to light, MGH requests the opportunity to review this information, and to revisit our conclusions and recommendations contained in this report. MGH has prepared this report for the exclusive use of the Client, and there are no representations made by MGH to any other party. MGH accepts no responsibility for damages suffered by third parties as a result of decisions or actions made by such parties based on this report. MGH assumes that the contents of this Field Review Report ("FRR") accurately reflects what was observed/discussed on-site. Please notify the undersigned in the event there are errors or omissions in this FRR.</p>	Info
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4.0	Product Description	
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	<p>The roof gutter and rainwater leader assembly installed at Whistler Town Plaza is comprised of a 5 inch "European Half-Round" gutter with a 3 inch "Round Steel" downpipe as manufactured by Zambelli. The colour is "Grey." See the diagrams in Appendix-3 depicting the components of the roof gutter assembly.</p>	Info
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AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019



Bear Lodge: Building A



Eagle Lodge: Building B



Deer Lodge: Building C

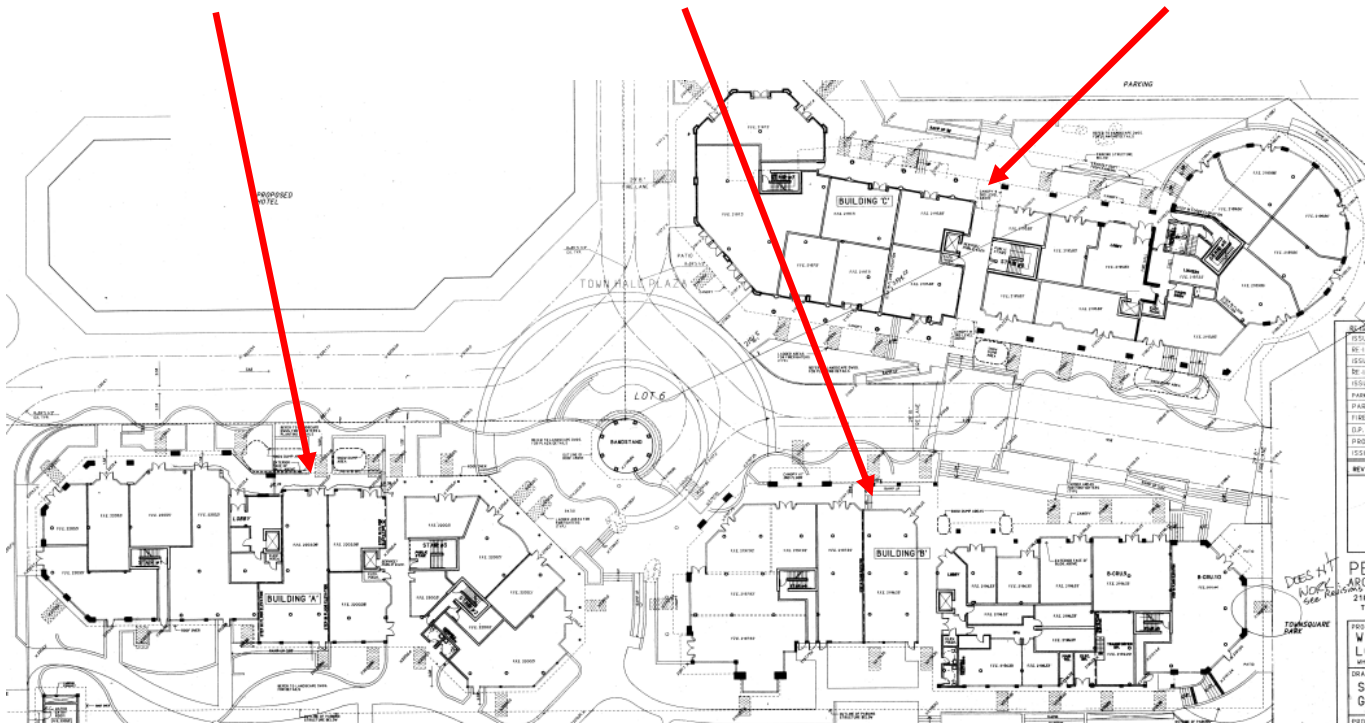


FIGURE 1: General Arrangement of the (3) Buildings at Whistler Town Plaza

AS-BUILT CONSTRUCTION SURVEY (Cont'd)



PROJECT: Whistler Town Plaza - Strata Plan LMS 2223 4314 Main Street RR4, Whistler, BC Roof Gutters & Rainwater Leaders	PROJECT NO: 2011.03.001	DATE OF SITE VISIT: March 15, 2019
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ITEM	DESCRIPTION	ACTION REQUIRED BY
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5.0	Observations and Comments	
5.1	<p>INTRODUCTION</p> <p>For each of the three (3) buildings at Whistler Town Plaza, MGH Consulting Inc. ("MGH") will compare the as-built construction of the new roof gutters & rainwater leaders to the intended scope of work as described in the Development Permit application. MGH will prepare elevations containing the following:</p> <ul style="list-style-type: none"> a. The original proposed locations for new roof gutters & rainwater leaders as described in the Development Permit ("DP") application DP1604. b. The as-built locations for the new roof gutters & rainwater leaders as of the date of MGH's site visit on March 15, 2019. c. Locations where the installation of new roof gutters & rainwater leaders departed from the proposed design under DP1604, and MGH's opinion as to whether such departures affect their performance as intended in the original proposed design under DP1604. d. MGH's recommendations for additional work to supplement the as-built roof gutters & rainwater leaders. <p>At the request of the Resort Municipality of Whistler ("RMOW"), MGH's mandate will be confined to visually survey the as-built construction and report to the RMOW as to whether the proposed scope of work described under the DP application has either been fulfilled, or still requires additional work.</p> <p>In the event MGH discovers that the work proposed under DP1604 is incomplete, MGH will describe the nature and the extent of additional work that MGH recommends should be implemented to assist the Resort Municipality of Whistler ("RMOW") in their decision to grant approval of the DP.</p>	Info
5.2	<p>SUMMARY OF FINDINGS</p> <p>See Figures 2 through 15 in Appendix-1 for views of the building elevations at the three (3) buildings that comprise Whistler Town Plaza. The drawings depict the following information:</p> <ul style="list-style-type: none"> a. The as-built locations of the new roof gutters & rainwater leaders that match the proposed locations as described under DP1604. b. The as-built locations of the new roof gutters & rainwater leaders that departed from the proposed locations as described under DP1604. c. The locations where, in the opinion of MGH, additional work is required to either comply with the intended scope of work proposed under DP1604, or to improve the performance of the roof gutters & rainwater leaders. <p>MGH's salient findings and recommendations are summarized below.</p>	Info

AS-BUILT CONSTRUCTION SURVEY (Cont'd)



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ITEM	DESCRIPTION	ACTION REQUIRED BY
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5.0	Observations and Comments	
5.2.1	<p>BEAR LODGE: BUILDING A</p> <p>5.2.1.1 North Elevation:</p> <p>a. Figure 2 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the North elevation. The new roof gutters & rainwater leaders at these locations were not depicted on the drawings submitted under the RMOW DP application (DP1604).</p> <p>b. It is the opinion of MGH that the as-built locations of the new roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below.</p> <p>c. Figure 2 in Appendix-1 shows the locations where a rainwater leader discharges water onto the walkway surface (See Photographs 1 and 2).</p> <p>Recommendation: MGH recommends modifying the selected rainwater leader to make it discharge water directly into the nearest floor drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Connect the selected rainwater leader shown on Figure 2 in Appendix-1 directly to its nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p>	Strata
	<p>5.2.1.2 South Elevation:</p> <p>a. Figure 3 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the South elevation. The new roof gutters & rainwater leaders at these locations were not depicted on the drawings submitted under the RMOW DP application (DP1604).</p> <p>b. Two (2) of the rainwater leaders discharge water directly into a planter (See Photographs 3 & 4).</p> <p>c. Two (2) of the rainwater leaders discharge water directly into a drain pipe that is connected to the storm water drainage system in the below-grade parkade (See Photographs 5, 6, 7, 8 & 9).</p> <p>d. It is the opinion of MGH that the as-built new roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level.</p>	Info

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ITEM	DESCRIPTION	ACTION REQUIRED BY
5.0	Observations and Comments	
5.2.1	<p>BEAR LODGE: BUILDING A (Continued)</p> <p>5.2.1.3 East Elevation:</p> <p>a. Figure 4 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the East elevation.</p> <p>b. It is the opinion of MGH that the installed locations of new roof gutters & rainwater leaders generally comply with the intended design as depicted on the elevation drawings submitted under the RMOW DP application (DP1604). The exceptions are as noted below:</p> <ul style="list-style-type: none"> Two (2) new rainwater leaders that were proposed for installation at the East elevation were <u>not</u> installed. See Figure 4. Four (4) new rainwater leaders <u>were</u> installed at the East elevation that were not originally proposed to be installed at the East elevation. See Figure 4. <p>c. Figure 4 in Appendix-1 shows five (5) locations where new rainwater leaders discharge water directly into a planter (See Photographs 10, 11, 12, 13 & 14).</p> <p>d. It is the opinion of MGH that the as-built locations of the new roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below.</p> <p>e. Figure 4 in Appendix-1 shows the location where a new rainwater leader discharges water onto the walkway surface (See Photograph 15).</p> <p>Recommendation: MGH recommends modifying that selected rainwater leader to make it discharge water directly into the nearest floor drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail/method that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Connect the selected rainwater leader shown on Figure 4 in Appendix-1 directly to the nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p>	Strata

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ITEM	DESCRIPTION	ACTION REQUIRED BY
5.0	Observations and Comments	
5.2.1	<p>BEAR LODGE: BUILDING A (Continued)</p> <p>5.2.1.4 West Elevation:</p> <p>a. Figure 5 in Appendix 1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the West elevation.</p> <p>b. It is the opinion of MGH that the installed locations of new roof gutters & rainwater leaders generally comply with the intended design as depicted on the elevation drawings submitted under the RMOW DP application (DP1604). The exceptions are as noted below:</p> <ul style="list-style-type: none"> • Three (3) new rainwater leaders that were proposed for the West elevation were not installed. • One (1) new rainwater leader was relocated from its original proposed position at the West elevation. <p>c. Figure 5 in Appendix-1 shows two (2) locations where new rainwater leaders discharge water directly into an adjacent planter (See Photographs 16 and 17).</p> <p>d. Figure 5 in Appendix-1 shows two (2) locations where new rainwater leaders discharge water directly into a pipe that is connected to the storm water drainage system in the below-grade parkade (See Figures 3 & 5 and Photographs 5, 6, 7, 8 & 9).</p> <p>e. It is the opinion of MGH that the as-built locations of the new roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below.</p> <p>f. Figure 5 in Appendix-1 shows the location where a new rainwater leader discharges water onto the walkway surface (See Photograph 18).</p> <p>Recommendation: MGH recommends modifying that selected rainwater leader to make it discharge water directly into its nearest floor drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail/method that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Connect the selected rainwater leader shown on Figure 5 in Appendix-1 directly to the nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p>	Strata

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ITEM	DESCRIPTION	ACTION REQUIRED BY
5.0	Observations and Comments	
5.2.2	<p><u>EAGLE LODGE: BUILDING B</u></p> <p>5.2.2.1 North Elevation:</p> <p>a. Figure 6 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the North elevation. The new roof gutters & rainwater leaders at these locations were not depicted on the drawings submitted under the RMOW DP application (DP1604).</p> <p>b. It is the opinion of MGH that the as-built locations of the new roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below.</p> <p>c. Figure 6 in Appendix-1 shows the location where new a rainwater leader discharges water onto the walkway surface (See Photograph 19).</p> <p>Recommendation: MGH recommends modifying that selected rainwater leader to make it discharge water directly into the nearest floor drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Connect the selected rainwater leader shown on Figure 6 in Appendix-1 directly to its nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p> <p>d. Figure 6 in Appendix-1 shows the location where a new rainwater leader discharges water onto the walkway surface near the end of an existing trench drain (See Photograph 20). See also Figure 8 in Appendix-1.</p> <p>Recommendation: MGH recommends modifying that selected rainwater leader to make it discharge water directly into the end of the trench drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface.</p> <p>Action Item: Connect the selected rainwater leader shown on Figure 6 in Appendix-1 directly into the end of the existing trench drain.</p>	<p>Strata</p> <p>Strata</p>

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ITEM	DESCRIPTION	ACTION REQUIRED BY
5.0	Observations and Comments	
5.2.2	<p><u>EAGLE LODGE: BUILDING B (Continued)</u></p> <p>5.2.2.2 South Elevation:</p> <ul style="list-style-type: none"> a. Figure 7 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the South elevation. Neither the new roof gutters & rainwater leaders nor the pre-existing gutters & rainwater leaders at these locations had been depicted on the drawings submitted under the RMOW DP application (DP1604). b. The pre-existing roof gutters & rainwater leaders remain in use. c. Figure 7 in Appendix-1 shows the location where a new rainwater leader discharges water directly into an adjacent planter (See Photograph 21). d. It is the opinion of MGH that the as-built roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below. e. Figure 7 in Appendix-1 shows the locations where two (2) pre-existing rainwater leaders discharge water onto the walkway surface (See Photographs 22 & 23). <p>Recommendation: MGH recommends modifying those (2) pre-existing rainwater leaders to make them discharge water directly into the nearest floor drains to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Connect the two (2) pre-existing rainwater leaders shown on Figure 7 in Appendix-1 directly to their nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p>	Strata

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ITEM	DESCRIPTION	ACTION REQUIRED BY
5.0	Observations and Comments	
5.2.2	<p>EAGLE LODGE: BUILDING B (Continued)</p> <p>5.2.2.3 East Elevation:</p> <p>a. Figure 8 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the East elevation.</p> <p>b. It is the opinion of MGH that the installed locations of new roof gutters & rainwater leaders generally comply with the intended design as depicted on the elevation drawings submitted under the RMOW DP application (DP1604).</p> <p>c. Figure 8 in Appendix-1 shows four (4) locations where new rainwater leaders discharge water directly into an adjacent planter (See Photographs 24, 25, 26 & 27).</p> <p>d. It is the opinion of MGH that the as-built locations of the new roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below.</p> <p>e. Figure 8 in Appendix-1 shows three (3) locations where new rainwater leaders discharge water onto the walkway surface (See Photographs 28, 29 & 30).</p> <p>Recommendation: MGH recommends modifying those three (3) rainwater leaders to make them discharge water directly into the nearest floor drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail/method that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Connect the selected rainwater leaders shown on Figure 8 in Appendix-1 directly to their nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p> <p>f. Figure 8 in Appendix-1 shows the location where a new rainwater leader discharges water onto the walkway surface near the end of an existing trench drain (See Photograph 20). See also Figure 6 (North-East Elevation) in Appendix-1.</p> <p>Recommendation: MGH recommends modifying that selected rainwater leader to make it discharge water directly into the end of the trench drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface.</p> <p>Action Item: Connect the selected rainwater leader shown on Figure 8 in Appendix-1 directly into the end of the existing trench drain.</p>	<p>Strata</p> <p>Strata</p>

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5.0	Observations and Comments	
5.2.2	<p><u>EAGLE LODGE: BUILDING B (Continued)</u></p> <p>5.2.2.4 West Elevation:</p> <p>a. Figure 9 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the West elevation.</p> <p>b. It is the opinion of MGH that the installed locations of new roof gutters & rainwater leaders generally comply with the intended design as depicted on the drawings submitted with the RMOW DP application (DP1604). The exceptions are as noted below:</p> <ul style="list-style-type: none"> Three (3) new roof gutters that were proposed for the West elevation under the RMOW DP application (DP1604) were not installed. <p>Recommendation / Action Item: Figure 9 in Appendix-1 shows the locations where MGH recommends installing the three (3) missing roof gutters that were originally proposed under DP1604.</p> <ul style="list-style-type: none"> Six (6) new rainwater leaders were installed even though they were not originally proposed to be installed at the West elevation. Three (3) of those new rainwater leaders are located at the ground floor level. Three (3) of those new rainwater leaders are located above the lowest sloped roofs. <p>c. Figure 9 in Appendix-1 shows three (3) locations where new rainwater leaders discharge water directly into an adjacent planter (See Photographs 31 & 32).</p> <p>d. It is the opinion of MGH that the as-built locations of the new roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below.</p> <p>e. Figure 9 in Appendix-1 shows the locations where new rainwater leaders and a pre-existing rainwater leader discharge water onto the walkway surface (See Photographs 23, 33 & 34).</p> <p>Recommendation: MGH recommends modifying the three (3) selected rainwater leaders to make them discharge water directly into their nearest floor drains to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail/method that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Connect the selected rainwater leaders shown on Figure 9 in Appendix-1 directly to their nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p>	<p>Strata</p> <p>Strata</p>

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5.0	Observations and Comments	
5.2.2	<p><u>EAGLE LODGE: BUILDING B (Continued)</u></p> <p>5.2.2.4 West Elevation: (Continued)</p> <p>f. Figure 9 in Appendix-1 shows the location where a new rainwater leader discharges water onto the walkway at the bottom of a flight of stairs (near the end of an existing trench drain) (See Photograph 35).</p> <p>Recommendation: MGH recommends modifying that selected rainwater leader to make it discharge water directly into the end of the trench drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface.</p> <p>Action Item: Connect the selected rainwater leader shown on Figure 9 in Appendix-1 directly into the end of the existing trench drain.</p> <p>g. Figure 9 in Appendix-1 shows the location where MGH recommends installing a new roof gutter & a new rainwater leader at the West elevation (See Photograph 36).</p> <p>Action Item: Install a new roof gutter & new rainwater leader at the location shown on Figure 9 in Appendix-1.</p>	<p>Strata</p> <p>Strata</p>

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5.2.3	<p>DEER LODGE: BUILDING C</p> <p>5.2.3.1 North Elevation:</p> <p>a. Figure 10 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the North elevations. Some of the new roof gutters & rainwater leaders that were recently installed at the North elevations were not depicted on the drawings submitted with the RMOW DP application (DP1604).</p> <p>b. It is the opinion of MGH that the as-built locations of the new roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below.</p> <p>c. Figure 10 in Appendix-1 shows the four (4) locations where new rainwater leaders discharge water onto the walkway surface (See Photographs 37, 38, 39 & 40).</p> <p>Recommendation: MGH recommends modifying those (4) rainwater leaders to make them discharge water directly into their nearest floor drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Connect the four (4) selected rainwater leaders shown on Figure 10 in Appendix-1 directly to their nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p>	Strata

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ITEM	DESCRIPTION	ACTION REQUIRED BY
5.0	Observations and Comments	
5.2.3	<p>DEER LODGE: BUILDING C (Continued)</p> <p>5.2.3.2 South Elevation:</p> <p>a. Figure 11 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the South elevations. The exceptions are as noted below:</p> <ul style="list-style-type: none"> • A roof gutter & rainwater leader that was proposed for the South-East elevation was not installed. • A roof gutter installed at the South-West elevation was not on the drawings under DP1604. • The as-built roof gutters & rainwater leader at the South-East elevation are pre-existing. <p>b. It is the opinion of MGH that the as-built locations of the new and the pre-existing roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below.</p> <p>c. Figure 11 in Appendix-1 shows the location where a pre-existing rainwater leader at the South-East elevation discharges water onto the walkway surface (See Photograph 41).</p> <p>Recommendation: MGH recommends modifying that pre-existing rainwater leader to make it discharge water directly into its nearest floor drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Connect the pre-existing rainwater leader shown on Figure 11 in Appendix-1 directly to its nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p> <p>d. Figure 11 in Appendix-1 shows the location where MGH recommends installing a new roof gutter at the South-West elevation to extend the continuity of the pre-existing roof gutter at the South elevations (See Photograph 42).</p> <p>Action Item: Install a new roof gutter at the location shown on Figure 11 in Appendix-1.</p> <p>e. Figure 11 in Appendix-1 shows the location where a new rainwater leader proposed for the South-East elevation was not installed. See also Figure 12 in Appendix-1.</p> <p>Recommendation: MGH recommends installing the missing rainwater leader and connecting it to its nearest floor drain, applying the same repair detail that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Install a new rainwater leader at the location shown on Figure 11 in Appendix-1.</p>	<p>Strata</p> <p>Strata</p> <p>Strata</p>

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5.2.3	<p>DEER LODGE: BUILDING C (Continued)</p> <p>5.2.3.3 East Elevation:</p> <p>a. Figures 12 & 13 in Appendix-1 show the as-built locations of new roof gutters & rainwater leaders that were installed along the East elevation. The exceptions are as noted below:</p> <ul style="list-style-type: none"> • A roof gutter & rainwater leader that was proposed for the East elevation (South end of the building) was not installed. • The pre-existing roof gutter & rainwater leader at the South-East corner of the building are original construction and remain in use. • A new rainwater leader that was installed above the top-left corner of the breezeway was not depicted on the drawings submitted under DP application DP1604. • A new roof gutter & rainwater leader that was installed at the North-East corner of the building were not depicted on the drawings submitted under DP application DP1604. <p>b. It is the opinion of MGH that the as-built locations of the new and the pre-existing roof gutters & rainwater leaders should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level. The exceptions are as noted below.</p> <p>c. Figure 12 in Appendix-1 shows the location where a pre-existing rainwater leader at the South-East corner of the building discharges water onto the walkway surface (See Photograph 41).</p> <p>Recommendation: MGH recommends modifying that pre-existing rainwater leader to make it discharge water directly into its nearest floor drain to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50). See also Figure 11 (South-East elevation) in Appendix-1.</p> <p>Action Item: Connect the pre-existing rainwater leader shown on Figure 12 in Appendix-1 directly to its nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles.</p> <p>d. Figure 12 in Appendix-1 shows the location where a new rainwater leader proposed for the South-East elevation was not installed. See also Figure 11 (South-East elevation) in Appendix-1.</p> <p>Recommendation: MGH recommends installing the missing rainwater leader and connecting it to its nearest floor drain, applying the same repair detail that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50).</p> <p>Action Item: Install a new rainwater leader at the location shown on Figure 12 in Appendix-1.</p>	<p>Strata</p> <p>Strata</p>

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ITEM	DESCRIPTION	ACTION REQUIRED BY
5.0	Observations and Comments	
5.2.3	<p>DEER LODGE: BUILDING C (Continued)</p> <p>5.2.3.3 East Elevation: (Continued)</p> <p>e. Figure 12 in Appendix-1 shows the location where a new rainwater leader discharges water into a vertical pipe that is connected to a nearby existing floor drain. A sloped drain pipe beneath the walkway paver tiles connects the rainwater leader to the floor drain (See Photograph 43).</p> <p>Recommendation: MGH observed a build-up of ice that blocked the mouth where the rainwater leader connects to the vertical drain pipe. The ice blockage prevented proper drainage and water was observed spilling onto the walkway. MGH recommends installing a heat trace to the drain pipe.</p> <p>Action Item: Install a heat trace to the drain pipe beneath the walkway paver tiles.</p> <p>f. Figure 13 in Appendix-1 shows two (2) locations where the new rainwater leader discharges water onto the walkway surface (See Photographs 44 & 45).</p> <p>Recommendations:</p> <ul style="list-style-type: none"> • MGH recommends modifying one of those rainwater leaders to make it discharge water directly into its nearest floor drains to minimize/preclude the potential for the run-off water to freeze and create a slipping hazard on the walkway surface. MGH recommends applying the same repair detail/method that had previously been implemented at Deer Lodge - West Elevation to address a similar situation (See Photographs 46, 47, 48, 49 & 50). • MGH recommends modifying the 2nd rainwater leader to discharge into the adjacent planter. <p>Action Items:</p> <ul style="list-style-type: none"> • Connect the new rainwater leader shown on Figure 13 in Appendix-1 directly to its nearest existing floor drain via a sloping drain pipe beneath the walkway paver tiles. See Photograph 44. • Re-route the new rainwater leader shown on Figure 13 in Appendix-1 to discharge into the adjacent planter. See Photograph 45. 	<p>Strata</p> <p>Strata</p> <p>Strata</p>

AS-BUILT CONSTRUCTION SURVEY (Cont'd)



PROJECT: Whistler Town Plaza - Strata Plan LMS 2223 4314 Main Street RR4, Whistler, BC Roof Gutters & Rainwater Leaders	PROJECT NO: 2011.03.001	DATE OF SITE VISIT: March 15, 2019
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ITEM	DESCRIPTION	ACTION REQUIRED BY
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5.0	Observations and Comments	
5.2.3	<p>DEER LODGE: BUILDING C (Continued)</p> <p>5.2.3.4 West Elevation:</p> <p>a. Figures 14 & 15 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders that were installed at the West elevation. The exceptions are as noted below..</p> <ul style="list-style-type: none"> • The installed locations of the new gutters & rainwater leaders near the North end of the building generally comply with the intended design as depicted on the elevation drawings submitted under the RMOW DP application (DP1604). See Figure 14 in Appendix-1. • Figure 15 in Appendix-1 shows the as-built locations of new roof gutters & rainwater leaders at the South end of the building. These new gutters & rainwater leaders were not depicted on the drawings submitted with the DP application (DP1604). <p>b. Figure 14 in Appendix-1 shows the location of two (2) new rainwater leaders that discharge water directly into a drain pipe that is connected to a nearby existing floor drain. A sloped drain pipe beneath the walkway paver tiles connects the rainwater leader to the floor drain. See Photographs 46, 47, 48, 49 & 50 for the typical connection details between the rainwater leader and the nearby existing floor drain.</p> <p>c. Figure 15 in Appendix-1 shows two (2) locations where the new rainwater leaders discharge water directly into a planter (See Photographs 51 & 52).).</p> <p>d. It is the opinion of MGH that the as-built locations of the new roof gutters & rainwater leaders shown on Figures 14 & 15 in Appendix-1 should be able to perform as intended to reduce/preclude water (from rain and melting snow) from discharging off the bottom of the sloped roof onto the walkway at the ground floor level.</p>	Info

Report prepared by:

MGH CONSULTING INC.

(Email version. Signed original will follow by mail)

Per: Brian Lee, P.Eng.

