WHISTLER

AGENDA

REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, AUGUST 14, 2018, STARTING AT 5:30 P.M.

Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4

ADOPTION OF AGENDA

That Council adopt the Regular Council Meeting Agenda of August 14, 2018.

ADOPTION OF MINUTES

That Council adopt the Regular Council Meeting Minutes and Public Hearing Minutes of July 24, 2018.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS AND DELEGATIONS

Community Foundation of Whistler Cheque Presentation

A presentation by Manager of Recreation Roger Weetman and Community Foundation of Whistler Executive Director Carol Coffey regarding a Cheque Presentation to Resort Municipality of Whistler for Meadow Park Sports Centre Cardio Room Expansion.

FortisBC Energy Inc. Proposed Intermediate Pressure Gas Line Extension

A presentation by FortisBC Project Manager Barry Best, Community and Aboriginal Relations Manager Carmen Driechel and Senior Project Manager Yeasmin Alfaruq regarding the Proposed Intermediate Pressure Gas Line Extension.

MAYOR'S REPORT

INFORMATION REPORTS

Second Quarter Financial Report – 2018
File No. 4527
Report No. 18-108

A presentation by municipal staff.

That Council receive Information Report No.18-108 regarding the Quarterly Financial Report for the six months ended June 30, 2018.

Whistler Energy Consumption And Greenhouse Gas Performance Trends – 2017 Annual Report
File No. A05001
Report No. 18-099

A presentation by municipal staff.

That Council receive Information Report No.18-099 regarding Whistler's annual Energy Consumption and Greenhouse Gas Performance Trends.

ADMINISTRATIVE REPORTS

7200 Lorimer Road –Telus Building Addition
File No. DP1622 & DVP1156
Report No. 18-100

A presentation by municipal staff.

That Council approve the issuance of Development Permit DP1622 and Development Variance Permit DVP1156 for a one-storey building addition with the following variances:

a) Vary the front setback from 60.0m to 28.0m;
b) Vary the north side setback from 60.0m to 16.1m;
c) Vary the south side setback from 60.0m to 30.7m;
d) Vary the rear setback from 60.0m to 18.5m.

as per the architectural plans prepared by C.S.Clark Design (A1 - A6), dated August 8, 2018, attached as Appendix "B" to Administrative Report No. 18-100.

RZ1156 – 8000, 8006, 8010 Nesters Road – Zoning Amendment Bylaw Correcting CSF1 Zone
File No. RZ1156
Report No. 18-101

A presentation by municipal staff.

That Council consider giving first and second reading to "Zoning Amendment Bylaw (8000, 8006, 8010 Nesters Road) No. 2200, 2018"; and,

That Council waive the holding of a public hearing regarding "Zoning Amendment Bylaw (8000, 8006, 8010 Nesters Road) No. 2200, 2018" pursuant to Section 464(2) of the *Local Government Act*; and further

That Council authorize staff to give notice that the public hearing is waived as pursuant to Section 467 of the *Local Government Act*.

Parking and Traffic Bylaw No. 2177, 2018 & Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018
File No. 2177 & 2194
Report No. 18-102

A presentation by municipal staff.

That Council consider giving first and second readings to "Parking and Traffic Bylaw No. 2177, 2018"; and

That Council consider giving first and second readings to "Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018".

RZ1009 – 2501, 2505 and 2509 Gondola Way – Rezoning Proposal
File No. RZ1009
Report No. 18-103

No presentation.

That Council consider giving third reading to "Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018".

5597 Alta Lake Road · Covenant Discharge File No. CM102 Report No. 18-104	*No presentation.* **That** Council approve the discharge of Covenant (Registration Number BH231978) from the title of the property located at 5597 Alta Lake Road (Lot C, DL 2246 & 4363, Plan LMP17409, NWD).
CM00109/LLR1309 – National (Whistler) Covenant Modifications for Bowling/Games Facility File No. CM00109/LLR1309 Report No. 18-105	*A presentation by municipal staff.* **That** Council authorize staff to schedule a Public Hearing regarding an application by Larco Investments Ltd. for covenant modifications related to an application by National (Whistler) Beerhall Inc. for a bowling and games facility and associated liquor licences in Strata Lot 241 at 4295 Blackcomb Way.
RBC GranFondo Whistler Liquor Licence Capacity File No. 8216 Report No. 18-106	*No presentation.* **That** Council approve the Special Event Permit capacity of over 500 for the RBC GranFondo Whistler to be held on Saturday, September 8, 2018, subject to Liquor and Cannabis Regulation Branch, Whistler Fire Rescue Services and RCMP approvals.
Beer Festival Liquor Licence Capacity File No. 8216.52 Report No. 18-107	*No presentation.* **That** Council endorse a requested capacity of over 500 people for a Special Event Permit for the Whistler Village Beer Festival beer tasting events to be held in Whistler Olympic Plaza on Saturday, September 15, and Sunday, September 16, 2018, subject to Liquor and Cannabis Regulation Branch, Whistler Fire Rescue Services and RCMP approvals.

MINUTES OF COMMITTEES AND COMMISSIONS

Recreation Leisure Advisory Committee	Regular Meeting Minutes of the Recreation Leisure Advisory Committee of June 14, 2018.

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment Bylaw (8000, 8006, 8010 Nesters Road) No. 2200, 2018	**That** "Zoning Amendment Bylaw (8000, 8006, 8010 Nesters Road) No. 2200, 2018" be given first and second readings.
Parking and Traffic Bylaw No. 2177, 2018	**That** "Parking and Traffic Bylaw No. 2177, 2018" be given first and second readings.

Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018	**That** "Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018" be given first and second readings.

BYLAWS FOR THIRD READING

Zoning Amendment Bylaw (Bunbury) No. 2191, 2018	**That** "Zoning Amendment Bylaw (Bunbury) No. 2191, 2018" be given third reading.

BYLAWS FOR ADOPTION

Zoning Amendment Bylaw (CTI1 Zone) No. 2187, 2018	**That** "Zoning Amendment Bylaw (CTI1 Zone) No. 2187, 2018" be adopted.

OTHER BUSINESS

Whistler Bear Advisory Committee Appointment	Notification of the appointment to the Whistler Bear Advisory Committee.
Energy Use and Emissions Reporting Resolution	**That** Council direct staff to provide Council with quarterly updates with details by the list of actions and data on emissions and energy use (as available) with the first report due by the end of September.

CORRESPONDENCE

Employer Health Tax Impact on Local Government File No. 2014	Correspondence from Walt Cobb, Mayor of Williams Lake, dated July 17, 2018, regarding the impacts of the Employer Health Tax on the City of Williams Lake.
Alta Lake Road Additional Speedbump Request File No. 3009	Correspondence from Jon Lutz, dated July 22, 2018, requesting that an additional speedbump be installed on Alta Lake Road.
Caribou Recovery Program File No. 2014	Correspondence from Jonathan VanBarneveld, Acting Mayor of the District of Houston, dated July 23, 2018, regarding support for the Province of British Columbia's Caribou Recovery Program.
Festival of Trees Sponsorship Request File No. 3009	Correspondence from Louise Caparella, Executive Assistant, Four Seasons Resort and Residences Whistler, dated July 26, 2018, requesting Council consider sponsoring a Tree and the upcoming Festival of Trees event.

HandyDART Bus for Whistler and Pemberton File No. 3009	Correspondence from Karen Clarke, Better at Home Coordinator, Sea to Sky Community Services, dated July 27, 2018, regarding implementing a HandyDART Bus for Whistler and Pemberton.
Ironman Feedback File No. 3009	Correspondence from Keenan Moses, Whistler Eco Tours, dated August 6, 2018, providing feedback regarding Ironman.
Pregnancy and Infant Loss Awareness Day File No. 3009.1	Correspondence from Mark, Robyn, Owen and Elliott Edmondson requesting that October 15, 2018 be proclaimed as "Pregnancy and Infant Loss Awareness Day" and that Fitzsimmons Bridge be lit pink and blue in support.
Valley Trail Improvements File No. 3009	Correspondence from David MacPhail, dated August 7, 2018, requesting that improvements be made to the Valley Trail section at the intersection of St Antons Way and Blueberry Drive.
District Energy System File No. 3009	Eleven pieces of correspondence, dated between August 7 and August 9, 2018, regarding the District Energy System, from the following individuals: • Mark Edmondson; • Tony Twort and Hazel Boyd; • Maeve and Jeremie Bellmore; • Christian Boone; • Jennifer Brophy; • Kelly Gibbens; • Elizabeth Harris and Chris McKinney; • Keith Lee; • Alan MacDonald; • Zach Wade; and • Ryan Weese.
RZ1151 – 8629 Forest Ridge Drive File No. 3009	Three pieces of correspondence, dated between August 6 and 8, 2018, regarding Rezoning Application RZ1151 - 8629 Forest Ridge Drive, from the following individuals: • Cynthia Higgins; • Auley and Scott Serfas; and • Jennifer and Adrian Scott.
World Mental Health Day Light Up Request File No. 3009	Correspondence from Kristina Marrington, Project Lead 2018, Amanda Todd Legacy, dated July 22, 2018, requesting that on October 10, 2018 the Fitzsimmons Bridge be lit purple in support of World Mental Health Day.
National Mitochondrial Disease Awareness Week Light Up Request File No. 3009.1	Correspondence from Kate Murray, MitoCanada Foundation, received July 31, 2018, requesting that on September 17, 2018 the Fitzsimmons Bridge be lit green in support of National Mitochondrial Disease Awareness Week.

Western Toad Migration
File No. 3009

Four pieces of correspondence dated between August 3, 2018 and August 8, 2018, regarding the Western Toad migration, from the following individuals:

- Ivana Minic-Lukac;
- Cate Wiebe;
- Ranya Dube; and
- Kevin Radford.

National (Whistler) Beerhall Application
File No. LLR1309

Seventeen pieces of correspondence, dated between July 23, 2018 and August 2, 2018, regarding the National (Whistler) Beerhall Application, from the following individuals:

- Lon Flath;
- Caroline Bagnall;
- Nina Moore;
- Kristen Wint;
- Kelly Gave;
- Stephen Neal;
- Dali Janic;
- Anita McGee;
- Harvey Lim;
- Maggi Thornhill;
- Henrik Zessel;
- Shane Bourbonnais;
- Brodie and Pippa Henrichsen;
- Ian Inniss;
- Howard Wong;
- Norman Mastalir; and
- Damian Saw.

TERMINATION

That the Regular Council Meeting of August 14, 2018 be terminated.

WHISTLER

MINUTES

REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JULY 24, 2018, STARTING AT 5:30 P.M.
Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4

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PRESENT:

Mayor: N. Wilhelm-Morden
Councillors: S. Anderson, J. Crompton, J. Ford, J. Grills, C. Jewett and S. Maxwell

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Hallisey
Acting General Manager of Corporate and Community Services, R. Weetman
General Manager of Resort Experience, J. Jansen
Municipal Clerk, B. Browning
Manager of Communications, M. Comeau
Cultural Planning and Development Manager, J. Rae
Capital Projects Manager, T. Shore
Transportation Demand Management Coordinator, E. DalSanto
Transport and Waste Manager, A. Tucker
Planning Analyst, R. Licko

BC Transit Senior Transit Planner, Levi Megenbir
Les Deux Alpes:

- Whistler Off Road Cycling Association, Shelley Quinn and Craig Mackenzie
- Mountain of Hell Racer, Benoit Reneault
- Ecole La Passerelle, Mireille Turcotte

Walter Zebrowski Memorial Scholarship Fund, Ewa Zebrowski

Mayor N. Wilhelm-Morden acknowledged the presence of Freedom of the Municipality Holder Gary Watson.

ADOPTION OF AGENDA

Agenda

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That Council adopt the Regular Council Meeting Agenda of July 24, 2018.

CARRIED

ADOPTION OF MINUTES

Minutes

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

That Council adopt the Regular Council Meeting Minutes and Public Hearing Minutes of July 10, 2018 as amended to include Planner Robert Brennan in attendance.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

Janice Lloyd
8572 Drifter Way
Wood Chip House and OCP

- Spoke to the cost of the chip house being proposed for the Callaghan;
- Commented that she found it extraordinary to go from $200,000 to $1.2 million in costs;
- Asked if this amount of money is appropriate for switching; and
- Asked about the progress on the OCP and whether it is finalized yet.

PRESENTATIONS AND DELEGATIONS

Les Deux Alpes and Whistler Friendship Pact

A presentation was given by Mayor Nancy Wilhelm-Morden and Councillor Cathy Jewett, as well as Shelley Quinn and Craig MacKenzie from the Whistler Off Road Cycling Association, Mireille Turcotte from Ecole La Passerelle, and Mountain of Hell racer Benoit Reneault regarding the Les Deux Alpes and Whistler Friendship Pact.

Mayor N. Wilhelm-Morden declared a recess of the Regular Council Meeting at 6:00 p.m. for the Public Hearing.

Mayor N. Wilhelm-Morden reconvened the Regular Council Meeting at 6:02 p.m. following the Public Hearing.

Mayor N. Wilhelm-Morden declared a three minute recess of the Regular Council Meeting at 6:11 p.m. and reconvened the Meeting at 6:14 p.m.

BC Transit Winter Service Change Plan and 10-Valley Express Survey Results

A presentation was given by BC Transit Senior Transit Planner Levi Megenbir, regarding the Whistler Transit System Winter Service Change Plan and 10-Valley Express Survey Results.

Walter Zebrowski Memorial Scholarship Fund

A presentation was given by Ewa Zebrowski regarding the Walter Zebrowski Memorial Scholarship Fund.

MAYOR'S REPORT

Mayor's Report

<u>First Nations Protocol Signing</u>
Mayor Nancy Wilhelm-Morden stated that last week marked a historic moment in the relationship with our partners from the Squamish Nation and Lil'wat Nation. The RMOW met with government officials from the Squamish Nation and Lil'wat Nation to sign a Protocol Agreement. The Protocol Agreement marks a renewed working relationship and provides the framework to establish stronger government to government relations.

The Protocol also includes the establishment of a new Working Committee.The Committee will address key areas of mutual interest, such as coordination between the parties on economic and transportation initiatives shared among the governments. Mayor Nancy Wilhelm-Morden stated that it is an important step in enhancing this unique tri-partite relationship and there is much to be gained from growing our knowledge and respect of the other governments' structures, traditions and responsibilities.

Mayor Nancy Wilhelm-Morden thanked the Squamish Lil'wat Cultural Centre for hosting the ceremony, the leaders and council members from each government along

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with the performers and elders who attended, and the staff and all others who helped bring this event to fruition.

IRONMAN Road Closures

This week, Whistler will see the return of the Subaru IRONMAN Canada event. Whistler is proud to again host thousands of athletes, support teams and spectators for this event. Parts of the swim, bike and run courses are set up at numerous Whistler locations on Sunday, July 29, 2018.

Mayor Nancy Wilhelm-Morden urged the community to review the road closures and changed operating hours for several Whistler locations, including:

- Highway 99;
- Meadow Park Sports Centre;
- Day Lot 4;
- Rainbow Park; and
- The Waste Transfer Station in the Callaghan Valley.

Meadow Park Sports Centre's pool will be closed from 6 a.m. to 1 p.m. on Sunday and the Waste Transfer Station in the Callaghan Valley will be closed all day.
The road closures will be in effect from 6:30 a.m. to 5 p.m. on Sunday and will affect access to Highway 99. There will be no vehicle access from roads west of Highway 99 between Callaghan Road and Alpine Way. This will impact:

- Function Junction;
- Tamarisk;
- West Creekside;
- Alta Vista;
- Blueberry Hill;
- Whistler Cay Heights;
- Tapley's Farm;
- Nester's; and
- Alpine Meadows.

The community can see all impacted areas on the website at whistler.ca/ironman. IRONMAN Canada have also released the Spectator Guide outlining the opportunities for the Whistler community to watch this race and join family and friends cheering on competitors. Mayor Nancy Wilhelm-Morden urged everyone to plan ahead and encourage all of your friends, family, colleagues and visitors to do so. Mayor Nancy Wilhelm-Morden stated that it is an inspiring experience watching the athletes and encouraged the public to come out to see the event.

Community Vision and OCP Update

Mayor Nancy Wilhelm-Morden stated that at the most recent community forum the RMOW announced the drafts of the new Vision and Official Community Plan.
The RMOW's vision statement is:

- Whistler: A place where community thrives, nature is protected and guests are inspired.

Additional Vision and Official Community Plan content can be seen on Whistler.ca. The second feedback period closed on July 15, 2018.

Mayor Nancy Wilhelm-Morden thanked the community for the time they have spent providing their feedback in the project's second phase, by attending the recent

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community forum or via the online portal. This feedback is being collated and will help inform updates to the draft documents. The updated versions of these documents, which will guide future direction and planning of our community, will be presented to Council in the coming months. The community will be invited to be involved further at a public hearing. Updates will continue to be posted on the website at whistler.ca/MyFutureWhistler.

New Software for RMOW Recreation Department

Mayor Nancy Wilhelm-Morden advised that at the Committee of the Whole Meeting held earlier today, Council and the public were advised that Meadow Park Sports Centre, Myrtle Philip Community School and other RMOW recreation facilities are implementing a new membership system. The changeover will take place on August 1, 2018. If you swim, sweat, skate or play squash at Meadow Park or register for recreation programs, you are encouraged to create a new online account. With program registration for fall and winter coming up, creating a new online account is the best way to be ready for registration day. There is more information about this change on the website at whistler.ca/NewRecTech.

Further Enhancements to Transportation in Whistler

There are several initiatives announced this month to enhance transportation in Whistler. Whistler has been selected as one of seven communities in BC to have BC Transit's new NextRide real-time bus location technology implemented. That announcement took place earlier today for this great new feature which is now live for commuters in Whistler. NextRide will help commuters view live updates of the location of buses and includes on-board enhancements including seeing and hearing upcoming stop information. Transit users can begin using NextRide by visiting bctransit.com/whistler.

Councillor Jen Ford noted that Councillor Jack Crompton would eat his hat if this happened before the end of 2018 and presented him with a chocolate hat to enjoy after the Council Meeting. Following a public survey, the 10-Valley Express bus will be launched as a pilot project in Whistler this winter. The 10-Valley Express will connect neighbourhoods north and south of the Village. The route will use existing transit stops along Highway 99 but will not detour into Meadow Park Sports Centre, Whistler Village or Whistler Creekside to avoid congested areas and reduce the trip time.

Mayor Nancy Wilhelm-Morden noted that it is wonderful to see new free and secure bicycle parking at the Whistler library. The bicycle parking area is located in the parking lot underneath the library. It is available seasonally from mid-April to mid-October.

This new offering is in addition to the free and secure bicycle parking through the Whistler Bike Valet for the Whistler Farmers' Market and the Whistler Presents: Outdoor Concerts. Details about the new bicycle parking at the library can be found at whistler.ca/BicycleParking.

Western Toad Migration

The annual migration of the Western Toad population at Lost Lake is now underway. The RMOW environmental stewardship team have been closely monitoring the tadpoles and toads and have assisted in creating safe migration paths for the toads.

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With the migration underway, you can find thousands of toadlets in the wetland area and along the black plastic fencing at Lost Lake. The migration is quite the natural event to witness and the community can visit Lost Lake to view the toads from safe viewing areas.

Congratulations to the Pique for Success in Canadian Community Newspaper Awards

Congratulations to the Pique Newsmagazine, which was awarded the best all-round newspaper in its class in the Canadian Community Newspaper awards. The Pique was recognized in numerous categories making the top three places for best editorial page, front page, feature story, feature series, photo illustration, sports coverage, environmental writing and business writing.

Councillor John Grills

Councillor John Grills thanked the Pique for the timely piece on FireSmart. He also congratulated the RCMP on the success of the bike bait program.

ADMINISTRATIVE REPORTS

Amendments to Liquor Licence Advisory Committee Terms of Reference
File No. 8292
Report No. 18-094

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That Council approve the proposed amendments to the Liquor Licence Advisory Committee's Terms of Reference, attached as Appendix "A" to Administrative Report No. 18-094.

CARRIED

Construction of Wood Chip Storage Shelter Building – Contract Award
File No. E157-2018
Report No. 18-095

Moved by Councillor S. Anderson
Seconded by Councillor J. Crompton

That Council direct staff to prepare an amendment to the "Five-Year Financial Plan 2018-2022 Bylaw No. 2176, 2018" to transfer $400,000 from the 2019 Project E157 budget to the 2018 Project E157 budget to bring the project budget for 2018 to $1,200,000; and,

That Council authorize the Mayor and Municipal Clerk to execute the contract with SpanMaster Structures Ltd. for construction of a Wood Chip Storage Shelter Building in the amount of $961,078.00 (plus GST).

CARRIED

Whistler Transit System Expansion Memorandum of Understanding (MOU) and 10-Valley Express Pilot Project
File No. 534
Report No. 18-096

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

That Council support the implementation of proposed new route 10-Valley Express with the winter 2018/2019 schedule change as a pilot project; and

That Council authorize the General Manager of Infrastructure Services to execute the "Expansion Memorandum of Understanding (MOU) 2019-2022" between BC Transit and the Resort Municipality of Whistler for the period of 2019-2022 regarding the Whistler Transit System as attached in Appendix "A" to Administrative Report No. 18-096.

CARRIED

DRAFT

Grant Application to BC Rural Dividend Fund
File No. CPDLE1
Report No. 18-097

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

That Council approve a grant application for $60,000 to the BC Rural Dividend Fund.

CARRIED

2018 Sanitary Sewer Repair Program Contract Award
File No. E14301-2018
Report No. 18-098

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

That Council authorize the Mayor and Municipal Clerk to execute the contract for the 2018 Sanitary Sewer Repair Program to Superior City Contracting Services Ltd. in the amount of $968,611.00 (exclusive of GST).

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Advisory Design Panel

Moved by Councillor J. Grills
Seconded by Councillor J. Ford

That Council receive the Regular Meeting Minutes of the Advisory Design Panel of December 20, 2017 and March 21, 2018.

CARRIED

Transportation Advisory Group

Moved by Councillor S. Anderson
Seconded by Councillor J. Crompton

That Council receive the Workshop Meeting Minutes of the Transportation Advisory Group of May 31, 2018.

CARRIED

Forest and Wildland Advisory Committee

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

That Council receive the Regular Meeting Minutes of the Forest and Wildland Advisory Committee of June 13, 2018.

CARRIED

BYLAWS FOR THIRD READING

Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018

Moved by Councillor J. Ford
Seconded by Councillor S. Anderson

That "Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018" be given third reading.

CARRIED

BYLAWS FOR ADOPTION

Zoning Amendment Bylaw (2121 Lake Placid Road) No. 2087, 2015

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That "Zoning Amendment Bylaw (2121 Lake Placid Road) No. 2087, 2015" be adopted.

CARRIED

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Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That "Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018" be adopted.

CARRIED

Building and Plumbing Regulation Amendment Bylaw (Energy Step Code) No. 2197, 2018

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

That "Building and Plumbing Regulation Amendment Bylaw (Energy Step Code) No. 2197, 2018" be adopted.

CARRIED

OTHER BUSINESS

Board of Variance Appointment

Mayor Nancy Wilhelm-Morden notified the public of Caroline Lamont's appointment to the Board of Variance for a term of three years.

CORRESPONDENCE

Childcare BC New Spaces Fund
File No. 3009

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That correspondence from Johnathan Barry, Executive Director of Child Care Capital, Community and ECE Registry Services, Ministry of Children and Family Development, dated July 6, 2018 advising of the Childcare BC New Spaces Fund be received and referred to staff.

CARRIED

United Way Proclamation Request
File No. 3009.1

Moved by Councillor J. Ford
Seconded by Councillor J. Crompton

That correspondence from Vanessa Woznow, Marketing and Communications Strategist, United Way of the Lower Mainland, dated July 9, 2018, requesting that September 20, 2018 be proclaimed as United Way Day in Whistler, BC be received and proclaimed.

CARRIED

Whistler BioBlitz
File No. 3009

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

That correspondence from the Whistler Naturalist Club Kristina Swerhun and Bob Brett, received July 10, 2018, thanking Council for their support of the Whistler BioBlitz be received.

CARRIED

National (Whistler) Beerhall Application
File No. LLR1309

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

That correspondence from Tim Koshul, dated July 10, 2018, regarding the National (Whistler) Beerhall Application be received and referred to staff.

CARRIED

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Watering Restrictions Education
File No. 3009

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

That correspondence from Stefan Lee, dated July 15, 2018, regarding watering restrictions education in Whistler be received and referred to staff.

CARRIED

Rezoning Application at 8629 Forest Ridge Drive
File No. RZ1151

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That correspondence from Bill Gordon and Christina Poon, dated July 16, 2018, regarding the rezoning application at 8629 Forest Ridge Drive be received and referred to staff.

CARRIED

Dystonia Awareness Month Light Up Request
File No. 3009.1

Moved by Councillor J. Ford
Seconded by Councillor J. Grills

That correspondence from Archana Castelino, Administrative and Support Services Coordinator, Dystonia Medical Research Foundation Canada, dated July 7, 2018, requesting that on September 1, 2018 the Fitzsimmons Bridge be lit up blue in support of Dystonia Awareness Month be received and referred to staff.

CARRIED

4H Canada "Show Your 4H Colours" Light Up Request
File No. 3009.1

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

That correspondence from Jay Poulton, Director of Marketing and Communications, 4-H Canada, dated June 28, 2018, requesting that on November 7, 2018 the Fitzsimmons Bridge be lit up green in support of the 4H Canada "Show Your 4H Colours" campaign be received and referred to staff.

CARRIED

World Diabetes Day Light Up Request
File No. 2014

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That correspondence from Clare Pryme, Community Partnerships Coordinator, Diabetes Canada, BC and Yukon, dated July 12, 2018 requesting that on November 14, 2018 the Fitzsimmons Bridge be lit up blue in support of World Diabetes Day be received and referred to staff.

CARRIED

TERMINATION

Motion to Terminate

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That the Regular Council Meeting of July 24, 2018 be terminated at 8:22 p.m.

CARRIED

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

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WHISTLER

MINUTES

PUBLIC HEARING OF MUNICIPAL COUNCIL TUESDAY, JULY 24, 2018 STARTING AT 6:00 P.M.

In the Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

Mayor: N. Wilhelm-Morden
Councillors: S. Anderson, J. Crompton, J. Ford, J. Grills, C. Jewett and S. Maxwell

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Hallisey
Acting General Manager of Corporate and Community Services, R. Weetman
General Manager of Resort Experience, J. Jansen
Municipal Clerk, B. Browning
Manager of Communications, M. Comeau
Cultural Planning and Development Manager, J. Rae
Capital Projects Manager, T. Shore
Transportation Demand Management Coordinator, E. DalSanto
Transport and Solid Waste Manager, A. Tucker
Planning Analyst, R. Licko

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This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018" (the "proposed Bylaw").

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may ask questions following presentations; however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

As stated in the Notice of Public Hearing, the purpose of the "Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018" is to discharge Land Use Contract F56921 from the lands at 3373 Panorama Ridge and rezone the parcel to RS1 (Single Family Residential One).

Submissions from the Public

Mayor N. Wilhelm-Morden called three times for submissions by the public and none were made.

Correspondence

The Municipal Clerk Brooke Browning indicated that no correspondence was received regarding the proposed Bylaw.

MOTION TO CLOSE THE PUBLIC HEARING

Moved by Councillor J. Crompton
Seconded by Councillor J. Ford

That the Public Hearing for "Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018" be closed at 6:01 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, B. Browning

DRAFT

WHISTLER

REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: August 14, 2018 **REPORT:** 18-108

FROM: Corporate and Community Services **FILE:** 4527

SUBJECT: SECOND QUARTER FINANCIAL REPORT – 2018

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council receive Information Report No.18-108 regarding the Quarterly Financial Report for the six months ended June 30, 2018.

REFERENCES

Appendix "A" – Quarterly Financial Report for the six months ended June 30, 2018.

PURPOSE

The purpose of the Report is to provide Council with a comparison of the annual budget amounts with year to date actual revenues and expenditures for operating departments and projects and to advise Council of the investment holdings as of June 30, 2018.

DISCUSSION

Six months into the 2018 fiscal year overall operating revenues were at eighty-two per cent and expenditures forty-nine per cent of their annual budgeted amounts. This compares to ninety-one per cent and forty-eight per cent respectively in the prior fiscal year.

Investment income, including changes in market values, for the six months ended June 30, 2017 was $708,827 (unaudited). This is forty-eight per cent of the total budgeted investment income for the year. Yields to maturity on fixed term investments range from 1.7 per cent to 3.63 per cent while pooled funds returned just 0.5 per cent. Additional commentary and financial information is provided in the report attached as Appendix "A".

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	The long term consequences of decisions are carefully considered.	The investment strategy is compliant with the Policy and seeks to maximize investment returns while preserving principal.
Finance	Common evaluation criteria are used to assess actions.	The Policy is readily understood and complied with. Investment performance is reported and evaluated on a regular basis.
Finance	Common evaluation criteria are used to assess actions.	A financial overview is reported and evaluated on a regular basis.

OTHER POLICY CONSIDERATIONS

Council Policy A-3: *Investments Policy* requires reporting of investment holdings, investment performance on an annual basis.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

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

SUMMARY

Municipal operating and project revenues and expenditures are reported with comparison to annual budget. Investment holdings and performance are reported as required by the investment policy.

Respectfully submitted,

Maureen Peatfield
ACTING DIRECTOR OF FINANCE
for
Elizabeth Tracy
ACTING GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES

Appendix A

SECOND QUARTER FINANCIAL REPORT

FOR THE SIX MONTHS ENDED JUNE 30, 2018

The Resort Municipality of Whistler | August 14, 2018

THE PREMIER MOUNTAIN RESORT COMMUNITY
MOVING TOWARD A SUSTAINABLE FUTURE

WHISTLER

INTRODUCTION

Quarterly financial reporting is being prepared by the Resort Municipality of Whistler as a means of providing the community, council and the organization with a regular overview of financial information. Quarterly financial reporting is a priority identified by council as part of its Council Action Plan in the priority areas of fiscal responsibility and accountability.

The primary information provided in the quarterly report is a comparison of the annual budget amounts to actual revenues and expenditures for operating departments and projects. All financial information is based on preliminary, unaudited information reported from the municipal financial system as of the report date. Seasonal variations in municipal operations may affect the proportion of revenues achieved or expenditures incurred to date. This is particularly evident with projects as the project activity may not have commenced or may have incurred few actual expenditures as at the end of the reporting period.

This quarterly report provides information in five parts:

Commentary, pages 3-5
- Charts and comments

Summary of Operational Results, pages 6-7
- Summary of primary revenue categories
- Summary of expenditures by division
- Other expenditures and allocations

Operational results are revenues and expenses that the municipality normally carries out on an annual basis. Operational costs are paid for by current year revenues.

Statements of Operational Results, pages 8-15
- Revenues and expenditures by department

Statements of Net Project Expenditures, pages 16-23
- Summary of net project expenditures

Net project expenditures are project costs less funding, if any, from sources outside of the municipality. Projects are used to plan and account for transactions that do not take place every year. Examples are; construction of a bridge, infrastructure maintenance and one-time activities or events.

Investments, pages 24-26
- Investment commentary
- Summary of investment holdings and returns

Council Policy A-3 “Investments” sets out quarterly reporting requirements to Council for municipal investments. Previously prepared as a separate report, investment holdings, performance and any deviations from the policy are now consolidated into the quarterly financial report.

All amounts are presented on a non-consolidated basis which may give rise to some variations from amounts included in the actual Five-Year Financial Plan Bylaw. Non-consolidated means that subsidiary companies of the municipality (Whistler Housing Authority for example) are not included and, interdepartmental sales and purchases have not been removed. The Statements of Operational Results and, Net Project Expenditure are supplementary information and

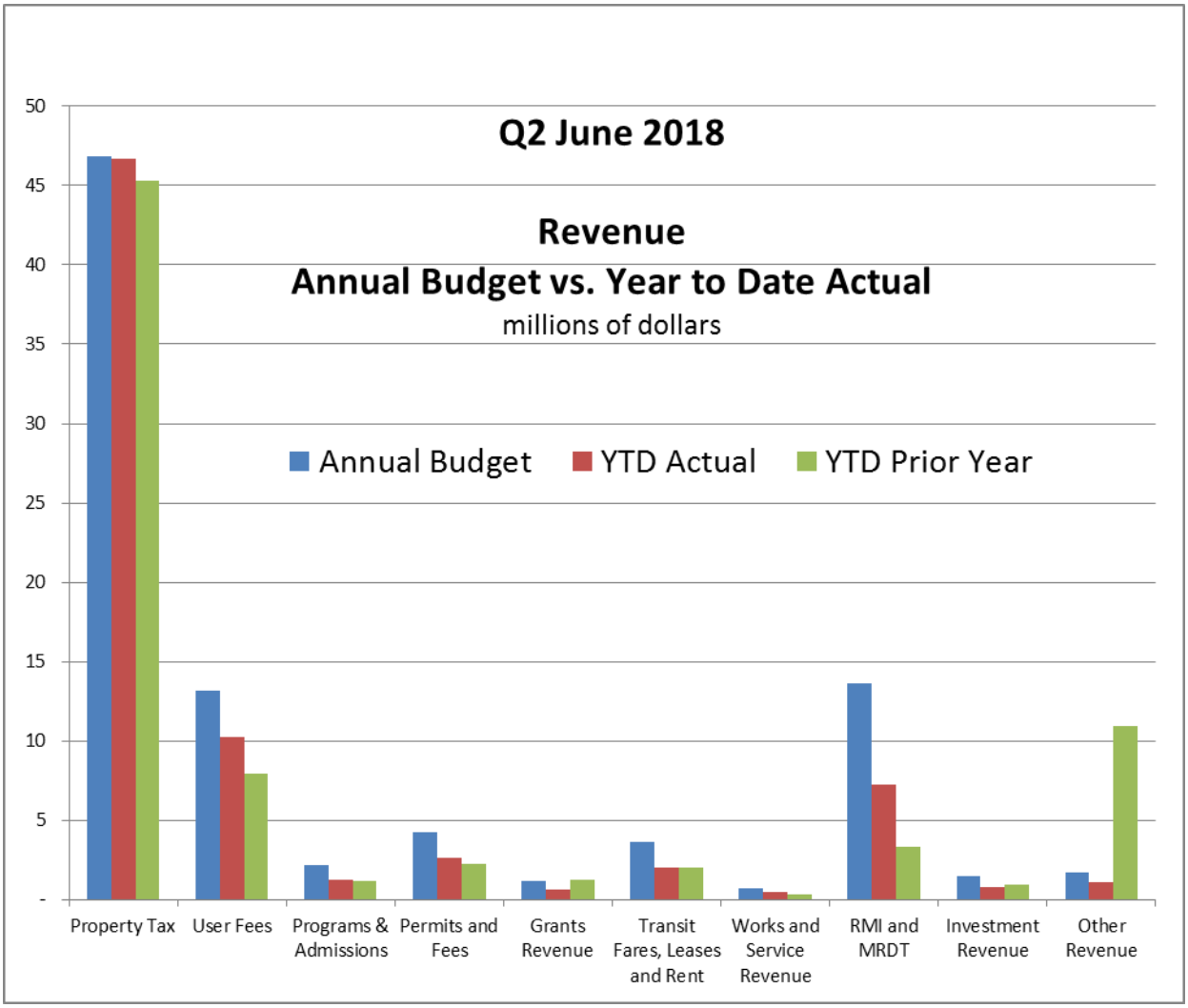
provide additional detail for readers. Quarterly financial reporting follows the fiscal year of the municipality which is January 1 through December 31.

Questions or comments about this report can be made by:

Email – budget@whistler.ca
Phone – 604-932-5535 (Toll free 1-866-932-5535)

COMMENTARY

Six months into the 2018 fiscal year overall operating revenues were at eighty-two percent and expenditures forty-nine of their annual budgeted amounts. This compares to ninety-one percent and forty-eight percent respectively in the prior fiscal year. A significant amount of revenue is accounted for by midyear primarily due to completion of the property tax and utility user fee billing cycle during the second quarter. Most revenue line items are about the same or slightly more than the prior year with the exception of RMI/MRDT and other revenue. RMI and MRDT revenue is significantly higher than 2017 mainly due to the timing of the first RMI installment, $3.43 million was received in April of 2018. In 2017 the entire RMI payment was made in November. Other revenue was inflated in 2017 due to $9.88 million recorded for developer contributions related to the Rainbow and Baxter Creek neighbourhoods that had not previously been recorded.



Other seasonal variations and factors that impact the proportion of revenue achieved as of the end of the reporting period include:

Programs and Admissions

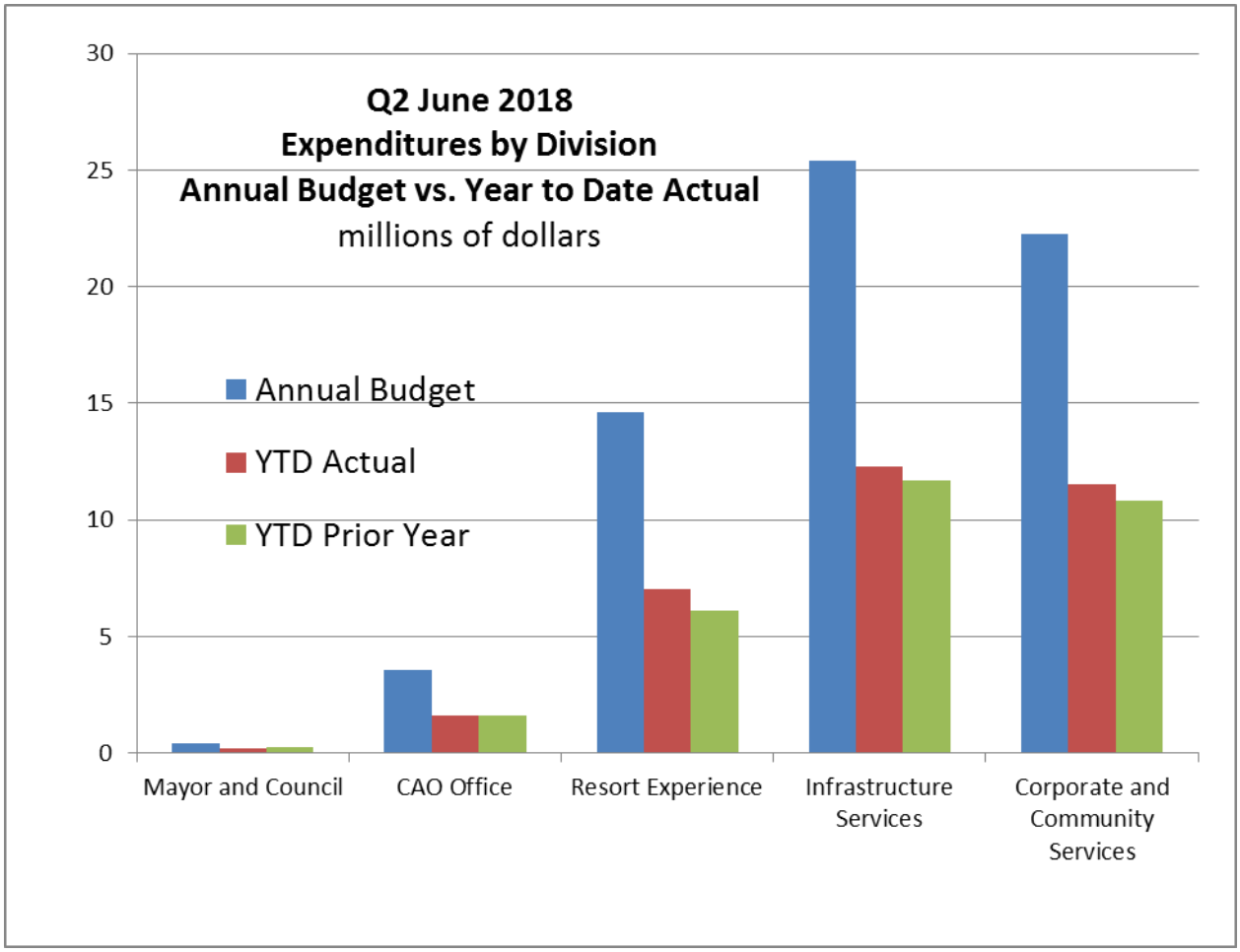
- Recreation programs and admissions revenue has been strong in the first half of 2018, up $65.3K from the prior year, $32.4K of this was due to increased cross country ski pass revenue due to the strong winter season.
- Myrtle Philip Community Centre child care programs, fitness programs and pass sales were also significantly higher than 2017

Works and Service Revenue

- Development costs charges are currently at 68% of the annual budget and $178.3K over the prior year due to strong development in 2018

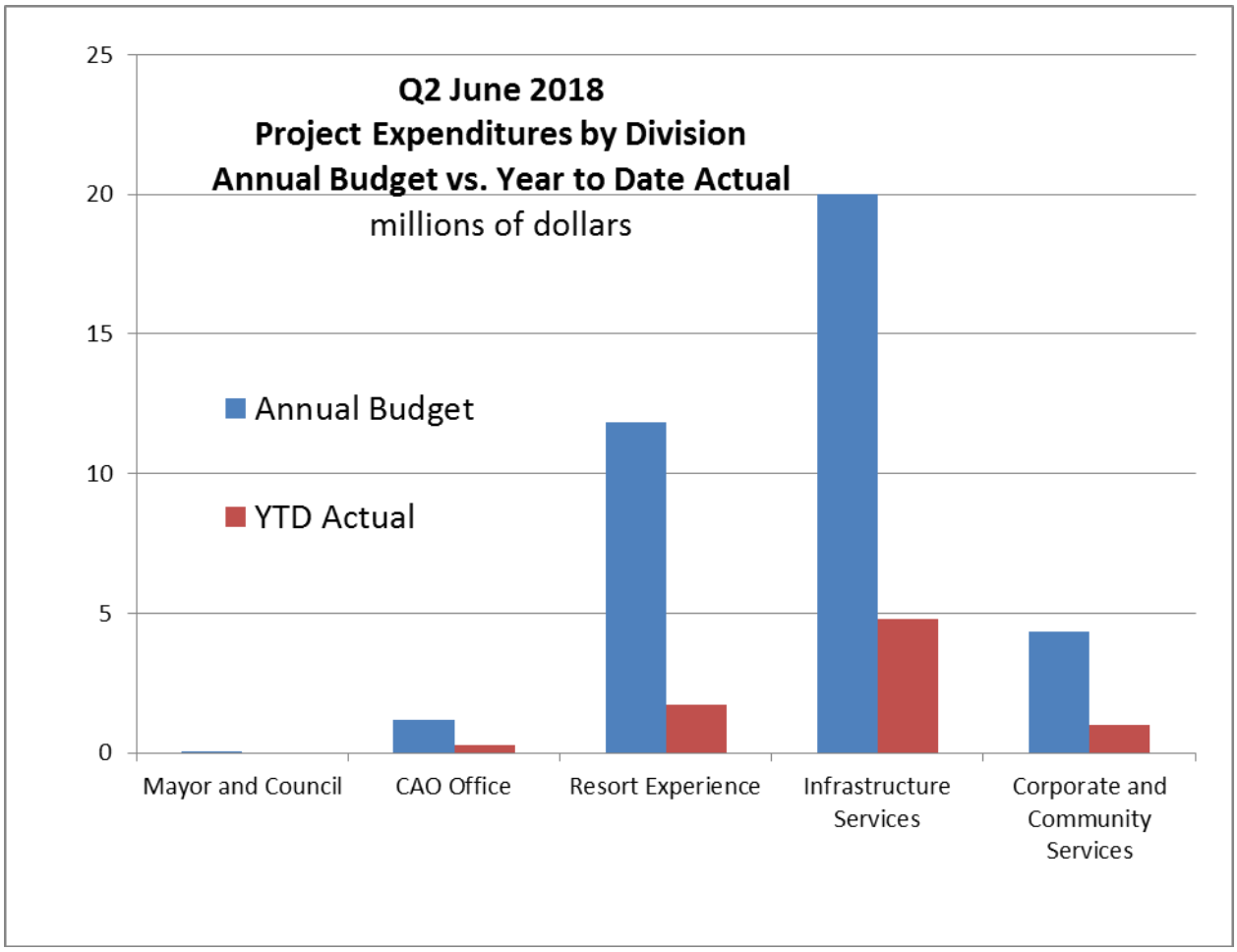
Permits and Fees

- Revenue from building permits continues to exceed budget and prior year amounts
- Day lot parking revenues are $397.0K higher than the prior year due to the introduction of pay parking in lots 4 and 5 in Q3 2017



Total operating expenditures at the end of the second quarter are forty-nine percent of annual budget compared to forty-eight percent in the prior year. Operating expenditures to the end of the second quarter were $2.2 million greater compared to the end of the same period in the prior year.

Operating revenues and expenditures for individual departments can be found on the Statements of Operational Results.



As of June 30, 2018, actual net project expenditures were twenty-one percent of total budgeted expenditure for the year.

A significant amount of project costs are not received until later in the fiscal year, and not all budgeted project activities will necessarily take place during the fiscal year due to unplanned or unforeseen factors. As projects are usually funded from municipal reserves, financial resources not used during the year will remain in the reserves until required and this does not directly impact the operating surplus or deficit for future fiscal planning purposes.

Net expenditures by individual project can be found on the Statements of Net Project Expenditures.

Resort Municipality of Whistler

Summary of Operational Results

For the Six Months ended June 30, 2018 (Unaudited)

	Budget **Annual**	Actual **Year to Date**	% Budget	Prior Year Year to Date	**Notes**
Revenues					
Property Tax	**46,857,232**	**46,687,027**	100%	45,313,467	**1**
User Fees	**13,185,121**	**10,276,768**	78%	7,936,809	**1**
Programs & Admissions	**2,141,595**	**1,275,333**	60%	1,210,073	
Permits and Fees	**4,251,418**	**2,671,379**	63%	2,231,278	
Grants Revenue	**1,194,882**	**629,896**	53%	1,283,823	**2**
Transit Fares, Leases and Rent	**3,639,935**	**2,045,142**	56%	2,029,527	
Works and Service Revenue	**749,301**	**508,511**	68%	330,184	
RMI and MRDT	**13,653,332**	**7,253,839**	53%	3,332,412	
Investment Revenue	**1,474,566**	**781,292**	53%	948,611	**3**
Other Revenue	**1,703,126**	**1,087,302**	64%	10,917,175	
	88,850,508	**73,216,489**	82%	75,533,358	
Divisional Operating Expenditures					
Mayor and Council	**442,354**	**202,043**	46%	267,214	
CAO Office	**3,575,951**	**1,630,197**	46%	1,626,957	
Resort Experience	**14,616,978**	**7,013,565**	48%	6,087,027	
Infrastructure Services	**25,425,379**	**12,271,122**	48%	11,673,143	
Corporate and Community Services	**22,276,247**	**11,546,732**	52%	10,822,905	
	66,336,909	**32,663,659**	49%	30,477,246	
Corporate Expenditures, Debt, Reserves and Transfers					
Wages and Benefits	**-**	**18,893**		(9,751)	
Miscellaneous	**794,793**	**56,745**	7%	71,246	
External Partner Contributions	**5,177,677**	**1,527,751**	30%	1,784,382	**4**
Long Term Debt Principal	**1,244,327**	**(297,548)**	-24%	(163,399)	
Debt Interest	**1,323,218**	**662,009**	50%	665,781	
Transfers to Other Funds	**13,973,584**	**6,328,218**	45%	462,114	**5**
	22,513,599	**8,296,069**		2,810,373	
Future Expenditures, Transfers, Reserve Contributions	**0**	**32,256,761**		**42,245,740**	

See next page for notes

Notes:

(1) Virtually all property taxes and a significant portion of user fees for water, sewer and solid waste are billed on the annual property tax notice and accounted for during the month of May.

(2) Grant revenue was high in 2017 due to a $663.4K grant received for the Emerald UV Station.

(3) Investment income has declined from prior year due to lower rates achieved from the MFA pooled investment fund and longer term higher rated GIC's maturing in the year.

(4) External partner expenditures are primarily made up of Municipal and Regional District Tax (MRDT) paid to Tourism Whistler and Community Enrichment Program grants and fee for service agreements.

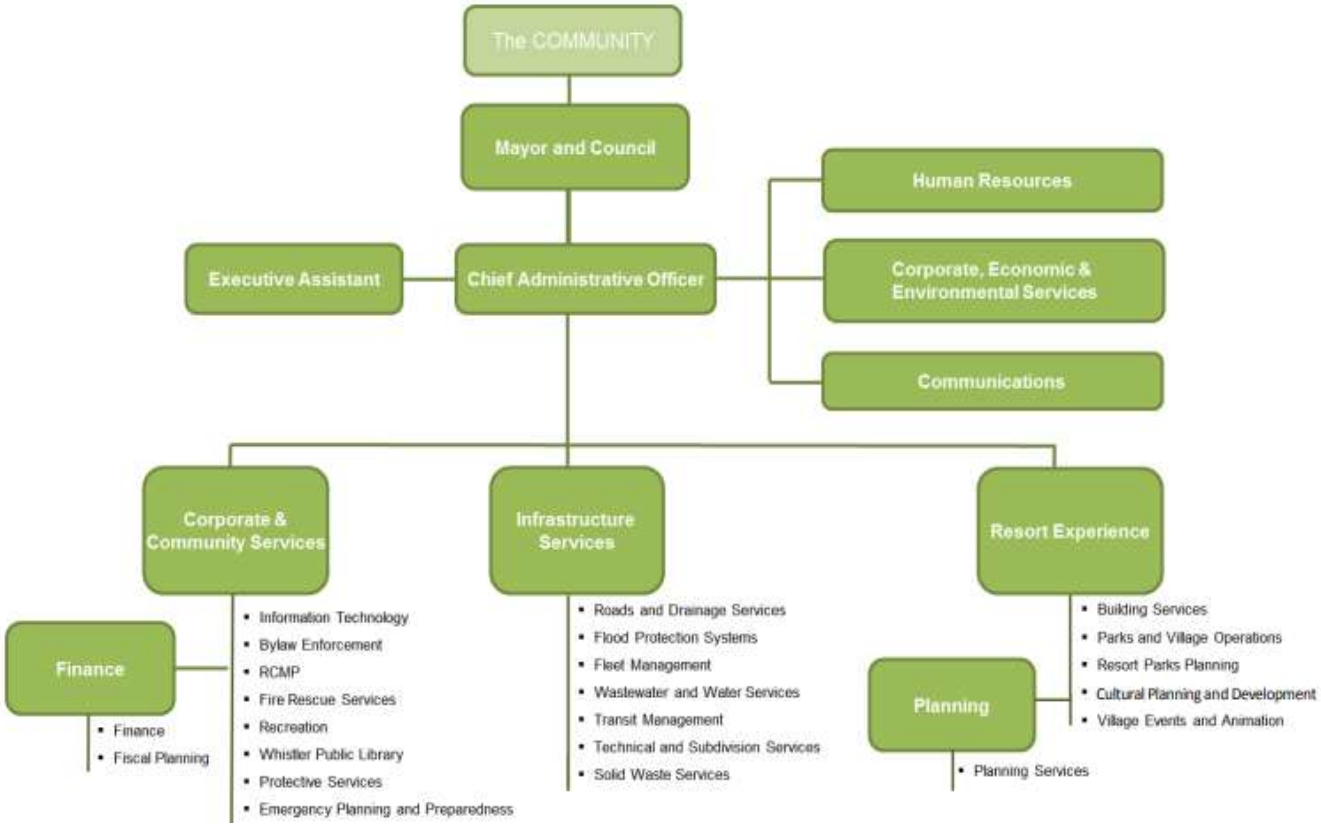
(5) Transfers to reserves are mostly accounted for at the end of the fiscal year.

STATEMENTS OF OPERATIONAL RESULTS

Information is categorized by division and reported for each department within the division.

Revenues and expenses are reported separately for each department.

The diagram below illustrates the RMOW's organizational structure.



Resort Municipality Of Whistler
Statement of Operational Results by Department
For the six months ended June 30, 2018 (unaudited)

Division 1100 Mayor and Council	Annual Budget	Actuals YTD	% Budget Used to Date
Mayor & Council			
Revenues	0	0	0%
Expenses	442,354	202,043	46%
Total	**442,354**	**202,043**	
Mayor and Council Total	**442,354**	**202,043**	

Resort Municipality Of Whistler
Statement of Operational Results by Department
For the six months ended June 30, 2018 (unaudited)

Division 1200 CAO Office	Annual Budget	Actuals YTD	% Budget Used to Date
Administrator			
Revenues	0	0	0%
Expenses	438,053	211,468	48%
Total	**438,053**	**211,468**	
Communications			
Revenues	0	0	0%
Expenses	553,590	247,515	45%
Total	**553,590**	**247,515**	
Corporate, Economic & Environmental Services			
Revenues	(17,000)	(8,958)	53%
Expenses	1,639,252	771,612	47%
Total	**1,622,252**	**762,653**	
Human Resources			
Revenues	0	0	0%
Expenses	945,056	399,603	42%
Total	**945,056**	**399,603**	
CAO Office Total	**3,558,951**	**1,621,239**	

Resort Municipality Of Whistler
Statement of Operational Results by Department
For the six months ended June 30, 2018 (unaudited)

Division 5000 Resort Experience	Annual Budget	Actuals YTD
Cultural Planning and Development		
Revenues	0	(38,133)
Expenses	172,270	86,147
Total	**172,270**	**48,014**
Village Events and Animation		
Revenues	(3,545,923)	(34,907)
Expenses	3,753,159	1,646,198
Project Expenditures	0	0
Total	**207,236**	**1,611,291**
Division Administration		
Revenues	(75,000)	0
Expenses	394,621	173,645
Total	**319,621**	**173,645**
Resort Operations		
Revenues	(2,496,143)	(488,294)
Expenses	5,394,861	2,601,535
Project Expenditures	0	0
Total	**2,898,718**	**2,113,240**
Facilities		
Revenues	(417,054)	(123,666)
Expenses	1,994,648	1,074,352
Total	**1,577,594**	**950,686**

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Resort Municipality Of Whistler
Statement of Operational Results by Department
For the six months ended June 30, 2018 (unaudited)

Planning (ALL)			
Revenues	(69,600)	(51,186)	74%
Expenses	1,677,382	836,380	50%
Grants & Contributions	(106,000)	(51,719)	49%
Project Expenditures	105,815	59,577	56%
Total	**1,607,597**	**793,052**	
Building Department Services			
Revenues	(1,154,221)	(785,643)	68%
Expenses	1,124,222	535,729	48%
Total	**(29,999)**	**(249,913)**	
Resort Experience Total	**6,753,037**	**5,440,016**	

Resort Municipality Of Whistler
Statement of Operational Results by Department
For the six months ended June 30, 2018 (unaudited)

Division 6000 Infrastructure Services	Annual Budget	Actuals YTD	% Budget Used to Date
General Manager			
Revenues	0	0	0%
Expenses	332,643	141,728	43%
Total	**332,643**	**141,728**	
Development Services/Energy Mgmt			
Revenues	(58,268)	(18,915)	32%
Expenses	707,568	298,078	42%
Total	**649,300**	**279,163**	
Transportation			
Revenues	(4,000)	(51)	1%
Expenses	2,589,226	1,154,549	45%
Total	**2,585,226**	**1,154,498**	
Central Services			
Revenues	(3,494,660)	(1,371,119)	39%
Expenses	2,427,015	1,252,989	52%
Total	**(1,067,645)**	**(118,130)**	
Environmental Operations			
Revenues	(2,397,971)	(1,191,322)	50%
Expenses	2,397,971	1,191,322	50%
Total	**0**	**0**	

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Resort Municipality Of Whistler
Statement of Operational Results by Department
For the six months ended June 30, 2018 (unaudited)

Division 6000 Infrastructure Services	Annual Budget	Actuals YTD	% Budget Used to Date
Solid Waste			
Revenues	(6,935,344)	(4,208,314)	61%
Expenses	6,362,816	3,026,650	48%
Total	**(572,528)**	**(1,181,664)**	
Transit			
Revenues	(4,501,250)	(1,578,616)	35%
Expenses	7,003,771	3,460,523	49%
Total	**2,502,521**	**1,881,906**	
Water Fund			
Revenues	(6,845,799)	(6,749,158)	99%
Expenses	3,287,100	2,083,316	63%
Total	**(3,558,699)**	**(4,665,841)**	
Sewer Fund			
Revenues	(7,879,157)	(7,615,444)	97%
Expenses	4,973,653	2,552,579	51%
Total	**(2,905,504)**	**(5,062,865)**	
Infrastructure Services Total	**(2,034,685)**	**(7,571,206)**	

Notes:
1 All expenditures of the Environmental Operations Department are allocated to the Water and Sewer Funds.
2 All or most of these revenues are billed on the annual property tax notice in the second quarter of the fiscal year.
3 Budgeted expenditures include administration costs allocated from the operating fund and are not accounted for until the end of the fiscal year.
4 A greater proportion of the transit revenues are earned during the first and last quarters of the fiscal year.

Resort Municipality Of Whistler
Statement of Operational Results by Department
For the six months ended June 30, 2018 (unaudited)

Division 7000 Corporate and Community Services	Annual Budget	Actuals YTD	% Budget Used to Date
Finance			
Revenues	(97,390)	(61,232)	63%
Expenses	2,064,590	1,409,703	68%
Project Expenditures	0	0	0%
Total	**1,967,200**	**1,348,471**	
Information Technology			
Revenues	(64,800)	(34,029)	53%
Expenses	1,595,230	889,238	56%
Project Expenditures	0	0	0%
Total	**1,530,430**	**855,209**	
Protective Services			
Revenues	(3,543,455)	(2,130,069)	60%
Expenses	6,653,998	3,231,347	49%
Grants & Contributions	0	0	0%
Project Expenditures	0	0	0%
Total	**3,110,543**	**1,101,279**	
Fire Rescue Service			
Revenues	(38,200)	(51,166)	134%
Expenses	4,441,855	2,275,523	51%
Project Expenditures	0	0	0%
Total	**4,403,655**	**2,224,357**	
Whistler Public Library			
Revenues	(166,900)	(108,977)	65%
Expenses	1,205,013	581,576	48%
Total	**1,038,113**	**472,599**	

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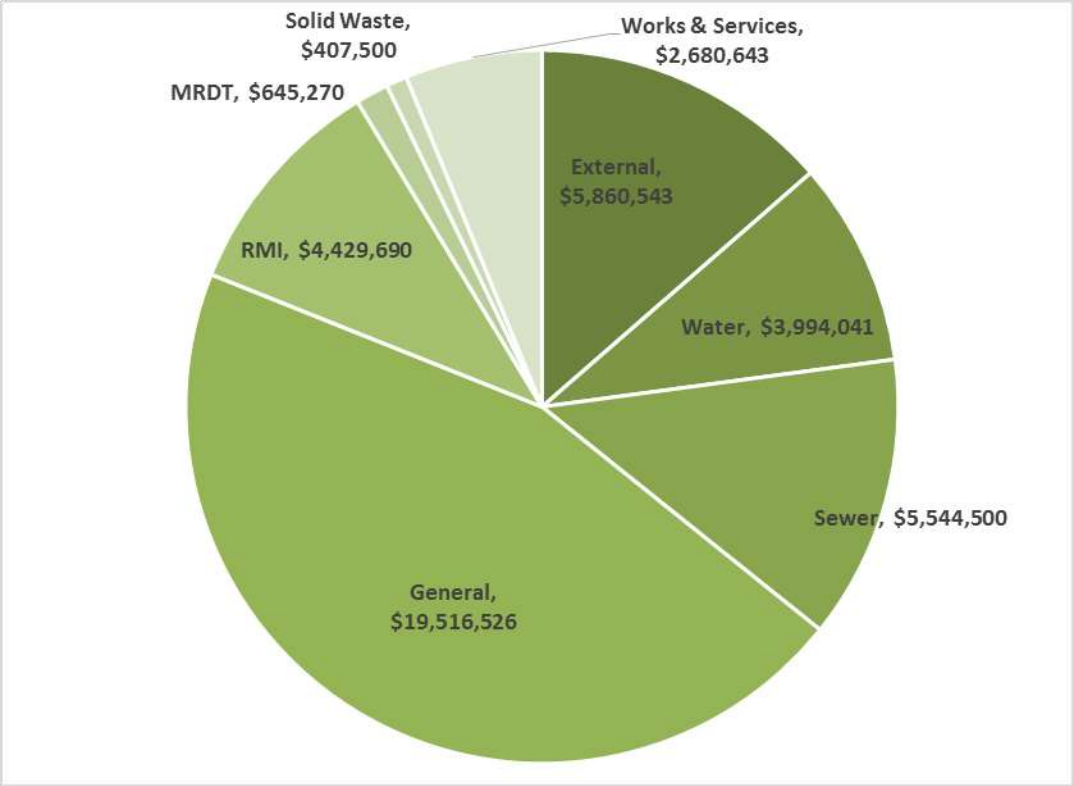
Resort Municipality Of Whistler
Statement of Operational Results by Department
For the six months ended June 30, 2018 (unaudited)

Division 7000 Corporate and Community Services	Annual Budget	Actuals YTD	% Budget Used to Date
Recreation			
Revenues	(1,327,501)	(812,866)	61%
Expenses	2,385,433	1,177,277	49%
Project Expenditures	0	0	0%
Total	**1,057,932**	**364,411**	
Meadow Park Sports Centre			
Revenues	(1,924,710)	(1,074,098)	56%
Expenses	3,639,481	1,794,697	49%
Project Expenditures	0	0	0%
Total	**1,714,771**	**720,599**	
Corporate and Community Services General			
Revenues	0	0	0%
Expenses	290,647	151,197	52%
Total	**290,647**	**151,197**	
Corporate and Community Services Total	**15,113,291**	**7,238,122**	

STATEMENTS OF NET PROJECT EXPENDITURE

Projects are used to plan and account for transactions that do not take place every year and are most often funded from municipal reserves. Projects can vary in size and carry over many years. At any given time, a division may have several projects in progress. Current policy is to allocate an annual budget to the project based on the work anticipated for the coming year.

For 2018 the budgeted amount to be funded from reserves and external sources is $43.1 million. The chart below provides a breakdown of funding sources for projects in 2018 and the amount that each will be contributing.



Projects are sorted by division and categorized as follows:

Annual Recurring Projects

Projects that are carried out on a regular, periodic basis but he type and scope of the work may change. Maintenance and reconstruction projects for example.

Continuing Projects

Projects that were planned for a prior year and will continue into the next year.

New Projects

Projects that have a start and end date within the five year financial plan and, are not an annual recurring project.

Resort Municipality of Whistler
Statement of Project Position
For the six months ended June 30, 2018, (unaudited)

DIVISION 1200 CAO Office	Annual Budget	Actuals YTD	% Budget YTD
Annual Recurring Projects			
Website	40,000	12,378	31%
Corporate Communications	20,000	1,663	8%
Municipal Elections	84,425	6,855	8%
General Improvements - Environment	30,000	9,623	32%
Community Wildfire Protection	617,670	205,660	33%
Bear Management Program	45,000	11,633	26%
Air Quality Management Plan	5,000	300	6%
Cheakamus Community Forest	5,000	732	15%
Ecosystem Monitoring Program	25,000	5,000	20%
Continuing Projects			
Home Energy Assessment Rebate	18,000	4,539	25%
GIS Layer Update Project	15,000	0	0%
Invasive Species Management	29,000	21,375	74%
New Projects			
Sister City Anniversary	10,000	0	0%
Audain Art Museum-Founders Program	25,000	0	0%
Large Group & Conference Growth	38,270	5,400	14%
Tourism Research Economic Modelling	15,000	0	0%
Retail Mix Project	10,000	0	0%
Project Managers Working Group Support	12,000	0	0%
Mayors Task Force on Resident Housing	17,500	4,091	23%
BC Energy Step Code Policy Development	15,000	1,345	9%
Economic Development - Social Venture Cha	2,500	2,500	100%
EPI Communications & Outreach	5,000	0	0%
Records Management	25,500	54	0%
2018 UBCM Convention	32,500	0	0%
Comprehensive Fees and Charges Bylaw	5,000	0	0%
First Nations Cultural Liaison	20,000	0	0%
Emerald Forest Companies - Dissolution	20,000	2,419	12%
Council Meeting Furniture Repair	10,000	0	0%
Attendance Management Program	10,000	0	0%
CAO Office Total	**1,207,365**	**293,148**	

Resort Municipality of Whistler

Statement of Project Position

For the six months ended June 30, 2018, (unaudited)

DIVISION 5000 Resort Experience	Annual Budget	Actuals YTD	% Budget YTD
Annual Recurring Projects			
Olympic Plaza Enhancements	75,000	0	0%
Conference Centre Annual Building Reinves	650,000	0	0%
Village Enhancement	170,000	20,350	12%
Parks Accessibility Program	25,000	0	0%
Valley Trail Reconstruction	50,000	0	0%
Annual Building Maintenance	50,000	7,198	14%
Recreation Trail Program	120,000	19,344	16%
Park Operations General Improvement	200,000	62,960	31%
Building Asset Replacement Program	270,000	81,346	30%
WVLC Parkade Rehabilitation Program	633,730	15,185	2%
Annual Electrical Maintenance	65,000	21,925	34%
Continuing Projects			
Village Square & Mall Rejuvenation - Way-fi	1,242,690	271,773	22%
Building Department File Scanning	105,882	3,549	3%
Cultural Connector	958,000	598,039	62%
Bayly Park Improvements	35,000	15,800	45%
Alpine Trail Program	400,000	71,011	18%
Municipal Hall Continuing Improvements	597,000	21,594	4%
Former Hostel Site Improvements	53,000	0	0%

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DIVISION 5000 Resort Experience	Annual Budget	Actuals YTD	% Budget YTD
New Projects			
UNESCO Geopark	50,000	0	0%
Interpretive Panels	100,000	0	0%
Heritage Initiatives	55,000	0	0%
Learning and Education Initiatives	50,000	0	0%
WOPL Washroom Building	55,000	138,698	252%
Valley Trail Cycling Review	65,000	7,182	11%
Artificial Turf Field	2,715,000	83,287	3%
Parks Master Planning	50,000	0	0%
Maury Young Arts Centre External Signage	35,000	0	0%
Planning Initiatives	200,000	87,761	44%
Village Washroom Facilities	485,000	11,435	2%
Gateway Loop Reconstruction Visitor Servic	165,000	0	0%
Seismic and emergency power review	592,920	4,800	1%
Building Systems Management review	95,000	73,222	77%
Breezeway Heat Trace repair	50,000	0	0%
Warming Hut Retaining Wall	25,000	43,512	174%
Tennis Court Reconstruction	100,000	11,657	12%
Cheakamus Crossing Light Replacement Pr	28,000	0	0%
Lighting controls	9,000	0	0%
Access Control Upgrades	39,000	0	0%
Oboe Room Upgrades	0	533	0%
Library improvements	45,000	2,400	5%
Alpha Lake Washroom Shower	10,000	0	0%
Public Safety Building HVAC replacement	220,000	2,338	1%
PYW worker safety and yard configuration pl	40,000	91	0%
Electrical Asset spatial data collection	15,000	0	0%
PWY Server Room	55,000	1,560	3%
PWY Utilities Storage Enclosure	225,000	2,194	1%
Lost Lake Beach Cut Bridge	110,000	0	0%
WAG Kennel upgrades	70,000	390	1%
Spruce Grove Infields Restoration	55,000	19,080	35%
Recreation Trailheads	300,000	1,949	1%
Fitzsimmons House fire Smart	7,000	0	0%
Upper Village Sidewalk upgrade	20,500	0	0%
Resort Experience Total	**11,836,722**	**1,702,163**	

Resort Municipality of Whistler

Statement of Project Position

For the six months ended June 30, 2018, (unaudited)

DIVISION 6000 Infrastructure Services	Annual Budget	Actuals YTD	% Budget YTD
Annual Recurring Projects			
Water Annual Reconstruction	553,000	59,507	11%
Sewer Annual Reconstruction	295,000	8,771	3%
WWTP Annual Reconstruction	302,000	31,748	11%
Cheakamus River Monitoring	40,000	0	0%
Upgrades - Reservoirs	50,000	95	0%
Fire Hydrant Maintenance	60,000	0	0%
Reservoir Cleaning	25,000	7,569	30%
Solid Waste Annual Reconstruction	250,000	0	0%
Liquid Waste Management Plan	0	1,500	0%
Water Conservation Program	80,500	22,437	28%
Annual Reconstruction - Roads	1,650,000	306,996	19%
Fitz Creek Gravel Removal	450,000	40,176	9%
Bridge Reconstruction Program	35,000	0	0%
Fleet Replacement	3,230,000	802,797	25%
Central Services Annual Reconstruct	100,000	0	0%
Continuing Projects			
Upgrade - Alta Vista Services	350,000	2,128	1%
Olympic Reservoir Reconstruction	25,000	1,631	7%
Compost Facility - Annual Reconstruct	150,000	15,545	10%
Cross Connection Prevention Program	30,000	0	0%
Long Term Water Supply Program	20,000	0	0%
South Whistler Water Supply	100,000	1,339	1%
Groundwater Monitoring Program	30,000	9,425	31%
WWTP Primary Building Upgrade	340,000	247,702	73%
Alpine Reservoir Level Control Upgrade	75,000	16,408	22%
Water Infrastructure Decommission	25,000	24,589	98%
SCADA Systems Upgrade	455,000	5,170	1%
Emerald Water System Upgrade	1,671,341	1,070,487	64%
New Nesters Waste Depot Site	870,000	526,161	60%
Fitz Creek Debris arrier & Sediment Basin	45,000	4,479	10%
Flood Plain Mapping	41,000	(12,806)	-31%
Bus Shelter Replacement or Major Upgrades	60,000	1,151	2%
Rebuild PWY Stores/Reception Area	12,000	0	0%

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DIVISION 6000 Infrastructure Services	Annual Budget	Actuals YTD	% Budget YTD
New Projects			
Well 219 and Pump Station P280 Upgrade	400,000	(3,155)	-1%
Gateway Loop Reconstruction	960,000	520,105	54%
21 Mile Creek Source Water Protection Program	20,000	406	2%
Water Sustainability Act Compliance	50,000	3,380	7%
Solid Waste Outreach Program	60,000	0	0%
Secondary RAS Control Optimization	175,000	28,857	16%
Van West Water System	300,000	7,554	3%
Civic platform, Infrastructure Services set up	50,000	0	0%
Sewer Inspection	300,000	0	0%
Sewer Mains	2,390,000	20,668	1%
Sewer Corrosion and Odour Control Program	200,000	53,825	27%
Sewer Trunk Main Accessibility	50,000	12,446	25%
Function Junction Sidewalks	200,000	14,376	7%
Fitzsimmons Channel Design-Hydrometric feasibility	40,000	0	0%
Composter Side Stream Conveyor System	100,000	0	0%
Spruce Grove to Lorimer Way Water Main	175,000	0	0%
Taylor Way Power and Control	230,000	0	0%
S120 PWY SLS Power and Control Upgrade	230,000	0	0%
Sewer Pump station Odour Control Upgrade	250,000	0	0%
Consolidated business license application update	10,000	0	0%
Composter Wood Chip Storage Building Construction	0	20,241	0%
Solid Waste - Streetscape bin improvements	75,000	0	0%
Compost Heat System	130,000	0	0%
Air Quality Monitoring Cheakamus Crossing	27,650	11,087	40%
LED Streetlight Replacement	8,958	14,738	165%
Tapley's Flood Protection Improvements	220,000	8,447	4%
Traffic Studies and Initiative to Support TAG	120,000	(15,512)	-13%
Traffic Light Replacement	60,000	0	0%
Daylot Storm water Monitoring	50,000	6,745	13%
Upgrade Day Lot 5	1,610,000	904,665	56%
Storm Water Infrastructure Annual Upgrades	40,000	4,239	11%
Operations Assessment Intersection Hwy 99/Nesters R	50,000	0	0%
Pedestrian VT Along Hwy 99 from Whistler Cay to Villa	20,000	0	0%
Infrastructure Services Total	**20,021,449**	**4,808,117**	

Resort Municipality of Whistler
Statement of Project Position
For the six months ended June 30, 2018, (unaudited)

DIVISION 7000 Corporate and Community Services	Annual Budget	Actuals YTD	% Budget YTD
Annual Recurring Projects			
Computer Systems Replacement	183,000	55,181	30%
Library Furniture and Equipment	51,250	3,709	7%
Library Collection	132,000	65,505	50%
Recreation Equipment	115,015	30,300	26%
Recreation Infrastructure Replacement	902,423	169,188	19%
Recreation Accessibility Upgrades	15,000	0	0%
Whistler Olympic Plaza Ice Rink	20,000	4,369	22%
Firefighting Equipment Replacement	86,000	30,963	36%
Fire Smart Neighbourhood Program	162,600	23,631	15%
Project Fires Record Management System	15,000	0	0%
Continuing Projects			
Customer Service Strategy (Civic Platform)	610,000	119,137	20%
Park Ranger Proof of Concept	30,000	8,969	30%
Local Infrastructure & Server Room	344,000	84,216	24%
Corporate Software	386,100	95,892	25%

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DIVISION 7000 Corporate and Community Services	Annual Budget	Actuals YTD	% Budget YTD
New Projects			
Sea to Sky Corridor Evacuation Transportati	160,000	48,509	30%
Bylaw Revisions	39,000	5,655	15%
Parking Meter upgrades	100,000	78,823	79%
Procurement Policy Review and Template D	13,000	3,300	25%
Bylaw Adjudication	90,000	8,872	10%
Bylaw Signage and Communication	13,000	2,121	16%
License Plate Recognition System	60,000	0	0%
Emergency Program	9,000	0	0%
Proof of Concept Gateway Loop Managemen	16,000	10,853	68%
Day Lot Operating Committee Capital Proje	200,000	12,580	6%
Payroll and Benefits Optimization	30,000	0	0%
Library Quite/DLC Space Assessment	12,400	12,400	100%
Library Infrastructure & Improvements	25,000	0	0%
MPSC Valley Trail Extension	8,000	20,093	251%
Cardio Room Expansion	50,000	0	0%
Technical Rescue Program	19,000	13,210	70%
Live Fire Training prop	7,200	1,141	16%
Sea to Sky Road Closure Protocol	10,500	878	8%
Protective Services Events and Communicat	50,000	23,969	48%
Employee Professional Development	12,300	0	0%
Wildfire Protection	155,000	30,752	20%
POC Required Additional Hours	63,470	10,657	17%
PCMP Building/Protective Services Renova	58,000	27,118	47%
Risk Mitigation and Management - WFRS	50,000	0	0%
Fire Hall 1 Spatial Needs Analysis	50,000	7,154	14%
Corporate and Community Services Total	**4,353,258**	**1,009,145**	

INVESTMENTS

Investment holdings of the Municipality at June 30, 2018, had a market value of $76,175,974 (2017 - $75,484,616). A list of investment holdings and yields is provided below.

The Municipality holds investment balances in order to earn investment income on cash that is not currently required for operations, projects or capital purposes. Cash held for capital purposes often makes up the largest portion of the investment holdings, as it is savings accumulated over time and will not be expended until years in the future. Operating cash balances also exist, particularly in June and July when most property tax payments are received by the Municipality. Conversely investment holdings are often at their lowest in the months just prior to the property tax collection date.

Investment income, including changes in market values, for the six months ended June 30, 2018 was $708,827 (unaudited). This is forty-eight percent of the total budgeted investment income for the year. Future investment income is dependent upon the market conditions at the time. Most investment income is allocated to reserves to fund future expenditures with the remainder is allocated to operations throughout the year.