Date of Report: April 25, 2019

Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC

PROJECT NO:
2011.03.001

DATE:
April 18, 2019

APPENDIX - 1

DRAWINGS

Bear Lodge:

- Drawing No. 1 Figure 2: Bear Lodge (Bldg. A) - North Elevation
- Drawing No. 2 Figure 3: Bear Lodge (Bldg. A) - South Elevation
- Drawing No. 3 Figure 4: Bear Lodge (Bldg. A) - East Elevation
- Drawing No. 4 Figure 5: Bear Lodge (Bldg. A) - West Elevation

Eagle Lodge:

- Drawing No. 5 Figure 6: Eagle Lodge (Bldg. B) - North Elevation
- Drawing No. 6 Figure 7: Eagle Lodge (Bldg. B) - South Elevation
- Drawing No. 7 Figure 8: Eagle Lodge (Bldg. B) - East Elevation
- Drawing No. 8 Figure 9: Eagle Lodge (Bldg. B) - West Elevation

Deer Lodge:

- Drawing No. 9 Figure 10: Deer Lodge (Bldg. C) - North Elevation
- Drawing No. 10 Figure 11: Deer Lodge (Bldg. C) - South Elevation
- Drawing No. 11 Figure 12: Deer Lodge (Bldg. C) - East Elevation (South End)
- Drawing No. 12 Figure 13: Deer Lodge (Bldg. C) - East Elevation (North End)
- Drawing No. 13 Figure 14: Deer Lodge (Bldg. C) - West Elevation (North End)
- Drawing No. 14 Figure 15: Deer Lodge (Bldg. C) - West Elevation (South End)



North Elevation

Legend:

- Proposed locations for new gutters & rainwater leaders under DP 1604. Installed as shown in "red" color unless noted otherwise.
- As-built locations of new gutters & rainwater leaders that were not originally shown on the drawings submitted under DP 1604.

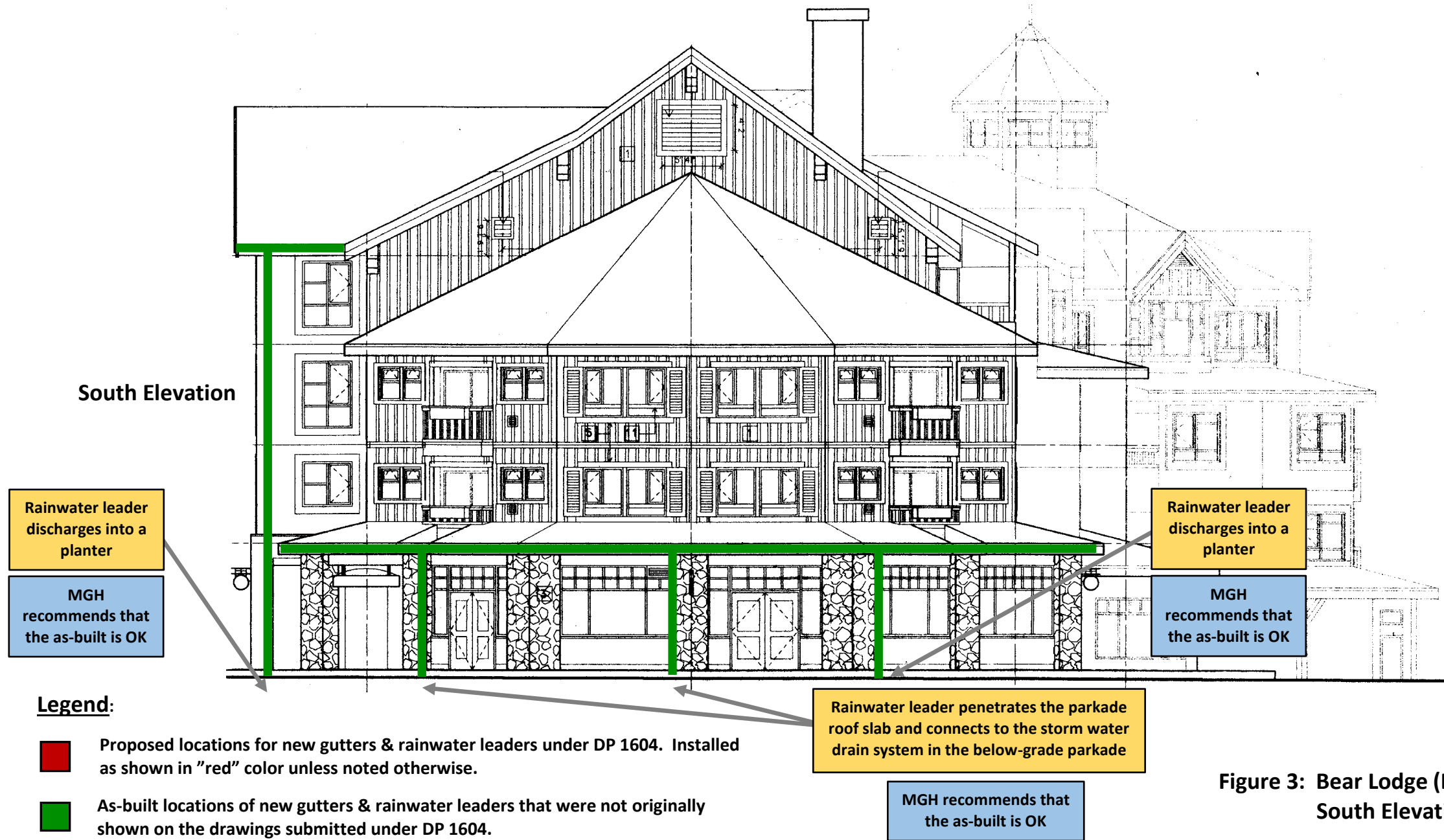
Rainwater leader discharges onto the walkway.

MGH recommends connecting the rainwater leader (via a sloping drain pipe below the paver tiles) to the nearby floor drain

**Figure 2: Bear Lodge (Building A)
North Elevation**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Bear Lodge (Building A) North Elevation	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	1.0

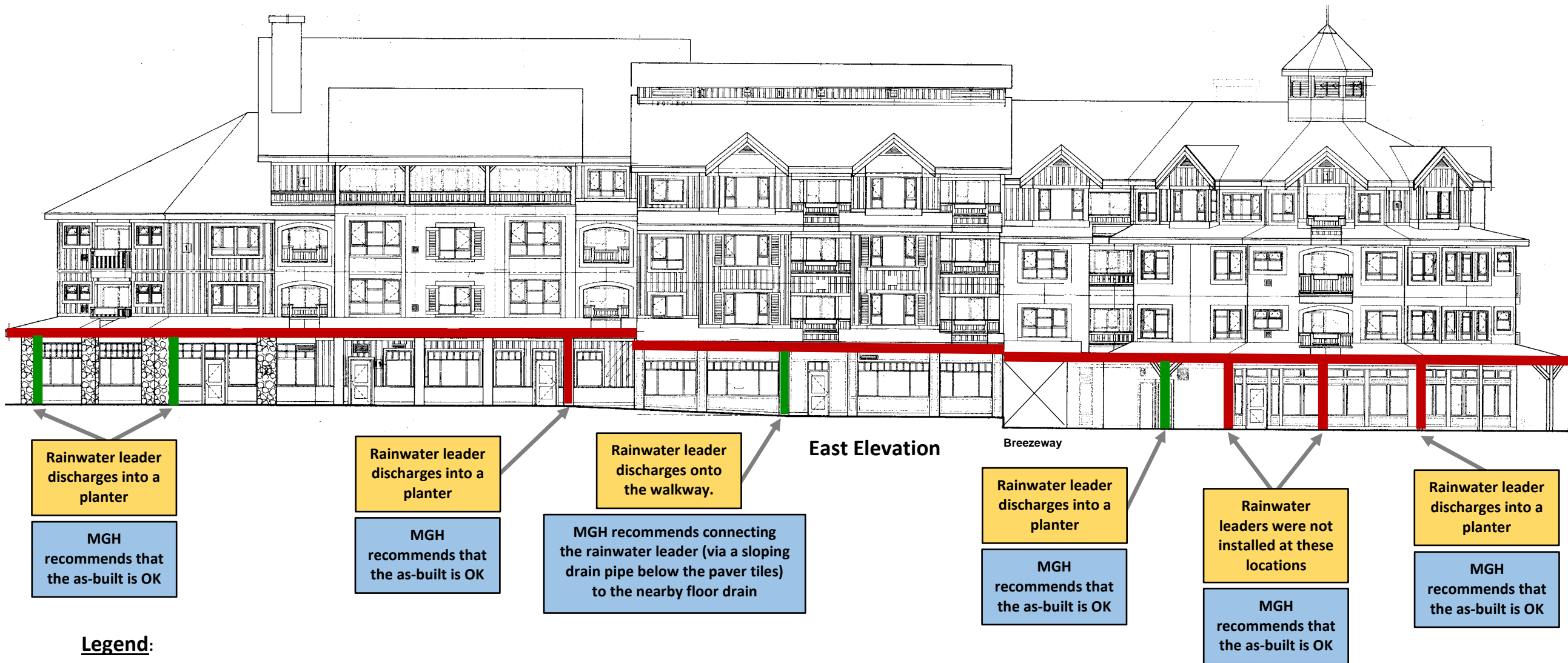
Acknowledgements:
A portion of this drawing was reproduced from a drawing prepared by Perkins & Company Architecture and Urban Design, Issued for Construction April 28, 1995.



**Figure 3: Bear Lodge (Building A)
South Elevation**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Bear Lodge (Building A) South Elevation	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	2.0


Acknowledgements:
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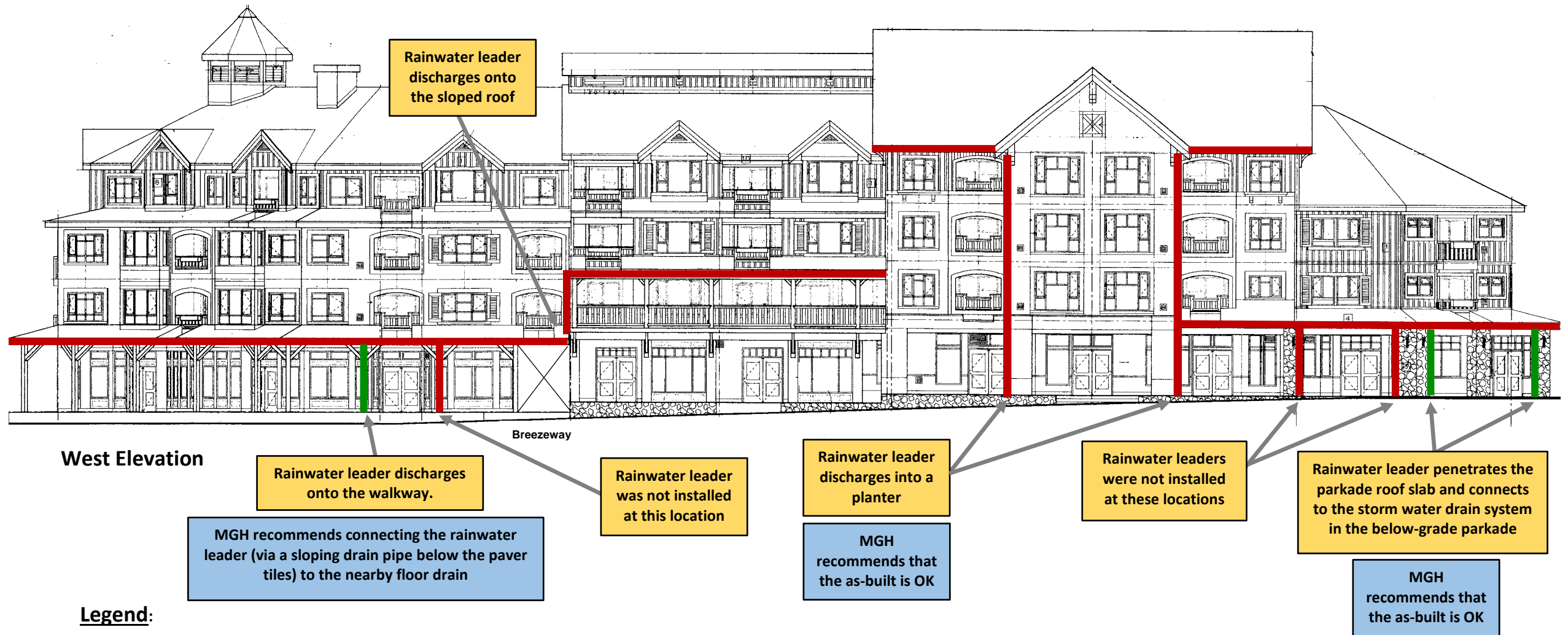
Legend:

- Proposed locations for new gutters & rainwater leaders under DP 1604. Installed as shown in "red" color unless noted otherwise.
- As-built locations of new gutters & rainwater leaders that were not originally shown on the drawings submitted under DP 1604.

**Figure 4: Bear Lodge (Building A)
East Elevation**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Bear Lodge (Building A) East Elevation	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	3.0

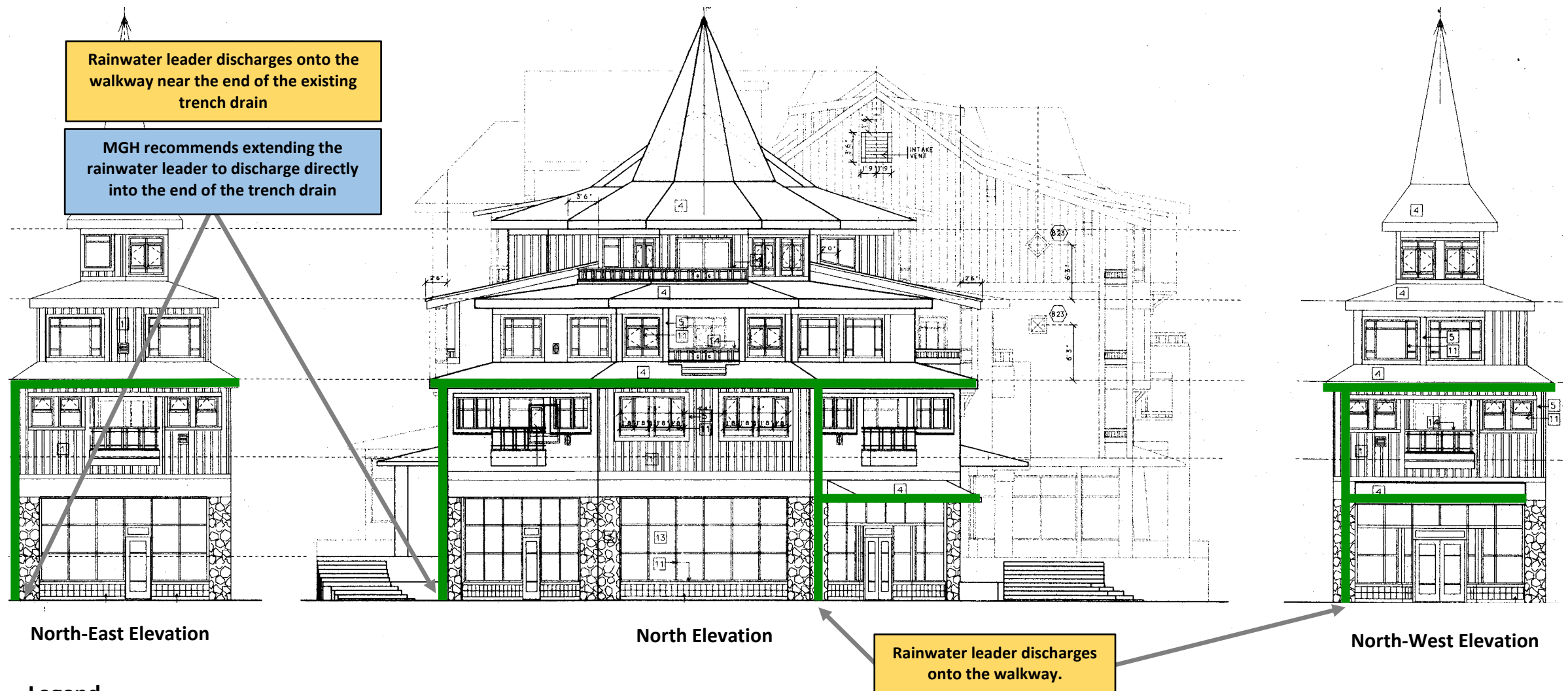
Acknowledgements:
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**Figure 5: Bear Lodge (Building A)
West Elevation**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Bear Lodge (Building A) West Elevation	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	4.0

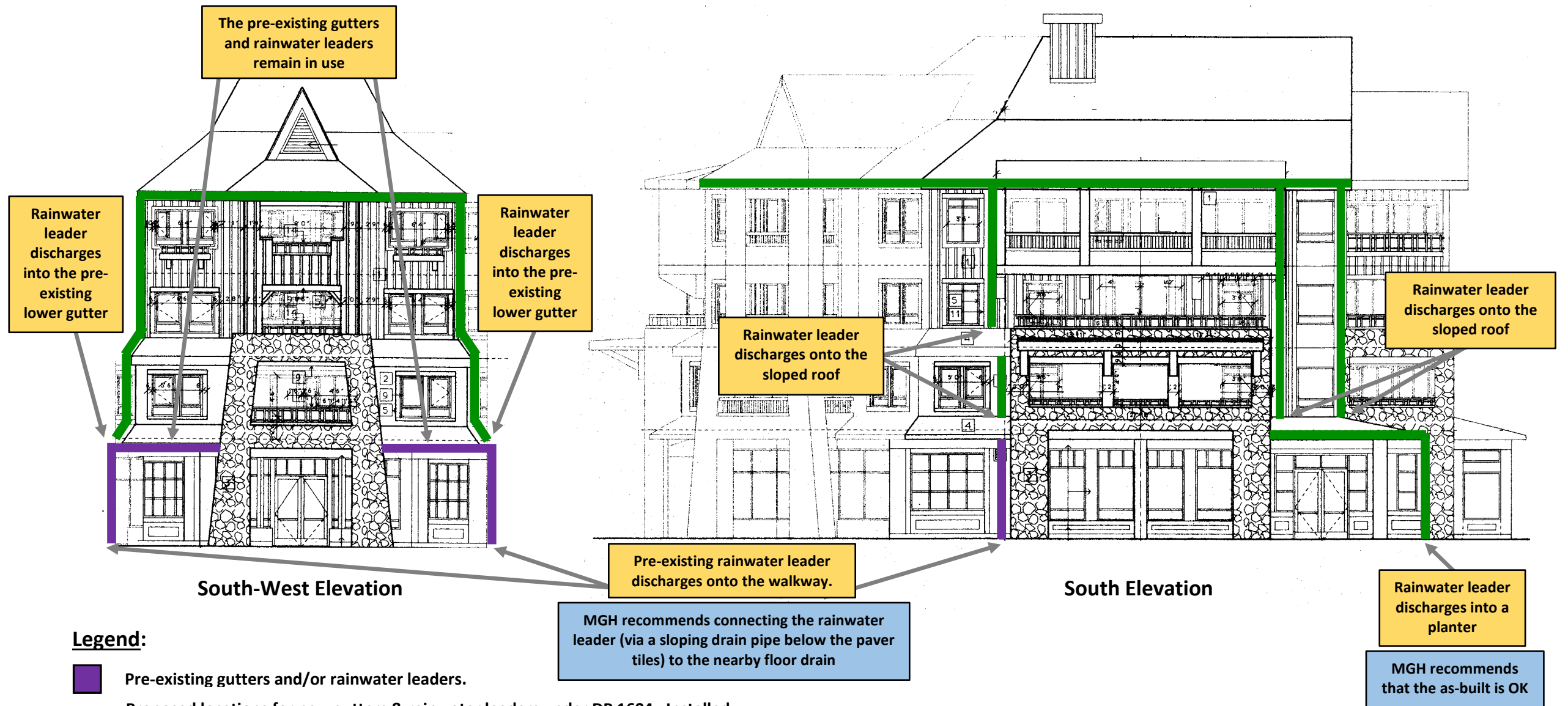
Acknowledgements:
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**Figure 6: Eagle Lodge (Building B)
North Elevations**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Eagle Lodge (Building B) North Elevations	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	5.0

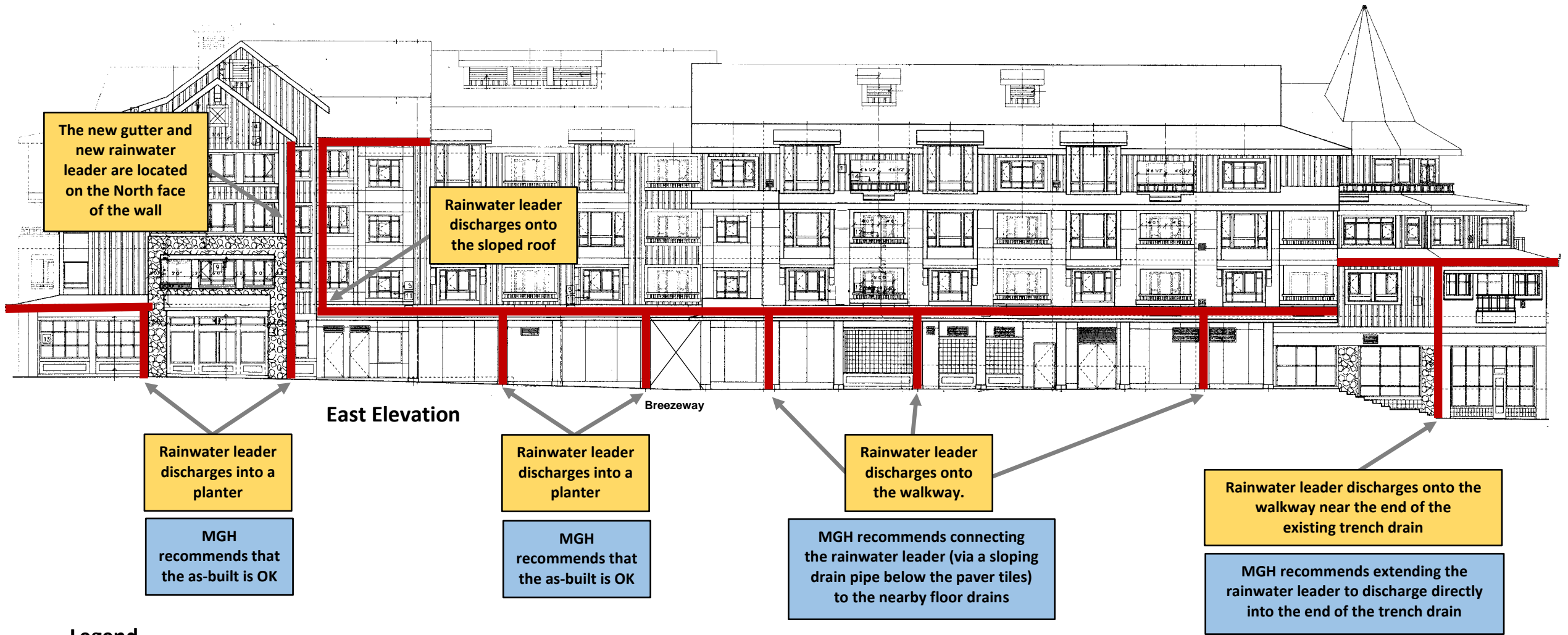
Acknowledgements:
A portion of this drawing was reproduced from a drawing prepared by Perkins & Company Architecture and Urban Design, Issued for Construction April 28, 1995.





**Figure 7: Eagle Lodge (Building B)
South Elevations**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Eagle Lodge (Building B) South Elevations	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	6.0

Acknowledgements:
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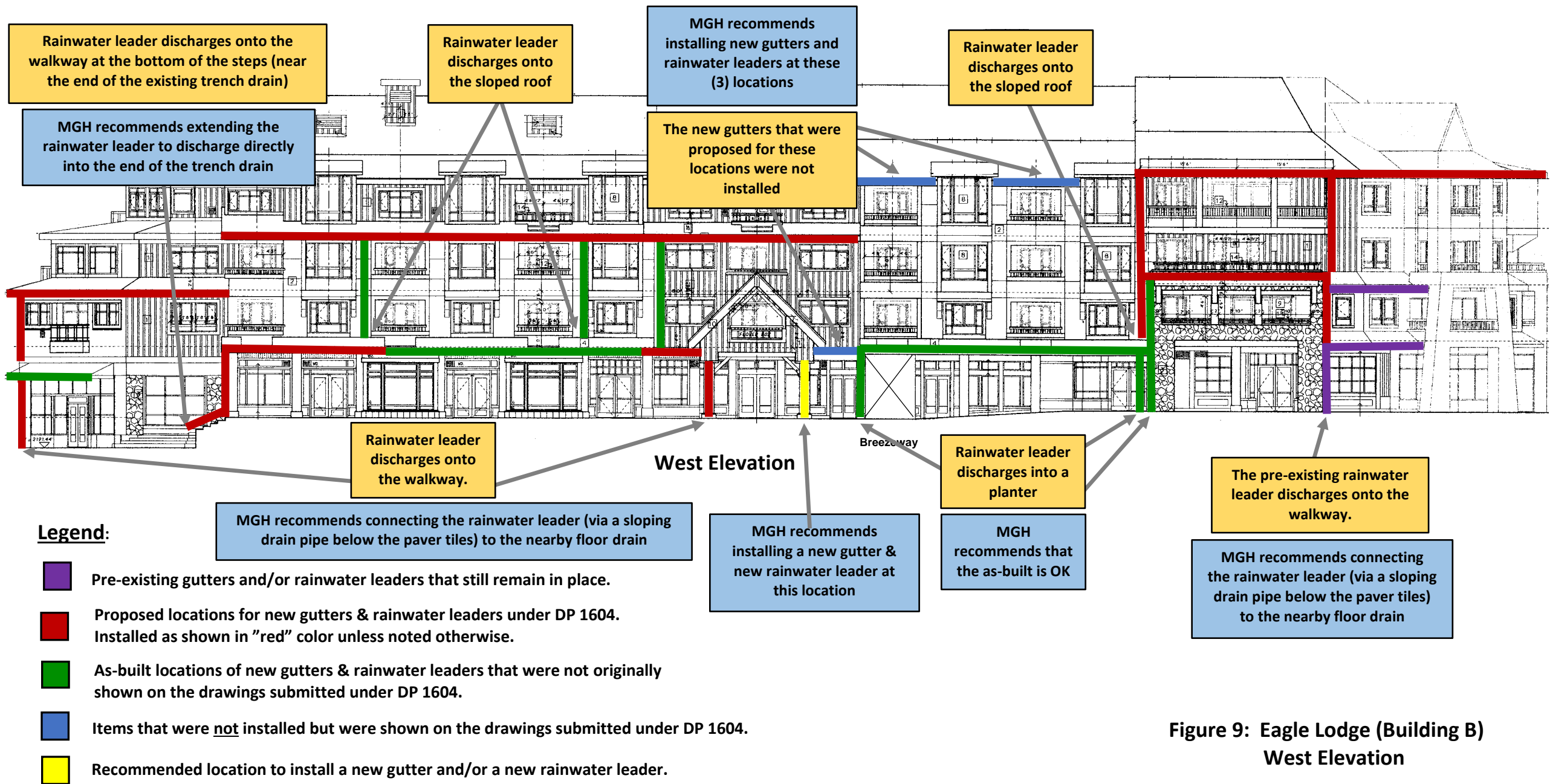
Legend:

-  Proposed locations for new gutters & rainwater leaders under DP 1604. Installed as shown in "red" color unless noted otherwise.
-  As-built locations of new gutters & rainwater leaders that were not originally shown on the drawings submitted under DP 1604.