Resort Municipality of Whistler
Investment Holdings and Yields
As at June 30, 2018

Investment	Yield	Market Value	Maturity
Raymond James			
Term Deposit	2.00%	2,037,699	8/1/2018
Term Deposit	1.70%	6,092,529	10/23/2018
Municipal Finance Authority			
Short Term Bond Fund	0.50%	14,884,665	NA

Royal Bank Dominion Securities

Quantity	Security Description	Book Value	Market Value	Unrealized Gain	Unrealized Gain %	Est.Annual Distrib'n	Yield to Maturity
CAD Accounts (in CAD)							
FIXED INCOME							
Canada							
Provincial/State							
3,436,032	CPN PROVINCE OF NOVA SCOTIA BOOK ENTRY ONLY DUE 06/01/2022	3,000,000	3,108,338	108,338	3.61	0	2.57
3,187,000	CPN PROVINCE OF MANITOBA BOOK ENTRY ONLY DUE 03/05/2024	2,731,259	2,719,021	(12,238)	(0.45)	0	2.81
Total - Provincial/State		5,731,259	5,827,359	96,100	1.68	0	
Corporate							
3,421,923	RES TORONTO DOMINION BANK ENT NON GEN PRIN CYC 5X8 NVCC CALLABLE 9/30/2020 DUE 09/30/2020	3,000,000	3,208,874	208,874	6.96	0	2.87
3,379,139	RES BANK OF NOVA SCOTIA BOOK-ENTRY PRIN NVCC CALLABLE 12/8/2020 DUE 12/08/2020	3,000,000	3,140,369	140,369	4.68	0	3.02
2,420,626	RES BANK OF MONTREAL PRIN CYC CC62026 DUE 06/01/2021	2,150,000	2,210,830	60,830	2.83	0	3.13
3,000,000	BANK OF NOVA SCOTIA SR UNSEC DEP NTS DUE 12/02/2021 1.90000%	2,974,500	2,916,166	(62,550)	(2.10)	57,000	2.81
2,000,000	NATIONAL BANK OF CANADA DUE 03/18/2022 2.10500%	1,998,000	1,960,920	(48,960)	(2.45)	42,100	2.83
3,000,000	ROYAL BANK OF CANADA SR UNSECURED SERIES DPNT DUE 03/21/2022 2.00000%	2,979,000	2,927,758	(67,680)	(2.27)	60,000	2.84
1,520,000	WELLS FARGO & CO DUE 05/19/2026 2.97500%	1,489,600	1,457,120	(37,559)	(2.52)	45,220	3.63
Total - Corporate		17,591,100	17,822,039	193,325	1.10	204,320	
Bank Certificates/Deposits							
3,000,000	TANGERINE BANK GIC - ANNUAL DUE 07/16/2018 2.45000%	3,000,000	3,070,077	0	0.00	73,500	2.39
2,500,000	ROYAL BANK OF CANADA GIC - ANNUAL DUE 09/24/2018 2.45000%	2,500,000	2,546,986	0	0.00	61,250	2.42
4,000,000	NAT'L BANK OF CANADA GIC - ANNUAL DUE 01/07/2019 2.90000%	4,000,000	4,054,981	0	0.00	116,000	2.86
3,000,000	TANGERINE BANK GIC - ANNUAL DUE 07/16/2019 2.70000%	3,000,000	3,077,227	0	0.00	81,000	2.70
2,500,000	NAT'L BANK OF CANADA GIC - ANNUAL DUE 09/23/2019 2.70000%	2,500,000	2,551,781	0	0.00	67,500	2.69
2,500,000	HSBC BANK CANADA GIC - ANNUAL DUE 10/17/2019 2.55000%	2,500,000	2,544,538	0	0.00	63,750	2.54
2,500,000	TANGERINE BANK GIC - ANNUAL DUE 10/22/2019 2.60000%	2,500,000	2,544,521	0	0.00	65,000	2.59
2,000,000	HSBC BANK CANADA GIC - ANNUAL DUE 07/23/2020 2.15000%	2,000,000	2,040,173	0	0.00	43,000	2.15
3,000,000	NAT'L BANK OF CANADA	3,000,000	3,061,660	0	0.00	66,000	2.20

Quantity	Security Description	Book Value	Market Value	Unrealized Gain	Unrealized Gain %	Est.Annual Distrib'n	Yield to Maturity
	GIC - ANNUAL DUE 07/23/2020 2.20000%						
3,000,000	TANGERINE BANK GIC - ANNUAL DUE 07/23/2020 2.20000%	3,000,000	3,061,660	0	0.00	66,000	2.20
Total - Bank Certificates/Deposits		28,000,000	28,553,603	0	0.00	703,000	
Structured Notes							
1,000,000	ROYAL BANK OF CANADA EXT 12/04/2024 STP UP DPST NTS 2.15-3.25% 12/18-12/24 DUE 12/04/2023 2.15000%	1,000,000	958,080	(41,920)	(4.19)	21,500	2.99
Total - Structured Notes		1,000,000	958,080	(41,920)	(4.19)	21,500	
Total - Canada		52,322,358	53,161,081	247,505	0.47	928,820	
TOTAL - FIXED INCOME		**52,322,358**	**53,161,081**	**247,505**	**0.47**	**928,820**	
Total CAD Accounts (in CAD)		**52,322,358**	**53,161,081**	**247,505**	**0.47**	**928,820**	
Combined Accounts (in CAD) [1]							
Fixed Income		**52,322,358**	**53,161,081**	**247,505**	**0.47**	**928,820**	
Total Portfolio		**52,322,358**	**53,161,081**	**247,505**	**0.47**	**928,820**	



THE RESORT MUNICIPALITY OF WHISTLER

Host Mountain Resort
2010 Olympic and Paralympic
Winter Games

4325 Blackcomb Way
Whistler, BC Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109

WHISTLER

REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED:	August 14, 2018	**REPORT:**	18-099
FROM:	Chief Administrators Office	**FILE:**	A05001
SUBJECT:	WHISTLER ENERGY CONSUMPTION & GREENHOUSE GAS PERFORMANCE TRENDS – 2017 ANNUAL REPORT		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the Director of Corporate, Economic and Environmental Services (CEES) be endorsed.

RECOMMENDATION

That Council receive Information Report No. 18-099 regarding Whistler's annual Energy Consumption and Greenhouse Gas Performance Trends.

REFERENCES

Appendix "A" – Whistler Energy Consumption and Greenhouse Gas Performance Trends – 2017 Annual Report

PURPOSE OF REPORT

The purpose of this Report is three-fold. Firstly, the Annual Report provides a summary of Whistler's community energy and greenhouse gas (GHG) emissions performance for calendar year 2017. Secondly, it provides a summary of the 2017 energy and emissions performance associated with the RMOW's corporate operations. Lastly, it also provides an update on implementation progress associated with Whistler's Community Energy and Climate Action Plan (CECAP).

DISCUSSION

As a mountain town, Whistler has long been concerned with the issue of climate change. This community has a special dependence on stable snow and weather patterns, making the community very aware of its shared responsibility to manage GHG emissions, and even more sensitive to the reality of the potential impacts if it does not.

Regular public reporting of both the community and corporate energy and greenhouse gas emissions performance is a commitment of the Whistler Official Community Plan, the RMOW Carbon Neutral Operations Plan, our Council-adopted commitments within the BC Climate Action Charter, as well as the Provincial Climate Action Rebate Incentive Program.

This performance report has been produced annually since 2013 and bi-annually since 2010.

The attached 2017 Annual Report provides a brief background on energy and emissions planning in Whistler, detailed historical information, a review of associated targets for each section, specific detail on 2017 energy consumption and emissions trends at both the community and corporate scale, insights regarding key drivers of the changes over time, as well as an implementation update on key recommendations of the 2016 CECAP.

The intent of the Annual Report is to provide transparent access to relevant energy and climate related performance, as well as to inform both RMOW and community decisions as they relate to climate and energy management goals.

WHISTLER 2020 ANALYSIS

The compilation and dissemination of the attached Report moves our community toward the following Whistler2020 Descriptions of Success:

W2020 **Strategy**	**TOWARD** **Descriptions of success that resolution moves us toward**	**Comments**
Energy	Residents, businesses and visitors understand energy issues	The Report supports and increases local knowledge (resident and business) of Whistler's energy consumption performance.
	The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated	The Report provides the basis for tracking and evaluating the emissions performance of local patterns of energy use.
Built Environment	Limits to growth are understood and respected	The Report contributes to the discussion about 'limits to growth' through the inclusion of detail related to our Council-adopted targets and in particular, Whistler's performance relative to these energy and emission targets (limits) over time.
Natural Areas	Natural systems guide management approaches	The Report provides detailed data related to GHG emissions – scientific consensus supports the position that increasing atmospheric concentrations of GHGs are altering natural climatic conditions across the planet.
Visitor Experience	The visitor experience is based on practices and systems that efficiently use sustainable materials and energy	The Report evaluates both our energy consumption per population equivalent, as well as our emissions footprint per population equivalent – two meaningful measures of our collective 'resource efficiency' as a resort community.

The compilation and dissemination of the attached report does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Regular public reporting of both of community and corporate energy and GHG emissions performance is a commitment of the Whistler Official Community Plan, the Whistler CECAP, the RMOW Carbon Neutral Operations Plan, and our Council-adopted commitments within the BC Climate Action Charter.

BUDGET CONSIDERATIONS

The tracking and reporting of energy consumption, expenditures and GHG emissions does not have direct budget implications beyond the dedication of staff time, and a small stipend for a summer student (Quest University). The inventories themselves however do provide the basis of forecasting future energy budgets for individual Divisions, Departments and Workgroups across the organization.

COMMUNITY ENGAGEMENT AND CONSULTATION

Similar to previous years, the Annual Report will be posted on whistler.ca for public access and review. Key aspects of the data included within the Annual Report are integrated into the whistler.ca/monitoring site, the Corporate Plan key performance indicators as well as used in community open houses and other engagements as appropriate (e.g. OCP Open Houses, the Transportation Advisory Group (TAG) engagements).

SUMMARY

The purpose of the 'Whistler Energy Consumption and Greenhouse Gas Performance Trends - 2017 Annual Report' is to brief Council and the community with respect to the Whistler community's energy and greenhouse gas (GHG) emissions performance for the year 2017 and to report out on our progress toward our stated targets.

Respectfully submitted,

Ted Battiston,
DIRECTOR, CORPORATE, ECONOMIC AND ENVIRONMENTAL SERVICES



WHISTLER **ENERGY CONSUMPTION** AND **GREENHOUSE GAS** PERFORMANCE TRENDS

2017 ANNUAL REPORT

Corporate, Economic & Environmental Services Department
The Resort Municipality of Whistler | August 2018

THE PREMIER MOUNTAIN RESORT COMMUNITY
MOVING TOWARD A SUSTAINABLE FUTURE

WHISTLER

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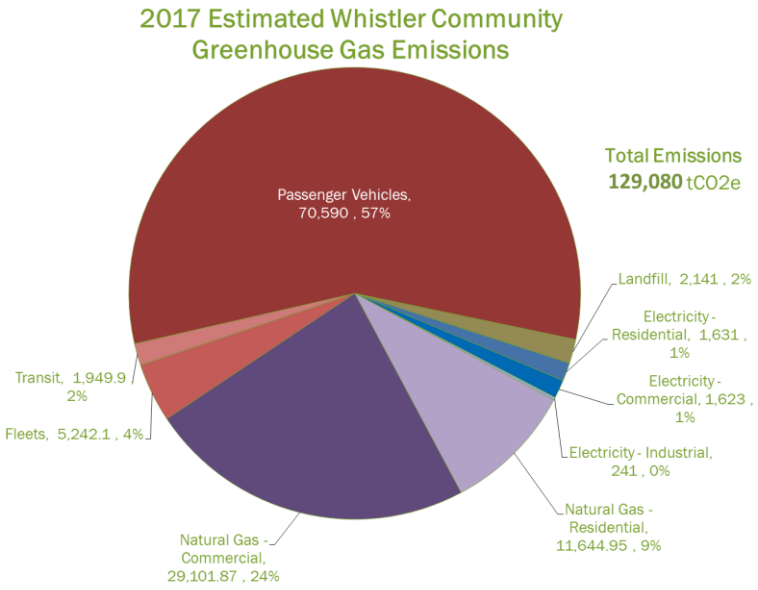
1 EXECUTIVE SUMMARY

As a tourism-focused mountain town, Whistler has long been concerned with the issue of climate change. The resort community has a special dependence on stable snow and weather patterns, making us very aware of our shared responsibility to manage greenhouse gas emissions, and even more sensitive to the reality of the potential impacts if we do not.

Since 2010, the primary purpose of this Annual Report has been to provide a summary of Whistler's energy and greenhouse gas (GHG) emissions performance for the previous year. The secondary purpose of this report includes a summary of the energy and emissions performance for the RMOW's internal corporate operations. This ongoing performance data forms the foundation for informed energy cost management and ongoing climate change mitigation efforts. Finally, this report also includes a progress update on key Community Energy & Climate Action Plan (CECAP) implementation progress.

COMMUNITY-WIDE PERFORMANCE

2017 COMMUNITY GHG EMISSIONS:
Greenhouse gas emissions in Whistler are made up of emissions from stationary sources (buildings and infrastructure systems), mobile sources (passenger vehicles, fleets, and transit), and emissions from landfilled wastes. Passenger vehicle transportation within Resort Municipality of Whistler (RMOW) boundaries continues to represent the largest share of the overall emission footprint at 57%, followed by natural gas consumption at 33% (primarily used for space and water heating).



The community of Whistler has committed to community-level greenhouse gas reductions of:

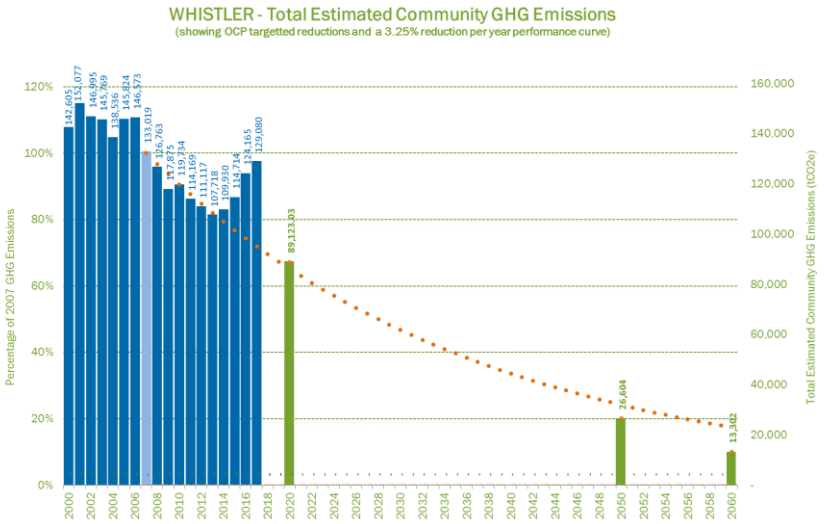
- **33% by 2020;**
- 80% by 2050; and
- 90% by 2060
  (each versus 2007 levels).

From 2008 until 2012, the community managed to remain on pace towards these targets, averaging annual reductions of approximately 3.8% per year – however the 2014 through 2017 community results indicate that **Whistler is no longer on pace to meet the community's 2020 target GHG reduction level.** These four most recent years have averaged a 4.7% increase in total emissions per year and have eroded total GHG reductions from -19% in 2013 to now only -3% vs 2007 levels (i.e. giving up much of the early years' improvements).

Total community GHG emissions in 2017 are estimated to be **129,080 tCO2e**[1] (3% lower than 2007 levels, 9.5% lower than 2000 levels, but **4% above 2016 levels**).

[1] **Carbon dioxide equivalent** (or **CO_2e**) is the most common unit of measure for quantifying the amount of 'climate change impact' a given type and amount of greenhouse gas may cause, using the functionally equivalent amount or concentration of carbon dioxide (CO_2) as the reference.

From a GHG emissions intensity perspective, estimated 2017 **GHG emissions per population equivalent[2] levels have decreased year over year by 4%** to 3.56 tCO2e/PE. This intensity level is 28% lower than 2007 levels, and is the third lowest annual per capita measure since detailed record keeping began in 2000.

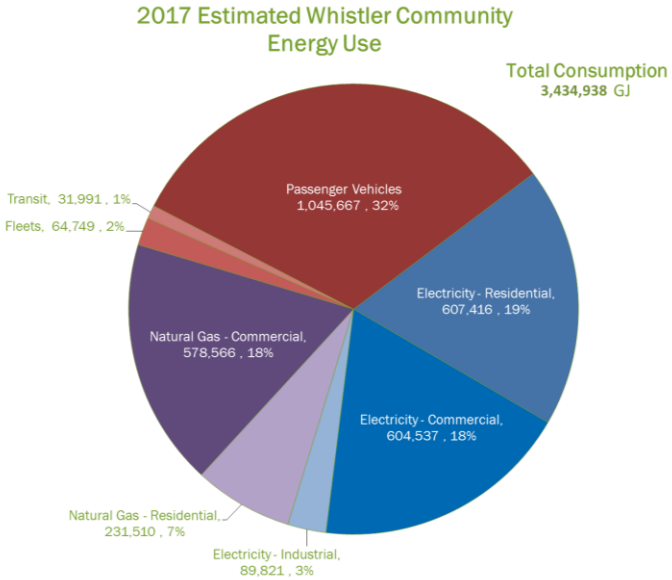


Looking ahead, the key challenge for the community continues to be slowing the recent growth in emissions, and regaining the rate of reduction when further 'one-time changes' (such as the piped propane to natural gas conversion and the landfill cap and capture projects) are, for the most part, no longer readily available. Given the distribution of emissions within the community, **a significant reduction in emissions from passenger vehicle and natural gas use** will be critical to achieving the required reductions needed to regain the targeted reduction curve.

To achieve the Official Community Plan's 2020 GHG target, annual reductions of ~13,000 tonnes of CO2e would be required for each of the next three years (approx. a 10% reduction each year). This level of reduction is highly improbable and **the community's 2020 GHG emission reduction target will not be achieved.**

2016 COMMUNITY ENERGY CONSUMPTION & EXPENDITURES: Electricity is the most prevalent type of energy consumed in Whistler, at 40% of the total consumption, followed by vehicle fuels (~35%), and natural gas at 25% of total consumption.

Total community energy consumption in 2017 is estimated to be 3.43 million GJ (up approximately 10% from 2007 levels, and up 5.6% year over year). These increases are at least partly driven by a colder 2017 winter (8.3% colder than 2016), as well as significant increases in local population equivalent (also up 8.3% vs. 2016 levels).



Community energy consumption since the base commitment year of 2007 has followed a generally similar pattern as community GHG emissions. While 2011 through to 2014 showed small but consistent reductions in total energy consumption, 2017 levels are estimated to be the highest ever recorded in the community. At the same time, similar to the recent emissions trends, total energy consumption per population equivalent has decreased for six of the last seven years, and 2017 levels are the second lowest levels ever recorded.

[2] The nature of Whistler being a tourism community means the number of people in Whistler on any given day is generally far greater than the population counts provided Canada Census or BC Statistics estimates. The total Population Equivalent is an estimate of the total number of people in Whistler on an average annualized basis. The indicator is often used in 'per capita' measures to normalize the data and make it comparable to other communities. More detail on the composition of the Population Equivalent can be found at:
http://www.whistler2020.ca/whistler/site/genericPage.acds?instanceid=2985334&context=2985223

The estimated annual **collective energy expenditure within Whistler has increased by more than $40 million since 2000 ($89 million vs. $49 million/yr).** Energy expenditures for residential buildings now total approximately $25 million/year, with commercial building expenditures totaling approximately $23 million on an annual basis (passenger vehicles and fleets make up the remainder). As such, 2017 marks the first year that residential energy expenditures exceeded commercial expenditures. Total passenger vehicle estimated expenditures held steady at an estimated $35M/year due to the continuation of suppressed fuel prices versus 2015 rates. However, total estimated passenger vehicles fuel expenditures still represent an increase of approximately $16 million/yr as compared to 2000 levels.

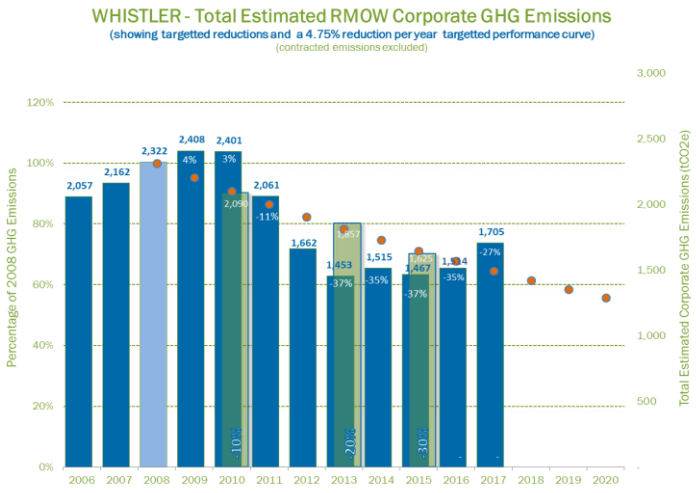
2016 energy expenditures per population equivalent remained generally stable vs. 2016 levels.

Finally, despite recent rate declines in natural gas and mobile fuels, over the long term it is expected that energy rates will continue to outpace inflation. As such, it is expected that the combined community expenditure will continue to rise faster than our collective ability to pay for it. A fact that underscores the importance of increasing community-wide energy conservation and energy efficiency.

2017 CORPORATE OPERATIONS PERFORMANCE

2017 CORPORATE GHG EMISSIONS: The RMOW's Carbon Neutral Operations Plan sets the targets for total corporate GHG reductions as follows: 10% by 2010; 20% by 2013; and 30% by 2015 – all relative to 2008 levels.

Total corporate GHG emissions in 2016 were 1,705 tCO2e. This level of emissions is 13% above 2016 levels, but it is approximately 27% below the 2008 benchmark (the reference year for RMOW target setting).



As demonstrated in the chart to the right, 2017 corporate emissions are still no longer below the 2015 annual GHG emission level targeted in the 2009 Carbon Neutral Operations Plan. Currently the RMOW does not have corporate targets beyond 2015, but 2017 levels are neither below the last 2015 target nor the extrapolated reduction curve inferred by the Carbon Neutral Ops Plan targets (i.e an extended sequence of 4.75% annual reductions).

On a division-by-division basis, the relative emissions footprint of corporate operations is as follows: **(44%) Infrastructure Services** — which includes roads crews, solid waste systems, the water utility, and the sewer utility; **(28%) Corporate and Community Services** — including bylaw, fire, Meadow Park Sports Centre, and other recreation programs; and **(28%) Resort Experience (REX)** — which includes village maintenance operations, horticulture, turf, and irrigation crews, parks and trails, as well as facility construction and maintenance operations.

GHG emissions across corporate operations are produced primarily from the combustion of mobile fuels (gasoline and diesels) at 44%, followed by natural gas at 48%, and electricity at 8%.

Increases in 2017 corporate emissions were primarily driven by increases in natural gas consumption across municipal office buildings, the WWTP and MPSC.

2017 CORPORATE ENERGY CONSUMPTION & EXPENDITURES: Total corporate energy consumption increased in 2017 by 12% year over year to 78,860 GJ/year. Electricity consumption makes up the greatest portion of total energy consumed across municipal operations at 62% of the total consumption, followed by natural gas (21%), and mobile fuels (17%).

Corporate and Community Services experienced the biggest increase in energy consumption year-over-year at 12%. Similarly Resort Experience and Infrastructure Services both increased in consumption by

9%. However, Resort Experience's consumption levels are 2% below 2008 benchmark levels while Infrastructure Services' current consumption level is 17% above the benchmark level. Corporate and Community Services continues to demonstrate the largest consumption decrease in relation to the 2008 benchmark year, consuming 29% less than 2008.

Overall, 2017 energy expenditures across municipal operations increased by 14% to ~$2.05M. This was primarily due to a ~13% increase in the total electricity expenditures, which makes up the largest portion of corporate energy expenditures (~$1.54M/year). By division total energy expenses increased for Infrastructure Services, Corporate and Community Services and Resort Experience by 17%, 10% and 13% respectively.

COMMUNITY ENERGY & CLIMATE ACTION PLAN (CECAP) UPDATE

Section 5 of this Annual Report includes a detailed update on key RMOW- initiatives recommended within the CECAP. The update provides separate detail on mitigation (or energy and emission reduction) initiatives as well a sub-section on key initiatives related climate adaptation initiatives. Details include 2019 priorities where possible, and reflect the high level progress as of Q2, 2018.

The updates demonstrate that a wide range of activities have been undertaken, but it is also clear that the strategic emphasis for recent years mitigation initiatives continues to be transportation-sector initiatives; and for adaptation initiatives, wildfire protection.

SUMMARY COMMENTS

The impact of changing climatic conditions (see CECAP for more detail) has the potential to substantially impact the Whistler community. Informed, strategic planning that considers and evaluates the impacts of the issues related to climate change and rising long term fuel costs can help to ensure that Whistler is best positioned to maintain its success into the future.

Accurate, detailed data is fundamental to these discussions; information such as that which is included in this report will continue to provide a strong basis for informed decision-making as our community measures its success, matures, evolves and thrives in the coming decades.



2 INTRODUCTION

Whistler's Vision is to be the *Premier Mountain Resort as we move toward sustainability*. Implied in this vision is a journey — an understanding that it will take continued commitment to get to our intended destination. The Whistler community also understands that on this journey we will have to find a way to do things more efficiently.

As a mountain town, Whistler has long been concerned with the issue of climate change. Our resort community has a special dependence on stable snow and weather patterns, making us very aware of our shared responsibility to manage greenhouse gas emissions, and even more sensitive to the reality of the potential impacts if we do not. Throughout our community, both private and public organizations understand that the integrity of functional natural systems is fundamental to the wellbeing of our community, and the viability of our economic engines.

Moreover, we now live in an era of climate responsibility and by extension this requires climate action; climate change is a certainty, as is human responsibility for it[3]. The IPCC concluded in 2016 that "**Human influence on the climate system is clear; and that limiting climate change will require substantial and sustained reductions of GHG emissions**." Reducing Whistler's greenhouse gas emissions is one of the most significant actions we can take as a community to take responsibility for our part in solving the climate crisis.

Recent reporting from California notes that, "…the state reached their 2020 carbon pollution reduction goal four years ahead of schedule – **a reduction of 13 per cent from the 2004 peak, while the economy grew by 26 per cent in the same period**". This is the type of shift that Whistler aspires to – a demonstration that GHGs can decrease while the economy remains strong; that a healthy, prosperous economic sector is not mutually exclusive with declining emission levels

The primary purpose of this Annual Report is to provide a summary of Whistler's community-wide energy and greenhouse gas emissions performance over the past year (Section 3). The report includes detailed performance data, highlights key trends and insights, and benchmarks our performance against our Council-adopted Official Community Plan (OCP) targets. It is the intent of this report therefore, to support and inform the strategic management of energy and climate-changing emissions across our community.

The second part of this report (Section 0) includes a summary of the energy and emissions performance of the RMOW's internal corporate operations. Although corporate emissions represent less than 1.5% of the total community GHG emissions, RMOW staff have the greatest level of direct control over these corporate emissions, and as such have the opportunity and responsibility to both lead by example, and demonstrate success.

Similar to the 2016 Annual Performance Report, this report includes a brief update on CECAP implementation initiatives that are led by the organization. This update and associated details is included as Section 5 of this Report.

Finally, this is the 7th Performance Report that has been produced at this level of detail (2010, 2011, 2013, and 2014, and 2015 (included within the CECAP) as well as the 2016 report are available at www.whistler.ca/climateaction).

[3] Climate Change 2013, The Physical Science Basis – Working Group 1 Contribution to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change, IPCC, 2013. http://www.ipcc.ch/report/ar5/wg1/

2.1 BACKGROUND

Whistler is one of the few communities in BC that has a relatively long history of both setting emissions reductions targets and annually monitoring its GHG emissions footprint. This commitment is evident in our dedication to long term planning, measurement and reporting of energy consumption and GHG emissions performance; the integration of energy and emission reduction goals into broader municipal policies and practices; as well as continued participation on provincial and national advisory committees.

2.1.1 Whistler2020

The Whistler community understands that sustainability is not just about the environment; that three integrated (not just balanced) concepts – ecological integrity, fiscal viability, and social justice – point to a larger strategy, and that these three concepts are not as strong in isolation as they are when considered together.

In 2005 the RMOW adopted Whistler2020, the community's comprehensive, long-term sustainability plan, as direction setting policy.

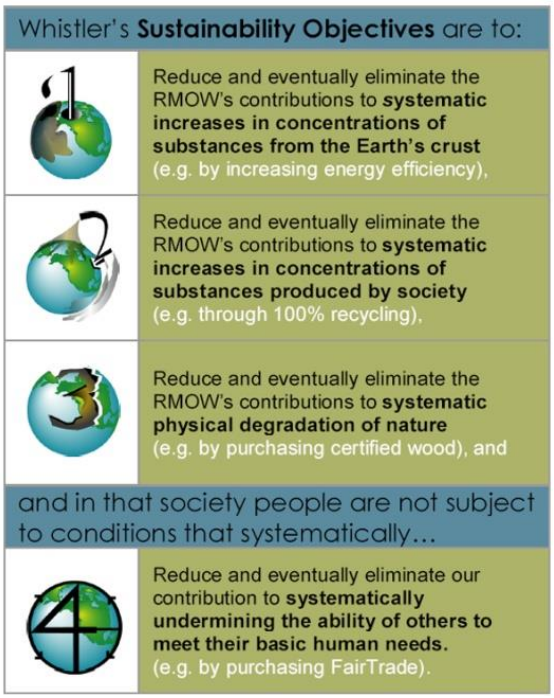
Whistler2020 was the product of thousands of voices across the resort community coming together to **articulate the vision of the resort community we aspire to be.**

The community vision articulated within Whistler2020 is organized around the following five priorities:

1. Enriching Community Life
2. Enhancing the Resort Experience
3. Ensuring Economic Viability
4. Protecting the Environment
5. Partnering for Success

Moreover, Whistler2020 imbedded and integrated four science-based Sustainability Objectives premised on the Natural Step principles (see box on the right) into the vision and the framework for making decisions. In this sense, these Sustainability Objectives were designed to act as a compass to help frame and guide decision-making and ongoing planning.

Working within the Whistler2020 framework, the community has aimed to steadily integrate the Sustainability Objectives into all aspects of community planning and development strategies – from Energy and Transportation strategies, to Economic and Visitor Experience strategies. Through the application of this approach, our community is striving to integrate climate change mitigation (and increasinglyt adapation) into a broad spectrum of community policies and operational practices.



Though climate change is viewed mainly as an environmental problem, it is much more than that.

2.1.2 Whistler's Community Energy Planning – A Brief History

Whistler committed to its first greenhouse gas emission reduction targets in 1997. In that year, Whistler Council endorsed the Kyoto Protocol target of having the community's emissions at 6% below 1990 levels by the year 2012. For municipal (corporate) emissions, Council also committed to being a part of the "20% Club", committing to reducing corporate emissions 20% below 1990 levels by 2012 — **two aspirations that the community of Whistler did not achieve**.

Following up on these commitments, the RMOW participated in the Federation of Canadian Municipalities' (FCM) Partners for Climate Protection (PCP) program. The PCP program was launched by FCM as an extension of ICLEI's (Local Governments for Sustainability) Cities for Climate Protection program in the United States. Partner cities become members in a network of municipalities that began working toward the achievement of the five management-based milestones of the program. The milestones were designed to create tools and processes that were easy to understand and implement, and also provide effective guidance for municipalities to take serious steps toward climate action.

To meet the commitments of the Partners for Climate Protection program process, the RMOW developed the first Integrated Energy, Air Quality, and Greenhouse Gas Management Plan in Canada in 2004.

FCM/ICELI Partners for Climate Protection

The five milestones of the Partners for Climate Protection program are:

1. Create a greenhouse gas emissions inventory and forecast;
2. Set an emissions reductions target;
3. Develop a local action plan;
4. Implement the local action plan or a set of activities; and
5. Monitor progress and report the results.

In 2007, the Resort Municipality of Whistler became the first community in Canada to complete all five milestones for both community and corporate emissions.

The recommended implementation scenario in the Integrated Energy Plan acknowledged that achieving our community target of 6% below 1990 levels would be very difficult to achieve by 2012. As such, the plan recommended a reductions scenario that would see Whistler's emissions at 9% below 2000 levels (but 22% above 1990 levels) by 2020. This was recommended in contrast to the forecasted *business as usual* (i.e. take no action) scenario that predicted Whistler community GHG emissions would rise to 92% above 1990 levels (47% above 2000) by the year 2020.

In September of 2007, at the Union of BC Municipalities (UBCM) conference in Vancouver, Whistler was one of original sixty-two[4] local governments in BC that signed on to the Province's voluntary BC Climate Action Charter. The Charter opens with the following statement, agreed to by all signatories, **"Scientific consensus has developed that increasing emissions of human caused greenhouse gases (GHG), including carbon dioxide, methane and other GHG emissions, that are released into the atmosphere are affecting the Earth's climate."[5]**

Currently approximately 180 BC communities are signatories to the Charter. By signing the Charter, local governments agreed that:

5. In order to contribute to reducing GHG emissions:

   (a) **Signatory Local Governments agree to develop strategies and take actions to achieve the following goals:**

   (i) Being carbon neutral in respect of their operations by 2012, recognizing that solid waste facilities regulated under the Environmental Management Act are not included in operations for the purposes of this Charter.

   (ii) Measuring and reporting on their community's GHG emissions profile; and

   (iii) creating complete, compact, more energy efficient rural and urban communities(e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)[6]

[4] The BC Climate Action Charter was eventually signed by more than 170 local governments across British Columbia.
[5] The British Columbia Climate Action Charter, Section 1
[6] The British Columbia Climate Action Charter. Section 5.

The Charter is a voluntary agreement designed to bring local government support for the Province's broader overall climate action strategy of reducing emissions 33% (from 2007 levels) by 2020.

Enacted in 2008, Bill 27, *the Green Communities Act*, required local governments to include (among other things) greenhouse gas emission targets, policies and actions in their Official Community Plans and Regional Growth Strategies. In response to the *Green Communities Act*, the RMOW integrated specific targets (discussed later in this report), policies, and actions within its Official Community Plan, and developed a Carbon Neutral Operations Plan.

In 2015 and 2016 staff undertook the process of updating the Whistler Integrated Energy Plan. Developed by a committee of more than 30 leaders from across the community, the new **Community Energy and Climate Action Plan (CECAP)** project updated the existing RMOW Integrated Energy, Air Quality and Greenhouse Gas Management Plan and set out new strategic directions for mitigating Whistler's contribution to climate change, included detailed 50 year climate projections for the Whistler area, and also recommended a series of adaptation strategies to prevent and minimize the likely impacts of 'locked-in' changes to future local climate regimes. The CECAP was endorsed by municipal Council on July 26, 2016 and is available online at: www.whistler.ca/climateaction.

In 2017 and 2018, a further update to the Whistler Official Community Plan was initiated and continues to be in progress. The updated OCP significantly expands on previous climate and energy related content and now includes integrated content both within a new Climate Acton and Energy chapter as well as significant related content in the Transportation and Infrastructure chapters www.whistler.ca/ocp.



Building on the background and contextual elements presented in Section 2, Section 3 details how the community of Whistler is progressing toward its energy and emission reduction goals, Section 0 presents similar performance data for RMOW corporate operations, and Section 5 provides a brief 2017/18 update on the RMOW-led, CECAP-recommended initiatives.

3 COMMUNITY PERFORMANCE

Since the year 2000, RMOW staff have tracked and compiled community energy consumption, energy expenditure and GHG emission data. At the community level, primary sources of data to support this inventory are accessed from local utilities (BC Hydro and FortisBC), from local traffic counter data (both provincial and municipal), from BC Transit, as well as from annual RMOW waste and recycling performance tracking. Sections 3.1 and 3.2 of this report summarize the most current performance trends for 2017.

3.1 COMMUNITY GREENHOUSE GAS EMISSIONS

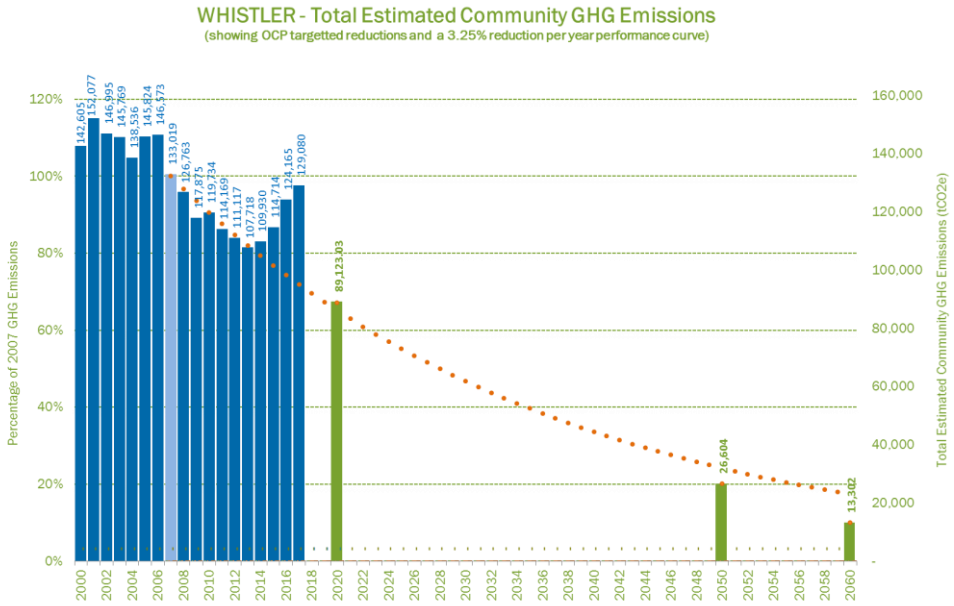
Section 3.1 deals specifically with GHG emissions at the community level. This section includes information on related Council-adopted targets, an overview of 2017 performance, as well as a short section on key associated insights and trends.

3.1.1 Community GHG Reduction Target

As previously noted, the *Provincial Green Communities Act* (Bill 27, 2008) requires all municipalities to adopt **targets**, policies and actions for the reduction of community-wide GHGs. As per the Whistler Official Community Plan, when compared to 2007 GHG emission levels, the community of Whistler has targeted community-level greenhouse gas reductions of: **33% by 2020, 80% by 2050**[7]**; and 90% by 2060**.

33% by 2020
80% by 2050
90% by 2060

If it was anticipated that the attainment of these targets would be achieved at a relatively consistent rate (or pace) over the coming decades, these targets translate into an **annual GHG reduction of approximately 3.25% per year (or approx. 3,500 tCO2e per year).** The following chart illustrates the potential achievement of this 'targets' and an inferred 'pace' over time. The chart presents the adopted community targets (green bars), the historic community emissions levels (blue bars) as well as an indication of the approximate annual reductions that would be required to achieve the prescribed targets using a constant rate of improvement model (orange dots).



[7] 33% by 2020 and 50% by 2050 are identical to the Provincial targets set by the Government of BC.

As demonstrated on the previous chart, the community of Whistler remained generally on pace towards its targets for the first six years of the commitment period. GHG emission reductions achieved during these first six years (2008-2011) were impressive – averaging more than 4,000 tonnes of reductions annually over the six year period.

It is worth noting, that the primary sources of the reductions over the first four years were generally **one-time** only events. These included:

1) the changes to Whistler's waste management processes;
(i.e. landfill closure, landfill gas management, organics recycling and the switch to the advanced landfill management systems at Rabanco);
2) the switch from piped propane to piped natural gas across the community;
3) the changes brought about through the provincial low-carbon fuel standards for gasoline and diesel;
4) the decrease in GHG intensity (GHGs/kWh) of BC Hydro supplied electricity; and
5) the reduction in diesel consumption associated with the hydrogen transit bus pilot project
(Note that pilot project has since ended, resulting in an increase in transit diesel consumption in 2014 through 2016)

It is also important to note that the 7th year of the commitment period (2014) did not remain below the intended curve toward the 2020 adopted target (33% reduction vs. 2007). **The 2014 year-over-year emission levels not only did not decrease by the target 3,000-4,000 tonnes, but actually increased by 2,200 tCO2e (2.1%) and for the first time in the commitment period produced a level above the target curve.** Unfortunately this trend has continued each year since (2015-2017). Whistler's annual emissions are now estimated at 129,080 tCO2e, which represents an average increase of over the last four years of approximately 5,300 tCO2e per year, and an increase of 21,000 tonnes in total.

2017 community GHG levels are now estimated at 3% below the 2007 base year (rather than the targeted 28.1%), or 129,000 tCO2e rather than the targeted 95,600 tCO2e. At this point, to achieve the OCP targeted 2020 GHG emission level, would require annual reductions of more than 10,000 tonnes per year for the next three years.

Unfortunately, this level of reduction is highly improbable and**, the community's 2020 GHG emission reduction target will not be achieved.**

Looking ahead, the key challenge for our community will be firstly to slow the rate of increase that has occurred over the last 4 years, and secondly regaining the rate of reductions achieved over the 2008-2013 period. This will be challenging due to the fact that further 'one-time changes' are, for the most part, no longer readily available. To regain a performance level consistent with the target curve presented above, additional reductions of approximately 6,000 tonnes of CO2e would be required annually for the next 10-12 years.



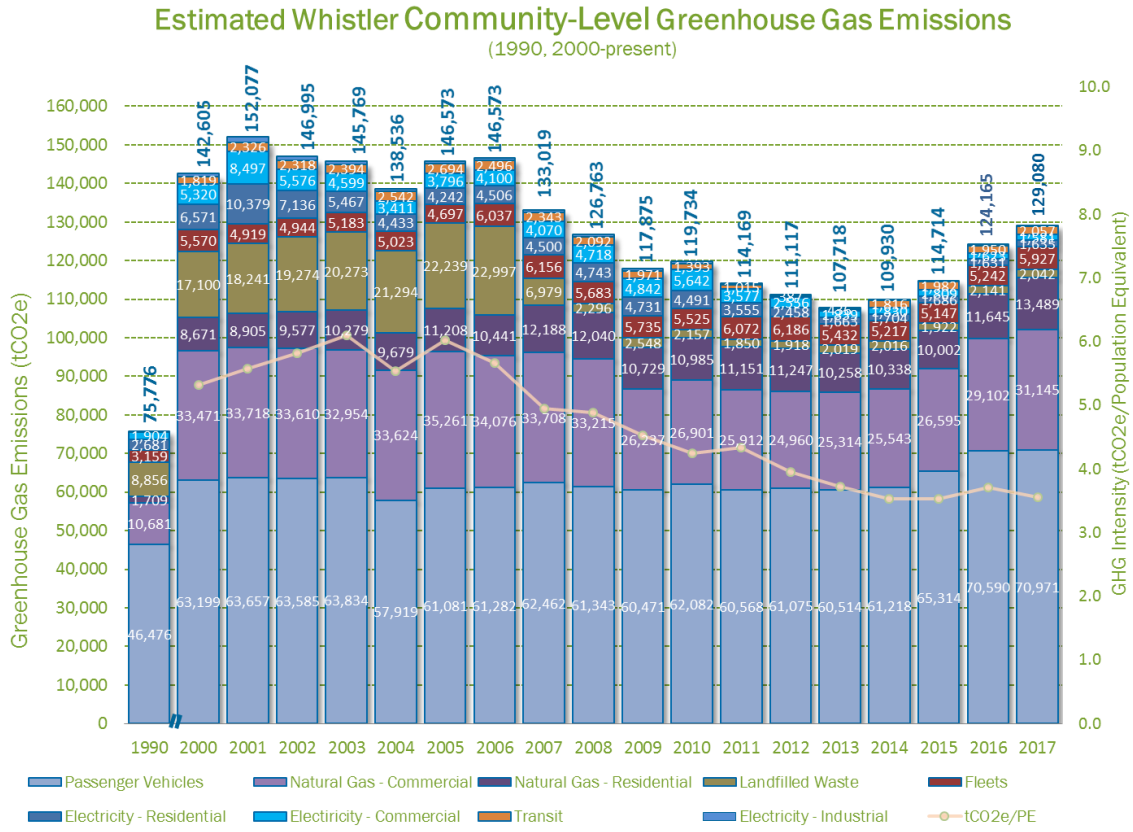
Future GHG reductions will need to be primarily premised on ***actual energy conservation*** and ***increased efficiency*** rather **than *one-time technological or infrastructure changes in community systems*.** The required conservation or efficiency improvements will be particularly challenging for the community as historic performance assessments demonstrate that even while GHG reductions were being achieved, community-scale energy conservation gains have proven to be more elusive.

Current trends suggest that the opportunity for near term gains in GHG performance will need to come primarily from the

transportation sector, and secondarily from improvements in fossil fuel-based space heating demands across both the commercial and residential sectors.

3.1.2 Community GHG Emission Performance

Total community emissions in 2017 were estimated to be **129,080 tCO2e**. This level is approximately 3% lower than 2007 levels, 9.5% lower than 2000, but **4% above 2016 levels** and well above (+35%) our current community target levels.



It is however worth noting that from a GHG emissions intensity perspective, 2017 GHG emissions per population equivalent[8] decreased to 3.56 tCO2e/PE. This level is 4% below 2016 levels, 28% below 2007 levels, and the third lowest annual per capita measure since detailed record keeping began in 2000. Stated another way, while total community emissions went up, the number of people in the resort (both residents and visitors alike) increased more significantly, hence the ratio, or the emissions/person declined. This intensity improvement may suggest an increase in overall efficiency from a GHG perspective when the resort community is at higher levels of occupancy.

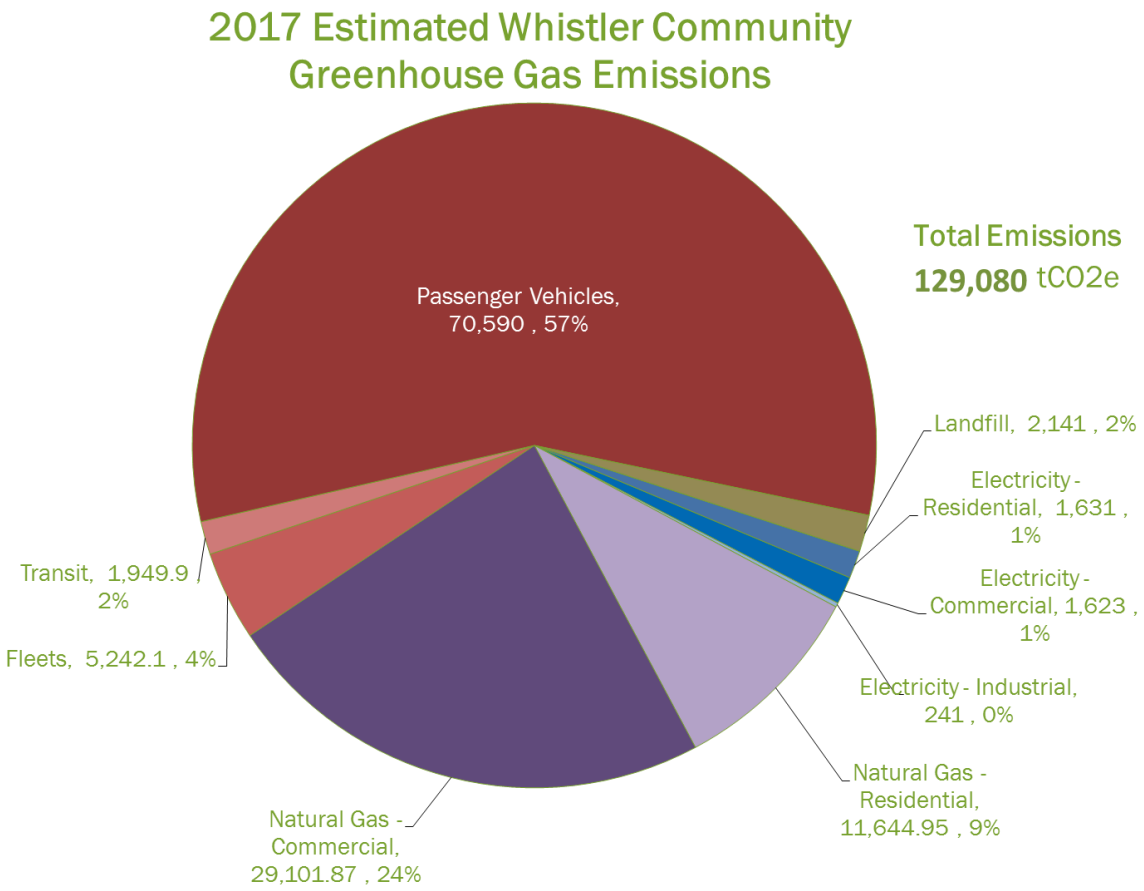
As noted above, the primary drivers of reductions in previous years have been the changes to the local waste management system (especially landfill gas capture); the switch from piped propane to piped natural gas, the BC Transit Hydrogen Transit Fleet pilot project (which has since ended), and more recently, the provincial low carbon fuel standards and the decreasing GHG intensity of BC Hydro electricity supply.

[8] The nature of Whistler being a tourism community means the number of people in Whistler on any given day is generally far greater than the population counts provided Canada Census or BC Statistics estimates. The total Population Equivalent is an estimate of the total number of people in Whistler on an average annualized basis. The indicator is often used in 'per capita' measures to normalize the data and make it comparable to other communities. More detail on the composition of the Population Equivalent can be found at: http://www.whistler2020.ca/whistler/site/genericPage.acds?instanceid=2985334&context=2985223

As further one-time, system-level changes such as those noted above become less available to our community, Whistler will no longer achieve significant reductions without substantive 'energy conservation' or potential switches to lower carbon energy sources (e.g. electrification of transportation and/or space heating) becoming core drivers of further emission reductions.

Distribution of Emissions

Greenhouse gas emissions in Whistler are made up of emissions from stationary sources (buildings and infrastructure systems), mobile sources (passenger vehicles, fleets, and transit), as well as emissions from landfilled wastes. The approximate share of each of these sources is presented in the following chart.

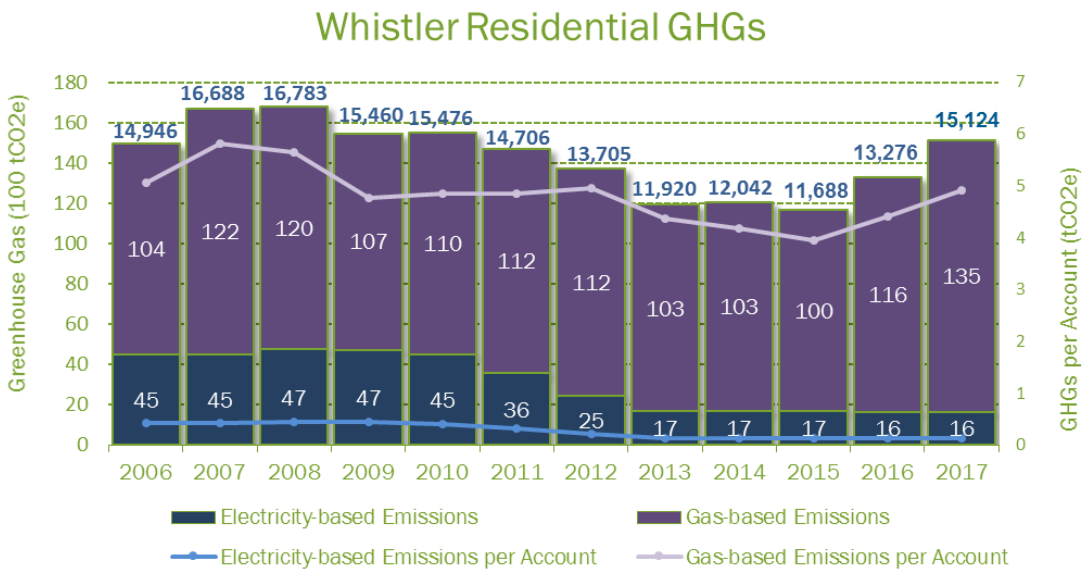


Passenger Vehicles

Passenger vehicle transportation within RMOW boundaries continues to represent the single largest share of the overall emission footprint at 57%, followed by natural gas consumption at 33% (primarily used for space and water heating).

Whistler Buildings - GHGs

The following two charts show the changes in greenhouse gas emissions from key segments of the community building inventory.



Residential Natural Gas Emissions

Total natural gas based GHG emissions across the residential sector have increased 16% year over year. This increase is at least partially driven by a colder winter in 2017 (2017 was 8.3% colder than 2016, and 4% colder than the 10 yr average).

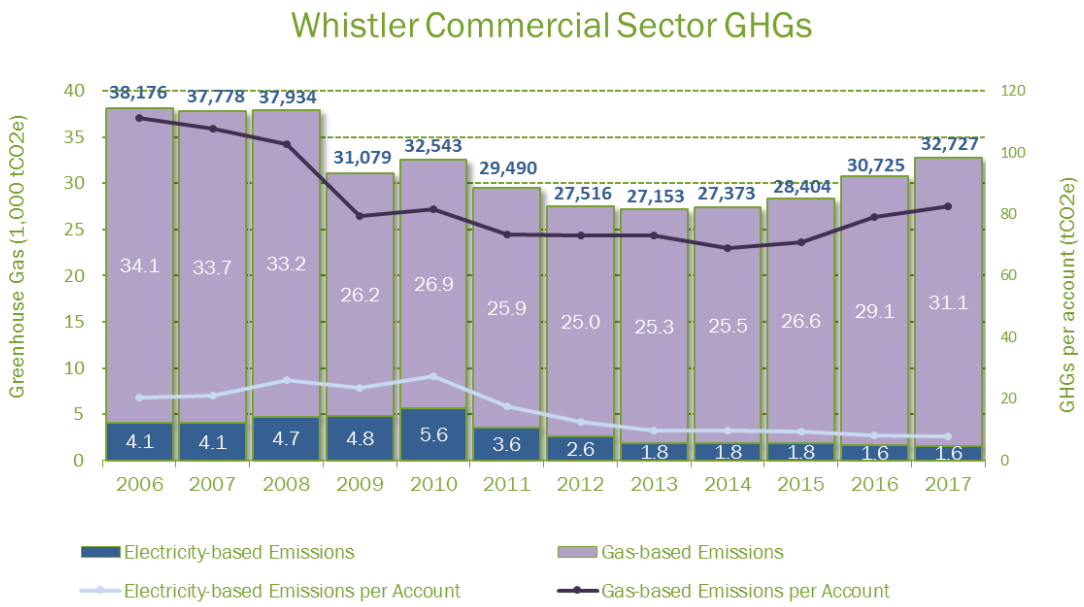
Given that emissions per residential account increased by 11.6% - this is an increase that cannot easily be explained by simply a colder winter rationale alone.

It is not clear what is driving this incremental increase in per account consumption, but possible rationales could include: pricing signals (i.e. the new lower costs of natural gas) may be influencing resident behavior; it could also be attributable to more frequent use of second-home or vacation properties than in previous years; or possibly increases in heated floor area per account. Regardless, current data does not support an 'increasing average space heating efficiency' hypothesis for the residential sector as a whole at this time.

Residential Electricity Emissions

2017 electricity-based emissions held relatively constant in the residential sector on both a total basis (+0.2%), as well as an emissions per account basis (+1.5%). While total residential electrical consumption increased in 2017 (+7.7%), the primary driver of decreasing electricity-based emissions over the past few years has been the reduction in system-wide BC Hydro GHG emissions intensities (i.e. the system-wide provision of lower carbon electricity to the community).

Finally, the total estimated 2017 GHG intensity (electricity + gas) of Whistler's residential sector appeared to increase by approximately 8% on a per m^2 basis (vs. 2016). As above, this is an increase that cannot solely be attributed to a colder winter, and seems to be related to potentially greater usage rates (i.e. more use of the existing residential housing inventory), **and a greater load share of natural gas** (i.e. in 2003 natural gas represented approximately 23% of all residential energy use, in 2017 it had risen to 29%).



Commercial Sector Natural Gas Emissions

Commercial sector GHG emissions decreased substantially after the conversion from propane to natural gas was finalized in 2009 (2009 commercial heating gas emissions declined by 25% versus 2005 levels). Commercial natural gas emissions remained relatively steady during 2011-2015 at approximately 27% lower than pre conversion 2007 levels. More recently however, 2016 and 2017 levels have demonstrated a substantial increase, 2016 rising 14% above the '11-14 average, and 9.3% year over year, and 2017 increasing YOY by a further 6.5%. This recent increases cannot be fully explained by a colder winter/increased heating load rationale as the '11-'14 winters were, on average, colder than the average of '16-'17.. Rationale may be rooted in price signals leading to fuel switching (i.e. driven by the recently reduced delivered price of natural gas), by increased occupancy levels in the resort, by a small increase in heated commercial floor space, or by a combination of all three.

Commercial natural gas emissions per account increased 4.4% in 2017 to the highest level since 2008, however, still considerably lower (more than 20% lower) than pre-conversion levels.

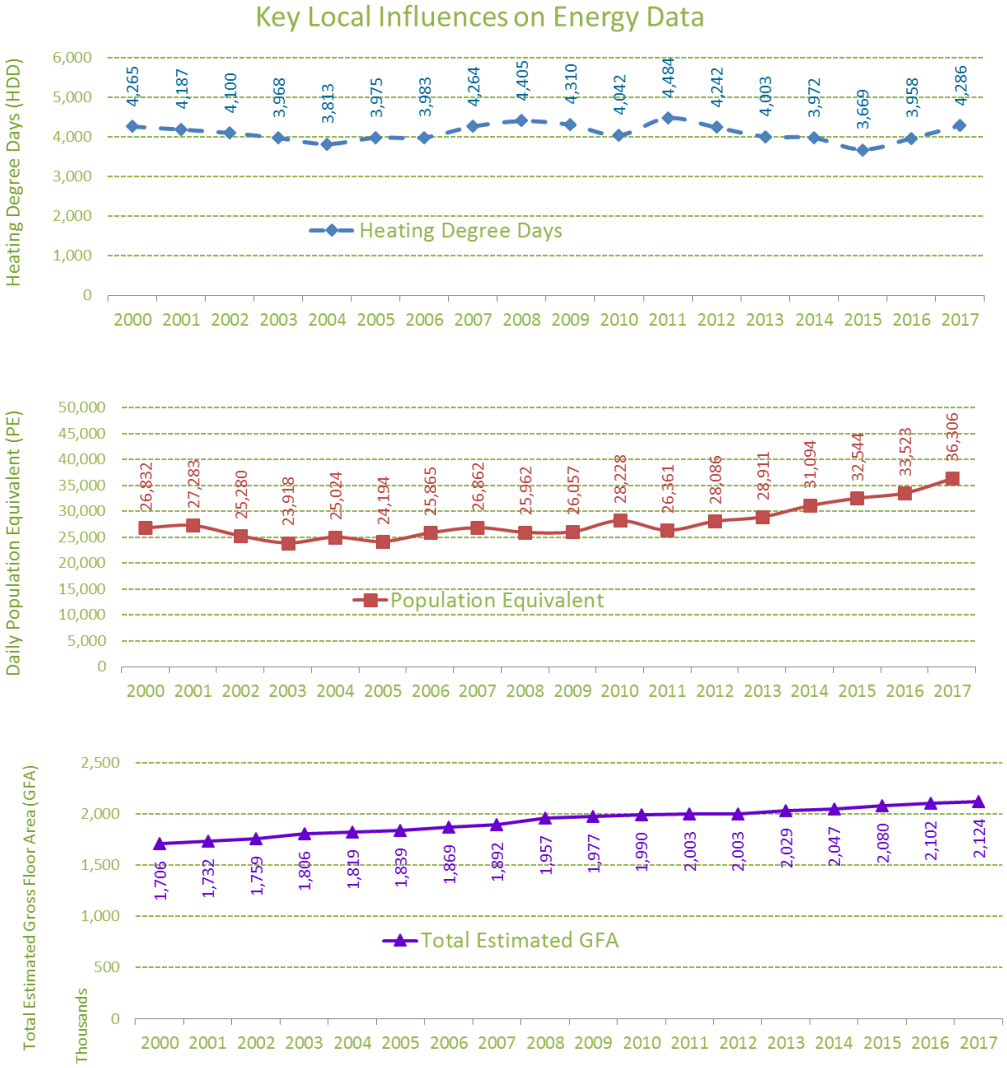
Commercial Sector Electricity Emissions

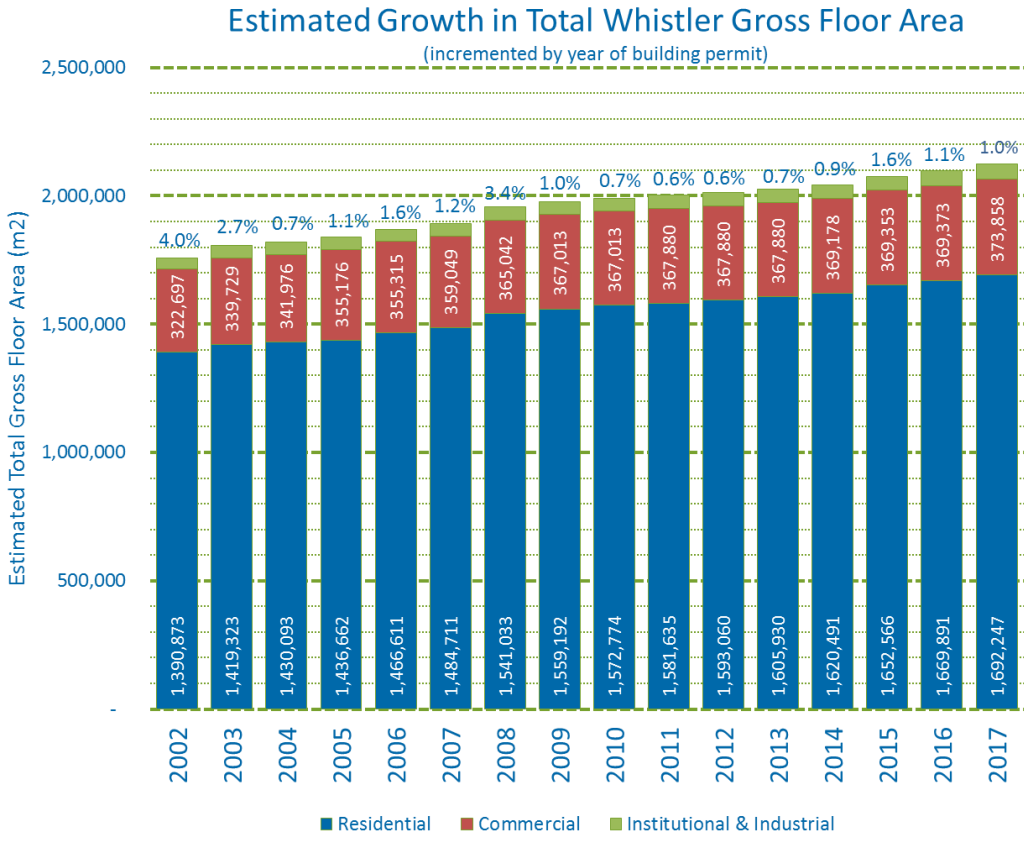
Commercial sector GHG emissions from electricity consumption peaked in 2010 (Olympic Games year). Since the Games year, total sector electricity-based emission levels have decreased substantively. These reductions are partially driven by a drop in electrical consumption post Games (2016 commercial electrical consumption is 21% lower than 2010), **but are primarily driven by decreasing GHG intensity levels across the BC Hydro system** (i.e. reductions driven by forces outside of the community). In 2017, commercial electricity based emissions have decreased by almost 3% year over year. This is driven by continuing reductions in the GHG intensity levels across the BC Hydro system (annually calculated as a three-rolling average).

Emissions per account have followed patterns similar to that described above and commercial electricity-based GHG emissions per account are now at the lowest level since detailed reporting began almost 15 years ago (i.e. 2017 per account emission levels are now less than half of 2003 levels).

The following five charts provide additional detail regarding the primary influences on energy consumption and emissions trends over time. These trends are useful for the exploration of possible explanations for observed change over time. It is however important to note that Whistler's **GHG emission reduction targets are set at total emission levels** – i.e. targets are not at set at per-capita, or per-m^2 intensity levels, as only

total emissions levels have an influence overall climate impacts. Intensity measures do help provide insights as to the factors are driving changes in performance, but it is only the total parts-per-million (ppm) of carbon in the atmosphere that defines and shapes the impacts of climate change. It is for this reason that Whistler chose to set total emission targets rather than emission intensity targets.





BC Hydro Emission Factor Comparison (tCo2e/GWh)

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
3 year rolling average	40.7	34.7	23.7	24.7	26.3	24.7	26.0	25.3	25.3	19.0	13.7	10.0	10.7	10.7	9.7	9.0

*estimated, final 2016 value yet to be confirmed ·e confirmed

3.1.3 Key Community GHG Performance Insights

Total GHG Emissions

- 57% of all estimated community-level emissions (~70,000 tonnes annually) are produced by passenger vehicle transportation within municipal boundaries. The passenger vehicle sector provides a critically important opportunity for future community emission reductions.
- For the fourth year in a row, emission levels have risen year over year (+4%, +3,211 tCO2e), confirming the fact that **the community will not achieve its 2020 OCP emission reduction goals.**
- On the other hand, emissions per population equivalent achieved the third lowest level on record in 2017 (3.56 tCO2e/pe).
- The lack of additional, significant one-time changes (i.e. low hanging fruit similar to the propane to natural gas conversion project or the landfill cap-and-capture project) will make future progress toward our GHG reduction goals much more difficult.

Commercial Buildings GHG Emissions

- Total commercial emissions, and emissions per commercial account both increased—6.5% and 3.8% respectively.
- Collectively, commercial building emissions have decreased by 13% from the 2007 year. Unfortunately, the sector has given back significant ground in this respect as it was more than 27% below 2007 in 2014. The sector is now no longer on target to meet its share of the 2020 target (-33%). See page 17 for more detail on sector by sector progress).

Residential Buildings GHG Emissions

- Total residential GHGs have dropped from 2007 levels by 9.4% (primarily due to the shift to natural gas from propane, and the decrease in BC Hydro GHG intensity – collectively the use of cleaner fuels). Unfortunately, the sector has collectively also given back significant ground in this respect as it was more than 30% below 2007 as recently as 2015.
- Unfortunately, 2017 emission levels have also slipped below target reduction pace for the sector and the sector is no longer on pace to meet its share of the 2020 reduction target. See page 17 for more detail.
- The primary source of emissions across the residential inventory remains natural gas consumption (~89%) for space and water heating.
- The shift to natural gas (from propane), and the decreasing GHG-intensity of BC Hydro electricity are the primary reasons for the GHG reductions in this sector. It should be noted that 2017 total energy consumption across the residential sector has now increased by 7.7% since 2007 (highlighting the role that cleaner fuels have contributed to the 9.4% GHG reduction noted above).

Transportation GHG Emissions

- Low carbon fuel standards have helped to mitigate the emissions from both gasoline and diesel consumption (5% ethanol blend in gasoline, and 4% biodiesel blend in diesel).
- Estimated total vehicle kilometers travelled (VKT) in Whistler (locals and visitors combined) increased significantly over the previous 3 years (2014 – 2016), but has moderated to hold essentially stable for 2017 (and early indications suggest a potential drop in passenger vehicle emissions for 2018).
- The average fuel efficiency of BC registered vehicles has only improved by ~3-5% over the last 10 years. This change has slowly reduced emission levels per kilometer driven from 2000 levels, but not by enough to cause sector-wide reductions in total estimated emissions. Moreover, recent trends indicate that lower gasoline prices may be contributing to an increase in the purchase of light duty trucks and SUVs, and a concurrent decrease in smaller passenger vehicle – a trend that works counter to the increased efficiencies noted above.

- The low carbon fuel standards and the increases in vehicle efficiency are still far too small to move passenger vehicle emissions to the targeted reduction levels discussed in Section 3.1.1. Significantly more efficient vehicles, fuel switching to lower carbon fuel sources, and/or a significant decrease in VKT per person will be required to catalyze required emission reductions in this sector.
- **Estimated passenger vehicle emissions have increased by 13.6% since 2007 base year (+8,510 tCO2e), This difference between targeted emissions reductions from the transportation sector (-28.1%) and the actual passenger vehicle performance levels (+13.6%) is the single largest reason why the community is failing to maintain interim GHG target reduction levels (net difference between target reductions and actual performance is ~26,000 tCO2e).**

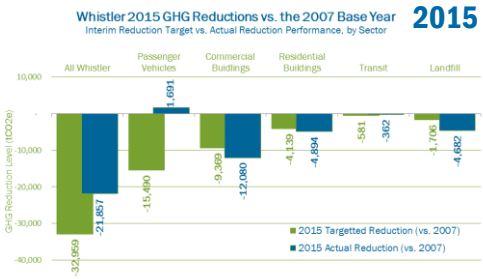
Looking Ahead

- As previously noted, the key challenge for the community moving forward, will be regaining the rate of reduction achieved over the first five years of the commitment period. This is due to the fact that further 'one-time changes' are, for the most part, no longer readily available.
    - Future reductions will need to be primarily premised on actual energy conservation and efficiency rather than one-time technological changes in community systems (i.e. primarily by driving less, and secondarily by reducing fossil fuels consumed by buildings)
    - As seen in the chart 2017 below, the greatest need (and opportunity) for ongoing emission reductions is in the **passenger vehicle sector**
    - Note that the 2016 and 2015 charts are also included below for reference and comparison.

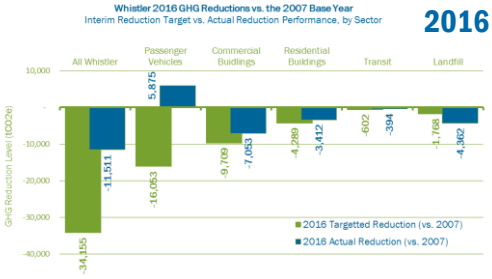
2017



2015



2016



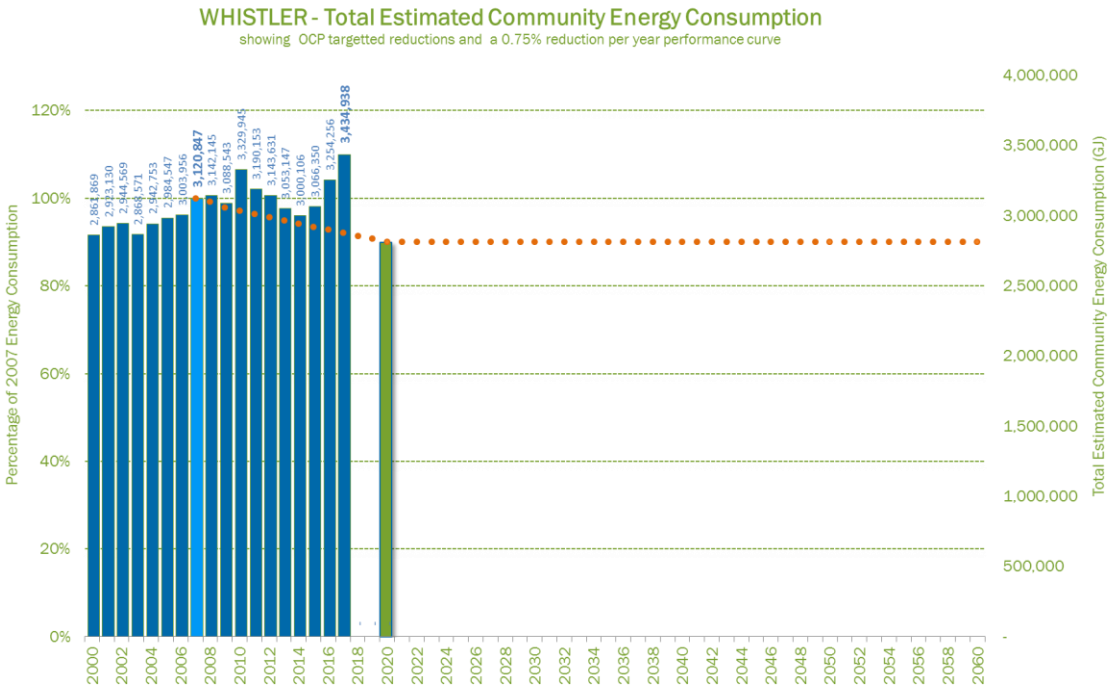
3.2 COMMUNITY ENERGY CONSUMPTION & ENERGY EXPENDITURES

Section 3.2 deals with energy consumption and energy expenditures at the community level. This section includes information on related targets, an overview of 2017 performance, as well as a short section on key associated insights and trends.

3.2.1 Community Energy Reduction Target

OCP Amendment Bylaw 1983, 2011 includes the Objective: '*Make Energy Conservation the Core Strategy and Highest Priority for Achieving Our Greenhouse Gas Emission Reduction Goals'*. To this end, the OCP Amendment Bylaw also includes a community-scale energy reduction target: "***The municipality will lead a community-wide effort to reduce total energy consumption to a level 10% lower than 2007 by 2020***".

This proposed policy introduces Whistler's first comprehensive **energy** reduction target – and one of the first by a local government in BC. Similar to the chart in Section 3.1.1 above , if it is assumed that this energy reduction target will achieved at a consistent pace over the next decade, this target translates into a 0.75% annual energy consumption reduction over the target period (2011 – 2020). A visual presentation of this rate of reduction is included below for clarity.



As evidenced in the chart above, and while there are similarities since 2010, the longer term historic energy consumption has not followed exactly the same trajectory as community GHG emissions. Fuel shifting (propane to natural gas, and changes associated with landfill management) primarily impact GHG levels but do not influence the total energy consumption.

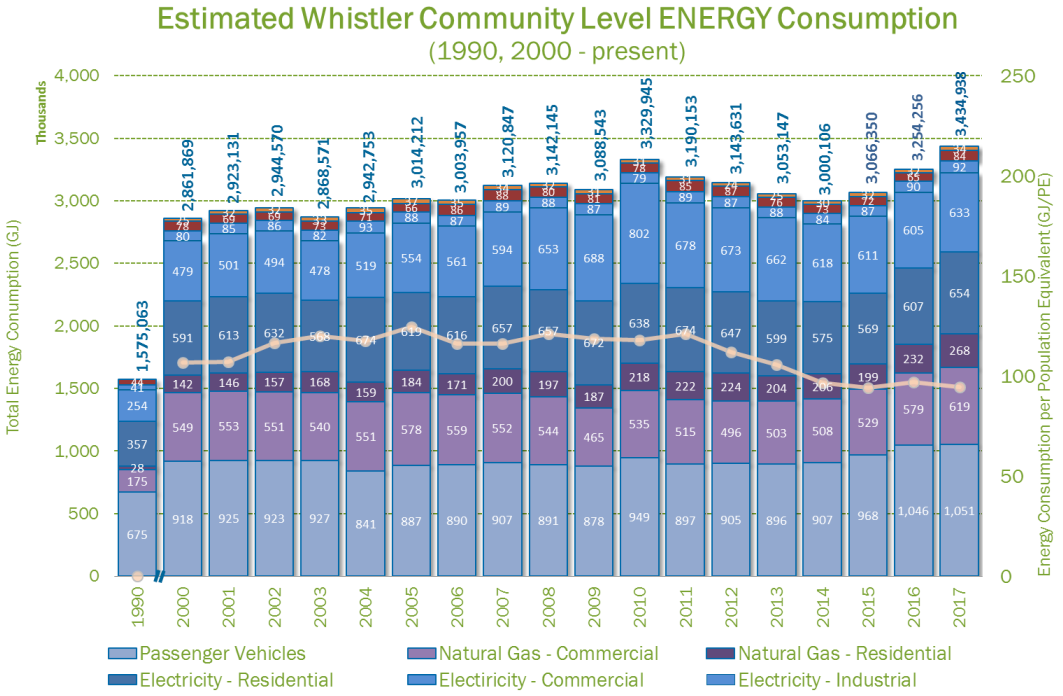
2017 energy consumption levels are now the highest levels ever recorded in Whistler. Community-wide energy consumption did decrease at an average rate of -2.5% between 2011 and 2014 and the community was quite close to being on-track to meet OCP targeted levels. However, reductions reversed in 2015 and has continued to increase through 2016, and 2017 thereby moving the community significantly off pace for the proposed 2020 target.

Currently, Whistler's total energy consumption is approximately 500,000 GJ higher than projected target levels for 2017 (i.e. 10% higher than 2007 levels, rather than 8% below).

3.2.2 Community Energy Consumption Performance

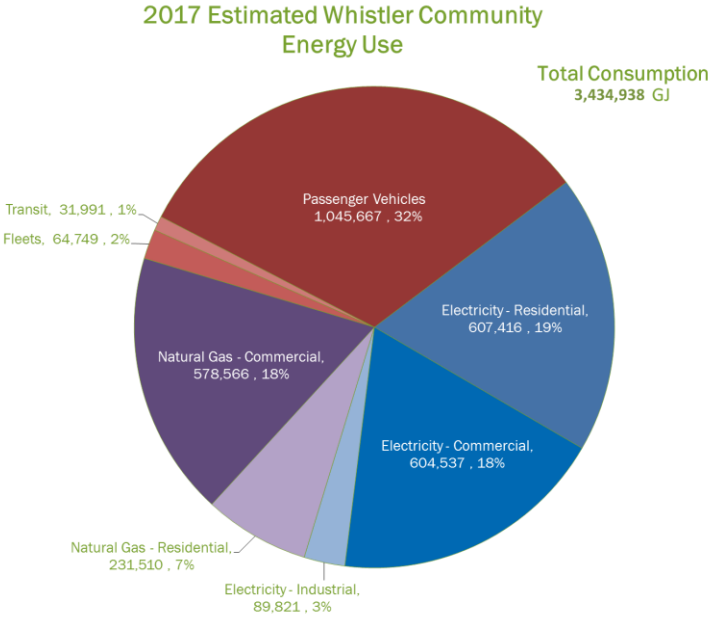
Energy consumption in Whistler includes consumption from stationary sources (buildings and infrastructure), as well as mobile sources (passenger vehicles, fleets, and transit). Total community energy consumption in 2017 was estimated to be **3.4 million GJ** (8% above 2016 levels).

Energy consumption per population equivalent (94.6 GJ/pe) decreased in 2017 to near the **lowest performance level since detailed reported began in 2000** (-2.6% YOY and 24% below peak levels in 2005).



The 2017 total energy consumption was the highest year on record and approx. 8.3% higher than the 10 year average. Unfortunately, despite generally lower per population equivalent consumption, recent total consumption trends (past three years) suggest that it is highly unlikely for the community to meet its proposed 2020 energy consumption target (see Section 3.2.1).

Electricity is the most prevalent type of energy consumed in Whistler at 40% of the total consumption (slightly down from previous two years), followed by vehicle fuels (~35%), and natural gas at approximately one quarter of total consumption. It is worth noting that due to the fact that different energy sources have differing carbon content, GHG emissions are much more heavily associated with consumption of fossil fuels (i.e. gasoline, diesels, and natural gas). This fact accounts for the differences in relative proportions depicted in this chart as compared to the similar chart presented in Section 3.1.2.

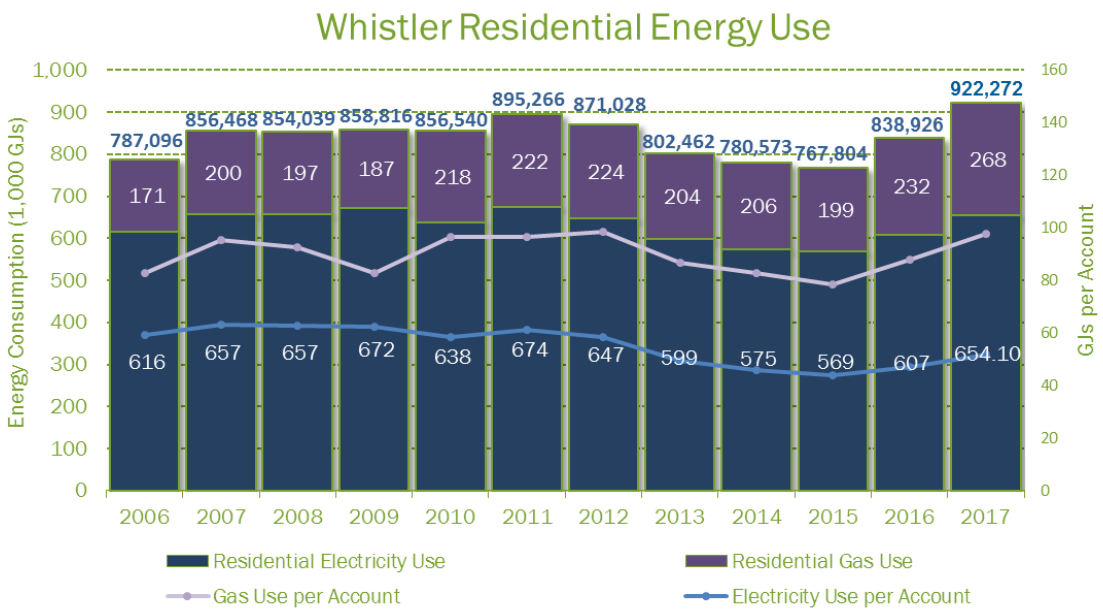


Over the last few years there has been a substantive increase in the consumption of natural gas (natural gas consumption is up 180,000 GJ versus 2013, an increase of more than 25%). Fleet consumption had been improving over last 4-5 years, but in 2017 returned to near 2011/12 levels. Electricity consumption is up 6% YOY, and has given back some of the gains achieved since 2013 (likely at least partially driven by the colder 20176 winter), and finally passenger vehicle consumption remained generally steady YOY suggesting some positive impacts associated with the work of the TAG recommendations.

Whistler Buildings – Energy Consumption

Total energy consumption across Whistler's buildings is presented in the following two charts.

Residential Buildings - Energy Consumption



Residential electricity consumption increased in 2017 in both total terms (+10%), and on a per account basis (+10%) vs 2016. Total 2017 residential energy consumption was the highest ever at 922,272 GJ (up 13.5% versus the average of the previous 5 years). This change reflects increases in both electricity (+8%) and gas consumption (+16%) across the residential sector and cannot be explained by weather-induced heating demands alone. 2017 was colder than the average of the previous five seasons, but only by approximately 8% (and only about 40% of residential consumption is sensitive to HDD fluctuations). This increase is more likely a function of the increasing amount of heated floor space within the residential sector (~1.3% increase in floor area per annum over the last 10 years) or an increased use of vacation properties and second homes in the residential sector vs. previous levels.

Residential Natural Gas

Total 2017 natural gas consumption is 28% above the average of the previous 10 years; and per account consumption of gas is average consumption is up 11.% YOY and +8.6% versus the 10 year average.

Residential Electricity

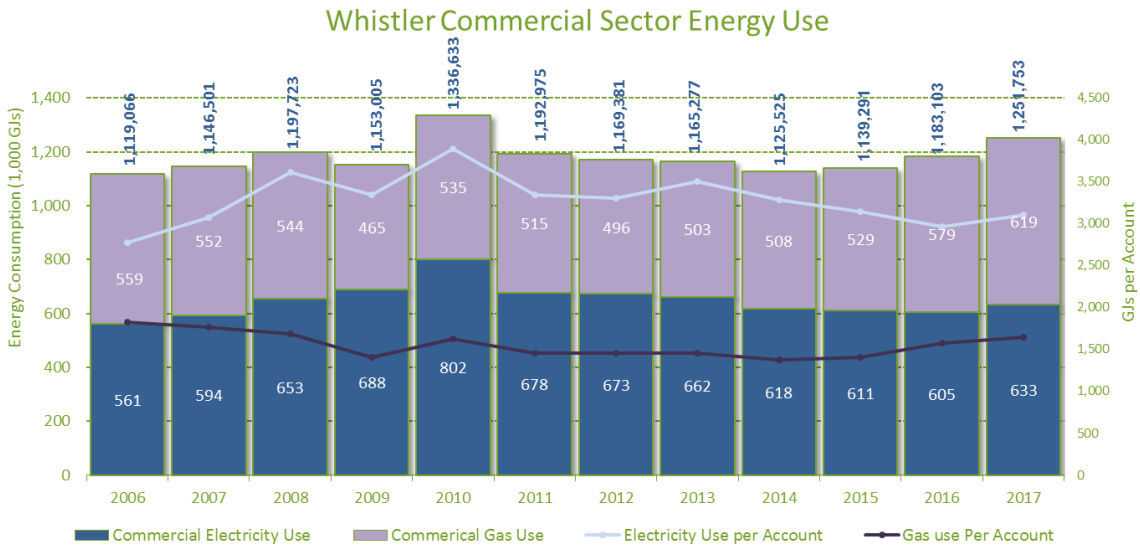
Residential electricity consumption increased by 8% in total, and by 10.2% on a per-account basis. 2017 per-account electricity levels were 6.7% lower than the average of the last 10 years.

The total estimated residential sector total energy use intensity[9] (EUI) for 2017 was approximately equivalent to the average of the last 10 years despite the fact that 2017 was 8% higher 2016. This fact is

[9] EUI measures the estimated energy use per area of developed indoor space (i.e. GJ/m2)

potentially suggestive that the sector is slowly improving in collective (avg) energy efficiency levels but that progress slowed in 2017 due to colder temperatures and higher usage rates.

Commercial Building Energy Consumption



2017 results indicated that there has been a 5.8% increase year over year in total building energy consumption by the commercial sector, dirven by increases in both electricity and natural gas consumption.

Commercial Natural Gas & Electricity

The period from 2003 through to 2009 saw a significant shift in commercial energy consumption trends. This period saw decreases in propane use at the same time as roughly equal increases in electricity use across the sector. In sum, energy consumption was little changed, but the 'fuel-shift' did lead to lower overall GHG emissions meaningfully. The primary reason for this shift was likely attributable be the increased use of hybrid electric/gas boilers for space and water heating loads in the large hotel sector (i.e. a fuel shift from natural gas/propane to electricity for space and water heating loads in the commercial sector).

By 2010 60% of all energy consumed in the commercial sector was electricity (up from 47% in 2003). As previously noted, this shift had favourable impacts from a GHG perspective (and to a lesser extent, financial), even as total energy consumption remained relatively constant. Since 2010, the electricity share of the commercial energy consumption has decreased steadily. The 2017 electricity share has remains at 51% (identical to 2016) suggesting a shift back toward natural gas for space and water heating may be occurring in these same facilities. This shift back toward natural gas is generally well correlated with the reductions in Whistler natural gas rates that have been phased in through the broader standardization of the gas rates across the FortisBC service area. Response to these changing price signals appear to be moderating commercial sector total energy costs, but increasing commercial sector GHG emissions.

Electricity consumption per account in the commercial sector had decreased in 2016 by 5.7% but increased again in 2017 by 4.5%. The 2017 consumption per account remains approximately 7.3% below the 10 year average.

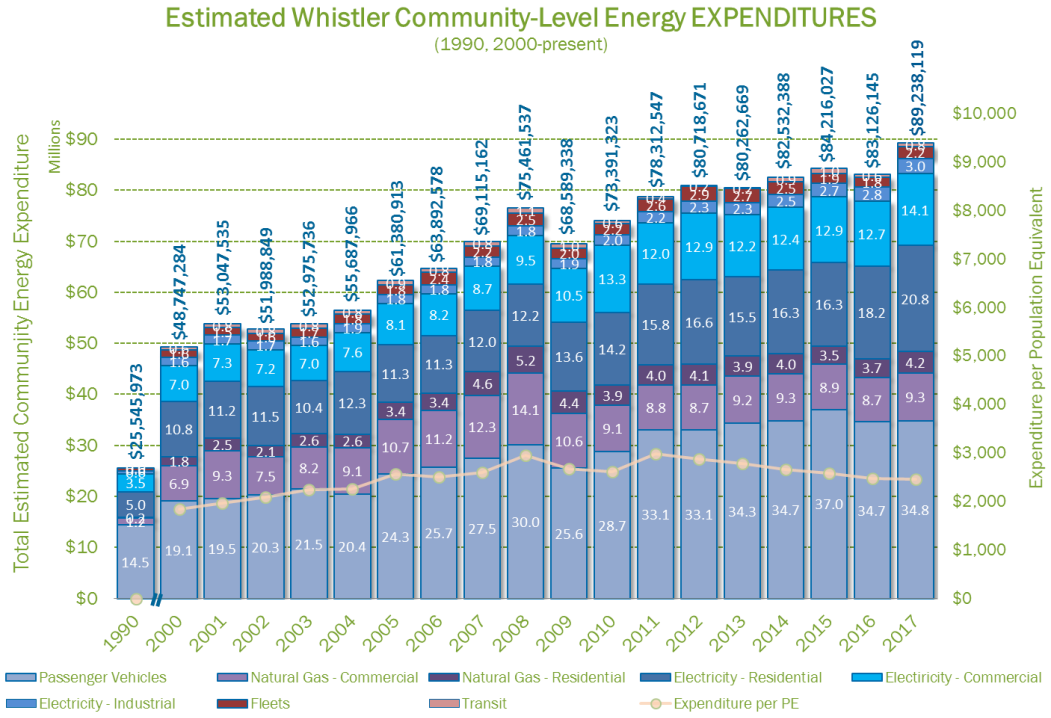
Natural gas consumption per account increased by a similar amount (+4.4%) in 2017, and is now approximately 8% higher than the average of the previous 10 year period.

It is however worth noting that both commercial gas consumption and commercial electricity consumption per population equivalent are now at the lowest levels since detailed recording began (approximately 30-40% below the respective high water mark for each of these metrics).

3.2.3 Community Energy Expenditure Performance

The estimated annual collective energy expenditure within Whistler[10] has increased by more than $40 million (+81%) between 2000 and 2017 ($89 million vs. $49 million). Increases in energy rates have levelled for the last couple of years (with the exception of BC Hydro), somewhat bucking the historic trend toward increases in excess of the rate of inflation. This levelling—and even rate reductions for natural gas—in both mobile fuels and natural gas has significantly moderated the rise in total community energy expenditures.

When and if energy rates regain more historical increases (mobile fuel rates have already begun to rise steadily – up >10% vs 2017 average rates), total expenditures are expected to climb relatively quickly. This fact underscores the importance of increasing both energy conservation and energy efficiency across the community. It is quite likely that a total expenditure of $100 million could be reached not long after the year 2020.

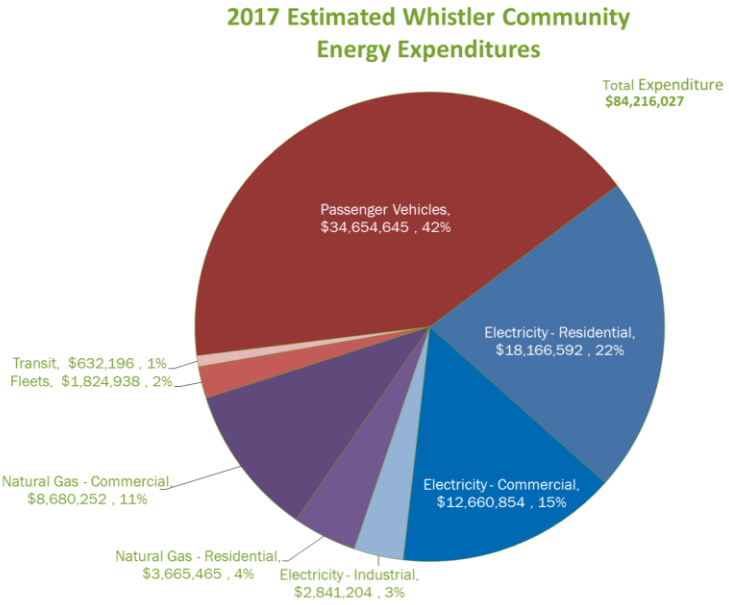


Energy expenditures for buildings (both commercial and residential) had remained relatively constant since 2008 at approximately $42-44 million/year with electricity expenditures increasing by a margin nearly equal to the drop in natural gas expenditures. More recently, 2016 and 2017 expenditure levels have increased to total now more than $48 million per year.

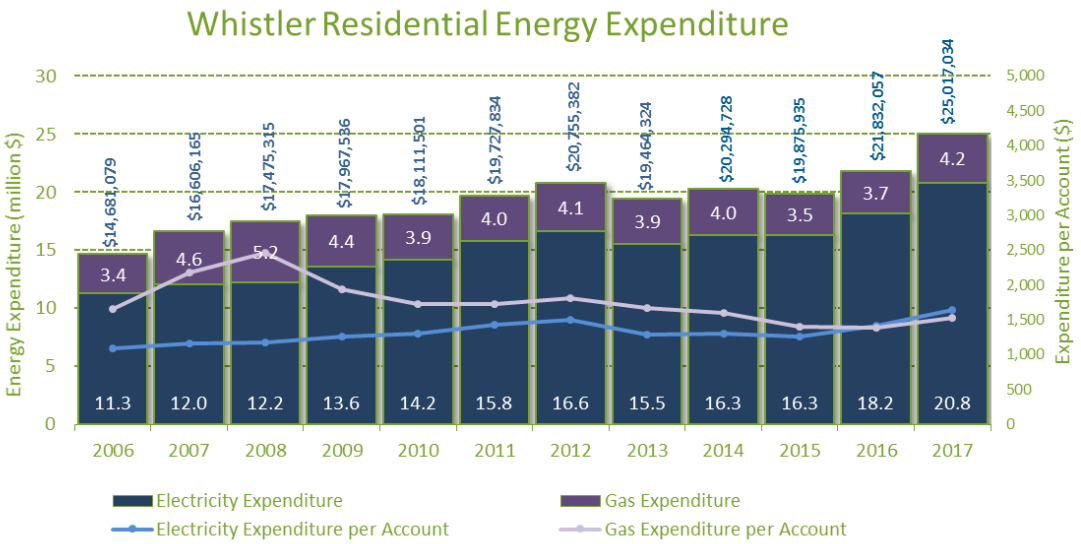
[10] Note that this number includes an estimate of the consumption of gasoline for all vehicle kilometres travelled within Whistler's municipal boundaries. As such it includes a portion (i.e the portion within municipal boundaries) of the incurred costs of energy consumption associated with both visitors arriving by automobile, as well as commuting employees from neighbouring communities.

The final two charts in this section present the ten-year trend in cumulative energy expenditures across Whistler's key building inventory. Despite the decrease in the price of natural gas, total expenditures in the residential sector continued to demonstrate a generally upward trend. As of 2017, residential expenditures total almost $25 million/year, and commercial expenditures were slightly above $23 million.

Historic rate escalation for electricity averages approximately 3-5% per annum. However, given the relatively recent British Columbia Utilities Commission (BCUC) amalgamation ruling, the delivered rate of natural gas decreased 30-40% between 2014 and 2016.



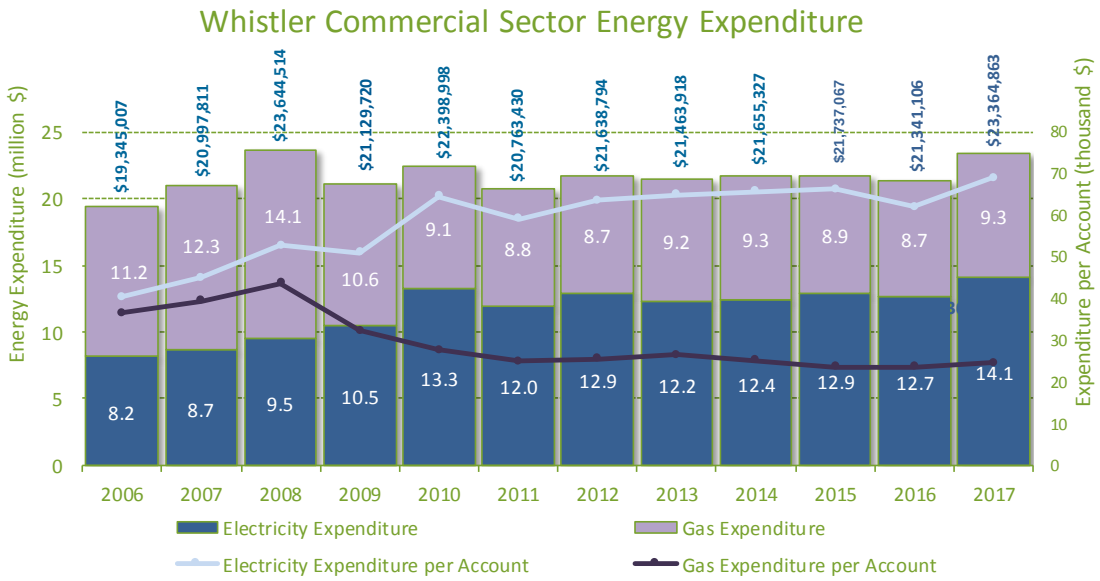
Residential Building Energy Expenditures



Residential building expenditures decreased in 2013 for the first time in a decade due to a reduction in total energy consumption across this sector. Residential expenditures have since regained a generally rising trend (2014-2017) despite declining consumption in '14 and '15. This is due to the fact that rates have increased (primarily electricity) by a margin in excess of the percent reduction in associated consumption levels. Increases in 2016 and 2017 are largely driven by increasing consumption, though electricity rates did also rise during this period.

In 2017, expenditures increased significantly seemingly due to a combination of increased electricity rates, increased consumption, increased heated floor space in the community, and increased occupancy levels across the resort.

Commercial Building Energy Expenditures



Total commercial energy expenditures remained relatively constant between 2012 and 2016. This seems to be due to a combination of slightly decreased energy consumption of the sector, and a shift away from electricity to natural gas in the large accommodation sector energy users. However, despite the apparent shift back toward natural gas over recent years, 2017 expenditures neared all-time highs.

Power Down - Residential Energy Assessment Rebate Program

The Residential Energy Assessment Rebate Program offers Whistler homeowners $250 towards an Energuide for Homes home energy evaluation - a service which normally cost between $300 and $450. Since the program began in August, 2014, approximately 250 new and existing homes have been assessed through this program.

Although the current sample size is relatively small, staff have been evaluating the results of these assessments and using the insights to inform ongoing policy development (eg. Energy Step Code) and to track both uptake levels and changes in home energy performance over time.



3.2.4 Key Community Energy Consumption & Energy Expenditure Performance Insights

Total Energy Consumption

- Total community energy consumption increased in each of the last three years. 2017 levels were 5.5% above 2016 levels and 2017 is now at the highest annual level on record.
- Community energy consumption trends were on track to meet 'proposed' OCP targeted levels between 2011 and 2014, however 2016 and 2017 are now far above the required pace to meet 2020 goals.
- Current community energy consumption levels (3.43 million GJ/yr) are more than 600,000 GJ higher than the proposed OCP 2020 target.
- Energy consumption per population equivalent is very near the lowest level since detailed reporting began (94.6 GJ/pe vs. the 130 GJ/pe in 2005). This represents a 27% reduction in energy consumption per person over a 12 year time frame.

Residential Energy Consumption

- 2017 residential energy consumption increased YOY in both total terms, as well as on a per account basis.
- The estimated residential sector energy use intensity (EUI) for 2017 was equivalent to the average EUI of the last 10 years. Unfortunately, this fact does not currently support an 'increasing efficiency' observation for the residential sector.

Commercial Consumption

- 2017 commercial consumption levels have increased by 5.8% year over year and are approximately 6% higher than the 10 year average for the sector.
- There appears to be a continuing shift from electricity consumption to natural gas in the commercial sector. This has helped to moderate total commercial sector energy expenditures, but has increased the GHG emissions from the sector.

Passenger Vehicles

- Despite small increases in average vehicle fuel efficiencies, estimated energy consumption associated with passenger vehicles has steadily increased since 2013. However in 2017, estimated energy consumption within the sector remained stable. Ongoing monitoring will be required to evaluate if this stabilization will endure, but early 2018 data is supportive of a moderation in the ongoing growth of passenger vehicle emissions.

Total Energy Expenditures

- Driven by both increased consumption, and increased fuel and utility rates, total estimated energy expenditures have risen by approximately $6M YOY to a total of more than $89M/yr.
- Passenger vehicle expenditures held steady year over year at approximately $34.7M/yr
- Stabilized natural gas rates combined with increased consumption contributed to higher total natural gas expenditures in 2017 ($13.5M/yr, +9.4%).

Residential Building Sector Expenditures

- 2017 residential electricity expenditures increased year over year, making 2017 the highest annual residential electricity expenditure on record ($20.8M/yr, and increasing to approx. $1,600 per account)
- Total residential gas expenditures increased for the second year in a row to $4.2M/year in 2017, and increased to an estimated annual cost of more than $1,500 per account.

Commercial Building Sector Expenditures

- Total 2017 commercial energy expenditures increased to an estimated $23.6M.
- Both total, and per-account, commercial electricity expenditures increased year over year.
- Both total, and per-account, commercial natural gas expenditures increased year over year.

Looking Ahead

- The commercial sector has made progress toward decreased energy expenditures across its collective inventory. However, this reduction may have the net effect of increasing GHGs as it seems to be based primarily on an increasing shift to natural gas use away from electricity.
- The data had suggested that there was improved energy efficiency (per m2) in both the residential and commercial sectors between approximately 2012 and 2015 but this trend did not continue into 2016 and reversed somewhat in 2017. This cannot be rationalized solely by a colder winter rationale (though that is part of the story for 2017), and is likely attributable to higher occupancy/use rates across the resort over the last few years.



4 CORPORATE PERFORMANCE

Initiated as part of the 2004 RMOW Integrated Energy, Air Quality, and GHG Management Plan, detailed energy and emission inventories are now compiled, assessed, and shared with key operations staff across the organization on a regular basis. Energy consumption, emissions, and expenditures are tracked independently by fuel type (gasoline, diesels, electricity and natural gas) for each division, department, and workgroup across all functional areas of the organization.

The primary purpose of these inventories is to provide a foundation for identifying energy conservation opportunites, assessing energy performance across key municipal building assets, and structuring business case assessements for potential upgrades and efficiency retrfofits. Additionally, these inventories are designed to satisfy Council-adopted commitments to external programs such as the Partners for Climate Protection program and the BC Climate Action Charter, as well as the internal commitments in the RMOW Integrated Energy Plan, the CECAP, the RMOW Carbon Neutral Operations Plan, and the Whistler Offical Community Plan (OCP).

As a means of comparison to community-wide emissions, RMOW corporate emissions represent approximately 1.3% of the total community estimated emissions. Despite this relatively small share of overall emissions, the RMOW has recognized and accepted the need for leadership in carbon and energy management across the organization

Further, the historic upward pressure on energy rates (over the long term energy rates rise faster than the rate of inflation) makes it clear for all organizations that energy consumption should be tracked, managed and ultimately reduced as a fiscal strategy, not just an environmental one.



4.1 KEY CORPORATE INSIGHTS and SUMMARY



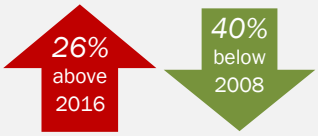
Total corporate GHG emissions in 2017 were **1,705 tCO2e**, which is **13% higher than the 2016 level**, but approximately **27% below the benchmark 2008 level** (the reference year for RMOW target-setting).





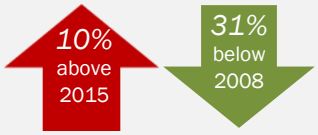
Infrastructure Services

...increased emission levels by 7% year over year (YOY) and is 7% lower than 2008 benchmark levels.



Corporate and Community Services

...emission levels increased by 26% YOY, however current levels are still 40% below their corresponding 2008 benchmark level.



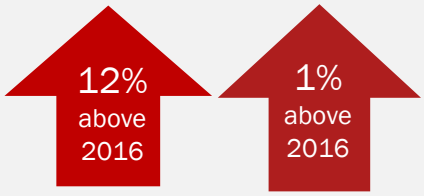
Resort Experience (REX)

...increased annual emissions by 10% in 2017 to a level that is now approximately 31% lower than 2008 levels.

GHG emissions are still markedly lower than the 2008 base year and are below the level targeted in the 2009 Carbon Neutral Operations Plan. However, if emissions continue to decrease at a rate below the targeted reduction rate of 4.75% or increase as they did this year, it will be difficult for the RMOW to continue to meet desired reduction goals. Total energy consumption in 2017 increased YOY by 12% and is now 1% above 2008 levels but also included significant YOY increases in the consumption of natural gas and mobile fuels, which have higher GHG intensities.

Energy expenditures increased by 17% year over year and are now 22% higher than 2008 levels and for the first time since detailed inventories have been compiled exceeded $2M/yr.

2017 Total Corporate Energy Use



2017 Total Corporate Energy Expenditures



4.2 CORPORATE GREENHOUSE GAS EMISSIONS

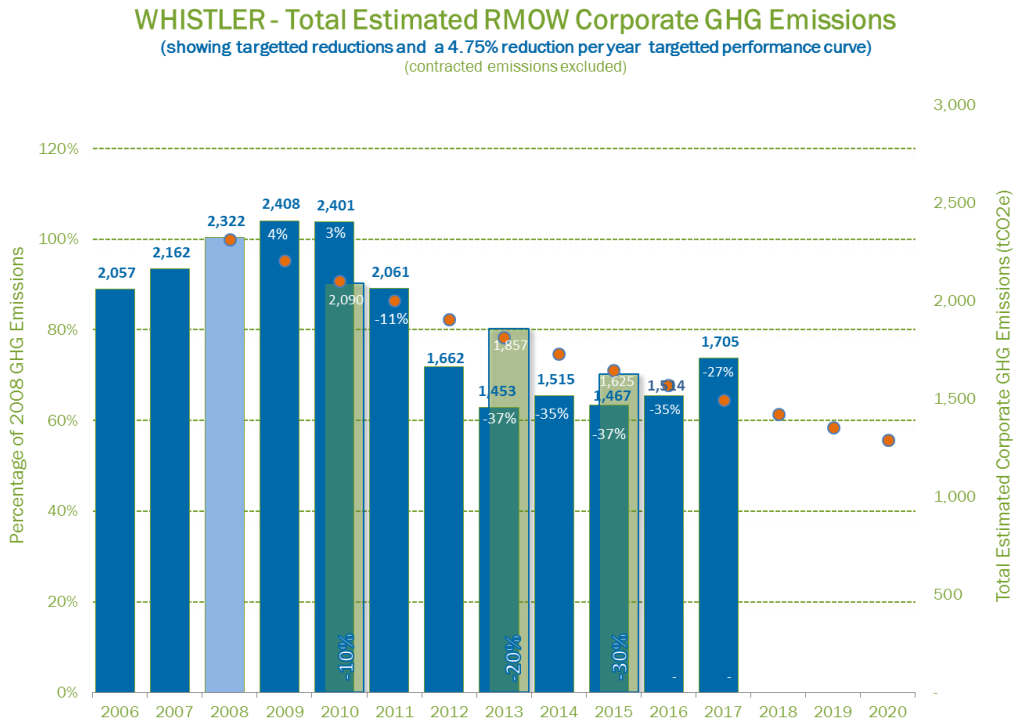
Section 4.2 deals specifically with greenhouse gas emissions associated with RMOW corporate operations. This section includes information on related targets, an overview of 2017 performance results, as well as a short section on key associated insights and trends.

4.2.1 Corporate GHG Reduction Targets

The RMOW's 2009 Carbon Neutral Operations Plan sets the targets for total corporate GHG reductions as follows:

10% by 2010	**20%** by 2013	**30%** by 2015	(all relative to **2008** levels)

The following chart presents these targets graphically (light green bars), the historic corporate emissions levels (blue bars) as well as an indication of the annual reductions that would be required to achieve the prescribed targets using a constant rate of improvement model at approximately -5%/yr (orange dots).



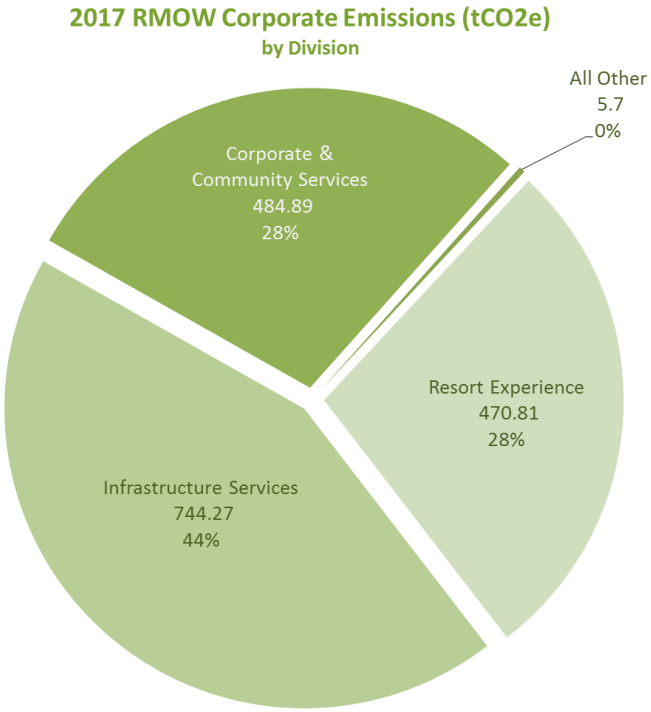
As demonstrated in the chart above, RMOW corporate emissions reduced substantively between 2010 and 2013, stabilized between 2013 and 2015, but have increased steadily over the last two years. 2017 emission levels increased 13% YOY; are still 27% below 2008 levels; but are currently at a level 14% (207 tCO2e) above the target reduction rate curve.

4.2.2 Corporate GHG Performance

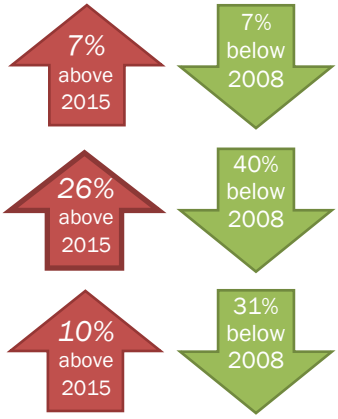
Total direct corporate GHG emissions in 2017 were **1,705 tCO2e**.

On a division-by-division basis, the relative emissions footprint of corporate operations is primarily associated with the following three divisions: (44%) **Infrastructure Services** (which includes roads crews, solid waste systems, the water utility as well as the sewer utility); (28%) **Resort Experience** (which includes village maintenance operations, horticulture, turf, and irrigation crews, parks and trails, and facility construction and maintenance operations); and (28%) **Corporate and Community Services** (including

bylaw, fire, Meadow Park Sports Centre, and other recreation programs). The relative contributions from each division are shown in the graphic below.



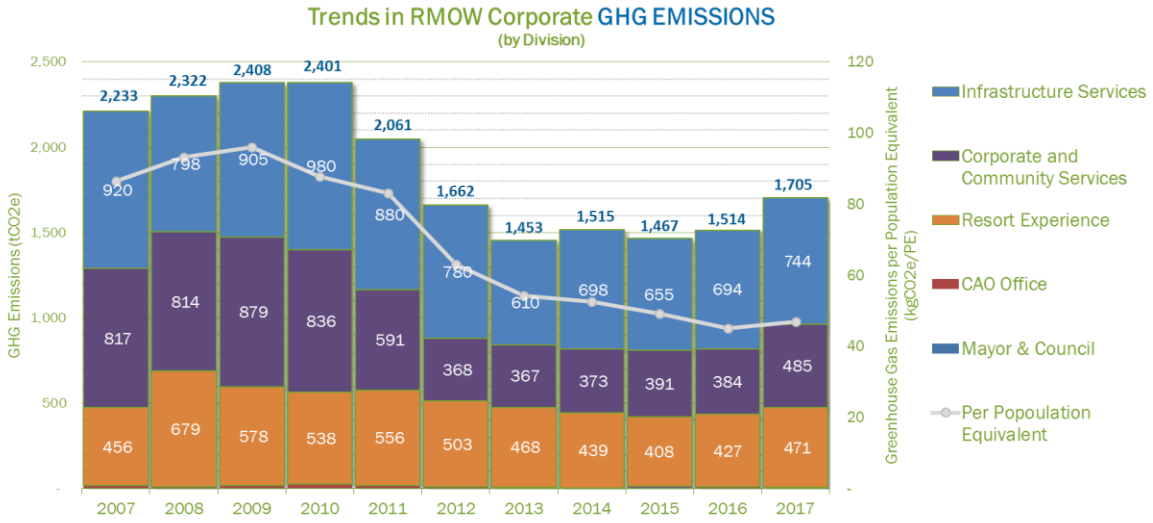
Key 2017 Corporate GHG emissions trend by organizational Division are presented below.



- **Infrastructure Services**
  emission levels **increased** by 7% year over year (YOY), which puts 2017 levels at 7% lower than 2008 benchmark levels.

- **Corporate and Community Services**
  emission levels **increased** by 26% YOY, which means that current levels are 40% below their corresponding 2008 benchmark level.

- **Resort Experience** (REX)
  emission levels **increased** by 10%, making current levels now approximately 31% lower than 2008 levels.



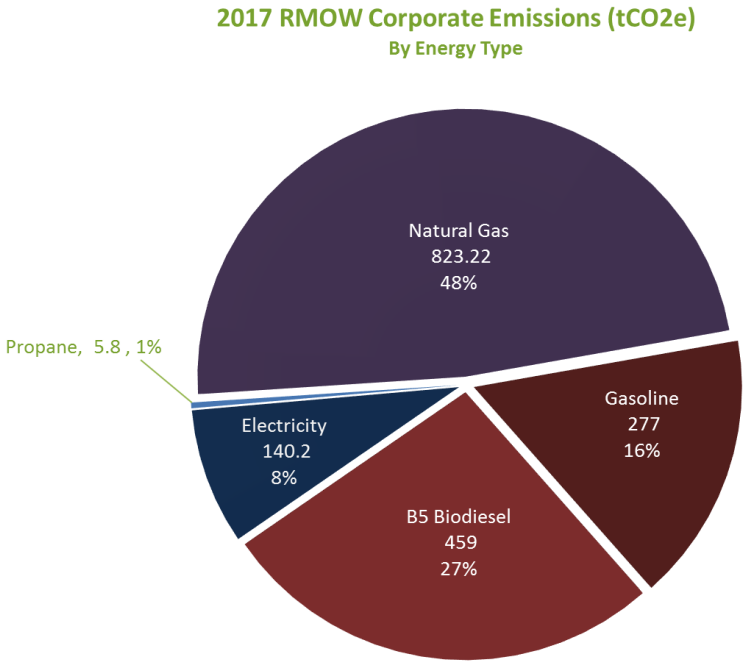
As seen in the chart above, Corporate and Community Services (purple segments) is largest source of increased emissions YOY, which is primarily due to the fact core HVAC system failures caused the back-up gas boiler system to increase load share. Other significant increases are associated with increased general heating load demand (colder year) for most building assets (REX), and for Infrastructure Services, increased natural gas consumption at the WWTP likely attributable to increased processing volumes, and increased roads/transportation crew mobile fuel consumption likely related to increased snow clearing demands in 2017.

Overall, the largest source of GHG reductions over the last decade has clearly been the energy retrofits at MPSC (Corporate and Community Services) – especially the installation of the geo-exchange and solar hot water systems.

Distribution by Fuel Type

RMOW corporate emissions come primarily from two sources – 43% from mobile sources (gasoline and diesels), and 48% from natural gas combustion.

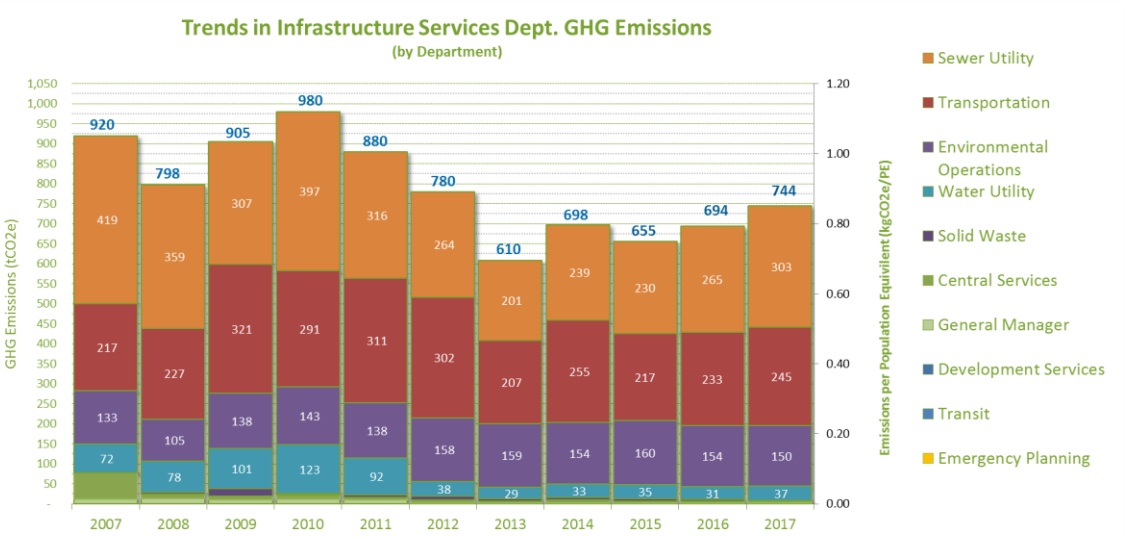
The relative shares of each of these energy types are presented to the right.



4.2.3 Divisional Trends

Infrastructure Services

Changes in Infrastructure Services emission levels over the last ten years are presented below:



Infrastructure Services' GHG emission trends by key functional area:

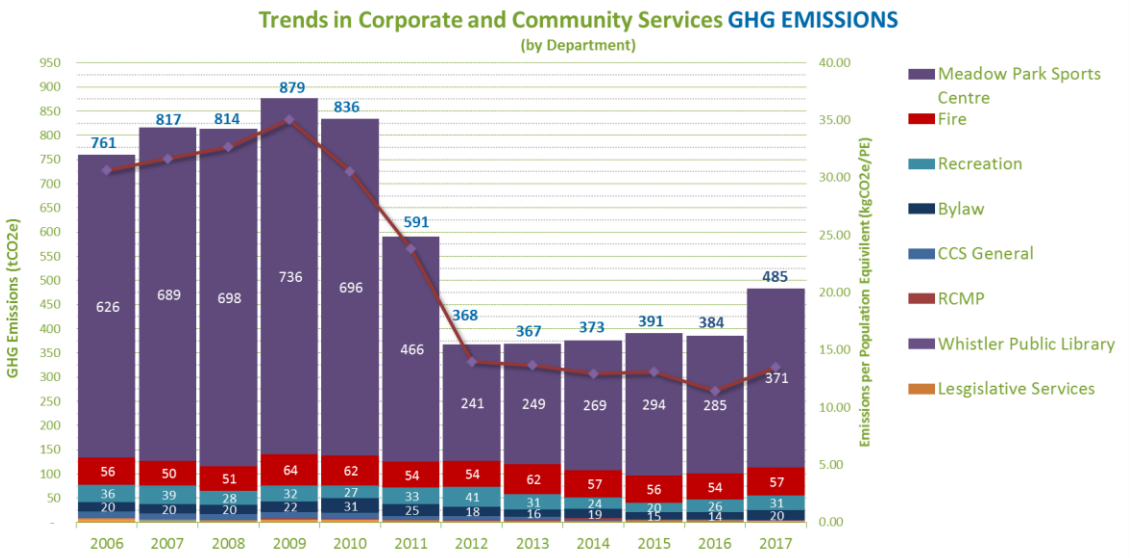
2017	Sewer	Transport.	Env. Ops	Water	TOTAL
YOY	14%	5%	-2%	20%	7%
vs. 2008	-15%	8%	43%	-52%	-7%

Key Insights

- WWTP emissions (Sewer Utility) increased significantly on a year over year basis, but is currently 35 tCO2e (15%) lower than the 2008 benchmark level. In 2013, emissions associated with the WWTP reached an all-time low of 201 tCO2e, however 2017 emissions have returned nearly to 2011 levels (albeit at much higher levels of processing volume). This 2017 increase is primarily attributed to a 20% YOY increase in natural gas consumption at the WWTP.
- Mobile emissions from the transportation (roads) department saw a year over year increase of 12tCO2e (5%). This increase is at least partially the result of a higher than average snow clearing year. The current emission levels for the transportation department are now 8% higher than 2008 benchmark levels.
- Environmental Operations emissions decreased slightly year over year, but is still 45 tCO2e (43%) above the 2008 benchmark levels. This year over year decrease in specifically due to reduced B5 diesel year over year (-16%). The overall increase since 2008 is primarily driven by an increased amount of mobile fuel use in the utilities workgroup .

Corporate and Community Services

Changes in Corporate and Community Services emission levels over the last ten years are presented below:



Corporate and Community Services GHG emission trends by key functional area are summarized below:

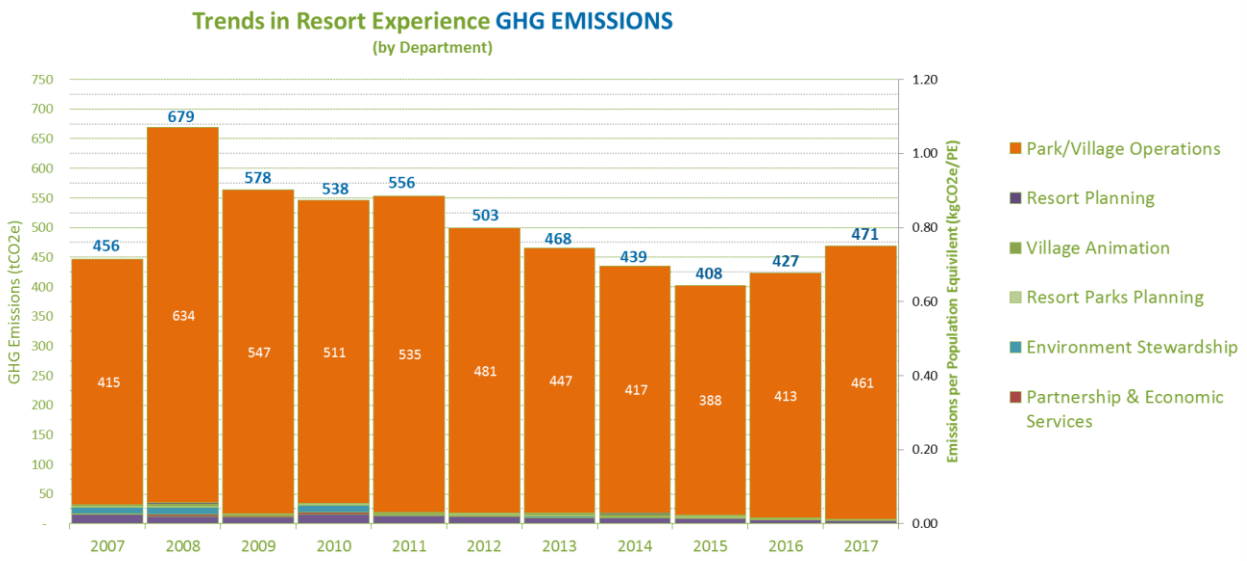
2017	MPSC	Fire	Rec	Bylaw	TOTAL
YOY	30%	6%	19%	41%	26%
vs. 2008	-47%	13%	10%	0%	-40%

Key Insights

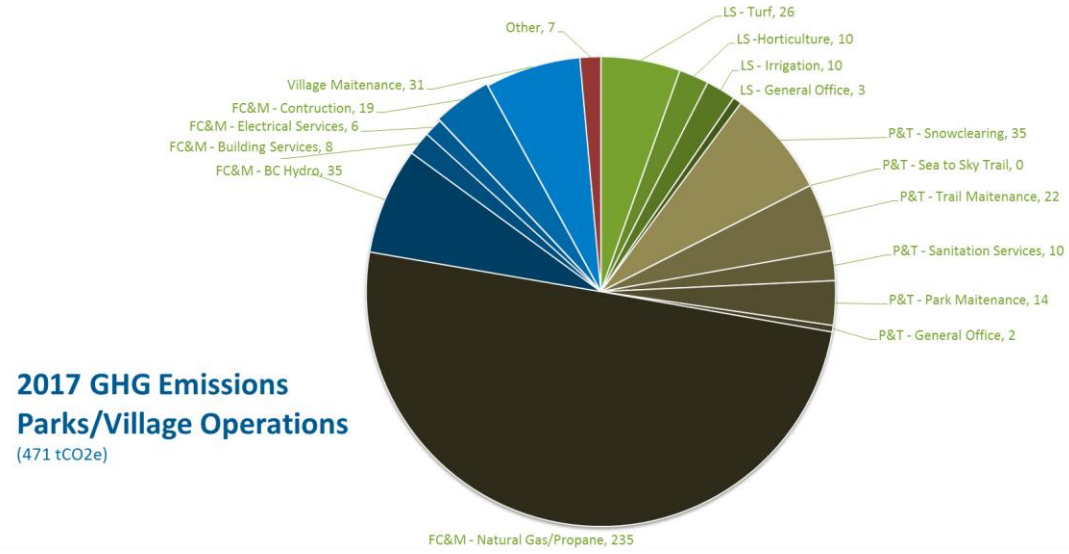
- For 2017, the primary driver of increased emissions within the division was MPSC natural gas consumption. However, even with an increase of 86 tCO2e year over year, the 2017 MPSC annual emissions are still 327 tCO2e lower than 2008 benchmark levels. This year over year increase is attributable to a fuel shift to natural gas used for the heating of the pools (+20%) that was associated with the a leak in the geo-exchange ground loops, and the failure of the roof-top pool dehumidifier system (Dectron) for an extended period of time.
- Bylaw emissions increased by ~6 tCO2e year. This increase is attributed to a 44% increase year over year of gasoline mobile fuel usage from both patrolling Day lots and Animal Control.
- The Fire department's emissions have increased YOY and as compared to 2008 benchmark levels, however the scale of this change is relatively small in total terms (+7 tCO2e vs. 2008 levels).
- Recreation emissions increased by 5 tCO2e year over year, which was primarily due an increase in mobile fuel consumption – especially with X-Country snow grooming.

Resort Experience (REX)

Changes in REX emission levels over the last ten years are presented below.



As the emissions from the REX division are overwhelmingly associated with the Parks/Village Operations functional area, a more detailed breakdown is included in the graphic below.



Park/Village Operation dept. GHG emission trends by key functional area are demonstrated below along with the total Park/Village Operations trends:

2017	P/Vops	V.Maint.	Land S	Parks &T	FC & M	TOTAL
YOY	12%	-4%	-9%	23%	15%	10%
vs. 2008	-27%	16%	30%	29%	-26%	-31%

Key Insights

- Facility Construction & Maintenance (FC&M) emissions represent by far the largest emission share for this division (within the Parks/Village Operations above). The FC&M increase (40 tCO2e) came primarily from increased natural gas use at buildings such as the Public Works Yard and the Public Safety Building, among others.
- Parks and Village Operations increased in 2017 by ~48 tCO2e year over year. This increase in tCO2e is primarily due to increases in the use of diesel for parks and trail snow clearing & associated maintenance, as well as natural gas for building heating systems.

4.2.4 Key Corporate GHG Emission Performance Insights

Overall

- RMOW corporate emissions are up 13% YOY, are still 27% lower than the 2008 benchmark year but are now 14% higher than the emissions target for this year.
- Large reductions in GHG emissions in previous years were largely due to upgrades at Meadow Park Sports Centre, a decrease in BC Hydro's emission factor for electricity, and also a reduction in consumption across divisions, specifically in Infrastructure Services. However, since many of the larger retrofit projects were completed in previous years, much of the current change in emissions results from changes in fuel use for operational demands. In 2017, fuel use for operational demand increased, and without significant retrofit projects to offset these increases, there was a subsequent net increase in overall RMOW emissions.

Divisional Insights

- Infrastructure Services' emissions increased by 7% year over year, mainly as a result of increased natural gas consumption (20%) at the WWTP, and an increase in the Transportation department's mobile fuel use, which is largely due to a 17% increase in road maintenance diesel use. Despite these increases, 2017 emission levels in this division are currently 7% lower than 2008 benchmark levels.
- Corporate and Community Services emissions increased by 26% year over year. This increase in emissions is due to higher amount of natural gas usage at MPSC. Although this is a larger year over year increase than in previous years, Corporate and Community Services is still 40% below 2008, and it's expected that the two HVAC system failures experienced in 2017 will be fully rectified in 2018.
- The REX division saw an emissions increase in 2017 (10%) and the majority of this was due to an increase in stationary natural gas use (18%) in Facilities, Construction & Maintenance (building heating systems).
- Municipal buildings with the lowest intensity of GHG emissions include the following: (all expressed as kgCO2e/ft2/year)
  - *Lost Lake Passivhaus: 0.07*
  - *Spruce Grove Field House 0.16*
  - *Whistler Public Library 0.29*[11]

[11] For reference, Maurice Young Arts Centre emits 2.1 kgCO2e/ft2/year

4.3 CORPORATE ENERGY CONSUMPTION

Section 0 deals specifically with the energy consumption associated with RMOW corporate operations. This section includes information an overview of 2017 performance levels, and a short section on key associated insights and trends.

4.3.1 Corporate Energy Consumption Reduction Targets

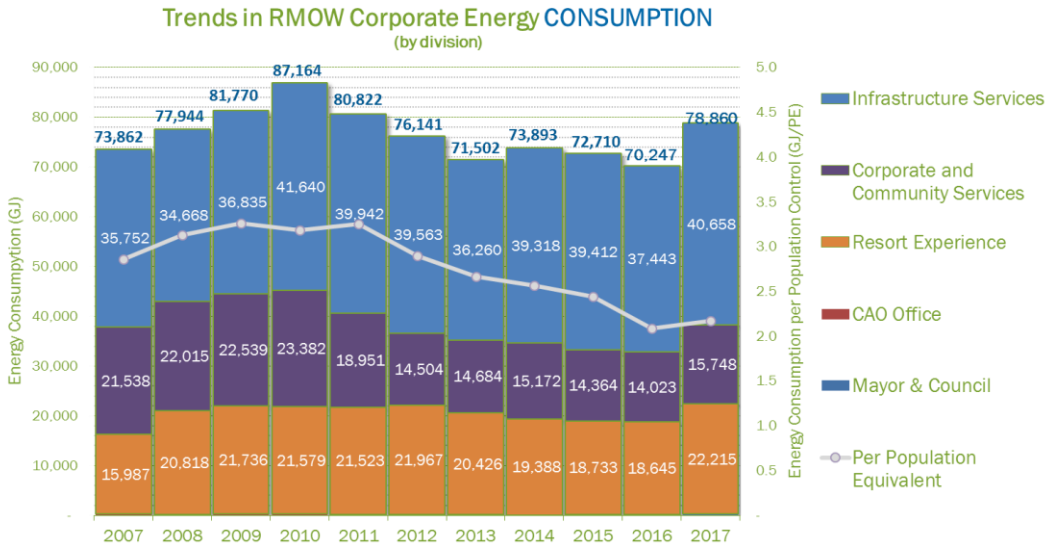
The RMOW does not currently have any formally adopted targets for corporate energy consumption. The 2004 RMOW Integrated Energy, Air Quality and GHG Management Plan did, however, include recommended corporate energy consumption targets for 'consideration'. These recommended energy consumption targets for municipal operations were: year 2010 (64,000 GJs), and year 2020 (55,000 GJs).

The RMOW Carbon Neutral Operations plan does not include formal targets but rather recommends ongoing commitment to energy conservation as both (a) the primary strategy for reducing corporate GHG emissions, and (b) an important means of controlling ongoing utility and fuel costs across corporate operations.

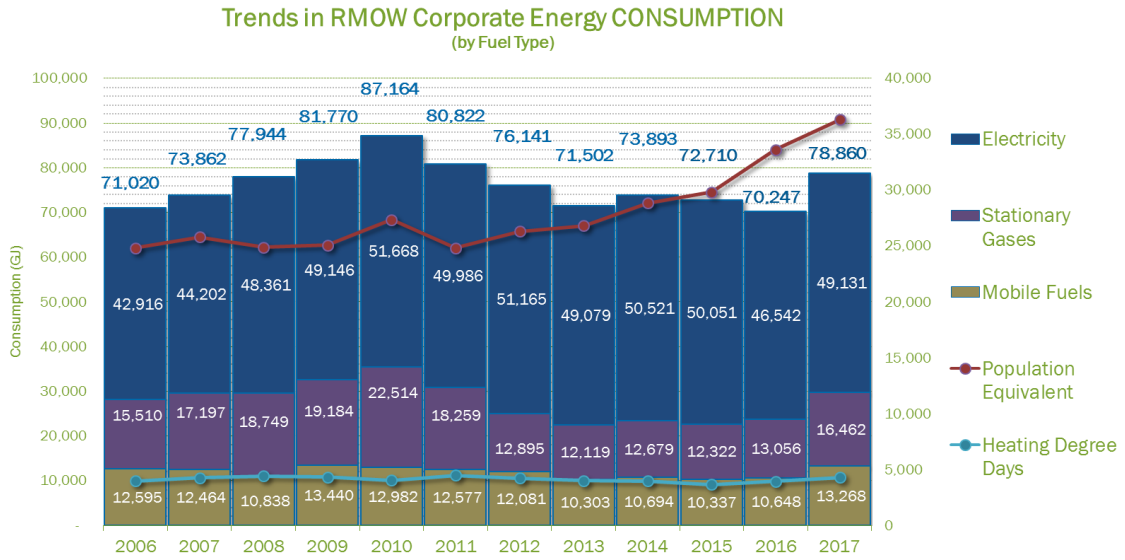
4.3.2 Corporate Energy Consumption Performance

Total corporate energy consumption increased in 2017 by 9.7% to 78,860 **GJ/year**. This is still above the 2010 target recommended within the 2004 RMOW Integrated Energy Plan (64,000 GJ/year), and considerably higher than the upcoming 2020 target (55,000 GJ). At the same time, 2017 corporate energy consumption per population equivalent continued to be very near historic lows, similar to 2016 levels.

The ten-year trends in corporate energy consumption are presented below:

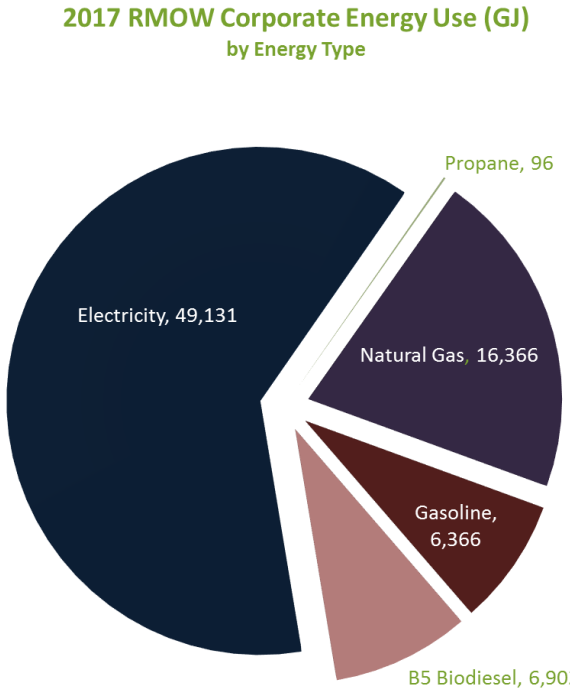


If the corporate energy consumption is subdivided by fuel type rather than by organizational division, the ten-year trends appear as follows:

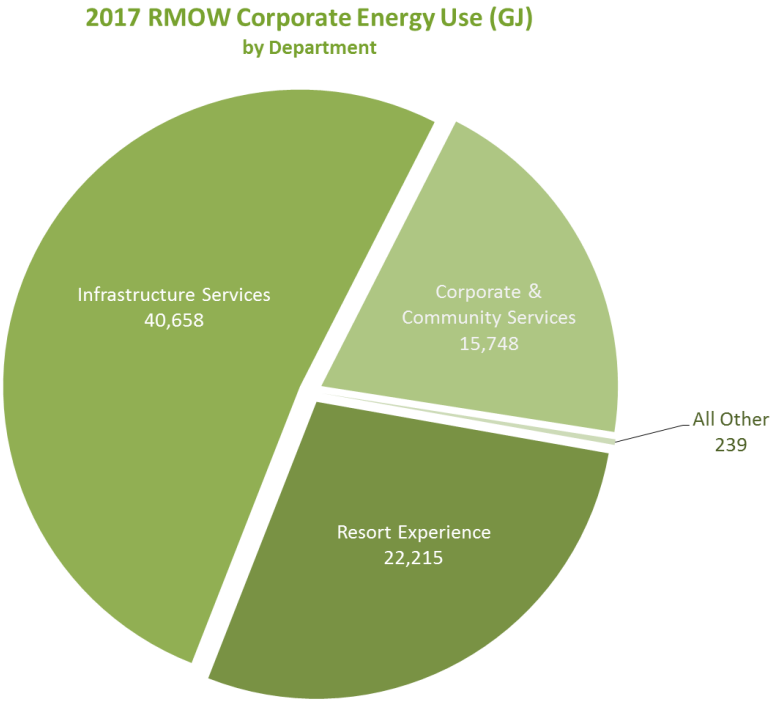


Electricity consumption makes up the greatest portion of total energy consumed across municipal operations at 63% of the total consumption, followed by natural gas (21%), and mobile fuels (15%).

A more detailed breakdown of 2017 corporate energy consumption, presented by energy type, is included Below for reference:



Finally, 2017 energy consumption by division is included for reference below:

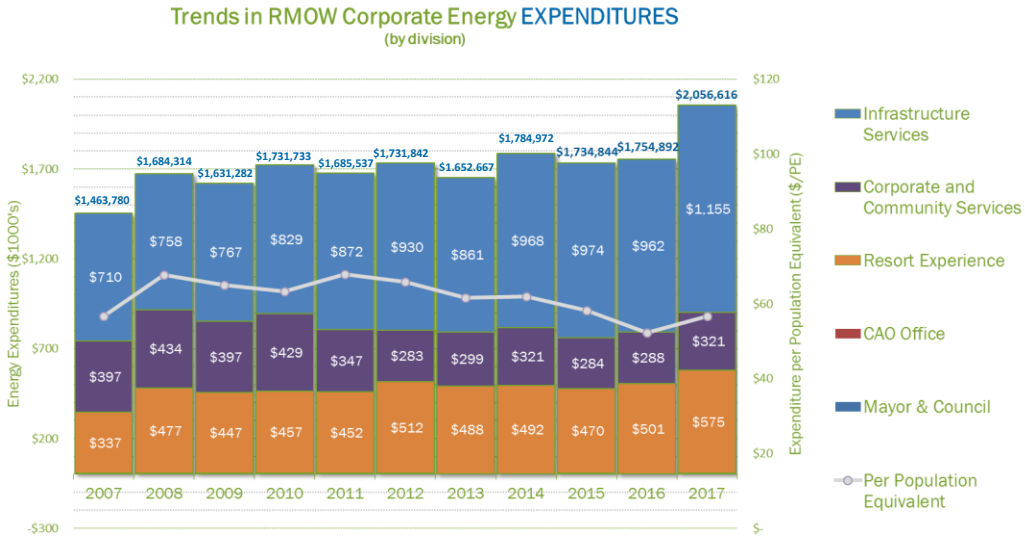


Corporate Energy Expenditures

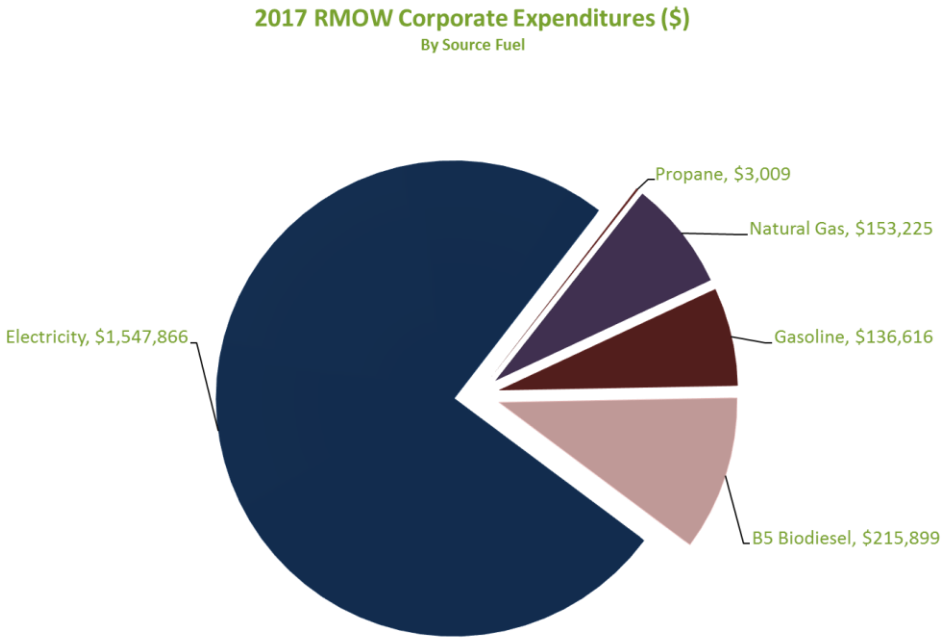
Total 2017 corporate energy expenditure increased by approximately 17% to a total of ~$2.06 million.

Further conservation will be the key to managing expenditures at a level consistent with current levels given that long term trends in energy rate inflation generally exceeds the Consumer Price Index (CPI). To this end it is worth noting that corporate expenditures would already be much higher if there had not been a moderation in mobile fuel rates (2014-2016), and the consolidation of Fortis Whistler into the broader FortisBC rate structure (~30% decline in prices between 2014 and 2016). Both of these rates (mobile fuels, and natural gas) are expected to regain more historical averages in years to come.

The ten-year trends in total corporate energy expenditure are presented below:



2017 corporate energy expenditures by fuel type are presented in the following chart:



4.3.3 Performance of Key Corporate Buildings

Across its operations, the RMOW has made investments into energy efficiency and green building technologies for more than a decade. The benefits of these initiatives vary according to the project, but include reduced GHG emissions, reduced energy consumption, decreased energy expenditures, healthier buildings and decreased materials and resources within the construction process. For the purposes of this report, an update on energy consumption, expenditure and emissions is provided for key buildings across RMOW operations.

Whistler Public Library



Whistler Public Library (WPL) opened in 2008 as Whistler's first LEED Gold certified building. The building has won numerous awards, including BC Wood Works award for innovative hemlock construction methods, as well as the Lieutenant-Governor Award in Architecture.

Energy performance at the WPL indicates that the building is still operating at approximately 60% better than the 2007 Model National Energy Code for Buildings (MNECB). At this level of performance (~800 GJ/yr.), annual utility costs are approximately $20,000 less than had the building been built to typical building code standards (MNECB) at the time.

Spruce Grove Field House



In 2001, the RMOW chose to install a geo-exchange heat pump instead of a gas furnace at SGFH. The incremental cost of the GHX equipment was $126,350, however the system was forecast to reduce operating costs by $21,800/year thereby producing an expected simple pay back (SPB) period of 5.8 years and an internal rate of return (IRR) on invested capital of 16.5%.

Actual annual reductions in energy costs have averaged $20,700 since the installation of the GHX equipment, producing a SPB of 6.1 years (IRR of 15.5%). As of 2008, the incremental cost of the GHX system had been fully recovered and annual utility savings continue to run at approx. $18,000/year versus the forecasted gas-powered furnace baseline.

Meadow Park Sports Centre



In 2010, a $930,000 energy system upgrade was installed at MPSC. The new system incorporated both evacuated tube solar technology and a vertical loop geo-exchange bore field. The system design employs the solar panels to pre-heat the domestic hot water loads directly, while the heat pumps draw heat from the ground (70 boreholes at 155' depth) to serve the various pool loads within the building (lap pool, leisure pool & hot tub). Utility cost reductions that were anticipated as a result of these upgrades were estimated at $115,000 - $130,000/ year (SPB: 6.5 – 7.8 years; IRR: 10% - 13%), with annual GHG reductions forecasted at 300-350 tCO2e/year.

While the finalization of the project construction and commissioning phases was delayed until mid-2011, the system is now fully functional and generally working very well (with the exception of the ground loop leak in 2017 discussed above). In 2017, annual energy expenditures at MPSC were $255,820, which is 5% higher than 2016 expenditures. However, 2017 expenditures were still 32% ($123,000) lower than 2008 base year expenditures (before the renovation). The year over year increase is largely due to the increased cost of electricity and increased natural gas usage associated with the temporary HVAC system issues discussed in section 4.2.3 above.

Lost Lake PassivHaus



The $1.5 million project was the result of partnership between the RMOW, the Austria Passive House Group (APG) and Sea-to-Sky Consulting. A grant from the Whistler Blackcomb foundation was also instrumental to the realization of this project. The Passive House (PH) approach to construction uses radically improved building envelope design and components to achieve dramatic reductions in building energy consumption of approx. 90% compared with standard Building Code construction. This energy usage translates into has less than half of the energy consumption of a Platinum LEED house – Canada's current high standard for "green" building. The small amount of heating energy which is still needed in a Passive House can then be supplied via the ventilation system air flows. Passive houses are well established in Europe with well over 17,000 existing passive units; approximately 4,000 of these are in Austria.

In partnership with BC Hydro, the RMOW tracked the LLPH from Jan of 2011 to Dec '12 using a real time Energy Management Information System (EMIS energy consumption at). At the end of the pilot project, the results showed that all building heating loads (including hot water) consumed 2,922 kWh (11.7 kWh/m2/yr), and all other loads in the building combined for a total of 15,156 kWh (60 kWh/m2/yr) – both values well inside the limits allowable within the rigorous passive house certification protocol.

4.3.4 Key Corporate Energy Consumption Performance Insights

Energy Consumption

Overall

- Corporate energy consumption increased by 9.7% in 2017. Operations experienced increases in electricity (5.4%), natural gas (25.2%) and mobile fuels (24.5%).

Divisional Insights

- Corporate and Community Services saw a year over year increase in energy consumption of 12%, Infrastructure Services increased by 9%, and REX by 19% each relative to 2016 levels.
- In a historical context, Corporate and Community Services' 2017 consumption is substantially less than 2008 benchmark levels (-28%).

Energy Expenditures

Overall

- Overall 2017 energy expenditures across municipal operations increased by 17% year over year to ~$2.06M. Current expenditures have increased by approximately $350,000 (22%) from benchmark 2008 levels.
- Electricity represents approximately $1.5M/year of the total corporate energy expenditure.

Divisional Insights

- Corporate and Community Services, Resort Experience and Infrastructure Services all saw increases in expenditure during the 2017 year by 11%, 14% and 20%, respectfully.
- Although Corporate and Community Services' energy expenses increased year over year, the CCS's expenditures are still nearly $112,000 lower than benchmark 2008 levels, primarily related to savings achieved at MPSC.
- Upgrades in energy efficiency across the operation have yielded solid, expected returns on investment. However, without further investments in additional energy efficiency and conservation across the operation, continued increases in energy expenses are likely.

5 CECAP IMPLEMENTATION UPDATES

The CECAP was developed to update the 2004 Integrated Energy, Air Quality and GHG Emissions Plan, and to respond to the critical fact that Whistler was not on target to meet its GHG reduction targets as articulated in the Official Community Plan (Bylaw No 1021, 1993). The CECAP was designed to include a formal adaptation plan to ensure increased community resilience to projected local climate changes over time. Detailed CECAP modelling and associated analyses projected the following key climate changes for Whistler over the next 25 to 55 years:

1. Increase in the frequency and intensity of heavy rain events.
2. Longer, hotter and drier summers.
3. Milder winters, with increased precipitation falling as rain near valley bottom, while snow pack at higher elevation sees limited change.

The CECAP attempts to articulate a vision of a resilient, lower carbon Whistler and confirms community targets for the reduction of GHG emissions, and the stabilization of community energy consumption as well as builds a foundation for significant increases in the use of renewable energy over time.

The Plan was collaboratively developed with a Community Advisory Group (CAG), an internal staff content expert team, and led by a cross-departmental project management team. There were also several opportunities for public and stakeholder input to be integrated into the plan. The CECAP establishes a series of emission reduction and climate adaptation objectives, and includes priority recommended actions designed to reduce GHG emissions and to increase Whistler's resilience in the face of climate change.

The effective implementation of these recommended initiatives is designed to better position Whistler to meet the challenges of a changing climate, reduce community dependence on fossil fuels, and decrease collective energy-related expenditures. Key recommended **energy and GHG reduction initiatives** range from support for expanding access to mass transportation services and growing electrification of transportation, to reducing emissions related to solid waste management and to homeowner and commercial sector incentives for improving the energy efficiency of Whistler's built environment. Key recommended **adaptation initiatives** included range from renewing our integrated storm water management, expanded water conservation and wildfire protection plans, to increasing access to weather independent attractions in the valley and increasing communication and engagement around climate and energy related issues.

The 2016 CECAP outlines the targeted implementation timelines, lead organization and general resource implications for each of the recommended actions. For each of the recommended 'Reduction Actions', the CECAP also includes an estimated energy and emissions reduction potential for each identified action.

The following section provides information related to the RMOW's 2017/18 implementation progress associated with the CECAP. The update below includes brief highlights on all 94 recommended 'reduction' actions (across all 15 objectives); as well all 40 recommended 'adaptation' initiatives (across 7 objectives).

5.1 REDUCTION/MITIGATION INITIATIVES

Consistent with the fact that the majority of Whistler's GHG emissions come from the passenger vehicle sector, significant internal effort has been applied to **transportation sector reductions**. Highlights of the 94 CECAP recommended 'reduction' initiatives are included in the tables below.

Note that the numbering references below relate directly to the 2016 CECAP structure.

6.1 Mobile Energy Use – Transportation-based GHG Emissions

6.1.1 Design Land Use for Location Efficient Living, Working and Playing

		Recommended Action	Updates
short	6.1.1.1	Continued commitment to ensuring that Whistler is made up of increasingly complete and compact neighbourhoods	• Commitment supported through 2018 updated Official Community Plan (consideration of OCP adoption is planned for fall, 2018) • Work on resident housing infill initiative began in March, 2018 (Infill Housing Proposed Project Approach (Administrative Report to Council, 18-026)
short	6.1.1.2	Investigate raising the target for the number of employees, especially full-time employees, living locally (i.e. > than the current 75%)	• Significant new work on resident and employee housing was undertaken in 2017 with the creation of the Mayor's Task Force on Resident Housing. Implementation of key recommended initiatives (8) has continued throughout 2018, and updates are regularly provided to Council and the community. • The implementation of recommendations contained within the final report of the Mayor's Task Force on Housing is a top priority for the organization. Initiative underway include advancement of Cheakamus Crossing Phase 2 development planning, Private Resident Restricted applications, Infill Housing initiative and, updated WHA eligibility and affordability policies.
short	6.1.1.3	Adhere to the Whistler Urban Development Containment Area (WUDCA) as a means of reducing automobile trip distances.	• Commitment supported through 2018 updated Official Community Plan (consideration of OCP adoption is planned for fall, 2018)
short	6.1.1.4	Ensure that whenever possible, new development or significant redevelopment is concentrated in existing neighbourhoods or settled areas that are well-served by transit, pedestrian and cycling routes, amenities and services; and are characterized by increased residential density.	• Commitment supported through 2018 updated Official Community Plan (consideration of OCP adoption is planned for fall, 2018) • Supported through the Council-adopted Guidelines for private resident restricted developments
short	6.1.1.5	Explore opportunities to expand live-work use designations within existing zones where this inclusion would not have adverse impacts on the neighborhoods' character.	• Commitment supported through 2018 updated Official Community Plan (consideration of OCP adoption is planned for fall, 2018)
short	6.1.1.6	Proposals for significant new development or redevelopment should be required to quantify future GHG emissions and energy consumption impacts (including transportation-based) and incorporate measures to minimize and/or mitigate projected increases.	• Commitment supported through 2018 updated Official Community Plan (consideration of OCP adoption is planned for fall, 2018) • Supported conceptually through Council-adopted Guidelines for private resident restricted developments, and the ongoing related evaluation and consideration processes.