**Figure 8: Eagle Lodge (Building B)
East Elevation**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Eagle Lodge (Building B) East Elevation	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	7.0

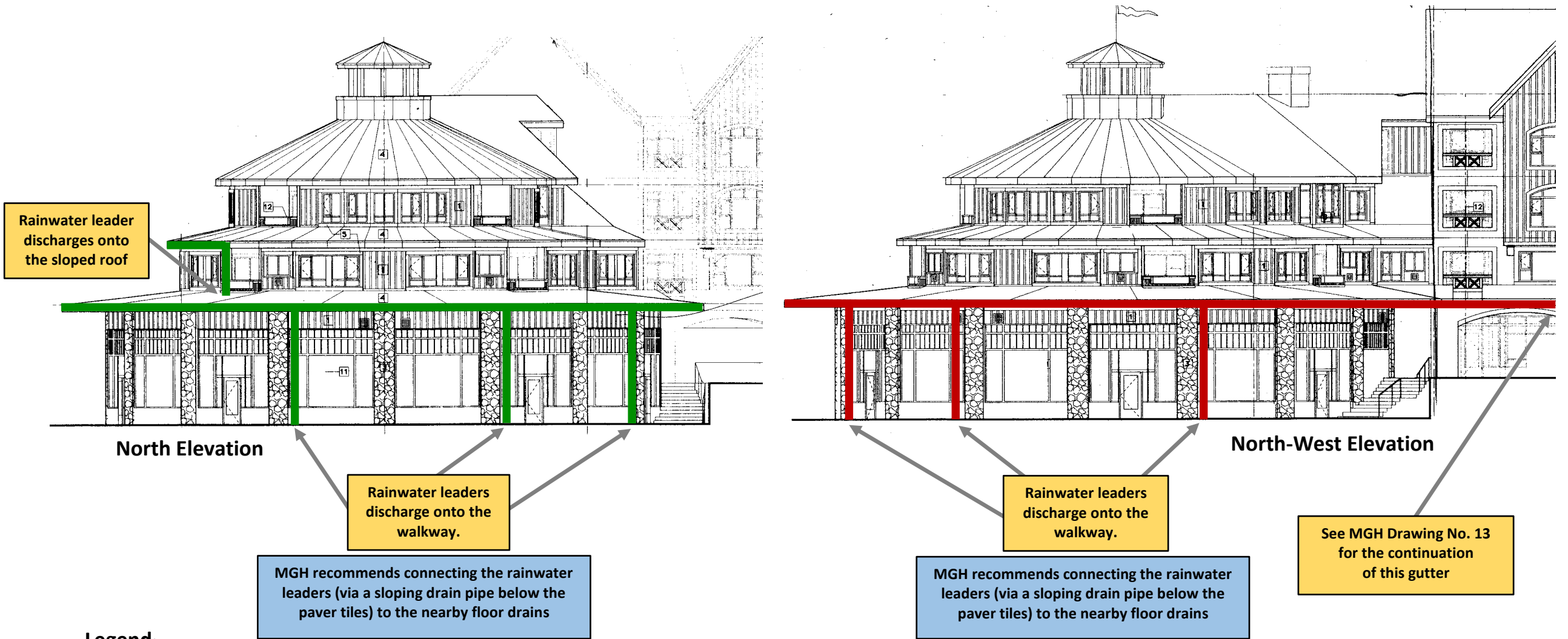
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**Figure 9: Eagle Lodge (Building B)
West Elevation**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Eagle Lodge (Building B) West Elevation	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	8.0

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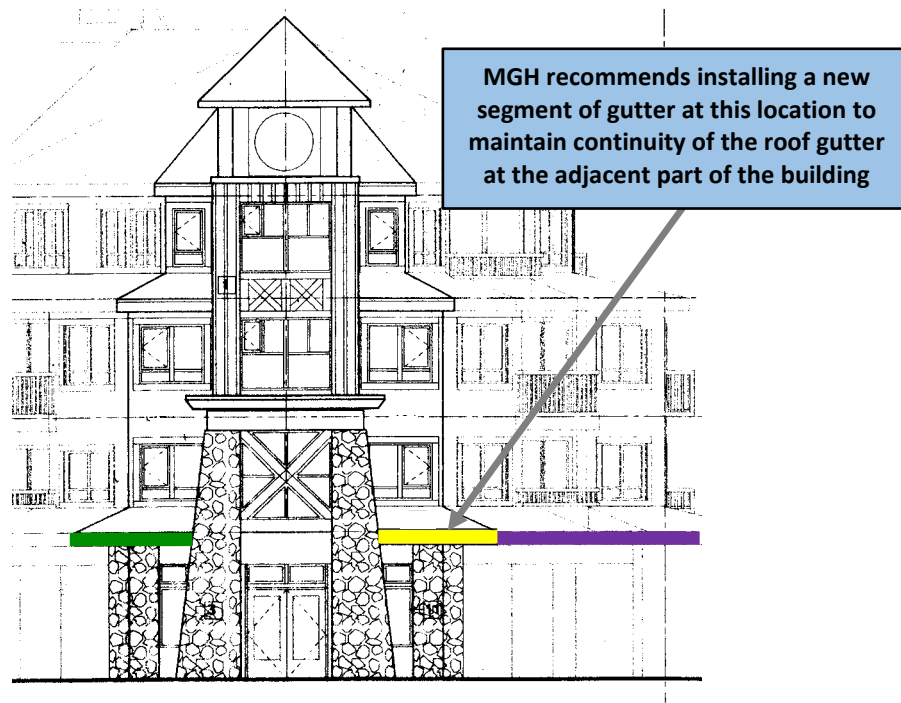
Legend:

- Proposed locations for new gutters & rainwater leaders under DP 1604. Installed as shown in "red" color unless noted otherwise.
- As-built locations of new gutters & rainwater leaders that were not originally shown on the drawings submitted under DP 1604.

**Figure 10: Deer Lodge (Building C)
North Elevations**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Deer Lodge (Building C) North Elevations	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	9.0

Acknowledgements:
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South-West Elevation



South-East Elevation

Legend:

- Pre-existing gutters and/or rainwater leaders that still remain in place.
- Proposed locations for new gutters & rainwater leaders under DP 1604. Installed as shown in "red" color unless noted otherwise.
- As-built locations of new gutters & rainwater leaders that were not originally shown on the drawings submitted under DP 1604.
- Items that were not installed but were shown on the drawings submitted under DP 1604.
- Recommended location to install a new gutter and/or a new rainwater leader.

**Figure 11: Deer Lodge (Building C)
South Elevations**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Deer Lodge (Building C) South Elevations	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	10.0

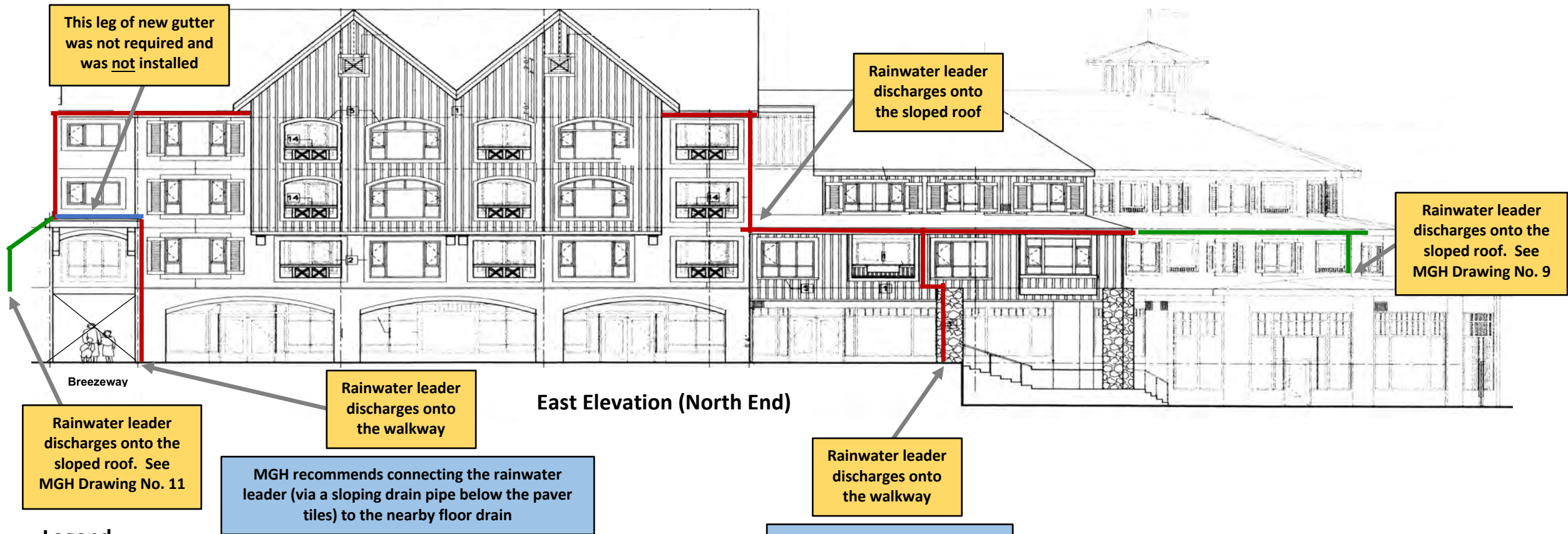
Acknowledgements:
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**Figure 12: Deer Lodge (Building C)
East Elevations**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Deer Lodge (Building C) East Elevations	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	11.0


Acknowledgements:
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Legend:

-  Pre-existing gutters and/or rainwater leaders that still remain in place.
-  Proposed locations for new gutters & rainwater leaders under DP 1604. Installed as shown in "red" color unless noted otherwise.
-  As-built locations of new gutters & rainwater leaders that were not originally shown on the drawings submitted under DP 1604.
-  Items that were not installed but were shown on the drawings submitted under DP 1604.
-  Recommended location to install a new gutter and/or a new rainwater leader.

**Figure 13: Deer Lodge (Building C)
East Elevations**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Deer Lodge (Building C) East Elevations	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	12.0


Acknowledgements:
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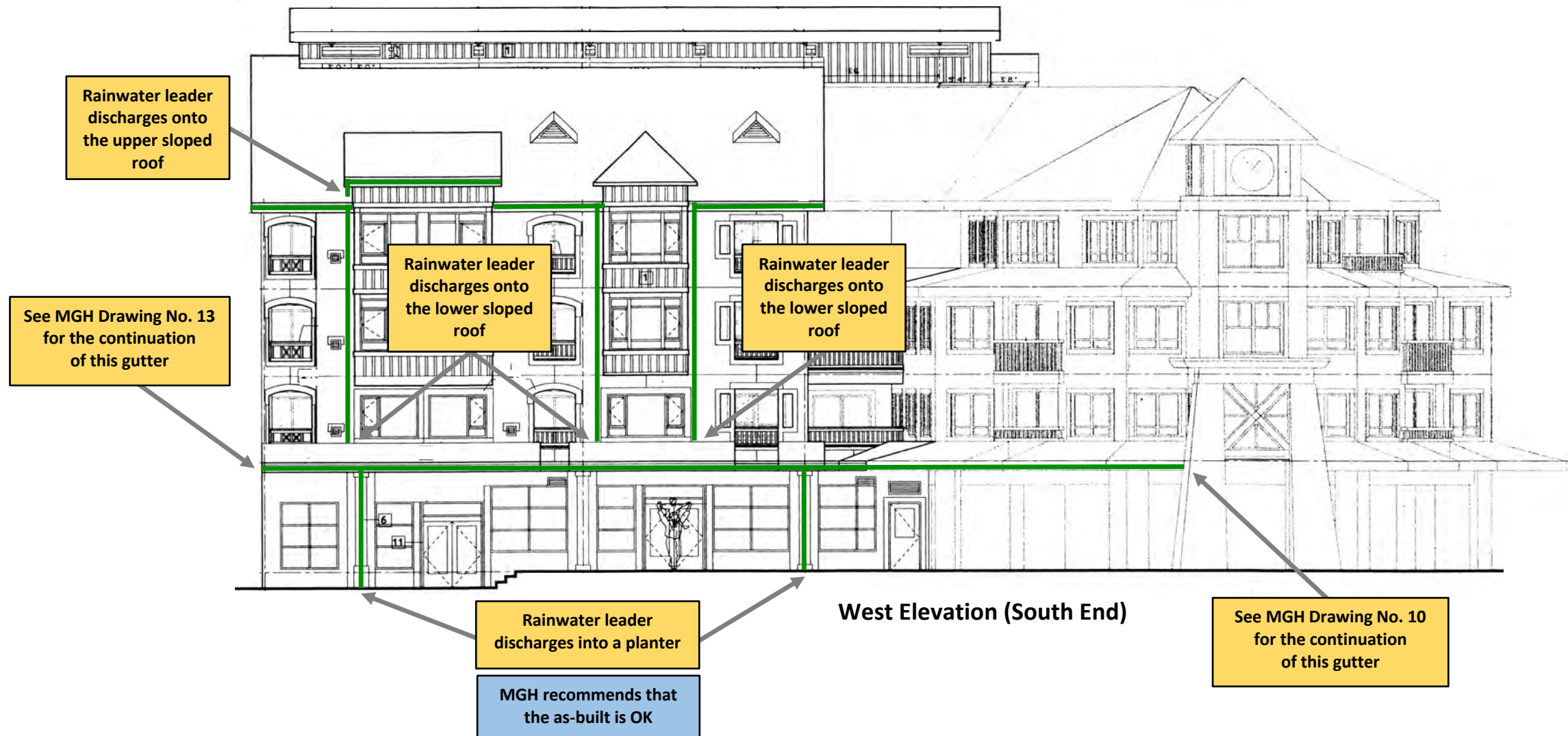
Legend:

■ Proposed locations for new gutters & rainwater leaders under DP 1604. Installed as shown in "red" color unless noted otherwise.

**Figure 14: Deer Lodge (Building C)
West Elevations**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Deer Lodge (Building C) West Elevations	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	13.0


Acknowledgements:
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Legend:

As-built locations of new gutters & rainwater leaders that were not originally shown on the drawings submitted under DP 1604.

**Figure 15: Deer Lodge (Building C)
West Elevations**

	Project Name:	Whistler Town Plaza 4314 Main Street RR4 Whistler, BC	Drawing Title:	Deer Lodge (Building C) West Elevations	Project No:	2011.03.001
	Owner:	Strata Plan LMS 2223	Date:	April 18, 2019	Drawing No:	14.0

Acknowledgements:
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Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC

PROJECT NO:
2011.03.001

DATE:
April 18, 2019

APPENDIX - 2

PHOTOGRAPHS

A. Bear Lodge: Building A

Photograph Nos. 1 to 18

B. Eagle Lodge: Building B

Photograph Nos. 19 to 36

C. Deer Lodge: Building C

Photograph Nos. 37 to 52

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM	PHOTOGRAPHS
	 <p>Photograph 1: Bear Lodge - North Elevation The arrow points to a rainwater leader that discharges water onto the walkway surface. See Photograph 2. See Figure 2 in Appendix-1.</p>
	 <p>Photograph 2: Bear Lodge - North Elevation The left arrow points to the rainwater leader shown in Photograph 1. The right arrow points to the nearest existing floor drain. See Figure 2 in Appendix-1.</p>
	 <p>Photograph 3: Bear Lodge - South Elevation The arrow points to a rainwater leader that discharges water into a planter. See Figure 3 in Appendix-1.</p>
	 <p>Photograph 4: Bear Lodge - South Elevation The arrow points to a rainwater leader that discharges water into a planter. See Figure 3 in Appendix-1.</p>

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM PHOTOGRAPHS



Photograph 5: Bear Lodge - South Elevation

The 2 arrows point to new rainwater leaders that are connected to the storm water drainage system in the below-grade parkade beneath the walkway. See **Figures 3 & 5** in **Appendix-1** and see **Photographs 6, 7, 8 & 9**.



Photograph 6: Bear Lodge - South Elevation

The arrow points to a new rainwater leader that is connected to the storm water drainage system in the below-grade parkade beneath the walkway. See **Figure 3** in **Appendix-1** and see **Photographs 5 & 7**.



Photograph 7: Bear Lodge - Parkade

The left arrow points to the ceiling of the parkade where the rainwater leader drain pipe penetrates the roof slab. The right arrow points to the connection to the storm water drainage system. See **Figure 3** in **Appendix-1** and **Photograph 6**.



Photograph 8: Bear Lodge - South Elevation

The arrow points to a new rainwater leader that is connected to the storm water drainage system in the below-grade parkade beneath the walkway. See **Figure 3** in **Appendix-1** and see **Photographs 5 & 9**.

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM	PHOTOGRAPHS
------	-------------



Photograph 9: Bear Lodge - Parkade

The left arrow points to the ceiling of the parkade where the rainwater leader drain pipe penetrates the roof slab. The right arrow points to the connection to the storm water drainage system. See **Figure 3** in **Appendix-1** and **Photograph 8**.



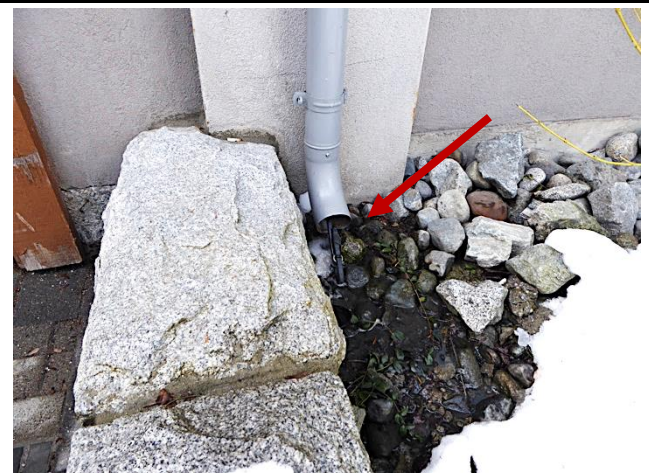
Photograph 10: Bear Lodge - East Elevation

The arrow points to 1 of the 5 new rainwater leaders along the East elevation that discharge into a planter. See **Figure 4** in **Appendix-1**.



Photograph 11: Bear Lodge - East Elevation

The arrow points to 1 of the 5 new rainwater leaders along the East elevation that discharge into a planter. See **Figure 4** in **Appendix-1**.



Photograph 12: Bear Lodge - East Elevation

The arrow points to 1 of the 5 new rainwater leaders along the East elevation that discharge into a planter. See **Figure 4** in **Appendix-1**.

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019





ITEM	PHOTOGRAPHS
	 <p>Photograph 13: Bear Lodge - East Elevation The arrow points to 1 of the 5 new rainwater leaders along the East elevation that discharge into a planter. See Figure 4 in Appendix-1.</p>
	 <p>Photograph 14: Bear Lodge - East Elevation The arrow points to 1 of the 5 new rainwater leaders along the East elevation that discharge into a planter. See Figure 4 in Appendix-1.</p>
	 <p>Photograph 15: Bear Lodge - East Elevation The right arrow points to a new rainwater leader that discharges onto the walkway surface. The left arrow points to the nearest exiting floor drain. See Figure 4 in Appendix-1.</p>
	 <p>Photograph 16: Bear Lodge - West Elevation The arrow points to 1 of the 2 new rainwater leaders along the West elevation that discharge into a planter. See Figure 4 in Appendix-1. See Photograph 15.</p>

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM	PHOTOGRAPHS
	 <p>Photograph 17: Bear Lodge - West Elevation The arrow points to 1 of the 2 new rainwater leaders along the West elevation that discharge into a planter. See Figure 4 in Appendix-1. See Photograph 14.</p>
	 <p>Photograph 18: Bear Lodge - West Elevation The upper arrow points to a new rainwater leader that discharges water onto the walkway. The lower arrow points to the nearest existing floor drain. See Figure 5 in Appendix-1.</p>
	 <p>Photograph 19: Eagle Lodge - North Elevation The left arrow points to a new rainwater leader that discharges water onto the walkway. The right arrow points to the nearest existing floor drain. See Figure 6 in Appendix-1.</p>
	 <p>Photograph 20: Eagle Lodge - North Elevation The arrow points to a new rainwater leader that discharges water onto the walkway near the end of a trench drain. See Figure 6 in Appendix-1.</p>

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM	PHOTOGRAPHS
	 <p>Photograph 21: Eagle Lodge - South Elevation The arrow points to a new rainwater leader that discharge into a planter. See Figure 7 in Appendix-1</p>
	 <p>Photograph 22: Eagle Lodge - South Elevation The arrow points to a pre-existing rainwater leader that discharges water onto the walkway. See Figure 7 in Appendix-1.</p>
	 <p>Photograph 23: Eagle Lodge - South Elevation The left arrow points to a pre-existing rainwater leader that discharges water onto the walkway. The right arrow points to the nearest existing floor drain. See Figures 7 & 9 in Appendix-1.</p>
	 <p>Photograph 24: Eagle Lodge - East Elevation The arrow points to a new rainwater leader that discharges water into a planter. See Figure 8 in Appendix-1.</p>

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019


ITEM	PHOTOGRAPHS
	 <p>Photograph 25: Eagle Lodge - East Elevation The arrow points to a new rainwater leader that discharges water into a planter. See Figure 8 in Appendix-1.</p>
	 <p>Photograph 26: Eagle Lodge - East Elevation The arrow points to a new rainwater leader that discharges water into a planter. See Figure 8 in Appendix-1.</p>
	 <p>Photograph 27: Eagle Lodge - East Elevation The arrow points to a new rainwater leader that discharges water into a planter. See Figure 8 in Appendix-1.</p>
	 <p>Photograph 28: Eagle Lodge - East Elevation The right arrow points to a new rainwater leader that discharges water onto the walkway. The left arrow points to its nearest existing floor drain. See Figure 8 in Appendix-1.</p>

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM	PHOTOGRAPHS
	 <p>Photograph 29: Eagle Lodge - East Elevation The right arrow points to a new rainwater leader that discharges water onto the walkway. The left arrow points to its nearest existing floor drain. See Figure 8 in Appendix-1.</p>
	 <p>Photograph 30: Eagle Lodge - East Elevation The right arrow points to a new rainwater leader that discharges water onto the walkway. The left arrow points to its nearest existing floor drain. See Figure 8 in Appendix-1.</p>
	 <p>Photograph 31: Eagle Lodge - West Elevation The arrows point to two (2) new rainwater leaders that discharge water into a planter. See Figure 9 in Appendix-1.</p>
	 <p>Photograph 32: Eagle Lodge - West Elevation The arrow points to a new rainwater leader that discharges water into a planter. See Figure 9 in Appendix-1.</p>

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019





ITEM	PHOTOGRAPHS
	 <p>Photograph 33: Eagle Lodge - West Elevation The left arrow points to a new rainwater leader that discharges water onto the walkway. The right arrow points to its nearest existing floor drain. See Figure 9 in Appendix-1.</p>
	 <p>Photograph 34: Eagle Lodge - West Elevation The right arrow points to a new rainwater leader that discharges water onto the walkway. The left arrow points to its nearest existing floor drain. See Figure 9 in Appendix-1.</p>
	 <p>Photograph 35: Eagle Lodge - West Elevation The arrow points to a new rainwater leader that discharges water onto the walkway (near the end of the existing trench drain at the bottom of the stairs). See Figure 9 in Appendix-1.</p>
	 <p>Photograph 36: Eagle Lodge - East Elevation The upper arrow points to the recommended location for a new roof gutter. The lower arrow points to the recommended location for a new rainwater leader. See Figure 9 in Appendix-1.</p>

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM	PHOTOGRAPHS
	 <p>Photograph 37: Deer Lodge - North Elevation The right arrow points to a new rainwater leader that discharges water onto the walkway. The left arrow points to its nearest existing floor drain. See Figure 10 in Appendix-1.</p>
	 <p>Photograph 38: Deer Lodge - North Elevation The left arrow points to a new rainwater leader that discharges water onto the walkway. The right arrow points to its nearest existing floor drain. See Figure 10 in Appendix-1.</p>
	 <p>Photograph 39: Deer Lodge - South Elevation The right arrow points to a new rainwater leader that discharges water onto the walkway. The left arrow points to its nearest existing floor drain. See Figure 10 in Appendix-1.</p>
	 <p>Photograph 40: Deer Lodge - East Elevation The upper arrow points to a new rainwater leader that discharges water onto the walkway. The lower arrow points to its nearest existing floor drain. See Figure 10 in Appendix-1.</p>

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM	PHOTOGRAPHS
	 <p>Photograph 41: Deer Lodge South East Elevation The arrow points to a pre-existing rainwater leader that discharges onto the walkway. See Figures 11 & 12 in Appendix-1</p>
	 <p>Photograph 42: Deer Lodge South East Elevation The arrow points to the recommended location to install a new roof gutter. See Figure 11 in Appendix-1.</p>
	 <p>Photograph 43: Deer Lodge - East Elevation The upper arrow points to a new rainwater leader connected to a drain pipe. The drain pipe is connected to a nearby floor drain. The lower arrow points to leakage due to ice build-up in the pipe. See Figure 12 in Appendix-1.</p>
	 <p>Photograph 44: Deer Lodge - East Elevation The points to a new rainwater leader that discharges water onto the walkway. See Figure 13 in Appendix-1.</p>

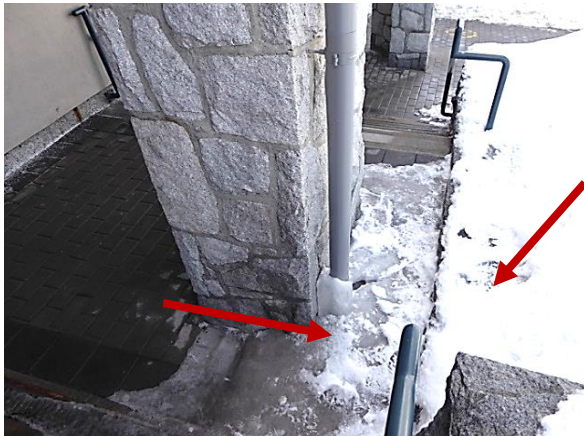
AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM	PHOTOGRAPHS
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Photograph 45: Deer Lodge - East Elevation

The left arrow points to a new rainwater leader that discharges onto the walkway. The right arrow points to the adjacent planter. See **Figure 13** in **Appendix-1**



Photograph 46: Deer Lodge - West Elevation

The arrows point to (2) new rainwater leaders that connect to nearby existing floor drains. See **Figure 14** in **Appendix-1**. See **Photographs 47, 48, 49 & 50** for typical connection details.