6.1.2 Advance Local and Regional Mass Transportation Service

		Recommended Action	Updates
short	6.1.2.1	Work with regional passenger carriers and provincial regulatory bodies to encourage greater frequency and more affordable choices for regional bus travel	• RMOW staff have responded to referrals on this issue and made specific requests for encouraging better flexibility for motor carriers that would allow them to respond to passenger's needs. Work continues.
short	6.1.2.2	Support the expansion, promotion and increased convenience of mass transportation services between Vancouver and Whistler	• RMOW currently working with neighbouring municipalities, BC Transit and Ministry of Transportation staff on funding framework for a Regional Transit system. A meeting with the Minister of Transportation is planned for September 2018, and it is anticipated that work on this issue will continue into 2019.
short	6.1.2.3	Develop a public realm with improved multi-modal integration and comfortable, convenient transition areas – Bus Loop/taxi loop	• Gateway Loop Upgrade Project is substantially complete with only a few deficiencies still to be finished by the contractor. The improved site is already providing a significant improvement to the arrival experience and inter-community transportation sector in Whistler.
short	6.1.2.4	Advance a community-based social marketing research project to determine the key perceived barriers and benefits of increased use of mass transit transportation. Based on the associated results, develop and execute targeted community-based social marketing campaign and other relevant, practical solutions to increase use of mass transit	• A first portion of the social marketing research has been completed and target groups identified. This work will continue with the new transit initiatives being implemented in summer, fall, and winter 2018. • More work is expected to continue in spring 2019.
short	6.1.2.5	Advance all potential opportunities to avoid increases in local transit fares.	• The cost of monthly transit passes has been substantially reduced through the use of revenue from the pay parking in Day Lots 1 – 5.
med	6.1.2.6	Continue to pass the infrastructure, maintenance, congestion, environmental and land costs of road and parking infrastructure onto users.	• User pay parking has been implemented for high-demand periods at all municipal parking areas.
med	6.1.2.7	Optimize the road network and highway to prioritize the flow of high occupancy vehicles (HOVs).	• Transit queue-jumper lanes are being considered as part of the Highway Capacity Study currently underway with MOTI.
med	6.1.2.8	Strategically expand transit system service levels and frequency where possible and affordable	• 1,000 additional Transit service hours were added in 2017, and 6,500 more are being built into the 2018 transit schedule. Funding for a portion of these hours is being linked to the Community Transportation Initiatives fund established by the Day Lot Parking Committee. • Ongoing transit hour increases are planned through 2022.
med	6.1.2.9	Explore and consider opportunities to link Whistler Blackcomb and other local business products with (discounted) local and regional mass transit passes.	• No specific initiative led by RMOW staff at this time
long	6.1.2.10	Continue to encourage the provincial government and private sector to pursue the return of higher-volume, affordable and more frequent passenger rail service to Whistler.	• No opportunities for this initiative have been realized yet.

long	6.1.2.11	Ensure that any potential investigation into new regional air service or a new airport facility includes a full assessment of the GHG emissions balance of the proposed project.	• No new regional air services are proposed at this time.

6.1.3 Activate Walking, Biking and other Forms of Healthy Transportation

	Recommended Action		Updates
short	6.1.3.1	Prioritize the recommendations of and regularly update the Whistler Transportation Cycling Plan and the Whistler Recreational Cycling Plan in planning for the pedestrian and bicycle network.	• REX's priority for 2017 and 2018 has been continuing progress on legitimizing bicycle use on portions of the valley trail that are within municipal road right-of-ways (legally described as sidewalks).
short	6.1.3.2	Consider opportunities to permit the repurposing of existing village parking to other purposes to support preferred modes of transportation (i.e. bike parking, end of trip facilities).	• Parking stalls under the Library have been repurposed (on a pilot project basis) to a secure bike parking area for the summer of 2018.
short	6.1.3.4	Advance a community-based social marketing research project to determine the key perceived barriers and benefits of increased use of active transportation. Built upon the findings of the research, develop and execute targeted community-based social marketing campaign and other practical relevant solutions to increase use of active transportation	• A first portion of the social marketing research has been completed and target groups identified. This work will continue with the new transit initiatives being implemented in summer, fall, and winter 2018. • More work is expected to continue in spring 2019.
med	6.1.3.5	Where opportunities exist, prioritize the optimization and enhancement of pedestrian infrastructure and safety throughout the community.	• Additional flashing lights for pedestrian crossings are planned for several village locations. • Commitment supported through 2018 updated Official Community Plan (consideration of OCP adoption is planned for fall, 2018)

6.1.4 Support Electrification, and the Adoption of other Low Carbon Transport Options

	Recommended Action		Updates
short	6.1.4.1	Support the development of, and increased access to, reduced-carbon mobile fuel options such as natural gas, appropriate biofuels, and electrical charging stations across the community.	• Led the finalization of the Level III DC Fast Charger installation at the Conference Centre Underground (w BC Hydro and Plug In BC), • Continue to monitor and upgrade the 10 existing level II public EV chargers across the community, as well as liaise with private EVSE providers.
short	6.1.4.2	RMOW to aggressively advance the average fleet GHG and energy efficiency of the municipal vehicle fleet.	• Each new vehicle purchase is viewed through the lens of providing the most efficient vehicle that can reliably perform the required tasks. • Several hybrid and EV vehicles have been added to the fleet in the past two years.
short	6.1.4.3	Champion and support inter-community travel providers (including airlines) that are progressive leaders in energy and GHG innovation through preferred marketing relationships and other in-kind partnership opportunities	• No specific initiative led by RMOW staff at this time
med	6.1.4.4	Integrate electric and/or lower carbon fuel vehicles into existing private and public fleets (transit/delivery/taxis/shuttles).	• This recommended action is not an RMOW lead. An update on the integration of lower carbon and electric vehicles into municipal fleets is provided in 6.1.4.2.

med	6.1.4.5	Support the use of 'appropriate' electric assist bicycles on Whistler's roads, and Valley Trail network, and support appropriate opportunities to increase secure storage and charging infrastructure in the Village.	• E-bike policy is currently being developed.
med	6.1.4.6	Explore opportunities to structure local incentives to support electric vehicle use within and to/from Whistler.(i.e. preferred or reduced parking fees for electric vehicles)	• Most local EV charging stations provide free electricity (financial incentive), however parking fees are still collected. • Ongoing consideration of this action through the lens of our overall parking strategy and the work of the TAG.
med	6.1.4.7	Profile ultra-low emission private vehicle fleets (hotels, commercial recreation, as appropriate).	• No specific initiative led by RMOW staff at this time
med	6.1.4.8	Increase the enforcement of the Whistler anti-idling bylaw.	• Bylaw department is now fully staffed, making it more possible to enforce this bylaw.
med	6.1.4.9	Invest in electric vehicle integration across municipal fleet	• Each new vehicle purchase is viewed through the lens of providing the most efficient vehicle that can reliably perform the required tasks. • Several hybrid and EV vehicles have been added to the fleet in the past two years.
med	6.1.4.10	Encourage local commercial recreation and leisure operators to minimize the GHG emissions associated with their activities	• Supported through ongoing commercial recreation Crown land referral processes.
long	6.1.4.11	Develop a social marketing initiative to drive the use and purchase of more efficient vehicles.	• No specific initiative led by RMOW staff at this time
long	6.1.4.12	Explore opportunities to effectively support and encourage the development of a new car coop/sharing program in Whistler, in addition to promoting ride-share and carpool programs.	• Carpool options were implemented for Lots 4 & 5, and WB may test a carpool incentive program in winter 2018/19.

6.2 Stationary Energy Use – Buildings & Infrastructure GHG Emissions

6.2.1 Improve the Energy Efficiency and Comfort of Existing Buildings and Infrastructure

		Recommended Action	Updates
Existing RESIDENTIAL Buildings			
short	6.2.1.1	Continue to support and enhance the social marketing campaign to increase uptake of enhanced incentive programs and associated energy efficiency performance improvements.	• Power Down program continued through 2018 including ongoing communication and advertising support. • New provincial programs expected in later 2018, RMOW cross-marketing and financial support is planned to begin Jan, 2019
short	6.2.1.2	Support and encourage EnerGuide energy performance labeling on homes for sale.	• Staff are working on the potential integration of labelling (administrative requirements) as association with the Energy Step Code that will take effect for Part 9 buildings in 2019.
short	6.2.1.3	Expand the integration of climate change, energy efficiency and water conservation literacy into school programs and curriculum.	• SD48 lead. • RMOW staff have provided Fire Smart sessions in local classrooms (2018)
short	6.2.1.4	Profile a deep energy retrofit as an example of what can be done to promote energy efficient retrofits in existing homes.	• No formal 'profile' has been initiated by RMOW staff • Financial incentives still provided to support energy upgrades for existing homes (www.whistler.ca/powerdown) • New incentives planned for Jan, 2019 (heat pump conversion incentives integrated with new EfficiencyBC programs)
short	6.2.1.5	Continue to optimize performance outcomes of the Cheakamus Crossing District Energy System and apply learning to future projects.	• Work on improving the performance of home heating systems in Cheakamus Crossing is on-going. • Optimizing the performance of the DES heating loop is also in progress with fine-tuning the operation of new condensing natural gas boilers at the WWTP.
long	6.2.1.6	Advance opportunities to reduce the direct heating of outdoor areas (i.e. heated driveways, heated stairs, patio heaters, outdoor gas fireplaces).	• Commitment supported through 2018 updated Official Community Plan (consideration of OCP adoption is planned for fall, 2018)
long	6.2.1.7	Encourage existing multi-tenant or multi-owner residential buildings to maintain or add individually metered energy consumption for individual properties (i.e. encourage user-pays principle).	• No specific initiative led by RMOW staff at this time
Existing COMMERCIAL/INSTITUTIONAL Buildings and Infrastructure			
short	6.2.1.8	Actively investigate the development of new district energy system for Whistler Village that increases energy efficiency, increases the share of energy production from renewable sources, reduces operating costs and decreases GHG emissions.	• No specific initiative led by RMOW staff at this time • Two previously feasibility studies were completed in in 2005 and 2013
short	6.2.1.9	Develop and implement a social marketing campaign with incentives to increase audits, uptake of incentive programs and associated energy efficiency performance improvements.	• No specific 'commercial' initiatives led by RMOW staff at this time. • See 6.2.1.1 for residential sector initiatives

short	6.2.1.10	Support and improve staff training on energy efficiency practices across hotel operations (start-up practices, etc).	• No specific initiative led by RMOW staff at this time
short	6.2.1.11	Advance a system of voluntary and mandatory energy benchmark reporting across Whistler's large energy consumers (leverage NRCAN Portfolio Manager updates into Canada).	• No specific initiative led by RMOW staff at this time
short	6.2.1.12	Promote increased awareness of Energy Performance Contracting and other energy efficiency opportunities for commercial sector properties.	• No specific initiative led by RMOW staff at this time
short	6.2.1.13	Support the reestablishment of the former Whistler Facility Managers Association (WFMA).	• Consideration for 2019 (pending FCM Climate Staff grant application outcome)
med	6.2.1.14	Encourage approaches that reduce the direct heating of outdoor areas such as through open shop doors, patio heaters and heated driveways (i.e. explore the potential to create and enforce a closed door - energy waste bylaw in commercial and retail zones).	• Commitment supported through 2018 updated Official Community Plan (consideration of OCP adoption is planned for fall, 2018)
med	6.2.1.15	Encourage existing multi-tenant or multi-owner commercial buildings to maintain or add individually metered energy use (i.e. encourage user-pays principle).	• No specific initiative led by RMOW staff at this time
med	6.2.1.16	Catalogue and develop strategies for maximizing the re-use of waste heat resources across the resort community.	• No specific initiative led by RMOW staff at this time

6.2.2 Ensure the Most Energy Efficient and Comfortable New Buildings and Infrastructure as Possible

		Recommended Action	Updates
New RESIDENTIAL Buildings			
short	6.2.2.1	Support the trades, sub-trades, developers and building community with programs and initiatives designed to increase the uptake of energy efficient residential building designs, programs and technologies in Whistler.	• Continued to offer and promote the Power Down incentive program to provide $250 incentives off of the price of third party energy assessments of both new building plans, as well as existing homes. Continuing through 2018 and 2019. • Adopted Building and Plumbing Bylaw Amendment (Energy Step Code) No. 2197 2018. Regulations to take effect Jan, 2019 and planning work continues on the delivery of on-site training sessions with the local CHBA through Q3 and Q4, 2018.
short	6.2.2.2	Streamline the development of passive house-certified, and net-zero residential buildings using tools such as accelerated permit processing.	• Adopted Building and Plumbing Bylaw Amendment (Energy Step Code) No. 2197 2018. Regulations to take effect Jan, 2019 • Anticipated future Energy Step Code regulations will increase incrementally toward net-zero ready homes over the next 10 years • WHA currently building one of the first Passivhaus certified affordable housing apartment buildings in the country. Work ongoing.

med	6.2.2.3	Explore the feasibility for requiring energy modeling for new residential buildings and significant renovations at building permit phase.	• Adopted Building and Plumbing Bylaw Amendment (Energy Step Code) No. 2197 2018. Regulations to take effect Jan, 2019 and planning work continues on the delivery of on-site training sessions with the local CHBA through Q3 and Q4, 2018. • All levels of the Energy Step Code require energy modelling.
long	6.2.2.4	Maintain and update the RMOW Green Building Policy to require higher energy performance standards during rezoning for new residential buildings.	• Adopted Building and Plumbing Bylaw Amendment (Energy Step Code) No. 2197 2018. Regulations to take effect Jan, 2019 • Approval of owner-initiated rezoning processes trigger the requirement of ESC Step 4 for any associated Part 9 residential buildings located on site.
long	6.2.2.5	Encourage new multi-tenant or multi-owner residential buildings to have individually metered energy use (i.e. encourage user-pays principle).	• No specific initiative led by RMOW staff at this time

Existing COMMERCIAL/INSTITUTIONAL Buildings and Infrastructure

short	6.2.2.6	Designate Whistler Village as a District Energy Investigation Area to encourage flexible building systems for future potential District Energy System connectivity.	• Similar commitment supported through 2018 updated Official Community Plan (consideration of OCP adoption is planned for fall, 2018)
short	6.2.2.7	Streamline the development of certified high-performance commercial buildings and/or significant renovations using tools such as accelerated permit processing.	• No specific initiative led by RMOW staff at this time • Integration of Energy Step Code requirements for Part 3 Buildings (complex buildings) will be considered by staff in 2019
med	6.2.2.8	Explore the feasibility of requiring energy modeling for new commercial buildings and significant renovations at building permit phase.	• Integration of Energy Step Code requirements for Part 3 Buildings (complex buildings) will be considered by staff in 2019 • All levels of the Energy Step Code require energy modelling.
med	6.2.2.9	Support the trades, sub-trades, developers and building community with programs and initiatives designed to increase the uptake of energy efficient commercial building designs, programs and technologies in Whistler.	• No specific initiative led by RMOW staff at this time
long	6.2.2.10	Update the RMOW Green Building Policy to modernize the framework, and ensure that opportunities to increase energy performance outcomes are identified and leveraged during permit approval and rezoning processes (commercial, institutional and residential).	• Integration of Energy Step Code requirements for Part 3 Buildings (complex buildings) will be considered by staff in 2019
long	6.2.2.11	Encourage new multi-tenant or multi-owner commercial buildings to have individually metered energy use (i.e. encourage user-pays principle).	• No specific initiative led by RMOW staff at this time

6.3 Renewable Energy and Energy Supply Alternatives

6.3.1 Encourage the Use of Renewable Energy across the Community

		Recommended Action	Updates
short	6.3.1.1	Encourage the use and fair commodity pricing of 'renewable' natural gas.	• No specific initiative led by RMOW staff at this time
short	6.3.1.2	Investigate and advance opportunities to incent electric heat pump systems to replace existing gas/propane/basic electric heating systems.	• New incentives will begin Jan, 2019 (heat pump conversion incentives integrated with new Provincial EfficiencyBC programs)
short	6.3.1.3	Evaluate the potential for including support for local renewable energy installations within future energy and/or climate related community-based social marketing campaigns.	• No specific initiative led by RMOW staff at this time
short	6.3.1.4	Support provincial building code extensions and other tools that maximize the extent that local building regulation can require or support increased energy efficiency or renewable energy systems in local development and construction.	• Adopted Building and Plumbing Bylaw Amendment (Energy Step Code) No. 2197 2018. Regulations to take effect Jan, 2019
med	6.3.1.5	Develop a Renewable Energy Strategy to move Whistler toward the new 100% renewable energy target	• No specific initiative led by RMOW staff at this time
med	6.3.1.6	Undertake a research study to evaluate the best opportunities for developing and expanding renewable energy production in Whistler.	• No specific initiative led by RMOW staff at this time
med	6.3.1.7	Develop and/or expand renewable energy pilot installations on appropriate municipal buildings and facilities	• No specific initiative led by RMOW staff at this time

6.3.2 Encourage the Addition of Responsible, Regional Renewables

		Recommended Action	Updates
short	6.3.2.1	Support local and regional renewable electricity production opportunities that include a careful assessment of potential negative impacts on ecosystem function, wildlife values, air quality, community character and visual aesthetics.	• No specific initiative led by RMOW staff at this time
med	6.3.2.2	Partner with utilities to provide feedback on the Integrated Resource Plans, and advocate for the inclusion of renewable energy provisions.	• No current IRP engagement at present (on mailing list)

6.4 Solid Waste System-based GHG Emissions

6.4.1 Materials Minimization and Diversion

	Recommended Action		Updates
short	6.4.1.1	Support the implementation of a strong SLRD Solid Waste Management Plan - with strong targets and actions, regional collaboration, and continued avoidance of waste/garbage incineration as part of the Plan.	• New Waste Diversion Bylaw that compels all Whistler businesses to divert recyclables and organics from the landfill waste stream comes into effect in August 2018.
short	6.4.1.2	Support the expansion of local compost diversion programs (marketing, education, pricing, infrastructure, etc.)	• Multiple stakeholder meetings for implementation of the New Waste Diversion bylaw have been held in 2017 and 2018.
short	6.4.1.3	Evaluate opportunities to require new development or significant redevelopment to incorporate meaningful measures to minimize solid waste during design and construction, deconstruct rather than demolish, and encourage alternative and evolving methods of waste diversion during building operation.	• No specific initiative led by RMOW staff at this time
med	6.4.1.4	Continue moving towards the Zero Waste goal endorsed in 2005, and update the municipal solid waste strategy to advance zero-waste goals, planning and actions.	• Will be initiated in fall 2018 through a Zero Waste Working group.
med	6.4.1.5	Support and promote the increased use of the Sustainable Events Guide and monitor performance outcomes for all key events.	• RMOW staff focused on the solid waste outcomes of event production – staff distribute and reference the RMOW 'Special Event Solid Waste Management Plan reporting requirements (associated with Solid Waste Bylaw No. 2139, 2017), as well as an Event Waste Diversion Tips and Tools resource.
med	6.4.1.6	Evaluate and support implementation of efficient and convenient methods of collecting solid waste, recyclables and compost for people utilizing preferred methods of transportation.	• Transport of waste and/or recyclables on local transit now permitted as a pilot project (with some limitations).
med	6.4.1.7	Encourage the private sector to develop and/or participate in innovative, cost-effective and environmentally sustainable solid waste and recycling programs in support of achieving our Zero Waste goal.	• See 6.4.1.1
med	6.4.1.8	Implement standardized SLRD signage across Whistler to improve recycling and composting rates.	• Pilot project in 2017and 2018 is testing signage (and a separate compost bin) in the streetscape realm at Celebration Plaza and Skiers Plaza. • RMOW public facing waste bins (library and Meadow Park) and internal waste bins at other municipal facilities now have standardized signage.

6.4.2 Reduce Upstream Emissions from Goods and Services

		Recommended Action	Updates
short	6.4.2.1	Support the creation of a 'sharing economy' working group to explore the best opportunities for sharing locally available skills and equipment as a means of increasing affordability, reducing new consumption and decreasing local waste production.	• CECAP implementation recommended for AWARE and other community groups.
short	6.4.2.2	Encourage the use of the Re-Build-It Centre and Re-Use it Centre for the reuse of building materials, products and to support community services.	• Supported the relocation, expansion and improvement of both facilities.
short	6.4.2.3	Promote opportunities for education and learning related to food production and associated GHG and environmental impacts.	• CECAP implementation recommended for AWARE and other community groups. • Updated Food Chapter and associated policies are included within the draft 2018 OCP Update.
short	6.4.2.4	Promote and facilitate opportunities to shorten food supply chains and that support less GHG intensive food growing and menu choices.	• CECAP implementation recommended for AWARE and other community groups. • Updated Food Chapter and associated policies are included within the draft 2018 OCP Update.

6.5 Enabling Energy Reduction and Climate Change Mitigation

6.5.1 Ensure Adequate Governance and Funding for ongoing Climate Action progress

		Recommended Action	Updates
short	6.51.1	Create a 'Climate Leadership Committee' as a select committee of Council.	• Not initiated. Committee and task force priorities and resources dedicated to Transportation and Housing initiatives in 2017 and 2018
short	6.5.1.2	Investigate and advance opportunities to fund expanded local energy efficiency incentive programs with the annual RMOW corporate carbon tax rebate (CARIP).	• New incentives will begin Jan, 2019 (heat pump conversion incentives integrated with new Provincial EfficiencyBC programs) • New incentives are funded through municipal CARIP revenues
short	6.5.1.3	Create a Climate Action Coordinator position on municipal staff to lead the coordination and implementation of this CECAP and related energy and climate management responsibilities at the RMOW.	• Submitted a detailed application to the FCM Climate Staff grant program in Q2, 2018. Applications are currently under review, a decision expected in Q4, 2018. • If successful, the grant funds approximately 80% of two years' payroll costs for the position.
short	6.5.1.4	Review and consider the implementation of a FortisBC franchise fee and dedicate the incremental funds to energy efficiency programs.	• No specific initiative led by RMOW staff at this time
short	6.5.1.5	Consider use of cash-in-lieu parking fees for improvement of pedestrian, cycling, and transit infrastructure.	• No specific initiative led by RMOW staff at this time

6.5.2 Actively Work With Other Levels of Government to Advance Shared Climate Goals

		Recommended Action	Updates
short	6.5.2.1	Lobby the Provincial government for further systematic increases in the BC Carbon Tax, and for a shift toward VKT-based car insurance structures (vehicle-kilometers-travelled-based).	• Letters sent in 2016. • Further BC carbon tax increases began in April, 2018 (now $35/tCo2e)
short	6.5.2.2	Lobby the Provincial government for further systematic improvements to the BC Building Code that focus on energy efficiency.	• Adopted Building and Plumbing Bylaw Amendment (Energy Step Code) No. 2197 2018. Regulations to take effect Jan, 2019 • It is expected that BCBC will increase the base code to Step 3 by 2022/23
short	6.5.2.3	Lobby senior governments to encourage increased energy and GHG innovation in the automotive and aviation sectors.	• No specific initiative led by RMOW staff at this time
short	6.5.2.4	Increase collaboration with neighbouring Sea to Sky communities and the SLRD on climate-related issues.	• The current focus of regional GHG reduction efforts is the design, funding governance and implementation of a new regional transit system.
med	6.5.2.5	Work with other groups and jurisdictions (i.e. BC Mayors Climate Leadership Council, City of Vancouver and other leading communities) toward advancing Whistler's 100% renewable energy goals.	• No specific initiative led by RMOW staff at this time • Part of the anticipated responsibilities associated with 6.5.1.3

6.5.3 Support High Quality, Third-Party Verified Local Offset Products

		Recommended Action	Updates
short	6.5.3.1	Encourage local organizations to support local carbon reduction projects like the Cheakamus Community Forest offset project.	• CECAP implementation recommended for CCF and Whistler Chamber. • RMOW continues to purchase offset products from CCF for annual carbon neutral commitments.
short	6.5.3.2	Encourage local accommodation providers and booking companies to provide options for purchasing local offset products.	• No specific initiative led by RMOW staff at this time
short	6.5.3.3	Continue to meet municipal carbon neutral commitments through the purchase of locally and regionally sourced high quality, externally verified offset products (i.e. Cheakamus Community Forest).	• The RMOW has maintained its carbon neutral status every year since 2010. Annual offset purchases are now 100% sourced from the Cheakamus Community Forest.

5.2 ADAPTATION INITIATIVES

Consistent with both the 2017 and 2018 Council Priorities and the key findings of the CECAP vulnerability and risk assessments, the primary (though not exclusive) focus of the Adaptation activities over the last two years was wildfire protection initiatives. Highlights of CECAP recommended initiatives as well as recent updates are included below for reference.

Note that the numbering references below relate directly to the 40 recommended 'climate adaptation' actions included within the 2016 CECAP structure.

8.5 Recommended Adaptation Initiatives

8.5.1 Minimize Wildfire Threats

		Recommended Action	Updates
short	8.5.1.1	Continue to implement the Community Wildfire Protection Plan, including emphasis on public education and engagement.	• CWPP and RMOW Wildfire Protection Strategy are being implemented. • FireSmart Coordinator providing public education and engagement such as FireSmart property assessments, community chipper days and attending strata and neighbourhood meetings.
short	8.5.1.2	Prioritize the implementation of the landscape-level wildfire management plan for the Cheakamus Community Forest area.	• The RMOW and CCF signed a Memorandum of Understanding regarding fuel thinning projects within the CCF area. Callaghan FSR continued in 2017and Cheakamus Lake FSR scheduled for 2018/19.
short	8.5.1.3	Increase municipal and collaborative efforts around wildfire prevention with key corridor partners (i.e. MFLNRO, Sea to Sky fire rescue services, SLRD, Vancouver Coastal Health).	• RMOW, CCF and FLNRO coordinating on fuel thinning projects (Cheakamus Lake Road, Callaghan FSR, Alpine Meadows/CCF5). • Coordinated with SLRD and Lil'wat Nation to FireSmart Wedge Crossing informal camping area.
short	8.5.1.4	Continue to review and update pre-incident and emergency response plans and communication protocols for wildfire situations.	• Planning, monitoring and response protocols updated with WFRS, WB, BC Wildfire Service, Blackcomb Helicopters, etc. • Inter-agency wildfire exercise completed in spring 2018. • Corridor-wide evacuation plan being developed in 2018.
short	8.5.1.5	Develop private property wildfire risk reduction guidelines and implement through municipal policy and/or procedures.	• FireSmart Property Assessment template developed based on FireSmart Canada guidelines and related municipal policies, and integrated with Planning Department referral process.
short	8.5.1.6	Review existing and consider more restrictive campfire and backyard fire bans and increase the enforcement of fire bans and ticketing/fines for offenses during high fire risk periods.	• Will be part of an overall 2018 Fire Bylaw review. • Enforcement handled by career staff doing campfire patrols during periods of extreme hazard and through partnership with Bylaw staff, RCMP and Provincial CO's, based on locations and land ownership.
short	8.5.1.7	Consider creating Development Permit Areas for wildfire protection.	• Wildfire DPA drafted in 2018 as part of the OCP update process (consideration of OCP adoption is planned for fall, 2018).

med	8.5.1.8	Lobby Provincial and Federal governments to increase funding for community and landscape level wildfire fuel reduction and response.	• RMOW submitted a letter of recommendations to the provincial review of wildfire and flood response (Abbott report)
med	8.5.1.9	Encourage private operators to implement wildfire prevention best practices for outdoor tourism and recreation facilities, particularly in and around high-risk interface areas.	• No specific initiative led by RMOW staff at this time
long	8.5.1.10	Enhance collaborative efforts with regional partners to prevent and respond to wildfires (i.e. MFLNRO, Sea to Sky fire rescue services, SLRD, Vancouver Coastal Health).	• WFRS and Emergency Management collaborating with provincial agencies on wildfire response and evacuation planning
long	8.5.1.11	Lobby the Province to incorporate FireSmart principles into the BC Building Code.	• No specific initiative led by RMOW staff at this time

8.5.2 Minimize Congestion on Highway 99

		Recommended Action	Updates
short	8.5.2.1	Facilitate, develop and promote alternative and mass transportation options to and from Whistler.	• RMOW currently working with BC Transit and Ministry of Transportation staff on funding framework for a Regional Transit system. Earliest implementation would be fall 2019. See additional updates in Section 6.1.2 above.

8.5.3 Minimize Damage from Heavy Rain Events

		Recommended Action	Updates
short	8.5.3.1	Continue to conduct annual assessments of significant waterways to identify and mitigate high risk flood locations while respecting in-stream and riparian habitat regulations.	• A significant risk assessment of all RMOW waterways began in 2017 (with a contribution from federal emergency program funding).
med	8.5.3.2	Complete and implement a comprehensive update of the Whistler Integrated Stormwater Management Plan (ISMP) that accounts for future climate change and related hydrologic changes within the lifespan of all existing and new infrastructure, buildings and developments. The ISMP should include key components of leading best practices in stormwater management planning and risk assessment.	• This plan will follow completion of the risk assessment work associated with Action 8.5.3.1
med	8.5.3.3	Complete and/or update floodplain mapping for all significant Whistler watersheds. Amend zoning and/or policies as needed to reflect adequate flood protection measures.	• This mapping will follow from completion of the risk assessment work associated with Action 8.5.3.1
med	8.5.3.4	Follow changes in risk-based insurance premiums and overland flood insurance and adapt as needed to changing context and regulations.	• No changes required yet.

med	8.5.3.5	Review and adapt as appropriate emergency planning protocols for extreme weather occurrences and related impacts, in consideration of projected climate changes.	• Emergency planning protocols are constantly being updated, improved and expanded. • Specific work is underway to improve evacuation protocols, internal communication systems, as well as critical infrastructure management in light of potential new emergencies – with a focus on wildfire threat.
med	8.5.3.6	Improve the design and maintenance of current and future outdoor recreation assets to better absorb heavy rain events (i.e. trails, roads and other activity infrastructure).	• No specific system-wide initiative led by RMOW staff at this time. • Ongoing incremental improvements ongoing
med	8.5.3.7	Consider improvements to signs and lighting for Highway 99 and municipal bridges with respect to weather and flooding alerts. Explore new or additional tools for monitoring at-risk areas.	• No specific initiative led by RMOW staff at this time
long	8.5.3.8	Update relevant policies and plans aimed at protecting Whistler's potable water supply from contamination (i.e. 21 Mile Watershed Protection Plan and Groundwater Protection Plan) to consider additional potential impacts related to projected local climate changes.	• 21 Mile Creek surface water protection plan endorsed by Council in June 2018.
long	8.5.3.9	Explore opportunities to improve sediment and erosion control requirements during development and construction.	• Enhanced policies included in the 2018 Updated OCP – both the Natural Areas chapter and associated Development Permit Areas.
long	8.5.3.10	Join the UN campaign "My City's Getting Ready!"	• No specific initiative led by RMOW staff at this time

8.5.4 Ensure Adequate Water Supply

	Recommended Action		Updates
short	8.5.4.1	Continue to update and prioritize implementation of the Comprehensive Water Conservation and Supply Plan focused on municipal conservation and infrastructure improvements, in addition to relevant policies, community-wide regulations and enforcement. The plan should be updated as needed to include or consider best practices in water conservation and supply management.	• Whistler's Outdoor Potable Water Use Bylaw was adopted by Council in spring 2018, with work on the Once-Through Cooling Bylaw now in progress.
short	8.5.4.2	Enhance public engagement, communications and social marketing initiatives to optimize water conservation efforts and emergency preparedness related to water shortages.	• Stakeholder outreach will continue through 2018.
short	8.5.4.3	Explore opportunities to improve municipal irrigation systems to maximize efficiency and reduce irrigation needs.	• Significant upgrades done in 2016, and further refinements to systems and policies undertaken in 2017. RMOW system is now very efficient and responsive.

long	8.5.4.4	Consider opportunities to increase and promote rainwater and grey water capture and use in public and private infrastructure.	• No specific initiative led by RMOW staff at this time

8.5.5 Enhance Weather Independent Tourism Opportunities

	Recommended Action		Updates
short	8.5.5.1	Consider the development of a comprehensive resort-wide product enhancement, communications and marketing strategy to improve and promote the range of weather-independent and all-season tourism and recreation opportunities.	• Advancement of Arts, Culture and Heritage programing and itineraries under development
short	8.5.5.2	Explore possibilities to secure additional appropriate waterfront areas for parks and recreation as needed (according to carrying capacity research) to support long-term growth in summer visitation, while preserving the environmental values of new site(s).	• Parkhurst land acquisition completed.
short	8.5.5.3	Continue to advance both cultural tourism development and the expansion of complementary learning and education initiatives.	• New Manager, Cultural Planning & Development role created at RMOW. • Dedicated work plan developed and rolled out in 2017, advancement of new and ongoing initiatives underway.
med	8.5.5.4	Explore opportunities to develop easily-accessible and affordable non-skiing, snow-based winter activities above the valley.	• No specific initiative led by RMOW staff at this time
med	8.5.5.5	Explore opportunities to accelerate Whistler Blackcomb Bike Park and other multi-use trail expansion in both physical footprint and length of season.	• Alpine Trail program continues to be progressed
med	8.5.5.6	Place emphasis in relevant municipal policies on re-purposing existing under-used space to diversify tourism economy and provide non-snow-dependent recreation opportunities; remove barriers and encourage innovation.	• Park Master Planning project initiated for 2018

8.5.6 Improve Ski Infrastructure for Weather Variability

	Recommended Action		Updates
short	8.5.6.1	Anticipate snowline changes and consider building, improving and/or moving lifts, trails and other infrastructure accordingly to maintain and enhance terrain quality and user experience.	• CECAP implementation recommended for WB. • $66M investment in lift infrastructure in progress (Blackcomb Gondola, Emerald Express upgrades, Catskinner relocation etc...)
short	8.5.6.2	Continue to improve summer/fall grooming, trail surfacing and snowmaking operations at lower elevations to facilitate more effective snow management in low-snow conditions for alpine and cross-country ski trails.	• CECAP implementation recommended for WB.

short	8.5.6.3	Consider the potential to offer a Whistler Blackcomb combination ski/bike park pass and promote the overlap of recreation offerings earlier and later in the respective seasons.	• CECAP implementation recommended for WB.
med	8.5.6.4	Investigate potential land exchanges to optimize potential ski terrain.	• CECAP implementation recommended for WB.
med	8.5.6.5	Investigate opportunities to develop and/or improve policies related to alpine land use and development, with emphasis on enhancing recreation offerings and protecting the environment.	• CECAP implementation recommended for WB. • WB has ongoing environmental policy focus on 'Mountain Ecosystems' including Operation Green Up, integration into Standard Operating Procedures outlined on website

8.5.7 Minimize Threats to Ecosystems, Biodiversity and the CCF

		Recommended Action	Updates
short	8.5.7.1	Improve invasive species management efforts related to increasing pressures associated with a changing climate.	• RMOW engages Sea to Sky Invasive Species Council to identify, monitor and control priority invasive species on municipal lands, and to deliver public education.
med	8.5.7.2	Develop and implement a Biodiversity Conservation Strategy that considers climate change and includes recommendations to monitor and protect ecosystem health and biodiversity from pressures including climate change.	• OCP policy added to develop a Priority Habitat Management Strategy that will address ecosystem health, biodiversity, connectivity, climate change etc.
med	8.5.7.3	Conduct research and modify Cheakamus Community Forest management plans and practices to minimize risks related to climate change.	• CCF has changed silviculture strategy and modified tree stocking standards to take climate change into account

6 CLOSING COMMENTS

The impact of changing climatic conditions – especially reliable snow patterns – has the potential to substantially impact Whistler's primary economic engine – tourism. Informed, strategic planning that considers and evaluates the impacts of the issues related to climate change and rising fuel costs can help to ensure that Whistler is best positioned to maintain its success into the future.

Energy management as sound fiscal management is seen as a key priority by leading organizations both across our community, and beyond. As such, RMOW staff are committed to tracking corporate and community level energy consumption, expenditures, and associated greenhouse gas emissions on an annual basis. Moreover, the Whistler community is vocally concerned about both effective energy management and the ongoing mitigation of our local contributions to global climate change, and they continue to tell us so across a variety of community engagement channels.

Accurate, detailed data is fundamental to these discussions; information like that which is included within this report will continue to provide a strong basis for informed decision-making as our community measures its success, matures, evolves, and thrives in the coming decades.

Finally, emissions from our corporate and community inventories are not the only emissions related to the activities of our community – as a community premised on destination tourism, there are significant emissions associated with the travel to, and from Whistler. While precise data on the scale of these emissions is difficult to quantify, the research undertaken during the creation of our existing Integrated Energy, Air Quality and GHG Emissions Management Plan did endeavor to estimate the approximate level of these emissions. By using visitor point-of-origin data from Tourism Whistler research and applying typical distance-based emission factors for various travel modes, a total estimate of 'inter-community' estimated GHG emissions was calculated for the year 2000. Assuming a relatively stable point-of-origin mix, and then applying total annual visitation numbers, inter-community travel emissions have been coarsely estimated for each year from 2001 through 2017. In approximate terms, inter-community travel emissions likely represent 5-10 times the total footprint included within Whistler's community inventory. Given its scale and relation to our community economic engines, this is an issue that should not be overlooked within Whistler's (or any similar community's) ongoing discussions of climate mitigation and adaptation approaches.

APPENDICES

A	Whistler Updated 2017 Community Energy & Emissions Inventory
B	RMOW 2017 Corporate Energy & Emissions Inventory
C	Summary of Emission Factors
D	Summary of Corporate Carbon Neutral Commitment • RMOW Carbon Footprint • Verified Emission Reductions (VERs)

APPENDIX B

Summary of RMOW 2017 Corporate Energy & Emissions Inventory

RMOW Energy and GHG Emissions Assessment - 2017
By Division, Department

Division	Dept.	Workgroup	Organizational Unit	Totals							
					cost ($)	mobile fuels (Litres)	mobile fuels (GJ)	stationary gas (GJ)	Electricity (GJ)	Total Energy Use (GJ)	GHGs (tCO2e)
1100			**Mayor & Council**	$	**2,144**	**1,636.8**	**147.8**	–	–	**148**	**3.87**
	1101		Mayor & Council	$	2,144	1,636.8	147.8	-	-	148	3.87
1200			**CAO Office**	$	**3,463**	**785.7**	**91.1**	–	–	91	**1.86**
	1201		Administrator	$	3,430	760.3	90.2	-	-	90	1.80
	3100		Human Resources	$	33	25.5	0.9	-	-	1	0.06
5000			**Resort Experience**	$	**574,940**	**82,318.1**	**4,836.5**	**4,660**	**12,719**	**22,215**	**470.81**
	5100		General Manager	$	84	63.9	2.2	-	-	2	0.15
	1401		Partnership & Economic Services	$	92	70.0	2.4	-	-	2	0.17
	5200		Resort Parks Planning	$	788	727.1	25.2	-	-	25	1.64
	1402		Village Animation	$	528	491.9	17.0	-	-	17	1.10
	5400		Resort Planning	$	382	291.6	10.1	-	-	10	0.69
	5300		Park/Village Operations	$	570,298	78,130.6	2,860.0	4,660	12,719	20,238	461.22
	7200		Building Dept.	$	2,135	1,955.3	67.8	-	-	68	4.46
	8300		Environment Stewardship	$	634	587.7	1,851.8	-	-	1,852	1.39
6000			**Infrastructure Services**	$	**1,154,988**	**167,695.7**	**6,387.0**	**4,902**	**29,369**	**40,658**	**744.27**
	6100		General Manager	$	616	573.9	19.9	-	-	20	1.29
	6200		Development Services	$	133	101.7	3.5	-	-	4	0.25
	6400		Transportation	$	178,979	95,183.7	3,644.2	-	1,560	5,205	245.30
	6500		Central Services	$	3,134	2,074.5	1.2	21	-	22	6.01
	6600		Environmental Operations	$	70,479	62,357.3	2,266.9	-	-	2,267	150.37
	8200		Water Utility	$	401,594	-	-	-	12,480	12,480	36.98
	8300		Sewer Utility	$	406,169	7,051.4	439.1	4,881	13,490	18,810	303.19
	6600		Solid Waste	$	93,421	-	-	-	1,838	1,838	0.03
	6800		Transit	$	131	100.3	3.5	-	-	3	0.24
	6800		Emergency Planning	$	331	252.9	8.8	-	-	9	0.61
7000			**Corporate & Community Services**	$	**321,080**	**49,427.5**	**1,805.0**	**6,900**	**7,043**	**15,748**	**484.89**
	7100		CCS General	$	30	22.6	0.8	-	-	1	0.05
	2200		CEES/Leg Services	$	191	146.1	5.1	-	-	5	0.32
	2300		Financial Services	$	191	146.1	5.1	-	-	5	0.35
	2400		Fiscal Planning	$	-	-	-	-	-	-	-
	2500		Information Technology	$	1,539	1,224.5	42.4	-	-	42	2.86
	4100		Bylaw	$	19,509	8,591.7	297.8	-	302	600	20.21
	4300		Fire	$	26,930	22,941.6	860.0	-	-	860	57.12
	5800		Meadow Park Sports Centre	$	255,820	1,724.1	59.8	6,900	6,741	13,701	371.02
	4200		RCMP	$	94	412.1	14.3	-	-	14	0.93
	5500		Whistler Public Library	$	500	381.4	13.2	-	-	13	0.90
	5700		Recreation	$	16,274	13,837.3	506.6	-	-	507	31.12
				$	**2,056,616**	**301,863.7**	**13,267.5**	**16,462**	**49,131**	**78,860**	**1,705.70**
										bio tCO2e	**32.79**

APPENDIX C
Summary of Emission Factors

Summary of Emission Factors

based on 2012 BC Best Practices Methodology for Quantifying GHG Emissions, BC Ministry of Environment (Sept, 2012)

Stationary Emissions

Source Fuel	TOTAL (Petro)		Key Conversion	
	t CO2e/GJ	tCO2e/litre		
Natural Gas	0.0503	n/a		
Propane	0.0610	0.001544	0.025310	GJ/litre
Diesel (B0)	0.0728	0.002790	0.038300	GJ/litre

Mobile Emissions

Light Duty Vehicles

Source Fuel	TOTAL (Petro)		TOTAL (Bio)		TOTAL (All)		Key Conversion	
	t CO2e/GJ	tCO2e/litre	t CO2e/GJ	tCO2e/litre	t CO2e/GJ	tCO2e/litre		
Gasoline (E0)	0.0709	0.00248	0.00000	0.0000	0.0709	0.002483	0.03500	GJ/litre
E5 Gasoline	0.0675	0.00236	0.00319	0.0001	0.0707	0.002436	0.03500	GJ/litre
E10 Gasoline	0.0641	0.00224	0.00638	0.0001	0.0705	0.002389	0.03500	GJ/litre
Diesel (B0)	0.0713	0.00273	0.00000	0.0000	0.0713	0.002732	0.03830	GJ/litre
B4 Diesel (RLCFR)	0.0685	0.00262	0.00275	0.0001	0.0713	0.002722	0.03830	GJ/litre
B5 Diesel	0.0678	0.00260	0.00343	0.0001	0.0712	0.002720	0.03830	GJ/litre
B10 Diesel	0.0643	0.00246	0.00687	0.0002	0.0711	0.002707	0.03830	GJ/litre
B20 Diesel	0.0572	0.00219	0.01373	0.0003	0.0710	0.002681	0.03830	GJ/litre
Propane	0.0605	0.00153	0.00000	0.0000	0.0605	0.001532	0.02531	GJ/litre
Natural Gas	0.0562		0.000000	0.0000	0.0562		0.05379	GJ/kg

Light Duty Trucks (incl. SUVs & Minivans)

Source Fuel	TOTAL (Petro)		TOTAL (Bio)		TOTAL (All)		Key Conversion	
	t CO2e/GJ	tCO2e/litre	t CO2e/GJ	tCO2e/litre	t CO2e/GJ	tCO2e/litre		
Gasoline (E0)	0.0720	0.00252	0.00000	0.0000	0.0720	0.002519	0.03500	GJ/litre
E5 Gasoline	0.0685	0.00240	0.00319	0.0001	0.0717	0.002471	0.03500	GJ/litre
E10 Gasoline	0.0650	0.00228	0.00638	0.0001	0.0714	0.002422	0.03500	GJ/litre
Diesel (B0)	0.0713	0.00273	0.00000	0.0000	0.0713	0.002733	0.03830	GJ/litre
B4 Diesel (RLCFR)	0.0685	0.00262	0.00275	0.0001	0.0713	0.002722	0.03830	GJ/litre
B5 Diesel	0.0678	0.00260	0.00343	0.0001	0.0713	0.002720	0.03830	GJ/litre
B10 Diesel	0.0643	0.00246	0.00687	0.0002	0.0712	0.002707	0.03830	GJ/litre
B20 Diesel	0.0572	0.00219	0.01373	0.0003	0.0710	0.002681	0.03830	GJ/litre
Propane	0.0605	0.00153	0.00000	0.0000	0.0605	0.001532	0.02531	GJ/litre
Natural Gas	0.0562		0.000000	0.0000	0.0562		0.05379	GJ/kg

Heavy Duty Vehicles

Source Fuel	TOTAL (Petro)		TOTAL (Bio)		TOTAL (All)		Key Conversion	
	t CO2e/GJ	tCO2e/litre	t CO2e/GJ	tCO2e/litre	t CO2e/GJ	tCO2e/litre		
Gasoline (E0)	0.0672	0.00235	0.00000	0.0000	0.0672	0.002352	0.03500	GJ/litre
E5 Gasoline	0.0640	0.00224	0.00319	0.0001	0.0672	0.002235	0.03500	GJ/litre
E10 Gasoline	0.0607	0.00212	0.00638	0.0001	0.0671	0.002117	0.03500	GJ/litre
Diesel (B0)	0.0708	0.00271	0.00000	0.0000	0.0708	0.002712	0.03830	GJ/litre
B4 Diesel (RLCFR)	0.0680	0.00260	0.00275	0.0001	0.0708	0.002722	0.03830	GJ/litre
B5 Diesel	0.0673	0.00258	0.00343	0.0001	0.0707	0.002720	0.03830	GJ/litre
B10 Diesel	0.0638	0.00244	0.00687	0.0002	0.0707	0.002707	0.03830	GJ/litre
B20 Diesel	0.0568	0.00218	0.01373	0.0003	0.0705	0.002681	0.03830	GJ/litre

Off Road Vehicles

Source Fuel	TOTAL (Petro)		TOTAL (Bio)		TOTAL (All)		Key Conversion	
	t CO2e/GJ	tCO2e/litre	t CO2e/GJ	tCO2e/litre	t CO2e/GJ	tCO2e/litre		
Gasoline (E0)	0.0675	0.00236	0.00000	0.0000	0.0675	0.002361	0.03500	GJ/litre
E5 Gasoline	0.0642	0.00225	0.00319	0.0001	0.0674	0.002243	0.03500	GJ/litre
E10 Gasoline	0.0609	0.00213	0.00638	0.0001	0.0673	0.002125	0.03500	GJ/litre
Diesel (B0)	0.0785	0.00301	0.00000	0.0000	0.0785	0.003007	0.03830	GJ/litre
B4 Diesel (RLCFR)	0.0754	0.00289	0.00275	0.0001	0.0782	0.002722	0.03830	GJ/litre
B5 Diesel	0.0746	0.00286	0.00343	0.0001	0.0781	0.002720	0.03830	GJ/litre
B10 Diesel	0.0707	0.00271	0.00687	0.0002	0.0776	0.002707	0.03830	GJ/litre
B20 Diesel	0.0630	0.00241	0.01373	0.0003	0.0767	0.002681	0.03830	GJ/litre

APPENDIX D

Summary of 2016 Corporate Carbon Neutral Commitment

RMOW Energy and GHG Emissions Assessment - 2017
By Division, Department

Division	Dept.	Workgroup	Organizational Unit	GHGs (tCO2e)	carbon cost w contracted emissions ($) (not GST)
1100			**Mayor & Council**	**3.87**	**$ 96.68**
	1101		Mayor & Council	3.87	$ 96.68
1200			**CAO Office**	**1.86**	**$ 46.41**
	1201		Administrator	1.80	$ 44.91
	3100		Human Resources	0.06	$ 1.50
5000			**Resort Experience**	**470.81**	**$ 13,810.37**
	5100		General Manager	0.15	$ 3.78
	1401		Partnership & Economic Services	0.17	$ 4.13
	5200		Resort Parks Planning	1.64	$ 40.89
	1402		Village Animation	1.10	$ 27.60
	5400		Resort Planning	0.69	$ 17.22
	5300		Park/Village Operations	461.22	$ 13,570.44
	7200		Building Dept.	4.46	$ 111.60
	8300		Environment Stewardship	1.39	$ 34.72
6000			**Infrastructure Services**	**744.27**	**$ 33,549.81**
	6100		General Manager	1.29	$ 32.20
	6200		Development Services	0.25	$ 6.13
	6400		Transportation	245.30	$ 9,005.55
	6500		Central Services	6.01	$ 150.26
	6600		Environmental Operations	150.37	$ 4,779.22
	8200		Water Utility	36.98	$ 8,404.48
	8300		Sewer Utility	303.19	$ 8,599.82
	6600		Solid Waste	0.03	$ 2,550.86
	6800		Transit	0.24	$ 6.04
	6800		Emergency Planning	0.61	$ 15.24
7000			**Corporate & Community Services**	**484.89**	**$ 12,122.30**
	7100		CCS General	0.05	$ 1.33
	2200		CEES/Leg Services	0.32	$ 8.03
	2300		Financial Services	0.35	$ 8.63
	2400		Fiscal Planning	-	$ -
	2500		Information Technology	2.86	$ 71.52
	4100		Bylaw	20.21	$ 505.30
	4300		Fire	57.12	$ 1,428.10
	5800		Meadow Park Sports Centre	371.02	$ 9,275.52
	4200		RCMP	0.93	$ 23.32
	5500		Whistler Public Library	0.90	$ 22.53
	5700		Recreation	31.12	$ 778.02
				1,705.70	**$ 59,625.58**

	32.79

Total Estimated Contracted Emissions		**680**
Offset Cost of Contracted Emissions	**$**	**17,000**

Verified Emission Reduction (VERs)

2010 – 2017 Carbon Neutrality: The RMOW has purchased and retired Verified Emission Reduction credits equal to its entire corporate carbon footprint for every year between 2010 and 2017 inclusive. A summary is provided below:

Year	VERs	Project	Certification Standard	Registry	Vendor
2010	1,145 tonnes	Mare Monastir Wind Farm, Turkey	Gold Standard – project reference: GS368	GS APX Registry	Offsetters Clean Technology Inc.
	1,145 tonnes	Sun Select Aldegrove Biomass Boiler, British Columbia	ISO 14064-3 and CDM additionality tool	Markit Registry	Offsetters Clean Technology Inc.
2011	1,063 tonnes	Mare Monastir Wind Farm, Turkey	Gold Standard – project reference: GS368	Markit Registry	Offsetters Clean Technology Inc.
	1,063 tonnes	Sun Select Aldegrove Biomass Boiler, British Columbia	ISO 14064-3 and CDM additionality tool	Markit Registry	Offsetters Clean Technology Inc.
2012	973 tonnes	Mare Monastir Wind Farm, Turkey	Gold Standard – project reference: GS368	Markit Registry	Offsetters Clean Technology Inc.
	974 tonnes	Sun Select Aldegrove Biomass Boiler, British Columbia	ISO 14064-3 and CDM additionality tool	Markit Registry	Offsetters Clean Technology Inc.
2013	1,617 tonnes	Cheakamus Community Forest, British Columbia	BC Emission Offsets Regulation using the BC Forest Carbon Offset Protocol	Markit Registry	Cheakamus Community Forest
2014	1,805 tonnes	Cheakamus Community Forest, British Columbia	BC Emission Offsets Regulation using the BC Forest Carbon Offset Protocol	Markit Registry	Cheakamus Community Forest
2015	1,751 tonnes	Cheakamus Community Forest, British Columbia	BC Emission Offsets Regulation using the BC Forest Carbon Offset Protocol	Markit Registry	Cheakamus Community Forest
2016	1,810 tonnes	Cheakamus Community Forest, British Columbia	BC Emission Offsets Regulation using the BC Forest Carbon Offset Protocol	Markit Registry	Cheakamus Community Forest
2017	2,385 tonnes	Cheakamus Community Forest, British Columbia	BC Emission Offsets Regulation using the BC Forest Carbon Offset Protocol	Markit Registry	Cheakamus Community Forest

2013 - 2017 Carbon Neutrality: The RMOW has purchased VERs from the Cheakamus Community Forest (CCF) to offset 2013 - 2016 corporate emissions. More information about the project can be found on the Cheakamus Community Forest (CCF) website (http://www.cheakamuscommunityforest.com/ccf-projects/)

RMOW staff are confident in the benefits of supporting a local offset project, the co-benefits associated with the project approaches, and the independent, third party rigour that is being applied to the CCF project. Consistent with our commitments in both the UBCM Climate Action Charter, and the RMOW Carbon Neutral Plan, the RMOW remains committed to achieving carbon neutrality with respect to all corporate operations. All RMOW departments have been charged internally for the costs associated with the RMOW carbon neutrality commitments. All departments continue to use the price signals that these costs imply ($25/tCO2e) to improve financial decision making and preference cost-effective projects and initiatives that are capable of continuously reducing carbon emissions, and decreasing carbon costs across corporate operations. Note that consistent with Provincial policy, the carbon neutral commitment of the RMOW includes an estimate of the contracted emissions associated with 'traditional services of local government' (eg. any contracted snow clearing in the Village, solid waste collection contracts etc...)

See Appendix D above for more detail.



THE RESORT MUNICIPALITY OF WHISTLER

Host Mountain Resort
2010 Olympic and Paralympic
Winter Games

4325 Blackcomb Way
Whistler, BC Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	August 14, 2018	**REPORT:**	18-100
FROM:	Resort Experience	**FILE:**	DP1622 & DVP1156
SUBJECT:	7200 LORIMER ROAD –TELUS BUILDING ADDITION		

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 DP1622 and Development Variance Permit DVP1156 for a one-storey building addition with the following variances:

a) Vary the front setback from 60.0m to 28.0m;
b) Vary the north side setback from 60.0m to 16.1m;
c) Vary the south side setback from 60.0m to 30.7m;
d) Vary the rear setback from 60.0m to 18.5m.

as per the architectural plans prepared by C.S.Clark Design (A1 - A6), dated August 8, 2018, attached as Appendix “B” to Administrative Report No. 18-100.

REFERENCES

Owners:	British Columbia Telephone Company	
Location:	7200 Lorimer Road	
Legal Description:	BLOCK F DISTRICT LOT 4752 GROUP 1 NEW WESTMINSTER DISTRICT	
Current Zoning:	RR1 (Rural Resource One)	
Appendices:	”A”	Location Map
	‘B’	Architectural Plans
	‘C’	Letters from Neighbours

PURPOSE OF REPORT

This report seeks Council’s approval of Development Permit Application DP1622 and Development Variance Permit DVP1156, an application for a one-storey building addition to the existing Telus utility building at 7200 Lorimer Road.

The proposed development is subject to the guidelines of Development Permit Area #8 – Lorimer Hill, in Official Community Plan Amendment Bylaw No. 1021, 1993. The development is also subject to Council approval for variances to the minimum setback requirements in the Zoning Bylaw for the proposed building addition.

DISCUSSION

Background

The existing Telus utility building was developed in 1979 under Zoning Bylaw No. 9, RR1 Zone, which permitted “public utility buildings and structures”. The minimum site area for public utility uses was one acre, in which the property is 0.94 acres and therefore non-conforming. At the time, the zoning required buffer areas for public utility uses, in which no building was allowed to be located within two hundred feet (60 metres) from parcel boundaries.

Under the current Zoning Bylaw No. 303, the RR1 zone requires a minimum 60 metre setback from all parcel boundaries for utility uses, which is in line with the buffer areas required in the preceding bylaw. The minimum setback requirements, however, are unachievable on a site one acre in size, or 0.94 acres in size in the case of the subject property. As such, setback variances are required for any new development on site.

Generally, the RR1 zone, which applies to Whistler’s Crown land areas, provides for a range of resource uses and outdoor recreation. It is recognized that the RR1 zone regulations did not contemplate or address the limitations on utility uses and existing site areas.

Proposed Development

The following provides a summary of the main features of the proposed development. The detailed development permit drawings are attached in Appendix B and are consistent with the OCP design guidelines for Lorimer Hill as outlined in the OCP analysis section of this report.

Site Context

The property is located at 7200 Lorimer Road within the Lorimer Hill Development Permit Area. The site is bounded by Lorimer Road to the west, Whistler’s Children Centre Society to the north, residential detached dwellings to the east, and utility telecom services to the south. Access to the site is from the existing entrance from Lorimer Road at the southwest corner of the site.

Site Development

The proposal is for a one storey building addition totalling 102.5 sq.m. in gross floor area, to be built at grade at the northeast end of the existing 753 sq.m. utility building, as shown on the drawings in Appendix B. The proposal includes a staircase and hallway leading to the new office space. The existing building has metal cladding, roofing and trim in a green and yellow colour scheme; the new addition will be finished to match.

In response to resident concerns regarding privacy of adjacent residential dwellings, the applicant revised the design as follows: the proposed windows are now shown on the south and west elevations, instead of the east elevation, which faces the adjacent residential properties; and the proposed office width was reduced by 2 ft (0.6 metres), which increased the proposed building setback from the rear parcel line from 17.9 metres to 18.5 metres.

Given the parcel dimensions (60m x 64m), it is impossible to satisfy the 60 metre setback requirement and four setback variances are requested as described in the accompanying table:

Variance Request	Zoning and Parking Bylaw No. 303 Regulation	Staff Comment
Vary the front setback from 60.0 metres to 28.0 metres.	Part 14.1 (13) "The minimum permitted setback for buildings used for utility, resource use, sewage disposal treatment plan buildings and related activities is 60 metres."	Due to the parcel dimensions, this regulation would effectively sterilize the lot. Staff support these variances as the proposed addition remains over 15 metres set back from all parcel lines and is screened from neighbouring properties by existing vegetation.
Vary the north side setback from 60.0 metres to 16.1 metres.		
Vary the south side setback from 60.0 metres to 30.7 metres.		
Vary the rear setback from 60.0 metres to 18.5 metres.		

Seven coniferous trees will be removed in order to construct the new addition. Existing vegetation will be retained in the rear and side setback areas as a visual screen. The landscape plan proposes new shrubs and groundcover to blend and naturalize with existing vegetation.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character. Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	The proposed development permit application building addition utilizes a design that reflects and incorporates these values.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Energy	The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated.	Energy is required to manufacture the necessary building materials and implement and maintain the development.

The proposed building addition at 7200 Lorimer Rd does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Development Variance Permit Criteria

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

Potential Positive Impacts	Comment
Complements a particular streetscape or neighbourhood.	The Lorimer Road streetscape is not affected by this application. The works are not visible from the street.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	The proposed addition steps up with the existing sloped topography. Minimal cut and fill is proposed.
Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops.	N/A
Results in superior siting with respect to light access resulting in decreased energy requirements.	N/A
Results in superior siting with respect to privacy.	Limited visibility from neighbouring properties; vegetation will be retained in rear and side setbacks as a visual screen.
Enhances views from neighbouring buildings and sites.	N/A

Potential Negative Impacts	Comments
Is inconsistent with neighbourhood character.	N/A
Increases the appearance of building bulk from the street or surrounding neighbourhood.	The addition will increase the size of the utility building, but is one-storey, low in profile and still in keeping with the scale of the site.
Requires extensive site preparation.	N/A
Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, and views).	N/A
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	N/A
Requires a height variance to facilitate gross floor area exclusion.	N/A
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations).	N/A

Zoning Analysis

The property is zoned RR1 (Rural Resource One) requiring minimum 60 metre setbacks for utility buildings. Given the parcel dimensions (60m x 64m), it is impossible to satisfy the 60 metre setback requirement and four setback variances are requested as described in the Discussion section of this report.

As per Part 5 Section 6 of the Zoning Bylaw, utility uses are allowed in all zones and therefore is a conforming use. The proposed floor space ratio is 0.22, which is within the allowable floor space ratio of 0.25. The proposed height of 4.57 metres is well below the existing allowable height of 14 metres. The 11 parking spaces currently provided meets the minimum required parking stalls based on the gross floor area, as per Part 6 of the Zoning Bylaw.

OCP Development Permit Guidelines

The property is located within Development Permit Area #8 – Lorimer Hill and is subject to development permit approval and guidelines for the form and character of development, the protection of development from hazardous conditions, and protection of the natural environment.

The development is consistent with the OCP design objectives and guidelines for a development outlined in the OCP Development Permit Area: DPA 8. In summary, the development achieves the following:

- building design and siting is coordinated with adjacent development
- height and building mass is kept to a minimum
- existing vegetation will be retained as a visual screen
- minimal cut and fill is proposed
- slope stability has been reviewed by a geotechnical engineer

Landscape Security Policy

As the landscape estimate is valued at less than $25,000, the landscape security may be waived.

BUDGET CONSIDERATIONS

There are no significant budget implications with this proposal. The application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted on the property per application requirements.

Notices were sent to surrounding property owners in July, 2018. At the time of writing this report, two letters had been received from neighbours, attached as Appendix C.

The letters express concerns regarding privacy and the potential negative impacts on adjacent residential properties. In response, the applicant agreed to relocate east facing windows and increase the proposed rear setback by 2 feet (0.6 m).

The letters also express concerns regarding noise from exterior mechanical equipment. Because the proposed addition is for auxiliary office use only, there will be no increase in mechanical noise. New HVAC systems will be contained inside the new addition. The application does not propose to change the current use as a telecommunications building.

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

SUMMARY

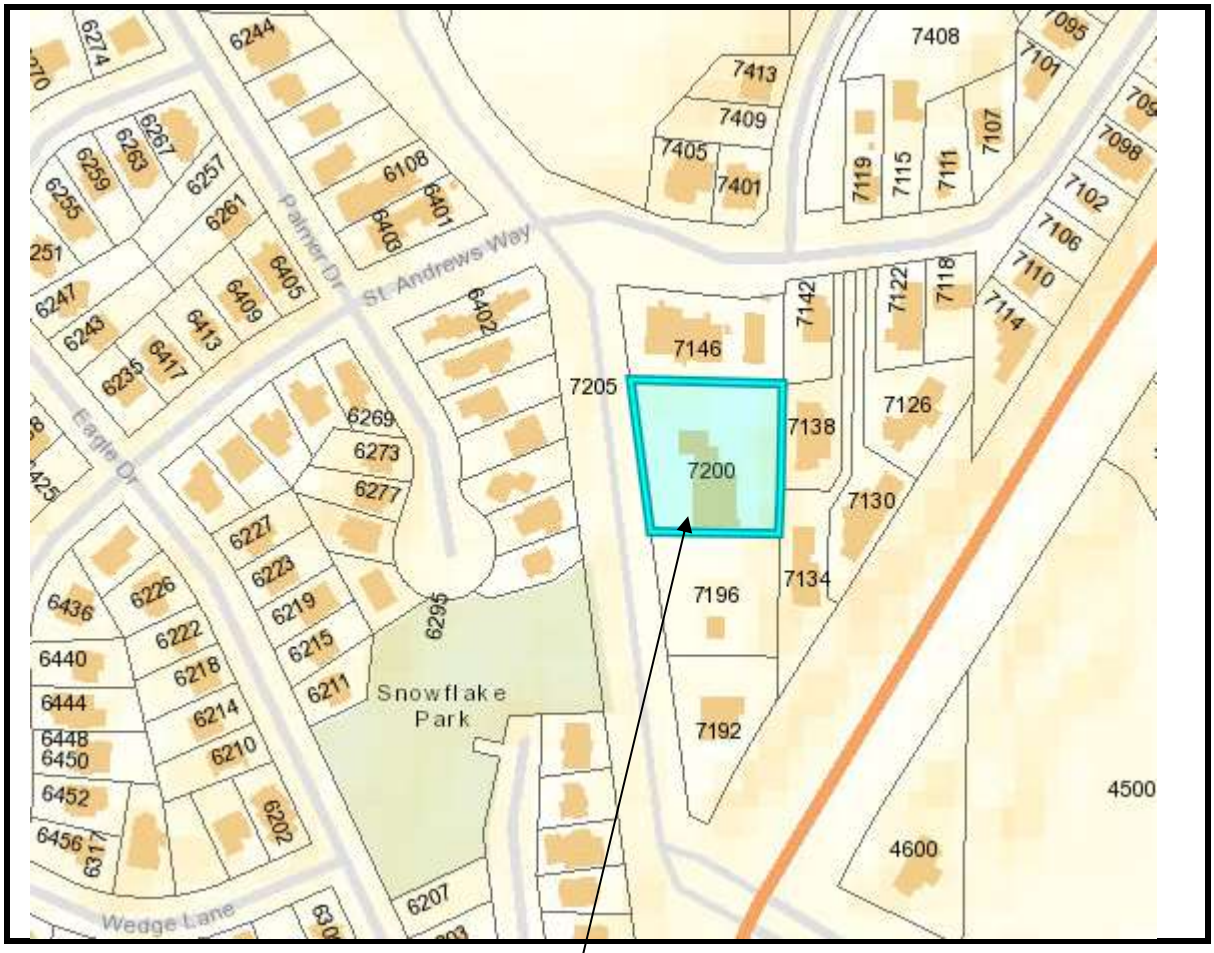
This report seeks Council's approval of the issuance of Development Permit DP1622 and Development Variance Permit DVP1156, an application for a one-storey addition to an existing utility building at 7200 Lorimer Rd with building setback variances.

Respectfully submitted,

Jessie Abraham
PLANNING ANALYST
For
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A

DP 1622 & DVP 1156 – 7200 Lorimer Road
Telus Building Addition



SUBJECT PROPERTY

Appendix B

TELUS BUILDING

7200 Lorimer Road
Whistler, BC

Re-Issued for Development Permit

August 8, 2018

STARK
architecture

Stark Architecture Ltd.
316 - 402 W. Pender St
Vancouver, BC V6B 1T6
t. 604 620 1210
e. contact@starkarch.com

ARCHITECTURAL DRAWING INDEX

A1	Cover Sheet / Location Plan & Area Analysis
A2	Site Plan
A3	Landscape Plan
A4	Existing Floor Plan
A5	Proposed Office Floor Plan
A6	Elvations & Cross Section
A7	Unnamed

PROJECT INFORMATION:

CIVIC ADDRESS: 7200 LORIMER ROAD. WHISTLER, BC

LEGAL DESCRIPTION: BLOCK F DISTRICT LOT 4752 GP 1

P.I.D.: 016-125-053

ZONING: RR1

EXISTING OCCUPANCY: F2 & D

NEW OCCUPANCY: D - NEW OFFICE ADDITION

PARKING SPACES: PER ZONING BYLAW PART 6, TABLE 6-A

PARKING REQUIRED:

EXISTING UTILITY / WAREHOUSE = 1 SPACE/100 M²
EXISTING AREA = 752.96 M2 =7.53 SPACES

PROPOSED OFFICE AREA = 3 SPACES/100 M²
PROPOSED AREA = 92.14 M² = 2.76 SPACES

TOTAL SPACES = 10.29 SOACES = **11 SPACES**

PARKING PROVIDED: 11 SPACES - SEE SITE PLAN (A2)

DESIGNED UNDER PART 3 BC BUILDING CODE 2012

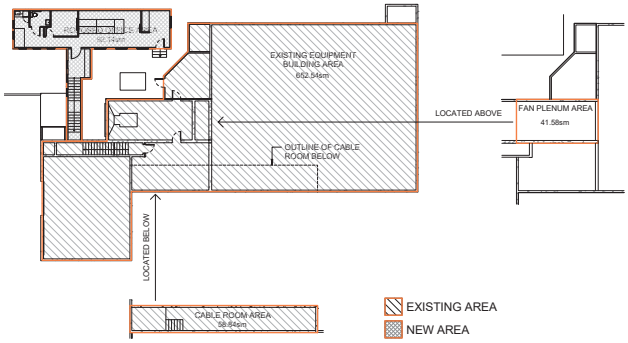
SCOPE OF WORK:

1. CONSTRUCT NEW 1110 SQUARE FOOT OFFICE ADDITION BEHIND THE EXISTING BUILDING LOCATED AT 7200 LORIMER ROAD IN WHISTLER.

2. ADD NEW LANDSCAPING AS PER LANSCAPE PLAN ON SHEET A2



1 Location Plan
n.t.s.



2 Area Plan
A1 scale: 1/16" = 1'-0"

AREA ANALYSIS
NOTE:
- ALL AREAS SHOWN ARE IN SQUARE METRES
- AREAS MEASURED 6" OUT FROM INTERIOR WALL FACE

SITE AREA = 3814.5 m² = MAX GFA = 953.63 m²

EXISTING AREAS

EXISTING GARAGE AND MECHANICAL ROOM GFA:	652.54 m²
CABLE ROOM GFA:	58.84 m²
UPPER PLENUM GFA:	41.58 m²
TOTAL EXISTING GFA:	752.96 m²

PROPOSED AREAS

PROPOSED OFFICE GFA:	92.14 m²
TOTAL PROPOSED GFA:	92.14 m²

TOTAL EXISTING + PROPOSED GFA: 845.1m²

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TELUS BUILDING

7200 Lorimer Road
Whistler, BC

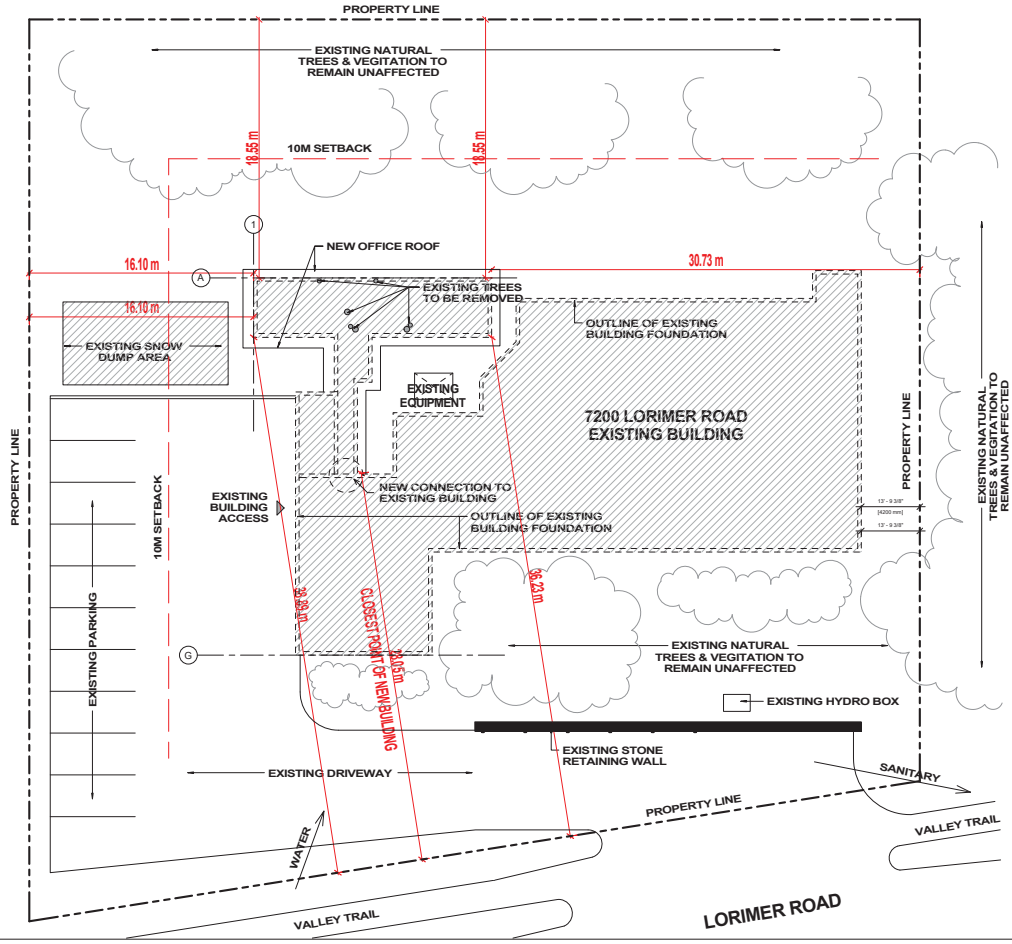
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Cover Sheet / Location Plan & Area Analysis

August 8, 2018 Scale :As indicated

Stamp

A1



1 Site Plan
A2 scale : 3/32" = 1'-0"

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TELUS BUILDING

7200 Lorimer Road
Whistler, BC

Re-Issued for Development Permit

Site Plan

August 8, 2018 Scale : 3/32" = 1'-0"

Stamp

A2

LANDSCAPE NOTES:

* ALL LANDSCAPE TO BE ACCORDING TO THE LATEST VERSION OF THE CANADIAN LANDSCAPE STANDARD. CONTRACTOR TO ENSURE POSITIVE DRAINAGE.

* ANY EXISTING TREES THAT WERE REMOVED AS PART OF THE CONSTRUCTION ARE TO BE REPLACED.

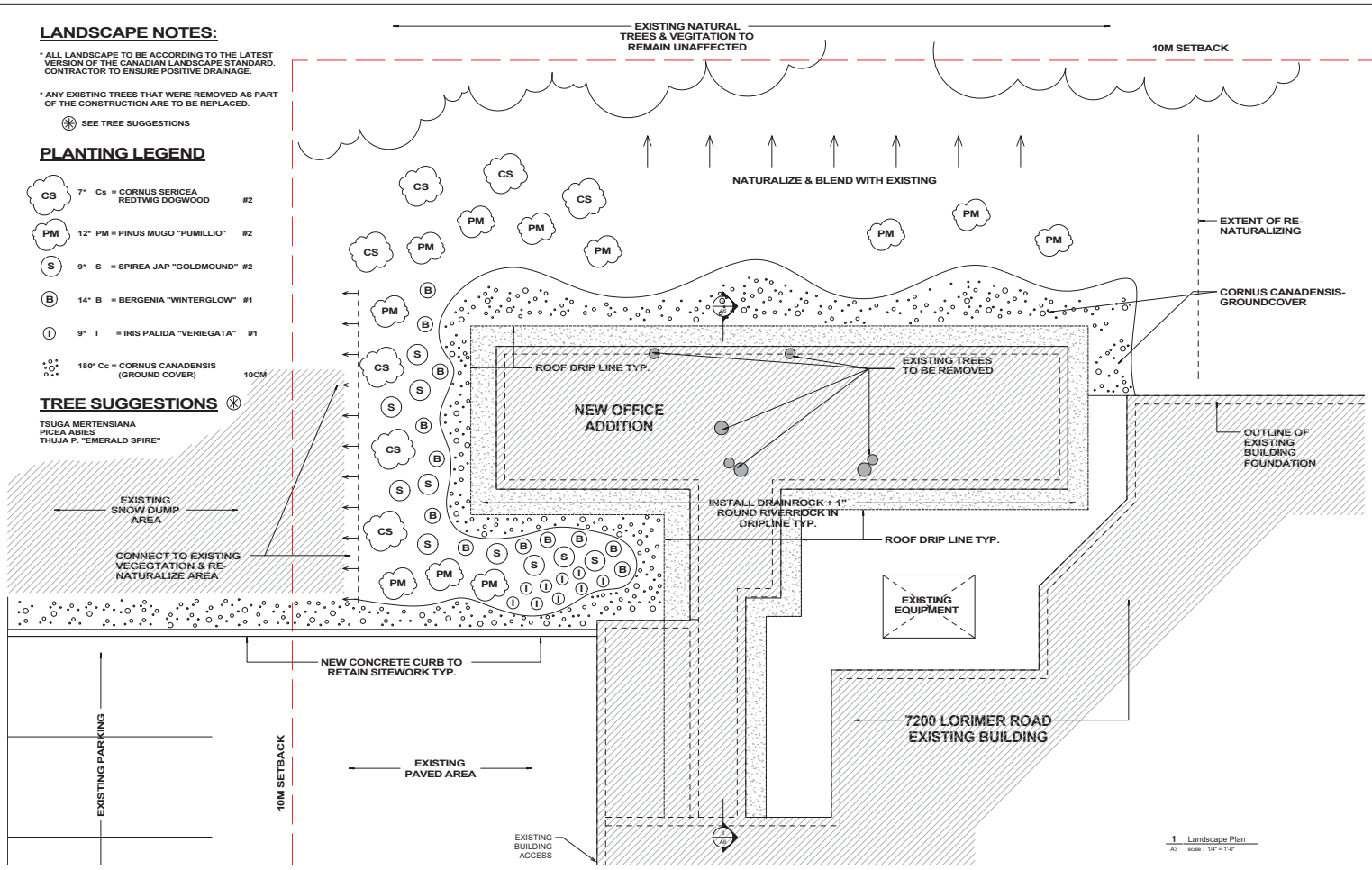
SEE TREE SUGGESTIONS

PLANTING LEGEND

CS	7*	Cs	= CORNUS SERICEA REDTWIG DOGWOOD	#2
PM	12*	PM	= PINUS MUGO "PUMILLIO"	#2
S	9*	S	= SPIREA JAP "GOLDMOUND"	#2
B	14*	B	= BERGENIA "WINTERGLOW"	#1
I	9*	I	= IRIS PALIDA "VERIEGATA"	#1
	180*	Cc	= CORNUS CANADENSIS (GROUND COVER)	10CM

TREE SUGGESTIONS

TSUGA MERTENSIANA
PICEA ABIES
THUJA P. "EMERALD SPIRE"



1 Landscape Plan
A3 scale : 1/4" = 1'-0"

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TELUS BUILDING

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Whistler, BC

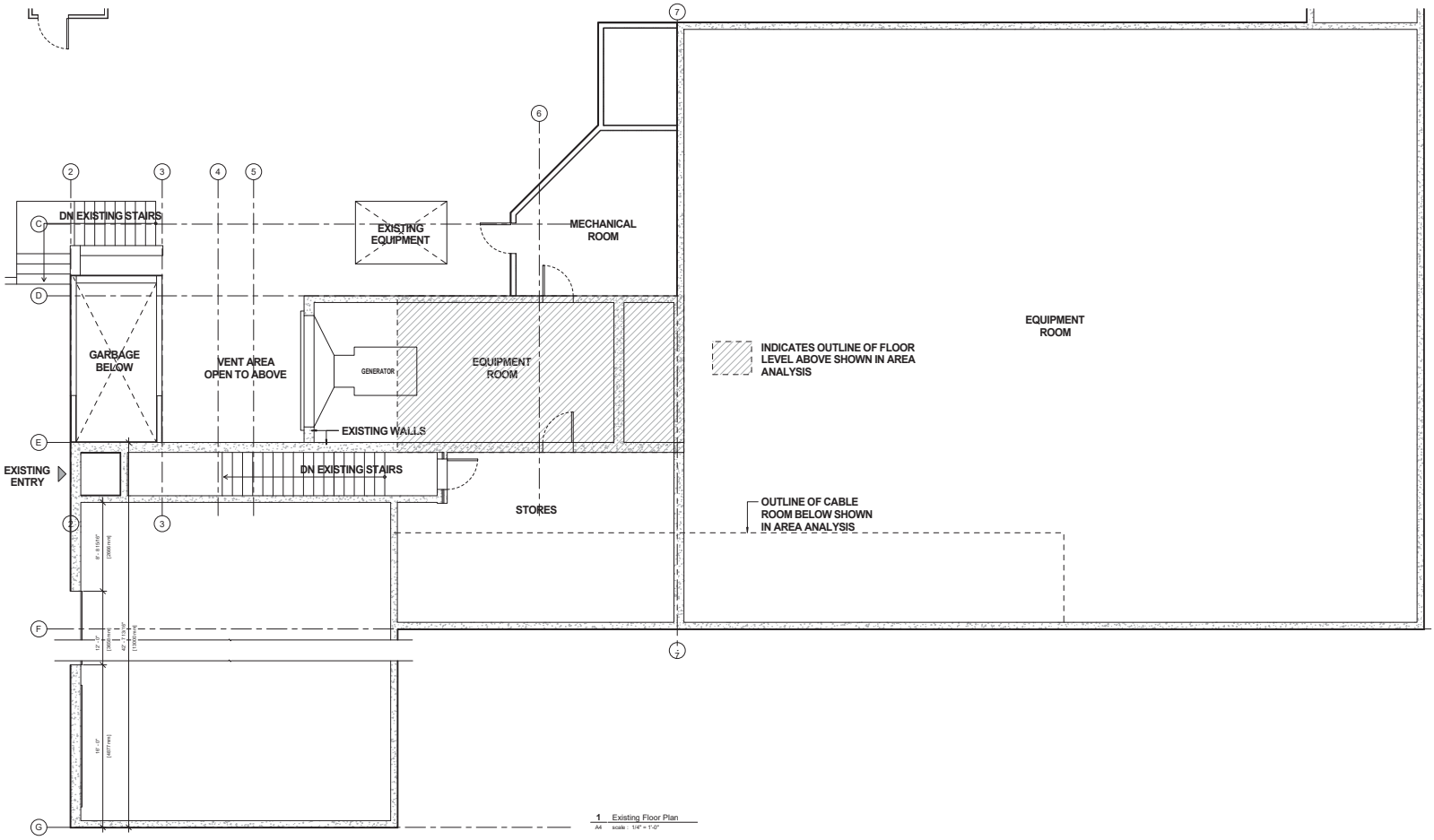
Re-Issued for Development Permit

Landscape Plan

August 8, 2018 Scale : 1/4" = 1'-0"

Stamp

A3



1 Existing Floor Plan
A4 scale : 1/4" = 1'-0"

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TELUS BUILDING

7200 Lorimer Road
Whistler, BC

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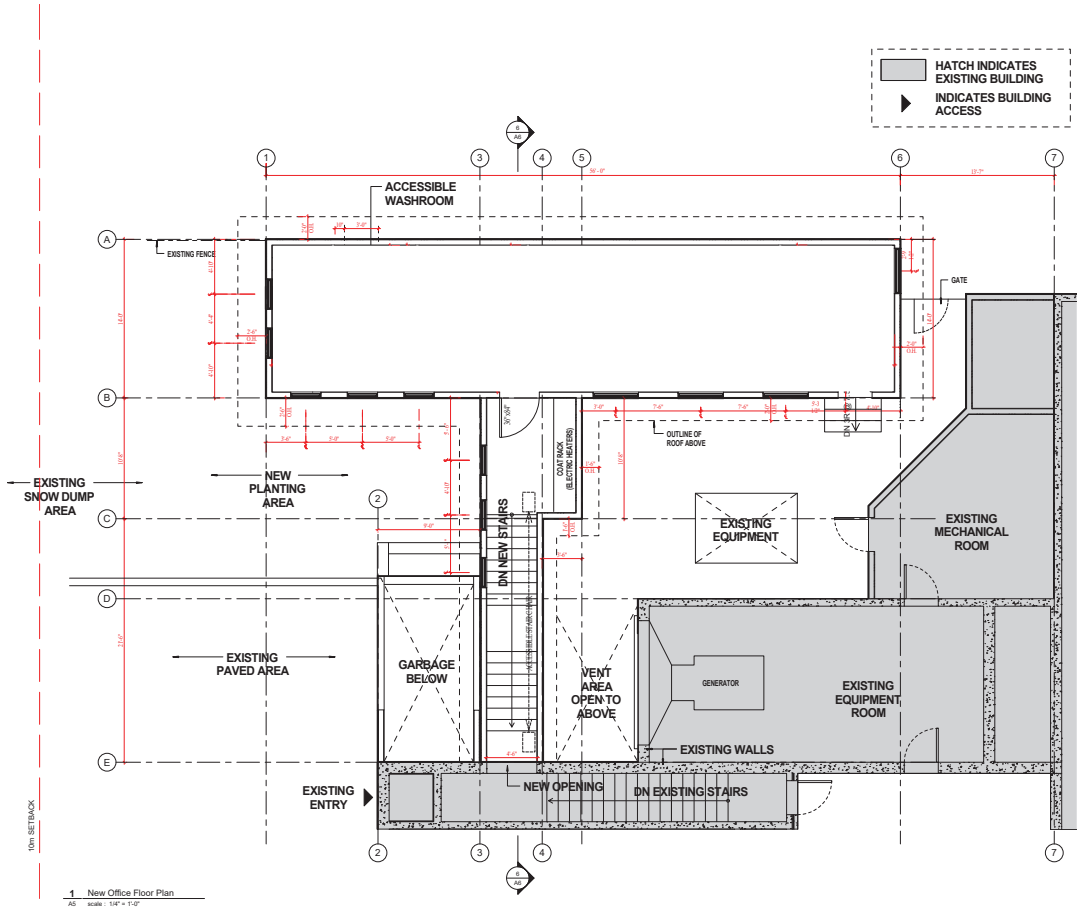
Existing Floor Plan

August 8, 2018 Scale : 1/4" = 1'-0"

Stamp

REGISTERED ARCHITECT
BRITISH COLUMBIA

A4



1 New Office Floor Plan
A5 scale : 1/4" = 1'-0"

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TELUS BUILDING

7200 Lorimer Road
Whistler, BC

Re-Issued for Development Permit

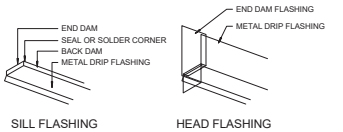
Proposed Office Floor Plan

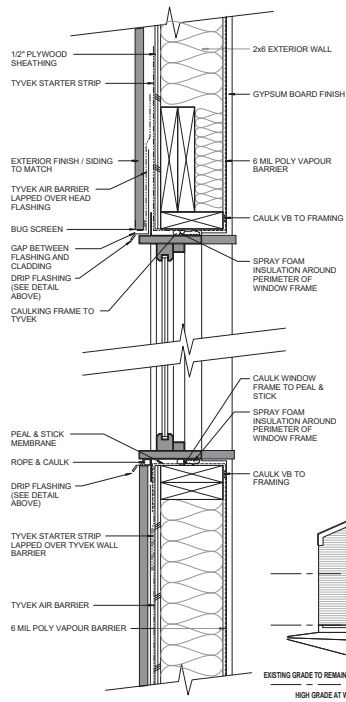
August 8, 2018 Scale : 1/4" = 1'-0"

Stamp

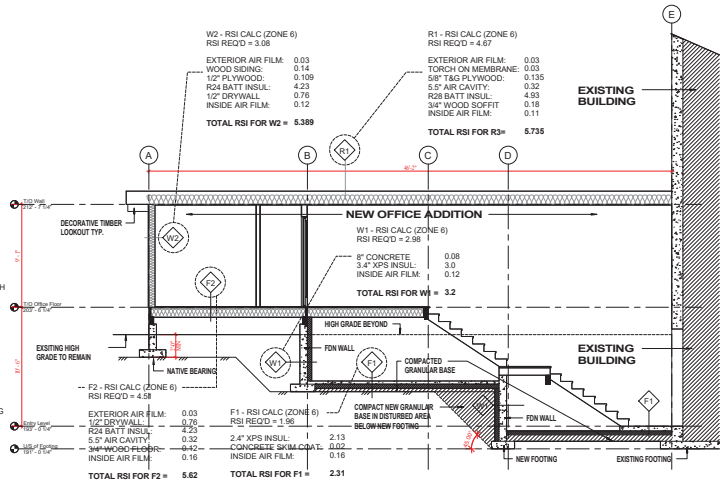
REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA

A5

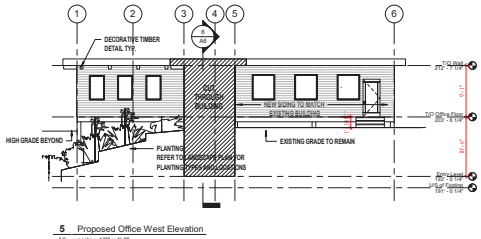




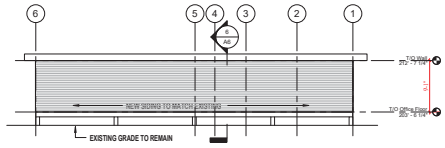
7 Typ. Window Head/Sill Detail
A6 scale : 3" = 1'-0"



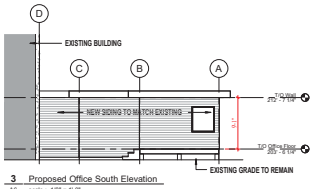
6 Section @ Proposed Office Connection
A6 scale : 1/4" = 1'-0"



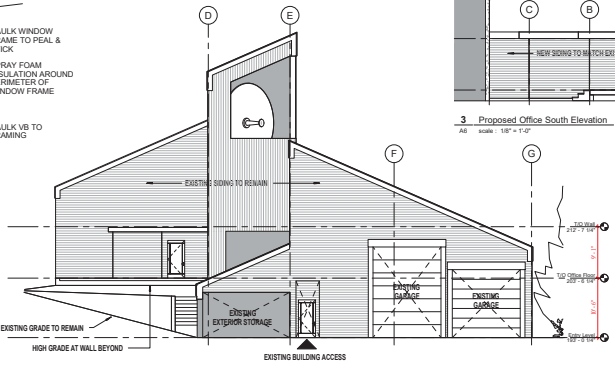
5 Proposed Office West Elevation
A6 scale : 1/8" = 1'-0"



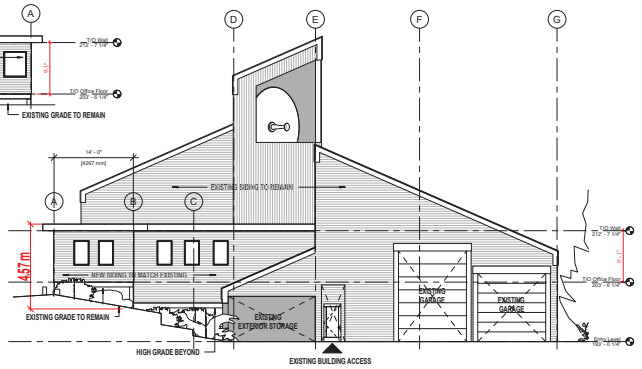
4 Proposed Office East Elevation
A6 scale : 1/8" = 1'-0"



3 Proposed Office South Elevation
A6 scale : 1/8" = 1'-0"



1 Existing North elevation
A6 scale : 1/8" = 1'-0"



2 Proposed Office North elevation
A6 scale : 1/8" = 1'-0"

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TELUS BUILDING

7200 Lorimer Road
Whistler, BC

Re-Issued for Development Permit

Elvations & Cross Section

August 8, 2018 Scale :As indicated

Stamp

A6

From: Andrew Ellott
Sent: Thursday, July 26, 2018 11:02 AM
To: Jessie Abraham <jabraham@whistler.ca>
Cc: Karen Ellott [redacted]
Subject: Re: Development Permit 7200 Lorimer Road

Hi Jessie

Please see attached our requests and comments as well as plans and photos regarding the Development/Building permit at 7200 Lorimer Road.

While we are happy to cooperate with the applicant we have made a number of minor but reasonable requests to be factored into the design. We would also like to point out that an 18-20m setback is the absolute minimum that should be allowed between a utility building of this size and a residential property and we would like assurances that any future attempt to further encroach on these setbacks between these two properties would be refused by council and the RMOW.

Regards

Andrew & Karen Ellott
[redacted]

On Tue, Jul 24, 2018 at 11:13 AM, Jessie Abraham wrote:

Good morning Andrew,

Please respond to this email and I will ensure that it forms part of the Council Report for DVP 1156.

Kind regards,

Jessie Abraham
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8162

From: Andrew Ellott
Sent: Tuesday, July 24, 2018 7:32 AM
To: Jessie Abraham <jabraham@whistler.ca>
Subject: Re: Development Permit 7200 Lorimer Road

Hi Jessie

I met with RDC on site yesterday.

What is the process for us to register our requests or concerns related to the application?

Andrew

On Wed, Jul 18, 2018 at 1:17 PM, Jessie Abraham wrote:

Good morning Mr. & Mrs. Ellott,

Thank you for your correspondence.

The following responses are numbered as per your questions below:

1. A development variance permit application does not require the applicant to mark out the proposed development on site. Copies of the permit and supporting documentation may be inspected at the reception desk of Municipal Hall during regular office hours (Monday to Friday, 8:00 am to 4:30 pm) until August 14, 2018.

2. The proposed addition is one storey, measuring 4.57m in height. The property is currently zoned RR1, which allows a maximum height of 14m. I have attached the RR1 zoning if you wish to review.

3. The proposal calls for seven tree removals in order to develop the new addition. It was noted by staff that natural vegetation will be retained within the rear setback area to provide a visual screen.

4. New fencing does not require approval through a development permit, although it will have to adhere to fencing requirements as per the Zoning and Parking Bylaw.

Thank you,

Jessie Abraham
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8162

From: Andrew Ellott
Sent: Tuesday, July 17, 2018 7:36 PM
To: Planning <planning@whistler.ca>
Subject: Attention: Jessie RE: Development Permit 7200 Lorimer Road

Hi Jessie,

We are the residence at [redacted], that shares a property line with 7200 Lorimer

In order to help us understand the nature of this development and how it might impact us, we would like the applicant/developer to **clearly mark the following on the site by the end of July**.:

1. Clearly mark with posts/paint the exact perimeter of the new building

2. Clearly show the height of the new building, using either posts or markings on the trees along the length of the new building.

3 Put tape around ALL the trees that are planned for removal in the setback area

4. Mark where the new fence will be placed along the perimeter of the property ?

Thank you

Andrew & Karen Ellott

July 26th 2019

RE: Development/Variance Permit Application at 7200 Lorimer Road (TELUS)

DP 001622, DVP 01156, DP 001640

From: Andrew & Karen Ellott owners of [redacted]

We would like the following comments and submissions to be presented to council and the variance board as part of this application to add an office to an existing utility building.

We share the property line along the east side of the proposed new building.

We would like to make the following requests:

1. **That the windows proposed on the East side of the new building be switched to the South and West sides to ensure continued residential privacy.**

2. **That the absolute minimum amount of tree removal takes place to:**
    a. **Maintain as a much of a natural buffer as possible**
    b. **Maintain the energy efficiency of our home by protecting the west side from direct sunlight**

3. **We met with Bob Deeks from RDC Fine Homes on site and he informed us that the new building had been reduced from 16 feet to 14 feet deep, which means that it encroaches less to the East than shown on the plans. We would like this confirmed.**

4. **We would like to request that the east side of the new building acts as the perimeter fence for that part of the property, rather than having to put an additional fence around the new building which would require more tree removal. This is already the case with the existing building. (See photos attached)**

5. **We would like to request that any HVAC equipment/heat exchangers are not located on the East side of the building. Related to that request, there is an enclosed area on the east of the existing building that houses 2 heat exchangers. These are very noisy and we would like to ask the applicant if they can improve the sound insulation in this area perhaps by making the east facing side of that enclosure solid to dampen the noise. See photo on the last page.**

Yours sincerely

Andrew & Karen Ellott

APPENDIX C

GARDEN & POOL AREA

EAST



SOUTH

WEST

We would like to request that the proposed windows shown highlighted in ▭ be moved <u>from</u> the East side of the building to the South and West sides (as shown in ▭) to protect our residential privacy.

The proposed windows on the East side face towards our house, garden and pool area which my wife and 3 daughters use constantly during the day and we would not feel comfortable having staff rooms and offices overlooking that area. It would also improve the security on the east side of the building by not having those windows.



This is the view that would be seen from the current east facing window in Office ‘A’.
Naturally we would like this window moved to the South side of the building and all other East facing windows to be switched to the West side.
As mentioned this would also make the east perimeter of the Telus property more secure.



Currently the existing building shown here acts as the perimeter fence along the East of the property. In the distance the fence continues and this is where the east edge of the new building expected to be. Below is the same picture from the other end.





The new building's east wall will be roughly where this fence is.
If we avoid the use of a further fence around the new building then several trees like this will potentially be saved.



Enclosed area housing two heat exchangers.
Requesting that the east side shown here be made solid (and possibly a little higher) to dampen the sound coming from these units.
South East corner of the new building is located roughly where wooden post is on the right of this photo.

Jessie Abraham

From: Jessie Abraham
Sent: Friday, July 27, 2018 1:19 PM
To: [redacted]
Subject: RE: Written comments re Application No. DVP 1156- 7200 Lorimer Road

Thank you Dina.

I will ensure it is included in the report to Council.

Kind regards,

Jessie Abraham
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8162

-----Original Message-----
From: Denise Taveira On Behalf Of Planning
Sent: Friday, July 27, 2018 12:59 PM
To: Jessie Abraham <jabraham@whistler.ca>
Subject: FW: Written comments re Application No. DVP 1156- 7200 Lorimer Road
Importance: High

Denise Taveira
RESORT MUNICIPALITY OF WHISTLER
TEL: 8171

-----Original Message-----
From: Panagiotopoulos, Dina Dr. [mailto:[redacted]]
Sent: Friday, July 27, 2018 12:02 PM
To: Planning <planning@whistler.ca>
Cc: [redacted]
Subject: Written comments re Application No. DVP 1156- 7200 Lorimer Road
Importance: High

Dear Jessie Abraham,
Please find attached a pdf file of our written comments (and appended scientific paper) regarding this Notice of Intention to Issue a Development Variance Permit.

I would appreciate confirmation of receipt.Thanks in advance for circulating to members of Council.

Kind Regards,

Constadina (Dina) Panagiotopoulos & Thomas Goetz
[redacted] Whistler BC

Attention: Jessie Abraham, Planning Analyst
Resort Municipality of Whistler
4325 Blackcomb Way; Whistler, BC
V0N 1B4

July 26, 2018

Re: Notice of Intention to Issue a Development Variance Permit
Application No. DVP 1156 – 7200 Lorimer Road

To Whom It May Concern:

We, the owners of [redacted] in Whistler (bordering the lot of 7200 Lorimer Road), are writing to express our concern and opposition to the proposed requested variance.

The letter sent to us describing the proposed variance does not describe the purpose and use of the building additions. Currently the property is used by a corporate entity, not for residential housing. Thus, in addition to removing trees and adding building structures that will encroach on the privacy and aesthetics of neighboring properties, it is imperative that the intended use of the new structures be considered. Currently the property houses an antenna, likely emitting electromagnetic radiation. As well, there is a source of sound pollution emanating from the property that is bothersome during the day, but especially at night and especially during the summer.

We purchased this property so that we could enjoy the peace and quiet of this rural community of Whistler. We feel that allowing this variance would result in significant negative impact both to us, our 3 children and our tenants. This is also a consideration for the occupants of surrounding properties, including the vulnerable children who attend the Whistler Children's Centre.

Specifically, allowing this variance would negatively impact on our privacy (through cutting down of several trees and by minimizing the distance to our lot line), as well as to our general health and well-being (increased noise, traffic, increased exposure to electromagnetic radiation). We already find there is a constant vibrating noise emanating from that location that negatively impacts our sleep especially during summer months. We have concerns that any new structure would bring that noise closer to us and further negatively impact our health.

We are already concerned that there is a telecommunications center at 7200 Lorimer Road emitting radiofrequency electromagnetic radiation in close proximity to several residential properties as well as to a children's centre [within 200 to 500 ft (or 60–150 m)]. We have appended a recent scientific from the peer-reviewed journal Environmental Reviews in which they discuss biological effects of electromagnetic radiation from a similar distance (see page 374) and conclude that some research does exist to warrant caution in such infrastructure siting. Based on this literature review, maintaining a 60 metre minimum setback in warranted until further safety data become available.

Thank you in advance for taking the time to review our comments and distributing them to the Council members for their consideration.

Sincerely,

Constadina (Dina) Panagiotopoulos, MD, FRCPC & Thomas Joseph Goetz, MD, FRCSC
Owners of [redacted], Whistler, BC, V0N 1B7

Attachment: B. Blake Levitt and Henry Lai. Biological effects from exposure to electromagnetic radiation emitted by cell tower base stations and other antenna arrays. Environ. Rev. 18: 369–395 (2010)

Biological effects from exposure to electromagnetic radiation emitted by cell tower base stations and other antenna arrays

B. Blake Levitt and Henry Lai

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Abstract: The siting of cellular phone base stations and other cellular infrastructure such as roof-mounted antenna arrays, especially in residential neighborhoods, is a contentious subject in land-use regulation. Local resistance from nearby residents and landowners is often based on fears of adverse health effects despite reassurances from telecommunications service providers that international exposure standards will be followed. Both anecdotal reports and some epidemiology studies have found headaches, skin rashes, sleep disturbances, depression, decreased libido, increased rates of suicide, concentration problems, dizziness, memory changes, increased risk of cancer, tremors, and other neurophysiological effects in populations near base stations. The objective of this paper is to review the existing studies of people living or working near cellular infrastructure and other pertinent studies that could apply to long-term, low-level radiofrequency radiation (RFR) exposures. While specific epidemiological research in this area is sparse and contradictory, and such exposures are difficult to quantify given the increasing background levels of RFR from myriad personal consumer products, some research does exist to warrant caution in infrastructure siting. Further epidemiology research that takes total ambient RFR exposures into consideration is warranted. Symptoms reported today may be classic microwave sickness, first described in 1978. Nonionizing electromagnetic fields are among the fastest growing forms of environmental pollution. Some extrapolations can be made from research other than epidemiology regarding biological effects from exposures at levels far below current exposure guidelines.

Key words: radiofrequency radiation (RFR), antenna arrays, cellular phone base stations, microwave sickness, nonionizing electromagnetic fields, environmental pollution.

Résumé : La localisation des stations de base pour téléphones cellulaires et autres infrastructures cellulaires, comme les installations d'antennes sur les toitures, surtout dans les quartiers résidentiels, constitue un sujet litigieux d'utilisation du territoire. La résistance locale de la part des résidents et propriétaires fonciers limitrophes repose souvent sur les craintes d'effets adverses pour la santé, en dépit des réassurances venant des fournisseurs de services de télécommunication, à l'effet qu'ils appliquent les standards internationaux d'exposition. En plus de rapports anecdotiques, certaines études épidémiologiques font état de maux de tête, d'éruption cutanée, de perturbation du sommeil, de dépression, de diminution de libido, d'augmentations du taux de suicide, de problèmes de concentration, de vertiges, d'altération de la mémoire, d'augmentation du risque de cancers, de trémulations et autres effets neurophysiologiques, dans les populations vivant au voisinage des stations de base. Les auteurs révisent ici les études existantes portant sur les gens, vivant ou travaillant près d'infrastructures cellulaires ou autres études pertinentes qui pourraient s'appliquer aux expositions à long terme à la radiation de radiofréquence de faible intensité « RFR ». Bien que la recherche épidémiologique spécifique dans ce domaine soit rare et contradictoire, et que de telles expositions soient difficiles à quantifier compte tenu des degrés croissants du bruit de fond des RFR provenant de produits de myriades de consommateurs personnels, il existe certaines recherches qui justifient la prudence dans l'installation des infrastructures. Les futures études épidémiologiques sont nécessaires afin de prendre en compte la totalité des expositions à la RFR ambiante. Les symptômes rapportés jusqu'ici pourraient correspondre à la maladie classique des micro-ondes, décrite pour la première fois en 1978. Les champs électromagnétiques non-ionisants constituent les formes de pollution environnementale croissant le plus rapidement. On peut effectuer certaines extrapolations à partir de recherches autres qu'épidémiologiques concernant les effets biologiques d'expositions à des degrés bien au-dessous des directives internationales.

Mots-clés : radiofréquence de faible intensité « RFR », les installations d'antennes, des stations de base pour téléphones cellulaires, la maladie classique des micro-ondes, les champs électromagnétiques non-ionisants, pollution environnementale.

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B.B. Levitt.[1] P.O. Box 2014, New Preston, CT 06777, USA.
H. Lai. Department of Bioengineering, Box 355061, University of Washington, Seattle, WA 98195, USA.

[1]Corresponding author (e-mail: blakelevit@cs.com; bbl353355@gmail.com).

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1. Introduction

Wireless technologies are ubiquitous today. According to the European Information Technology Observatory, an industry-funded organization in Germany, the threshold of 5.1 billion cell phone users worldwide will be reached by the end of 2010 — up from 3.3 billion in 2007. That number is expected to increase by another 10% to 5.6 billion in 2011, out of a total worldwide population of 6.5 billion.[2] In 2010, cell phone subscribers in the U.S. numbered 287 million, Russia 220 million, Germany 111 million, Italy 87 million, Great Britain 81 million, France 62 million, and Spain 57 million. Growth is strong throughout Asia and in South America but especially so in developing countries where landline systems were never fully established.

The investment firm Bank of America Merril-Lynch estimated that the worldwide penetration of mobile phone customers is twice that of landline customers today and that America has the highest minutes of use per month per user.[3] Today, 94% of Americans live in counties with four or more wireless service providers, plus 99% of Americans live in counties where next generation, 3G (third generation), 4G (fourth generation), and broadband services are available. All of this capacity requires an extensive infrastructure that the industry continues to build in the U.S., despite a 93% wireless penetration of the total U.S. population.[4]

Next generation services are continuing to drive the buildout of both new infrastructure as well as adaptation of preexisting sites. According to the industry, there are an estimated 251 618 cell sites in the U.S. today, up from 19 844 in 1995.[4] There is no comprehensive data for antennas hidden inside of buildings but one industry-maintained Web site (www.antennasearch.com), allows people to type in an address and all antennas within a 3 mile (1 mile = 1.6 km) area will come up. There are hundreds of thousands in the U.S. alone.

People are increasingly abandoning landline systems in favor of wireless communications. One estimate in 2006 found that 42% of all wireless subscribers used their wireless phone as their primary phone. According to the National Center for Health Statistics of the U.S. Centers for Disease Control (CDC), by the second half of 2008, one in every five American households had no landlines but did have at least one wireless phone (Department of Health and Human Services 2008). The figures reflected a 2.7% increase over the first half of 2008 — the largest jump since the CDC began tracking such data in 2003, and represented a total of 20.2% of the U.S. population — a figure that coincides with industry estimates of 24.50% of completely wireless households in 2010.[5] The CDC also found that approximately 18.7% of all children, nearly 14 million, lived in households with only wireless phones. The CDC further found that one in every seven American homes, 14.5% of the population, received all or almost all of their calls via wireless phones, even when there was a landline in the home. They called these "wireless-mostly households."

The trend away from landline phones is obviously increasing as wireless providers market their services specifically toward a mobile customer, particularly younger adults who readily embrace new technologies. One study (Silke et al. 2010) in Germany found that children from lower socioeconomic backgrounds not only owned more cell phones than children from higher economic groups, but also used their cell phones more often — as determined by the test groups' wearing of personal dosimetry devices. This was the first study to track such data and it found an interesting contradiction to the assumption that higher socioeconomic groups were the largest users of cell services. At one time, cell phones were the status symbol of the wealthy. Today, it is also a status symbol of lower socioeconomic groups. The CDC found in their survey discussed above that 65.3% of adults living in poverty or living near poverty were more likely than higher income adults to be living in households with wireless only telephones. There may be multiple reasons for these findings, including a shift away from cell phone dialogues to texting in younger adults in higher socioeconomic categories.

In some developing countries where landline systems have never been fully developed outside of urban centers, cell phones are the only means of communication. Cellular technology, especially the new 3G, 4G, and broadband services that allow wireless communications for real-time voice communication, text messaging, photos, Internet connections, music and video downloads, and TV viewing, is the fastest growing segment of many economies that are in otherwise sharp decline due to the global economic downturn.

There is some indication that although the cellular phone markets for many European countries are more mature than in the U.S., people there may be maintaining their landline use while augmenting with mobile phone capability. This may be a consequence of the more robust media coverage regarding health and safety issues of wireless technology in the European press, particularly in the UK, as well as recommendations by European governments like France and Germany[6] that citizens not abandon their landline phones or wired computer systems because of safety concerns. According to OfCom's 2008 *Communications Market Interim Report* (OfCom 2008), which provided information up to December 2007, approximately 86% of UK adults use cell phones. While four out of five households have both cell phones and landlines, only 11% use cell phones exclusively, a total down from 28% noted by this group in 2005. In addition, 44% of UK adults use text messaging on a daily basis. Fixed landline services fell by 9% in 2007 but OfCom notes that landline services continue to be strong despite the fact that mobile services also continued to grow by 16%. This indicates that people are continuing to use both landlines and wireless technology rather than choosing one over the other in the UK. There were 51 300 UK base station sites in

[2] http://www.eito.com/pressinformation_20100811.htm. (Accessed October 2010.)
[3] http://www.ctia.org/advocacy/research/index.cfm/AID/10377. (Accessed October 2010.)
[4] http://www.ctia.org/advocacy/research/index.cfm/AID/10323. (Accessed October 2010.)
[5] http://www.ctia.org/advocacy/research/index.cfm/AID/10323. (Accessed October 2010.)
[6] http://www.icems.eu/docs/deutscher_bundestag.pdf and http://www.icems.eu/docs/resolutions/EP_EMF_resolution_2APR09.pdf. (Accessed October 2010.)

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the beginning of 2009 (two-thirds installed on existing buildings or structures) with an estimated 52 900 needed to accommodate new 3G and 4G services by the end of 2009.

Clearly, this is an enormous global industry. Yet, no money has ever been appropriated by the industry in the U.S., or by any U.S. government agency, to study the potential health effects on people living near the infrastructure. The most recent research has all come from outside of the U.S. According to the CTIA – The Wireless Association, "If the wireless telecom industry were a country, its economy would be bigger than that of Egypt, and, if measured by GNP (gross national product), [it] would rank as the 46th largest country in the world." They further say, "It took more than 21 years for color televisions to reach 100 million consumers, more than 90 years for landline service to reach 100 million consumers, and less than 17 years for wireless to reach 100 million consumers."[7]

In lieu of building new cell towers, some municipalities are licensing public utility poles throughout urban areas for Wi-Fi antennas that allow wireless Internet access. These systems can require hundreds of antennas in close proximity to the population with some exposures at a lateral height where second- and third-storey windows face antennas. Most of these systems are categorically excluded from regulation by the U.S. Federal Communications Commission (FCC) or oversight by government agencies because they operate below a certain power density threshold. However, power density is not the only factor determining biological effects from radiofrequency radiation (RFR).

In addition, when the U.S. and other countries permanently changed from analog signals used for television transmission to newer digital formats, the old analog frequencies were reallocated for use by municipal services such as police, fire, and emergency medical dispatch, as well as to private telecommunications companies wanting to expand their networks and services. This creates another significant increase in ambient background exposures.

Wi-Max is another wireless service in the wings that will broaden wireless capabilities further and place additional towers and (or) transmitters in close proximity to the population in addition to what is already in existence. Wi-Max aims to make wireless Internet access universal without tying the user to a specific location or "hotspot." The rollout of Wi-Max in the U.S., which began in 2009, uses lower frequencies at high power densities than currently used by cellular phone transmission. Many in science and the activist communities are worried, especially those concerrned about electromagnetic-hypersensitivity syndrome (EHS).

It remains to be seen what additional exposures "smart grid" or "smart meter" technology proposals to upgrade the electrical powerline transmission systems will entail regarding total ambient RFR increases, but it will add another ubiquitous low-level layer. Some of the largest corporations on earth, notably Siemens and General Electric, are involved. Smart grids are being built out in some areas of the U.S. and in Canada and throughout Europe. That technology plans to alter certain aspects of powerline utility metering from a wired system to a partially wireless one. The systems require a combination of wireless transmitters attached to homes and businesses that will send radio signals of approximately 1 W output in the 2.4000–2.4835 GHz range to local "access point" transceivers, which will then relay the signal to a further distant information center (Tell 2008). Access point antennas will require additional power density and will be capable of interfacing with frequencies between 900 MHz and 1.9 GHz. Most signals will be intermittent, operating between 2 to 33 seconds per hour. Access points will be mounted on utility poles as well as on free-standing towers. The systems will form wide area networks (WANs), capable of covering whole towns and counties through a combination of "mesh-like" networks from house to house. Some meters installed on private homes will also act as transmission relays, boosting signals from more distant buildings in a neighborhood. Eventually, WANs will be completely linked.

Smart grid technology also proposes to allow homeowners to attach additional RFR devices to existing indoor appliances, to track power use, with the intention of reducing usage during peak hours. Manufacturers like General Electric are already making appliances with transmitters embedded in them. Many new appliances will be incapable of having transmitters deactivated without disabling the appliance and the warranty. People will be able to access their home appliances remotely by cell phone. The WANs smart grids described earlier in the text differ significantly from the current upgrades that many utility companies have initiated within recent years that already use low-power RFR meters attached to homes and businesses. Those first generation RFR meters transmit to a mobile van that travels through an area and "collects" the information on a regular billing cycle. Smart grids do away with the van and the meter reader and work off of a centralized RFR antenna system capable of blanketing whole regions with RFR.

Another new technology in the wings is broadband over powerlines (BPL). It was approved by the U.S. FCC in 2007 and some systems have already been built out. Critics of the latter technology warned during the approval process that radiofrequency interference could occur in homes and businesses and those warnings have proven accurate. BPL technology couples radiofrequency bands with extremely low frequency (ELF) bands that travel over powerline infrastructure, thereby creating a multi-frequency field designed to extend some distance from the lines themselves. Such couplings follow the path of conductive material, including secondary distribution lines, into people's homes.

There is no doubt that wireless technologies are popular with consumers and businesses alike, but all of this requires an extensive infrastructure to function. Infrastructure typically consists of freestanding towers (either preexisting towers to which cell antennas can be mounted, or new towers specifically built for cellular service), and myriad methods of placing transceiving antennas near the service being called for by users. This includes attaching antenna panels to the sides of buildings as well as roof-mountings; antennas hidden inside church steeples, barn silos, elevator shafts, and any number of other "stealth sites." It also includes camouflaging towers to look like trees indigenous to areas where they are placed, e.g., pine trees in northern climates, cacti

[7] CTIA website: http://www.ctia.org/advocay/research/index.cfm/AID/10385. (Accessed 9 December 2008.)

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in deserts, and palm trees in temperate zones, or as chimneys, flagpoles, silos, or other tall structures (Rinebold 2001). Often the rationale for stealth antenna placement or camouflaging of towers is based on the aesthetic concerns of host communities.

An aesthetic emphasis is often the only perceived control of a municipality, particularly in countries like America where there is an overriding federal preemption that precludes taking the "environmental effects" of RFR into consideration in cell tower siting as stipulated in Section 704 of *The Telecommunications Act of 1996* (USFCC 1996). Citizen resistance, however, is most often based on health concerns regarding the safety of RFR exposures to those who live near the infrastructure. Many citizens, especially those who claim to be hypersensitive to electromagnetic fields, state they would rather know where the antennas are and that hiding them greatly complicates society's ability to monitor for safety.[8]

Industry representatives try to reassure communities that facilities are many orders of magnitude below what is allowed for exposure by standards-setting boards and studies bear that out (Cooper et al. 2006; Henderson and Bangay 2006; Bornkessel et al. 2007). These include standards by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) used throughout Europe, Canada, and elsewhere (ICNIRP 1998). The standards currently adopted by the U.S. FCC, which uses a two-tiered system of recommendations put out by the National Council on Radiation Protection (NCRP) for civilian exposures (referred to as uncontrolled environments), and the International Electricians and Electronics Engineers (IEEE) for professional exposures (referred to as controlled environments) (U.S. FCC 1997). The U.S. may eventually adopt standards closer to ICNIRP. The current U.S. standards are more protective than ICNIRP's in some frequency ranges so any harmonization toward the ICNIRP standards will make the U.S. limits more lenient.

All of the standards currently in place are based on RFRs ability to heat tissue, called thermal effects. A longstanding criticism, going back to the 1950s (Levitt 1995), is that such acute heating effects do not take potentially more subtle non-thermal effects into consideration. And based on the number of citizens who have tried to stop cell towers from being installed in their neighborhoods, laypeople in many countries do not find adherence to exisitng standards valid in addressing health concerns. Therefore, infrastructure siting does not have the confidence of the public (Levitt 1998).

2. A changing industry

Cellular phone technology has changed significantly over the last two decades. The first wireless systems began in the mid-1980s and used analog signals in the 850–900 MHz range. Because those wavelengths were longer, infrastructure was needed on average every 8 to 10 miles apart. Then came the digital personal communications systems (PCS) in the late 1990s, which used higher frequencies, around 1900 GHz, and digitized signals. The PCS systems, using shorter wavelengths and with more stringent exposure guidelines, require infrastructure approximately every 1 to 3 miles apart. Digital signals work on a binary method, mimicking a wave that allows any frequency to be split in several ways, thereby carrying more information far beyond just voice messages.

Today's 3G network can send photos and download music and video directly onto a cell phone screen or iPod. The new 4G systems digitize and recycle some of the older frequencies in the 700 to 875 MHz bands to create another service for wireless Internet access. The 4G network does not require a customer who wants to log on wirelessly to locate a "hot spot" as is the case with private Wi-Fi systems. Today's Wi-Fi uses a network of small antennas, creating coverage of a small area of 100 ft ($\sim$30 m) or so at homes or businesses. Wi-fi can also create a small wireless computer system in a school where they are often called wireless local area networks (WLANs). Whole cities can make Wi-Fi available by mounting antennas to utility poles.

Large-scale Wi-Fi systems have come under increasing opposition from citizens concerned about health issues who have legally blocked such installations (Antenna Free Union[9]). Small-scale Wi-Fi has also come under more scrutiny as governments in France and throughout Europe have banned such installations in libraries and schools, based on precautionary principles (REFLEX Program 2004).

3. Cell towers in perspective: some definitions

Cell towers are considered low-power installations when compared to many other commercial uses of radiofrequency energy. Wireless transmission for radio, television (TV), satellite communications, police and military radar, federal homeland security systems, emergency response networks, and many other applications all emit RFR, sometimes at millions of watts of effective radiated power (ERP). Cellular facilities, by contrast, use a few hundred watts of ERP per channel, depending on the use being called for at any given time and the number of service providers co-located at any given tower.

No matter what the use, once emitted, RFR travels through space at the speed of light and oscillates during propagation. The number of times the wave oscillates in one second determines its frequency.

Radiofrequency radiation covers a large segment of the electromagnetic spectrum and falls within the nonionizing bands. Its frequency ranges between 10 kHz to 300 GHz; 1 Hz = 1 oscillation per second; 1 kHz = 1000 Hz; 1 MHz = 1 000 000 Hz; and 1 GHz = 1 000 000 000 Hz.

Different frequencies of RFR are used in different applications. Some examples include the frequency range of 540 to 1600 kHz used in AM radio transmission; and 76 to 108 MHz used for FM radio. Cell-phone technology uses frequencies between 800 MHz and 3 GHz. The RFR of 2450 MHz is used in some Wi-Fi applications and microwave cooking.

Any signal can be digitized. All of the new telecommunications technologies are digitized and in the U.S., all TV is

[8] See, for example, www.radiationresearch.org. (Accessed October 2010.)
[9] http://www.antennafreeunion.org/. (Accessed October 2010.)

broadcast in 100% digital formats — digital television (DTV) and high definition television (HDTV). The old analog TV signals, primarily in the 700 MHz ranges, will now be recycled and relicensed for other applications to additional users, creating additional layers of ambient exposures.

The intensity of RFR is generally measured and noted in scientific literature in watts per square meter (W/m^2); milliwatts per square centimetre (mW/cm^2), or microwatts per square centimetre ($\mu W/cm^2$). All are energy relationships that exist in space. However, biological effects depend on how much of the energy is absorbed in the body of a living organism, not just what exists in space.

4. Specific absorption rate (SAR)

Absorption of RFR depends on many factors including the transmission frequency and the power density, one's distance from the radiating source, and one's orientation toward the radiation of the system. Other factors include the size, shape, mineral and water content of an organism. Children absorb energy differently than adults because of differences in their anatomies and tissue composition. Children are not just "little adults". For this reason, and because their bodies are still developing, children may be more susceptible to damage from cell phone radiation. For instance, radiation from a cell phone penetrates deeper into the head of children (Gandhi et al. 1996; Wiart et al. 2008) and certain tissues of a child's head, e.g., the bone marrow and the eye, absorb significantly more energy than those in an adult head (Christ et al. 2010). The same can be presumed for proximity to towers, even though exposure will be lower from towers under most circumstances than from cell phones. This is because of the distance from the source. The transmitter is placed directly against the head during cell phone use whereas proximity to a cell tower will be an ambient exposure at a distance.

There is little difference between cell phones and the domestic cordless phones used today. Both use similar frequencies and involve a transmitter placed against the head. But the newer digitally enhanced cordless technology (DECT) cordless domestic phones transmit a constant signal even when the phone is not in use, unlike the older domestic cordless phones. But some DECT brands are available that stop transmission if the mobile units are placed in their docking station.

The term used to describe the absorption of RFR in the body is specific absorption rate (SAR), which is the rate of energy that is actually absorbed by a unit of tissue. Specific absorption rates (SARs) are generally expressed in watts per kilogram (W/kg) of tissue. The SAR measurements are averaged either over the whole body, or over a small volume of tissue, typically between 1 and 10 g of tissue. The SAR is used to quantify energy absorption to fields typically between 100 kHz and 10 GHz and encompasses RFR from devices such as cellular phones up through diagnostic MRI (magnetic resonance imaging).

Specific absorption rates are a more reliable determinant and index of RFR's biological effects than are power density, or the intensity of the field in space, because SARs reflect what is actually being absorbed rather than the energy in space. However, while SARs may be a more precise model, at least in theory, there were only a handful of animal studies that were used to determine the threshold values of SAR for the setting of human exposure guidelines (de Lorge and Ezell 1980; de Lorge 1984). (For further information see Section 8). Those values are still reflected in today's standards.

It is presumed that by controlling the field strength from the transmitting source that SARs will automatically be controlled too, but this may not be true in all cases, especially with far-field exposures such as near cell or broadcast towers. Actual measurement of SARs is very difficult in real life so measurements of electric and magnetic fields are used as surrogates because they are easier to assess. In fact, it is impossible to conduct SAR measurements in living organisms so all values are inferred from dead animal measurements (thermography, calorimetry, etc.), phantom models, or computer simulation (FDTD).

However, according to the Scientific Committee on Emerging and Newly Identified Health Risks (SCENIHR) *Health Effects of Exposure to EMF*, released in January of 2009:

> ... recent studies of whole body plane wave exposure of both adult and children phantoms demonstrated that when children and small persons are exposed to levels which are in compliance with reference levels, exceeding the basic restrictions cannot be excluded [Dimbylow and Bloch 2007; Wang et al. 2006; Kuhn et al., 2007; Hadjem et al., 2007]. While the whole frequency range has been investigated, such effects were found in the frequency bands around 100 MHz and also around 2 GHz. For a model of a 5-year-old child it has been shown that when the phantom is exposed to electromagnetic fields at reference levels, the basic restrictions were exceeded by 40% [Conil et al., 2008].... Moreover, a few studies demonstrated that multipath exposure can lead to higher exposure levels compared to plane wave exposure [Neubauer et al. 2006; Vermeeren et al. 2007]. It is important to realize that this issue refers to far field exposure only, for which the actual exposure levels are orders of magnitude below existing guidelines. (p. 34–35, SCENIHR 2009)

In addition to average SARs, there are indications that biological effects may also depend on how energy is actually deposited in the body. Different propagation characteristics such as modulation, or different wave-forms and shapes, may have different effects on living systems. For example, the same amount of energy can be delivered to tissue continuously or in short pulses. Different biological effects may result depending on the type and duration of the exposure.

5. Transmission facilities

The intensity of RFR decreases rapidly with the distance from the emitting source; therefore, exposure to RFR from transmission towers is often of low intensity depending on one's proximity. But intensity is not the only factor. Living near a facility will involve long-duration exposures, sometimes for years, at many hours per day. People working at home or the infirm can experience low-level 24 h exposures. Nighttimes alone will create 8 h continuous exposures. The current standards for both ICNIRP, IEEE and the NCRP (adopted by the U.S. FCC) are for whole-body exposures

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averaged over a short duration (minutes) and are based on results from short-term exposure studies, not for long-term, low-level exposures such as those experienced by people living or working near transmitting facilities. For such populations, these can be involuntary exposures, unlike cell phones where user choice is involved.

There have been some recent attempts to quantify human SARs in proximity to cell towers but these are primarily for occupational exposures in close proximity to the sources and questions raised were dosimetry-based regarding the accuracy of antenna modeling (van Wyk et al. 2005). In one study by Martínez-Búrdalo et al. (2005) however, the researchers used high-resolution human body models placed at different distances to assess SARs in worst-case exposures to three different frequencies — 900, 1800, and 2170 MHz. Their focus was to compute whole-body averaged SARs at a maximum 10 g averaged SAR inside the exposed model. They concluded that for

> ... antenna–body distances in the near zone of the antenna, the fact that averaged field values are below reference levels, could, at certain frequencies, not guarantee guidelines compliance based on basic restrictions.
> (p. 4125, Martínez-Búrdalo et al. 2005)

This raises questions about the basic validity of predicting SARs in real-life exposure situations or compliance to guidelines according to standard modeling methods, at least when one is very close to an antenna.

Thus, the relevant questions for the general population living or working near transmitting facilities are: Do biological and (or) health effects occur after exposure to low-intensity RFR? Do effects accumulate over time, since the exposure is of a long duration and may be intermittent? What precisely is the definition of low-intensity RFR? What might its biological effects be and what does the science tell us about such exposures?

6. Government radiofrequency radiation (RFR) guidelines: how spatial energy translates to the body's absorption

The U.S. FCC has issued guidelines for both power density and SARs. For power density, the U.S. guidelines are between 0.2–1.0 mW/cm^2. For cell phones, SAR levels require hand-held devices to be at or below 1.6 W/kg measured over 1.0 g of tissue. For whole body exposures, the limit is 0.08 W/kg.

In most European countries, the SAR limit for hand-held devices is 2.0 W/kg averaged over 10 g of tissue. Whole body exposure limits are 0.08 W/kg.

At 100–200 ft ($\sim$30–60 m) from a cell phone base station, a person can be exposed to a power density of 0.001 mW/cm^2 (i.e., 1.0 μW/cm^2). The SAR at such a distance can be 0.001 W/kg (i.e., 1.0 mW/kg). The U.S. guidelines for SARs are between 0.08–0.40 W/kg.

For the purposes of this paper, we will define low-intensity exposure to RFR of power density of 0.001 mW/cm^2 or a SAR of 0.001 W/kg.

7. Biological effects at low intensities

Many biological effects have been documented at very low intensities comparable to what the population experiences within 200 to 500 ft ($\sim$60–150 m) of a cell tower, including effects that occurred in studies of cell cultures and animals after exposures to low-intensity RFR. Effects reported include: genetic, growth, and reproductive; increases in permeability of the blood–brain barrier; behavioral; molecular, cellular, and metabolic; and increases in cancer risk. Some examples are as follows:

- Dutta et al. (1989) reported an increase in calcium efflux in human neuroblastoma cells after exposure to RFR at 0.005 W/kg. Calcium is an important component in normal cellular functions.
- Fesenko et al. (1999) reported a change in immunological functions in mice after exposure to RFR at a power density of 0.001 mW/cm^2.
- Magras and Xenos (1997) reported a decrease in reproductive function in mice exposed to RFR at power densities of 0.000168–0.001053 mW/cm^2.
- Forgacs et al. (2006) reported an increase in serum testosterone levels in rats exposed to GSM (global system for mobile communication)-like RFR at SAR of 0.018–0.025 W/kg.
- Persson et al. (1997) reported an increase in the permeability of the blood–brain barrier in mice exposed to RFR at 0.0004–0.008 W/kg. The blood–brain barrier is a physiological mechanism that protects the brain from toxic substances, bacteria, and viruses.
- Phillips et al. (1998) reported DNA damage in cells exposed to RFR at SAR of 0.0024–0.024 W/kg.
- Kesari and Behari (2009) also reported an increase in DNA strand breaks in brain cells of rats after exposure to RFR at SAR of 0.0008 W/kg.
- Belyaev et al. (2009) reported changes in DNA repair mechanisms after RFR exposure at a SAR of 0.0037 W/kg. A list of publications reporting biological and (or) health effects of low-intensity RFR exposure is in Table 1.

Out of the 56 papers in the list, 37 provided the SAR of exposure. The average SAR of these studies at which biological effects occurred is 0.022 W/kg — a finding below the current standards.

Ten years ago, there were only about a dozen studies reporting such low-intensity effects; currently, there are more than 60. This body of work cannot be ignored. These are important findings with implications for anyone living or working near a transmitting facility. However, again, most of the studies in the list are on short-term (minutes to hours) exposure to low-intensity RFR. Long-term exposure studies are sparse. In addition, we do not know if all of these reported effects occur in humans exposed to low-intensity RFR, or whether the reported effects are health hazards. Biological effects do not automatically mean adverse health effects, plus many biological effects are reversible. However, it is clear that low-intensity RFR is not biologically inert. Clearly, more needs to be learned before a presumption of safety can continue to be made regarding placement of antenna arrays near the population, as is the case today.

APPENDIX C

Table 1. List of studies reporting biological effects at low intensities of radiofrequency radiation (RFR).

Reference	Frequency	Form of RFR	Exposure duration	SAR (W/kg)	Power density ($\mu W/cm^2$)	Effects reported
Balmori (2010) (in vivo) (eggs and tadpoles of frog)	88.5–1873.6 MHz	Cell phone base station emission	2 months		3.25	Retarded development
Belyaev et al. (2005) (in vitro)	915 MHz	GSM	24, 48 h	0.037		Genetic changes in human white blood cells
Belyaev et al. (2009) (in vitro)	915 MHz, 1947 MHz	GSM, UMTS	24, 72 h	0.037		DNA repair mechanism in human white blood cells
Blackman et al. (1980) (in vitro)	50 MHz	AM at 16 Hz		0.0014		Calcium in forebrain of chickens
Boscol et al. (2001) (in vivo) (human whole body)	500 KHz–3 GHz	TV broadcast			0.5	Immunological system in women
Campisi et al. (2010) (in vitro)	900 MHz	CW (CW– no effect observed) AM at 50 Hz	14 days, 5, 10, 20 min per day		26	DNA damage in human glial cells
Capri et al. (2004) (in vitro)	900 MHz	GSM	1 h/day, 3 days	0.07		A slight decrease in cell proliferation when human immune cells were stimulated with mitogen and a slight increase in the number of cells with altered distribution of phosphatidylserine across the membrane
Chiang et al. (1989) (in vivo) (human whole body)	Lived and worked close to AM radio and radar installations for more than 1 year				10	People lived and worked near AM radio antennas and radar installations showed deficits in psychological and short-term memory tests
de Pomerai et al. (2003) (in vitro)	1 GHz		24, 48 h	0.015		Protein damages
D'Inzeo et al. (1988) (in vitro)	10.75 GHz	CW	30–120 s	0.008		Operation of acetylcholine-related ion-channels in cells. These channels play important roles in physiological and behavioral functions
Dutta et al. (1984) (in vitro)	915 MHz	Sinusoidal AM at 16 Hz	30 min	0.05		Increase in calcium efflux in brain cancer cells
Dutta et al. (1989) (in vitro)	147 MHz	Sinusoidal AM at 16 Hz	30 min	0.005		Increase in calcium efflux in brain cancer cells
Fesenko et al. (1999) (in vivo) (mouse- wavelength in mm range)	From 8.15–18 GHz		5 h to 7 days direction of response depended on exposure duration		1	Change in immunological functions
Forgacs et al. (2006) (in vivo) (mouse whole body)	1800 MHz	GSM, 217 Hz pulses, 576 μs pulse width	2 h/day, 10 days	0.018		Increase in serum testosterone
Guler et al. (2010) (In vivo) (rabbit whole body)	1800 MHz	AM at 217 Hz	15 min/day, 7 days		52	Oxidative lipid and DNA damages in the brain of pregnant rabbits

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Table 1 (*continued*).

Reference	Frequency	Form of RFR	Exposure duration	SAR (W/kg)	Power density ($\mu W/cm^2$)	Effects reported
Hjollund et al. (1997) (in vivo) (human partial or whole body)	Military radars				10	Sperm counts of Danish military personnel, who operated mobile ground-to-air missile units that use several RFR emitting radar systems, were significantly lower compared to references
Ivaschuk et al. (1997) (in vitro)	836.55 MHz	TDMA	20 min	0.026		A gene related to cancer
Jech et al. (2001) (in vivo) (human partial body exposure-narcoleptic patients)	900 MHz	GSM— 217 Hz pulses, 577 μs pulse width	45 min	0.06		Improved cognitive functions
Kesari and Behari (2009) (in vivo) (rat whole body)	50 GHz		2 h/day, 45 days	0.0008		Double strand DNA breaks observed in brain cells
Kesari and Behari (2010) (in vivo) (rat whole body)	50 GHz		2 h/day, 45 days	0.0008		Reproductive system of male rats
Kesari et al. (2010) (in vivo) (rat whole body)	2450 MHz	50 Hz modulation	2 h/day, 35 days	0.11		DNA double strand breaks in brain cells
Kwee et al. (2001) (in vitro)	960 MHz	GSM	20 min	0.0021		Increased stress protein in human epithelial amnion cells
Lebedeva et al. (2000) (in vivo) (human partial body)	902.4 MHz	GSM	20 min		60	Brain wave activation
Lerchl et al. (2008) (in vivo) (hamster whole body)	383 MHz 900 and 1800 MHz	TETRA GSM	24 h/day, 60 days	0.08		Metabolic changes
Magras and Xenos (1997) (in vivo) (mouse whole body)	"Antenna park"	TV and FM-radio	Exposure over several generations		0.168	Decrease in reproductive function
Mann et al. (1998) (in vivo) (human whole body)	900 MHz	GSM pulse-modulated at 217 Hz, 577 μs width	8 h		20	A transient increase in blood cortisol
Marinelli et al. (2004) (in vitro)	900 MHz	CW	2–48 h	0.0035		Cell's self-defense responses triggered by DNA damage
Markovà et al. (2005) (in vitro)	915 and 905 MHz	GSM	1 h	0.037		Chromatin conformation in human white blood cells
Navakatikian and Tomashevskaya (1994) (in vivo) (rat whole body)	2450 MHz 3000 MHz	CW (no effect observed) Pulse-modulated 2 μs pulses at 400 Hz	Single (0.5–12hr) or repeated (15–60 days, 7–12 h/day) exposure, CW–no effect	0.0027		Behavioral and endocrine changes, and decreases in blood concentrations of testosterone and insulin
Nittby et al. (2008) (in vivo) (rat whole body)	900 MHz,	GSM	2 h/week, 55 weeks	0.0006		Reduced memory functions
Novoselova et al. (1999) (in vivo) (mouse whole body – wavelength in mm range)	From 8.15–18 GHz		1 s sweep time – 16 ms reverse, 5 h		1	Functions of the immune system
Novoselova et al. (2004) (in vivo) (mouse whole body – wavelength in mm range)	From 8.15–18 GHz		1 s sweep time16 ms reverse, 1.5 h/day, 30 days		1	Decreased tumor growth rate and enhanced survival

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APPENDIX C

Table 1 (*continued*).

Reference	Frequency	Form of RFR	Exposure duration	SAR (W/kg)	Power density ($\mu W/cm^2$)	Effects reported
Panagopoulos et al. (2010) (in vivo) (fly whole body)	900 and 1800 MHz	GSM	6 min/day, 5 days		1–10	Reproductive capacity and induced cell death
Panagopoulos and Margaritis (2010*a*) (in vivo) (fly whole body)	900 and 1800 MHz	GSM	6 min/day, 5 days		10	'Window' effect of GSM radiation on reproductive capacity and cell death
Panagopoulos and Margaritis (2010*b*) (in vivo) (fly whole body)	900 and 1800 MHz	GSM	1–21 min/day, 5 days		10	Reproductive capacity of the fly decreased linearly with increased duration of exposure
Pavicic and Trosic (2008) (in vitro)	864 and 935 MHz	CW	1–3 h	0.08		Growth affected in Chinese hamster V79 cells
Pérez-Castejón et al. (2009) (in vitro)	9.6 GHz	90% AM	24 h	0.0004		Increased proliferation rate in human astrocytoma cancer cells
Persson et al. (1997) (in vivo) (mouse whole body)	915 MHz	CW and pulse-modulated (217 Hz, 0.57 ms; 50 Hz, 6.6 ms)	2–960 min; CW more potent	0.0004		Increase in permeability of the blood–brain barrier
Phillips et al. (1998) (in vitro)	813.5625 MHz 836.55 MHz	iDEN TDMA	2, 21 h 2, 21 h	0.0024		DNA damage in human leukemia cells
Pologea-Moraru et al. (2002) (in vitro)	2.45 GHz		1 h		15	Change in membrane of cells in the retina
Pyrpasopoulou et al. (2004) (in vivo) (rat whole body)	9.4 GHz	GSM (50 Hz pulses, 20 μs pulse length)	1–7 days postcoitum	0.0005		Exposure during early gestation affected kidney development
Roux et al. (2008*a*) (in vivo) (tomato whole body)	900 MHz				7	Gene expression and energy metabolism
Roux et al. (2008*b*) (in vivo) (plant whole body)	900 MHz				7	Energy metabolism
Salford et al. (2003) (in vivo) (rat whole body)	915 MHz	GSM	2 h	0.02		Nerve cell damage in brain
Sarimov et al. (2004) (in vitro)	895–915 MHz	GSM	30 min	0.0054		Human lymphocyte chromatin affected similar to stress response
Schwartz et al. (1990) (in vitro)	240 MHz	CW and sinusoidal modulation at 0.5 and 16 Hz, effect only observed at 16 Hz modulation	30 min	0.00015		Calcium movement in the heart
Schwarz et al. (2008) (in vitro)	1950 MHz	UMTS	24 h	0.05		Genes in human fibroblasts
Somosy et al. (1991) (in vitro)	2.45 GHz	CW and 16 Hz square-modulation, modulated field more potent than CW		0.024		Molecular and structural changes in cells of mouse embryos

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Table 1 (*concluded*).

Reference	Frequency	Form of RFR	Exposure duration	SAR (W/kg)	Power density ($\mu W/cm^2$)	Effects reported
Stagg et al. (1997) (in vitro)	836.55 MHz	TDMA duty cycle 33%	24 h	0.0059		Glioma cells showed significant increases in thymidine incorporation, which may be an indication of an increase in cell division
Stankiewicz et al. (2006) (in vitro)	900 MHz	GSM 217 Hz pulses, 577 ms width		0.024		Immune activities of human white blood cells
Tattersall et al. (2001) (in vitro)	700 MHz	CW	5–15 min	0.0016		Function of the hippocampus
Velizarov et al. (1999) (in vitro)	960 MHz	GSM 217 Hz square-pulse, duty cycle 12%	30 min	0.000021		Decrease in proliferation of human epithelial amnion cells
Veyret et al. (1991) (in vivo) (mouse whole body)	9.4 GHz	1 μs pulses at 1000 pps, also with or without sinusoidal AM between 14 and 41 MHz, response only with AM, direction of response depended on AM frequency		0.015		Functions of the immune system
Vian et al. (2006) (in vivo) plant	900 MHz				7	Stress gene expression
Wolke et al. (1996) (in vitro)	900, 1300, 1800 MHz 900 MHz	Square-wave modulated at 217 Hz CW, 16 Hz, 50 Hz, and 30 KHz modulations		0.001		Calcium concentration in heart muscle cells of guinea pig
Yurekli et al. (2006) (in vivo) (rat whole body)	945 MHz	GSM, 217 Hz pulse-modulation	7 h/day, 8 days	0.0113		Free radical chemistry

Note: These papers gave either specific absorption rate, SAR, (W/kg) or power density ($\mu W/cm^2$) of exposure. (Studies that did not contain these values were excluded). AM, amplitude-modulated or amplitude-modulation; CW, continuous wave; GSM, global system for mobile communication; iDEN, integrated digital enhanced network; TDMA, time division multiple access, TETRA, terrestrial trunked radio; UMTS, universal mobile telecommunications system.

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8. Long-term exposures and cumulative effects

There are many important gaps in the RFR research. The majority of the studies on RFR have been conducted with short-term exposures, i.e., a few minutes to several hours. Little is known about the effects of long-term exposure such as would be experienced by people living near telecommunications installations, especially with exposures spanning months or years. The important questions then are: What are the effects of long-term exposure? Does long-term exposure produce different effects from short-term exposure? Do effects accumulate over time?

There is some evidence of cumulative effects. Phillips et al. (1998) reported DNA damage in cells after 24 h exposure to low-intensity RFR. DNA damage can lead to gene mutation that accumulates over time. Magras and Xenos (1997) reported that mice exposed to low-intensity RFR became less reproductive. After five generations of exposure the mice were not able to produce offspring. This shows that the effects of RFR can pass from one generation to another. Persson et al. (1997) reported an increase in permeability of the blood–brain barrier in mice when the energy deposited in the body exceeded 1.5 J/kg (joule per kilogram) — a measurement of the total amount of energy deposited. This suggests that a short-term, high-intensity exposure can produce the same effect as a long-term, low-intensity exposure, and is another indication that RFR effects can accumulate over time.

In addition, there is some indication that test animals become more sensitive to radiation after long-term exposure as seen in two of the critical experiments that contributed to the present SAR standards, called the "behavior–disruption experiments" carried out in the 1980s.

In the first experiment, de Lorge and Ezell (1980) trained rats on an auditory observing-response task. In the task, an animal was presented with two bars. Pressing the right bar would produce either a low-pitch or a high-pitch tone for half a second. The low-pitch tone signaled an unrewarded situation and the animal was expected to do nothing. However, when the high-pitch tone was on, pressing the left bar would produce a food reward. Thus, the task required continuous vigilance in which an animal had to coordinate its motor responses according to the stimulus presented to get a reward by choosing between a high-pitch or low-pitch tone. After learning the task, rats were then irradiated with 1280 MHz or 5620 MHz RFR during performance. Disruption of behavior (i.e., the rats could not perform very well) was observed within 30–60 min of exposure at a SAR of 3.75 W/kg for 1280 MHz, and 4.9 W/kg for 5620 MHz.

In another experiment, de Lorge (1984) trained monkeys on a similar auditory observing response task. Monkeys were exposed to RFR at 225, 1300, and 5800 MHz. Disruption of performance was observed at 8.1 mW/cm^2 (SAR 3.2 W/kg) for 225 MHz; at 57 mW/cm^2 (SAR 7.4 W/kg) for 1300 MHz; and at 140 mW/cm^2 (SAR 4.3 W/kg) for 5800 MHz. The disruption occurred when body temperature was increased by 1°C.

The conclusion from these experiments was that "... disruption of behavior occurred when an animal was exposed at an SAR of approximately 4 W/kg, and disruption occurred after 30–60 minutes of exposure and when body temperature increased by 1°C" (de Lorge 1984). Based on just these two experiments, 4 W/kg has been used in the setting of the present RFR exposure guidelines for humans. With theoretical safety margins added, the limit for occupational exposure was then set at 0.4 W/kg (i.e., 1/10 of the SAR where effects were observed) and for public exposure 0.08 W/kg for whole body exposures (i.e., 1/5 of that of occupational exposure).

But the relevant question for establishing a human SAR remains: Is this standard adequate, based on so little data, primarily extrapolated from a handful of animal studies from the same investigators? The de Lorge (1984) animal studies noted previously describe effects of short-term exposures, defined as less than one hour. But are they comparable to long-term exposures like what whole populations experience when living or working near transmitting facilities?

Two series of experiments were conducted in 1986 on the effects of long-term exposure. D'Andrea et al. (1986*a*) exposed rats to 2450 MHz RFR for 7 h a day, 7 days per week for 14 weeks. They reported a disruption of behavior at an SAR of 0.7 W/kg. And D'Andrea et al. (1986*b*) also exposed rats to 2450 MHz RFR for 7 h a day, 7 days per week, for 90 days at an SAR of 0.14 W/kg and found a small but significant disruption in behavior. The experimenters concluded, "... the threshold for behavioral and physiological effects of chronic (long-term) RFR exposure in the rat occurs between 0.5 mW/cm^2 (0.14 W/kg) and 2.5 mW/cm^2 (0.7 W/kg)" (p. 55, D'Andrea et al. 1986*b*).

The previously mentioned studies show that RFR can produce effects at much lower intensities after test animals are repeatedly exposed. This may have implications for people exposed to RFR from transmission towers for long periods of time.

Other biological outcomes have also been reported after long-term exposure to RFR. Effects were observed by Baranski (1972) and Takashima et al. (1979) after prolonged, repeated exposure but not after short-term exposure. Conversely, in other work by Johnson et al. (1983), and Lai et al. (1987, 1992) effects that were observed after short-term exposure disappeared after prolonged, repeated exposure, i.e., habituation occurred. Different effects were observed by Dumansky and Shandala (1974) and Lai et al. (1989) after different exposure durations. The conclusion from this body of work is that effects of long-term exposure can be quite different from those of short-term exposure.

Since most studies with RFR are short-term exposure studies, it is not valid to use their results to set guidelines for long-term exposures, such as in populations living or working near cell phone base stations.

9. Effects below 4 W/kg: thermal versus nonthermal

As described previously, current international RFR exposure standards are based mainly on the acute exposure experiments that showed disruption of behavior at 4 W/kg. However, such a basis is not scientifically valid. There are many studies that show biological effects at SARs less than 4 W/kg after short-term exposures to RFR. For example, since the 4 W/kg originated from psychological and (or) be-

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havioral experiments, when one surveys the EMF literature on behavioral effects, one can find many reports on behavioral effects observed at SARs less than 4 W/kg, e.g., D'Andrea et al. (1986*a*) at 0.14 to 0.7 W/kg; DeWitt et al. (1987) at 0.14 W/kg; Gage (1979) at 3 W/kg ; King et al. (1971) at 2.4 W/kg; Kumlin et al. (2007) at 3 W/kg; Lai et al. (1989) at 0.6 W/kg; Mitchell et al. (1977) at 2.3 W/kg (1977); Navakatikian and Tomashevskaya (1994) at 0.027 W/kg; Nittby et al. (2008) at 0.06 W/kg; Schrot et al. (1980) at 0.7 W/kg; Thomas et al. (1975) at 1.5 to 2.7 W/kg; and Wang and Lai (2000) at 1.2 W/kg.

The obvious mechanism of effects of RFR is thermal (i.e., tissue heating). However, for decades, there have been questions about whether nonthermal (i.e., not dependent on a change in temperature) effects exist. This is a well-discussed area in the scientific literature and not the focus of this paper but we would like to mention it briefly because it has implications for public safety near transmission facilities.

Practically, we do not actually need to know whether RFR effects are thermal or nonthermal to set exposure guidelines. Most of the biological-effects studies of RFR that have been conducted since the 1980s were under nonthermal conditions. In studies using isolated cells, the ambient temperature during exposure was generally well controlled. In most animal studies, the RFR intensity used usually did not cause a significant increase in body temperature in the test animals. Most scientists consider nonthermal effects as established, even though the implications are not fully understood.

Scientifically, there are three rationales for the existence of nonthermal effects:

1. Effects can occur at low intensities when a significant increase in temperature is not likely.
2. Heating does not produce the same effects as RFR exposure.
3. RFR with different modulations and characteristics produce different effects even though they may produce the same pattern of SAR distribution and tissue heating.

Low-intensityeffects have been discussed previously (see Section 7.). There are reports that RFR triggers effects that are different from an increase in temperature, e.g., Wachtel et al. (1975); Seaman and Wachtel (1978); D'Inzeo et al. (1988). And studies showing that RFR of the same frequency and intensity, but with different modulations and waveforms, can produce different effects as seen in the work of Baranski (1972); Arber and Lin (1985); Campisi et al. (2010); d'Ambrosio et al. (2002); Frey et al. (1975); Oscar and Hawkins (1977); Sanders et al. (1985); Huber et al. (2002); Markkanen et al. (2004); Hung et al. (2007); and Luukkonen et al. (2009).

A counter-argument for point 1 is that RFR can cause micro-heating at a small location even though there is no measurement change in temperature over the whole sample. This implies that an effect observed at low intensities could be due to localized micro-heating, and, therefore, is still considered thermal. However, the micro-heating theory could not apply to test subjects that are not stationary, such as in the case of Magras and Xenos (1997) who reported that mice exposed to low-intensity RFR became less reproductive over several generations. "Hot spots" of heating move within the body when the subject moves in the field and, thus, cannot maintain sustained heating of certain tissue.

The counter argument for point 2 is that heating by other means does not produce the same pattern of energy distribution as RFR. Thus, different effects would result. Again, this counter argument does not work on moving objects. Thus, results supporting the third point are the most compelling.

10. Studies on exposure to cell tower transmissions

From the early genesis of cell phone technology in the early 1980s, cell towers were presumed safe when located near populated areas because they are low-power installations in comparison with broadcast towers. This thinking already depended on the assumption that broadcast towers were safe if kept below certain limits. Therefore, the reasoning went, cell towers would be safer still. The thinking also assumed that exposures between cell and broadcast towers were comparable. In certain cities, cell and broadcast tower transmissions both contributed significantly to the ambient levels of RFR (Sirav and Seyhan 2009; Joseph et al. 2010).

There are several fallacies in this thinking, including the fact that broadcast exposures have been found unsafe even at regulated thresholds. Adverse effects have been noted for significant increases for all cancers in both men and women living near broadcast towers (Henderson and Anderson 1986); childhood leukemia clusters (Maskarinec et al. 1994; Ha et al. 2003; Park et al. 2004); adult leukemia and lymphoma clusters, and elevated rates of mental illness (Hocking et al. 1996; Michelozzi et al. 2002; Ha et al. 2007); elevated brain tumor incidence (Dolk et al. 1997*a*, 1997*b*); sleep disorders, decreased concentration, anxiety, elevated blood pressure, headaches, memory impairment, increased white cell counts, and decreased lung function in children (Altpeter et al. 2000); motor, memory, and learning impairment in children (Kolodynski and Kolodynski 1996), nonlinear increases in brain tumor incidence (Colorado Department of Public Health 2004); increases in malignant melanoma (Hallberg and Johansson 2002); and nonlinear immune system changes in women (Boscol et al. 2001). (The term "nonlinear" is used in scientific literature to mean that an effect was not directly proportional to the intensity of exposure. In the case of the two studies mentioned previously, adverse effects were found at significant distances from the towers, not in closer proximity where the power density exposures were higher and therefore presumed to have a greater chance of causing effects. This is something that often comes up in low-level energy studies and adds credence to the argument that low-level exposures could cause qualitatively different effects than higher level exposures.)

There is also anecdotal evidence in Europe that some communities have experienced adverse physical reactions after the switch from analog TV broadcast signals to the new digital formats, which can be more biologically complex

Three doctors in Germany, Cornelia Waldmann-Selsam, MD, Christine Aschermann, MD, and Markus Kern, MD,

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wrote (in a letter to the U.S. President, entitled *Warning — Adverse Health Effects From Digital Broadcast Television*)[10], that on 20 May 2006, two digital broadcast television stations went on the air in the Hessian Rhoen area. Prior to that time that area had low radiation levels, which included that from cell phone towers of which there were few. However, coinciding with the introduction of the digital signals, within a radius of more than 20 km, there was an abrupt onset of symptoms for constant headaches, pressure in the head, drowsiness, sleep problems, inability to think clearly, forgetfulness, nervousness, irritability, tightness in the chest, rapid heartbeat, shortness of breath, depression, apathy, loss of empathy, burning skin, sense of inner burning, leg weakness, pain in the limbs, stabbing pain in various organs, and weight gain. They also noted that birds fled the area. The same symptoms gradually appeared in other locations after digital signals were introduced. Some physicians accompanied affected people to areas where there was no TV reception from terrestrial sources, such as in valleys or behind mountain ranges, and observed that many people became symptom free after only a short time. The digital systems also require more transmitters than the older analog systems and, therefore, somewhat higher exposure levels to the general population are expected, according to the 2009 SCENIHR Report (SCENIHR 2009).

Whether digital or analog, the frequencies differ between broadcast and cell antennas and do not couple with the human anatomy in whole-body or organ-specific models in the same ways (NCRP 1986; ICNIRP 1998). This difference in how the body absorbs energy is the reason that all standards-setting organizations have the strictest limitations between 30–300 MHz — ranges that encompass FM broadcast where whole body resonance occurs (Cleveland 2001). Exposure allowances are more lenient for cell technology in frequency ranges between 300 MHz and 3 GHz, which encompass cellular phone technology. This is based on the assumption that the cell frequencies do not penetrate the body as deeply and no whole-body resonance can occur.

There are some studies on the health effects on people living near cell phone towers. Though cell technology has been in existence since the late 1980s, the first study of populations near cell tower base stations was only conducted by Santini et al. (2002). It was prompted in part by complaints of adverse effects experienced by residents living near cell base stations throughout the world and increased activism by citizens. As well, increasing concerns by physicians to understand those complaints was reflected in professional organizations like the ICEMS (International Committee on Electromagnetic Safety) Catania Resolution[11], the Irish Doctors Environmental Association (IDEA)[12], and the Freiburger Appeal[13].