Photograph 47: Deer Lodge - West Elevation

The upper arrow points to a new rainwater leader connected to a drain pipe. The lower arrow points to a sloped drain pipe that connects the rainwater leader to a nearby floor drain. See **Photographs 46, 48, 49 & 50**.



Photograph 48: Deer Lodge - West Elevation




The upper arrow points to the new rainwater leader (See **Photograph 47**). The lower arrow points to the sloped drain pipe (beneath the walkway paver tiles) that connects the rainwater leader to a nearby existing floor drain. See **Photographs 49 & 50**.

AS-BUILT CONSTRUCTION SURVEY (Cont'd)

PROJECT: Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC
Roof Gutters & Rainwater Leaders

PROJECT NO:
2011.03.001

DATE OF SITE VISIT:
March 15, 2019

ITEM	PHOTOGRAPHS
	 <p>Photograph 49: Deer Lodge - West Elevation The upper arrow points to an existing floor drain (See Photograph 50). The lower arrow points to the drain pipe that connects the rainwater leader to the floor drain (See Photographs 47 & 48).</p>
	 <p>Photograph 50: Deer Lodge - West Elevation The arrow points to the connection between the sloped drain pipe and the floor drain (See Photographs 48 & 49).</p>
	 <p>Photograph 51: Deer Lodge - West Elevation The arrow points to the 1st of (2) new rainwater leaders that discharges water into a planter. See Figure 15 in Appendix-1.</p>
	 <p>Photograph 52: Deer Lodge - West Elevation The arrow points to the 2nd of (2) new rainwater leaders that discharges water into a planter. See Figure 15 in Appendix-1.</p>

Whistler Town Plaza - Strata Plan LMS 2223
4314 Main Street RR4, Whistler, BC

PROJECT NO:
2011.03.001

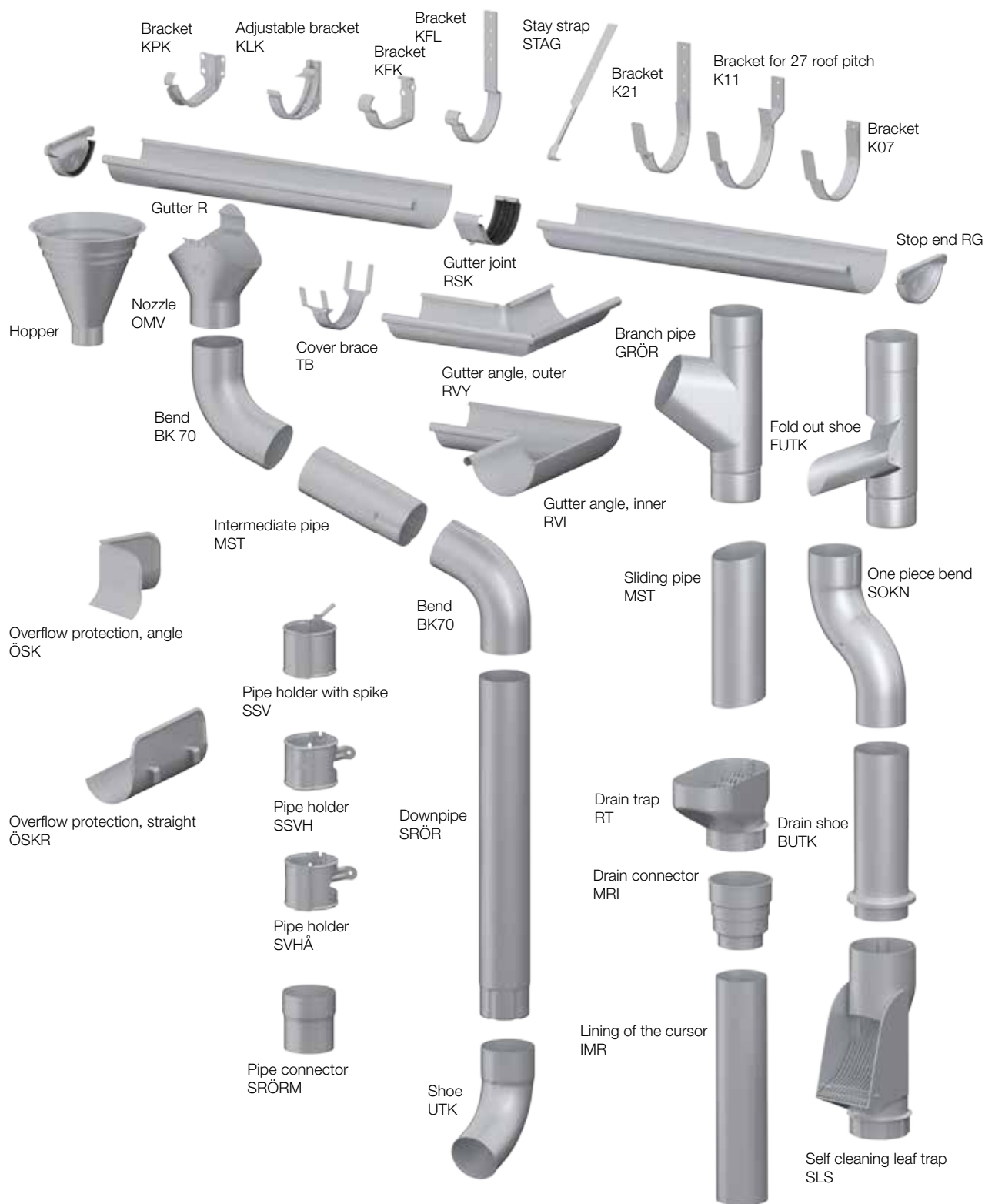
DATE:
April 18, 2019

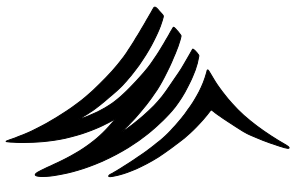
APPENDIX - 3

Roof Gutter System

Diagrams of Components

Assembly instructions





WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 11, 2019
FROM: Resort Experience
SUBJECT: DP1679 – 1200 ALPHA LAKE ROAD – AUXILIARY RESIDENTIAL DWELLING UNIT

REPORT: 19-076
FILE: DP1679

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Permit DP1679 for the proposed auxiliary residential dwelling unit at 1200 Alpha Lake Road, all as illustrated on the drawings labelled Site, AO, A1.0, A1.1, A2, A3, and A4, dated May 24, 2019, prepared by Dennis Maguire Architect, and attached as Appendix “B” to Administrative Report No. 19-076.

REFERENCES

Location: 1200 Alpha Lake Road
Legal Description: Lot A, DL 4120, 5624, 7863 and 7979, GP1, NWD, Plan 8757
Current Zoning: IS6 (Industrial Service 6)
Appendices: “A” – Site Location Map
“B” – Architectural Drawings

PURPOSE OF REPORT

This Report seeks Council’s approval of the issuance of DP1679, for the addition of an auxiliary residential dwelling unit above an already approved utility building at 1200 Alpha Lake Road, in Function Junction.

The proposed development is subject to development permit guidelines for the form and character of development, and the protection of development from hazardous conditions. The proposal is for a change to the auxiliary building that was originally approved last year to house refuse, and recycling, a small storage area and covered bicycle parking. That approved building has been partially constructed, and the applicant is now seeking to change the design to include a second storey for an auxiliary residential dwelling unit.

This Development Permit is subject to Council approval because it proposes to construct a building with a floor area that is greater than 20m².

DISCUSSION

Background

The subject property is located in Function Junction, and currently has an existing mixed use building with retail, warehouse and grocery on the ground floor, and office on the second floor. The new auxiliary building under construction is located at the rear of the parcel, as indicated on Appendix “A” - Site Plan.

Proposed Development

The applicant became aware that the zoning regulations for the site offer an opportunity to construct housing for their employees, by adding a second storey to the utility building currently under construction. The zoning of the property permits up to two auxiliary residential dwelling units, and the floor space ratio of the existing buildings is less than the maximum floor space ratio allowed on the site. Thus the applicant is proposing the development of one, 75m² auxiliary dwelling unit. If approved, the gross floor area for the parcel will be effectively at the maximum permitted by the zoning bylaw.

The building design has been modified to increase the ground floor footprint from the approved plans under DP1570, with a new dedicated recycling area, carport and mechanical room, and to add a new second storey above, where the auxiliary dwelling unit will be located. The total gross floor area of the new building will be 75m². The ground floor of the proposed building is space that is exempt from gross floor area calculations, as shown in Appendix “B”.

The proposed building has a hip roof on the second storey, with a wrap-around skirt roof over the ground floor. The deep overhangs accommodate covered bicycle parking and protect the doors on the ground floor of the building from the weather. The auxiliary residential dwelling unit is dormitory style, with three single bedrooms, and a common bathroom, kitchen/living and workspace/office, and a common outside deck area.

The exterior finishes include Hardie Board horizontal siding, exposed concrete, glulam timbers, painted metal doors and wood stairs and top rails with glass guards. The roof is standing seam metal. These finishes are consistent with the approved DP for the original building, and with the DP guidelines, as discussed below.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	The proposal seeks to construct a new auxiliary residential dwelling unit within the maximum permitted gross floor area for the parcel, thus maximizing the efficient use of land.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscape and evoking a dynamic sense of place.	The proposed building has finishes that are consistent with the mountain character of Whistler, and able to withstand the harsh climate, including large exposed glulam beams, standing seam roofing, and cement-board siding. It is noted that the roof and siding materials are consistent with Fire Smart recommendations for fire resistance.

	Residents live, work and play in relatively compact, mixed-use neighbourhoods that reflect whistler's character and are close to appropriate green space, transit, trails, amenities and services.	The applicant has indicated the proposed dwelling is intended for employees of the grocery tenant on the site who have already expressed an interest in living in the proposed suite. The building is located adjacent to an access point to the trail network, and is serviced by transit.
Resident Housing Strategy	Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.	The proposed dormitory style allows for privacy while keeping the overall footprint very compact.
	Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency.	The subject property is adjacent to transit routes and numerous shops and services, and close to the Valley Trail.

The proposed auxiliary residential dwelling unit at 1200 Alpha Lake Road does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Zoning Analysis

The subject property is split zoned IS6 and IA1 under "Zoning and Parking Bylaw No. 303, 2015". The proposed development is entirely on the portion of the parcel in the IS6 Zone, and is consistent with the regulations of that zone.

Official Community Plan

The subject property is within Development Permit Area No. 7, which establishes guidelines for the regulation of form and character of development, and for protection from hazardous conditions. The table below describes the DP guidelines and summarizes how the proposal complies.

DP Guideline	Proposed Development
<i>The development should be designed to ensure that the building is appropriately situated in accordance with parking, loading and landscaping requirements.</i>	The building location is at the rear of the site, and doesn't interfere with parking, loading or access. There are no impacts to the landscaping at the site.
<i>All surface parking areas must be enhanced with landscaping and berms. Parking areas must provide adequate areas for snow storage and drainage.</i>	Existing landscaping, parking, snow storage and drainage are unaffected by the proposal.
<i>Comprehensive signage programs are required and must be consistent with building design.</i>	N/A
<i>The Municipality may specify areas of land that are located above flood levels to remain free of development to control erosion or protect banks where existing conditions may lead to erosion.</i>	The proposed building is located in an area of the property that is already disturbed, and is not within the riparian assessment area (within 30m) of Millar Creek.

<i>The natural boundary of streams shall remain free of development except in accordance with any conditions contained in the permit to control erosion or protect banks.</i>	A Qualified Environmental Professional (QEP) assessed the site with relation to another flow path that was shown on the mapping to be within 30m of the proposed building. The QEP determined that the flow path adjacent to the site does not meet the definition of 'watercourse' under "Zoning and Parking Bylaw No. 303", and is not considered to be a stream as defined in the Riparian Areas Regulation (RAR). Thus the QEP determined that no further consideration for RAR is required.
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BUDGET CONSIDERATIONS

There are no budget considerations.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted on the property as per the Development Permit Application requirements. No comments or concerns have been received.

SUMMARY

This Report seeks Council's approval of the issuance of Development Permit DP1679, an application for a new auxiliary residential dwelling unit at 1200 Alpha Lake Road. Staff recommend approving the application as proposed.

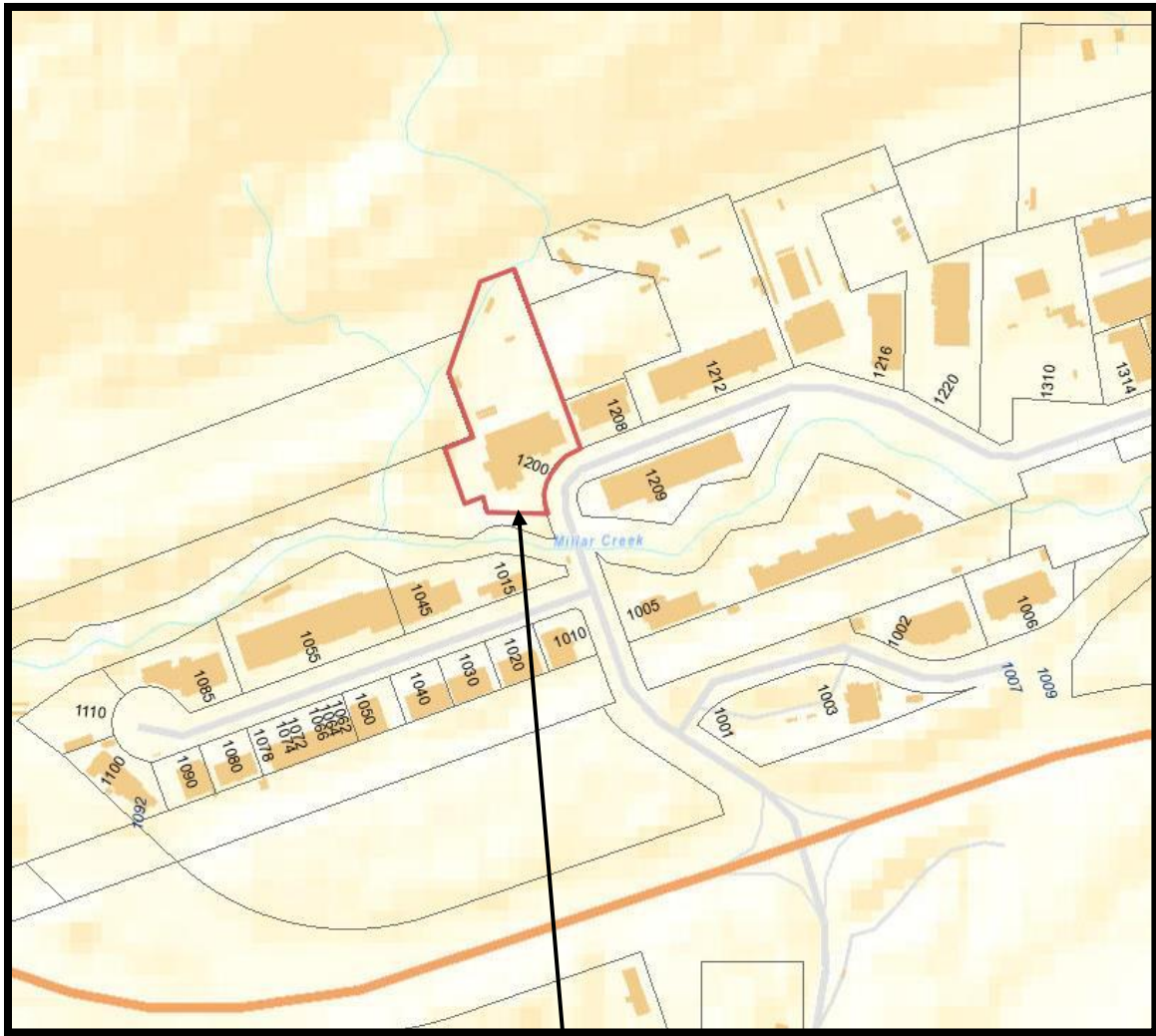
Respectfully submitted,

Tracy Napier
PLANNING ANALYST

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

DP1679 – Auxiliary Residential Dwelling Unit

1200 Alpha Lake Road, Function Junction



SUBJECT PROPERTY

**PROJECT INFORMATION**

ADDRESS: 1200 ALPHA LAKE ROAD, WHISTLER, BC
LEGAL DESCRIPTION: LOT A, DL 4120, PLAN BCP8757, PID: 025-825-107

PROJECT ARCHITECT: DENNIS MAGUIRE ARCHITECT INC.
 phone: 604.902.0702
 email: dmaguire7777@gmail.com

ZONING: 156

PARKING CALCULATION:

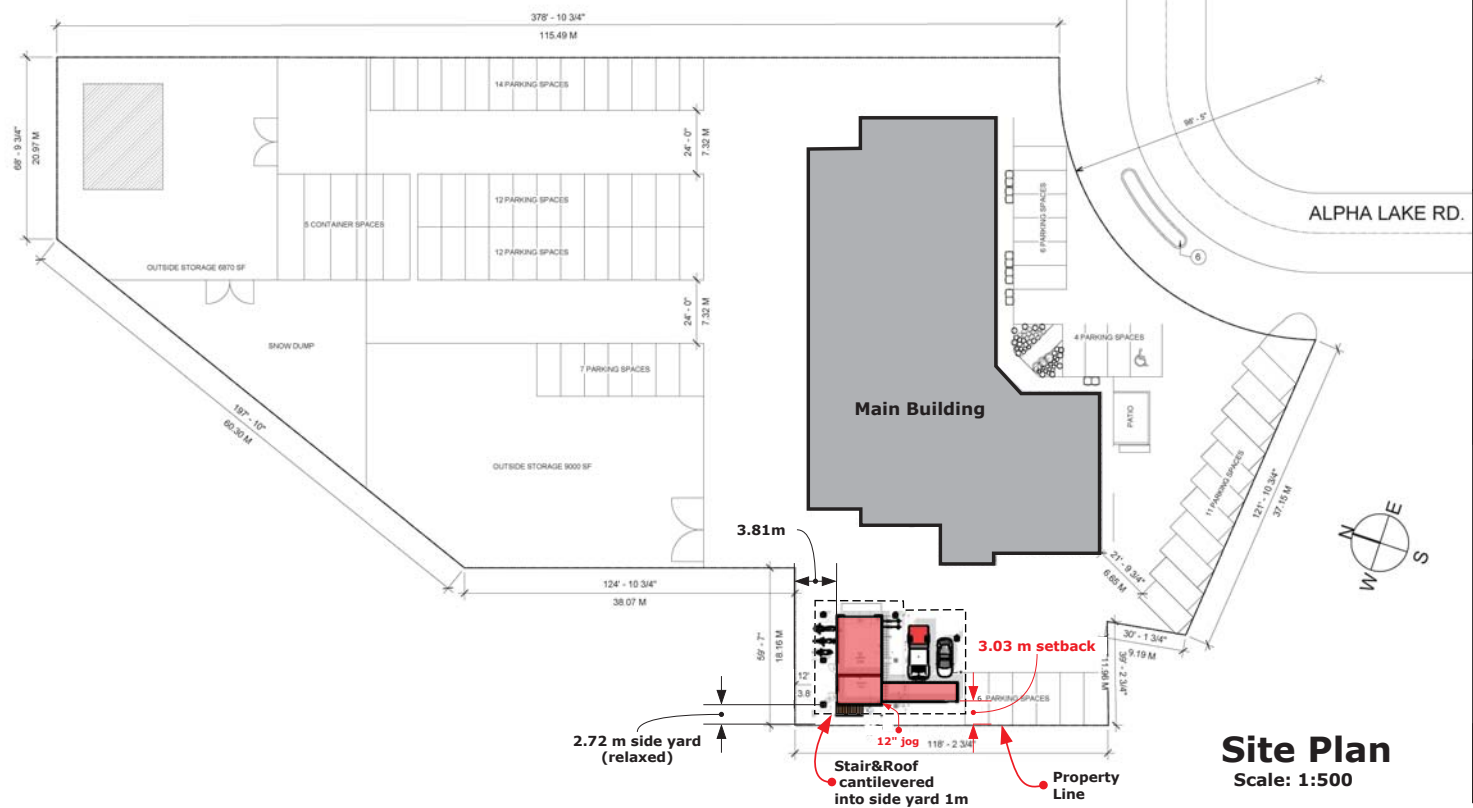
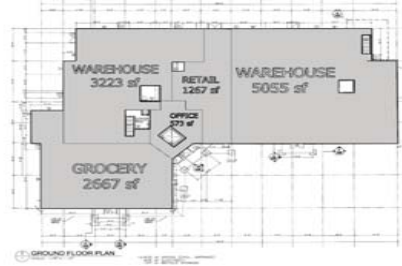
	sf	sm	
GROUND FLOOR:			
WAREHOUSE	8,278	769.0 @1/100	7.7
GROCERY	2,667	247.8 @6/100	14.9
RETAIL	1,267	117.7 @4/101	4.7
SECOND FLOOR:			
OFFICE	13,943	1295.3 @3/100	38.9
AUXILIARY BUILDING:			
2 RES. DWELL. UNIT	807	75.0 @2/RDU	2
TOTAL PARKING REQUIRED			68.1
STALLS PROVIDED			74

LOT AREA 36,000 as per Andrew Terret drawings
PERMITTED FSR @ 0.75 27,000

LARGE BUILDING AREA 25,847 as per Andrew Terret drawings
ADD IN OLD GARBAGE ROOM 308 new use storage
EXISTING AREA 26,155
PERMITTED EXTRA AREA on site 846 78.5

MAX. RDU ALLOWED 2
MAX AREA ALLOWED PER RDU 75 807.3
1 RDU AREA 75 807.3

UPPER FLOOR AREA: 75.0 807.3
LOWER FLOOR: Not included because use is Garbage and Mechanical



ISSUE DATE:
 Date: May 24, 2019

**1200
 Alpha Lk Rd
 Garbage & ARU
 Bldg Expansion**

**DENNIS
 MAGUIRE**
 ARCHITECT
 maibc

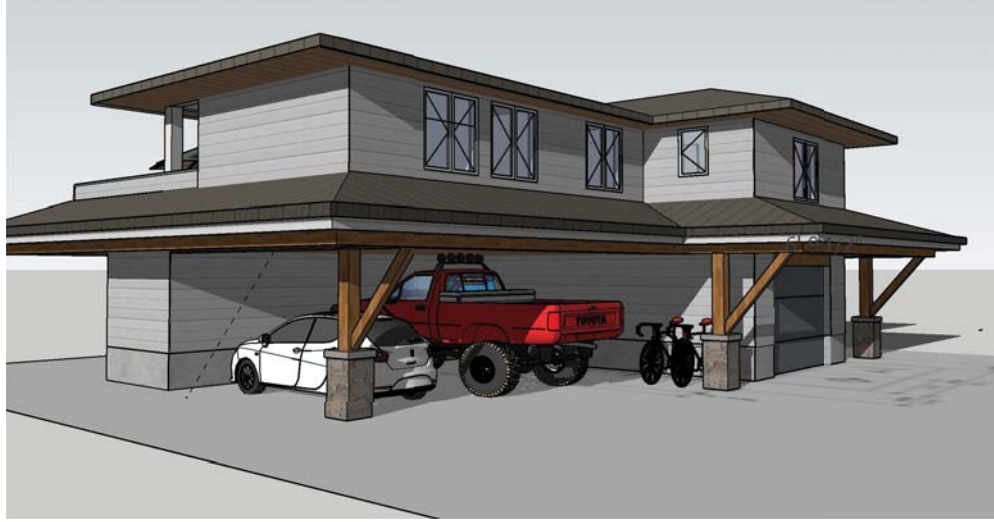
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 Road, Whistler, BC,
 V0N 1B1, Canada

Date:
 May 24,
 2019

Page No.:
Site



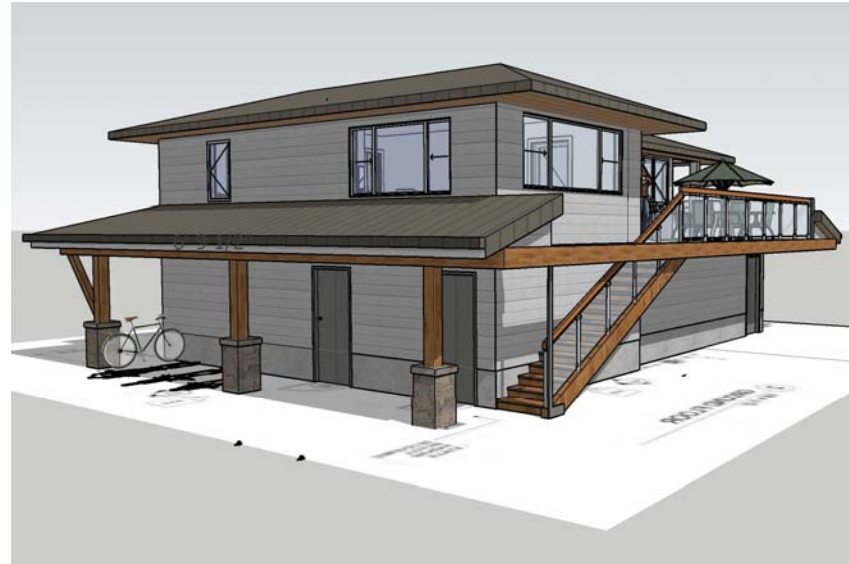
View from SW High



View from E



View from NE



View from S

ISSUE DATE:
Date: May 24, 2019

**1200
Alpha Lk Rd
Garbage & ARU
Bldg Expansion**

Exterior
Perspectives

**DENNIS
MAGUIRE**
ARCHITECT
maibc

#14-1005 Alpha Lake
Road, Whistler, BC,
V0N 1B1, Canada

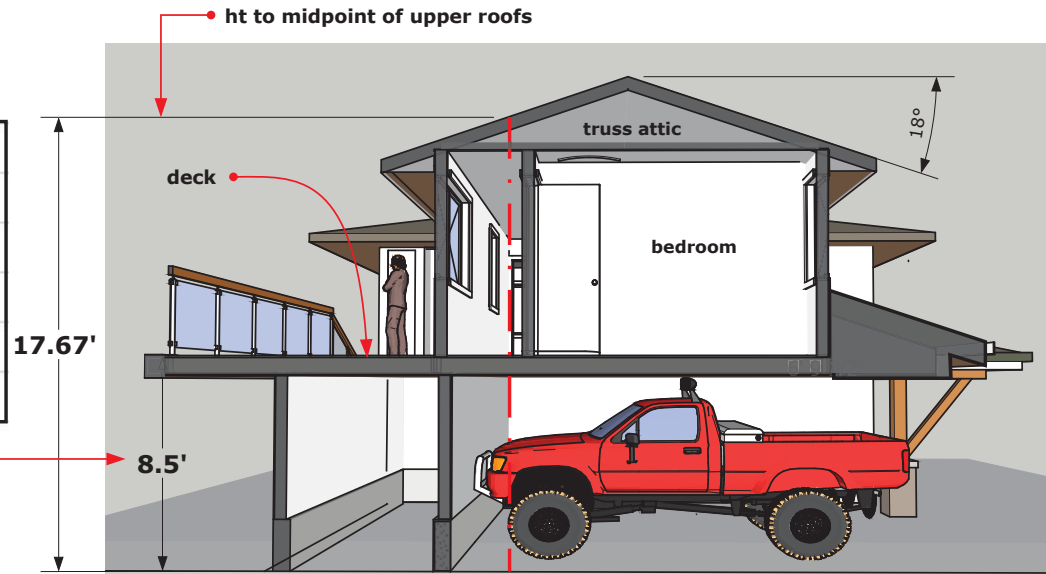
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2019