Santini conducted a survey study of 530 people (270 men, 260 women) on 18 nonspecific health symptoms (NSHS) in relation to self-reported distance from towers of <10 m, 10 to 50 m, 50 to 100 m, 100 to 200 m, 200 to 300 m, and >300 m. The control group compared people living more than 300 m (approximately 1000 ft) or not exposed to base stations. They controlled for age, presence of electrical transformers (<10 m), high tension lines (<100 m), and radio/TV broadcast transmitters (<4 km), the frequency of cell phone use (>20 min per day), and computer use (>2 h per day). Questions also included residents' location in relation to antennas, taking into account orientations that were facing, beside, behind, or beneath antennas in cases of roof-mounted antenna arrays. Exposure conditions were defined by the length of time living in the neighborhood (<1 year through >5 years); the number of days per week and hours per day (<1 h to >16 h) that were spent in the residence.

Results indicated increased symptoms and complaints the closer a person lived to a tower. At <10 m, symptoms included nausea, loss of appetite, visual disruptions, and difficulty in moving. Significant differences were observed up through 100 m for irritability, depressive tendencies, concentration difficulties, memory loss, dizziness, and lower libido. Between 100 and 200 m, symptoms included headaches, sleep disruption, feelings of discomfort, and skin problems. Beyond 200 m, fatigue was significantly reported more often than in controls. Women significantly reported symptoms more often than men, except for libido loss. There was no increase in premature menopause in women in relation to distance from towers. The authors concluded that there were different sex-dependent sensitivities to electromagnetic fields. They also called for infrastructure not to be sited <300 m (~1000 ft) from populations for precautionary purposes, and noted that the information their survey captured might not apply to all circumstances since actual exposures depend on the volume of calls being generated from any particular tower, as well as on how radiowaves are reflected by environmental factors.

Similar results were found in Egypt by Abdel-Rassoul et al. (2007) looking to identify neurobehavioral deficits in people living near cell phone base stations. Researchers conducted a cross-sectional study of 85 subjects: 37 living inside a building where antennas were mounted on the rooftop and 48 agricultural directorate employees who worked in a building (~ 10 m) opposite the station. A control group of 80 who did not live near base stations were matched for age, sex, occupation, smoking, cell phone use, and educational level. All participants completed a questionnaire containing personal, educational, and medical histories; general and neurological examinations; a neurobehavioral test battery (NBTB) involving tests for visuomotor speed, problem solving, attention, and memory, in addition to a Eysenck personality questionnaire (EPQ).

Their results found a prevalence of neuropsychiatric complaints: headaches, memory changes, dizziness, tremors, depressive symptoms, and sleep disturbance were significantly higher among exposed inhabitants than controls. The NBTB indicated that the exposed inhabitants exhibited a significantly lower performance than controls in one of the tests of attention and short-term auditory memory (paced auditory

[10] http://www.notanotherconspiracy.com/2009/02/warning-adverse-health-effects-from.html. (Accessed October 2010.)
[11] http://www.icems.eu/resolution.htm
[12] http://www.ideeaireland.org/emr.htm
[13] http://www.laleva.cc/environment/freiburger_appeal.html

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serial addition test (PASAT)). Also, the inhabitants opposite the station exhibited a lower performance in the problem-solving test (block design) than those who lived under the station. All inhabitants exhibited a better performance in the two tests of visuomotor speed (digit symbol and Trailmaking B) and one test of attention (Trailmaking A) than controls.

Environmental power-density data were taken from measurements of that building done by the National Telecommunications Institute in 2000. Measurements were collected from the rooftop where the antennas were positioned, the shelter that enclosed the electrical equipment and cables for the antennas, other sites on the roof, and within an apartment below one of the antennas. Power-density measurements ranged from 0.1–6.7 $\mu W/cm^2$. No measurements were taken in the building across the street. The researchers noted that the last available measurements of RFR in 2002 in that area were less than the allowable standards but also noted that exposures depended on the number of calls being made at any given time, and that the number of cell phone users had increased approximately four times within the 2 years just before the beginning of their study in 2003. They concluded that inhabitants living near mobile phone base stations are at risk for developing neuropsychiatric problems, as well as some changes in the performance of neurobehavioral functions, either by facilitation (over-stimulation) or inhibition (suppression). They recommended the standards be revised for public exposure to RFR, and called for using the NBTB for regular assessment and early detection of biological effects among inhabitants near base stations (Abdel-Rassoul et al. 2007).

Hutter et al. (2006) sought to determine cognitive changes, sleep quality, and overall well-being in 365 rural and urban inhabitants who had lived for more than a year near 10 selected cell phone base stations. Distance from antennas was 24 to 600 m in rural areas, and 20 to 250 m in the urban areas. Field strength measurements were taken in bedrooms and cognitive tests were performed. Exposure to high-frequency EMFs was lower than guidelines and ranged from 0.000002 to 0.14 $\mu W/cm^2$ for all frequencies between 80 MHz and 2 GHz with the greater exposure coming from mobile telecommunications facilities, which was between 0.000001 and 0.14 $\mu W/cm^2$. Maximum levels were between 0.000002 and 0.41 $\mu W/cm^2$ with an overall 5% of the estimated maximum above 0.1 $\mu W/cm^2$. Average levels were slightly higher in rural areas (0.005 $\mu W/cm^2$) than in urban areas (0.002 $\mu W/cm^2$). The researchers tried to ascertain if the subjective rating of negative health consequences from base stations acted as a covariable but found that most subjects expressed no strong concerns about adverse effects from the stations, with 65% and 61% in urban and rural areas, respectively, stating no concerns at all. But symptoms were generally higher for subjects who expressed health concerns regarding the towers. The researchers speculated that this was due to the subjects with health complaints seeking answers and consequently blaming the base station; or that subjects with concerns were more anxious in general and tended to give more negative appraisals of their body functions; and the fact that some people simply give very negative answers.

Hutter's results were similar to those of Santini et al. (2002) and Abdel-Rassoul et al. (2007). Hutter found a significant relationship between symptoms and power densities. Adverse effects were highest for headaches, cold hands and feet, cardiovascular symptoms, and concentration difficulties. Perceptual speed increased while accuracy decreased insignificantly with increasing exposure levels. Unlike the others, however, Hutter found no significant effects on sleep quality and attributed such problems more to fear of adverse effects than actual exposure. They concluded that effects on well-being and performance cannot be ruled out even as mechanisms of action remain unknown. They further recommended that antenna siting should be done to minimize exposure to the population.

Navarro et al. (2003) measured the broadband electric field (E-field) in the bedrooms of 97 participants in La Nora, Murcia, Spain and found a significantly higher symptom score in 9 out of 16 symptoms in the groups with an exposure of 0.65 V/m (0.1121 $\mu W/cm^2$) compared with the control group with an exposure below 0.2 V/m (0.01061 $\mu W/cm^2$), both as an average. The highest contributor to the exposure was GSM 900/1800 MHz signals from mobile telecommunications. The same researchers also reported significant correlation coefficients between the measured E-field and 14 out of 16 health-related symptoms with the five highest associations found for depressive tendencies, fatigue, sleeping disorders, concentration difficulties, and cardiovascular problems. In a follow up work, Oberfeld et al. (2004) conducted a health survey in Spain in the vicinity of two GSM 900/1800 MHz cell phone base stations, measuring the E-field in six bedrooms, and found similar results. They concluded that the symptoms are in line with "microwave syndrome" reported in the literature (Johnson-Liakouris 1998). They recommended that the sum total for ambient exposures should not be higher than 0.02 V/m — the equivalent of a power density of 0.00011 $\mu W/cm^2$, which is the indoor exposure value for GSM base stations proposed by the Public Health Office of the Government of Salzburg, Austria in 2002[14].

Eger et al. (2004) took up a challenge to medical professionals by Germany's radiation protection board to determine if there was an increased cancer incidence in populations living near cell towers. Their study evaluated data for approximately 1000 patients between the years of 1994 and 2004 who lived close to cell antennas. The results showed that the incidence of cancer was significantly higher among those patients who had lived for 5 to 10 years at a distance of up to 400 m from a cell installation that had been in operation since 1993, compared with those patients living further away, and that the patients fell ill on an average of 8 years earlier than would be expected. In the years between 1999 and 2004, after 5 years operation of the transmitting installation, the relative risk of getting cancer had tripled for residents in proximity of the installation compared with inhabitants outside of the area.

Wolf and Wolf (2004) investigated increased cancer incidence in populations living in a small area in Israel exposed

[14] http://www.salzburg.gv.at/umweltmedizin. (Accessed October 2010.)

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to RFR from a cell tower. The antennas were mounted 10 m high, transmitting at 850 MHz and 1500 W at full-power output. People lived within a 350 m half circle of the antennas. An epidemiologic assessment was done to determine whether the incidence of cancer cases among individuals exposed to the base station in the south section of the city of Netanya called Irus (designated area A) differed from expected cancer rates throughout Israel, and in the town of Netanya in general, as compared with people who lived in a nearby area without a cell tower (designated area B). There were 622 participants in area A who had lived near the cell tower for 3 to 7 years and were patients at one health clinic. The exposure began 1 year before the start of the study when the station first came into service. A second cohort of individuals in area B, with 1222 participants who received medical services at a different clinic located nearby, was used as a control. Area B was closely matched for environment, workplace, and occupational characteristics. In exposure area A, eight cases of different types of cancer were diagnosed in a period of 1 year, including cancers of the ovary (1), breast (3), Hodgkins lymphoma (1), lung (1), osteoid osteoma (1), and hypernephroma (1). The RFR field measurements were also taken per house and matched to the cancer incidents. The rate of cancers in area A was compared with the annual rate of the general population (31 cases per 10 000) and to incidence for the entire town of Netanya. There were two cancers in area B, compared to eight in area A. They also examined the history of the exposed cohort (area A) for malignancies in the 5 years before exposure began and found only two cases in comparison to eight cases 1 year after the tower went into service. The researchers concluded that relative cancer rates for females were 10.5 for area A, 0.6 for area B, and 1.0 for the whole town of Netanya. Cancer incidence in women in area A was thus significantly higher (p <0.0001) compared with that of area B and the whole city. A comparison of the relative risk revealed that there were 4.15 times more cases in area A than in the entire population. The study indicated an association between increased incidence of cancer and living in proximity to a cell phone base station. The measured level of RFR, between 0.3 to 0.5 $\mu W/cm^2$, was far below the thermal guidelines.

11. Risk perception, electrohypersensitivity, and psychological factors

Others have followed up on what role risk perception might play in populations near cell base stations to see if it is associated with health complaints.

Blettner et al. (2008) conducted a cross-sectional, multiphase study in Germany. In the initial phase, 30 047 people out of a total of 51 444, who took part in a nationwide survey, were also asked about their health and attitudes towards mobile phone base stations. A list of 38 potential health complaints were used. With a response rate of 58.6%, 18.0% were concerned about adverse health effects from base stations, 10.3% directly attributed personal adverse effects to them. It was found that people living within 500 m, or those concerned about personal exposures, reported more health complaints than others. The authors concluded that even though a substantial proportion of the German population is concerned about such exposures, the observed higher health complaints cannot be attributed to those concerns alone.

Kristiansen et al. (2009) also explored the prevalence and nature of concerns about mobile phone radiation, especially since the introduction of new 3G–UMTS (universal mobile telecommunications system) networks that require many more towers and antennas have sparked debate throughout Europe. Some local governments have prohibited mobile antennas on public buildings due to concerns about cancer, especially brain cancer in children and impaired psychomotor functions. One aim of the researchers was risk assessment — to compare people's perceptions of risk from cell phones and masts to other fears, such as being struck by lightening. In Denmark, they used data from a 2006 telephone survey of 1004 people aged 15+ years. They found that 28% of the respondents were concerned about exposure to mobile phone radiation and 15% about radiation from masts. In contrast, 82% of respondents were concerned about other forms of environmental pollution. Nearly half of the respondents considered the mortality risk of 3G phones and masts to be of the same order of magnitude as being struck by lightning (0.1 fatalities per million people per year), while 7% thought it was equivalent to tobacco-induced lung cancer (approximately 500 fatalities per million per year). Among women, concerns about mobile phone radiation, perceived mobile phone mortality risk, and concerns about unknown consequences of new technologies, increased with educational levels. More than two thirds of the respondents felt that they had not received adequate public information about the 3G system. The results of the study indicated that the majority of the survey population had little concern about mobile phone radiation, while a minority is very concerned.

Augner et al. (2009) examined the effects of short-term GSM base station exposure on psychological symptoms including good mood, alertness, and calmness as measured by a standardized well-being questionnaire. Fifty-seven participants were randomly assigned to one of three different exposure scenarios. Each of those scenarios subjected participants to five 50 min exposure sessions, with only the first four relevant for the study of psychological symptoms. Three exposure levels were created by shielding devices, which could be installed or removed between sessions to create double-blinded conditions. The overall median power densities were 0.00052 $\mu W/cm^2$ during low exposures, 0.0154 $\mu W/cm^2$ during medium exposures, and 0.2127 $\mu W/cm^2$ during high-exposure sessions. Participants in high- and medium-exposure scenarios were significantly calmer during those sessions than participants in low-exposure scenarios throughout. However, no significant differences between exposure scenarios in the "good mood" or "alertness" factors were found. The researchers concluded that short-term exposure to GSM base station signals may have an impact on well-being by reducing psychological arousal.

Eltiti et al. (2007) looked into exposures to the GSM and UMTS exposures from base stations and the effects to 56 participants who were self-reported as sensitive to electromagnetic fields. Some call it electro-hypersensitivity (EHS) or just electrosensitivity. People with EHS report that they suffer negative health effects when exposed to electro-

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magnetic fields from everyday objects such as cell phones, mobile phone base stations, and many other common things in modern societies. EHS is a recognized functional impairment in Sweden. This study used both open provocation and double-blind tests to determine if electrosensitive and control individuals experienced more negative health effects when exposed to base-station-like signals compared with sham exposures. Fifty-six electrosensitive and 120 control participants were tested first in an open provocation test. Of these, 12 electrosensitive and six controls withdrew after the first session. Some of the electrosensitive subjects later issued a statement saying that the initial exposures made them too uncomfortable to continue participating in the study. This means that the study may have lost its most vulnerable test subjects right at the beginning, possibly skewing later outcomes. The remainder completed a series of double-blind tests. Subjective measures of well-being and symptoms, as well as physiological measures of blood-volume pulse, heart rate, and skin conductance were obtained. They found that during the open provocation, electrosensitive individuals reported lower levels of well-being to both GSM and UMTS signals compared with sham exposure, whereas controls reported more symptoms during the UMTS exposure. During double-blind tests the GSM signal did not have any effect on either group. Electrosensitive participants did report elevated levels of arousal during the UMTS condition, but the number or severity of symptoms experienced did not increase. Physiological measures did not differ across the three exposure conditions for either group. The researchers concluded that short-term exposure to a typical GSM base-station-like signal did not affect well-being or physiological functions in electrosensitive or control individuals even though the electrosensitive individuals reported elevated levels of arousal when exposed to a UMTS signal. The researchers stated that this difference was likely due to the effect of the order of the exposures throughout the series rather than to the exposure itself. The researchers do not speculate about possible data bias when one quarter of the most sensitive test subjects dropped out at the beginning.

In follow-up work, Eltiti et al. (2009) attempted to clarify some of the inconsistencies in the research with people who report sensitivity to electromagnetic fields. Such individuals, they noted, often report cognitive impairments that they believe are due to exposure to mobile phone technology. They further said that previous research in this area has revealed mixed results, with the majority of research only testing control individuals. Their aim was to clarify whether short-term (50 min) exposure at 1 $\mu W/cm^2$ to typical GSM and UMTS base station signals affects attention, memory, and physiological endpoints in electrosensitive and control participants. Data from 44 electrosensitive and 44 matched-control participants who performed the digit symbol substitution task (DSST), digit span task (DS), and a mental arithmetic task (MA), while being exposed to GSM, UMTS, and sham signals under double-blind conditions were analyzed. Overall, the researchers concluded that cognitive functioning was not affected by short-term exposure to either GSM or UMTS signals. Nor did exposure affect the physiological measurements of blood-volume pulse, heart rate, and skin conductance that were taken while participants performed the cognitive tasks. The GSM signal was a combined signal of 900 and 1800 MHz frequencies, each with a power flux density of 0.5 $\mu W/cm^2$, which resulted in combined power flux density of 1 $\mu W/cm^2$ over the area where test subjects were seated. Previous measurements in 2002 by the National Radiological Protection Board in the UK, measuring power density from base stations at 17 sites and 118 locations (Mann et al. 2002), found that in general, the power flux density was between 0.001 $\mu W/cm^2$ to 0.1 $\mu W/cm^2$, with the highest power density being 0.83 $\mu W/cm^2$. The higher exposure used by the researchers in this study was deemed comparable by them to the maximum exposure a person would encounter in the real world. But many electrosensitive individuals report that they react to much lower exposures too. Overall, the electrosensitive participants had a significantly higher level of mean skin conductance than control subjects while performing cognitive tasks. The researchers noted that this was consistent with other studies that hypothesize sensitive individuals may have a general imbalance in autonomic nervous system regulation. Generally, cognitive functioning was not affected in either electrosensitives or controls. When Bonferroni corrections were applied to the data, the effects on mean skin conductance disappeared. A criticism is that this averaging of test results hides more subtle effects.

Wallace et al. (2010) also tried to determine if short-term exposure to RFR had an impact on well-being and what role, if any, psychological factors play. Their study focused on "Airwave", a new communication system being rolled out across the UK for police and emergency services. Some police officers have complained about skin rashes, nausea, headaches, and depression as a consequence of using Airwave two-way radio handsets. The researchers used a small group of self-reported electrosensitive people to determine if they reacted to the exposures, and to determine if exposures to specific signals affect a selection of the adult population who do not report sensitivity to electromagnetic fields. A randomized double-blind provocation study was conducted to establish whether short-term exposure to a terrestrial trunked radio (TETRA) base station signal has an impact on health and well-being in individuals with electrosensitivity and controls. Fifty-one individuals with electrosensitivity and 132 age- and gender-matched controls participated first in an open provocation test, while 48 electrosensitive and 132 control participants went on to complete double-blind tests in a fully screened semi-anechoic chamber. Heart rate, skin conductance, and blood pressure readings provided objective indices of short-term physiological response. Visual analogue scales and symptom scales provided subjective indices of well-being. Their results found no differences on any measure between TETRA and sham (no signal) under double-blind conditions for either control or electrosensitive participants and neither group could detect the presence of a TETRA signal above chance (50%). The researchers noted, however, that when conditions were not double-blinded, the electrosensitive individuals did report feeling worse and experienced more severe symptoms during TETRA compared with sham exposure. They concluded that the adverse symptoms experienced by electrosensitive individuals are caused by the belief of harm from TETRA base stations rather than because of the low-level EMF exposure itself.

It is interesting to note that the three previously men-

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tioned studies were all conducted at the same Electromagnetics and Health Laboratory at the University of Essex, Essex, UK, by the same relative group of investigators. Those claiming to be electrosensitive are a small subgroup in the population, often in touch through Internet support groups. In the first test, many electrosensitives dropped out because they found the exposures used in the study too uncomfortable. The drop-out rate decreased with the subsequent studies, which raises the question of whether the electrosensitive participants in the latter studies were truly electrosensitive. There is a possibility that a true subgroup of electrosensitives cannot tolerate such study conditions, or that potential test subjects are networking in a way that preclude their participation in the first place. In fact, researchers were not able to recruit their target numbers for electrosensitive participants in any of the studies. The researchers also do not state if there were any of the same electrosensitive participants used in the three studies. Nor do they offer comment regarding the order of the test methods possibly skewing results.

Because of uncertainty regarding whether EMF exposures are actually causing the symptoms that electrosensitives report, and since many electrosensitives also report sensitivities to myriad chemicals and other environmental factors, it has been recommended (Hansson Mild et al. 2006) that a new term be used to describe such individuals — idiopathic environmental intolerance with attribution to electromagnetic fields (IEI-EMF).

Furubayashi et al. (2009) also tried to determine if people who reported symptoms to mobile phones are more susceptible than control subjects to the effect of EMF emitted from base stations. They conducted a double-blind, cross-over provocation study, sent questionnaires to 5000 women and obtained 2472 valid responses from possible candidates. From those, they were only able to recruit 11 subjects with mobile phone related symptoms (MPRS) and 43 controls. The assumption was that individuals with MPRS matched the description of electrosensitivity by the World Health Organization (WHO). There were four EMF exposure conditions, each of which lasted 30 min: (*i*) continuous, (*ii*) intermittent, (*iii*) sham exposure with noise, and (*iv*) sham exposure without noise. Subjects were exposed to EMF of 2.14 GHz, 10 V/m (26.53 $\mu W/cm^2$) wideband code division multiple access (W-CDMA), in a shielded room to simulate whole-body exposure to EMF from base stations, although the exposure strength they used was higher than that commonly received from base stations. The researchers measured several psychological and cognitive parameters immediately before and after exposure, and monitored autonomic functions. Subjects were asked to report on their perception of EMF and level of discomfort during the experiment. The MPRS group did not differ from the controls in their ability to detect exposure to EMF. They did, however, consistently experience more discomfort in general, regardless of whether or not they were actually exposed to EMF, and despite the lack of significant changes in their autonomic functions. The researchers noted that others had found electrosensitive subjects to be more susceptible to stress imposed by task performance, although they did not differ from normal controls in their personality traits. The researchers concluded that the two groups did not differ in their responses to real or sham EMF exposure according to any psychological, cognitive or autonomic assessment. They said they found no evidence of any causal link between hypersensitivity symptoms and exposure to EMF from base stations. However, this study, had few MPRS participants.

Regel et al. (2006) also investigated the effects of the influence of UMTS base-station-like signals on well-being and cognitive performance in subjects with and without self-reported sensitivity to RFR. The researchers performed a controlled exposure experiment in a randomized, double-blind crossover study, with 45 min at an electric field strength of 0 V/m, 1.0 V/m (0.2653 $\mu W/cm^2$), or 10.0 V/m (26.53 $\mu W/cm^2$), incident with a polarization of 45° from the left-rear side of the subject, at weekly intervals. A total of 117 healthy subjects that included 33 self-reported sensitive subjects and 84 nonsensitive subjects, participated in the study. The team assessed well-being, perceived field strength, and cognitive performance with questionnaires and cognitive tasks and conducted statistical analyses using linear mixed models. Organ-specific and brain-tissue-specific dosimetry, including uncertainty and variation analysis, was performed. Their results found that in both groups, well-being and perceived field strength were not associated with actual exposure levels. They observed no consistent condition-induced changes in cognitive performance except for two marginal effects. At 10 V/m (26.53 $\mu W/cm^2$) they observed a slight effect on speed in one of six tasks in the sensitive subjects and an effect on accuracy in another task in nonsensitive subjects. Both effects disappeared after multiple endpoint adjustments. They concluded that they could not confirm a short-term effect of UMTS base-station-like exposure on well-being. The reported effects on brain functioning were marginal, which they attributed to chance. Peak spatial absorption in brain tissue was considerably smaller than during use of a mobile phone. They concluded that no conclusions could be drawn regarding short-term effects of cell phone exposure or the effects of long-term base-station-like exposures on human health.

Siegrist et al. (2005) investigated risk perceptions associated with mobile phones, base stations, and other sources of EMFs through a telephone survey conducted in Switzerland. Participants assessed both risks and benefits associated with nine different sources of EMF. Trust in the authorities regulating these hazards was also assessed. Participants answered a set of questions related to attitudes toward EMF and toward mobile phone base stations. Their results were: high-voltage transmission lines are perceived as the most risky source of EMF; and mobile phones and base stations received lower risk ratings. Trust in authorities was positively associated with perceived benefits and negatively associated with perceived risks. Also, people who use their mobile phones frequently perceived lower risks and higher benefits than people who use their mobile phones infrequently. People who believed they lived close to a base station did not significantly differ in their perceived level of risks associated with mobile phone base stations from people who did not believe they lived close to a base station. A majority of participants favored limits to exposures based on worst-case scenarios. The researchers also correlated perceived risks with other beliefs and found that belief in paranormal phenomena is related to level of perceived risks associated with

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EMF. In addition, people who believed that most chemical substances cause cancer also worried more about EMF than people who did not believe that chemical substances are harmful. This study found the obvious — that some people worry more about environmental factors than others across a range of concerns.

Wilen et al. (2006) investigated the effects of exposure to mobile phone RFR on people who experience subjective symptoms when using mobile phones. Twenty subjects with MPRS were matched with 20 controls without MPRS. Each subject participated in two experimental sessions, one with true exposure and one with sham exposure, in random order. In the true exposure condition, the test subjects were exposed for 30 min to an RFR field generating a maximum SAR (1 g) in the head of 1 W/kg through an indoor base station antenna attached to signals from a 900 MHz GSM mobile phone. Physiological and cognitive parameters were measured during the experiment for heart rate and heart rate variability (HRV), respiration, local blood flow, electrodermal activity, critical flicker fusion threshold (CFFT), short-term memory, and reaction time. No significant differences related to RFR exposure conditions and no differences in baseline data were found between subject groups with the exception for reaction time, which was significantly longer among the test subjects than among the controls the first time the test was performed. This difference disappeared when the test was repeated. However, the test subjects differed significantly from the controls with respect to HRV as measured in the frequency domain. The test subjects displayed a shift in the low/high frequency ratio towards a sympathetic dominance in the autonomous nervous system during the CFFT and memory tests, regardless of exposure condition. They interpreted this as a sign of differences in the autonomous nervous system regulation among persons with MPRS and persons with no such symptoms.

12. Assessing exposures

Quantifying, qualifying, and measuring radiofrequency (RF) energy both indoors and outdoors has frustrated scientists, researchers, regulators, and citizens alike. The questions involve how best to capture actual exposure data — through epidemiology, computer estimates, self-reporting, or actual dosimetry measurements. Determining how best to do this is more important than ever, given the increasing background levels of RFR. Distance from a generating source has traditionally been used as a surrogate for probable power density but that is imperfect at best, given how RF energy behaves once it is transmitted. Complicated factors and numerous variables come into play. The wearing of personal dosimetry devices appears to be a promising area for capturing cumulative exposure data.

Neubauer et al. (2007) asked the question if epidemiology studies are even possible now, given the increasing deployment of wireless technologies. They examined the methodological challenges and used experts in engineering, dosimetry, and epidemiology to critically evaluate dosimetric concepts and specific aspects of exposure assessment regarding epidemiological study outcomes. They concluded that, at least in theory, epidemiology studies near base stations are feasible but that all relevant RF sources have to be taken into account. They called for pilot studies to validate exposure assessments and recommended that short-to-medium term effects on health and well-being are best investigated by cohort studies. They also said that for long-term effects, groups with high exposures need to be identified first, and that for immediate effects, human laboratory studies are the preferred approach. In other words, multiple approaches are required. They did not make specific recommendations on how to quantify long-term, low-level effects on health and well-being.

Radon et al. (2006) compared personal RF dosimetry measurements against recall to ascertain the reliability of self-reporting near base stations. Their aim was to test the feasibility and reliability of personal dosimetry devices. They used a 24 h assessment on 42 children, 57 adolescents, and 64 adults who wore a Maschek dosimeter prototype, then compared the self-reported exposures with the measurements. They also compared the readings of Maschek prototype with those of the Antennessa DSP-090 in 40 test subjects. They found that self-reported exposures did not correlate with actual readings. The two dosimeters were in moderate agreement. Their conclusion was that personal dosimetry, or the wearing of measuring devices, was a feasible method in epidemiology studies.

A study by Frei et al. (2009) also used personal dosimetry devices to examine the total exposure levels of RFR in the Swiss urban population. What they found was startling — nearly a third of the test subjects' cumulative exposures were from cell base stations. Prior to this study, exposure from base stations was thought to be insignificant due to their low-power densities and to affect only those living or working in close proximity to the infrastructure. This study showed that the general population moves in and out of these particular fields with more regularity than previously expected. In a sample of 166 volunteers from Basel, Switzerland, who agreed to wear personal exposure meters (called exposimeters), the researchers found that nearly one third of total exposures came from base stations. Participants carried an exposimeter for 1 week (2 separate weeks in 32 participants) and also completed an activity diary. Mean values were calculated using the robust regression on order statistics (ROS) method. Results found a mean weekly exposure to all RFR and (or) EMF sources was 0.013 $\mu W/cm^2$ (range of individual means 0.0014–0.0881 $\mu W/cm^2$). Exposure was mainly from mobile phone base stations (32.0%), mobile phone handsets (29.1%), and digital enhanced cordless telecommunications (DECT) phones (22.7%). People owning a DECT phone (total mean 0.015 $\mu W/cm^2$) or mobile phone (0.014 $\mu W/cm^2$) were exposed more than those not owning a DECT or mobile phone (0.010 $\mu W/cm^2$). Mean values were highest in trains (0.116 $\mu W/cm^2$), airports (0.074 $\mu W/cm^2$), and tramways or buses (0.036 $\mu W/cm^2$) and were higher during daytime (0.016 $\mu W/cm^2$) than nighttime (0.008 $\mu W/cm^2$). The Spearman correlation coefficient between mean exposure in the first and second week was 0.61. Another surprising finding of this study contradicted Neubauer et al. (2008) who found that a rough dosimetric estimate of a 24 h exposure from a base station (1–2 V/m) (i.e., 0.2653–1.061 $\mu W/cm^2$) corresponded to approximately 30 min of mobile phone use. But Frei et al. (2009) found, using the exposimeter, that cell phone use was 200 times higher than the average base sta-

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tion exposure contribution in self-selected volunteers (0.487 versus 0.002 $\mu W/cm^2$). This implied that at the belt, backpack, or in close vicinity to the body, the mean base station contribution corresponds to about 7 min of mobile phone use (24 h divided by 200), not 30 min. They concluded that exposure to RFR varied considerably between persons and locations but was fairly consistent for individuals. They noted that cell phones, base stations, and cordless phones were important sources of exposure in urban Switzerland but that people could reduce their exposures by replacing their cordless domestic phones with conventional landlines at home. They determined that it was feasible to combine diary data with personal exposure measurements and that such data was useful in evaluating RFR exposure during daily living, as well as helpful in reducing exposure misclassification in future epidemiology studies.

Viel et al. (2009) also used personal exposure meters (EME SPY 120 made by Satimo and ESM 140 made by Maschek) to characterize actual residential exposure from antennas. Their primary aim was to assess personal exposures, not ambient field strengths. Two hundred randomly selected people were enrolled to wear measurement meters for 24 h and asked to keep a time–location–activity diary. Two exposure metrics for each radiofrequency were then calculated: the proportion of measurements above the detection limit of 0.05 V/m (0.0006631 $\mu W/cm^2$) and the maximum electric field strength. Residential addresses were geocoded and distances from each antenna were calculated. They found that much of the time-recorded field strength was below the detection level of 0.05 V/m, with the exception of the FM radio bands, which had a detection threshold of 12.3%. The maximum electric field was always lower than 1.5 V/m (0.5968 $\mu W/cm^2$). Exposure to GSM and digital cellular system (DCS) frequencies peaked around 280 m in urban areas and 1000 m from antennas in more suburban/rural areas. A downward trend in exposures was found within a 10 km distance for FM exposures. Conversely, UMTS, TV3, and TV 4 and 5 signals did not vary with distance. The difference in peak exposures for cell frequencies were attributed to microcell antennas being more numerous in urban areas, often mounted a few meters above ground level, whereas macrocell base stations in less urban areas are placed higher (between 15 and 50 m above ground level) to cover distances of several kilometres. They concluded that despite the limiting factors and high variability of RF exposure assessments, in using sound statistical technique they were able to determine that exposures from GSM and DCS cellular base stations actually increase with distance in the near source zone, with a maximum exposure where the main beam intersects the ground. They noted that such information should be available to local authorities and the public regarding the siting of base stations. Their findings coincide with Abdel-Rassoul et al. (2007) who found field strengths to be less in the building directly underneath antennas, with reported health complaints higher in inhabitants of the building across the street.

Amoako et al. (2009) conducted a survey of RFR at public access points close to schools, hospitals, and highly populated areas in Ghana near 50 cell phone base stations. Their primary objective was to measure and analyze field strength levels. Measurements were made using an Anritsu model MS 2601A spectrum analyzer to determine the electric field level in the 900 and 1800 MHz frequency bands. Using a GPS (global positioning system), various base stations were mapped. Measurements were taken at 1.5 m above ground to maintain line of sight with the RF source. Signals were measured during the day over a 3 h period, at a distance of approximately 300 m. The results indicated that power densities for 900 MHz at public access points varied from as low as 0.000001 $\mu W/cm^2$ to as high as 0.001 $\mu W/cm^2$. At 1800 MHz, the variation of power densities was from 0.000001 to 0.01 $\mu W/cm^2$. There are no specific RFR standards in Ghana. These researchers determined that while their results in most cites were compliant with the ICNIRP standards, levels were still 20 times higher than values typically found in the UK, Australia, and the U.S., especially for Ghana base stations in rural areas with higher power output. They determined that there is a need to reduce RFR levels since an increase in mobile phone usage is foreseen.

Clearly, predicting actual exposures based on simple distance from antennas using standardized computer formulas is inadequate. Although power density undoubtedly decreases with distance from a generating source, actual exposure metrics can be far more complex, especially in urban areas. Contributing to the complexity is the fact that the narrow vertical spread of the beam creates a low RF field strength at the ground directly below the antenna. As a person moves away or within a particular field, exposures can become complicated, creating peaks and valleys in field strength. Scattering and attenuation alter field strength in relation to building placement and architecture, and local perturbation factors can come into play. Power density levels can be 1 to 100 times lower inside a building, depending on construction materials, and exposures can differ greatly within a building, depending on numerous factors such as orientation toward the generating source and the presence of conductive materials. Exposures can be twice as high in upper floors than in lower floors, as found by Anglesio et al. (2001).

However, although distance from a transmitting source has been shown to be an unreliable determinant for accurate exposure predictions, it is nevertheless useful in some general ways. For instance, it has been shown that radiation levels from a tower with 15 nonbroadcast radio systems will fall off to hypothetical natural background levels at approximately 1500 ft ($\sim$500 m) (Rinebold 2001). This would be in general agreement with the lessening of symptoms in people living near cell towers at a distance over 1000 ft ($\sim$300 m) found by Santini et al. (2002) .

The previously mentioned studies indicate that accuracy in both test design and personal dosimetry measurements are possible in spite of the complexities and that a general safer distance from a cell tower for residences, schools, daycare centers, hospitals, and nursing homes might be ascertained.

13. Discussion

Numerous biological effects do occur after short-term exposures to low-intensity RFR but potential hazardous health effects from such exposures on humans are still not well es-

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tablished, despite increasing evidence as demonstrated throughout this paper. Unfortunately, not enough is known about biological effects from long-term exposures, especially as the effects of long-term exposure can be quite different from those of short-term exposure. It is the long-term, low-intensity exposures that are most common today and increasing significantly from myriad wireless products and services.

People are reporting symptoms near cell towers and in proximity to other RFR-generating sources including consumer products such as wireless computer routers and Wi-Fi systems that appear to be classic "microwave sickness syndrome," also known as "radiofrequency radiation sickness." First identified in the 1950s by Soviet medical researchers, symptoms included headache, fatigue, ocular dysfunction, dizziness, and sleep disorders. In Soviet medicine, clinical manifestations include dermographism, tumors, blood changes, reproductive and cardiovascular abnormalities, depression, irritability, and memory impairment, among others. The Soviet researchers noted that the syndrome is reversible in early stages but is considered lethal over time (Tolgskaya et al. 1973).

Johnson-Liakouris (1998) noted there are both occupational studies conducted between 1953 and 1991 and clinical cases of acute exposure between 1975 and 1993 that offer substantive verification for the syndrome. Yet, U.S. regulatory agencies and standards-setting groups continue to quibble about the existence of microwave sickness because it does not fit neatly into engineering models for power density, even as studies are finding that cell towers are creating the same health complaints in the population. It should be noted that before cellular telecommunications technology, no such infrastructure exposures between 800 MHz and 2 GHz existed this close to so many people. Microwave ovens are the primary consumer product utilizing a high RF intensity, but their use is for very brief periods of time and ovens are shielded to prevent leakage above 1000 $\mu W/cm^2$ — the current FDA standard. In some cases, following the U.S. Telecommunications Act of 1996 preemption of local health considerations in infrastructure siting, antennas have been mounted within mere feet of dwellings. And, on buildings with roof-mounted arrays, exposures can be lateral with top floors of adjacent buildings at close range.

It makes little sense to keep denying health symptoms that are being reported in good faith. Though the prevalence of such exposures is relatively new to a widespread population, we, nevertheless, have a 50 year observation period to draw from. The primary questions now involve specific exposure parameters, not the reality of the complaints or attempts to attribute such complaints to psychosomatic causes, malingering, or beliefs in paranormal phenomenon. That line of argument is insulting to regulators, citizens, and their physicians. Serious mitigation efforts are overdue.

There is early Russian and U.S. documentation of long-term, very low-level exposures causing microwave sickness as contained in *The Johns Hopkins Foreign Service Health Status Study* done in 1978 (Lilienfield et al. 1978; United States Senate 1979). This study contains both clinical information, and clear exposure parameters. Called the Lilienfield study, it was conducted between 1953 and 1976 to determine what, if any, effects there had been to personnel in the U.S. Embassy in Moscow after it was discovered that the Soviet government had been systematically irradiating the U.S. government compound there.

The symptoms reported were not due to any known tissue heating properties. The power densities were not only very low but the propagation characteristics were remarkably similar to what we have today with cell phone base stations. Lilienfield recorded exposures for continuous-wave, broadband, modulated RFR in the frequency ranges between 0.6 and 9.5 GHz. The exposures were long-term and low-level at 6 to 8 h per day, 5 days per week, with the average length of exposure time per individual between 2 to 4 years. Modulation information contained phase, amplitude, and pulse variations with modulated signals being transmitted for 48 h or less at a time. Radiofrequency power density was between 2 and 28 $\mu W/cm^2$ — levels comparable to recent studies cited in this paper.

The symptoms that Lilienfield found included four that fit the Soviet description for dermographism — eczema, psoriasis, allergic, and inflammatory reactions. Also found were neurological problems with diseases of peripheral nerves and ganglia in males; reproductive problems in females during pregnancy, childbearing, and the period immediately after delivery (puerperium); tumor increases (malignant in females, benign in males); hematological alterations; and effects on mood and well-being including irritability, depression, loss of appetite, concentration, and eye problems. This description of symptoms in the early literature is nearly identical to the Santini, Abdel-Rassoul, and Narvarro studies cited earlier, as well as the current (though still anecdotal) reports in communities where broadcast facilities have switched from analog to digital signals at power intensities that are remarkably similar. In addition, the symptoms in the older literature are also quite similar to complaints in people with EHS.

Such reports of adverse effects on well-being are occurring worldwide near cell infrastructure and this does not appear to be related to emotional perceptions of risk. Similar symptoms have also been recorded at varying distances from broadcast towers. It is clear that something else is going on in populations exposed to low-level RFR that computer-generated RFR propagation models and obsolete exposure standards, which only protect against acute exposures, do not encompass or understand. With the increase in so many RFR-emitting devices today, as well as the many in the wings that will dramatically increase total exposures to the population from infrastructure alone, it may be time to approach this from a completely different perspective.

It might be more realistic to consider ambient outdoor and indoor RFR exposures in the same way we consider other environmental hazards such as chemicals from building materials that cause sick building syndrome. In considering public health, we should concentrate on aggregate exposures from multiple sources, rather than continuing to focus on individual source points like cell and broadcast base stations. In addition, whole categorically excluded technologies must be included for systems like Wi-Fi, Wi-Max, smart grids, and smart metering as these can greatly increase ambient radiation levels. Only in that way will low-level electromagnetic energy exposures be understood as the broad environmental factor it is. Radiofrequency radiation is a

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form of energetic air pollution and it should be controlled as such. Our current predilection to take this one product or service at a time does not encompass what we already know beyond reasonable doubt. Only when aggregate exposures are better understood by consumers will disproportionate resistance to base station siting bring more intelligent debate into the public arena and help create safer infrastructure. That can also benefit the industries trying to satisfy customers who want such services.

Safety to populations living or working near communications infrastructure has not been given the kind of attention it deserves. Aggregate ambient outdoor and indoor exposures should be emphasized by summing up levels from different generating source points in the vicinity. Radiofrequency radiation should be treated and regulated like radon and toxic chemicals, as aggregate exposures, with appropriate recommendations made to the public including for consumer products that may produce significant RFR levels indoors. When indoor consumer products such as wireless routers, cordless/DECT phones, leaking microwave ovens, wireless speakers, and (or) security systems, etc. are factored in with nearby outdoor transmission infrastructure, indoor levels may rise to exposures that are unsafe. The contradictions in the studies should not be used to paralyze movement toward safer regulation of consumer products, new infrastructure creation, or better tower siting. Enough good science exists regarding long-term low-level exposures — the most prevalent today — to warrant caution.

The present U.S. guidelines for RFR exposure are not up to date. The most recent IEEE and NCRP guidelines used by the U.S. FCC have not taken many pertinent recent studies into consideration because, they argue, the results of many of those studies have not been replicated and thus are not valid for standards setting. That is a specious argument. It implies that someone tried to replicate certain works but failed to do so, indicating the studies in question are unreliable. However, in most cases, no one has tried to exactly replicate the works at all. It must be pointed out that the 4 W/kg SAR threshold based on the de Lorge studies have also not been replicated independently. In addition, effects of long-term exposure, modulation, and other propagation characteristics are not considered. Therefore, the current guidelines are questionable in protecting the public from possible harmful effects of RFR exposure and the U.S. FCC should take steps to update their regulations by taking all recent research into consideration without waiting for replication that may never come because of the scarcity of research funding. The ICNIRP standards are more lenient in key exposures to the population than current U.S. FCC regulations. The U.S. standards should not be "harmonized" toward more lenient allowances. The ICNIRP should become more protective instead. All standards should be biologically based, not dosimetry based as is the case today.

Exposure of the general population to RFR from wireless communication devices and transmission towers should be kept to a minimum and should follow the "As Low As Reasonably Achievable" (ALARA) principle. Some scientists, organizations, and local governments recommend very low exposure levels — so low, in fact, that many wireless industries claim they cannot function without many more antennas in a given area. However, a denser infrastructure may be impossible to attain because of citizen unwillingness to live in proximity to so many antennas. In general, the lowest regulatory standards currently in place aim to accomplish a maximum exposure of 0.02 V/m, equal to a power density of 0.0001 $\mu W/cm^2$, which is in line with Salzburg, Austria's indoor exposure value for GSM cell base stations. Other precautionary target levels aim for an outdoor cumulative exposure of 0.1 $\mu W/cm^2$ for pulsed RF exposures where they affect the general population and an indoor exposure as low as 0.01 $\mu W/cm^2$ (Sage and Carpenter 2009). In 2007, *The BioInitiative Report, A rationale for a biologically based public exposure standard for electromagnetic fields (ELF and RF)*, also made this recommendation, based on the precautionary principle (Bioinitiative Report 2007).

Citizens and municipalities often ask for firm setbacks from towers to guarantee safety. There are many variables involved with safer tower siting — such as how many providers are co-located, at what frequencies they operate, the tower's height, surrounding topographical characteristics, the presence of metal objects, and others. Hard and fast setbacks are difficult to recommend in all circumstances. Deployment of base stations should be kept as efficient as possible to avoid exposure of the public to unnecessary high levels of RFR. As a general guideline, cell base stations should not be located less than 1500 ft ($\sim$500 m) from the population, and at a height of about 150 ft ($\sim$50 m). Several of the papers previously cited indicate that symptoms lessen at that distance, despite the many variables involved. However, with new technologies now being added to cell towers such as Wi-Max networks, which add significantly more power density to the environment, setback recommendations can be a very unpredictable reassurance at best. New technology should be developed to reduce the energy required for effective wireless communication.

In addition, regular RFR monitoring of base stations should be considered. Some communities require that ambient background levels be measured at specific distances from proposed tower sites before, and after, towers go online to establish baseline data in case adverse effects in the population are later reported. The establishment of such baselines would help epidemiologists determine what changed in the environment at a specific point in time and help better assess if RFR played a role in health effects. Unfortunately, with so much background RFR today, it is almost impossible to find a clean RFR environment. Pretesting may have become impossible in many places. This will certainly be the case when smart grid technologies create a whole new blanket of low-level RFR, with millions of new transceivers attached to people's homes and appliances, working off of centralized RFR hubs in every neighborhood. That one technology alone has the ability to permanently negate certain baseline data points.

The increasing popularity of wireless technologies makes understanding actual environmental exposures more critical with each passing day. This also includes any potential effects on wildlife. There is a new environmental concept taking form — that of "air as habitat" (Manville 2007) for species such as birds, bats, and insects, in the same way that water is considered habitat for marine life. Until now, air has been considered something "used" but not necessarily "lived in" or critical to the survival of species. How-

ever, when air is considered habitat, RFR is among the potential pollutants with an ability to adversely affect other species. It is a new area of inquiry deserving of immediate funding and research.

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WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	August 14, 2018	**REPORT:**	18-101
FROM:	Resort Experience	**FILE:**	RZ1156
SUBJECT:	RZ1156 – 8000, 8006, 8010 NESTERS ROAD – ZONING AMENDMENT BYLAW CORRECTING CSF1 ZONE		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second reading to "Zoning Amendment Bylaw (8000, 8006, 8010 Nesters Road) No. 2200, 2018"; and,

That Council waive the holding of a public hearing regarding "Zoning Amendment Bylaw (8000, 8006, 8010 Nesters Road) No. 2200, 2018" pursuant to Section 464(2) of the *Local Government Act*; and further

That Council authorize staff to give notice that the public hearing is waived as pursuant to Section 467 of the *Local Government Act*.

REFERENCES

Owner: Resort Municipality of Whistler

Location: 8000, 8006, 8010 Nesters Road (formerly 7600 Nesters Road)

Legal Description: Lot 2 District Lot 1758 Plan LMP11103

Current Zoning: Rural Resource One (RR1)

Appendices: "A" – Location Map

PURPOSE OF REPORT

This report presents "Zoning Amendment Bylaw (8000, 8006, 8010 Nesters Road) No. 2200, 2018", a bylaw to correct an omission that occurred with the adoption of "Zoning Amendment Bylaw No. 2117, 2016" which was intended to rezone 8000, 8006, and 8010 Nesters Road to Community Service Facility One (CSF1). Though approved by Council in 2016, the bylaw did not contain a map showing the location of the subject lands in the bylaw which resulted in the CSF1 Zoning not taking effect on the subject lands.

DISCUSSION

Background

The RMOW operates a residential waste and recycling facility at the RMOW public works yard at 8020 Nesters Road. Regional Recycling also operates a facility on this site where refundable beverage containers can be dropped off and provides free recycling for electronics, appliances, batteries, light bulbs and light fixtures. The companion RMOW facility, provides recycling for non-refundable household recyclables, drop-off for household organic waste and garbage.

In 2013, the RMOW purchased the adjacent lot, 8000, 8006 and 8010 Nesters Road (then 7600 Nesters Road), from Fortis BC. The parcel is shown in the location map in Appendix A. The RMOW acquired the land in need of additional land for public works and recycling facilities. Plans were later formalized to move the RMOW facility and Regional Recycling to the property. The RMOW has also investigated using the site for other institutional or public works uses.

The property is currently zoned RR1. Zoning Amendment Bylaw No. 2117, approved by Council in 2016, was intended to rezone the property to a new site-specific zone, Community Service Facility One (CSF1). The new zone would permit recycling facilities and other uses the RMOW may wish to use the property for in the future. Unfortunately, although Bylaw 2117 contained an accurate legal description of the property, and public notification properly identified the property in accordance with the requirements of the *Local Government Act*, the bylaw itself did not include a map or wording that specifically designated the subject lands as the properties to be rezoned. Subsequently, although Council approved the rezoning in principle, technically, Bylaw 2117 did not zone the subject property to CSF1 and the property is still zoned RR1. The proposed bylaw will correct this error. To achieve this, the proposed bylaw must delete text added by Bylaw 2117, replace it with identical text and specifically zones the site to CSF1.

Proposed Bylaw

The effect of the proposed bylaw will put into force the CSF1 'Community Service Facility One' Zone on the land at 8000, 8006 and 8010 Nesters Road, as was originally intended through Bylaw No. 2117. Permitted uses, siting and other rules in the CSF1 zone will be unchanged. This zone applies only to these properties.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials & Solid Waste	4. The resort community is 'closing the loop' by providing appropriate and convenient opportunities for reducing, reusing and recycling materials.	The proposed rezoning will facilitate improvements to Whistler's recycling facilities which will in turn support community recycling.
Materials & Solid Waste	5. Whistler is well on its way to achieving its 'zero waste' goal.	
Materials & Solid Waste	7. The community is committed to providing infrastructure capable of continually decreasing our residual wastes.	

Materials & Solid Waste	8. Local businesses, residents and visitors are knowledgeable about materials flows, and demonstrate a strong ethic of responsibility and stewardship toward resources and materials.	

This zoning bylaw amendment to correct the CSF1 zone does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

OFFICIAL COMMUNITY PLAN

Section 4.3 of Whistler's OCP contains criteria for evaluating zoning amendments. The proposed zoning bylaw amendment is consistent with these criteria. A brief summary follows:

OCP Criteria	Comments
Impact on bed unit capacity calculations	Proposed uses do not include any bed units
Capable of being served by Municipal water, sewer, and fire protection services	Yes
Accessible via the local road system	Yes
The project must comply with all applicable policies of the OCP	OCP policy 4.9.3 under Municipal Services reads "The Municipality will pursue innovative and environmentally sensitive methods of handling solid wastes including the development of a recycling program based on reduce, reuse, recycle, recover and residual management. Solid waste disposal sites are shown on Schedule I." The public works yard is noted as being a location for these facilities. Locating a recycling facility on the adjacent land is consistent with the general plan for these facilities in the OCP. OCP policy 4.5.2 under Community Facilities states that "The Municipality will monitor community requirements and plan lands which the Municipality owns to maximize efficiency and to respond to community and cultural priorities." The proposed rezoning recognizes the intent of this policy and accounts for uses the RMOW may wish to use the property for in the future.
Environmental Impact Assessment and Initial Environmental Review	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the protection of the natural environment. Environmental protection guidelines are to be addressed at the time of development permit application.
Traffic volumes and patterns on Highway 99 and the local road system	Recycling facilities are being moved from an adjacent site on the same road. No noticeable

Traffic volumes and patterns on the local road system	change in traffic volumes or patterns is anticipated.
Overall patterns of development of the community and resort	The proposal is consistent with locations for solid waste facilities identified in Schedule I. Site is an existing light industrial site in an existing light industrial area.
Municipal Finance	N/A
Views and Scenery	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development, and the protection of the natural environment. Views and scenery will be addressed at the time of development permit application.
Existing Community and Recreation Facilities	The proposed permitted uses will not generate increased demand for community and recreation facilities.
Employee Housing	The proposed permitted uses will not generate increased demand for employee housing
Community greenhouse gas emissions	Recycling facilities divert waste away from landfills and reduce the need to extract raw materials. The facility is centrally located, which reduces travel distances for waste drop off. Generally speaking, these factors reduce greenhouse gas emissions.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development, and the protection of the natural environment. Landscaping will be addressed at the time of development permit application.
The project will not negatively affect surrounding areas by generating excessive noise, light or odours	The parcel is panhandle shaped, surrounded by mature vegetation. The parcel is adjacent to Nesters Pond, which requires an undeveloped buffer over much of the south and west portions of the property. The combination of these factors creates a substantial vegetative buffer on almost all sides of the property. This will screen uses from nearby roads and trails and mitigate the transmission of noise. The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development. These guidelines require existing natural vegetation to be preserved.
The project maintains high standards of quality and appearance.	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development. Form and character will be

	addressed at the time of development permit application.
Impact on a designated municipal trail system, recreation area, or open space	The proposed facility will not impact municipal trail systems.

BUDGET CONSIDERATIONS

There are no significant budget implications with this rezoning proposal. This is an RMOW-initiated application and rezoning fees have been incorporated into the overall project budget for the development of the site for the proposed uses.

COMMUNITY ENGAGEMENT AND CONSULTATION

Public consultation, posting of an information sign, public notification and a public hearing took place with Council's consideration of Bylaw no. 2117. No written or oral submissions were made during this consultation. Section 464(2) of the *Local Government Act* allows a local government to waive a public hearing for a zoning amendment bylaw if the bylaw is consistent with an official community plan. Since the proposed bylaw is consistent with the OCP, will correct an error in the previous bylaw, and the zoning change has already been considered approved in principle by Council, Staff are recommending that Council waive the public hearing. Waiving the public hearing will expedite final consideration of the proposed bylaw. A notice indicating the public hearing has been waived will be sent out prior to final consideration of the bylaw by Council.

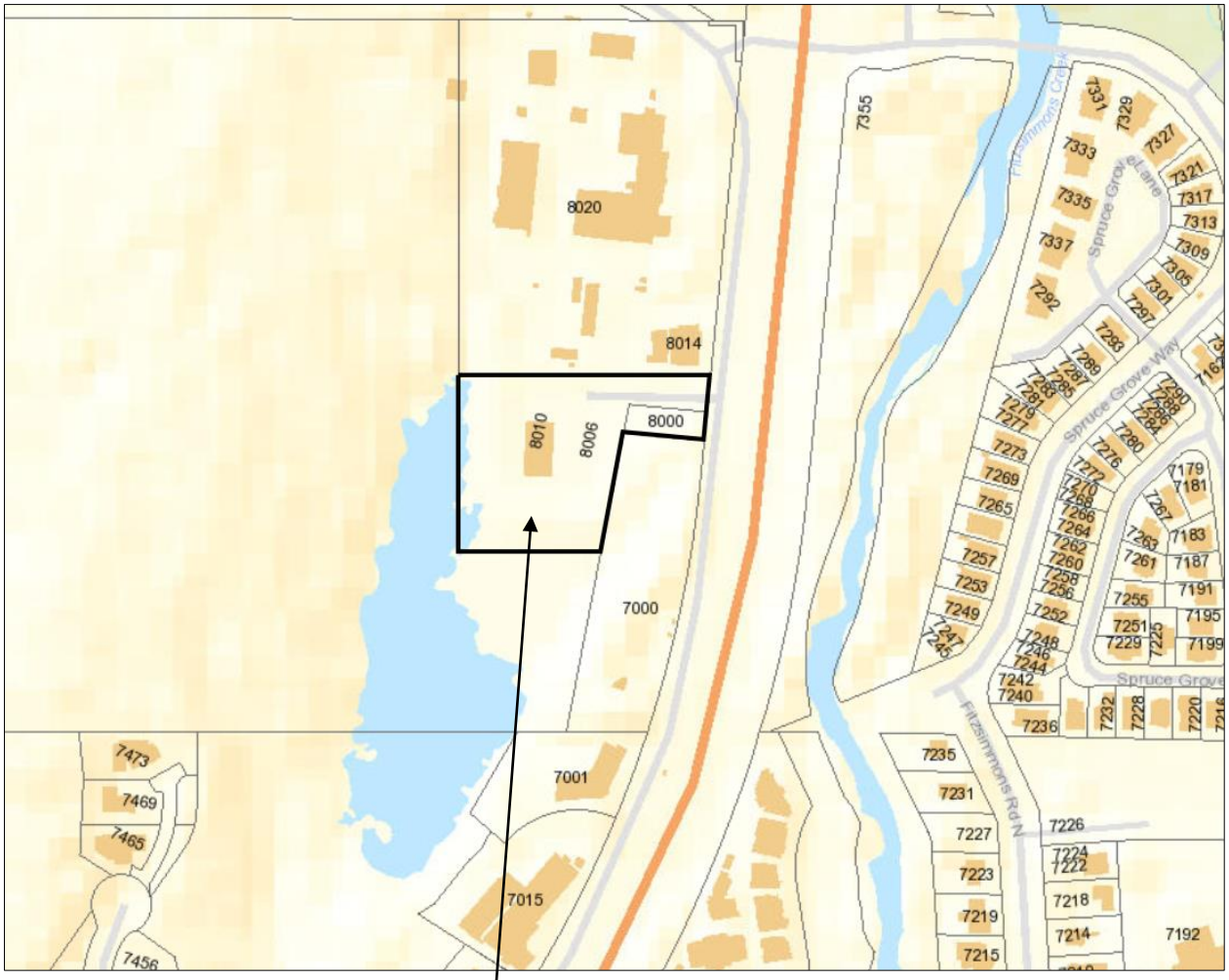
SUMMARY

The CSF1 zone is consistent with the objectives of Whistler 2020 and the Official Community Plan for community services, public works and recycling facilities. The zoning allows the site to be used for a new and improved recycling facility and future uses that the RMOW way wish to develop on the site. Staff recommend approving the proposed bylaw in order to allow the CSF1 zoning, which has been endorsed in principle, to take effect on the subject property.

Respectfully submitted,

Brook McCrady
PLANNING ANALYST
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A



Subject Land

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	August 14, 2018	**REPORT:**	18-102
FROM:	Protective Services	**FILE:**	2177 & 2194
SUBJECT:	PARKING AND TRAFFIC BYLAW NO. 2177, 2018 & BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW NO. 2194, 2018		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to "Parking and Traffic Bylaw No. 2177, 2018"; and

That Council consider giving first and second readings to "Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018".

REFERENCES

"Parking and Traffic Bylaw No. 2177, 2018" (Not Attached)

"Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018" (Not Attached)

PURPOSE OF REPORT

This Report presents "Parking and Traffic Bylaw No. 2177, 2018" and "Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018" for Council's consideration to update the Parking and Traffic bylaw regulations with a new parking bylaw and allow for parking tickets to be issued as Bylaw Notices.

DISCUSSION

Background

The Parking and Traffic Bylaw is being updated to improve the parking regulations and definitions for better enforceability. Also the parking bylaw penalties will be added as a schedule into the Bylaw Notice Enforcement Bylaw (Adopted in March 2018). This would allow parking officers to write parking tickets as bylaw notices. The Bylaw Notice Enforcement Bylaw was adopted by Council in March 2018 to allow for bylaw officers to write tickets on various regulatory bylaw as bylaw notices. The Bylaw Dispute Adjudication System allows for a fairer process for disputes and will allow for people to dispute their parking tickets in Whistler through the adjudication process.

A summary below provides the key changes to the "Parking and Traffic Bylaw No. 2177, 2018":

a) The licence plate recognition will be a specific bylaw violation in the "Parking and Traffic Bylaw No. 2177, 2018". The licence plate recognition system has been in use in Whistler since 2010 and is being used in more areas of Whistler such as the Blackcomb Benchlands.
b) RMOW towing and impound fees set by ICBC rates for the Whistler area have been incorporated into bylaw. The RMOW can also auction an impounded vehicle if not reclaimed within 30 days and recover the outstanding fines and fees through the auction.
c) Fines increased modestly to ensure parking compliance with the regulations, parking availability and to ensure fines are higher than the daily parking rate in some areas.
d) The distance a vehicle can park from a fire hydrant has reduced from 6 metres to 5 metres to match up with the *Motor Vehicle Act* regulations.
e) Definition of "village stroll" added to the parking bylaw along with map to better identify pedestrian areas in Whistler Village and the Upper Village.

Rationale for Proposed Parking Fines

The parking fine amounts have not increased since 2001. The full list of parking fines are shown in the "Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018". Base fine amounts have increased modestly from $20 to $35. The base fine amounts are increased to discourage parking contraventions, increase parking availability and increase general revenue to support the municipality. If the fines are too low there is no incentive to pay for parking and people decide to park in contravention of the "Parking and Traffic Bylaw No. 2177, 2018".

The proposed parking fine amounts are comparable (base fine amounts and fine ranges) to a number of other jurisdictions such as the City of North Vancouver, West Vancouver, District of North Vancouver, District of Squamish and District of Tofino. Parking fines for private parking lots such as Marketplace in Whistler can start at $55 and escalate after a certain amount of time.

Given the recent changes in parking fees in 2017, in some cases the current fines for parking without a valid parking permit are the same as the daily parking rate. For example, it costs $20 for oversize vehicles RV's to park in the day lots.

The most frequent parking fines issued by Parking Officers are "Parking in a no parking zone" and "Failure to display a valid dispenser coupon". These fines will be $35 dollars for the initial fine amount and after 14 days the fines will increase to $70 (A slight increase from the current $65 maximum parking fines for those violations).

The parking fine range is shown in the below chart showing the base parking fine rate and the maximum parking fine.

Table (a) Parking Fine range comparison: Current Parking Bylaw vs. "New Parking Bylaw".

Current Parking Fine range Base rate to Maximum rate	New Bylaw Parking Fine range Base rate to Maximum rate
$20-$1000	$35-$180

BYLAW NOTICE AMENDMENT BYLAW

The Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018 will add the parking fine schedule to the Bylaw Notice Enforcement Bylaw. Additionally there are some other housekeeping amendments to the Bylaw Notice Enforcement Bylaw included in this Bylaw.

These housekeeping amendments include:

- Inclusion of the Fire Chief and designates to allow them to issue bylaw notices related to bylaw contraventions.
- Change "Parks Bylaw No. 1526, 2002" to read Park Use Bylaw No. 1526, 2002"
- Add the "Pesticide Use Regulation Bylaw No. 1822, 2007" and the "Environmental Protection Bylaw No. 2000, 2012"

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Visitor experience	The resort is comfortable, functional, safe, clean and well-maintained	This is another tool to promote overall bylaw compliance and allow for the turnover of parking spaces with time limits and pay parking areas.
Resident Housing	Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.	This system will allow bylaw officers to effectively issue parking tickets for infractions that impede this description of success.
Health and Social	Community members and visitors are civil and law-abiding, and they respect each other's physical space and emotional boundaries.	This is another tool to promote overall bylaw compliance.

The compilation and dissemination of "Parking and Traffic Bylaw No. 2177, 2018" and "Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018" does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

Legal expenses to draft the Bylaw was budgeted for in 2018. A new parking ticket design and printing costs was budgeted and the ticketing software will be updated to incorporate any new regulations. Parking fine revenue is received as general revenue to the Municipality.

COMMUNITY ENGAGEMENT AND CONSULTATION

The RMOW website will be updated and information will be provided to Communications team for the Whistler Today newsletter.

SUMMARY

"Parking and Traffic Bylaw No. 2177, 2018" and "Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018" requests Council's consideration to update the Parking and Traffic Bylaw and to allow for parking tickets to be issued as Bylaw Notices.

Respectfully submitted,

Kevin Creery
PROTECTIVE SERVICES – PLANNING ANALYST
for
Elizabeth Tracy
ACTING GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	August 14, 2018	**REPORT:**	18-103
FROM:	Resort Experience	**FILE:**	RZ1009
SUBJECT:	RZ1009 – 2501, 2505 AND 2509 GONDOLA WAY – REZONING PROPOSAL		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving third reading to "Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018."

REFERENCES

Appendix "A" – Summary and Review of Public Hearing Comments for "Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018"

"Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018" (Not attached)

Administrative Report to Council No. 13-062, RZ1009 – 2501, 2505 and 2509 Gondola Way - Zoning Amendment dated July 2, 2013 (Not attached)

Administrative Report to Council No. 18-085, RZ1009 – 2501, 2505 and 2509 Gondola Way – Zone Amendment dated June 19, 2018 (Not attached)

PURPOSE OF REPORT

The purpose of this Report is to present "Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018" to Council for consideration of third reading. The report also provides a summary of verbal and written submissions made during the public hearing process and staff's review of these comments.

DISCUSSION

"Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018" was introduced to Council on July 2, 2013. At the June 19, 2018 meeting, the bylaw was given first and second reading and authorization to proceed to Public Hearing. A Public Hearing was held on July 10, 2018.

Staff have reviewed the public hearing submissions made to Council on the proposed bylaw. This report presents a summary of staff's review and recommends that the bylaw be given third reading. This summary and review is provided in Appendix "A".

WHISTLER 2020 ANALYSIS

A Whistler 2020 analysis is provided in Administrative Report to Council No. 18-085, dated June 19, 2018.

OTHER POLICY CONSIDERATIONS

An analysis of policy considerations is provided in Administrative Report to Council No. 18-085, dated June 19, 2018.

BUDGET CONSIDERATIONS

All costs associated with staff time for the rezoning application, Public Hearing, Notices, and legal fees will be paid by the applicant and all fees will be required to be paid in full as a condition of adoption of the proposed Zoning Amendment Bylaw.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign has been posted. A Public Hearing, which is subject to public notice requirements, was held on July 10, 2018. A review of the public written and verbal submissions from the public hearing process is provided in Appendix "A".

SUMMARY

This Report presents a review of public submissions on "Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018". The report also recommends that Council consider giving third reading of the Zoning Amendment Bylaw.

Respectfully submitted,

Robert Brennan, RPP PIBC
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A
SUMMARY AND REVIEW OF PUBLIC HEARING COMMENTS FOR ZONING AMENDMENT BYLAW (Bunbury Lands) No. 2191, 2018

The following provides a summary of written and verbal public hearing submissions for the July 10, 2018 public hearing as well as staff's review and recommendations related to the comments. The summary is not intended to transcribe or replicate all of the comments that were made during the public hearing process.

There were three written submissions received from the public prior to the public hearing and one oral submission made by the public at the public hearing.

The summary is organized according to the following topic areas:

1. RS1 Zone building height
2. Access to existing trail
3. Bear Creek Strata letter

1. RS1 Zone building height

Public Comments:

Two written submissions from Kadenwood Strata (LMS4695) owners requested clarification regarding the permitted height of buildings on the proposed RS1 lots in relation to the Kadenwood properties on Heritage Peaks Trail above and the measures to be taken for tree retention along the shared parcel boundary.

Staff Review:

The RS1 zone permits a maximum building height of 7.6 metres. The proposed RS1 zone lots are located at approximately 720 metres in elevation and the lots on Heritage Peaks Trail are located between 780 and 800 metres in elevation. The Kadenwood lots are approximately 60 to 80 metres (197 to 260 feet) above the proposed RS1 lots which are significantly above any buildings that could be built on the proposed RS1 lots.

Some of the lots on Heritage Peaks Trail share a parcel boundary with the proposed 2.7 hectares portion of the lands to be zoned Protected Area Network One (PAN1) zone. This zone is for passive recreation and nature conservation uses with limited disturbance.

In addition a covenant is required on the lands that establishes a tree preservation area with provisions for FireSmart fuel thinning measures subject to RMOW approval.

Staff Recommendation:

Staff notes that there are no significant comments that require revisions to the proposed bylaw, and recommends that Council give third reading to the bylaw as written.

2. Access to existing trail

Public Comments:

The two written submissions from the Kadenwood strata owners commented on the trail being used by snowmobiles, ATV'S and light trucks and were asking about the maintenance of the existing trail over the Bunbury lands. In addition Kadenwood residents have witnessed motorized vehicles using the trail to access the existing cabin on the proposed Lot 5 location. The owners requested confirmation that road access for all five lots will be from Gondola Way.

Staff Review:

Staff reviewed the easement (BB196901) registered in 2008 between the Bunbury land owner, the Whistler/Blackcomb operator (Intrawest at that time) and the Kadenwood strata. This easement permits all members of Kadenwood subdivision and the public to have access along the easement area on foot or with bicycles, skis, snowboards, snow groomers or similar equipment and outlines the maintenance responsibilities between the operator of Whistler/Blackcomb and the Kadenwood subdivision. The use of this easement area by motorized vehicles, except for the snow groomers, is not permitted. This registered easement remains in effect and it is the responsibility of the signatories to ensure the trail is used by appropriate users.

A condition in Administrative Report to Council No.18-085, dated June 19, 2018 stipulated any future subdivision of the Bunbury lands requires access for all lots from Gondola Way as shown on the submitted concept plan.

Staff Recommendation:

Staff notes there are no significant comments that require revisions to the proposed bylaw, and recommends that Council give third reading to the bylaw as written.

3. Bear Creek Strata – agreement letter

Public Comments:

A written and oral submission were made by the Bear Creek Strata (VAS2639) regarding the strata's conditional support of the rezoning based on the items in a signed letter dated September 11, 2017 between the Bunbury property owners and the Bear Creek Strata being resolved.

Staff Review:

The signed letter between the Bunbury property owners and the Bear Creek Strata relates to items including potential road repairs required related to construction, any necessary road improvements, on-going road maintenance and repairs and snows storage and removal.

Staff Recommendation:

A condition in Administrative Report to Council No. 18-085, dated June 19, 2018 stipulated the proposed zoning bylaw will not be considered for adoption until the RMOW has received a copy of a registered agreement between the Bunbury land owners and the Bear Creek Strata regarding the items listed in the September 11, 2017 letter. Staff notes there are no significant comments that require revisions to the proposed bylaw, and recommends that Council give third reading to the bylaw as written.

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	August 14, 2018	**REPORT:**	18-104
FROM:	Infrastructure Services/Resort Experience	**FILE:**	CM102
SUBJECT:	5597 ALTA LAKE ROAD - COVENANT DISCHARGE		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience and the General Manager of Infrastructure Services be endorsed.

RECOMMENDATION

That Council approve the discharge of Covenant (Registration Number BH231978) from the title of the property located at 5597 Alta Lake Road (Lot C, DL 2246 & 4363, Plan LMP17409, NWD).

REFERENCES

Appendix “A” – Site Location Map

Appendix “B” – Copy of covenant

Appendix “C” – Inspection Report from Infrastructure Services

PURPOSE OF REPORT

The purpose of this Report is to request Council authorization to proceed with discharging a covenant requiring a septic system from the property located at 5597 Alta Lake Road in order to reflect the recent connection of the lot to municipal sewer services which makes the covenant no longer applicable.

DISCUSSION

The owners of 5597 Alta Lake Road have applied to discharge a covenant requiring a septic system from their property.

The subject property was created by subdivision in 1994 (Plan LMP17409). At that time the parcels were not connected to municipal services and relied on a septic system for wastewater handling. Given the proximity to Alta Lake (roughly 50m) and concerns over pollutants reaching the lake, a covenant (see Appendix “B”) was registered against the property to restrict any further development, and to impose a number of obligations on the owner, including requirements to maintain the existing system, to notify the RMOW of any problems with the system, to allow inspections of the system, and also to establish that the owner would be responsible for any damages that may occur as a result of any malfunction of the system.

In 2014 the municipal sewer was extended along Alta Lake Road, and this property was required to connect.

A recent inspection (see Appendix “C”) confirms that the property is connected to the municipal service, that the septic system on the site has been decommissioned and can no longer be used,

and files indicate that the necessary sewer connection fees have been paid by the owner of the property. The inspection is recent because there has not been a formal process in place to confirm that individual septic systems were decommissioned according to best practices, and this inspection procedure has now been developed.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Water Strategy	Healthy streams, rivers, lakes, and wetlands support thriving populations of fish, wildlife and aquatic invertebrate.	Decommissioning of undersized septic systems, and connection to municipal wastewater treatment is an important step in protecting water resources.

The discharge of the covenant does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

None

BUDGET CONSIDERATIONS

There are no significant budget implications with this proposal. The application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

No community engagement was undertaken or required.

SUMMARY

Staff are seeking Council authorization to discharge the covenant (registration number BH231978) from the title of the property at 5597 Alta Lake Road, as the property has been serviced by municipal sewer and the covenant is no longer applicable.

Respectfully submitted,

Gillian Woodward, Utilities Group Manager
for James Hallisey
General Manager Infrastructure Services

And

Tracy Napier, Planning Analyst
for Jan Jansen
General Manager of Resort Experience

APPENDIX A

Site Location Map



Status: Registered

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94 JUN 20 10 54 BH231978

LAND TITLE OFFICE
NEW WESTMINSTER/
VANCOUVER

LAND TITLE ACT (Section 219)
Province of British Columbia

FORM C
GENERAL INSTRUMENT - PART 1 Page 1 of 6

1. APPLICATION:
JOHN A. STEWARD, Notary Public
P.O. Box 516 - 1433 Poplar St.
Pemberton, B.C. V0N 2L0
(604)894-6722
Signature of applicant's agent Peg Forrester

9/ SURVEY PLAN

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:
(PID) (Legal Description)
Lot C District Lot 2246 and 4363 Plan LMP 17409

3. NATURE OF INTEREST:

Description:	Document Reference: (page & paragraph)	Person Entitled to Interest:
COVENANT	Pages 3 to 6	Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms ___ D.F. Number:__
(b) Express Charge Terms X Annexed as Part 2
(c) Release ___ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):
DENIS BRUNO BEAUREGARD, Electrician
PATRICIA ANNE BEAUREGARD, Ticket Sales
as JOINT TENANTS
5597 Alta Lake Road, Whistler, B.C. V0N 1B5

06/20/94 K7048e CHARGE 50.00

6. TRANSFEREE(S): (including postal address and postal code)
THE RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way, Whistler, B.C. V0N 1B4

7. ADDITIONAL OR MODIFIED TERMS:
N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge items, if any.

Officer Signature(s)	Execution Date: yy/mm/dd	Party(ies) Signatures: The Resort Municipality of Whistler by its authorized signatories
LINDA MANHEIM, Deputy Municipal Clerk A Commissioner for taking Affidavits for the Province of British Columbia Resort Municipality of Whistler (as to all signatures) 4325 Blackcomb Way Whistler, B.C. V0N 1B4	94/06/17	Per: TED NEBBELING, Mayor Per: BRENDA SIMS, Municipal Clerk

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the EVIDENCE ACT, R.S.B.C. 1979,c.116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the LAND TITLE ACT as they pertain to the execution of this instrument.

WCTS/PF

Status: Registered Doc #: BH231978 RCVD: 1994-06-20 RQST: 2017-05-23 09.55.34

LAND TITLE ACT

FORM D
EXECUTIONS CONTINUED

Officer Signature(s):	Execution Date: yy/mm/dd	Transferor/Borrower/Party Signature(s):
JOHN D. STEWARD Notary Public #4-8900 Hwy. 99 Whistler, B.C. V0N 1B8 (604)932-5674 (as to all signatures)	94 05 24 94 05 24	DENIS BRUNO BEAUREGARD PATRICIA ANNE BEAUREGARD
Officer Signature(s):	Execution Date: yy/mm/dd	~~RESORT MUNICIPALITY OF WHISTLER~~ BY ITS AUTHORIZED SIGNATORIES.
LINDA MANHEIM, Deputy Municipal Clerk A Commissioner for taking Affidavits for the Province of British Columbia Resort Municipality of Whistler 4325 Blackcomb Way Whistler, B.C. V0N 1B4 (as to all signatures)	94 6 15 94 6 15	FRED NEBBELING, Mayor BRENDA SIMS, Municipal Clerk

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OF WHISTLER

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TERMS OF INSTRUMENT - PART 2

SECTION 215 COVENANT
(SEPTIC TANK)

BETWEEN: DENIS BRUNO BEAUREGARD - electrician, and
PATRICIA ANNE BEAUREGARD - Ticket sales
(Joint Tenants)
both of 5597 Alta Lake Road
Whistler, B.C.
V0N 1B5

(hereinafter called the "Covenantor")

AND: RESORT MUNICIPALITY OF WHISTLER, a Municipality incorporated under the Resort Municipality of Whistler Act, S.B.C. 1975, c.67, and having an address at P.O. Box 35, Whistler, B.C. V0N 1B0

(hereinafter call "Whistler")

WHEREAS the Covenantor is the registered owner in fee-simple of the Lands defined herein;

AND WHEREAS Section 215 of the Land Title Act R.S.B.C. 1979, c.219 permits the registration of a covenant of a negative or positive nature in favour of Whistler, in respect of the use of land or the use of a building on or to be erected on land, or that land is or is not to be built on;

AND WHEREAS the Covenantor desires to grant this Covenant for the purpose of ensuring optimum use of the Lands and Whistler is agreeable to accepting the Covenant on the terms and conditions contained herein;

NOW THEREFORE in consideration of the terms of this Covenant and the sum of ONE ($1.00) DOLLAR now paid by Whistler to the Covenantor (the receipt of which is hereby acknowledged) the Covenantor hereby covenants that:

1. The Covenantor, being the registered owner of that certain parcel of land situate in the Resort Municipality of Whistler, which is more particularly described as:

P.I.D.
Lot C District Lot 2246 and 4363 Plan LMP 17409

(the "Lands")

hereby covenants that the Lands shall be used only in accordance with the conditions specified in this Covenant.