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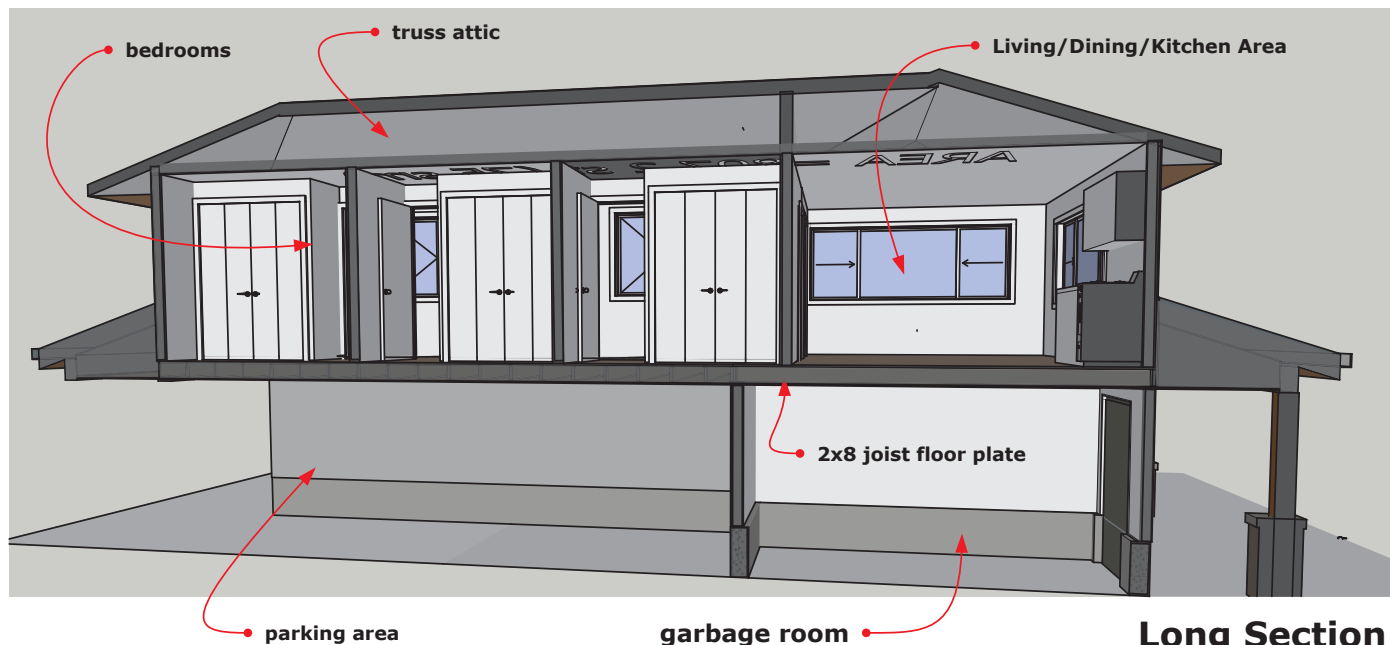
Roof Height Calc.

	AREA	%	HT	AVG
UPPER ROOFS	1217	0.86373	17.67	15.262
ROOF UNDER DECK	192	0.13627	8.5	1.1583
	1409	1	26.17	16.4 ft
MAX WEIGHT AVG HT =	5m =	16.7 ft		

ht of lower roof



Short Section



Long Section

ISSUE DATE:
Date: May 24, 2019

**1200
Alpha Lk Rd
Garbage & ARU
Bldg Expansion**

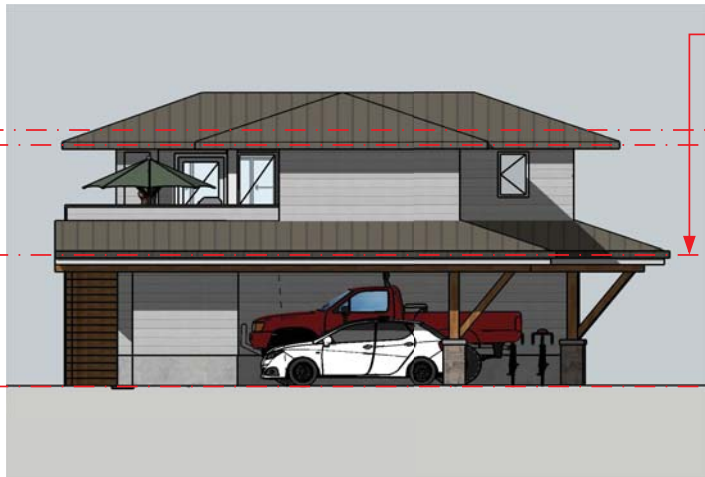
Sections
&
Roof Ht Calc.



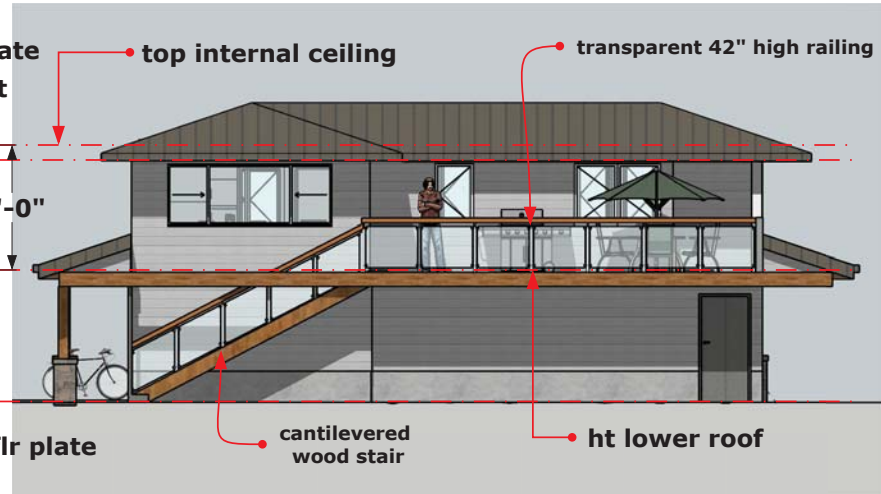
#14-1005 Alpha Lake
Road, Whistler, BC,
V0N 1B1, Canada

Date:
May 24,
2019

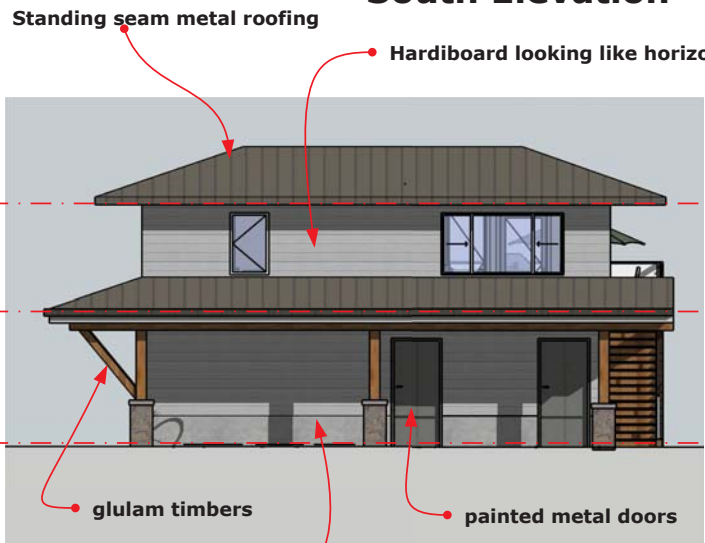
Page No.:
A1.0



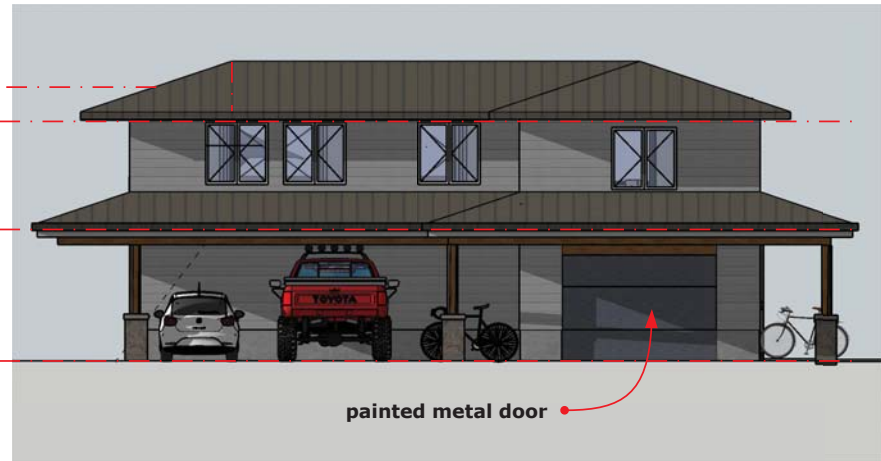
South Elevation



West Elevation



North Elevation



East Elevation

upper flr plate
u.s. soffit
7'-0" 8'-0"
8'-6"
lower flr plate
top internal ceiling
transparent 42" high railing
cantilevered wood stair
ht lower roof

Standing seam metal roofing
Hardiboard looking like horizontal siding
ht upper roof to midpoint
17'-8"
glulam timbers
painted metal doors
exposed concrete

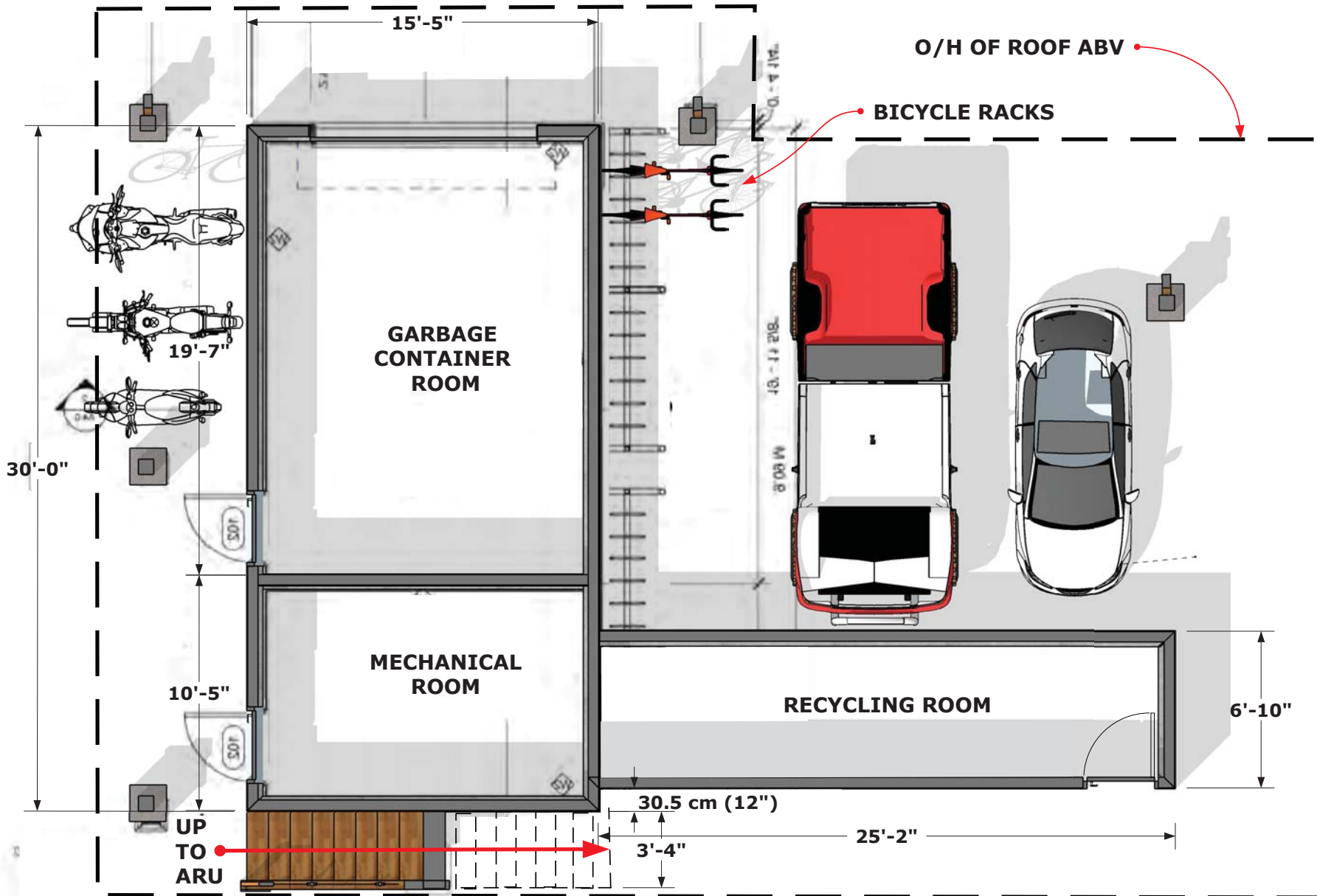
ISSUE DATE:
Date: May 24, 2019

**1200
Alpha Lk Rd
Garbage & ARU
Bldg Expansion**

**DENNIS
MAGUIRE**
ARCHITECT
maibc

#14-1005 Alpha Lake
Road, Whistler, BC,
V0N 1B1, Canada

Date:
May 24,
2019
Page No.:
A1.1



Grade Level Plan scale: 1/4" = 1'-0"

ISSUE DATE:
Date: May 24, 2019

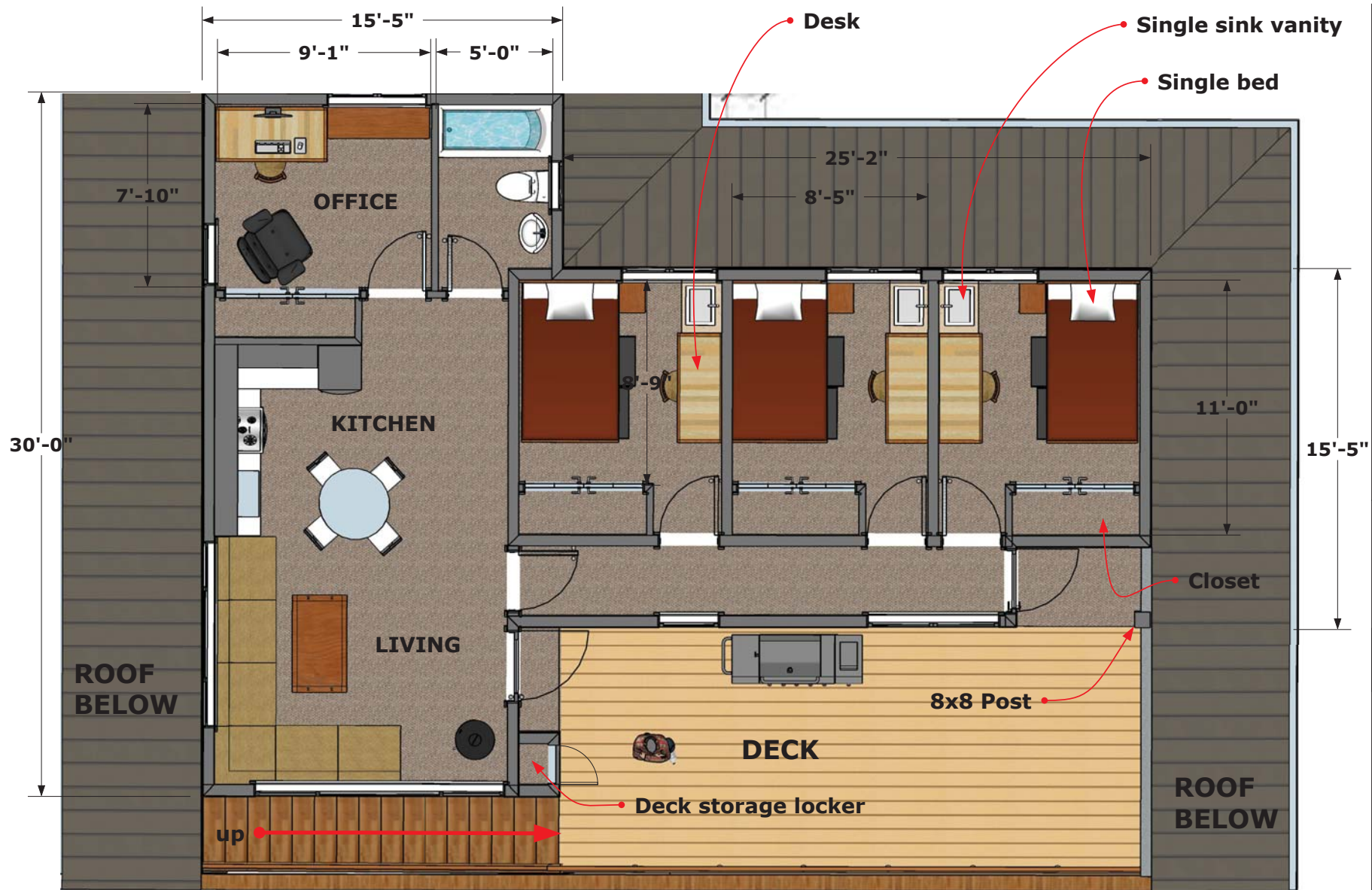
**1200
Alpha Lk Rd
Garbage & ARU
Bldg Expansion**

**DENNIS
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#14-1005 Alpha Lake
Road, Whistler, BC,
V0N 1B1, Canada

Date:
May 24,
2019

Page No.:
A2



Upper Floor Plan scale: 1/4" = 1'-0"

ISSUE DATE:
Date: May 24, 2019

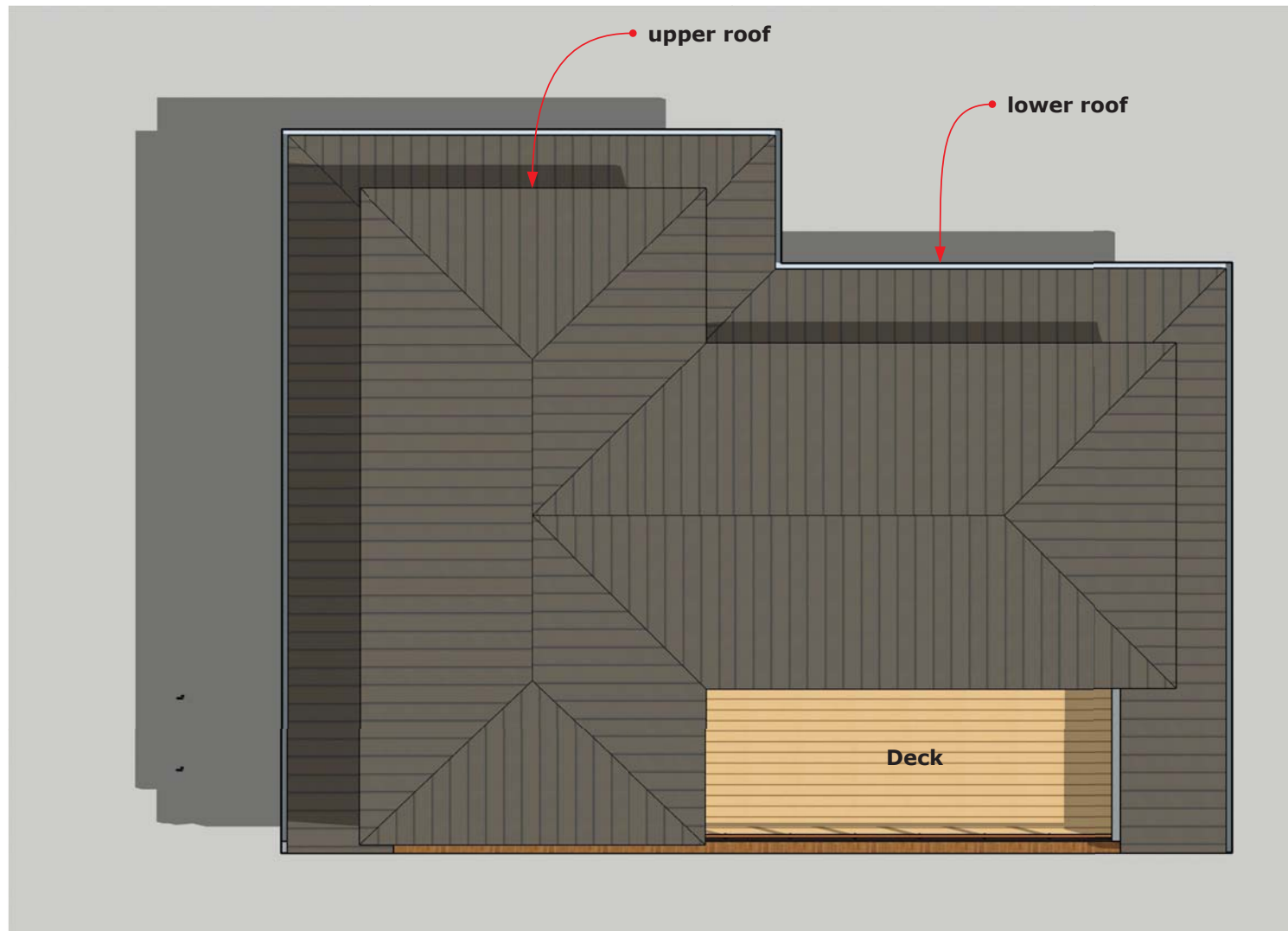
**1200
Alpha Lk Rd
Garbage & ARU
Bldg Expansion**

**DENNIS
MAGUIRE**
ARCHITECT
maibc

#14-1005 Alpha Lake
Road, Whistler, BC,
V0N 1B1, Canada

Date:
May 24,
2019

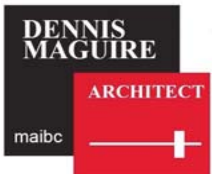
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Roof Plan scale: 1:72

ISSUE DATE:
Date: May 24, 2019

1200
Alpha Lk Rd
Garbage & ARU
Bldg Expansion



#14-1005 Alpha Lake
Road, Whistler, BC,
V0N 1B1, Canada

Date:
May 24,
2019

Page No.:
A4



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 11, 2019

REPORT: 19-077

FROM: Resort Experience

FILE: CM118

SUBJECT: CM118 – 1640 SOUTHLANDS LANE COVENANT DISCHARGE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the discharge of Covenant BB1988385 from the property title for 1640 Southlands Lane; and

That Council authorize the Mayor and Municipal Clerk to execute the covenant discharge.

REFERENCES

Owner: Vision West Developments
Location: 1640 Southlands Lane
Legal Description: Strata Lot 4, District Lot 1754, Strata Plan BCS4239

Appendix “A” – Location Map

Appendix “B” – Site Plan Showing Driveway for 1620 Southlands Lane

PURPOSE OF REPORT

This Report seeks Council’s approval of Covenant Modification Application CM118, an application to discharge the driveway easement covenant registered as BB1988385 from the property title for 1640 Southlands Lane. This covenant required an easement agreement between two private properties in the Southlands subdivision. A realignment of driveway locations has resulted in separate access for both parcels, making this covenant redundant.

DISCUSSION

Background

As shown in Appendix “A”, the subject property lies on the north side of Southlands Lane near the terminus of that laneway. The lands were rezoned for development under Rezoning Application RA453 in 2009 (enabling a three lot development scheme) and Rezoning Application RZ1032 in 2011 (enabling a five lot development scheme) and subdivided under Subdivision Application SA11.2.

Through the course of these applications, covenants were registered on the lands specifying geotechnical requirements, building envelopes, environmental considerations, and tree preservation areas. The development scheme reviewed at that time showed that 1620 and 1640 Southlands Lane were intended to share a driveway within the 1640 Southlands Lane panhandle. This required an

easement agreement between these privately held parcels; therefore, a condition of the subdivision was registration of a covenant requiring the easement agreement. This covenant was registered on the title of 1640 Southlands Lane as BB1988385. The private easement agreement was registered as BB1988384 in 2011.

There is an existing dwelling nearing completion on the 1640 Southlands Lane parcel authorized by Building Permit BP003789 in the summer of 2017.

Current Application - CM118

During the course of development, it became clear to the development team that separate driveway access to these luxury homes is preferred by the potential clientele. The access to 1620 Southlands Lane was redesigned to connect directly to the street without crossing the 1640 Southlands Lane property. Therefore the covenant is no longer required. Since the RMOW is party to the covenant, Council's approval is required to discharge this document.

Staff review of this application indicates no concerns. The location of the new driveway is consistent with the tree preservation areas registered by covenant on title as CA7322007 and complies in all ways with the Zoning Bylaw.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	This covenant discharge does not affect the density or the building envelope on the property.
	Landscaped areas consist of native plant species	Tree preservation areas protected by covenant, are planted with native species to the satisfaction of the General Manager of Resort Experience.

CM118 – 1640 Southlands Lane Covenant Discharge does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Official Community Plan

The lands lie in Development Permit Area No. 19 in Whistler's current Official Community Plan. The parcel is designated for:

1. Protection of the natural environment, its ecosystems and biological diversity.
2. Protection of development from hazardous conditions.

Pursuant to these designations, the lands were reviewed extensively for geotechnical and environmental concerns during the rezoning process and a development covenant was registered specifying geotechnical and environmental considerations, building envelopes, and tree preservation areas. The realigned driveway location is consistent with these requirements and the Official Community Plan.

Zoning Bylaw

This proposal is consistent with all aspects of the RSE6 (Single Family Residential Estate Six) zone and Whistler's Zoning and Parking Bylaw 303, 2015 in general.

Legal Encumbrances

Only the covenant requiring the shared driveway will be discharged. The development covenant will continue to be in force. The request to discharge the covenant requiring a private easement between 1620 and 1640 Southlands Lane is consistent with the tree preservation polygons registered on title by covenant CA7322007. Discharge of the easement requirement does not affect any other charges registered on title.

BUDGET CONSIDERATIONS

Covenant modification application fees provide for the recovery of costs associated with review of this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

There are no consultation requirements for this application.

SUMMARY

This Report seeks Council's approval of Covenant Modification Application CM118, an application to discharge the driveway easement covenant registered as BB1988385. This covenant required an easement agreement between two private properties for a shared driveway access in the Southlands subdivision. A realignment of driveway locations has resulted in separate access for both parcels, making the easement and covenant redundant.

Respectfully submitted,

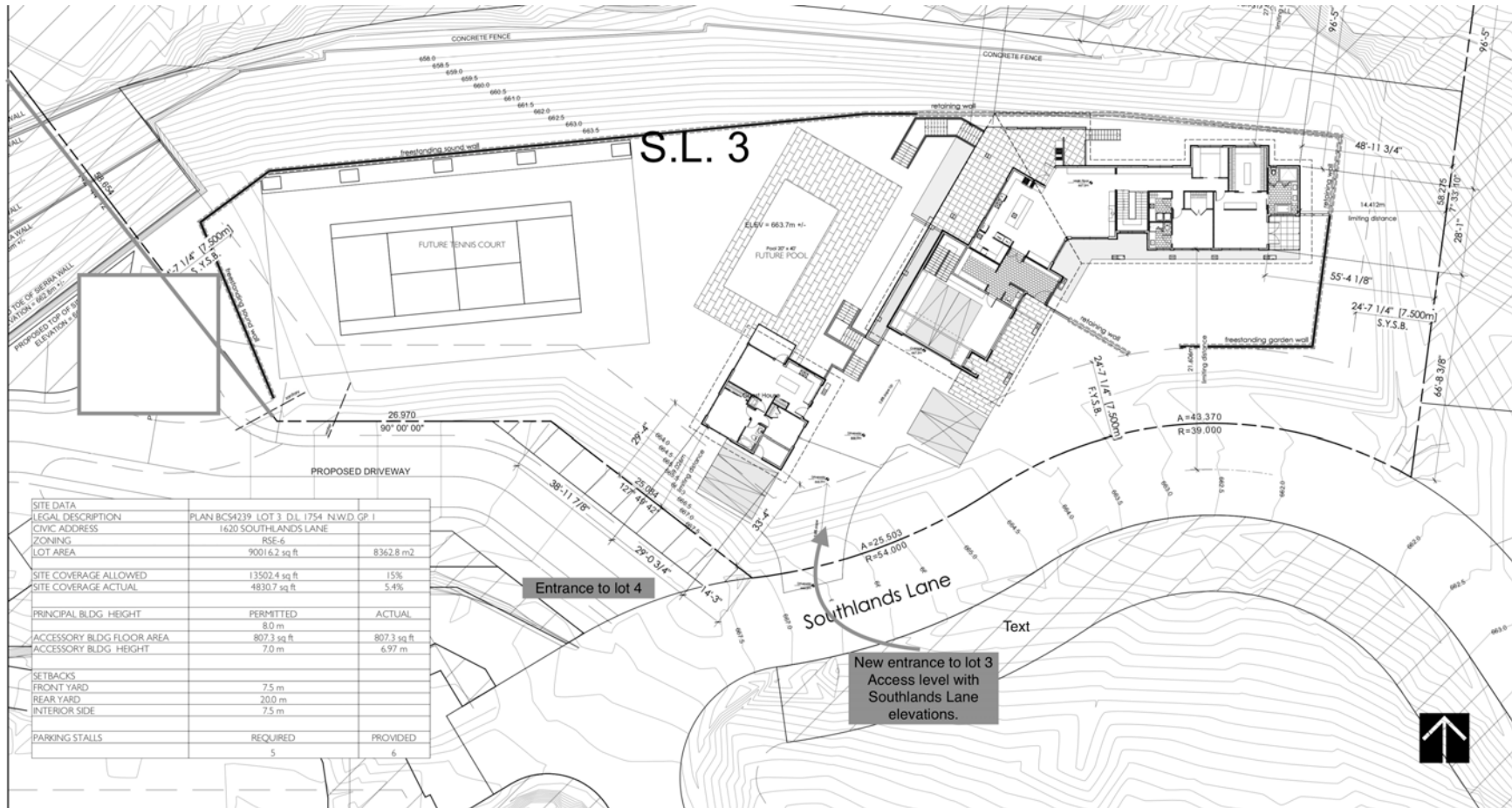
Roman Licko
PLANNER

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE



Subject Lands:
1640 Southlands Lane

Appendix B



Zoning: RSE-6
RSE-6
Code Edition:
2012 BC Building Code
Part 9 Residential

Brigitte Lorange
Architecture & Planning Ltd.

3196 West 12th Avenue, Vancouver, BC V6K 2R7

7265 Fitzsimmons Rd S., Whistler, B.C. V0N 1B7

604.905.9907

www.whistlerarchitect.com

Project Title:

Proposed Residence

1620 Southlands Lane,
Whistler, B.C.

Project No: 201709

Date: June 2017

Drawn: BL

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

Drawing Title:

Site Plan

Drawing No:

A1.1



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 11, 2019

REPORT: 19-078

FROM: Resort Experience

FILE: 8025.13

SUBJECT: MEADOW PARK SPORTS CENTRE FITNESS CENTRE EXPANSION PROJECT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council award the contract in the amount of \$1,419,291.27 (exclusive of GST) to TM Builders Inc. in accordance with their tender submission dated May 9, 2019; and

That Council amend the Five-Year Financial Plan 2019–2023 to reflect this award.

PURPOSE OF REPORT

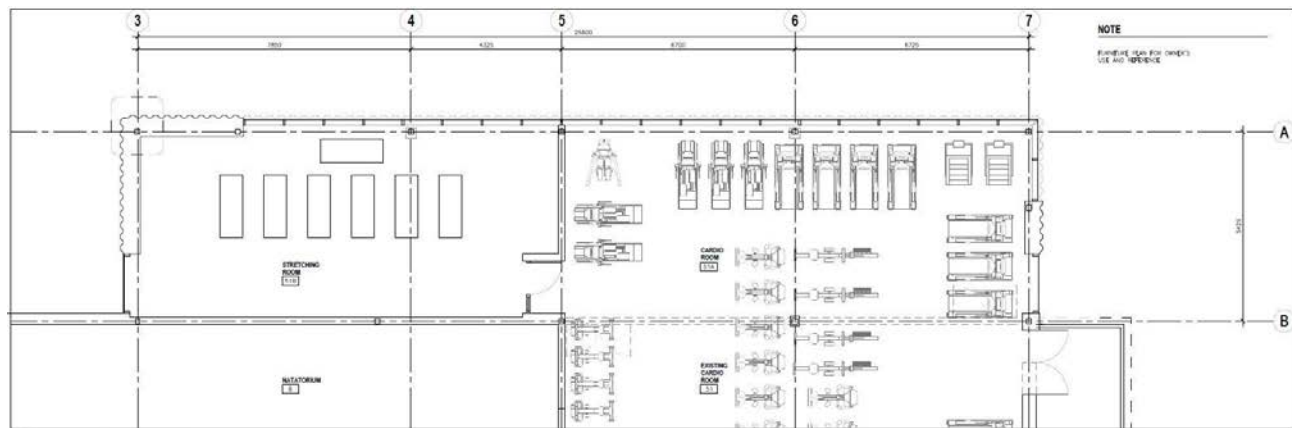
The purpose of this report is to inform Council of the process and outcomes of the Meadow Park Sports Centre Fitness Centre Expansion tender process, and to request approval to proceed with 2019 construction work for the proposed expansion of the Meadow Park Sports Centre Fitness Centre totalling the amount of \$1,419,291.27 (exclusive of GST), with increases to the 2019 budget of \$372,220 to reflect additional costs for construction of the Fitness Centre Expansion.

In addition, the report discusses the \$400,000.00 Private Donor contribution to the project.

DISCUSSION

The Meadow Park Sports Centre (MPSC) offers a variety of fitness, leisure and recreation opportunities to Whistler residents and visitors. The MPSC was originally constructed in two phases beginning with the Arena opening to the Public in 1993 followed by the Fitness Centre and Aquatic Facility in 1994. The Fitness Centre was expanded into the second floor in 1996 to address the growing demand and increased variety of fitness services offered in the facility. The facility receives close to 500,000 visitors annually and is regarded as a core community asset.

Since 1996, the demand on the facility continued to grow and in 2013 budget was requested to complete a feasibility study to better understand efficiency and opportunities within the fitness centre. The report received in 2014 was completed by Carscadden Stokes McDonald Architects Inc. (CSMA) and identified a number of options including an opportunity highlighted below to increase the fitness centre interior space by enclosing the west rooftop patio area. The area is adjacent the existing fitness studio and is approximately 138 square metres as seen in the floor plan image below.



Proposed the expansion of fitness centre

Given the existence of the main floor building structure below and the adjacency to the current fitness studio, the enclosure is seen as an opportunity to increase the interior space at reasonable cost. The enclosure will benefit from existing heating and ventilation equipment and the existing building structure. Design will take advantage of the dramatic views west toward Rainbow Mountain and south overlooking the River of Golden Dreams estuary creating a wonderful improvement in user experience.

Fitness Centre staff support the expansion as user counts often reach capacity of the available equipment and the current stretching area is inadequate and poorly situated in the floor plan. In addition, moving the windows to the exterior wall enable an increase of available natural light into the fitness area, improved solar gain and optimise the view from within.

Projects identified in the feasibility study were intended to inform future changes in the building however no projects were proposed in the five year capital plan at that time.

In 2017, staff were approached by a generous member of the public wishing to make a financial contribution to the community through an improvement to the Sports Centre. Their request was to increase access to available equipment and to upgrade the stretching area. Given the findings in the feasibility study, the fitness centre expansion project was offered as a project for consideration.

This individual has requested to remain anonymous. The Community Foundation of Whistler was used to be mechanism to transfer the donation to the RMOW in Council in August 2018.

An agreement was confirmed with the donor for a financial contribution of \$400,000 to proceed with the proposed upgrade to the fitness centre. The 2018 Capital Plan was amended to include the necessary budget to complete design and prepare construction documents based on schematic cost estimates. An initial donation of \$200,000 was received in 2018.

In 2018, work began to develop schematic design and Class B cost estimates to understand the financial and operational impact of the expansion with the assistance of CSMA. Work continued to further develop detailed design and tender documents.

This project was presented to the Recreation and Leisure Advisory Committee.



Proposed Fitness Centre Expansion, looking east from Meadow Park

TENDER PROCESS

The project was issued for public Tender April 18, 2019, with an anticipated closing May 9, 2019. A request was received to extend the tender which was granted. The tender closed May 16, 2019. The tender was publically available through postings on BC Bid and whistler.ca. Several bidders had expressed interest in the project and had made some inquiries.

Bids were opened in Public at Municipal Hall on May 16, 2019 at 4:00 PM and only a single compliant bid was received.

Bidder	Total Tender Amount MPSC Cardio Room Expansion
TM Builders Inc.	\$1,534,294.64

Value exclusive of GST

The bidder's references indicate the bidder is qualified to do the work.

The bid analysis report resulting from the consultant's review suggested that so few bids indicates a bustling construction market in Whistler which may also be reflected in the project cost exceeding the forecasted budget.

The 2019 budget was informed by a construction cost estimate developed by Ross Templeton and Associates, dated December 11, 2018. The forecasted cost estimate was \$1,028,900. With the addition of 15 percent contingency and remaining professional fees estimated at \$100,000 the project a project budget value of \$1,289,000 appeared reasonable.

Given that a single bid was received, staff and the consulting Architect met with the bidder in RMOW offices May 29, 2019 to review the bid in further detail to better understand the cost items.

During this review staff and the bidder collaborated to realise additional cost savings with refinements in delivery of the project and a reduction in overhead. The initial cost savings from this process are anticipated at approximately \$115,000 and include items such as removal of a few minor general conditions, such as a site office and detailed document management, and the removal of a few cost items beyond key project intent.

In addition to the cost savings proposed, discussion with the bidder to achieve further cost savings was to consider delivery of the project with an alternative contract delivery model – Time and Materials to a Stipulated Maximum cost. The intent of this model will enable the Owner to address and make necessary decisions on unforeseen changes throughout the delivery of the project to effect the delivery cost. The contractor will receive financial compensation for invoices for sub-contractor fees and materials plus profit of 12 per cent in addition to reimbursement of the contractor's own forces at stipulated labour rates.

This model will also enable the contractor to continue to seek best possible pricing from trades and subcontractors to ensure highest value in the project. The contractor's fee is fixed based on initial project values and will not be effected by further project cost savings.

A performance bond is a requirement of the tender documents and will remain throughout the project which provides the RMOW assurance that the project will be completed within the stipulated maximum price.

CSMA supports this approach and recommends that TM Builders Inc. be awarded the construction contract for Time and Materials with a Stipulated Maximum value of \$1,419,291.27 exclusive of GST.

CSMA also recommends that an internal contingency amount of at least 10 per cent of the contact value be carried.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	<ul style="list-style-type: none"> Whistler lives within its financial means The resort community effectively and efficiently balances its costs and expenditures The long-term consequences of decisions are carefully considered 	The tendering process was competitive due to the large scope of work and number of responses: four bids were received, all from qualified bidders.
Built Environment	Reflects the community's character Contributes to individual health and well being Safe and accessible for people of all abilities Building design, construction and operation is characterized by efficiency, durability and flexibility	The addition will take advantage of natural light, views and existing building components. The upgrade will be constructed within existing footprint and will meet or exceed BCBC standards.
Recreation and Leisure Opportunities	Residents and visitors of all ages and abilities enjoy activities year round that encourage healthy living and a sense of Community.	This upgrade will improve access to available opportunities for all Rec Centre users
Economic	Physical and social infrastructure attract and support work and investment	This project will employ a number of local businesses increasing local investment and economic viability.

Meadow Park Sports Centre Fitness Centre Expansion Project does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

The Meadow Park Sports Centre Fitness Centre Expansion Project is part of the Five-Year Capital Plan and is funded from the Recreation Works Reserve. The Recreation Works Reserve is specifically intended to fund upgrades to recreation facilities such as this. In addition, the budget reflects a donor contribution to the project.

The 2019 Capital budget will require an amendment to reflect the new values provided in the Bid documents which are as follows:

Initial 2019 project budget:

Meadow Park Sports Centre Cardio Room Expansion	
Construction	\$1,289,000.00
Donation	<u>-200,000.00</u>
Total 2019 budget	\$1,089,000.00

Revised 2019 project budget:

Meadow Park Sports Centre Cardio Room Expansion	
Negotiated bid price	\$1,419,291.27
Contingencies	141,930.00
Soft costs	100,000.00
Donation	<u>-200,000.00</u>
Total 2019 budget	\$1,461,221.27

Staff recommend Council support an amendment to the 2019 Capital Budget to reflect the additional costs identified in this report which will result in an increase in the total MPSC Cardio Room Expansion Project by \$372,221.

FUNDING

This project will be funded from Recreation Works Reserves and a donor contribution of \$400,000.

CONSTRUCTION SCHEDULE

Pending Council approval and successful execution of the construction contract documentation, the proposed construction schedule start date is June 14, 2019 with substantial completion Spring of 2020.

The project will have little effect on the existing fitness centre until the interior is near completion.

Work hours will align with Municipal Noise Bylaw and weekend work will be considered on request.

COMMUNITY ENGAGEMENT AND CONSULTATION

This project was brought before Mayor and Council in August 2018 and the donation was publically accepted. In addition, this project was presented to the Recreation and Leisure Advisory Committee.

SUMMARY

The tender process was public and qualified proponent has submitted a bid to do the work.

The consulting Architect has recommended the RMOW accept the bid at \$1,419,291.27 exclusive of GST.

Staff recommends Council accept the bid for the work, and award a Time and Materials with a Stipulated Maximum Value of \$1,419,291.27 contract to TM Builders Inc.

Staff recommend Council support an amendment to the 2019-2023 Five Year plan to reflect the additional cost identified in this report, which will result in an increase in RMOW total project cost from \$1,089,000 to \$1,461,221.27.

Respectfully submitted,

Andy Chalk
MANAGER OF FACILITY CONSTRUCTION MANAGEMENT

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, FEBRUARY 20, 2019, STARTING AT 12:00 P.M.**

**In the Flute Room
4325 Blackcomb Way, Whistler, BC V8E 0X5**

PRESENT:

Architect AIBC, Pablo Leppe
Architect AIBC, Derek Fleming
Architect AIBC, Peter Lang
MBCSLA, Julian Pattison
MBCSLA, Grant Brumpton
Dale Mikkelsen, Chair, UDI
Member at Large, Pat Wotherspoon
Member at Large, Ben Smith
Councillor, Duane Jackson
Director of Planning, Mike Kirkegaard
GM of Resort Experience, Jan Jansen
Planning Analyst, Jessie Abraham
Planning Analyst, Amica Antonelli
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Peter Lang
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Advisory Design Panel agenda of February 20, 2019.

CARRIED

ADOPTION OF MINUTES

Moved by Pat Wotherspoon
Seconded by Julian Pattison

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of November 28, 2018.

CARRIED

Election of Chair and
Co-Chair for 2019 Term

Moved by Pat Wotherspoon
Seconded by Ben Smith

That Advisory Design Panel elected Dale Mikkelsen, UDI as Chair for the 2019 term.

CARRIED

Moved by Dale Mikkelsen
Seconded by Peter Lang

That Advisory Design Panel elected Pat Wotherspoon as Co-Chair for the 2019 term.

CARRIED

Meeting Procedure

Mike Kirkegaard provided an overview of meeting procedure, meeting format, role of chair and panel motions.

The terms of reference are quite dated and will need to be updated as it still speaks to open and closed part of meetings. In camera.

The categories summary areas will need to be refined. Site Context and Landscaping will now be Site Planning and Circulation including Accessibility. Form and Character will now be Building Massing, and Architectural Form and Character. Material, Colours and Details will now include Lighting. There will now be a category for Hard and Soft Landscaping.

COUNCIL UPDATE

Councilor Jackson provided an update of the most current topics being discussed by Council. Private sector proposal will be coming to the next Council Meeting. Those initiatives we can support in terms of housing. We have also been busy with budget period.

Council is in the process of creating a Strategic Planning Committee which will focus on specific land use needs, community needs, external factors like aging infrastructure and our relationship with Vail. We will be searching for candidates to sit on that committee.

PRESENTATIONS

OCP Update

Mike Kirkegaard provided overview of the updated Official Community Plan. The OCP primarily lays out the policy of the community around land use. Aspirations in terms of community vision. The Development designations and guidelines by which we review projects.

The OCP Plan we are currently working with is from 1993 which is very outdated. The new plan which has been given first reading includes an updated Community Vision which will replace Whistler 2020. Development of

the plan has addressed consultation and our relationship with the First Nations. The targeted adoption of the OCP is summer of 2019. The plan includes updated development permit guidelines which were previously reviewed by the Advisory Design Panel.

These updated design guidelines and policies are being considered along with existing policies in review of proposed developments.

The RMOW went through a community engagement and stakeholder process, what we heard out of this process was that the business of Whistler is beginning to put stress on the community and impacting quality of life. These include things like lack of housing, traffic congestion, and lack of employees impacting businesses. The community was also concerned about further growth and how that would impact the overall mountain character of Whistler.

Our new vision states "A Place Where Our Community Thrives, Nature is Protected and Guests are Inspired." The overall vision and OCP policies don't change the fundamental nature of who we are as a community. We are still a resort community with a focus on tourism.

In the updated OCP, we have strengthened Growth Management Policies, articulate the mountain character elements around green spaces. We have also added a chapter on reconciliation with the Squamish Nation and Lil'wat Nation. Updated the DP designations and guidelines, as our current OCP has over thirty different DP areas with vague and incomplete language. Updated the OCP to integrate the masterplan for Whistler Blackcomb and consideration future growth and additional improvement on the mountain and how they fit with our community. Updated transportation policies through extensive work done by the Transportation Advisory Group (TAG), including addressing congestion and pursue regional bus service in the corridor.

Jan Jansen provided an update on the Cheakamus Crossing Neighbourhood. The lands that were acquired by the RMOW through the Legacies Agreement with the province. In 2017/2018 the RMOW engaged Brent Harley and Associates to develop preliminary analyses for further development in the neighbourhood working under the direction of the Planning Department. Brent Harley and Associates prepared the Site Analysis, Preliminary Concepts, Resources Narrative Record and more development opportunities with the remaining lands. Project objectives were established to create a livable community. Currently a 550 employee housing development is being proposed for the Cheakamus Neighbourhood.

Some early work undertaken by Brent Harley is the analysis of lands and identifying development pods defined as upper and lower lands and also the Jane Lakes lands. As a result of the topography of the lower lands versus the upper lands being relatively flat, it was identified as the next likely installment. However; as time went on it was noted that the upper lands, referred to as Parcel A, had site servicing and transportation capabilities and should be considered first. The first step is to develop the overall neighborhood and the connectivity to the lands beyond and understanding how that will function and the development parcel itself. The Parcel A project will be brought forward to Design Panel at a later date.

PRESENTATIONS/DELEGATIONS

Three Public Washrooms
1st Review
File No. DP1670/71

The applicant team of Kim Johnston, Johnston Davidson Architect; John Botelho; Tom Barratt, Tom Barratt, TBC; Martin Pardoe, RMOW; Annie Oja, RMOW entered the meeting 12:45 pm.

Planning Analyst Jessie Abraham, RMOW introduced the project. This project is for three new public washroom facilities located at Lost Lake Passivhaus, Gateway Loop and Olympic Plaza. The Olympic Plaza and Gateway Loop are in DP area number one and there is no development permit required for the Lost Lake Passivhaus location. All three proposals comply with zoning regulations.

No variances are required with the exception of gateway loop which requires a rezoning application to increase the allowable gross floor area to 110 square meters.

Looking for panel's comments on Architectural Details, Form and Character and Materials and Colours. Hardi plank siding will be used. Site planning for the Olympics Plaza is currently under review as there may be a slight relocation of the building and the applicant has informed us that the materials, form and character will remain the same. Staff is supportive of the proposed design and seeking panel's comment on this highly visible location in Whistler Village.

Kim Johnston advised on the following.

1. The project started off with six public washroom facilities, but we are only presenting three today.
2. We want to create an architecture that is durable, yet pleasing and that is related to the local Whistler Esthetic and help accommodate to public needs.
3. These projects are similar and the idea was to create architecture that helps address siting and wayfinding concerns.
4. In a number of the sites you will see the integration of some covered bike parking spaces and other areas. There are overhangs which help create spaces for meeting.
5. Important in all of the floor plans are gender inclusive washrooms and standard group washrooms.
6. We took the time to look at each of the sites to examine circulation from a pedestrian perspective. Vehicle impact, the grading and natural topography and how it would impact the surrounding landscape.
7. We came up with a common esthetic that also allowed us some unique Perspective each site.
8. The Gateway Loop site is directly across the new Gateway Loop bus terminal in a landscape area that has circulation from a vehicular perspective on three sides and pedestrian on all sides. This Location was an identified access point so everyone can see the building without having to be given too much direction when they get off the bus.
9. Key element for all the washrooms is the mechanical chase along the rear. Also, a mechanical room can be accessed to the rear of the building

with storage for janitorial supplies.

10. We try to keep the palette relatively simple. Slab on grade which will have radiant heating. The structure above grade is largely made of wood. Wall will be clad and wood trim will be the final finish.
11. Roof and ceiling structure is designed out of dimensional lumber, Heavy timber beams as the main structure support, layered with a series of standard dimensional lumber and exposed plywood.
12. Allow natural light for safety and the ability to have transparency. All walls will be well above 8 feet with clear story being a minimum of 2 feet above that.
13. Walls are made up three materials; element of stone on each washroom. hardi plank panel, board siding.
14. Wayfinding signage – aluminum panel to help to recognize the washrooms.

Tom Barratt advised on the following.

1. Subtle Landscape with planters at gateway site to make it easier for maintenance.
2. Matching surrounding character and not a lot of planting.
3. Passivhaus Washroom – harder/durable planting along the site, natural landscape planting surrounding.

Panel offers the following comments.

Site Planning and Circulation, Including Accessibility

1. Panel is in agreement that Locations are appropriate and necessary
2. Panel suggest that the applicant maximize accessible washrooms, particularly in the Passivhaus facility

Building Massing, Architectural Form and Character

1. Subtle and referencing known architectural styles; mid-century, national parks typology
2. Form and Massing is supportable
3. Panel suggests client look for places to bring a softness to the harder lines provided the materials
4. Be careful that mechanical systems are thought of in the detailed design, given scale of buildings; special regard to ventilation requirements

Materials, Colours, Details and Lighting

1. Consider exterior landscape lighting for Passivhaus given its darker location in the evenings.
2. Ensure durability of vibrant colours.
3. Focus on simplicity of material palette across the buildings, but with enough textural difference and contrast for interest.
4. Look to optimize mechanical and storage rooms and minimize doors if possible.

5. Panel questioned the use of hardi-board siding and asks the client to perhaps consider warmer/lighter to contrast with stone – review options and perhaps other cost effective durable materials.
6. Signage panels possibly too bold or significant; strong colours are supported in regard to the village wayfinding program in a vertical element.
7. Panel notes that perhaps signage panels could be used for ventilation ducting; maximize ventilation.

Landscaping (Hard and Soft)

1. Considerable additional seating/waiting if not provided in adjacent established landscape/surroundings.

Green Building (where applicable)

1. Panel in support of the low flow fixtures.
2. Panel supports the local materials, dimensional materials, and ease of tender/supply.
3. Contemplation of economics of alternative energy solutions.
4. Panel ask that the client consider viability of electric radiant flooring – operating cost vs. comfort.

Moved by Pat Wotherspoon
Seconded by Ben Smith

That the Advisory Design Panel supports the design and programming of the washroom facilities in the proposed locations as they are subtle and timeless references to similar typologies, but with careful consideration in detailing of materials, subtle diversity of colours and finishes, and thoughtful use of the Whistler Village Wayfinding colours and iconography as a key locator for the buildings, unless staff determine there are substantial changes from what was presented today.