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2. The Covenantor covenants and agrees that from and after the date hereof the Lands shall only be used in the manner set out in Schedule "A" hereto.

3. Nothing contained or implied herein shall prejudice or affect Whistler's rights and powers in the exercise of its functions pursuant to the Municipal Act or the Resort Municipality of Whistler Act or its rights and powers under all of its public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Covenant has not been executed and delivered by the Covenantor.

4. The Covenants set forth herein shall charge the Lands pursuant to Section 215 of the Land Title Act and shall be covenants the burden of which shall run with the Lands and bind the Lands and every part of parts thereof and every part to which the Lands may be divided or subdivided whether by subdivision plan, strata plan or otherwise howsoever.

5. Notwithstanding anything contained herein, neither the Covenantor named herein nor any future owner of the Lands or any portion thereof shall be liable under any of the covenants and agreement contained herein where such liability arises by reason of and act or omission occurring after the Covenantor named herein or any future owner ceases to have any further interest in the Lands.

6. The Covenantor will, after execution hereof by it, at the expense of the Covenantor do or cause to be done all acts reasonably necessary to grant priority to this Covenant over all charges and encumbrances which may have been registered against the title to the Lands in the Vancouver Land Title Office save and except those as have been specifically approved in writing by Whistler or have been granted by Whistler.

7. Whenever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.

8. The parties hereto shall do and cause to be done all things and executed and cause to be executed all documents which may be necessary to give proper effect to the intention of this Covenant.

9. This Covenant and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, as the case may be.

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10. The Covenantor hereby indemnifies Whistler and saves Whistler harmless from and against any and all manners of actions, causes of actions, claims, costs, expenses, debts, demands and promises of whatsoever kind or howsoever arising and whether known or unknown, which the Covenantor or any person not a party to this Covenant now has or at any time hereafter may have, which in any way result or arise from this Covenant.

This is Page 5 of a Section 215 Covenant (Septic Tank) between DENIS BRUNO BEAUREGARD AND PATRICIA ANNE BEAUREGARD AND THE RESORT MUNICIPALITY OF WHISTLER. The parites hereto have consented to this Covenant by signing Form C which forms a part of this Covenant.

Status: Registered Doc #: BH231978 RCVD: 1994-06-20 RQST: 2017-05-23 09.55.34

Schedule A Page 6 of 6

Re: Lot C District Lots 2246 & 4363 Plan LMP 17409

1. No new building or structure shall be built, constructed or otherwise erected or placed on the Land and no construction, alteration, or expansion shall be performed on or to any building or structure that is situated on the Land.

2. The Covenantor shall maintain the existing sewage disposal system for the purpose of disposing sewage on the Lands. In the event that the sewage disposal system fails or proves to be inadequate for the disposal of sewage to the satisfaction of the Municipal Engineer of Whistler or the Ministry of Health of the Province of British Columbia, the Covenantor shall provide, at its own expense and in a timely manner, an alternate means for the disposal of sewage and, prior to providing such alternate sewage disposal system, shall obtain written concurrence from the Municipal Engineer of Whistler, and the Ministry of Health of the Province of British Columbia.

3. The Covenantor shall be responsible for cleaning up, repairing, restoring, remediating and correcting any damage to property or any legally protected right or amenity that results from the operation, malfunction or failure of the Covenantor's sewage disposal system, and to the extent such clean up, repair, restoration, remediation or correction is not possible, the Covenantor agrees that it shall promptly reimburse any and all persons whose property or legally protected right of amenity has been harmed, for all damages suffered or losses incurred.

4. The Covenantor shall promptly notify the Municipal Engineer of Whistler of any changes, malfunctions or problems with the sewage disposal system and its workings and appurtenances.

5. The Covenantor shall allow inspectors of Whistler, or any other person or person designated by Whistler, the right of access to the Lands at any reasonable time to inspect any part of the sewage disposal system.

6. The Covenantor shall allow the Municipal Engineer of Whistler to shut off the water supply to the Lands to the extent that the sewage disposal system is not, in the opinion of Whistler's Municipal Engineer, adequately disposing of sewage created on the Lands. The Lands shall not be used for residential purposes if the water is shut off under this section.

END OF DOCUMENT

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RESORT MUNICIPALITY
OF WHISTLER

WHISTLER

Septic System Decommissioning Form

Contact Information:

Property Owner Name [redacted]

Phone Number

Mailing Address

Project Location:

Address 5597 Alta Lake Road, Whistler, BC, V0N1B5

Legal Lot Description LOT C DL 2246 & 4363 PLAN LMP17409

Reason for Decommissioning:

☑ Connection to public sewer, connection date: JUNE 6 2014

☐ Other: _____

Date of Pump out: NOT RECORDED (CME INDICATED CARNEYS ONSITE)

Name of Registered Hauler: CARNEYS (INDICATING OCT 13 2012)

Date of backfill with clean sand or gravel: NOT RECORDED (CME)

Signature of property owner: _____ **Date:** _____

RMOW INTERNAL USE

I GILLIAN MCCONNARD **certify that the septic tank located at the above references property was visually inspected and meets RMOW recommended practices for the decommissioning of a septic or holding Tank.**

THIS INSPECTION TOOK PLACE AFTER WORKS COMPLETED

Signature: _____ **Inspection Date:** 2018/04/09
RMOW INSPECTOR (YYYY/M/D)

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	August 14, 2018	**REPORT:**	18-105
FROM:	Resort Experience	**FILE:**	CM00109/LLR1309
SUBJECT:	CM00109/LLR1309 – NATIONAL (WHISTLER) COVENANT MODIFICATIONS FOR BOWLING/GAMES FACILITY		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize staff to schedule a Public Hearing regarding an application by Larco Investments Ltd. for covenant modifications related to an application by National (Whistler) Beerhall Inc. for a bowling and games facility and associated liquor licences in Strata Lot 241 at 4295 Blackcomb Way.

REFERENCES

Applicant: Larco Investments Ltd.
Location: 4295 Blackcomb Way

Appendices:

"A" – Location Plan
"B" – Main Level Floor Plan of Proposed Restaurant and Lounge
"C" – Lower Level Floor Plan of Proposed Bowling and Games Facility
"D" – Lower Level Floor Plan of Proposed and Existing Facilities
"E" – Covenant BT331216
"F" – Covenant BT331218
"G" – TA8 Zoning Regulations
"H" – Term Sheet of Proposed Strata Lot 241 Covenant Modifications
"I" – Proposed Modifications to Covenants BT331216 and BT331218
"J" – Summary of May 30, 2018 Open House
"K" – Correspondence Received
"L" – Concorde Entertainment Group Letter of Intent revised August 2, 2018
"M" – Exhibit A to Concorde letter of August 2, 2018: Employee Housing Proposal

PURPOSE OF REPORT

This Report requests that Council authorize staff to schedule a public hearing related to an application from Larco Investments Ltd. (Larco), property owner of 4295 Blackcomb Way, to modify two covenants as part of an application from National (Whistler) Beerhall Inc. (National) for covenant modifications and liquor licences for a proposed bowling and games facility, lounge and restaurant. The covenants, registered on the portion of the property located in lower level Strata Lot 241, require amendments to change the permitted floor plan from a nightclub to a bowling and games facility with minors, along with minor revisions to clarify existing permitted uses. Finally, the Report is to advise Council of community input received regarding the proposed facilities and associated liquor licences.

DISCUSSION

Background

National, an entity of Calgary based Concorde Entertainment Group, has applied to the provincial Liquor and Cannabis Regulation Branch (LCRB) and to the Resort Municipality of Whistler (RMOW) for liquor licences and covenant modifications related to a proposed restaurant and lounge to be located in vacant main level space and a bowling and games facility to be located in vacant lower level space at 4295 Blackcomb Way in Whistler Village Centre (see Location Plan of Appendix "A"). The application and proposed facilities are fully described in Administrative Report No. 18-051, which was included in the Council Package for the regular Council meeting of April 24, 2018. In summary, the proposed facilities are unchanged from those described in Council Report No. 18-051 and would include:

- Main (plaza) level
  - Restaurant (food primary licence) with 183 person capacity interior and 75 person capacity patio; unaccompanied minors permitted at all times
  - Lounge (liquor primary licence) with 69 person capacity interior; minors accompanied by a parent or guardian permitted until 10 p.m.
  - Hours of operation: 9 a.m. to 1 a.m. for restaurant and lounge
- Lower (basement) level
  - Eight lanes of bowling and a games area with billiards, ping-pong, foosball, Skee-ball and hoops
  - Liquor primary licence with 289 person capacity; unaccompanied minors permitted until 10 p.m.
  - Hours of operation: 9 a.m. to 1 a.m.

Plan drawings of the proposed main and lower level facilities were included in Council Report No. 18-051 and are attached herein as Appendix "B" (main level restaurant and lounge), Appendix "C", (lower level bowling/games facility) and Appendix "D" (entire lower level Strata Lot 241 showing the proposed bowling/games facility, Three Below Restaurant and Village 8 Cinemas).

Subsequent to the April 24, 2018 Council report a public open house was held, as well as a meeting of Liquor Licence Advisory Committee (LLAC) and public notices. Public input received to date is presented in the Community Engagement and Consultation section of this Report.

Modification to Covenants BT331216 and BT331218

The property at 4295 Blackcomb Way is in the TA8 Zone. The lower level facilities are to be located within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District. Strata Lot 241 is the subject of two existing covenants, BT331216 and BT331218. Council Report No. 18-051 included a description of the relevant provisions of the TA8 Zone and the two covenants.

In summary, the facilities proposed by National conform to TA8 Zone requirements, while both covenants must be modified in order to accommodate the proposed lower level bowling and games facility in place of a nightclub designated by Covenant BT331216. Larco has applied to the RMOW to modify the two covenants, and RMOW counsel has advised that a public hearing is required as part of the covenant modification process. This Report recommends that Council authorize staff to schedule the public hearing to provide the opportunity for public comments on the proposed covenant modifications. The existing covenants and required modifications are presented in greater detail as follows.

In 2002 Larco and the RMOW agreed to Covenants BT331216 and BT331218 (attached as Appendices "E" and "F"), which were registered on the title of the property and are relevant to the entire lower level Strata Lot 241. The covenants were initiated at the request of the RMOW to ensure that indoor recreation remains the predominant use of the space and entertainment uses from which minors are prohibited (i.e. liquor primary) do not become the focus. TA8 Zone regulations (attached as Appendix "G") also include specific provisions for Strata Lot 241.

Some terms of the existing covenants are very specific to a proposed nightclub and restaurant, which were approved in 2002 in the lower level space that is being considered for the National bowling and games facility. The proposed modified covenants will include terms that:

- Require the specific lower level floor plan of Appendix "C" (in place of the floor plan of a nightclub and restaurant, shown as Schedule One of Covenant BT331216 of Appendix "E")
- Limit the lower level liquor primary licensed person capacity to 289 (patrons + staff) in place of a 263 seat nightclub (plus staff) and a 146 seat restaurant (plus staff) designated by Covenant BT331216
- Require that unaccompanied minors be permitted in the lower level bowling and games facility until at least 10 p.m.
- Require that full food service be available any time the liquor primary licensed lower level bowling and games facility is operated
- Other minor wording changes to conform to current RMOW and LCRB regulations

The term sheet of Appendix "H" provides an explanation of the proposed modifications to each of the two covenants. Appendix "I" provides a detailed term by term comparison of the existing covenants and proposed modified covenants.

Updated Proposal from National and Larco

Since the proposed bowling/games/restaurant/lounge facility was introduced at the April 24, 2018 Council meeting, National and Larco have received a great deal of feedback, as noted in the Community Engagement and Consultation section below. The revised letter of intent attached as Appendix "L" (with changes and additions highlighted) addresses some of the concerns that National and Larco have heard. Among the changes and additions in the updated proposal are:

- Staffing strategy: Recruit key skilled management, culinary and other full-time positions from Concorde's current staff of 1,000+ employees; use best practices for recruiting Inter-Provincial and International employees.
- Housing of employees:
  - Exhibit A of the Concorde letter (attached as Appendix "M") shows the results of a housing study, identifying potential accommodation for 46 employees in space owned by Larco within the Whistler Village Centre.
  - The proposal is to use 6,800 square feet of Whistler Village Centre commercial space for employee housing. This option would: (1) provide housing for National staff adjacent to the workplace, and (2) re-purpose existing underutilized space, which, when occupied for commercial uses as permitted under existing zoning, generates employees with associated housing needs.
  - The housing proposal shows 22 beds of dormitory style housing on the second level and 24 beds in 12 studio suites at grade.
  - Housing of remaining employees would be undertaken using similar practices to that of other Whistler food and beverage operators.

- Community involvement: National would participate in Whistler community initiatives by providing discounts to employees/residents, offering familiarization days and events, and supporting local charitable and not-for-profit organizations.

WHISTLER 2020 ANALYSIS

A Whistler 2020 Analysis National proposal was included in Council Report No. 18-051 (April 24, 2018).

OTHER POLICY CONSIDERATIONS

Council Report No. 18-051 (April 24, 2018) also included an analysis of the National proposal with respect to the following:

- Official Community Plan (2011 "unofficial" Community Plan and Village Design Guidelines)
- Zoning and Parking Bylaw No. 303, 2015 – Parking Regulations
- Employee Housing Service Charges
- Recreation Works and Services Charges
- Economic Partnership Initiative Report
- Sustainable Retail Strategy Report
- Food and Beverage Usage Strategy

BUDGET CONSIDERATIONS

All costs associated with staff time for the covenant modification application, Public Hearing, Notices, and legal fees will be paid by the applicant. The municipal application fee for the new liquor licences is structured to cover staff costs for processing the liquor licence applications.

COMMUNITY ENGAGEMENT AND CONSULTATION

Following the presentation of Council Report No. 18-051 at the April 24, 2018 Council meeting, the community has been engaged and consulted regarding the National proposal in the following ways:

- Liquor Licence Advisory Committee (LLAC) meeting of April 26, 2018
  Details of the National proposal were presented at the April 26, 2018 meeting of the LLAC, a Select Committee of Council. LLAC members then had the opportunity to engage with representatives of the sectors they represent.
- Open House of May 30, 2018
  At the April 24, 2018 meeting Council passed a resolution to authorize staff to convene an open house to engage the community and to solicit public input on the National proposal. An open house was held on May 30, 2018 at Delta Whistler Village Suites and was attended by 60 people, including members of Council, RMOW staff, representatives from Concorde/National, Larco, business owners/managers/staff and members of the public. Presentations were made by RMOW and Concorde/National staff, and attendees had the opportunity to ask questions and provide feedback. Appendix "J" includes a summary of the number of attendees by stated affiliation and a tabulation of the written comments received at the open house.
- Public Notification as part of liquor licence application process
  In accordance with the requirements of Council Policy G-17 *Municipal Liquor Licensing Policy* National advertised the proposed new liquor licences in the May 31 and June 7, 2018 editions of Pique Newsmagazine and posted signs at the establishment (commencing May 31, 2018) in order to provide opportunity for public comment. The advertisements and signs requested that any comments be provided in writing to RMOW staff on or before June 30, 2018.

- Public input received
  As a result of the May 30 open house, the liquor licence public notification, media interest and the efforts of the proponents and local organizations to solicit the opinions of residents and businesses, a number of written comments have been received to date. The correspondence is attached as Appendix "K" and includes 19 letters in support of the National proposal and 16 letters opposed.
- Proposed Public Hearing: September 4, 2018 (tentative)
  This Report recommends that Council authorize staff to schedule a Public Hearing to provide the opportunity for residents and businesses to speak to Council with their comments or to present written submissions. As mentioned above, a public hearing is required as part of the covenant modification process.
- LLAC consideration: September 6, 2018
  LLAC members will hear presentations by staff and Larco/National and have the opportunity to ask questions of the applicant. The LLAC will then make their recommendation to Council on the liquor licence applications and the proposed covenant modifications.

Staff will subsequently present a report to Council with a summary review of the recommended public hearing, along with the recommendation of the LLAC and staff's recommendations on the proposed covenant modifications and liquor licenses.

SUMMARY

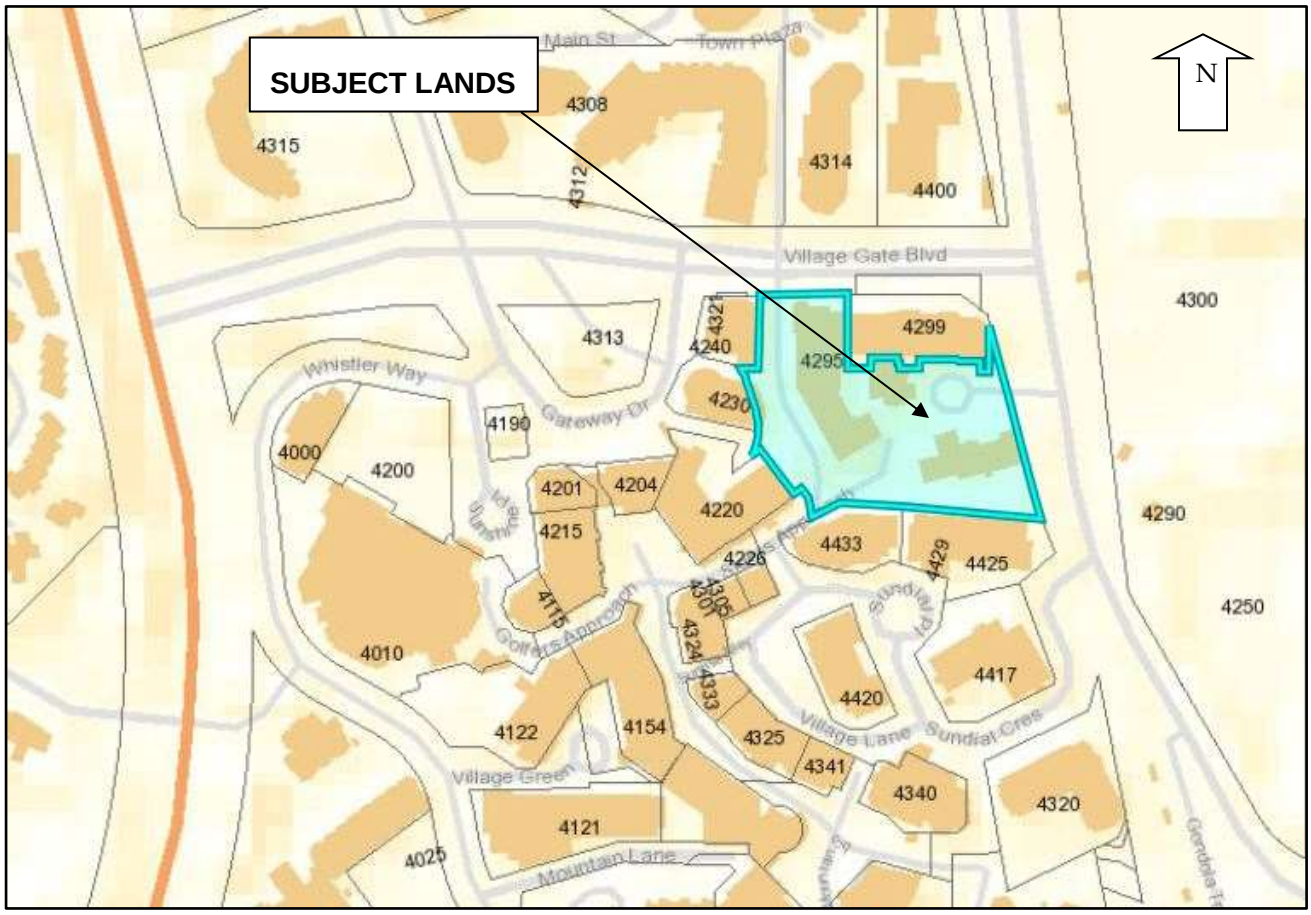
This Report presents a summary of the proposal by National (Whistler) Beerhall Inc. for a bowling/games facility, a lounge and a restaurant to be located in currently vacant space in Whistler Village Centre at 4295 Blackcomb Way. To accommodate the proposed facilities modifications are proposed to two existing covenants registered on the title of lower level Strata Lot 241. The methods used to engage the community are identified, and the results of that engagement are included. Finally, the Report includes a recommendation that Council authorize staff to schedule a public hearing, which is required as part of the process to modify the two covenants.

Respectfully submitted,

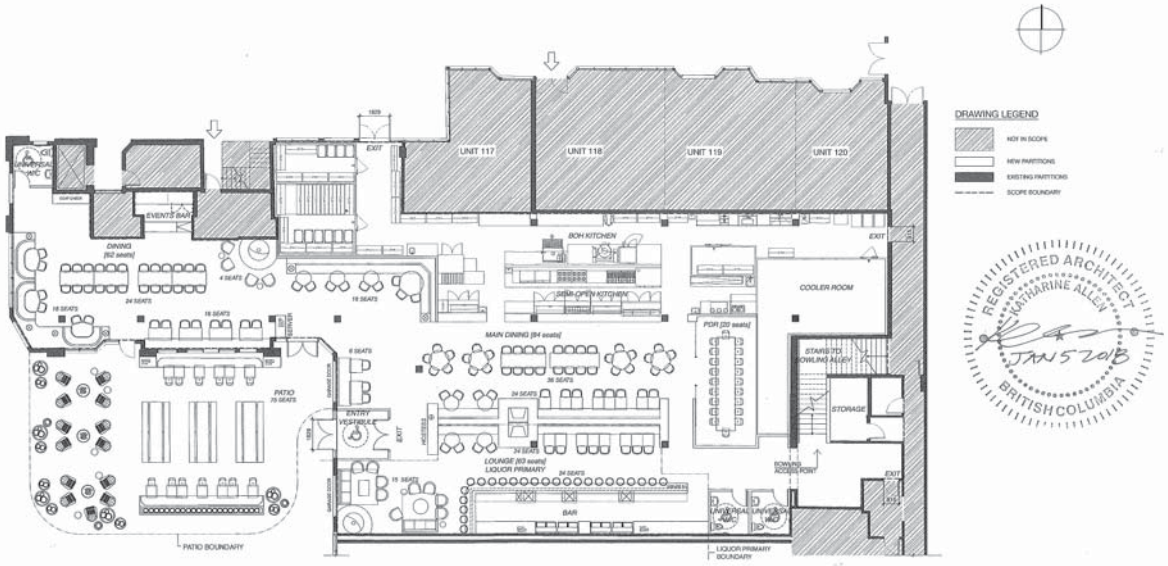
Frank Savage
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

LOCATION PLAN – NATIONAL (WHISTLER) BEERHALL INC.



APPENDIX B



REGISTERED ARCHITECT
KATHARINE ALLEN
JAN 5 2018
BRITISH COLUMBIA

1 A2.0 NATIONAL - WHISTLER
PROPOSED MAIN FLOOR PLAN
SCALE: 1:100

PROPOSED LEASED AREA
4295 BLACKCOMB WAY
UNITS 113-118
WHISTLER, BC

LEASED AREA - MAIN FLOOR: 801.1 m²
LEASED AREA - BASEMENT: 1195.5 m²

TOTAL LEASED AREA: 1996.6 m²

ALLOWABLE OCCUPANCY BY CODE
PUBLIC SERVICE AREA: 371 persons total
LOUNGE: 125.5 m² / 1.2 = 104 persons
FOOD DINING: 320.5 m² / 1.2 = 267 persons

NON SERVICE AREAS (BOH): 245.6 m² / 9.3 = 26 persons

TOTAL ALLOWABLE OCCUPANCY BY AREA: 397 persons

PATIO: 183.6 m² / 1.2 = 153 persons

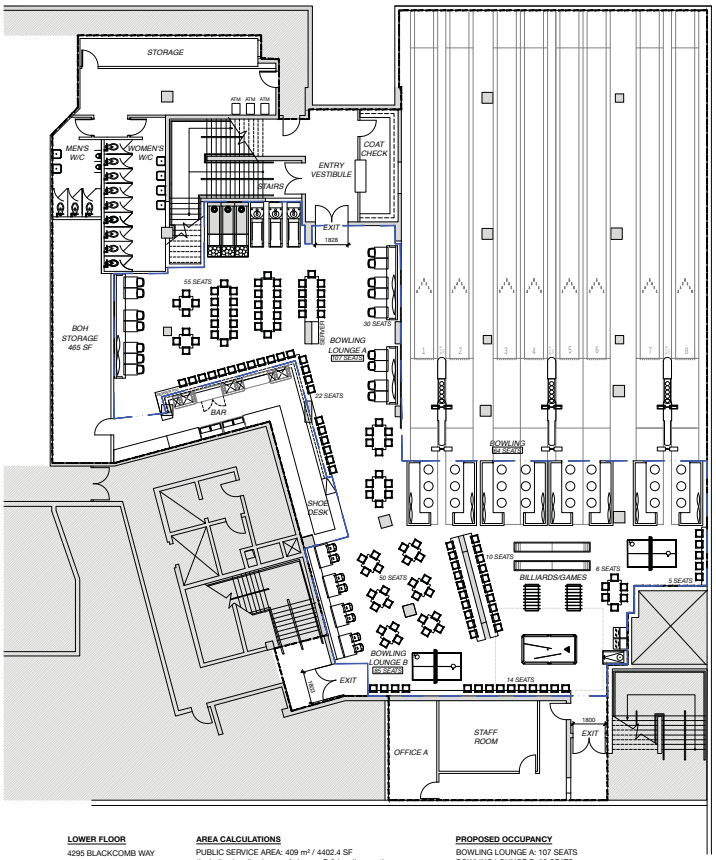
PROPOSED OCCUPANCY
LIQUOR PRIMARY SEATS: 63

FOOD PRIMARY SEATS:
DINING: 146
PDR: 20

TOTAL FOOD PRIMARY: 166

TOTAL PROPOSED OCCUPANCY:
INDOOR SEATING: 229
SERVICE AREA STAFF: 23
TOTAL PROPOSED SERVICE AREA OCCUPANCY: 252

OUTDOOR SEATING (SEASONAL): 75



DRAWING LEGEND

- NOT IN SCOPE
- NEW PARTITIONS
- EXISTING PARTITIONS
- SCOPE BOUNDARY
- PUBLIC SERVICE AREA BOUNDARY

1 / A2.1 NATIONAL - WHISTLER
PROPOSED LOWER FLOOR PLAN
SCALE: 1:100

LOWER FLOOR

4295 BLACKCOMB WAY
UNITS 114-117
WHISTLER, BC

TOTAL AREA: 1195.5 m²

AREA CALCULATIONS

PUBLIC SERVICE AREA: 409 m² / 4402.4 SF
*including bowling lounge A, lounge B & bowling seating area

BOWLING LANE AREA: 432 m² / 4650 SF

NON-SERVICE AREAS (BOH): 112 m² / 1205.6 SF

ALLOWABLE OCCUPANCY BY AREA

Per Building Code: 327 persons

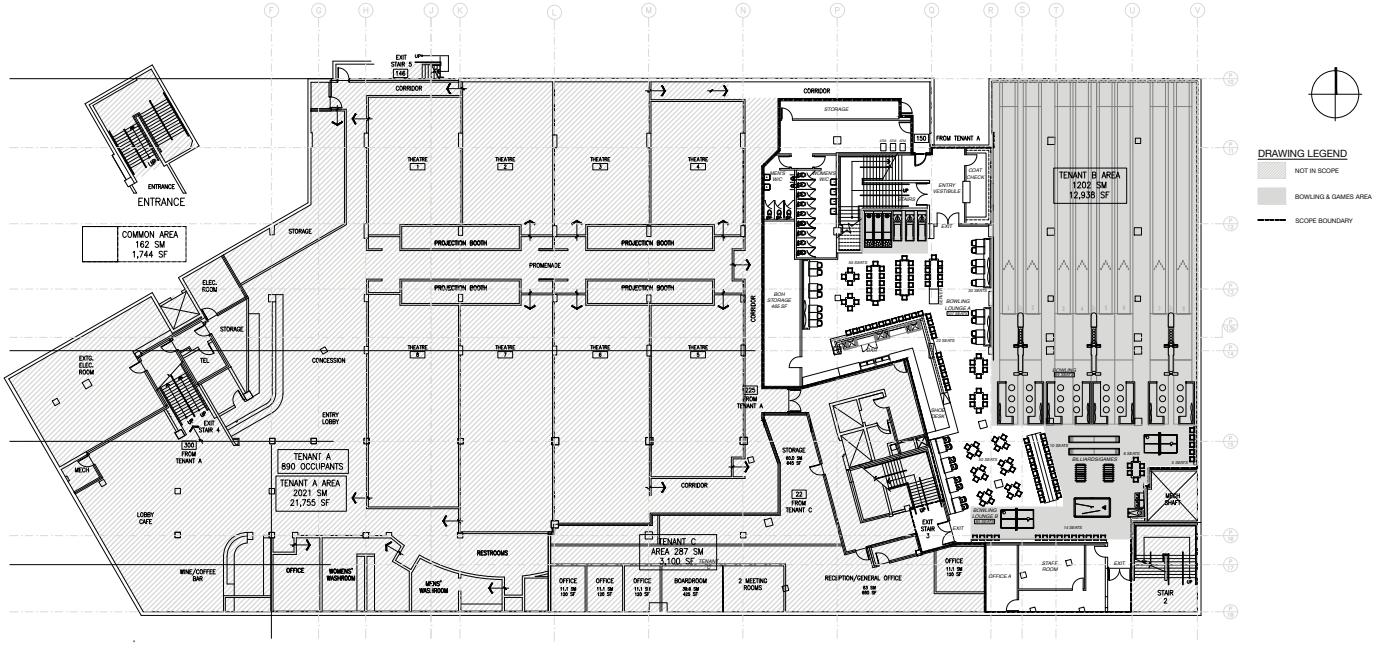
PROPOSED OCCUPANCY

BOWLING LOUNGE A: 107 SEATS
BOWLING LOUNGE B: 85 SEATS
BOWLING SEATING AREA: 64 SEATS

TOTAL PROPOSED SEATING: 256
PROPOSED STANDING: 7

TOTAL PUBLIC OCCUPANCY: 263
SERVICE AREA STAFF: 26

TOTAL PROPOSED SERVICE AREA OCCUPANCY: 289



DRAWING LEGEND

- NOT IN SCOPE
- BOWLING & GAMES AREA
- SCOPE BOUNDARY

1 A2.2 NATIONAL - WHISTLER
PROPOSED LOWER FLOOR PLAN WITH CONTEXT
SCALE: 1:150

LOWER FLOOR AREAS:
TENANT A AREA: 2021 m² / 21,755 SF
TENANT B AREA: 1202 m² / 12,938 SF
TENANT C AREA: 287m² / 3,100 SF

TOTAL AREA: 3511m² / 37,793 SF

INDOOR RECREATION:
TENANT A MOVIE THEATRES: 21,755 SF
TENANT B BOWLING & GAMES: 6,695 SF

28,450 / 37,793 = 0.70

TOTAL INDOOR RECREATION: 75%

Status: Registered Doc #: BT331216 RCVD: 2002-09-10 RQST: 2017-05-19 09.29.14

BT331216 10 SEP 2002 15 03 BT331217

LAND TITLE ACT
FORM C
(Section 233)
Province of British Columbia
GENERAL INSTRUMENT-PART 1 (This area for Land Title Office use)

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

Dennis J.F. Parolin, Parolin & Company, Barristers & Solicitors, 1908 - 925 West Georgia Street, Vancouver, BC V6C 3L2 (604) 688-1133 Client No. 011742 (File 1002-220)

Signature of Solicitor or Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
019-189-567	Strata Lot 241, District Lots 1902 and 4610, Group 1, New Westminster District, Strata Plan LMS1847

3. NATURE OF INTEREST:*

Description	Document Reference (page and paragraph)	Person Entitled to Interest
Section 219 Covenant	Entire Instrument	Transferee
Priority Agreement granting Section 219 Covenant BT331216 priority over Mortgage BR212640 and Assignment of Rents BR212641	Page 8	Transferee 02 02/09/10 14:57:29 01 LM 399390 CHARGE $110.00

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms — D.F. No.
(b) Express Charge Terms X Annexed as Part 2
(c) Release — There is no Part 2 of this Instrument.

A selection of (a) include any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

LARCO INVESTMENTS LTD., (Inc. No. 436664) (as to Section 219 Covenant), and **HSBC BANK CANADA** (as to Priority Agreement)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))*

RESORT MUNCIPALITY OF WHISTLER, a municipality incorporated under the *Resort Municipality of Whistler Act*, R.S.B.C. 1996, c.407 and having its office at 4325 Blackcomb Way, Whistler, BC V0N 1B4

LAND TITLE ACT
FORM C
(Section 233)
Province of British Columbia
GENERAL INSTRUMENT-PART 1

7. ADDITIONAL OR MODIFIED TERMS:*
N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature	Execution Date Y M D	Transferor Signature
J. ROSS McCLELLAN BARRISTER & SOLICITOR 3RD FLOOR, 100 PARK ROYAL WEST VANCOUVER, B.C. V7T 1A2 925-2700 (as to both signatures)	2002 07 31	LARCO INVESTMENTS LTD. by its authorized signatory(ies): Name: MANSOOR LALJI Name:
R. BROCK JOHNSTON ***Barrister & Solicitor, Notary Public*** **800 - 885 West Georgia Street** **Vancouver BC V6C 3H1** **Telephone: (604) 687-5700** (as to both signatures)	2002 08 02	HSBC BANK CANADA by its authorized signatory(ies): Name: ANDREW P. BUTLER SENIOR ACCOUNT MANAGER Name: JOSEPH RANGEL ACCOUNT MANAGER
LINDA MANHEIM, Deputy Municipal Clerk A Commissioner for taking Affidavits for the Province of British Columbia Resort Municipality of Whistler 4325 Blackcomb Way Whistler, B.C. V0N 1B4 (as to both signatures)	2002 9 4	RESORT MUNICIPALITY OF WHISTLER by its authorized signatory(ies): Hugh O'Reilly, Mayor Brenda Sims, Clerk

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

Jul 31, 2002 2:42 PM/PD

Q:\00009\1045\Cov-Bb-Liquor Premises Covenant.Doc

TERMS OF INSTRUMENT – PART 2
SECTION 219 COVENANT

THIS COVENANT dated for reference the ____ day of _____, 2002

BETWEEN:

LARCO INVESTMENTS LTD., a British Columbia company amalgamated under number 436664, 3rd Floor, 100 Park Royal, West Vancouver, BC V7T 1A2

(the "Covenantor")

AND:

RESORT MUNICIPALITY OF WHISTLER, a municipality incorporated under the *Resort Municipality of Whistler Act*, R.S.B.C. 1996, c.407 and having its address at 4325 Blackcomb Way, Whistler, BC V0N 1B4

(the "Covenantee")

GIVEN THAT:

A. The Covenantor is the registered owner of the land and premises situate in the Resort Municipality of Whistler and more particularly known and described as Strata Lot 241, District Lots 1902 and 4610, Group 1, New Westminster District, Strata Plan LMS1847 (PID: 019-189-567) (the "Lands");

B. The Lands are subject to a covenant originally granted to the Covenantee under Section 215 of the *Land Title Act*, containing a number of provisions of a negative and positive nature in respect of the use of the Lands and the use of buildings and structures erected on the Lands, which covenant was registered as a charge against the title to the Lands on December 19, 1990 under No. GD131887, and modified on June 3, 1993 under No. BG193047; on December 20, 1993 under No. BG457889; on October 19, 1994 under No. BH375071; on April 10, 2001 under No. BR083582; and on September 10 2002 under No. BT331216 (the "First Covenant"); and

C. In connection with a rezoning of the Lands by Bylaw No. 1600 of the Covenantee, and the Covenantor's request of the Council of the Covenantee to support the Covenantor's application to the Liquor Control and Licensing Branch of the government of British Columbia for certain changes to liquor licenses in respect of the Lands, the Covenantor wishes to grant to the Covenantee certain further covenants in respect of the use of the Lands and buildings and premises on the Lands;

THIS AGREEMENT IS EVIDENCE THAT in consideration of Ten ($10.00) Dollars paid by the Covenantee to the Covenantor and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the parties hereby covenant and agree as follows as a covenant pursuant to Section 219 of the *Land Title Act* and as a contract and deed under seal:

Permitted Uses

1. No use of the Lands that comprises in whole or in part premises licensed for the consumption of alcoholic beverages from which minors are prohibited, shall be used or occupied except in accordance with the following conditions:

   (a) The use shall be in accordance with the terms of the Covenantee's Licensed Establishment Good Neighbour Agreement and Noise Mitigation Plan as may be modified by agreement between the Covenantor and Covenantee.

   (b) The use shall be in accordance with the Main Floor Plan of Proposed Nightclub, Whistler, B.C. prepared by Werner Forster Architect and dated July 23, 2002, a reduced copy of which is attached to this Agreement as Schedule One.

   (c) The premises shall not be used so as to provide more than 263 Class A seats nor more than 146 Class B seats, and for the purposes of this Agreement the terms "Class A" and "Class B" shall be interpreted in accordance with the *Liquor Control and Licensing Act* and regulations thereunder.

   (d) The number of licensed seats in the Class A Licence premises shown on Schedule One may only be increased beyond 263 with the approval by resolution of the Council of the Covenantee.

2. No part of the Lands shall be occupied for any use until an updated comprehensive sign plan for Whistler Village Centre has been prepared by the Covenantor and approved by the Covenantee, and all changes to tenant directory signage for Whistler Village Centre indicated in the approved plan have been implemented. As security for the performance of this condition the Covenantor has provided to the Covenantee security in the amount of $20,000, which security shall be returned to the Covenantor only upon the implementation of the approved comprehensive sign plan required by this Agreement.

3. No part of the premises shown on Schedule One shall be improved or altered from their state as at the date of execution of this Agreement, except for the erection of demising walls, unless the Covenantor has paid to the Covenantee all charges for employee housing and recreation facilities payable in respect of such improvements or alterations under the Covenantee's works and services charges bylaws.

General Terms and Conditions

4. In the event of any inconsistency between this Agreement and the First Covenant, the terms of this Agreement shall govern the matter.

5. The Covenantor shall at its own expense do or cause to be done all acts within its power necessary to grant priority to this Agreement over all charges and encumbrances which have been registered against the title to the Lands, except those approved in writing by the Covenantee.

6. Nothing in this Agreement fetters whatsoever the absolute discretion of the Covenantee to exercise its powers within its jurisdiction without being subject to the terms and conditions of this Agreement.

7. Nothing in this Agreement shall affect the Covenantee's rights and powers in the exercise of its statutory functions under statutes, bylaws, resolutions, orders and regulations, all of which may be fully exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Covenantor.

8. The covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants to the burden of which shall run with the Lands and bind the Lands and each and every part to which the Lands may be divided or subdivided whether by subdivision plan, strata plan or otherwise howsoever. The covenants set forth herein shall not terminate if and when a purchaser becomes the owner in fee simple of the Lands but shall charge the whole of the interest of such purchaser and shall continue to run with the Lands and bind the Lands and all future owners of the Lands or any portion of the Lands.

9. The parties to this Agreement shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

10. Each reference to the parties is deemed to include the successors and assigns of the parties; this Agreement shall enure to the benefit of and be binding on he Covenantor and its respective successors and assigns notwithstanding any rule of law or equity to the contrary; this Agreement shall be governed and construed in accordance with the laws of the Province of British Columbia.

11. It is mutually understood, agreed and declared by and between the parties the Covenantee has made no representations, covenants, warranties, guarantees, promises or agreements, oral or otherwise, express or implied, with the Covenantor other than those expressly contained in this Agreement.

12. The benefit of all covenants made by the Covenantor in this Agreement shall accrue solely to the Covenantee.

13. Any notice or other communication required or contemplated to be given or made by any provision of this Agreement shall be given or made in writing and either delivered personally (and if so shall be deemed to be received when delivered) or mailed by prepaid registered mail in any Canada Post office (and if so shall be deemed to be delivered on the sixth business day following such mailing except that, in the event of interruption of

mail service notice shall be deemed to be delivered only when actually received by the party to whom it is addressed), so long as the notice is addressed as follows:

to the Covenantor at:

Larco Investments Ltd.
3rd Floor, 100 Park Royal
West Vancouver, B.C.
V7T 1A2

and to the Covenantee at:

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.
V0N 1B4

or to such other address to which a party from time to time notifies the other party in writing.

14. If any clause or portion of this Agreement is declared or held invalid for any reason, the invalidity shall not affect the validity of the remainder of that clause or this Agreement and the terms and provisions of this Agreement shall continue to be in force and in effect and be construed as if it had been executed without the invalid portion.

15. No amendment or waiver of any portion of this Agreement shall be valid unless in writing and executed by the parties to this Agreement.

16. Waiver of any default by a party shall not be deemed to be a waiver of any subsequent default by that party.

17. The Covenantor represents and warrants to the Covenantee that

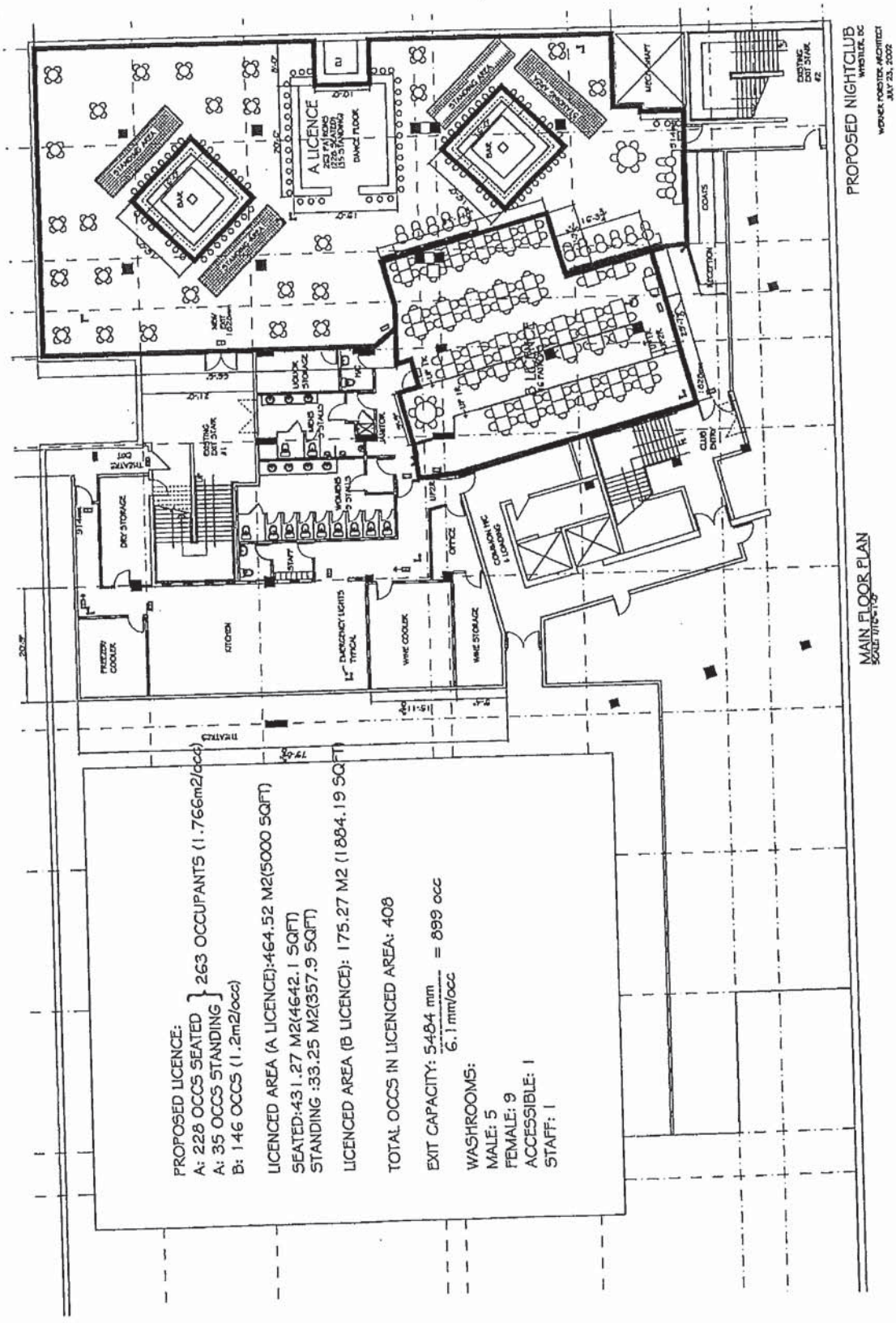
    (a) all necessary corporate actions and proceedings have been taken by the Covenantor to authorize its entry into and performance of this Agreement;

    (b) upon execution and delivery on behalf of the Covenantor, this Agreement constitutes a valid and binding obligation of the Covenantor;

    (c) the Covenantor has the corporate capacity and authority to enter into and perform this Agreement.

18. The parties intend, by their execution and delivery of this Agreement to create a covenant granted to the Covenantee under Section 219 of the *Land Title Act*, a contract, and a deed executed and delivered to the Covenantee under seal.

SCHEDULE ONE



PRIORITY AGREEMENT

BETWEEN:

RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, BC V0N 1B4

(the "Subsequent Chargee")

AND:

HSBC BANK CANADA

_____

_____

(the "Prior Chargee")

WHEREAS:

A. Larco Investments Ltd. (the "Owner") is the owner of that parcel of land and premises located in the Resort Municipality of Whistler and legally described as Parcel Identifier: 019-189-567, Strata Lot 241, District Lots 1902 and 4610, Group 1, NWD, Strata Plan LMS1847 (the "Land");

B. The Owner (or his predecessor in title) granted the Prior Chargee a mortgage and assignment of rents which are registered against the title to the Land in the Vancouver/New Westminster Land Title Office under numbers BR212640 and BR212641, respectively (the "Prior Charge");

C. On the 10th day of September, 2002 the Owner granted the Subsequent Chargee a Section 219 Covenant which is registered against the title to the Land in the Vancouver/New Westminster Land Title Office under number BT331216 or which will be registered concurrently with this Agreement (the "Subsequent Charge");

NOW THEREFORE in consideration of the sum of One ($1.00) Dollar now paid by the Subsequent Chargee to the Prior Chargee, the receipt and sufficiency of which are hereby acknowledged, the Prior Chargee does hereby grant to the Subsequent Chargee priority over the Prior Charge and the Prior Chargee hereby covenants and agrees to subordinate and postpone all its right, title and interest in and to the Land with the intent and with the effect that the interest of the Subsequent Chargee shall rank ahead of the Prior Charge as though the Subsequent Charge had been executed, delivered and registered in time prior to the registration of the Prior Charge.

As evidence of its agreement to be bound by the terms of this instrument, the Prior Chargee hereto has executed the Land Title Office Form C which is attached hereto and forms part of this Agreement.

END OF DOCUMENT

Status: Registered Doc #: BT331218 RCVD: 2002-09-10 RQST: 2017-05-19 09.29.14

BT331218 10 SEP 2002 15 04 BT331219

LAND TITLE ACT
FORM C
(Section 233)
Province of British Columbia
GENERAL INSTRUMENT-PART 1 (This area for Land Title Office use)

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
DENNIS J.F. Parolin, Parolin & Company, Barristers & Solicitors, 1908 - 925 West Georgia Street, Vancouver, BC V6C 3L2 (604) 688-1133 Client No. 011742 (File 1002-220)

Signature of Solicitor or Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
019-189-567	Strata Lot 241, District Lots 1902 and 4610, Group 1, New Westminster District, Strata Plan LMS1847

3. NATURE OF INTEREST:*

Description	Document Reference (page and paragraph)	Person Entitled to Interest
		02 02/09/10 14:58:46 01 LM 399390 CHARGE $110.00
Modification of Covenant GD131887	Entire Instrument	Transferee
Priority Agreement granting Modification of Covenant GD131887 BT331219 priority over Mortgage BR212640 and Assignment of Rents BR212641	Page 8	Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms — D.F. No.
(b) Express Charge Terms X Annexed as Part 2
(c) Release — There is no Part 2 of this Instrument.

A selection of (a) include any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):*

LARCO INVESTMENTS LTD., (Inc. No. 436664) (as to Modification), and **HSBC BANK CANADA** (as to Priority Agreement)

6. TRANSFEREE(S): (including postal address(es) and postal code(s))*

RESORT MUNCIPALITY OF WHISTLER, a municipality incorporated under the *Resort Municipality of Whistler Act*, R.S.B.C. 1996, c.407 and having its office at 4325 Blackcomb Way, Whistler, BC V0N 1B4

LAND TITLE ACT
FORM C
(Section 233)
Province of British Columbia
GENERAL INSTRUMENT-PART 1

7. ADDITIONAL OR MODIFIED TERMS:*
N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature	Execution Date Y M D	Transferor Signature
J. ROSS McCLELLAN BARRISTER & SOLICITOR 3RD FLOOR, 100 PARK ROYAL WEST VANCOUVER, B.C. V7T 1A2 925-2700	2002 07 31	LARCO INVESTMENTS LTD. by its authorized signatory(ies): Name: MANSOOR LALJI Name:
(as to both signatures) R. BROCK JOHNSTON *Barrister & Solicitor, Notary Public* 800 - 885 West Georgia Street Vancouver BC V6C 3H1 Telephone: (604) 687-5700	2002 08 02	HSBC BANK CANADA. by its authorized signatory(ies): Name: ANDREW P. BUTLER SENIOR ACCOUNT MANAGER Name: JOSEPH RANGEL ACCOUNT MANAGER
(as to both signatures)		Transferee Signature
LINDA MANHEIM, Deputy Municipal Clerk A Commissioner for taking Affidavits for the Province of British Columbia Resort Municipality of Whistler 4325 Blackcomb Way Whistler, B.C. V0N 1B4 (as to both signatures)	2002 9 4	RESORT MUNICIPALITY OF WHISTLER by its authorized signatory(ies): Hugh O'Reilly, Mayor Brenda Sims, Clerk

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

** If space insufficient, continue executions on additional page(s) in Form D.

Jul 31, 2002 2:41 PM/PD

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TERMS OF INSTRUMENT – PART 2
SECTION 219 COVENANT

THIS COVENANT dated for reference the ____ day of _____, 2002

BETWEEN:

LARCO INVESTMENTS LTD., a British Columbia company amalgamated under number 436664, 3rd Floor, 100 Park Royal, West Vancouver, BC V7T 1A2

(the "Covenantor")

AND:

RESORT MUNICIPALITY OF WHISTLER, a municipality incorporated under the *Resort Municipality of Whistler Act*, R.S.B.C. 1996, c.407 and having its address at 4325 Blackcomb Way, Whistler, BC V0N 1B4

(the "Covenantee")

GIVEN THAT:

A. The Covenantor is the registered owner of the land herein defined;

B. On November 9, 1990, the Covenantor entered into an Agreement of Purchase and Sale with Jaffsons Properties Inc. which amalgamated with Larco Investments Ltd. on December 1, 1992 to form the Covenantor, whereby the Covenantor agreed to transfer its interests in a portion of the Lands to Jaffsons Properties Inc., and in consideration, Jaffsons Properties Inc. agreed, *inter alia*, to comply with the terms and conditions of the covenants which it granted to the Covenantee, including those described in recitals C, D and E;

C. On November 13, 1990 Jaffsons Properties Inc. granted a Section 215 *Land Title Act* covenant to the Covenantee which contained a number of provisions of a negative and positive nature in respect of the use of the Lands or the use of a building to be erected on the Lands, in favour of the Covenantee, which covenant was registered as a charge against the title to the Lands on December 19, 1990 under No. GD131887 in the Vancouver Land Title Office;

D. The parties registered a modification agreement to the November 13, 1990 Covenant as a charge against the title to the Lands on June 3, 1993 under No. BG193047 in the Vancouver Land Title Office;

E. The parties registered a further modification agreement to the November 13, 1990 Covenant as a charge against the title to the Lands on December 20, 1993 under No. BG457889 in the Vancouver Land Title Office;

F. The parties registered a further modification agreement to the November 13, 1990 Covenant as a charge against the title to the Lands on October 19, 1994 under No. BH375071 in the Vancouver Land Title Office;

G. The parties registered a further modification agreement to the November 13, 1990 Covenant as a charge against the title to the Lands on April 10, 2001 under No. BR083582 in the Vancouver Land Title Office;

H. In connection with a rezoning of the Lands by Bylaw No. 1600 of the Covenantee the parties wish to further modify the November 13, 1990 Covenant;

THIS MODIFICATION AGREEMENT IS EVIDENCE THAT in consideration of Ten ($10.00) Dollars paid by the Covenantee to the Covenantor and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), the parties hereby covenant and agree as follows as a covenant pursuant to Section 219 of the *Land Title Act* and as a contract and deed under seal:

Definition of "Purchase and Sale Covenant" and "Lands"

1. In this Modification Agreement,

"Purchase and Sale Covenant" means the covenant granted to the Covenantee and registered in the Vancouver Land Title Office on December 19, 1990 under No. GC131887, as modified by the Modification Agreement registered in the Vancouver Land Title Office on June 3, 1993 under No. BG193047, the Modification Agreement registered in the Vancouver Land Title Office on December 20, 1993 under No. BG457889, the Modification Agreement registered in the Vancouver Land Title Office on October 19, 1994 under No. BH375071, and the Modification Agreement registered in the Vancouver Land Title Office on April 10, 2001 under No. BR083582; and

"Lands" means the land and premises situate in the Resort Municipality of Whistler and more particularly known and described as Strata Lot 241, District Lots 1902 and 4610, Group 1, New Westminster District, Strata Plan LMS1847 (PID: 019-189-567).

Permitted Uses and Density

2. The Purchase and Sale Covenant is amended by deleting paragraphs 1(a)(xiv)(I), 2(b)(i) and 2(f) and by adding the following as paragraph 2(m):

"(m) Despite any other provision of this paragraph 2,

(i) the uses permitted on Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District are indoor recreation, which may include bowling alleys, health and fitness spas, billiard rooms, and other activities, games and devices for family-oriented recreation and amusement; movie theatres; restaurants; entertainment; offices; and storage;

(ii) the restaurant, entertainment, office and storage uses permitted by paragraph 2(m)(i) are permitted only if and for so long as at least 3000 square feet of gross floor area within Strata Lot 241 are in use for indoor recreation uses referred to in that paragraph and at least 50 per cent of the gross floor area within Strata Lot 241 is in use for indoor recreation or movie theatre uses, and for these purposes premises are "in use" for those uses if they are improved, equipped and furnished for those uses and either in regular operation or available for lease to an operator on reasonable commercial terms;

(iii) not more than 5,000 square feet of gross floor area within Strata Lot 241 may be used as premises licensed for the consumption of alcoholic beverages from which minors are prohibited;

(iv) the maximum gross floor area of all buildings and structures within Strata Lot 241 is 44,000 square feet, which area is permitted in addition to the area specified in paragraph 2(d) and

(v) no use of Strata Lot 241 that comprises in whole or in part premises described in paragraph 2(m)(iii) may be operated at any time unless a restaurant use with full food services is simultaneously in operation and open for business in the same premises."

General Terms and Conditions

3. All the terms, conditions, promises, agreements, covenants and provisos of the Purchase and Sale Covenant shall continue in full force and effect except as modified under paragraph 2 of this Modification Agreement.

4. The Covenantor shall at its own expense do or cause to be done all acts within its power necessary to grant priority to this Modification Agreement over all charges and encumbrances which have been registered against the title to the Lands, except those approved in writing by the Covenantee.

5. Nothing in this Modification Agreement fetters whatsoever the absolute discretion of the Covenantee to exercise its powers within its jurisdiction without being subject to the terms and conditions of this Modification Agreement.

6. Nothing in this Modification Agreement shall affect the Covenantee's rights and powers in the exercise of its statutory functions under statutes, bylaws, resolutions, orders and

regulations, all of which may be fully exercised in relation to the Lands as if this Modification Agreement had not been executed and delivered by the Covenantor.

7. The covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants to the burden of which shall run with the Lands and bind the Lands and each and every part to which the Lands may be divided or subdivided whether by subdivision plan, strata plan or otherwise howsoever. The covenants set forth herein shall not terminate if and when a purchaser becomes the owner in fee simple of the Lands but shall charge the whole of the interest of such purchaser and shall continue to run with the Lands and bind the Lands and all future owners of the Lands or any portion of the Lands.

8. The parties to this Modification Agreement shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Modification Agreement.

9. Each reference to the parties is deemed to include the successors and assigns of the parties; this Modification Agreement shall enure to the benefit of and be binding on he Covenantor and its respective successors and assigns notwithstanding any rule of law or equity to the contrary; this Modification Agreement shall be governed and construed in accordance with the laws of the Province of British Columbia.

10. It is mutually understood, agreed and declared by and between the parties the Covenantee has made no representations, covenants, warranties, guarantees, promises or agreements, oral or otherwise, express or implied, with the Covenantor other than those expressly contained in this Modification Agreement.

11. The benefit of all covenants made by the Covenantor in this Modification Agreement shall accrue solely to the Covenantee and the Purchase and Sale Covenant may be modified by agreement of the Covenantee with the Covenantor, or discharged by the Covenantee, pursuant to the provisions of Section 219(9) of the *Land Title Act*.

12. Any notice or other communication required or contemplated to be given or made by any provision of this Modification Agreement shall be given or made in writing and either delivered personally (and if so shall be deemed to be received when delivered) or mailed by prepaid registered mail in any Canada Post office (and if so shall be deemed to be delivered on the sixth business day following such mailing except that, in the event of interruption of mail service notice shall be deemed to be delivered only when actually received by the party to whom it is addressed), so long as the notice is addressed as follows:

to the Covenantor at:

Larco Investments Ltd.
3rd Floor, 100 Park Royal
West Vancouver, B.C.
V7T 1A2

and to the Covenantee at:

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.
V0N 1B4

or to such other address to which a party from time to time notifies the other party in writing.

13. If any clause or portion of this Modification Agreement is declared or held invalid for any reason, the invalidity shall not affect the validity of the remainder of that clause or this Modification Agreement and the terms and provisions of this Modification Agreement shall continue to be in force and in effect and be construed as if it had been executed without the invalid portion.

14. No amendment or waiver of any portion of this Modification Agreement shall be valid unless in writing and executed by the parties to this Modification Agreement.

15. Waiver of any default by a party shall not be deemed to be a waiver of any subsequent default by that party.

16. The Covenantor represents and warrants to the Covenantee that

    (a) all necessary corporate actions and proceedings have been taken by the Covenantor to authorize its entry into and performance of this Modification Agreement;

    (b) upon execution and delivery on behalf of the Covenantor, this Modification Agreement constitutes a valid and binding obligation of the Covenantor;

    (c) neither the execution and delivery, nor the performance, of the Purchase and Sale Covenant will breach any other agreement or obligation, or cause the Covenantor to be in default of any other agreement or obligations, respecting the Lands; and

    (d) the Covenantor has the corporate capacity and authority to enter into and perform this Modification Agreement.

17. The parties intend, by their execution and delivery of this Modification Agreement to create a covenant granted to the Covenantee under Section 219 of the *Land Title Act*, a contract, and a deed executed and delivered to the Covenantee under seal.

PRIORITY AGREEMENT

BETWEEN:

RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, BC V0N 1B4

(the "Subsequent Chargee")

AND:

HSBC BANK CANADA

_____

_____

(the "Prior Chargee")

WHEREAS:

A. Larco Investments Ltd. (the "Owner") is the owner of that parcel of land and premises located in the Resort Municipality of Whistler and legally described as Parcel Identifier: 019-189-567, Strata Lot 241, District Lots 1902 and 4610, Group 1, NWD, Strata Plan LMS1847 (the "Land");

B. The Owner (or his predecessor in title) granted the Prior Chargee a mortgage and assignment of rents which are registered against the title to the Land in the Vancouver/New Westminster Land Title Office under numbers BR212640 and BR212641, respectively (the "Prior Charge");

C. On the 10th day of September, 2002 the Owner granted the Subsequent Chargee a Modification of Covenant GD131887 which is registered against the title to the Land in the Vancouver/New Westminster Land Title Office under number BT 331218 or which will be registered concurrently with this Agreement (the "Subsequent Charge");

NOW THEREFORE in consideration of the sum of One ($1.00) Dollar now paid by the Subsequent Chargee to the Prior Chargee, the receipt and sufficiency of which are hereby acknowledged, the Prior Chargee does hereby grant to the Subsequent Chargee priority over the Prior Charge and the Prior Chargee hereby covenants and agrees to subordinate and postpone all its right, title and interest in and to the Land with the intent and with the effect that the interest of the Subsequent Chargee shall rank ahead of the Prior Charge as though the Subsequent Charge had been executed, delivered and registered in time prior to the registration of the Prior Charge.

As evidence of its agreement to be bound by the terms of this instrument, the Prior Chargee hereto has executed the Land Title Office Form C which is attached hereto and forms part of this Agreement.

END OF DOCUMENT

8. TA8 Zone (Tourist Accommodation Eight) (Bylaw No. 708)

Intent

(1) The intent of this zone is to provide for commercial tourist accommodation facilities in the area peripheral to the Town Centre and to Lands North.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited: (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600) (Bylaw No. 1682)

(a) hotel;

(b) parking;

(c) outdoor recreation;

(d) car wash; and

(e) storage lockers.

(3) Within the portion of the TA8 zone located within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District, the following uses are permitted and all other uses are prohibited:

(a) indoor recreation which may also include bowling alleys, health and fitness spa, billiards, and various activities, games and devices for family oriented recreation and amusement;

(b) movie theatre;

(c) restaurant;

(d) entertainment, but only if at least 50 percent of the gross floor area within Strata Lot 241 is in use for a use permitted under paragraph (2) (a) or (b), and for this purpose premises are "in use" for those uses if they are improved, equipped and furnished for those uses and either in regular operation or available for lease to an operator on reasonable commercial terms;

(e) office; and

(f) storage.

(4) Within the portion of the TA8 zone shown as “Employee Housing” on t Key Plan provided for this Zone, the following uses are permitted and all other uses are prohibited: (Bylaw No. 1682)

(a) employee housing.

Density

(5) For the purposes of this TA8 zone, density is determined on the basis of the area in the zone. (Bylaw No. 974)

(6) The maximum gross floor area of all buildings and structures located in the TA8 zone is 254,600 square feet, except that an additional 6,523 square feet of gross floor area is permitted for employee housing to be located only within the portion of the TA8 zone shown as "Employee Housing" on the Key Plan. (Bylaw No. 974) (Bylaw No. 1682)

(7) The maximum gross floor area of all buildings and structures in the TA8 zone permitted for hotel purposes is 210,000 square feet. (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)

(8) Of the area under subsection (7) permitted for hotel purposes, the maximum gross floor area of all buildings and structures permitted for lobby, restaurant, assembly, personal services and retail purposes is 54,000 square feet. (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)

(9) The maximum gross floor area of all buildings and structures in the TA8 zone permitted for use within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District is 44,000 square feet, which area is permitted in addition to the area permitted under subsections (7) and (11); (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)

(10) Within the portion of the TA8 zone located within Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District not more than 5,000 square feet of the gross floor area may be used as an area that is licensed for the consumption of alcoholic beverages where minors are prohibited. (Bylaw No. 974) (Bylaw No. 1493) (Bylaw No. 1600)

(11) The maximum gross floor area of all buildings and structures permitted for car wash purposes in the TA8 zone is 1,000 square feet, which area is permitted in addition to the area permitted under subsections (7) and (9).

Height

(12) The maximum permitted height of a building shall not exceed the lesser of 23 metres or seven storeys.

Setbacks and Siting

(13) All buildings and structures on a site shall be set back from any parcel boundary, except a parcel boundary common to two or more parcels developed as a single site, as follows:

(a) a minimum of 2.5 metres for any portion of a building at grade to 10 metres in height;

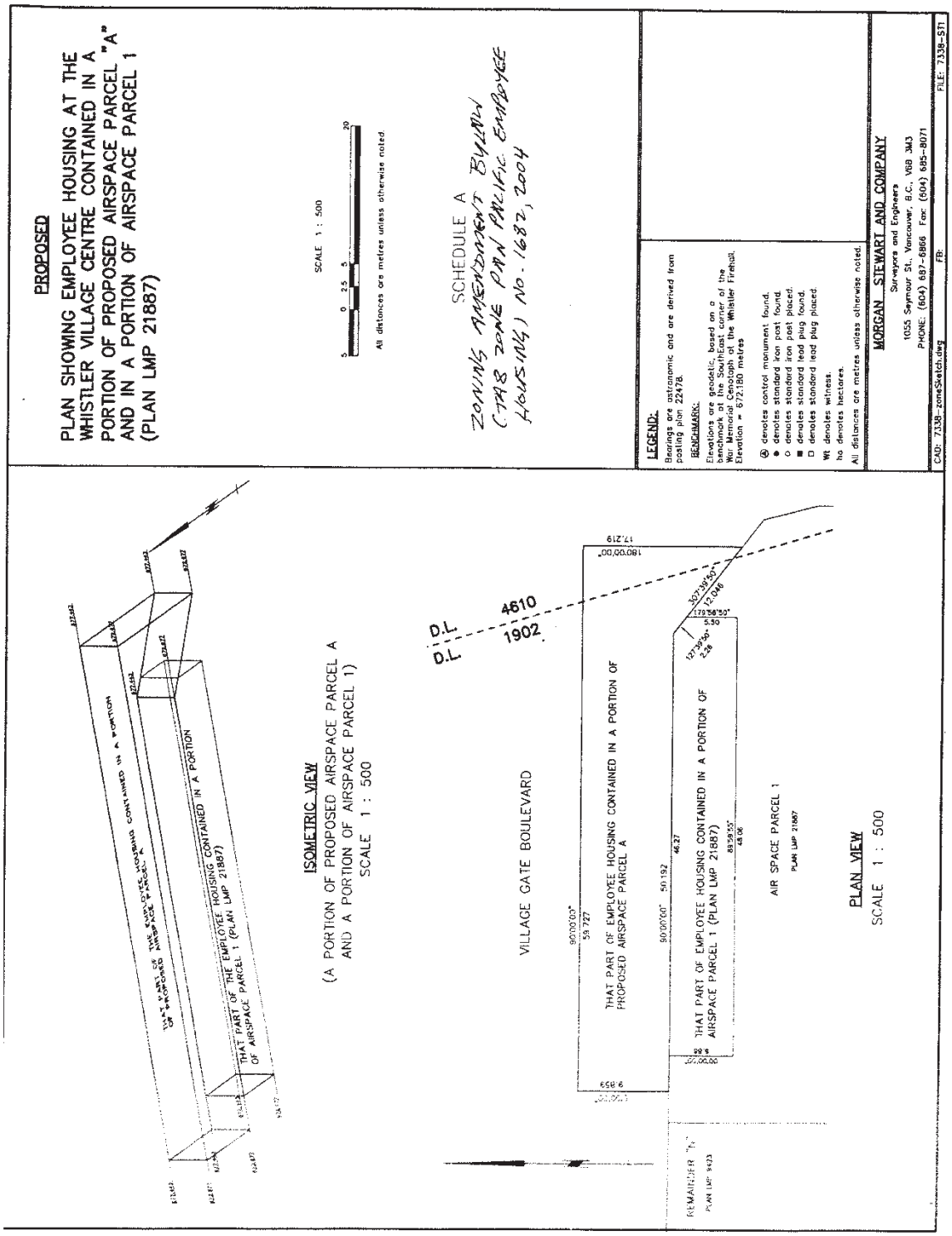
(b) a minimum of 5 metres for any portion of a building above 10 metres in height up to 15 metres in height; and

(c) a minimum of 15 metres for any portion of a building above 15 metres in height.

Off-Street Parking

(14) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Key Plan (Bylaw No. 1682)



Term Sheet of Proposed Strata Lot 241 Covenant Modifications

Two covenants between Larco and the RMOW include provisions regarding Permitted Uses and Density of lower floor Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District (the "Lands"):

- Covenant BT 331216: Modification of Covenant GD131887
- Covenant BT331218: Section 219 Covenant

The following describes relevant terms of the existing covenants, followed by a description of proposed modified covenant terms in *italics*.

Covenant BT331216

Permitted Uses

1.(a) The covenant requires that any lower floor liquor primary use of Strata Lot 241 be in accordance with a Good Neighbour Agreement and Noise Mitigation Plan.

The modified covenant will replace the word "Plan" with the word "Measures," which is the term used in the appendix to the RMOW's standard Good Neighbour Agreement.

1.(b) The covenant requires that any Strata Lot 241 liquor primary use "shall be in accordance with the Main Floor Plan of Proposed Nightclub" (Schedule One of the covenant) with 263 patron seats and a restaurant with 146 patron seats.

The modified covenant will include the plan drawing of Appendix "C", which shows eight bowling lanes and a games/amusements area, with a liquor primary licensed capacity of 289 persons (patrons + staff). The modified covenant also specifies that access to minors shall be maintained until at least 10 p.m. on a daily basis.

1.(c) The covenant requires that the premises not be used to provide more than 263 Class A (liquor primary) seats nor more than 146 Class B (food primary) seats.

The modified covenant will include a requirement that the premises not be used to provide a liquor primary capacity of more than 289 persons (patrons + staff). The existing covenant used the LCRB terminology of the time: "Class A" is now "liquor primary", "Class B" is now "food primary," "seats" or "patron capacity" is now "person capacity" which includes both patrons and staff.

1.(d) The covenant includes a requirement that the number of Class A (liquor primary) licensed seats may only be increased beyond 263 with the approval of Council.

The modified covenant restricts the liquor primary capacity to 289 persons (patrons + staff) and does not contemplate any increase beyond 289*.*

2. The covenant requires that any use of Strata Lot 241 requires a comprehensive sign plan for Whistler Village Centre and requires a security on $20,000 until implementation of the plan is complete.

No change proposed in the modified covenant.

3. The covenant requires that no part of Schedule One (Main Floor Plan of Proposed Nightclub) be constructed until all charges for employee housing and recreation facilities be paid.

No change proposed in the modified covenant except to refer to the proposed new floor plan.

Schedule One

Replace the existing "Proposed Nightclub" plan drawing with National (Whistler) Proposed Lower Floor Plan drawing dated February 16, 2018.

Covenant BT331218

Permitted Uses and Density

2. The Purchase and Sale Covenant is amended by adding the following

(i) This covenant identifies permitted uses of Strata Lot 241, which duplicates the permitted uses for TA8 Zone Strata Lot 241 with minor wording differences.

A change is proposed to address minor wording differences so that the permitted uses in the covenant conform to the exact wording of Permitted Uses for Strata Lot 241 in TA8 Zone. Specifically Zone TA8 refers to "billiards, and various activities" among permitted uses, whereas the existing covenant specifies "billiard rooms, and other activities."

(ii) The restaurant, entertainment (liquor primary), office and storage uses in Strata Lot 241 are permitted only if at least 3,000 square feet of gross floor area within Strata Lot 241 is in use for indoor recreation uses and at least 50% of the gross floor area within Strata Lot 241 is in use for indoor recreation or movie theatre uses.

No change proposed in the modified covenant.

(iii) The covenant states that not more than 5,000 square feet of gross floor area within Strata Lot 241 may be used as "premises" for the consumption of alcoholic beverages where minors are prohibited" (i.e. liquor primary), whereas TA8 Zone for Strata Lot 241 refers to "area" instead of "premises.'

A change is proposed to the covenant so that it conforms to the exact wording of TA8 Zone, specifically, "not more than 5,000 square feet of the gross floor area may be used as an <u>area</u> that is licensed for the consumption of alcoholic beverages where minors are prohibited."

(iv) The covenant requires that the maximum gross floor area of all buildings and structures within Strata Lot 241 is 44,000 square feet,

No change proposed in the modified covenant.

(v) The covenant states that no liquor primary use of Strata Lot 241 may be operated at any time unless a restaurant use with full food services is simultaneously in operation and open for business in Strata Lot 241.

A change is proposed to stipulate that no liquor primary use of Strata Lot 241 may be operated unless a restaurant with full food services under direct control of the owner/operator is simultaneously in operation and open for business within Strata Lot 241 or within main level Strata Lots 537, 538, 539 or 544.

Proposed Modifications to Covenants BT331216 and BT331218

For the relevant terms of each of the two covenants the existing wording is shown below followed by the proposed wording in *italics*. If no change to the wording is proposed, then *No Change* will be indicated.

Covenant BT331216

Permitted Uses

1. No use of the Lands that comprises in whole or in part premises licensed for the consumption of alcoholic beverages from which minors are prohibited, shall be used or occupied except in accordance with the following conditions:

   (a) The use shall be in accordance with the terms of the Covenantee's Licensed Establishment Good Neighbour Agreement and Noise Mitigation Plan as may be modified by agreement between the Covenantor and the Covenantee.

   The use shall be in accordance with the terms of the Covenantee's Licensed Establishment Good Neighbour Agreement and Noise Mitigation Measures as may be modified by agreement between the Covenantor and the Covenantee.

   (b) The use shall be in accordance with the Main Floor Plan of Proposed Nightclub, Whistler B.C. prepared by Werner Forster Architect and dated July 23, 2002, a reduced copy of which is attached to this Agreement as Schedule One.

   The use shall be in accordance with the National (Whistler) Lower Floor Plan, dated February 16, 2018, a reduced copy of which is attached to this Agreement as Schedule One. Access to the premises by unaccompanied minors shall be maintained until at least 10 p.m. on a daily basis.

   (c) The premises shall not be used so as to provide more than 263 Class A seats nor more than 146 Class B seats, and for the purposes of this Agreement the terms "Class A" and "Class B" shall be interpreted in accordance with the *Liquor Control and Licensing Act* and regulations thereunder.

   The premises shall not be used so as to provide a Liquor Primary licensed capacity of more than 289 persons, and for the purposes of this Agreement the term Liquor Primary shall be interpreted in accordance with the Liquor Control and Licensing Act and regulations thereunder.

   (d) The number of licensed seats in Class A Licence premises shown on Schedule One may only be increased beyond 263 with the approval by resolution of the Council of the Covenantee.

   The Liquor Primary licensed capacity of the premises shown on Schedule One may not be increased beyond 289 persons.

2. No part of the Lands shall be occupied for any use until an updated comprehensive sign plan for Whistler Village Centre has been prepared by the Covenantor and approved by the Covenantee, and all changes to tenant directory signage for Whistler Village Centre indicated in the approved plan have been implemented. As security for the performance of this condition the Covenantor has provided to the Covenantee security in the amount of $20,000, which security shall be returned to the Covenantor only upon the implementation of the approved comprehensive sign plan required by this Agreement.

   No Change

3. No part of the premises shown on Schedule One shall be improved or altered from their state as at the execution of this Agreement, except for the erection of demising walls, unless the Covenantor has paid to the Covenantee all charges for employee housing and recreation facilities payable in respect of such improvements or alterations under the Covenantee's works and services charges bylaws.

   No Change

Schedule One

Replace the existing "Proposed Nightclub" plan drawing with National (Whistler) Proposed Lower Floor Plan drawing dated February 16, 2018.

Covenant BT331218

Permitted Uses and Density

2. The Purchase and Sale Covenant is amended by deleting paragraphs 1(a)(xiv)(l), 2(b)(i) and 2(f) and by adding the following as paragraph 2(m)

   "(m) Despite any other provision of this paragraph 2,

   (i) the uses permitted on Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District are indoor recreation, which may include bowling alleys, health and fitness spas, billiard rooms and other activities, games and devices for family-oriented recreation and amusement; movie theatres; restaurants; entertainment; offices; and storage;

   the uses permitted on Strata Lot 241, Strata Plan LMS1847, District Lots 1902 and 4610, Group 1, New Westminster District are indoor recreation which may also include bowling alleys, health and fitness spa, billiards, and various activities, games and devices for family oriented recreation and amusement; movie theatre; restaurant; entertainment; office; and storage;

   (ii) the restaurant, entertainment, office and storage uses permitted by paragraph 2(m)(i) are permitted only if and for so long as at least 3000 square feet of gross floor area within Strata Lot 241 are in use for indoor recreation uses referred to in that paragraph and at least 50% of the gross floor area within Strata Lot 241 is in use for indoor recreation or movie theatre uses, and for these purposes premises are "in use" for these uses if they are improved, equipped, and furnished for those uses and either in regular operation or available for lease to an operator on reasonable commercial terms.