CARRIED

The applicant team left the meeting at 3:10 p.m.

*The applicant team of Tim Ankenman, Ankenman Marchand Architects;
Tom Barratt, TBC; entered the meeting at 3:14 p.m.*

Tim Ankenman advised on the following.

1. This is part of a rehabilitation project. The patio has been a bit of problem for several years in trying to make the patio seamless with the village stroll.
2. The patio is extremely sloped for table and chairs.
3. Severe leakage problem with underground parking.

4. Ten years ago RMOW approached us about repurposing the patio For the Olympics. That fell through at the time.
Two things changed from the previous design. Twenty feet from the fire lane encroached on RMOW land and this is no longer supportable.
6. Include bench seating landscaping and fire pits.
7. Two fire pits in the middle of the patio, perimeter landscaping.
Same stone as what is at the base of the Brewhouse.
9. Lower patio and ramp for accessibility.

Tom Barratt advised on the following.

1. Keeping the existing landscape and what's been added are planters.
2. Two foot pavers on pedestal.
3. Removing eight red maple trees. Small to medium tree to replace what is being removed.
4. Wall lighting along the site and radiant lighting upper part of the patio.
This lighting is subtle and dimmable. Black steel lighting fixtures and stair lighting for safety.

Panel offers the following comments.

Site Planning and Circulation

1. Panel in agreement that seating benches and notches are not successful and ask that client consider alternate locations. Could consider tied to planters near Olympic Plaza; may support a rebuild of the planters to maximize tree size.
2. Inset seating benches will be uncomfortable for users as they are located below table; people sitting under patrons.
3. Public realm benches could be more linear and/or elongated if along planters or stand-alone.
4. Access locations are reduced from original, does this to provide clarity to access points and to minimize points of access for better service.

Materials, Colours, Details, and lighting

1. Bollards on walls are not the right application. Lighting could perhaps be more in-board and integrated into the patio itself.
2. Lighting as an architectural element could be expressive and helpful to animate the space and add festive nature.
3. Consider a paving option from the existing Whistler palette of paving materials rather than introduction of new floating paver on pedestal, consider a sand base and more traditional paver overlay. Concerns also about food falling into void space and creating animal or other problems.
4. Fireplace seating could also be anchor for lighting and the other elements of animation on the Patio.

Landscaping (Hard and Soft)

1. Panel in agreement that trees should be more substantial. Largest trees possible for the planter size and soil depth.

2. Look at the opportunities in planters to maximize soil depth and/or increase volume in planters to achieve larger trees (if feasible).

Moved by Derek Fleming
Seconded by Peter Lang

THAT the Advisory Design Panel support the improvements to the BrewHouse patio with careful consideration of relocating benches to remove the “notches” while re-integrating potentially longer benches into the planters (or back-stopped by them), but with careful guidance by staff on final resolutions around tree species, number and size, paver materials and installation, and lighting selections – particularly in regard to verticality of Lighting so as to highlight the patio space, but not damage the pedestrian experience.

CARRIED

The applicant team left the meeting at 4:23 p.m.

1315 Cloudburst Drive
1st Review
File No. RZ1147

The applicant team of Brent Murdoch and Jennifer Levitt, Murdoch and Co; Meghan Kines and Jill Shewtilt, Whistler Sports Legacies entered the meeting at 4:26 p.m.

Planner Amica Antonelli, RMOW introduced the project. The proposal is for a 3800 square meter, 58 unit apartment building on Cloudburst Drive. The current zoning permits 2500 square meters of residential use. The application is being processed under the Private Employee Housing Initiative. It's below market rental rates and for Whistler employees and as well as 13% athlete accommodation.

This is a four storey apartment building similar to the neighbouring buildings. Generally the proposal meets the Cheakamus Area Legacy Neighbourhood Design Guidelines. We are seeking comments on the roofline and how it could be revised to reduce the perceived massing of the building, and the utility of the notch in the north side of the building. We've had discussions on the decorative elements on the elevator segment. We are also seeking comments on the colour palette.

Brent Murdoch advised on the following.

1. This is a fairly irregular site.
2. We are trying to make this project affordable while making it livable, with adequate storage and parking.
3. Key attributes of the building are balconies and generous green space.
4. Building form deals with the curved shape of the road and mirrors the curve of the treed knoll. The footprint of the building allows for parking to meet the zoning bylaw.

5. Cheakamus Crossing has a reduced parking requirement in the zoning (75% of CC1 parking requirements), which presents a challenge, so close to the full complement of CC1 parking is provided.
6. The use of the building has been adjusted to accommodate 83% employee and 17% resident/athlete.
7. With the athletes, there is a need for a fair amount of oversized parking, which will also be available in the street parking and parking just outside the building.
8. The building form is a series of simple masses and trying to be more playful with the shape and form with a strong roofline.
9. Materials are simple durable palettes, colours and textures. Darker, more saturated colours are proposed to counteract the winter greyness.
10. Landscaping focuses on street trees, infill planting and connecting the green space to the existing forest.

Site Planning and Circulation, Including Accessibility

1. Panel agreed that the knoll is a dynamic local feature that is well utilized. The site layout and building shape celebrate the knoll.
2. Panel appreciates the street level access on the eastern units and hope to see this as a trend in Cheakamus to maintain street animation.
3. Pedestrian animation on all sides of the building may be important to consider given that Whistler Sports Legacies is a more public environment.

Building Massing, Architectural Form and Character

1. Panel appreciates the form and character of the building and the roof. The roofline in particular is supported.
2. Multiple building components could be simplified – perhaps lobby and elevator core could be combined.
3. Return of roof “column” on ends are perhaps “weak” compared to the roof massing; consider alternate forms of “returning” the roofline to the ground.
4. High part of the roofline needs some more design consideration rather than being a long mass of board and baton.
5. Notch on north side of building should be treated as a design opportunity. It needs really careful design consideration given its north aspect and tighter confines – deliberate programming.

Materials, Colours, Details and Lighting

1. Darker colours are supported
2. Angle the balcony railing upstands to camouflage storage of the items on decks.

Landscaping (Hard and Soft)

1. Ensure that the landscape addresses ground-level unit separation from outdoor activity/amenity areas.

2. Soften the parkade entrance - needs considerable resolution.
3. Not enough information to really comment on specific landscape direction.
4. North side could be a great opportunity, but consider careful landscape design to maximize solar access and the public usefulness of this space.

Green Building (where applicable)

1. Panel would like to see a formal response to the green building program of the building.

Moved by Pablo Leppe
Seconded by Pat Wotherspoon

THAT the ADP support the direction of the design at this time, but does note the need resolution and refinement on the landscape, site planning, pedestrian articulation, and detailed material resolution and the project should return to ADP for a more fulsome review and Recommendation.

CARRIED

The applicant team left the meeting 5:55 p.m.

TERMINATION

Moved by Pat Wotherspoon
Seconded by Ben Smith

That the Advisory Design Panel Committee Meeting of February 20th 2019 be terminated at 6:00 p.m.

CARRIED



CHAIR: Dale Mikkelsen, UDI



SECRETARY: Mike Kirkegaard



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, APRIL 17, 2019, STARTING AT 12:45 P.M.**

**At The Whistler Athletes' Centre
1080 Legacy Way, Whistler, BC V0N 1B1**

PRESENT:

Architect AIBC, Peter Lang
MBCSLA, Julian Pattison
Dale Mikkelsen, UDI
Member at Large, Pat Wotherspoon
Ben Smith, Member at Large
Architect AIBC, Derek Fleming
Councillor, Duane Jackson
Architect AIBC, Pablo Leppe
Planning Director, Mike Kirkegaard
Planner, Robert Brennan
Recording Secretary, Karen Olineck

ADOPTION OF AGENDA

Moved by Julian Pattison
Seconded by Ben Smith

That Advisory Design Panel adopt the Advisory Design Panel agenda of April 17, 2019.

CARRIED

ADOPTION OF MINUTES

Moved by Peter Lang
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of March 20, 2019 as amended.

CARRIED

COUNCIL UPDATE

Councilor Jackson provided an update of the most current topics being discussed by Council. We have pressure from the community to deliver housing. Council has been working with staff on a number of housing initiatives. Council had a recent meeting with Whistler Housing Authority regarding update on the criteria for housing waitlist. We are planning for our highest need and affordability criteria. A lot of research being done.

Whistler Development Corporation has a board meeting coming up to review progress on parcel A. We are hoping to move forward with this project which will be before ADP in May. Also working on timeline with staff regarding WDC presenting an updated business model with regard to medium planning.

At the last meeting, Council approved the Terms of Reference for the Strategic Planning Committee so we can consider long term impact on the community in terms of policy.

OCP went to public hearing last night. The meeting was not a long one and we received very few letters, some of which were favorable comments. Staff is confident in the plan. We will be reporting back to Council on May 28th with a summary of representation made and suggestions with revision to the OCP.

PRESENTATIONS/DELEGATIONS

The applicant team of Fred Formosa; Wes Friesen of Point West Architecture entered the meeting at 1:18 p.m.

Planner Robert Brennan, RMOW introduced the project. The applicant has looked at the Panel's recommendations from last meeting and made adjustments based on these recommendations. The applicant will provide more detailed about these changes.

Wes Friesen advised on the following.

1. Following the last meeting we have addressed some of the panel's comments.
2. After speaking to the snow consultant regarding the roof material and snow retention, we have now change the roof to a metal roof. A revised snow consultant report is required by staff.
3. The entry stairs will be concrete with heat trace for safer access.
4. With regard to the site plans – all variances have been removed with the exception of the existing garage which is a couple of feet into the setback area.
5. Access to the driveway and opportunity to widen it will be difficult because of the slope and the significant regrading and removal of trees required to achieve this.
6. What we did was reduce the size of the existing parking of the driveway. Use that as a pull-out and which will give us a good view of vehicles are approaching before entering one-way portion of the driveway.

DP1663
2004 Nordic Place
2nd Review

7. There were built structures (posts) proposed in the building setback and we have moved the building two feet to resolve that issue.
8. We have also made contact with Coastal Health regarding guard rails for the pool to address any safety concerns. We received feedback on what is required and we feel confident we can meet those requirements.
9. We have now added an accessible bedroom on the main floor.
10. The gaps between the roofs have now been closed.
11. We have addressed the landscape lighting by added lower level lighting. We will also be planting moss between the flagstones so the outdoor space can be used well throughout the season.

Panel offers the following comments.

Site Context and Circulation, including accessibility

1. Panel asked that the applicant pay attention to grades
2. Panel appreciates attend to accessibility

Building massing, Architectural Form and Character

1. Panel commends applicant on positive response to panels comments and some of the changes made as a result of these comments
- 2.

Materials, Colours and Lighting

1. Panel ask that the applicant consider improving landscape lighting.
- 2.

Hard and Soft Landscaping

Moved by Pat Wotherspoon
Seconded by Ben Smith

That the ADP support the project as shown and revised, but recommend that staff and applicant pay particular attention to grades – driveway, terraces, connectivity to building – to ensure a more successful interaction with the building and landscape design and ensure that detailing of exterior lighting, snow protection zones, external storage, guardrails, etc. is carefully reviewed.

CARRIED

The applicant team left the meeting at 2:10 p.m.

Review of Cheakamus
Crossing Neighbourhood

Mike Kirkegaard provided an overview of the Cheakamus Crossing neighbourhood. Mike introduced Parcel A development site to the panel. Panel then had a chance to walk the Cheakamus Neighborhood and the proposed Parcel A site.

OTHER BUSINESS

TERMINATION

Moved by Peter Lang
Seconded by Pat Wotherspoon

That the Advisory Design Panel Committee Meeting of April 17, 2019 be terminated at 3:20 p.m.

CARRIED



CHAIR: Dale Mikkelsen, UDI



SECRETARY: Mike Kirkegaard



WHISTLER

MINUTES

REGULAR MEETING OF MEASURING UP SELECT COMMITTEE OF COUNCIL (MUSCC)

WEDNESDAY, FEBRUARY 28, 2018, STARTING AT 9:10 A.M

In the Fissile Room at Whistler Municipal Hall
4325 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

Accommodation Sector, Doug Andrews
Mature Action Committee, Sue Lawther
Whistler Blackcomb, Sarah Mcphee
Whistler Community Services Society, Jackie Dickinson
Member at Large, Olivia Rey
Senior Planner, RMOW, Jake Belobaba
Recording Secretary, Karen Olineck

REGRETS:

Councillor, Jen Ford
Whistler Blackcomb, Matt Davies
Whistler Adaptive Sports Program, Chelsey Walker
Member at Large, Jenny Angus
Tourism Whistler, Mary Ann Collishaw

ADOPTION OF AGENDA

Moved by Olivia Rey
Seconded by Doug Andrews

That MUSCC adopt the MUSCC agenda of February 28, 2018.

CARRIED

ADOPTION OF MINUTES

Moved by Doug Andrews
Seconded by Sue Lawther

That MUSCC adopt the MUSCC minutes of May 03, 2017.

CARRIED

COUNCIL UPDATE:

Jake Belobaba provided Council update on relevant topics including the current OCP re-visioning and the section of the OCP related to accessibility.

The adoption of the recommendations from Council on the Housing Task Force. The Planning Department will be proceeding with some policy changes related to Infill housing and WHA. There may or may not be some aspects applicable to accessibility.

ITEMS FOR DISCUSSION

Topic

Accessibility recommendations for the EOC Plans:

1. The Emergency Program Department along with Planning worked together to identify the needs of Reception Centre and Group Lodging and how to make all facilities more accessible.
2. To facilitate changes to the needs assessments, request for funding through a grant proposal to UBCM Community Emergency Preparedness Fund was initiated and was successful.
3. Part of the funding from the UBCM grant will be used to acquire functional needs equipment including accessibility tote, containing chloroplast universal accessibility signs. Other recommended items for the reception centre are; whiteboards with dry eraser, metal stakes for signs; chloroplast universal accessibility signs; magnifying glass or reading glasses, mobility aids like wheelchair, walkers cane or crutches, TTY phones; bariatric Cot, adjustable cots with rails, sleeping pads for cots. These are some in a list of items that will assist the RMOW to effectively respond to emergencies.
4. Part of the funding from the UBCM grant will also be used to provide specialized CMIST training for volunteers and staff in order to implement.

Topic

The proposed revisions to the OCP chapter and associated parts:

1. The OCP is the most important document for guiding development in a municipality. It articulates policies for growth management, land use, housing, social and environmental issues. One of the only documents a municipality is legally required to abide by.
2. The update to the OCP was initiated this year because it was quashed in 2014. Staff is hoping to have a bylaw to Council in June to start formal consideration.
3. Our focus today is to discuss updating part of the OCP specific to the accessibility section.

MINUTES

Regular Measuring Up Select Committee of Council Meeting

February 28, 2018

Page 3

Comments from Staff & Panel:

1. Consider changing some of the language to respect the Universal Design Principle.
2. Jake Advised that accessibility codes under the building code are not rooted in a universal design and that a municipality cannot impose technical building requirement in excess of the building code.
3. We are considering changing the wording "inclusive design" to "universal design."
4. Consider including the "Universal Design Principle" as an appendix in the OCP accessibility section.
5. Concerns that there may be updates to the "Universal Design Principle" that may not be able to be updated in the completely OCP document.
6. If we include the "Universal Design Principle" as a document in the OCP, perhaps define the word "Universal" to mean everyone one, not only someone with a disability. The needs of someone in a wheelchair may be similar to that of a mom with a stroller.

MINUTES

Regular Measuring Up Select Committee of Council Meeting

February 28, 2018

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TERMINATION

Moved by Sue Lawther

That the MUSCC Committee Meeting of February 28, 2018 be terminated at 10:00 a.m.

CARRIED.



ACTING CHAIR: Sue Lawther

SECRETARY: Jake Belobaba



WHISTLER

MINUTES

**BOARD OF VARIANCE HEARING
MONDAY, MARCH 25, 2019, STARTING AT 5:25
P.M.**

**In the Flute Room at Municipal Hall
4325 Blackcomb Way, Whistler, British Columbia V8E 0X5**

In Attendance:

Board: C. Lamont, Co-Chair
D. Girard

Staff: J. Abraham, Planning Analyst
K. Olineck, Secretary

Public: Anne Maisonneuve, Lamoureux Architect Incorporated

APPROVAL OF AGENDA

Moved by C. Lamont
Seconded by D. Girard

That the Board of Variance agenda of March 25, 2019 be approved as presented.

CARRIED

ADOPTION OF MINUTES

Moved by C. Lamont
Seconded by D. Girard

That the Board of Variance minutes of February 25, 2019 be adopted as presented.

CARRIED

APPLICATION

BOV No. 193
7465 Treetop Lane

VARIANCES:

1. Vary the front setback from 7.6 metres to 4.9 metres for two retaining walls;
2. Vary the rear setback from 7.6 metres to 7.0 metres for one window well;

3. Vary the south plan boundary setback from 7.6 metres to 2.0 metres for two retaining walls;
4. Vary the north side setback from 6.0 metres to 1.9 metres for two retaining walls.

APPLICANT: Anne Maisonneuve commented on the following:

We are applying for the variances because these walls are greater than two feet in height above adjacent grade.

BOARD DECISION:

Part of mandate of the Board of Variance is to look at undue hardship and approve minor variances. The applicant did not make the case for undue hardship and the board noted that building walls without a permit is not considered a hardship. The variances as presented, were denied.

That the following variances be approved:

1. Vary the front setback from 7.6 metres to 4.9 metres for two retaining walls.
2. Vary the rear setback from 7.6 metres to 7.0 metres for one window well.
3. Vary the south plan boundary setback from 7.6 metres to 2.0 metres for two retaining walls.
4. Vary the north side setback from 6.0 metres to 1.9 metres for two retaining walls.

as illustrated on the Survey, by Doug Bush Survey Services Ltd., dated January 21, 2019, and the Plans L2.0, L2.1, L2.2, L2.3, and L2.4, by Lamoureux Architect Inc., dated February 19, 2019.

DENIED

TERMINATION

It was moved by C. Lamont that the meeting be terminated at 5:52 p.m.



Caroline Lamont,
Acting Chair



Karen Olineck,
Secretary



WHISTLER

MINUTES

**BOARD OF VARIANCE HEARING
MONDAY, APRIL 11, 2019, STARTING AT 5:32
P.M.**

**In the Flute Room at Municipal Hall
4325 Blackcomb Way, Whistler, British Columbia V8E 0X5**

In Attendance:

Board: T. Bunting, Chair
C. Lamont

Staff: J. Abraham, Planning Analyst
K. Olineck, Secretary

Public: David Hughes, owner
Derek Venter

APPROVAL OF AGENDA

Moved by T. Bunting
Seconded by C. Lamont

That the Board of Variance agenda of April 11, 2019 be approved as presented.

CARRIED

ADOPTION OF MINUTES

That the Board of Variance minutes of March 25, 2019 be adopted as presented.

DEFERRED

APPLICATION

BOV No. 192
7450 Ambassador
Crescent

VARIANCES:

1. Vary the maximum allowable height from 7.6 metres to 12.1 metres for the principal building;
2. Vary the minimum rear setback from 7.6 metres to 6.6 metres for the principal building;
3. Vary the minimum rear setback from 7.6 metres to 3.6 metres for a deck.

APPLICANT: Derek commented on the following:

The difficult grades and sloped condition of the site creates a hardship especially as it relates to height calculations.

BOARD DECISION:

The Board sees no issues with requested variances and voted to approve the variances as presented.

That the following variances be approved:

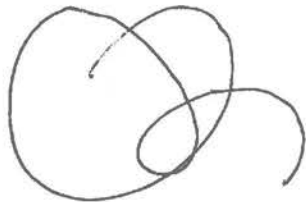
1. Vary the maximum allowable height from 7.6 metres to 12.1 metres for the principal building;
2. Vary the minimum rear setback from 7.6 metres to 6.6 metres for the principal building;
3. Vary the minimum rear setback from 7.6 metres to 3.6 metres for a deck.

as illustrated on the Survey, by Doug Bush Survey Services Ltd., dated January 8, 2019, and the Plans A101, A102, and A103, dated March 27, 2019.

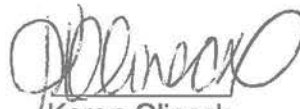
APPROVED

TERMINATION

It was moved by T. Bunting that the meeting be terminated at 5:50 p.m.



Tom Bunting,
Chair



Karen Olineck,
Secretary



WHISTLER

MINUTES

**BOARD OF VARIANCE HEARING
MONDAY, APRIL 29, 2019, STARTING AT 5:34
P.M.**

**In the Flute Room at Municipal Hall
4325 Blackcomb Way, Whistler, British Columbia V8E 0X5**

In Attendance:

Board: T. Bunting, Chair
C. Lamont
D. Girard

Staff: J. Abraham, Planning Analyst
K. Olineck, Secretary

Public: Ryan Donohoe and Jerrod Kilner, Donohoe Design, Vancouver, BC.

APPROVAL OF AGENDA

Moved by T. Bunting
Seconded by C. Lamont

That the Board of Variance agenda of April 29, 2019 be approved as presented.

CARRIED

ADOPTION OF MINUTES

That the Board of Variance minutes of March 25, 2019 be adopted as presented.

That the Board of Variance minutes of April 11, 2019 be adopted as presented.

CARRIED

APPLICATION

BOV No. 194
2982 High Point Drive

VARIANCES:

1. Vary the rear setback from 7.6 metres to 1.1 metres for three retaining walls;
2. Vary the north side setback from 6.0 metres to 0.0 metres for eleven retaining walls;
3. Vary the south side setback from 6.0 metres to 1.0 metre for three retaining walls.

APPLICANT: Ryan commented on the following:

There was 800 square meter of soil removed from the site and as a result, the area between Lot 57 and 58 became completely destabilized. The grading between the two sites is severe and approval of the proposed retaining walls will stabilize the site and prevent erosion and run off and also provide some privacy.

BOARD DECISION:

The Board sees no issues with requested variances and voted to approve the variances as presented.

That the following variances be approved:

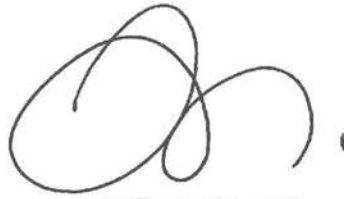
1. Vary the rear setback from 7.6 metres to 1.1 metres for three retaining walls;
2. Vary the north side setback from 6.0 metres to 0.0 metres for eleven retaining walls;
3. Vary the south side setback from 6.0 metres to 1.0 metre for three retaining walls.

as illustrated on the Survey, dated September 19, 2018, by Doug Bush Survey Services Ltd., and the Plans L1.0, L1.1, L1.2, L1.3, dated March 22, 2019, and L2.0, dated April 16, 2019, by Donohue Design Inc.

APPROVED

TERMINATION

It was moved by T. Bunting that the meeting be terminated at 5:52 p.m.

A handwritten signature in black ink, consisting of a large, stylized 'T' followed by a loop and a dot.

Tom Bunting,
Chair

A handwritten signature in black ink, appearing to read 'K. Olineck' with a large loop at the end.

Karen Olineck,
Secretary

RESORT MUNICIPALITY OF WHISTLER

FIVE-YEAR FINANCIAL PLAN 2019 – 2023 AMENDMENT BYLAW NO. 2240, 2019

A BYLAW TO AMEND “FIVE-YEAR FINANCIAL PLAN 2019 – 2023 BYLAW NO. 2225, 2019”

WHEREAS the Council must have a financial plan pursuant to Section 165 of the *Community Charter*;

AND WHEREAS the Council deems it necessary and appropriate to amend the five-year financial plan for the years 2019 to 2023;

NOW THEREFORE the Council of the Resort Municipality of Whistler in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as the “Five-Year Financial Plan 2019 – 2023 Amendment Bylaw No. 2240, 2019”.
2. Schedules “A” and “B” of the “Five-Year Financial Plan 2019 – 2023 Bylaw No. 2225, 2019” are replaced by Schedules “A” and “B” attached to and forming part of this Bylaw.

GIVEN FIRST, SECOND, and THIRD READINGS this 28th day of May, 2019.

ADOPTED by Council this ____ day of _____, 2019.

Jack Crompton,
Mayor

Alba Banman,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy
of “Five-Year Financial Plan 2019 – 2023
Amendment Bylaw No. 2240, 2019”.

Alba Banman,
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2019 - 2023
CONSOLIDATED OPERATING SUMMARY**

**BYLAW 2240, 2019
SCHEDULE A**

	2019	2020	2021	2022	2023
REVENUE					
General Fund					
Property Taxes	39,180,627	40,062,191	40,963,590	41,885,271	42,827,690
Other Property Tax	1,008,200	1,030,885	1,054,079	1,077,796	1,102,047
Government Grants	688,906	700,000	705,000	710,000	715,000
Fees and Charges	11,943,016	12,181,876	12,425,514	12,674,024	12,927,505
Investment Income	2,273,900	2,383,900	2,493,900	2,603,900	2,713,900
RMI Grant	6,940,000	6,900,000	6,900,000	6,900,000	6,900,000
MRDT	11,300,000	11,300,000	11,300,000	11,300,000	11,300,000
Works and Service Charges	606,107	600,000	600,000	600,000	600,000
Water Fund					
Parcel Taxes	3,966,915	4,046,253	4,127,178	4,209,722	4,293,916
Fees and Charges	3,017,812	3,078,168	3,139,732	3,202,526	3,266,577
Works and Service Charges	47,500	50,000	50,000	50,000	50,000
Sewer Fund					
Parcel Taxes	4,189,416	4,273,204	4,358,668	4,445,842	4,534,759
Fees and Charges	3,873,417	3,950,885	4,029,903	4,110,501	4,192,711
Works and Service Charges	198,770	200,000	200,000	200,000	200,000
Solid Waste Fund					
Fees and Charges	5,898,154	6,016,117	6,136,439	6,259,168	6,384,352
Government Grants	481,000	480,000	485,000	490,000	495,000
	95,613,740	97,253,480	98,969,005	100,718,751	102,503,455
EXPENDITURE					
General Fund					
Payroll and Goods & Services	53,396,486	55,425,553	57,531,724	59,717,929	61,987,210
Debt Interest & Principal	239,299	239,299	239,299	239,299	239,299
Residents & Partners	7,596,150	7,113,650	7,173,650	7,233,650	7,293,650
Contingency	647,172	658,331	680,954	704,401	728,702
Water Fund					
Payroll and Goods & Services	1,894,138	1,922,550	1,951,388	1,980,659	2,010,369
Debt Interest & Principal	-	-	-	-	-
Sewer Fund					
Payroll and Goods & Services	2,813,851	2,856,059	2,898,900	2,942,383	2,986,519
Debt Interest & Principal	1,370,453	1,370,453	1,370,453	1,210,453	1,210,453
Solid Waste Fund					
Payroll and Goods & Services	5,545,774	5,628,961	5,713,395	5,799,096	5,886,082
Debt Interest & Principal	472,255	472,255	472,255	472,255	472,255
	73,975,578	75,687,110	78,032,018	80,300,125	82,814,540

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2019 - 2023
CONSOLIDATED OPERATING SUMMARY**

**BYLAW 2240, 2019
SCHEDULE A Cont'd**

	2019	2020	2021	2022	2023
TRANSFERS TO (FROM)					
OTHER FUNDS / RESERVES					
Interest Paid to Reserves	2,000,000	2,146,090	2,245,044	2,342,468	2,442,957
Recreation Works Charges Reserve	305,350	300,000	300,000	300,000	300,000
Transportation Works Charges Reserve	260,257	250,000	250,000	250,000	250,000
Employee Housing Charges Reserve	-	45,000	45,000	45,000	45,000
RMI Reserve	2,747,590	2,475,000	2,250,000	1,950,000	1,050,000
2% MRDT Reserve	1,865,656	1,350,000	915,000	425,000	318,000
General Capital Reserve	4,716,967	4,787,722	4,859,537	4,932,430	5,006,417
Parking Reserve	-	-	-	-	-
Parkland and ESA Reserve	-	-	-	-	-
Vehicle Replacement Reserve	992,582	1,240,000	1,000,000	1,000,000	1,000,000
General Operating Surplus (Deficit)	-	-	-	-	-
General Operating Reserve	1,454,860	1,575,000	1,575,000	1,575,000	1,575,000
Water Works Charges Reserve	47,500	50,000	50,000	50,000	50,000
Water Capital Reserve	3,180,586	3,228,295	3,276,719	3,325,870	3,375,758
Water Operating Reserve	573,375	581,976	590,706	599,566	608,560
Water Operating Surplus (Deficit)	-	-	-	-	-
Sewer Works Charges Reserve	198,770	200,000	200,000	200,000	200,000
Sewer Capital Reserve	2,016,569	2,046,818	2,077,520	2,108,683	2,140,313
Sewer Operating Reserve	448,568	448,568	448,568	448,568	448,568
Sewer Operating Surplus (Deficit)	-	-	-	-	-
Solid Waste Capital Reserve	861,890	874,818	887,941	901,260	914,779
Solid Waste Operating Reserve	(32,359)	(32,917)	(34,048)	(35,220)	(36,435)
Solid Waste Surplus (Deficit)	-	-	-	-	-
	21,638,162	21,566,370	20,936,987	20,418,625	19,688,916
REVENUE LESS EXPENDITURE AND TRANSFERS	0	0	0	0	0

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2019 - 2023
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2240, 2019
SCHEDULE B**

	2019	2020	2021	2022	2023
REVENUE AND OTHER SOURCES OF FUNDING					
General Fund					
Government Grants	1,903,110	232,000	250,000	92,500	-
Contribution from Developers	-	-	-	-	-
Equipment disposal proceeds	-	-	-	-	-
WHA construction loan	-	(5,000,000)	-	-	-
Other Contributions	200,000	-	-	-	-
WCSS loan payments	50,000	50,000	50,000	50,000	50,000
Water Fund					
Government Grants	558,659	-	-	-	-
Other Contributions	-	-	-	-	-
Sewer Fund					
Government Grants	-	-	-	-	-
Solid Waste Fund					
Government Grants	390,000	-	-	-	-
	3,101,769	(4,718,000)	300,000	142,500	50,000
EXPENDITURE					
General Fund					
Non-capital Expenditure	2,078,375	1,353,198	624,067	734,751	434,476
Infrastructure Maintenance	14,988,055	12,133,200	6,641,300	4,989,600	3,694,200
Capital Expenditure	10,509,368	3,388,060	2,009,520	2,990,228	2,591,054
WCSS loan	-	-	-	-	-
Water Fund					
Non-capital Expenditure	893,500	957,500	1,698,500	1,794,500	390,500
Infrastructure Maintenance	4,604,000	2,515,000	1,405,000	3,025,000	580,000
Capital Expenditure	5,000	120,000	-	-	-
Sewer Fund					
Non-capital Expenditure	785,000	597,000	827,000	817,000	617,000
Infrastructure Maintenance	5,874,000	3,695,000	4,675,000	3,210,000	2,210,000
Capital Expenditure	570,000	3,140,000	520,000	-	-
Solid Waste Fund					
Non-capital Expenditure	105,000	40,000	40,000	40,000	-
Infrastructure Maintenance	455,891	447,428	422,428	332,428	322,428
Capital Expenditure	630,000	150,000	50,000	-	-
All Funds					
Depreciation	12,346,893	12,746,893	13,146,893	13,546,893	13,946,893
	53,845,082	41,283,280	32,059,708	31,480,400	24,786,551

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2019 - 2023
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2240, 2019
SCHEDULE B Cont'd**

	2019	2020	2021	2022	2023
TRANSFERS (TO) FROM OTHER FUNDS (RESERVES)					
RMI Reserve	5,884,780	4,599,480	1,789,480	495,480	369,080
2% MRDT Reserve	1,072,282	701,000	626,000	626,000	620,300
General Capital Reserve	8,705,550	4,328,544	1,500,278	969,779	883,574
Recreation Works Charges	1,156,100	600,000	400,000	600,000	-
Vehicle Replacement Reserve	3,264,813	1,454,916	880,000	2,341,245	1,925,089
Library Reserve	62,000	35,000	60,000	35,000	45,000
General Operating Reserve	2,087,163	1,851,016	1,621,625	1,664,569	1,461,679
Transportation Works Charges	3,240,000	3,072,500	2,147,500	1,890,000	1,415,000
Water Capital Reserve	4,765,341	3,413,125	2,935,000	4,540,000	780,000
Water Operating Reserve	358,500	192,500	183,500	279,500	190,500
Sewer Capital Reserve	6,264,000	6,821,875	5,180,000	3,210,000	2,210,000
Sewer Operating Reserve	785,000	597,000	827,000	817,000	617,000
Solid Waste Capital Reserve	695,891	597,428	472,428	332,428	322,428
Solid Waste Operating Reserve	105,000	40,000	40,000	40,000	-
	38,446,420	28,304,386	18,662,815	17,841,007	10,839,658
ADJUSTMENTS FOR NON CASH ITEMS AND CHANGES TO NET FINANCIAL ASSETS					
Depreciation	12,346,893	12,746,893	13,146,893	13,546,893	13,946,893
WCSS loan	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
WHA construction loan	-	5,000,000	-	-	-
	12,296,893	17,696,893	13,096,893	13,496,893	13,896,893
REVENUE AND TRANSFERS LESS EXPENDITURE	-	-	-	-	-

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

From: Olivia Kingsford [REDACTED]
Sent: Thursday, May 23, 2019 6:29 AM
To: corporate <corporate@whistler.ca>
Cc: Des Canada [REDACTED]
Subject: Speeding on Rainbow Drive

Dear Mayor and Council,

I am writing regarding the issue of speeding along Rainbow Drive.

I was recently driving along Rainbow Drive at 30kph and I was overtaken by a truck who must have been travelling at 50-60kph. We saw the same thing happen directly in front of our house at the weekend.

This is not unusual as the road is used by many as a quicker alternative to the highway.

We live at [REDACTED], opposite the entrance to Meadow Park and the valley trail. It is a 30kmh zone, but there is only one small sign in each direction, so it is really not clear how far that 'zone' extends.

Coming from the highway there is one sign at the entrance to Alpine saying '50kmh unless otherwise posted' then at the beginning of rainbow drive, one saying 'traffic calmed area' with no speed specified. This is in contrast to Cheakamus, where there are numerous reminders not to drive faster than 30kmh. In Alpine, there are no sidewalks, so cars and trucks are flying right past pedestrians walking along the side of the road. Given the high speed of the traffic and the number of large trucks using the road, this feels like an accident waiting to happen.

I would like to request that the 30kmh 'zone' outside the entrance to meadow park be clearly signposted. This would simply require adding a 30kmh sign below the 'traffic calmed area' signs in each direction, with the addition of further reminder signs, (for instance under the signs specifying where people can park on the road.) I think we need to prioritise the safety of pedestrians over the desire of drivers to arrive a few minutes quicker. At the moment I'm not surprised they are speeding as the signage is so poor.

Thanks for your attention,

Dr Olivia Bayley

GP and Mum of Heath, Henry and Kit

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Ben Thornhill

Sent: May 17, 2019 3:06 PM

To: council@whistler.ca; jcrompton@whistler.ca

Cc: Michael Hutchison <mhutchison@bethelcorp.ca>; Caroline Lamont <clamont@bethelcorp.ca>

Subject: Support letter for Huron Clean Energy's application to CIB

Dear Mayor and Council,

Huron Clean Energy, in partnership with Carbon Engineering, has submitted an application to the Canada Infrastructure Bank for financing for the first commercial-scale Direct Air Capture plant with fuel synthesis. In order for our application to proceed to the next step, our project must pass the "public interest test" which demonstrates if our project is good for Canada and Canadians.

Attached is a draft letter of support for this application. We are looking to align with like-minded municipalities, provinces, and companies that share our desire to fight climate change.

In addition to the support letter, I have also attached a brochure that outlines Carbon Engineering's technology and Huron's phase 1 development plan with 10 plants across Canada generating 4Mt/yr of negative emissions and 525 million liters of near carbon neutral fuel.

Please feel free to reach out with any questions. Thank you in advance.

Best regards,
Ben

Ben Thornhill
Vice President | Business Development
Huron Clean Energy
Office 604.898.1901 | Mobile 604.753.8264
bthornhill@huronce.com

May 21, 2019



401-37989 Cleveland Ave. V
PO Box 1068
Squamish, BC V8B 0N7
T:1-604-898-1901
huroncleanenergy.com

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

RE: Request for support of Huron Clean Energy's application to the Canada Infrastructure Bank

Dear Mayor and Council,

On behalf of Huron Clean Energy and Carbon Engineering, I would like to request the support of the Resort Municipality of Whistler.

Carbon Engineering (CE) has developed a Direct Air Capture technology that provides the infrastructure needed to sequester atmospheric carbon dioxide and create near carbon neutral fuel. The feedstock for this near carbon neutral fuel is comprised of just three major inputs – air, water, and renewable electricity. Due to these inputs the fuel burns clean with no air pollutants or carcinogens as seen when burning fossil fuels. This Canadian technology is proven and operational in a pilot plant in Squamish today.

Huron Clean Energy (Huron) is CE's development partner and is planning to build CE Direct Air Capture and AIR TO FUELS™ plants across Canada – which will be done in partnership with the local communities. The Greater Vancouver/Sea to Sky Region will benefit from this innovative carbon removal technology with not only carbon sequestering and clean fuels but also desirable employment opportunities and First Nation partnerships.

Climate change is the greatest challenge of this century. Unless leadership and commitment are demonstrated by the leading nations of the world, future generations will suffer greatly by the warming of our atmosphere. We are already seeing the effects here at home where Canada is experiencing warming at twice the rate of the rest of the world. These impacts are even more pronounced in Northern Canada, which is warming at almost three times the global average, according to Canada's Changing Climate Report released April 2, 2019. Canada can, and must, demonstrate global climate leadership.

To assist in the development of this Canadian technology, an application has been made by Huron Clean Energy to the Canada Infrastructure Bank for financing of the initial commercial facility to be located in British Columbia. For the Canada Infrastructure Bank to proceed with Huron's application it is imperative that positive support be received by all levels of government as this project must be deemed good for Canada and Canadians.

I have attached a short document that outlines CE's technology, Huron's development plan, and the benefits this project brings to Canada with respect to development of First Nation partnerships, jobs, climate change mitigation. In addition, I have attached a sample letter to demonstrate how the Resort Municipality of Whistler can provide support for this new type of air treatment infrastructure created in Canada but to soon be adopted by the World.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Hutchison", written over a horizontal line.

Michael Hutchison
President – Huron Clean Energy



HURON
CLEAN ENERGY



Carbon Engineering's clean fuel, synthesized from carbon dioxide captured from the air and hydrogen split from water.

Huron Clean Energy

Building an Essential and Unique Air Treatment Infrastructure
using Carbon Engineering's Direct Air Capture technology

Our Value Proposition

At Huron Clean Energy, we understand that there are many ways to reduce greenhouse gases. Direct Air Capture (DAC) technology is an innovative Canadian technology that removes GHG emissions directly from the atmosphere, adding to our ability to meet domestic and international climate change targets under the Paris Accord.

Huron Clean Energy, using Carbon Engineering's Direct Air Capture technology, can capture and remove GHGs from the atmosphere at an industrial scale independent of the source of the emissions. Our unique approach to air treatment will allow Canada to support a significant public good; pursue economic, innovation, health, environmental and trade policy alignment; and continue to lead on climate change action domestically and internationally.

Climate Change is a global problem, we have a Canadian solution

In most sectors, emissions reductions come from lowering the carbon intensity of a given activity. While reducing carbon intensity is important, it still adds to Canada's overall GHG emissions. Net zero emissions will only be possible if we also remove carbon directly from the atmosphere, particularly for sectors like transportation – or energy projects like pipelines and LNG plants. This technology has the potential to create an air treatment infrastructure across Canada and around the world similar to the waste and water treatment infrastructure that exists today.



Carbon Engineering pilot plant in Squamish BC.

What we bring to the table

While we plan on building many more plants, Huron Clean Energy could start the job of cleaning Canada's atmosphere through a series of 10 initial plants across the country, each one built in partnership with local First Nations. The proposed 10 plants would remove 7 Mt of emissions, providing jobs and economic benefits in **equal partnerships with local First Nations**. Each plant will be a joint venture between Huron and a local First Nation, allowing investment in a public-private partnership model.



Graphical representation of a facility that would use Carbon Engineering's AIR TO FUELS™ process to manufacture roughly 2000 barrels per day of clean burning synthetic fuel.



Rendering of Carbon Engineering's air contactor design. This unit would be one of several that would collectively capture 1M tonnes of CO₂ per year.

Seeking Federal Partnership

Huron seeks a loan allocation of \$3Bn over 10 years, which we will match with \$5Bn of private investment for the initial 10 plants. If the Canadian Infrastructure Bank approves this funding, the loan for each plant would be individually approved by CIB on an as and when required basis. Alternate funding approaches can be explored.

AIR TO FUELS™ Solution: facilitating market entry

Huron's plants not only provide essential air treatment infrastructure in the public interest. We can also produce ultra-low carbon fuels as a co-benefit of our carbon capture, which will help Canada and the world to de-carbonize the heavy transportation sector.

Our AIR TO FUELS™ technology produces clean fuels out of captured atmospheric carbon dioxide, water, and clean electricity. Compared to conventional fossil fuels, our fuels burn cleaner and have 70-90% lower carbon intensities – while still being drop-in compatible with today's engines. They are also supported by low carbon fuel standards and regulations in place or being developed in several key jurisdictions, including here in Canada.

By allowing Huron and Carbon Engineering to generate critical early stage revenue while decreasing capital and operational costs over time, AIR TO FUELS™ plants will support commercialization and expansion to North American and international markets.

MORE INFORMATION CAN BE FOUND AT:

➤ carbonengineering.com

✉ business@carbonengineering.com

🐦 [@CarbonEngineer](https://twitter.com/CarbonEngineer)

➤ huroncleanenergy.com

✉ contact@huronce.com

f [@carbonengineeringltd](https://www.facebook.com/carbonengineeringltd)

<Letterhead>

[April X, 2019]

The Honourable François-Philippe Champagne
Minister of Infrastructure and Communities
House of Commons
Ottawa, ON K1A 0A6

Dear Minister Champagne:

Re. Support for Huron Clean Energy's project application to the Canada Infrastructure Bank

I am writing on behalf of [insert organization here] to voice our support for Huron Clean Energy's project application to the Canada Infrastructure Bank.

Climate change is the greatest challenge of this century. Unless leadership and commitment are demonstrated by the leading nations of the world, future generations will suffer greatly by the warming of our atmosphere. We are already seeing the effects here at home where Canada is experiencing warming at twice the rate of the rest of the world. These impacts are even more pronounced in Northern Canada, which is warming at almost three times the global average, according to Canada's Changing Climate Report released April 2, 2019. Canada can, and must, demonstrate global climate leadership.

We are writing with our support of Carbon Engineering (CE) and the value of their Direct Air Capture technology. The deployment of this technology provides the infrastructure needed to sequester atmospheric carbon dioxide and create ultra-low carbon fuels. We support Huron Clean Energy's ambition to build ten CE Direct Air Capture and AIR TO FUELS™ plants across Canada – and particularly the difference this infrastructure would make to [insert Canada/Province/Municipality/Riding here] ability to meet its targets for decarbonization.

We are in it together. This Canadian technology is proven and operational in a pilot plant in Squamish, BC. [insert statement about the Federal/Provincial/Municipal goals to decarbonize here]

We understand that the Canada Infrastructure Bank is considering financing these projects. We fully support this approach to create revenue-generating projects that will be both a benefit to our economy and to the environment. Creating this critical air treatment infrastructure will help Canada lead the world in the export of sustainable fuels and negative emissions technologies.

We urge you and the Canada Infrastructure Bank to support this critically important project for Canada.

Sincerely,

Cc: The Right Honourable Justin Trudeau, Prime Minister of Canada
The Honourable Amarjeet Sohi, Minister of Natural Resources Canada
The Honourable Catherine McKenna, Minister of Environment and Climate Change Canada
The Honourable Marc Garneau, Minister of Transport Canada
The Honourable Carolyn Bennett, Minister of Crown-Indigenous Relations

The Honourable Seamus O'Regan, Minister of Indigenous Services

The Honourable Navdeep Bains, Minister of Minister of Innovation, Science and Economic
Development Canada

Ms. Pam Goldsmith-Jones, MP and Parliamentary Secretary to the Minister of Foreign Affairs

Mr. Pierre Lavallée, President and CEO, Canada Infrastructure Bank



Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC, V0N 1B4

May 16, 2019

Dear Mayor and Council,

Thank you for your generous Community Enrichment Program grant of \$4,000 for our Work 2 Live program. This will fund the outreach support that we provide to graduates, many of whom continue to live and work in the Sea to Sky.

Thank you for helping us to continue to provide our service to the young people in our programs. We are proud to have provided many Whistler businesses with valuable, capable employees.

Thank you so much for the work you do to enrich Whistler's community.

Kind regards,

Chris Wrightson
Co-Executive Director

From: NEIL B [REDACTED]
Sent: Monday, June 03, 2019 8:39 AM
To: corporate <corporate@whistler.ca>
Subject: FireSmart

To Mayor and Council,

This is to thank you for supporting a FireSmart Coordinator's position in our community. Scott Rogers has for two years now been great in assisting the residents of the Whistler Housing Authority 19 mile complex with removing organic fuels from our property. The combination of his efforts, community grants, and our own residents labours has made our townhouses more fire resistant and as an added bonus has made them more aesthetically pleasing as well.

Thanks again for supporting a great program.

Neil Brown,
19 mile resident and Strata Council member.
[REDACTED]

From: Cathy Peters <[REDACTED]>
Sent: Thursday, May 30, 2019 11:45 AM
To: 'Cathy Peters'
Subject: new Canadian Human trafficking hotline number

Dear BC Mayors and City Councillors,

The Canadian Human trafficking hotline number was announced yesterday on National media: 1-833-900-1010
or: canadianhumantraffickinghotline.ca

Please alert all of your community service providers, frontline service providers, educators, health practitioners, law enforcement and constituents of this number.

BC Council for Families asked me to write an article on how to stop Child Sex Trafficking in BC.

Please see attached document and share with your contacts.

ASK: Please email me if you support my work and advocacy to stop sexual exploitation/human sex trafficking/child sex trafficking in BC.

Sincerely, Cathy Peters

BC anti-human trafficking educator, speaker, advocate

[REDACTED]

[REDACTED]

Preventing Child Sex Trafficking in BC

Buying and selling children for sex is one of the fastest growing crimes in Canada, and it is happening in communities across BC.

Globalization, unregulated technology, lack of law enforcement and inadequate prevention education is allowing this crime to grow globally.

Human sex trafficking (HT) involves the recruitment, transportation or harbouring of people for the purpose of exploitation through the use of force, coercion, fraud, deception or threats against the victim or person known to them. It is known as modern day slavery. According to the US State department's annual global report on trafficking in persons (TIP), Canada is a source, transit and destination for sex trafficking.

(<https://www.state.gov/j/tip/rls/>)

Child sex trafficking is a lucrative crime. It has low costs and huge profits; a trafficker can make \$280,000 per victim, per year. The average age of entry into prostitution in Canada is 12-14 years of age, although traffickers are known to target younger children. Traffickers seek young victims both to service the demand for sex with those who look young, and because these victims are easier to manipulate and control.

The biggest problem in Canada is that people do not know there is a problem; therefore, child sex trafficking is expanding in the dark. Every child can be a target and a potential victim, but learning about this issue is the first step.

Five things that parents can do to help prevent their children from being lured into sex trafficking:

1. Set a high standard of love within your home

The way you define and express love shapes your children's self-image, confidence and opinions of future relationships. Treat them the way you want their future partners to treat them. Help them to distinguish between real love and empty promises or cheap gifts.

2. Talk to your children about sexual abuse

According to the US Department of Justice, someone in the US is sexually assaulted every two minutes, of which 29% are between the ages of 12-17. Let your children know that if anyone has or ever does hurt them, they can talk to you. This is the most important thing you can say. Don't assume they have not been hurt by sexual violence before. Leave the door open for your child to talk about past circumstances that they haven't shared with you.

3. Talk to your children about sex trafficking

Discuss ways children and teens are targeted for sex trafficking. Let them know that traffickers specifically try to woo young girls and boys with promises of a better life – whether it's promises of love and attention, or

promises of nice things and trips. Traffickers can be male or female, even classmates. Traffickers may even use kids to recruit other kids.

4. Talk to your children about the dangers of social media

It is important to provide practical safety tips, such as: don't share personal information on the internet; don't accept Facebook requests from unknown people; NEVER share naked photos of yourself with anyone; and tell a parent or a trusted adult if you feel threatened or uncomfortable online. Children also need help defining friendships. Teach them that a friend is not someone you met yesterday and that a "friend" on Facebook is not the same thing as a friendship.

5. Pay attention to your children

Monitor your children's social media accounts. Look for ways to meet their friends, their friends' parents and those they hang out with. Be alert to boyfriends who are much older, or friendships that tend to isolate your child from other friends or family. Notice if your child has new clothing items, makeup products, cell phone or other items and ask how they acquired them.

Resources and Links:

- Covenant House (crises program for ages 16-24): info@covenanthousebc.org, 604-685-7474
- Internet Safety Tips: www.Cybertip.ca
- Fraser Health Forensic Nurse Service
- Kids Help Phone: 1-800-668-6868
- Office to Combat Trafficking in Persons (OCTIP): 1-888-712-7974 (24/7 interpretation available), 604-660-5199, octip@gov.bc.ca
- Plea Community Services Society (assisting youth 24/7): onyx@plea.bc.ca, 604-708-2647
- Vancouver Rape Relief and Women's Shelter (24/7): 604-872-8212, info@rapereliefshelter.bc.ca
- RCMP: Victims of Human Trafficking National Headquarters (24 hours): 1-866-677-7267
- Trafficking Resource Centre (USA): www.traffickingresourcecenter.org
- VictimLinkBC (24/7): 1-800-563-0808 Ministry of Public Safety, BC
- Youth Against Violence (24/7): info@youthagainstviolenceline.com, 1-800-680-4264

Authorities Contacts:

- RCMP: www.rcmp-grc.gc.ca; 1-855-850-4640 OR 1-800-771-5401
- Ministry of Child Protection Services: 1-800-663-9122 or 604-660-4927 (24 hours) or 310-1234 if a child is in danger to reach Ministry of Child and Family Development
- Crime Stoppers : 1-800-222-TIPS (8477)

National Human Trafficking Crisis Hotline Number: 1-866-528-7109

About the Author:

Cathy Peters raises awareness of Child Sex Trafficking to all three levels of government in British Columbia, police agencies and the public. She is a former inner city high school teacher and has volunteered for two

Members of Parliament (John Weston/BC, Joy Smith/Manitoba). She has made hundreds of presentations, including to City Councils, School Boards, Police Boards, high schools, universities and law enforcement agencies.

For information about her prevention education presentations, please contact Cathy Peters at ca.peters@telus.net

Additional Resources:

Children of the Street Society (Coquitlam) provides prevention education in BC schools; 25,000 students last school year Grades 3-12. They have an excellent website with tools/resources listed for every community in BC: <https://www.childrenofthestreet.com/>

Joy Smith Foundation (Manitoba) provides prevention education, resources and an overview of human sex trafficking Canada: <http://www.joysmithfoundation.com/>

Shared Hope International (Washington State) sponsors The JuST (Juvenile Sex Trafficking) Conference in the USA; an event that spotlights the most pressing issues in the anti-trafficking field. Visit: www.justconference.org for more information.

A MODERN EQUAL SOCIETY DOES NOT BUY AND SELL WOMEN AND CHILDREN.

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

May 29, 2019,

To The Union of British Columbia Municipalities,

I am writing on behalf of Victoria City Council, requesting favourable consideration and resolutions of support to restore Provincial support for libraries.

At the May 23, 2019 Council Meeting, Council approved the following resolution:

WHEREAS WHEREAS libraries are a social justice equalizer that provide universal access to information and learning materials irrespective of income levels;

WHEREAS libraries are now so much more than books, building community and a sense of inclusion;

WHEREAS restoring funding to libraries supports the BC Government's agenda to eliminate poverty, improve access to education, and address social justice in BC;

WHEREAS funding rates have been frozen since 2009 and inflationary costs have increasingly been put on municipal property tax payers which is a regressive approach to funding public libraries;

WHEREAS municipalities face downloading from upper levels of government and have few tools to raise funds,

THEREFORE BE IT RESOLVED that Council request the Mayor write to the Minister of Education, the Premier, and all local MLAs strongly advocating for the restoration of library funding to a level that reflects both inflationary cost increases since 2009 and the value of this system to the Province.

BE IT FURTHER RESOLVED that this resolution be forwarded to other municipalities in the Capital Regional District and across BC requesting their favourable consideration.

We eagerly look forward to your support on this matter.

Sincerely,

Lisa Helps
Victoria Mayor