   No Change

   (iii) not more than 5,000 square feet of gross floor area within Strata Lot 241 may be used as premises licensed for the consumption of alcoholic beverages from which minors are prohibited.

   not more than 5,000 square feet of the gross floor area may be used as an area that is licensed for the consumption of alcoholic beverages where minors are prohibited.

   (iv) the maximum gross floor area of all buildings and structures within Strata Lot 241 is 44,000 square feet, which area is permitted in addition to the area specified in paragraph 2(d) and

   No Change

(v) no use of Strata Lot 241 that comprises in whole or in part premises described in paragraph 2(m)(iii) may be operated at any time unless a restaurant use with full food services is simultaneously in operation and open for business in the same premises."

no use of Strata Lot 241 that comprises in whole or in part premises described in paragraph 2(m)(iii) may be operated at any time unless a restaurant with full food services under direct control of the owner/operator of the premises described in paragraph 2(m)(iii) is simultaneously in operation and open for business within Strata Lot 241 or within main level Strata Lots 537, 538, 539 or 544.

May 30, 2018 Open House Attendees and Comments

APPENDIX J

Open house attendee numbers

5	Accommodation
18	Food & Beverage
3	Retail
3	Contractor
2	Indoor Activity
6	Public (or not designated)
1	Whistler Chamber
1	LCLB
1	Press
5	Concorde
4	Larco
5	Council
6	RMOW staff
60	

Written Comments Received

Sector	Comment
F&B	Far too large and too many licenced seats for Whistler. Whistler already has too many licensed seats, will create a cheap drink and over service problem. Poor idea.
F&B	I believe that the town does not need another 600 seat large capacity f&b. The town cannot sustain the growth of such a large venue in the sense of providing skilled employees to run the venue. The Village already suffers with zero unemployment with already established f&b struggling to find skilled workers to ensure service is where it needs to be. Current business is scaling back due to shortages. The answers and offerings for housing solutions were not satisfactory.
Accom.	Appreciate the weather independent/family friendly aspect of this project, however concerned that the target market will instead be young adults and will deter families from entering. If visiting a resort would you take your family to National Beer Hall for a family friendly afternoon of entertainment? Concerned that the 73 staff forecasted is considerably low and would like to ensure staff housing requirements are being considered as a much higher number. Feel that Whistler needs a weather independent attraction within walking distance but feel changes are needed to this proposal to properly address this need.
Accom.	From proponents presentation I feel the lines of entertainment and recreational space is somewhat blurred. National seems that it's a primarily adult focused operation, looking at their portfolio and the way project is modeled and designed it is not a place for minors to enjoy. I also feel that with the current staffing issues in all venues Whistler wide including WB mountain itself it would be crazy for a new venue to open. I would also look at "National Whistler" total staff projections, they are way off the mark. I estimate a total work force of 150 to operate. Staff would be recruited from other businesses, therefore suffering the brunt of this with the result that service levels would drop making Whistler an inadequate experience with poor service at a larger price. The only thing it would have going for itself would be the mountain terrain, which lifts did not open this season due to WB not having enough staff to operate.
Public	This is an indoor family sport place, kids until 10 pm sounds good with a good track record. Staffing this place will require housing for 100 -130 people
Public	Disappointed to learn this project appears to be of a purely commercial nature, leaving no space for any type of meeting room for use by community groups. Question to the RMOW when considering the merits of a project proposal: to what extent must the sponsoring agent demonstrate the DIRECT BENEFIT to the residents of Whistler?
Public	As a liquor primary this does not fulfill the need for a much larger bowling alley that would fulfill family and guest needs for safe indoor activities.

June 8, 2018

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

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Council,

This letter is intended to comment on National Beerhall's proposal for a new vision of the former Alpenrock space at 4295 Blackcomb Way put forward by the Concorde Entertainment Group out of Calgary, AB.

The Whistler Bar Group Association represents all 5 liquor-primary nightclub establishments in Whistler. Many of our members were in attendance at the National Beerhall's Open House presentation on May 30th.

As an association, we look to continually strive for world class guest experiences, safety of our staff and patrons, respectful relationships through open communication within the community, neighbours, local authorities and government. We understand that great new business experience in our resort improves the resort experience for everyone and adds value to all business and locals in the community. We are proud to be recognized as the #1 Late Night Ski Resort Experience in North America year after year and take this application and use of the Larco space very seriously.

We support healthy competition but feel that the size and scale of the National Beerhall or any proposal will dilute the quality of service and most importantly the safety of our staff and guest in the resort. Our business sector is already struggling to operate with enough staff, by adding an additional 100+ jobs would put further stress on local operators in all sectors to maintain full operating hours and safety for our guests and current staff. National Beerhall seems to focus on the late night alcohol market which is currently in decline. By adding 600 more seats and not any more guests to a full resort will result in destructive competition. Destructive competition leads to cheap drinks, fights, gangs etc. This is something we have just cleaned up and do not

want to go back to... Bearing in mind the seasonality of our resort town, an operation of 600+ seats that will require 100+ staff and just isn't viable for a town of our size with its current housing crises. Staffing and housing are two of the biggest concerns of our sector and this has also been vocalized by the restaurant and pub sectors. The quality of living has decreased which is showing with less staff retention and increased turnover. Not to mention the social impact of current overcrowded living.

In Summary, we believe that the current proposal will have a very negative effect on our Village and we strongly believe that Mayor and Council need to Decline this application.

Respectfully,

Whistler Bar Group Association

Written and approved by our members of the Whistler Bar Group Association

- **Matt Barrett & Greg Britnell – Moe Joe's Nightclub**
  - matty@moejoes.com 604-966-4646
  - greg@moejoes.com 604-698-7430
- **Graham Page – Buffalo Bills Bar & Grill**
  - graham@gibbonswhistler.com 604-935-7729
- **Danny Hawkins – Tommy Africa's**
  - danny@tommyafricas.com 604-388-4151
- **Brendon King – Garfinkel's**
  - quatchi@gibbonswhistler.com 604-907-4121
- **Kody Kellins – Maxx Fish**
  - info@maxxfish.com 604-626-1667
- **Terry Clark – Gibbons Whistler**
  - terry@gibbonswhistler.com 604-966-4789

Whistler Bar Group Association
PO Box 65
Whistler BC, V0N1B0

June 9, 2018

Mayor and Council

Resort Municipality of Whistler

4325 Blackcomb Way

Whistler, BC V0N 1B4

RE: NATIONAL (WHISTLER) BEERHALL INC- 4295 BLACKCOMB WAY

Dear Mayor and Council,

We are writing to you today to add comment and feedback on behalf of the Food and Beverage Pub Sector in regards to National Beerhall's application for developing and licensing the space currently available at 4295 Blackcomb way.

The Whistler Pub Sector represents 15 liquor-primary pubs/restaurants in Whistler, ranging from smaller pubs to some of the largest venues. Many of our members were in attendance at the May 30th open house hosted by the municipality and have provided the group feedback and comments during a follow up Pub Sector meeting held on June 7th.

Within the sector, there are businesses that provide both food and beverage as well as vibrant entertainment to add to the overall guest experience for visiting guests as well as the local community. Customer service, guest experience, employee engagement and public safety are all integral parts of our businesses and areas that we all strive to achieve world class success and recognition. This in turn translates to an overall increase in brand image for the town of Whistler.

The sector is open to new businesses entering the market and we feel that new and innovative businesses are what keeps Whistler moving forward as a world class resort. However, we feel the size and scale of this application could potentially have adverse and negative effects on our sector, our industry and our community as a whole. As a sector and community we are all feeling the effects of the labour and housing shortages that continue to be an issue. Adding an additional business of this size, with staffing demands of over 150 new staff and no new staff housing initiatives we feel would be taxing on our current employee pool and housing options. If the application were to proceed the operator would just be pulling employees from other businesses that are already understaffed. These current impacts can be seen and felt around town with business running on reduced hours or closing certain days of the week.

Another area of concern is the seasonality of running a business year round and the impacts it can have. The GLC and Longhorn are two similar sized established businesses, with large staffing levels, which operate year round. The advantages or opportunities that these two venues have in terms of surviving the seasonality of our business is the fact that we own our space and rent is not an operating expense. Trying to carry a lease over the span of 12 months in a seasonally driven resort can be challenging when venues are usually operating in profit for

6 of those months. This in turn puts pressure on the venue to do all that is necessary to find new and aggressive ways to drive business.

In summary, the Pub sector feels that the current proposal of this size and scale will have a negative and adverse effect on our sector, our industry and our town. We strongly believe and hope that the Mayor and Council will deny this application for these reasons.

Sincerely,

The Whistler Pub Sector

Written and approved by our members of the Whistler Pub Sector

- Joshua Kearns- Dusty's
- Mike Varrin- Merlin's
- Mike Wilson- GLC
- Diane Rothdram- Dubh Linn Gate
- Nick Dobson- Handlebar
- Matt Upton- Longhorn Saloon & Grill
- Paul Stoker- Tapley's Neighborhood Pub
- Anthony Fleming- The Firerock Lounge
- Casper Richters- Brandy's
- Jan Madsen- Beacon
- Aaron Hobbs- Amsterdam
- Karen Roland- Roland's
- Andy Flynn- The Brewhouse
- Oliver Nudds- Crystal Lounge
- Michael Kompass-Fitz Pub
- Matt Carroll- Pangea Pod Hotel

From: lewi@thebrickworks.ca [mailto:lewi@thebrickworks.ca]
Sent: Tuesday, June 12, 2018 15:35
To: Frank Savage <fsavage@whistler.ca>; Planning <planning@whistler.ca>; Wanda Bradbury <WBradbury@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Jen Ford <jford@whistler.ca>; John Grills <jgrills@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; Cathy Jewett <cjewett@whistler.ca>
Subject: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Frank, Mayor and members of Council.

I am writing to make comments and give my perspective on the bowling Alley proposal. I give my opinion as someone who has been a partner in a restaurant business, with in the food and beverage sector in town for the last 10 years. Furthermore, I have managed 2 nightclubs in town during that period. I am also a community member raising 2 young children in our beautiful town.

Lets be honest, this is not a proposal for a bowling Alley. A bowling Alley where a maximum of 64 people can play at any given time which is more than likely going to be less for the majority of the time. 64 people can bowl in a space where 600+ people can eat and drink. If it were a bowling Alley it would have more lanes and less F&B seats. The problem is given the size of the space and the rent in this town it would never survive like that so lets just call it what it is, it's a Bar/Nightclub. One that the town does not need.

Do we need another bar/nightclub/restaurant? Possibly. Of this scale, absolutely not! If you walk around the village on the weekend right now you can go in to any night club or restaurant and I can almost guarantee they are not all full. Thats not even thinking about the other 5 days of the week. For 2-3 weeks of the year tourists may struggle to get a table in a restaurant, for the other 48/50 weeks of the year there are options to eat in town. Go to any town/city in the world and try to get a table at 8pm on a Saturday night, you're going to wait.

Where are the employees coming from for a venue of this size? The town does not currently have enough staff to operate as it is. And where are they going to live? At the open house company representatives suggested we could use empty retail space for accommodation. Street level retail space turned in to dorm rooms in the #1 Ski resort and Bike Park in the world. Sounds like a great idea! That alone shows how completely out of touch this company is with Whistler. If that is an option turn the space they are trying to occupy into a dorm room. 20,000sqft should provide a few beds.

Should this proposal go through there would be repercussions throughout the resort. Businesses will close their doors for lack of staff, and customers. Probably followed not to far behind this business as the size of the space is not sustainable in the whistler market. Making enough to support the rent in town is already hard enough.

Larco have been trying for a number of years to do something with the space, and I believe they have been pushing the small, local business out of the area to do it. Why else would you let a pizza shop open next to a pizza shop? (Grass roots and Avalanche). Turning this area into one giant space is so far from what Whistler is about it simply cannot be an option.

In short, I strongly oppose the proposal by National Beer Hall. (Its all in the name really!)

Thank you for your time

Paul Lewis

Brickworks Hospitality Group

Paul 'Lewi' Lewis
Cell: 6049024241
E-mail: lewi@thebrickworks.ca Twitter
http://www.thebrickworks.ca Facebook Twitter
http://www.threebelow.com Facebook

June, 2018

ATTN: Frank Savage
Planning & Development
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Councilors, Mr. Frank Savage and the entire RMOW Planning Department,

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

We are in favour of a better guest experience in the Whistler Village that is not related to outdoor activities, i.e. skiing, biking, golf, hiking and other outdoor attractions. We want the village to be the most welcoming, dynamic place which can satisfy our new and growing demographic.

The National Beer Hall proposal is unsatisfactory.

What part of National Beer Hall's business model accounts for their previous failure in Whistler as Alpenrock and how are they planning to remedy their previous shortfalls?

In our view the size of operation is not proportional to the availability of potential employees. We feel that this business will resort to 'poaching' and compromising other businesses staffing levels.

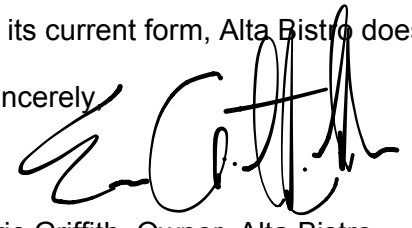
Contingency plans for lack of volume are not addressed in the proposal. What is their shoulder period plan for when they try to operate their business at 40% capacity? What is their plan to operate their business with fluctuations of more than 50% in revenue between peak and shoulder periods? What are their seasonal workforce fluctuation models?

The plan to build staff accommodations on or near the Village Stroll is not supported. Where else are they planning to support staff accommodations?

The product quality is not trusted. Do they plan to offer a product that is desired by Whistler Village? Our concern is that the product quality is not high and that the ethics and sustainability of the product is not in line with Whistler's ethos as a community.

In its current form, Alta Bistro does not support this proposal.

Sincerely,



Eric Griffith, Owner, Alta Bistro

June, 2018

ATTN: Frank Savage
Planning & Development
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Councilors, Mr. Frank Savage and the entire RMOW Planning Department,

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

We as individuals have been contributing to the Food and Beverage Industry in Whistler for over 13 years and as business owners and entrepreneurs for 10 years when this October when we celebrate the 10 year Anniversary of Three Below.

As a company we understand the Food and Beverage Industry in Whistler, which is unique to any other city, town or mountain town. This experience has come with time, effort, money and our love for this community and time spent learning what it truly needs to maintain its vision.

We as a company understand the need for indoor recreation and are in support of a business of this nature coming into the village and think It would be a welcomed addition.

However we are very concerned with this particular proposal based on the size and scale and the impacts it may have on our social and business community. We are especially concerned of the number of employees required to execute and sustain a food & beverage component of this size. This establishment would require over 75 to run the venue at capacity and the company at the open house did not have a clear understanding of the severity of the housing and employee crisis in Whistler. It would also be of concern that out of all the proposed seats how many people will actually be engaged in recreational activities at one time.

As it stands we are operating below our desired and required staffing levels. We have had to reduce our operating hours at Brickworks and cannot cater to the hotel for breakfast due to the employee crisis. We cannot hire competent employees for each position and feel that our integrity and service standards are already sub par due to the current situation in the village. I know we are running on non skilled Chef Labor and this does effect the way we operate and the product we are able to produce.

There has been a huge dilution of employees and housing. The impact of this is each employee is working harder, are not happy with their Whistler experience which means service is slipping as they are tired and unable to enjoy the reason for coming to the town in the first place. They are also working

multiple jobs in order to make rent as the prices are driven high by the shortage of housing. You can simply look in the Pique and see how many sectors as looking for multiple positions and some restaurants including ours are not even advertising as we have been having zero resumes.
Any further dilution will have further detrimental effects on the overall service levels of service an we are moving further and further away from Whistlers overall goal is, to become the service capital of the world.

From a business sustainability perspective we also have some concerns We feel that there are maybe 2 weeks of the year where there maybe a light shortage of Food and Beverage Seats, which is Christmas and New Year. All other times there are adequate seats in the town and we as a community just need to manage these seats and expectations of our guests. Tourism Whistler is already in the process of looking at ways and strategies to guide people into venues, which are a little bit more off the village stroll such as ours in order to alleviate these concerns and perceptions of longer wait times.

Whistlers vision for the 2020 plan was to encourage entrepreneurship and provide our guests an experience which is unique to what they would experience in a city. I believe before we can sustain the growth of another huge food and beverage component we need to work through and support the current local businesses in order for them to be able to run at capacity and provide a 100% of what they are able to. The ability for Whistler to sustain the growth of another 600 seat restaurant is questionable and would this be at the expense of other local businesses including ones like ours who have contributed to the community of our 10 years.

In summary Brickworks Hospitality, Three Below Holdings Ltd, Main St Noodles Inc and Shred Whistler are not in support of this proposal.

Sincerely,

Priyanka Lewis

Owner/Operator

June 12, 2018

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

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Council,

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

Buffalo Bills is informed on the proposal and believes it will have a negative impact on the Whistler community due to the size/scale of establishment. By adding 600 more seats, and not any more guests, to a full resort will result in destructive competition. Destructive competition leads to cheap drinks, fights, gangs, etc. This is something we have just cleaned up in the last few years, which we would not wish to revisit.

The number of staff required for the operation during our current housing crises will put strain on current businesses, stretch their already limited work force and decrease the guest and staff experiences in the resort.

We believe that the current proposal will have a negative effect on our Village and we strongly believe that Mayor and Council Decline this application.

Sincerely,

Graham Page
General Manager
Buffalo Bills Bar & Grill
Graham@gibbonswhistler.com
604-935-7729

June 12, 2018

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

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Council,

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

The Firerock Lounge is informed on the proposal and believes it will have a negative impact on the Whistler community due to the size/scale of establishment. By adding 600 more seats, and not any more guests, to a full resort will result in destructive competition. Destructive competition leads to cheap drinks, fights, gangs, etc. This is something we have just cleaned up in the last few years, which we would not wish to revisit.

The number of staff required for the operation during our current housing crises will put strain on current businesses, stretch their already limited work force and decrease the guest and staff experiences in the resort.

We believe that the current proposal will have a negative effect on our Village and we strongly believe that Mayor and Council Decline this application.

Sincerely,

Anthony Flemming
General Manager
The Firerock Lounge
anthony@gibbonswhistler.com
604-935-0853

June 12, 2018

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

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Council,

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

Garfinkel's is informed on the proposal and believes it will have a negative impact on the Whistler community due to the size/scale of establishment. By adding 600 more seats, and not any more guests, to a full resort will result in destructive competition. Destructive competition leads to cheap drinks, fights, gangs, etc. This is something we have just cleaned up in the last few years, which we would not wish to revisit.

The number of staff required for the operation during our current housing crises will put strain on current businesses, stretch their already limited work force and decrease the guest and staff experiences in the resort.

We believe that the current proposal will have a negative effect on our Village and we strongly believe that Mayor and Council Decline this application.

Sincerely,

Brendon King
General Manager
Garfinkel's
quachi@gibbonswhistler.com
604-907-4121

June 12, 2018

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

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Council,

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

The Longhorn Saloon is informed on the proposal and believes it will have a negative impact on the Whistler community due to the size/scale of establishment. By adding 600 more seats, and not any more guests, to a full resort will result in destructive competition. Destructive competition leads to cheap drinks, fights, gangs, etc. This is something we have just cleaned up in the last few years and wish to not revisit.

The number of staff required for the operation during our current housing crises will put strain on current businesses, stretch their already limited work force and decrease the guest and staff experiences in the resort.

We believe that the current proposal will have a negative effect on our Village and we strongly believe that Mayor and Council need to Decline this application.

Sincerely,

Matty Upton
General Manager
Longhorn Saloon & Grill
Matty@gibbonswhistler.com
604-906-2889

June 13, 2018

ATTN: Frank Savage
Planning & Development
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Councilors, Mr. Frank Savage and the entire RMOW Planning Department

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

Examples of points FOR the proposal:

Indoor recreational space for guests/local enjoyment
New and interesting option for group business
Revitalization of a key public space along the village stroll
More dining options for guests during peak months

Examples of points AGAINST the proposal:

Size/scale of establishment
Necessary staff required during this employee/housing crisis
Calgary based company not understanding the Whistler business model
The indoor entertainment will not be available year round

In summary, The Longhorn Saloon can not support this proposal based on the concerns above.

Sincerely,

Matthew Upton
General Manager
Longhorn Saloon

June 12, 2018

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

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Council,

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

Stonesedge Kitchen is informed on the proposal and believes it will have a negative impact on the Whistler community due to the size/scale of establishment. By adding 600 more seats, and not any more guests, to a full resort will result in destructive competition. Destructive competition leads to cheap drinks, fights, gangs, etc. This is something we have just cleaned up in the last few years, which we would not wish to revisit.

The number of staff required for the operation during our current housing crises will put strain on current businesses, stretch their already limited work force and decrease the guest and staff experiences in the resort.

We believe that the current proposal will have a negative effect on our Village and we strongly believe that Mayor and Council Decline this application.

Sincerely,

Chris Baddeley
General Manager
Stonesedge Kitchen
chris@gibbonswhistler.com
604-722-1782

June 12, 2018

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

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Council,

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

The Tapley's Neighbourhood Pub is informed on the proposal and believes it will have a negative impact on the Whistler community due to the size/scale of establishment. By adding 600 more seats, and not any more guests, to a full resort will result in destructive competition. Destructive competition leads to cheap drinks, fights, gangs, etc. This is something we have just cleaned up in the last few years, which we would not wish to revisit.

The number of staff required for the operation during our current housing crises will put strain on current businesses, stretch their already limited work force and decrease the guest and staff experiences in the resort.

We believe that the current proposal will have a negative effect on our Village and we strongly believe that Mayor and Council Decline this application.

Sincerely,

Paul Stoker
General Manager
Tapley's Neighbourhood Pub
stoker@gibbonwhistler.com
604-966-4759

RESTAURANT ASSOCIATION OF WHISTLER

June 12, 2018

ATTN: Mayor, Council, Mike Furey, Frank Savage and the RMOW Planning Department
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Councillors, Mr. Fury and Mr. Savage and the entire RMOW Planning Department,

Thank you for the Open House presentation on May 30th regarding National (Whistler) Beerhall's intent for a new vision of the former Alpenrock space at 4295 Blackcomb Way.

The Restaurant Association of Whistler (RAW) represents 42 food-primary establishments in Whistler, ranging from fine dining to casual service restaurants. Many of our members and executive council were in attendance on May 30th. We collectively employ one of the largest workforces in Whistler.

Our goal, as an association, is to provide our members with information to continuously improve, expand and elevate our collective guest experiences and the overall positive brand image of Whistler as a whole.

RAW overwhelmingly supports the concept of an indoor family entertainment center. We feel this would be a welcome addition to the overall experiences offered within Whistler.

However, we are very concerned with this particular proposal based on the size and scale of this project and the impacts it may have on our social and business community. We are especially concerned of the number of employees required to execute and sustain a food & beverage of this massive size. This would become the largest F&B establishment in the village. By National's own estimation, they will require 73 employees per shift, which equates an overall staff of approximately 205 new employees (73 x 2 shifts a day x 7 days per week / average 5 shifts per employee). Part-time staff would further increase the number of staff required.

It was very clear at the Open House that National did not have a comprehensive understanding of the current housing shortages and subsequent employee shortages within Whistler. It was also apparent from their CFO Mr. Brian Lee's own admission that they did not have a solid plan to house and recruit the number of workers needed for this scale of operation. Mr. Lee's assertion that hosting Job Fairs to attract quality employees under-estimates the issue at hand: there are simply not enough people currently available to fill all necessary positions, regardless of the attractiveness of the employment.

As any establishment in our membership would report, we are all operating below our desired and necessary staffing levels. This current employee crisis has our members' restaurants reducing operational hours or even closing for entire days in response to this employee crisis. A review of Whistler's Pique Newsmagazine will clearly illustrate how short businesses are right now. Any further dilution of our current staffing would lead to either further reduced hours and most concerning, a diluted level of customer service. Additional pressure on employee shortages would have an extremely negative impact to the overall service levels, guest expectations and the overall brand Whistler and our RAW members have worked hard to create for all our guests.

Many interested parties have recently approached the Landlord of the property to explore possibilities of leasing the space on the Village level. This would create smaller, unique, diverse options that would compliment Whistler's vision of locally run business. It seems the Landlord has a macro tennent in mind to ensure their below-ground level space is profitable and subject to the overall design/concept.

National's current size and scale proposal seems appropriate for a large urban center (Calgary) but oversized and unsustainable within Whistler. A smaller footprint, decreased number of liquor primary license requested seats and a more sustainable workforce number would be a welcome addition to the overall guest experiences offered within Whistler.

In summary, the Restaurant Association of Whistler cannot support this current proposal based on the size and scale of this 600+ seat food and beverage establishment.

Respectfully submitted,

Amy Huddle
President of RAW and Manager of Sushi Village
Unit 10 - 4340 Sundial Cres., Whistler, BC, V0N 1B4
info@sushivillage.com 604-932-3330

Respectively submitted on behalf of our RAW Directors:

Kevin Wallace – Owner/Operator, Earls Kitchen & Bar
220-4295 Blackcomb Way, Whistler, BC, V0N 1B4
kwallace@earls.com 604-935-3222
Jay Pare – Owner/Operator, Caramba Restaurant
12 - 4314 Main St., Whistler, BC V0N 1B4
jay@carambarestaurant.com 604-938-1879
Eric Griffith – Owner/Operator, Alta Bistro
104 - 4319 Main St, Whistler, BC V0N 1B4
eric@altabistro.com 604-932-2582
Pepe Barajas - Owner/CEO, Infinity Enterprises Group (Mexican Corner, La Cantina)
205E - 1200 Alpha Lake Road, Whistler BC, V0N 1B1
pepe@infinityenterprises.ca 604-962-0027
Priyanka Lewis - Owner, Brickworks Public House + 3 Below Restaurant
20 - 4308 Main Street, Whistler, BC V0N 1B4
pri@thebrickworks.ca 604-962-2929
Bob Dawson - Co-Owner, Rimrock Cafe
2117 Whistler Rd, Whistler, BC V0N 1B2
info@rimrockwhistler.com 604-32-5565

Respectfully submitted on behalf of our Members of the Restaurant Association of Whistler

Stacey Betteridge - Owner/Operator, 21 Steps Kitchen + Bar
4433 Sundial Pl, Whistler, BC, V0N 1B4
info@21steps.ca 604-932-1212
Sonia Kniehl - General Manager, O&R Restaurants Inc. (La Brasserie, La Bocca)
4232 Village Stroll, Whistler, BC V0N 1B4
sonia@labocca.com 604-932-2112
Jason Lowe - General Manager, Nicklaus North Golf Course
8080 Nicklaus N Blvd, Whistler, BC V0N 1B0
jlowe@golfbc.ca 604-938-9898
Gregory Pettit - Owner/Operator, Legs Diamond
4573 Chateau Blvd, Whistler, BC V0N 1B4
legsdiamondgang@gmail.com 604-905-0587
Chris Miron - Co-Owner, Mongolie Grill Whistler
4295 Blackcomb Way, Whistler, BC V0N 1B4
guestrelations@mongoliegrill.com 604-938-9416
Bruce Worden - Manager, Milestones Restaurant
4555 Blackcomb Way, Whistler, BC V0N 1B4
bworden@cara.com 604-902-1004
Karen Roland - Owner, Roland Pub and Red Door Bistro
2129 Lake Placid Rd, Whistler, BC V0N 1B2
info@rolandswhistler.com 604-932-5940

APPENDIX:
ADDITIONAL COMMENTS FROM MEMBERS

Chris Miron - Co-Owner Mongolie Grill

I am writing this letter on behalf of the Mongolie Grill restaurant in regards to the recent proposal from the National company to open a 22,000 ft.² food and beverage unit in the Whistler Village Center. Though I appreciate their ambition and confidence in our market, I do not think that they fully appreciated the lack of staff and housing in Whistler. My obvious concerns are that we as long-term local businesses are already struggling hard enough to have enough staff to open our doors; a new food and beverage business coming to town, and requiring at least 100-150 staff, would only add to this existing problem.

In the end, due to our labour/housing issues in Whistler, this wouldn't be creating 100 new jobs for people in town, this inevitably would be taking 100 employees from current businesses; making our current situation even more unsustainable.

Pepe Barajas - Owner/CEO, Infinity Enterprises Group (Mexican Corner, La Cantina)

Not Supporting **-** Before approving new projects, we need to address our existing problems. Without enough housing and transportation for the workforce, how can we welcome more businesses of such a large size? It just amplifies our existing problems.

Stacey Betteridge - Owner/Operator, 21 Steps Kitchen + Bar

On behalf of Gardner and myself, 21 Steps does not support this new venture into Whistler. We are not opposed to supporting new businesses in Whistler, but we cannot get behind a project of this size.

We feel the amount of staff needed to provide adequate service to this large operation is adding an immeasurable strain on an existing problem that seems to have no end. Housing has always been in the forefront of sustainability and we are reaching new lows with people moving away due to housing shortages and prices. Large companies who have the ability to purchase housing is commendable but it does cost the local business owner who is struggling to provide their services to the public by not being able to compete.

Bruce Warden - Milestones:

I would vote no. I hate to push back on a good idea but the time just isn't right. In favour as a consumer, but this climate is already difficult to navigate and I'm not sure where the housing or staff would come to fill the venues need.

I don't like to stop enterprise when I think it could be good from a guest perspective, but we are an outdoor community and we don't need more off season traffic to indoor activities. There are plenty of current drinking establishments and if we need to address change perhaps someone in town can change from within and morph with the growing need.

My two cents.

Karen Roland - Roland Pub and Red Door Bistro

My thoughts on this beer hall/bowling alley are the same as the ones already expressed:

Where are they getting the staff? The potential to steal staff from already struggling establishments is the biggest downfall I see. Do they plan to invest in some staff housing?

So if they can't find enough staff, it will become a failing business in Whistler, leaving guests with a bad impression of Whistler.

How many more drinking establishments are really needed in Whistler? I like the idea of there being a place for young adults who are not 19 yet, but trying to prevent them from potentially drinking at this place will become quite a challenge for staff. How much security do they plan to have? Will minors be required to wear a wristband or something to indicate they are minors? I think this will become a nightmare for the Beer Hall staff, and then for Municipal Bylaw officers and the RCMP. I think allowing a food primary license only in the bowling alley area makes the most sense, then minors are allowed to stay past 10pm and can come in without adult accompaniment. The way the liquor laws have changed in the past 5 years, I don't think it's necessary to make the gaming areas liquor primary, food primary should be adequate. Cater to the families!!

I am in favor of alternate activities for resort guests, especially families, when the weather is unfavourable.

That's my 2 cents worth, :-)

Sonia Kniehl - O&R Entertainment

I would love to be able to support some aspects of this proposal, but at this moment in time and with our current staffing issues I am NOT in support.

We are currently in near crisis mode with staffing, I can not support a business of this size opening up without National having a solid staffing and housing platform organized that does not include staffing from the current Whistler work population.

Perhaps there is an opportunity for them to become a part of this community in advance of opening a business by finding a way to contribute to the housing issue? Let them organize staff/staff housing etc. first, then move forward with a business.

Bob Dawson - Rim Rock Cafe

I'm in support because we do need more dining seats and activities.We have to stress our concerns over staff housing!

June 13, 2018

ATTN: Frank Savage
Planning & Development
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Councilors, Mr. Frank Savage and the entire RMOW Planning Department

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

I have read over the proposal of Concord group and am concerned that there doesn't appear to be a comprehensive plan for employee housing. A venue of this size would require well over 100 employees. There simply aren't enough beds in Whistler at this time to support that many new workers. This would leave National Beer Hall drawing from an already shallow pool of qualified cooks and FOH employees leaving the other businesses in town scrambling even further to fill their rosters. I appreciate that there is an argument to be made for additional restaurant seats in the resort's peak periods as the restaurants all appear to be full. The reality is that not all food and beverage seats are being utilized at this time as businesses shorten their hours of operation in order to adapt to a smaller workforce. This issue isn't resolved by adding more seats if there aren't also more beds. A further stretched workforce will seep into all areas of the resort's guest experience and negatively affect the reputation of Whistler.

For this reason Dubh Linn Gate cannot support this proposal.

Sincerely,

Diane Rothdram
General Manager
Dubh Linn Gate Irish Pub

June, 2018

ATTN: Frank Savage

Planning & Development

Resort Municipality of Whistler

4325 Blackcomb Way

Whistler, BC V0N 1B4

RE: NATIONAL (WHISTLER) BEERHALL INC - 4295 BLACKCOMB WAY

Dear Mayor and Councillors, Mr. Frank Savage and the entire RMOW Planning Department,

This letter is intended to comment on the National (Whistler) Beerhall's Inc. proposal for the former Alpenrock space at 4295 Blackcomb Way, as presented at the Open House on May 30th.

As a long time resident of this municipality, I have seen it grow. I have seen its needs change, considerably over the last 20 years.

I have been the one racing coaster boats down the village path in May when there was not a single person around mid day. I have been the one struggling to find work for 4 months out of the year, I have also been the one cooking way too many meals to keep track of over the busy winters. I have sweated blood and tears for this community countless times.

How things have changed.

We are now a year-round destination resort.

It is a great thing to feel safe with the fact that rent will be payed every month with no struggles now. The difficulty now is to find staff, always, every day, 12 months a year, 7 days a week. The seasonal stigma is now eternal. Its a snake eating its tail, living in the perpetual catch 22, victims of our own success

I have seen this beautiful town meet and exceed expectations through every project, event or competition we have hosted, regardless of weather, staffing levels, highway closures or other catastrophe. We, the residents have barely kept afloat for long now. Grinding out the work overload because, well, we had too. If we didn't work those 12-14 hours days, this town wouldn't be the success it is today.

After years of countless 80 hours work weeks, the thought of another massive restaurant requiring more resources, is mind boggling: we have none to spare as it is.

The National's concept is a good idea. We do need more indoor entertainment. I am not sold on the location. Do we need to have something that big funnelling in what ever customers didn't get swallowed by the GLC and Longhorn? The food concept is not original it is not something we lack of. I feel the business should be in function or Creekside, or even upper village if we must approve another 600 seat restaurant. I feel the town infrastructure needs to focus on giving a boost to other locations in order the help the other sub-divisions in the area.

After hearing their "housing plans" I am also certain that this concept will only acerbate the already massive issue we have with accommodation. No actual thought was put forward by the business to implement a successful strategy. National seem to think that the Municipality will be fixing this problem, any minute now, with its new projects. None of those will put me, who had been on the WHA wait list for both purchase and rental for years, how can it fix adding a requirement of an extra 500 beds to this problem

We were so busy growing we forgot about details: creating housing and economic infrastructure to make this success viable, permanent.

I feel it is time to stop being greedy and start focusing on giving an easier, more affordable life to the people who have been struggling already to find a home in this town, the same people who transformed our quaint little village into this behemoth of a resort who keeps swallowing people and spitting them out.

Yes, the planed location has been empty for years, but if I remember correctly it used to be filled with commercial tenants. Small local businesses who couldn't afford the massive jump in rent right before the Olympics. Maybe if the landlord would revisit and try to rent its spaces instead of making a massive deal to develop its basement (which is what they're doing), the location would be occupied. What if we decided as a community that this block of commercial space was reserved for local small business, it would probably draw actual personality, showcase local craftsmanship. I feel smaller businesses would be easier to keep staffed and easier growth to absorb into our already existing structure.

As the executive chef for the brickworks hospitality group, I think we can do better with the space to showcase the personality we seem inclined to distance ourselves from.

I am against the Nationals project in the current state of affairs in Whistler today.

It's a good idea, the location is poor and we need a stronger infrastructure to support an other gigantic venture.

Thank you for your time

Stephanie Gagne

20 year local employee still renting

From: Legacy Brands Advertising [mailto:info@legacybrands.ca]
Sent: Saturday, June 30, 2018 2:58 PM
To: corporate <corporate@whistler.ca>
Subject: letter to council re National Beerhall Inc.

Dear Mayor and Council,

I support the proposed bowling alley development, bar et al as proposed from National Beerhall Inc., a division of Concorde Entertainment Group.

My family enjoys bowling, and we are not gangsters. Gangs and bowling alleys. Right. Last gangster in a bowling alley was Al Capone who was a teenage bowling alley pinboy before automation.

Competition is good. Let the market decide if it any business will survive.

Regards

Patrick Smyth

P A T R I C K S M Y T H

L e g a c y B r a n d s

Legacy Brands

Richard P. Gibbons

[redacted]

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C. VON 1B4

Dear Mayor and Council: **Re: National (Whistler) Beerhall Liquor Licences Applications**

By way of introduction, I am a long time Whistler resident, having purchased my first residential property in 1968. In the late seventies, I was involved in the first stage development of the Whistler Village, with the construction of the building that now is occupied by La Bocca and Max Fish. In the early eighties, together with partners, I took on the construction of the Carleton Lodge, after it was abandoned by the insolvent Whistler Village Land Company. I later purchased Buffalo Bills, which had been in receivership and Tapley's. Presently, I have no ownership or operational interest in any Whistler business; however, I continue to have strong feelings about the continued success of this community.

On a personal level, my wife, four children and I became full time residents of Whistler in the very early 1990s. Our three younger children all graduated from Whistler High School (our eldest, Joey, having graduated from Pemberton High, prior to the opening of Whistler High School). I have served, as a volunteer on many community boards, including being a director and president of the Whistler Mountain Ski Club, Chair of the first board of directors of Whistler High PAC, Chair of the World Cup Committee and, at the provincial level, I served many years as a director and chair of the liquor committee of the B.C. Hotels Association. In 1986-87, I was president of that association. I represented the hoteliers of B.C. in all the major liquor licensing reviews.

I apologize for my rather lengthy introduction, but I think it important for you to know that I have a long history of being involved in the development of this community and the evolution of and the impact of liquor licencing, in B.C. and, most importantly, in Whistler.

It is important to fully understand that, with respect to these liquor licence applications, Whistler Council has the final say in whether the licences will be issued. This is not about zoning, which is merely a preliminary condition that must be met, but, rather, "what is good for the community of Whistler". Section 38(4) of the Liquor Control & Licensing Act states: "...if the local government or first nation recommends that the licence not be issued or amended the general manager must not issue or amend the licence." Attached is the relevant page from the Act.

This provision was introduced into legislation following the Surich Liquor Review, in 1999, and is based on the obvious conclusion that local government is best suited to make these important decisions that will have deep and lasting effects on their communities.

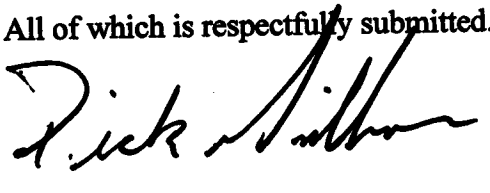
I urge you to recommend to the General Manager of the Liquor Control & Licensing Branch that the licences, which are the subject of the above application, not be issued. It has taken us decades to build Whistler into the top mountain resort, in the world, and the probable negative results that would follow from the issuing of these licences will undermine the position we have attained. Negative results that will include:

1. The food and beverage industry is struggling with many difficult issues such as shortage of staff, increased minimum wages and increased taxes and rents. There will be no

increase in hotel rooms or other forms of accommodation, which increase demand, so the logical result of any new large-scale F &B operation will be pulling some of the customers out of existing operations. As we know, profit is always in the top portion of gross sales, so losing even a relatively small percentage of gross sales can be devastating. The result will be a deterioration in the quality of what is now being provided, as cutbacks in staffing and maintenance of the premises takes place. This will not be good for Whistler. This precious resort has always been and was intended to be a planned community, which is particularly true of the village. Council support of this proposed new facility will certainly result in considerable harm being visited on existing F&B operators, most of whom live here, raise their families here and involve themselves in a variety of volunteer community activities, all of which makes Whistler a special place.

2. Finding **accommodation for staff at the proposed establishment would be very difficult.** And, the suggestion that it would employ a maximum of 73 people is a gross under estimation. My experience tells me that the actual number will be more than double that amount. The competition for the limited available staff accommodation will present serious problems for existing operators.
3. With respect to the issues of security, noise, etc., please do no compare the current Food Primary licence with the previous licence relating to restaurants, which was called a Class B licence, which required establishments operating, under that licence to act, look and carry on business as restaurants. Today, the Food Primary licence allows for the facilities holding that licence to carryon business that is almost indistinguishable from pubs and nightclubs, operating under the Liquor Primary licence. **The proposed development is not about bowling, recreation and dining. It about the sale of liquor, with some recreation and food available.**
4. Whistler and the F&B operators are about to feel the negative effects from the legalization of cannabis, including the forecasted 15-20% reduction in the retail sale of liquor.

All of which is respectfully submitted.



Dick Gibbons

.cc. Mike Furey, Chief Administrative Officer
Mike Kirkegaard, Director of Planning
Jan Jansen, General Manager of Resort Experience
Frank Savage, Planner

38 (1) Subject to subsection (2), a licence of a prescribed class of licences must not be issued or amended unless, in the prescribed circumstances, the applicant has given the local government or first nation for the area in which the establishment is proposed to be located or is located notice of the application in accordance with the regulations.

(2) A local government or first nation may indicate in writing to the general manager that it does not wish to receive notice under subsection (1) of applications or a class of applications.

(3) A local government or first nation that receives notice under subsection (1) must, if it wishes to provide comments and recommendations under this section with respect to the application,

(a) take into account the prescribed criteria before providing the comments and recommendations,

(b) provide the comments and recommendations to the general manager

(i) in accordance with the regulations, and

(ii) within the prescribed time period, or any further period authorized by the general manager, and

(c) in the prescribed circumstances, gather the views of residents of an area determined by the local government or first nation in respect of the application by

(i) receiving written comments in response to a public notice of the application,

(ii) conducting a public hearing in respect of the application,

(iii) holding a referendum, or

(iv) using another method the local government or first nation considers appropriate.

(4) Subject to section 39, if the local government or first nation recommends that the licence not be issued or amended, the general manager must not issue or amend the licence.

(5) Subject to section 39, if the local government or first nation recommends that the licence be issued or amended, the general manager must take that recommendation into account in deciding whether or not to issue or amend the licence.

SEC. 39 IS NOT REL

Dear Mayor and council,

I am writing in support of a new proposed Liquor Primary License in Whistler.

I have been involved in the Food & Beverage Industry for 32 years and am a strong proponent in enhancing guest experience.

The proposed bowling alley ,bar and restaurant would be a much needed enhancement towards the guest experience for the resort.

In living in Whistler since 2006 I have seen many changes in our beautiful town and in my humble opinion I believe innovation and guest experience could use some improvement.

As a father myself the non-mountain family experiences are limited for all weather fun and this proposal fills that void nicely allowing for a much needed new family friendly activity.

Not only for families but I would love to have a cinnamon bear bar staff bowling team have a weekly friendly competition league with others in our industry.

I was very pleased but the number of comments in support of this proposal on social media on both the Whistler Politico page and Whistler Summer page after I posted last Thursdays Pique story on this topic.

I was disappointed that fellow industry would not embrace this addition and welcome it with open arms. Many suggestions have been voiced also in social media to why this did not happen. I can only speak for myself and I wont speculate on why this took place or the reason some of the comments from the industry were made but I can assure you the pricing, gangs, over service comments are still leaving me wondering why they were mentioned?

I have researched the group that is looking at the space and even called many friends in Calgary that had nothing but glowing reviews of the ownership group and their community involvement.

I was impressed by their attention to detail in both their design, food menu, promotions, marketing and beverage offerings.

It saddens me as a lover of Whistler to see that corner undeveloped and am very much looking forward to enjoying this establishment as a guest in the future.

I have watched business evolve here in my 12 years and feel strongly that this group will continue to help Whistler grow to be an innovator in the food and beverage/ entertainment sector for years to come.

One brief last point regarding staff housing. No names mentioned but at the end of the season a business takes out a 2 page ad thanking their team for a great season. I haven't specifically counted the number of staff but it sure looks second to Vail in size. My understanding is this business does not supply staff housing and seems to employ 10 times the size of team as this proposed group does? not sure of the argument but somehow they make it work.

Thank you for allowing my opinion,

Tim Koshul

[redacted]

[redacted]

[redacted]

From: Caroline Bagnall [mailto:info@connecthospitality.ca]
Sent: Friday, July 20, 2018 3:32 PM
To: corporate <corporate@whistler.ca>
Subject: Letter in support -National (Whistler) – Whistler Village Centre project

Dear Mayor and Council,
RE: National (Whistler) – Whistler Village Centre project proposal
I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.
I have a young family, ages 8&9, and indoor activities on a cold/wet day would be greatly appreciated. The Holiday Experience at the Whistler Conference Centre over Christmas is an example of just how desperately needed a facility like this is to our local and visiting families.
- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.
With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,
Caroline Bagnall
[redacted]
info@connecthospitality.ca
604-938-3678

Caroline Bagnall
Connect Hospitality Strategies Inc.

From: Nina Moore [mailto:[redacted]]
Sent: Friday, July 20, 2018 8:54 PM
To: corporate <corporate@whistler.ca>
Subject: RE: National (Whistler) – Whistler Village Centre project proposal

Dear Mayor and Council,
RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.
- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.
With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,
Nina Moore
[redacted]

From: Kristen Wint [mailto:[redacted]]
Sent: Friday, July 20, 2018 5:12 PM
To: corporate <corporate@whistler.ca>
Subject: National (Whistler) – Whistler Village Centre project proposal

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Kristen Wint

[redacted]

[redacted]

[redacted]

From: Kelly Gave [mailto:[redacted]]
Sent: Saturday, July 21, 2018 1:04 AM
To: corporate <corporate@whistler.ca>
Subject: National Whistler

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Kelly Gave

Creel Concepts, 3rd Floor, Marketplace

Kelly@creelconcepts.com

604.905.9145

From: Stephen Neal [mailto:stephen@stephenneal.com]
Sent: Monday, July 23, 2018 8:03 AM
To: corporate <corporate@whistler.ca>
Subject: National (Whistler) – Whistler Village Centre project proposal

Dear Mayor and Council,

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Stephen Neal

President, SportsMarketingInc.ca
Connecting Brands and Fans

Representing **CHL Properties and The Canadian Hockey League, Western Hockey League, Ontario Hockey League, Quebec Major Junior Hockey League**

[redacted]

http://ca.linkedin.com/in/stephennealvancouver

Dali Janic
[redacted]

July 26, 2018

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration. Owner [redacted] at Whistler Peak Lodge

Daliborka Janic

Sincerely,

From: Anita McGee

[redacted]

July 26, 2018

Dear Mayor and Council,
RE: National (Whistler) – Whistler Village Centre project proposal

As a longtime resident/ manager in Whistler I am writing in support of "National Whistler" and encourage you to approve the liquor licensing application for this concept. It is the perfect location to house a world class family oriented facility with excellent food and weather independent recreation including bowling, ping pong, foosball and hoops.

Tourism Whistler has identified the need for indoor recreation the proposal reflects an evolution in thinking that promotes fun for all ages. Local residents and visitors will have something for the whole family on rainy days and for those not inclined to take to the hills. It will be a great venue to host children's birthday parties, team building events, conference experiences and other celebrations.

Concorde Entertainment Group is an experienced food-focused hospitality operator with a proven track record and over 30 years of business experience.

This is not a new development. National Whistler will occupy space that has been available to lease since early 1990 regardless if it's to one, two, three or more operators.

I believe the integrity of the service, food and activities will be better served by having one operator, which may reduce the need for more staff vs multiple operators.

Having a family friendly indoor recreation business makes Whistler a more balanced and inclusive community.

I strongly endorse the concept of this exciting new proposed business model and encourage you to approve the application and advance the project as quickly as possible.

Thank you for your consideration.

Sincerely,

Anita McGee

From: Harvey lim [mailto:[redacted]]
Sent: Tuesday, July 31, 2018 12:06 PM
To: corporate <corporate@whistler.ca>
Subject: FW: Letter of support - National Whistler

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

-The unfortunate recent closure of Bounce, makes this proposal even more necessary.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Harvey Lim

[redacted]

[redacted]

[redacted]

THORNHILL
REAL ESTATE GROUP

July 31, 2018

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Maggi Thornhill

Maggi Thornhill
Thornhill Real Estate Group
325-2063 Lake Placid Rd
Whistler, BC V0N 1B2

maggi@maggithornhill.com
604-905-8199

EMAIL: corporate@whistler.ca

DATE July 31/18

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Full name Hendrik Zessel
Mailing address [redacted]
Email address [redacted]
Phone number

Dear Mayor and Council,

As an owner in Whistler I am writing in support of "National Whistler" and encourage you to approve the liquor licensing application for this concept. It is the perfect location to house a world class family oriented facility with excellent food and weather independent recreation including bowling, ping pong, etc. I know that my facility will definitely use the facilities as well as many of renters that occupy our unit while we are not in Whistler.

Tourism Whistler has identified the need for indoor recreation the proposal reflects an evolution in thinking that promotes fun for all ages. Local residents and visitors will have something for the whole family on rainy days and for those not inclined to take to the hills. It will be a great venue to host children's birthday parties, team building events, conference experiences and other celebrations.

Concorde Entertainment Group is an experienced food-focused hospitality operator with a proven track record and over 30 years of business experience.

Having a family friendly indoor recreation business makes Whistler a more balanced and inclusive community.

I strongly endorse the concept of this exciting new proposed business model and encourage you to approve the application and advance the project as quickly as possible.

Thank you for your consideration.

Sincerely yours,

Brodie and Pippa Henrichsen

[redacted]

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have lived in Whistler for 20 years and currently work as a concierge in Whistler. I have seen many businesses come and go and I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Ian Inniss

[redacted]

IAN INNISS
CONCIERGE

Fairmont Chateau Whistler
4599 Chateau Boulevard
Whistler, British Columbia
Canada, V0N 1B4
T +1 604 938 2006
F +1 604 938 2058
fairmont.com/whistler

August 1, 2018

Dear Mayor and Council,

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

* Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed indoor recreation facility that appeals to both residents and guests.
* The proposal ensures a family-oriented inclusive program, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
* Concorde Entertainment Group is an experienced food-focused hospitality operator with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,
Howard Wong
[redacted]

WHISTLER
PLATINUM
VACATION RENTALS MADE EASY

31 July, 2018

Delivered by email:

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. As a long-time resident, parent, and local business owner, I wish to offer my conditional support to the National Whistler project. I believe a family-orientated, weather independent indoor project like this would be a great addition to the Whistler community and visitors. However, I believe Council and community support for new projects of this size, should be conditional on commitments from the applicant to address the employee housing requirements associated with the project.

The housing shortage and the associated employee shortage is hitting crisis point this summer. And they are now having an obvious impact on businesses and services across the community.

With the numerous opportunities and many benefits for the community and tourism, I would love to see a project like this move ahead. However, faced with the current challenges, it does not seem prudent for Council to approve large scale projects without an associated employee housing component.

Sincerely,

Damian Saw
CEO and President, Whistler Platinum
damian@whistlerplatinum.com
604-932-0100

From: Shane Bourbonnais [mailto:[redacted]]
Sent: Wednesday, August 01, 2018 11:38 AM
To: corporate <corporate@whistler.ca>
Subject: National (Whistler) – Whistler Village Centre project proposal

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.
Sincerely,

Shane Bourbonnais

[redacted]

Fairmont

NORMAN MASTALIR
MANAGING DIRECTOR

norman.mastalir@fairmont.com

Fairmont Chateau Whistler
4599 Chateau Boulevard
Whistler, British Columbia
Canada V0N 1B4
T + 1 604 938 8000
F + 1 604 938 2055

July 31, 2018

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler
BC
V0N 1B4

Dear Mayor and Council,

I am writing to you today to express support for the National Whistler proposal that is currently before you for consideration. We believe that this addition to our village offerings is appropriate and should be approved for the following reasons:

1) Whistler is desperately short of restaurant seats during peak periods resulting considerable disappointment for our guests who have not planned dining arrangements before arriving in Whistler. This reflects badly on not only the hotel but the destination as a whole. The addition of 183 "food primary" seats in the mid-range dining sector would go a long way towards easing this problem.
2) The 75 additional food primary seats on the patio would also be a welcome addition to our village offerings.
3) The proposed Amusements Hall featuring bowling, billiards, ping pong etc. would make sense on so many levels. Although this part of the facility is proposed to be "liquor primary" families would be able to use the facility before 10:00 p.m. making it an excellent early evening activity option for young and old alike. This concept is truly on point and many such facilities are opening in major centers around North America with great success.
4) The Amusements Hall would make an outstanding group venue and we can envision offering this to large groups staying at the hotel as a new option for casual evening events on a private or shared basis. There is huge demand for such a facility that has more to offer the delegates that just a bar scene.
5) The space has been vacant and unsightly for some time and offers the village a unique opportunity to add a new and exciting entertainment offering within existing commercial space.

Fairmont

In order for Whistler to remain new, exciting and current it is important that we keep evolving and improving our product offerings. This is a great example of how this can be done with a private sector partner willing to invest in our future. We are hopeful that such projects will ultimately meet with your approval and be allowed to proceed for the betterment of the destination.

Regards,



Norman Mastalir
Managing Director
Fairmont Chateau Whistler

Cc: Saad Hasan, Chairman, Hotel Association of Whistler

From: Lon Flath [redacted]
Sent: Monday, July 23, 2018 12:22 AM
To: corporate <corporate@whistler.ca>
Subject: RE Whistler Village Centre/Concorde

Dear Mayor and Council,
RE: National (Whistler) – Whistler Village Centre project proposal
I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.
- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.
With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,
Lon Flath
[redacted]

est. 1987
CONCORDE GROUP
ENTERTAINMENT

December 21, 2017

Mike Kirkegaard
DIRECTOR OF PLANNING
Planning & Development
RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, B.C. V0N 1B4

Dear Mike:

Re: Liquor Licence Application
Letter of Intent – National (Whistler) Beerhall Inc. ***REVISED August 2, 2018***

The purpose of this letter is to outline the proposed National Whistler recreational facility

Concept Overview

"Bringing the best elements of National ***(Whistler)*** to the Village, we propose opening the first recreational facility of its kind in Whistler that will provide residents, and visitors alike, a layered approach to dining and entertainment that is wholly unique to the area. With a priority on supporting the local food suppliers, producers, and brewers, the venue will serve as ***a*** hub for ***visitor,*** business and community gatherings."

National ***(Whistler)*** – Operational highlights:

- Location – 4295 Blackcomb Way, Whistler, BC (Whistler Village Center)
  - main Level Units 113-117
  - Basement – lower level
- Two-level premises
  - main level – upscale casual restaurant with private dining room
  - lower level – 8-lane bowling alley with classic entertainment games (ping-pong, foosball, hoops, ***skeet*** ball, billiards)
  - exterior patio ***at grade level***

- ***connectivity via*** interior stairwell between levels ***providing inviting and safe access to lower*** level
- ***video*** monitors
- large screen projector for showing championship-level sporting events (NHL playoffs, Olympics, World Cup)

- Licensing
  - main level
    - food primary restaurant
    - liquor primary lounge with FFS endorsement
      - minors permitted in lounge until 10pm
  - lower level
    - liquor primary with minors in recreational facility endorsement
    - minors permitted until 10pm

- Food service
  - main level kitchen ***serving both floors***
  - upscale casual full-menu featuring entrees/appetizers/desserts
    - National food program includes offerings from our in-house smoking and wood-fire rotisserie programs
  - main level private dining room for corporate & group events

- Hours of Operation
  - main level - Mon – Sun 10:00am to 1:00am
  - lower level - Mon – Sun 10:00am to 1:00am
  - Closing hours subject to adjustment

Target Customer Base - the following is a marketing-based description of our target demographics:

- **Bowlers & *Recreational* Game Enthusiasts**
  Calling all pinball wizards and Foosball fanatics! We get it. Your definition of a good time means a little friendly competition with friends and colleagues. Unwinding over a game of shuffleboard, or with a Ping-Pong paddle in hand has much more appeal than being glued to your iPhone.

- **Innovators & Community Builders (local purveyors & industry staff)**
  Craft beer is built on the backbone of community and likeminded individuals, and we love it when we get to give our fellow entrepreneurs a boost by featuring their beer on tap, or partnering on events.

- **Fun-Seeking Families (with children)**
  Unlike many establishments, our unique and all-encompassing

approach means fun for all ages. We are the spot for retro-inspired games and local fare with a nostalgic twist that appeals to the little kids, as much as the big kids. Spend quality time with the whole family over Sunday brunch, or bond over an afternoon in the bowling alley. Everybody wins!

- **Foodies and *Drink Aficionados***
  Pub food simply won't do for our hungry customers, which is why we've brought on a Culinary Director whose background is firmly rooted in preparing scratch-made food. Beyond quality drinks, our customers seek us out for our food menu that has raised the bar in local offerings.

- **9-to-5 Types (Conference attendees & Corporate Groups)**
  If you prescribe to the work-hard, play-hard philosophy then we'll get along just fine. When it's time to do away with those Excel sheets and PowerPoint presentations, our friendly atmosphere will help put the workday behind you. Team building has never been better.

- **Out-of-Towners (visitors & tourists)**
  We aren't your regular roadside attraction. In fact, we like to think of ourselves as a preferred local pick that residents will recommend to visitors who are on the hunt for the best experiences when they come to town. Make sure to add National (Whistler) to your to-do list next time you're stopping through.

- ***Business and Conference Attendees***
  Coming to Whistler for a conference or a business retreat? The National is ready and willing to accommodate your needs either through a buy-out or by reserving our private dining room.

Mitigation of Adverse Community and Neighbourhood Impacts

- National ***(Whistler) is not a Nightclub*** and will not have a dance floor or a high-powered audio system; there will be a P.A system for background music on both levels;
- main level restaurant – noise levels generated would not be excessive and comparable to other restaurants in Whistler
- exterior patio – we expect noise levels from the patio to also be comparable to other Whistler patios
  - the exterior patio will have demising walls and a roof structure which will provide sound insulation
  - we expect to have low-level background P.A. music on the patio
  - National management shall adopt a policy to reduce music levels at 10:00pm

- as an experienced hospitality operator, Concorde Group is familiar with noise bylaw requirements in jurisdictions in which it operates, particularly with regard to outdoor patios; and we will use this knowledge & experience to adopt appropriate non-disturbance policies for National Whistler
    - our current policy at all National and Concorde venues is that noise or disturbance complaints are forwarded directly to the venue General Manager for immediate.
- safety & security – Concorde Group has standardized operating procedures across all functional areas including security which are documented in a SOP manual; all security staff are required to read and sign-off that they have read and understood Concorde security policies and procedures.

Employment Recruiting and Housing

Concorde recognizes the challenges in both employee recruitment and housing facing all businesses in Whistler. Working with the Larco, the property owner, and after numerous conversations with Whistler business leaders, business organizations and community stakeholders Concorde has developed the following strategies to address these issues.

- ***Concorde will develop a program to recruit from its existing staff of 1,000+ employees. The focus will be on bringing new skilled employees in the area of management, culinary and other full-time positions to Whistler.***
- ***Concorde will use best practices for recruiting Inter-Provincial and International employees to staff its business in Whistler.***
- ***Concorde will provide its plans for both its internal and Inter-Provincial/International recruitment programs to RMoW staff 6 months prior to the opening of its business.***
- ***In response to Council's request for "creative" employment housing solutions Concorde/Larco recommend three (3) vacant and/or commercially unviable locations be converted to employee housing on the Whistler Village Centre property, subject to Whistler Council approval. The locations are shown on the attached Exhibit A and offer a selection of employee housing forms. Exhibit A is a housing study showing potential accommodation for 46 employees. Given the central location, transportation for employees will not be an issue.***
- ***In addition to the new employee housing provided through Concorde/Larco, Concorde will undertake to house other of its employees using similar housing practices initiated by other food and beverage operators in Whistler.***

Licensee experience and background

Concorde Entertainment Group - Company Background

- Concorde Entertainment Group has been in the hospitality business for over 35 years, primarily in the Calgary market

- A diversified hospitality group currently operating 15 licensed venues under the Concorde Entertainment Group umbrella located within the Calgary downtown and beltline areas.
- ***Concorde group currently employs 1000+ individuals across its various businesses.***

Concorde Principals

- Founded by businessmen Victor and Jim Choy in 1987, Concorde Group is privately held and managed with a hands-on entrepreneurial focus.
-

Business Philosophy & Objectives:

- The Concorde Mission Statement is:

"To be the food & beverage industry leader in the marketplaces in which we compete. We strive to exceed the expectations of our customers, competitors and ourselves by offering the highest standards of product and service."

Organizational Structure

- Concorde venues are managed under a decentralized operating structure, with each venue having a dedicated onsite management team lead by a property General Manager. The General Manager is the senior onsite manager and is fully responsible for executing the day-to-day operations of the venue, adhering to budgeted sales and expense targets established in conjunction with Concorde Head Office.
- National onsite venue management team is responsible for establishing the specific programming, marketing and customer/event promotions for their own venue. The administrative, finance & accounting, legal and regulatory functions for all Nationals are supported by Concorde Head Office. Concorde-wide standard policies have been established where practical to ensure a consistent and high-level of operations:
  - Workplace and HR Practices
  - Payroll & Benefits
  - Accounting & Administration
  - Sales & Cash Control
  - Food & Liquor Inventory & Cost Control
  - Security / Loss Prevention Policies and Procedures

- The following is a list of Concorde executive management with their areas of responsibility:

Area of Responsibility	*Name*
President & CEO	Victor Choy
Chief Operating Officer	Brad Morrison
Chief Financial Officer	Brian Lee, CA

Executive Vice-President — Andrea Thompson
Vice-President, Operations — Jon Molyneux

Community Involvement

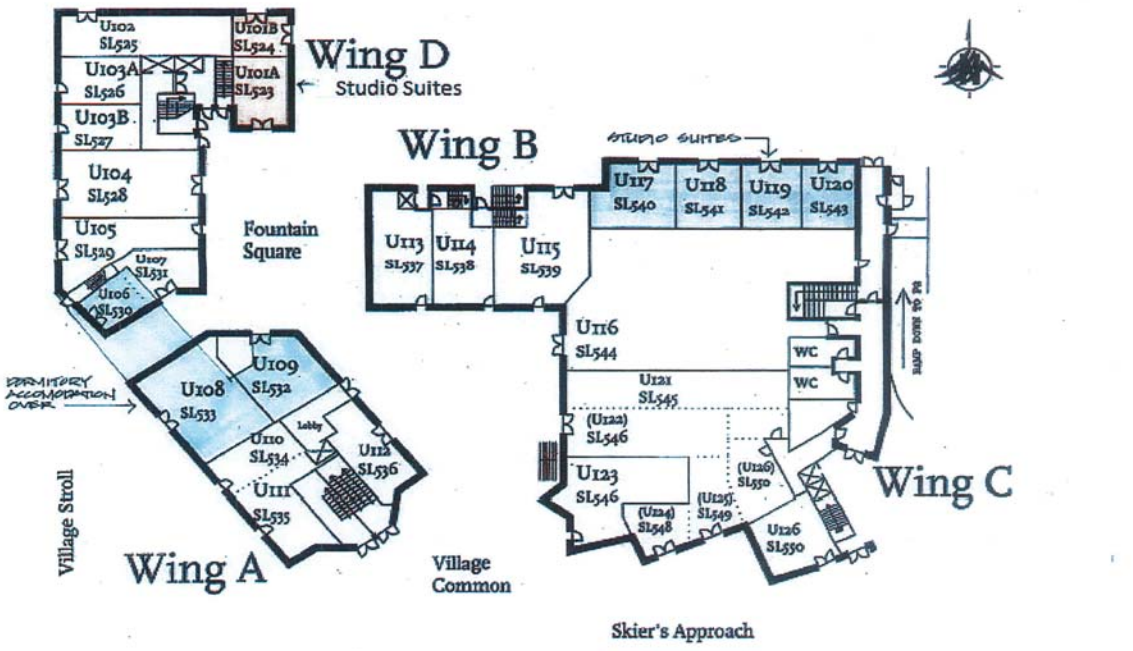
Concorde takes great pride in being part of the local business community and giving back to the broader community through many initiatives. As a Whistler business the National Bowl will:

- ***Provide discounts to Whistler employees and residents on a competitive basis with other similar businesses.***
- ***Participate in local business initiatives including Familiarization Days, events and tourism supported by Whistler.***
- ***Provide support to local charitable and not-for-profit organizations aligned with its corporate values.***

If you have any questions or require any additional information, please give me a call at 403-606-1825 or email brian@concordegroup.ca

Sincerely,

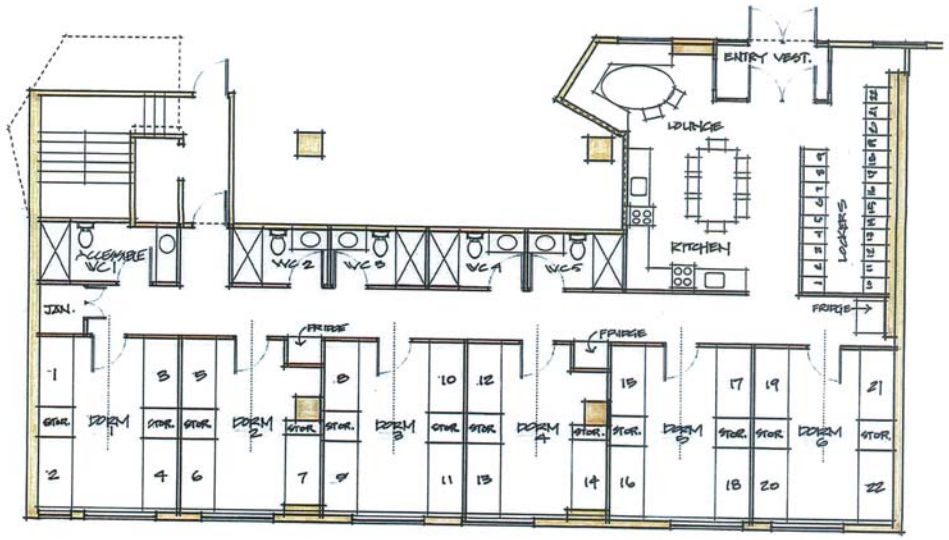
Brian L. Lee, CA
Chief Financial Officer
Concorde Entertainment Group



WHISTLER WORKER'S HOUSING - PLANNING STUDY

4295 Blackcomb Way- Worker's Housing Key Plan August 1, 2018

LIVING RADIUS

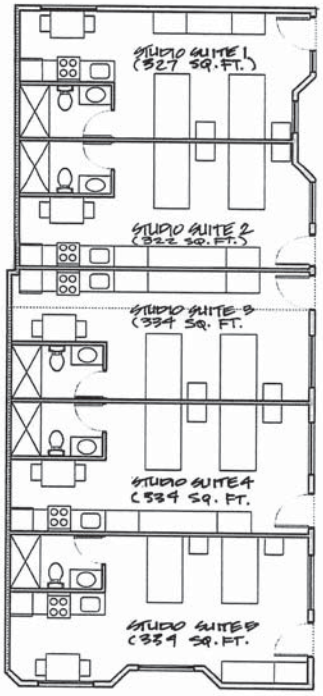


WHISTLER WORKER'S HOUSING - PLANNING STUDY

4295 Blackcomb Way- Wing A Dormitory Accomodation **1/8"=1'-0"** **August 1, 2018**

Second Level- 2,639 Square Feet

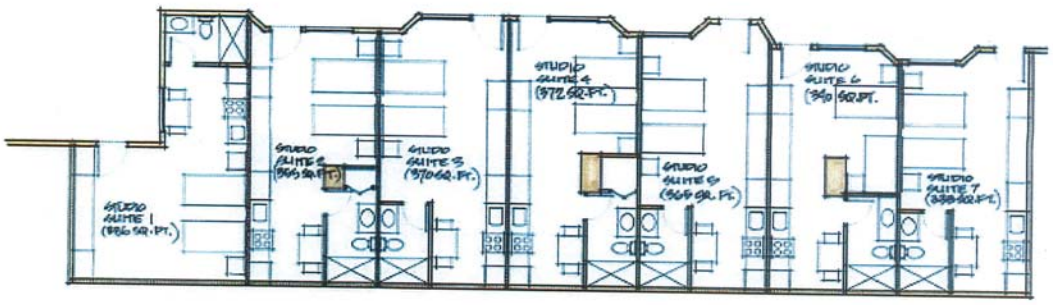
LIVING RADIUS
ARCHITECTURE + INTERIOR DESIGN INC



WHISTLER WORKER'S HOUSING - PLANNING STUDY

4295 Blackcomb Way- Wing D Studio Suites **1/8"=1'-0"** **August 1, 2018**

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ARCHITECTURE + INTERIOR DESIGN INC



WHISTLER WORKER'S HOUSING - PLANNING STUDY

4295 Blackcomb Way- Wing B Studio Suites **1/8"=1'-0"** **August 1, 2018**

LIVING RADIUS

WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	August 14, 2018	**REPORT:**	18-106
FROM:	Resort Experience	**FILE:**	8216
SUBJECT:	RBC GRANFONDO WHISTLER LIQUOR LICENCE CAPACITY		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the Special Event Permit capacity of over 500 for the RBC GranFondo Whistler to be held on Saturday, September 8, 2018, subject to Liquor and Cannabis Regulation Branch, Whistler Fire Rescue Services and RCMP approvals.

REFERENCES

Appendix A - RBC GranFondo Whistler Event Plan, including Site Plan

PURPOSE OF REPORT

The purpose of this Report is RBC GranFondo Whistler's request for a Special Event Permit (SEP) capacity of over 500 people is brought forward for Council's consideration.

DISCUSSION

Background

The 9th annual RBC GranFondo Whistler held on September 8, 2018 is a large scale fully supported ride from Vancouver to Whistler with 4500 participants, and 1500 friends, family, staff & volunteers are expected. Riders finish along Blackcomb Way with post ride celebrations held in Whistler Olympic Plaza.

Whistler Olympic Plaza will include a stage for awards, entertainment i.e. DJ & live music, sponsor activations, photo backdrop, various athlete services, Family Zone, and hospitality. *Appendix A* provides an overview of the event, a security plan, and a site layout of Whistler Olympic Plaza.

Organizers, TOIT Events, contracted *Red Truck Brewery* who will be using a SEP to serve alcoholic beverages, as well as Whistler Cooks to provide food services. Food and beverages allow participants, friends, family, media, residents and guests to enjoy the festivities and welcome those who biked to Whistler. Alcohol services have been implemented for this event for the past 8 years without any issues reported by Liquor and Cannabis Regulation Branch (LCRB), RCMP, Fire Rescue and municipal event staff.

The liquor service will occur in a fenced space within Whistler Olympic Plaza. Licenced hours are 10:00am to 5:00pm with last call at 4:30pm. The maximum capacity requested for the licensed area is the same as last year with 6,000 people including volunteers, event staff, service staff, security, entertainers, media, participants, support teams and families. Not all riders will arrive at the same time. The inflow of participants peaks between noon and 3:00pm in Olympic Plaza.

All riders 19+ years will be identified with a non-transferable coloured wrist bracelet confirming proper ID was shown. Only people with this bracelet will be served alcohol. Non-participants may

obtain a bracelet on site with proof of age. Professional security will be positioned throughout the licensed area. The SEP will permit minors to access the licenced area. The security plan is subject to approval by the LCRB and RCMP.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts, Culture & Heritage	Arts, cultural and heritage opportunities attract visitors and contribute to the experience and local economy	Provide opportunities for arts & crafts, music entertainment, and road cycling has become part of Whistler's culture.
Economic	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services	Room night driver, multiple business sectors benefit from the event
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again	The animation and atmosphere generated by the event enhances the visitor experience. "There's always something going on in Whistler"

RBC GRANFONDO WHISTLER LIQUOR LICENCE CAPACITY does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Council Policy G-17 Municipal Liquor Licensing Policy requires approval from Council for any licenced event of 500 people or greater. The maximum occupant load requested for the licensed area in Whistler Olympic Plaza is 6000, as determined by Whistler Fire Rescue Service in conformance with the Council Policy G-17 and the BC Fire Code. Council Policy G-17 requires application for a SEP of more than 500 people is referred to individual members of the municipal Liquor Licence Advisory Committee (LLAC) for their comment, but the committee as a whole does not consider the application and there is no formal recommendation from the committee.

BUDGET CONSIDERATIONS

There are no budget considerations.

COMMUNITY ENGAGEMENT AND CONSULTATION

The event is well known to the community. A referral to the LLAC is required. Planning meetings are required by MOTI involving corridor stakeholders. Further, the RMOW requires planning meetings including RCMP, Fire Rescue, Bylaw Services, Festivals & Events, and Resort Operations.

SUMMARY

The RBC GranFondo Whistler on September 8th, 2018, is a large scale, fully supported ride along the Sea to Sky highway from Vancouver to Whistler. Organizers contracted Red Truck Brewery who will use a SEP to serve alcoholic beverages, as well as Whistler Cooks to provide food services, as

part of the celebrations. The celebration area is Whistler Olympic Plaza. Licenced hours are 10:00am to 5:00pm with a last call at 4:30pm. The requested maximum capacity is 6000 for Olympic Plaza. Due to no issues with past licences, the participant demographics, location of venue, and timing of the event, municipal staff support the use of a SEP for a capacity of more than 500 persons, subject to LCRB, Fire Rescue, RCMP and Council approval.

Respectfully submitted,

Bob Andrea
MANAGER, VILLAGE ANIMATION & EVENTS
for
Jan Jansen
GM, RESORT EXPERIENCE

EVENT PLAN FOR RBC GRANFONDO WHISTLER
SEPTEMBER 8, 2018
OLYMPIC PLAZA, WHISTLER

Event Overview

GranFondo's are mass participation cycling events that have enjoyed incredible popularity in Europe for decades, and are gaining momentum in North America. The 2010 RBC GranFondo Whistler was the first world-class GranFondo in Canada, and this year will mark the 9th annual RBC GranFondo Whistler to be held on September 8, 2018.

Loosely translated from Italian, GranFondo means "big ride." Rides are often 100 km or more for a large number of cyclists at a variety of skill levels with everyone from the competitive cyclist to the amateur wanting to challenge themselves over distance and time enjoy these events. While these are not races, top finishers are often recognized.

The event also has an entertainment component highlighting various music concerts at the Celebration Plaza. The Celebration Plaza will take place at Whistler's Olympic Plaza on September 8, 2018.

TOIT Events is the event management company organizing the RBC GranFondo Whistler. Celebration Plaza festivities including food and beverage will be supplied Red Truck Brewery and Whistler Cooks.

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Celebration Plaza Event Schedule

RBC GranFondo Whistler is scheduled to take place on September 8, 2018. The event schedule is as follows:

10:00AM	First Riders Expected	Day Lot 4, Whistler
10:00AM - 4:00PM	Celebration Plaza	Whistler Olympic Plaza
1:00PM	Awards	Celebration Plaza
4:00PM	Finish Line Closes	Day Lot 4, Whistler
4:00PM	Bike Check Closes (all bikes to be picked up by 4:30PM)	Day Lot 4, Whistler

Event Description

The festivities will start around 10:00am just in time to welcome the first riders in Whistler. With the beginning of the race starting at 6:40am we anticipate the elite riders to make their way across the finish line around 10:00 am. We will organize festivities throughout the day as the rest of the 4,500 participants arrive until 5:00 pm.

The peak periods for Celebration Plaza will be between 12pm-3pm. Alcohol will be served from 10am-4:30pm with a crowd flush between 12pm – 3pm. Last drinks will be called at 4:30pm.

Celebration Plaza includes (please refer to the map in Appendix A):

- Awards Ceremony
- Kids festivities
- Free live entertainment
- Food and refreshments by Red Truck Brewery and Whistler Cooks

As per the attached diagram Celebration Plaza will contain a licensed area - as indicated by the purple lines. There will be three controlled access points – one lane will be for the entrance and one lane for the exit at each.

The entertainment will run from 10AM – 5:00PM. There will be one DJ on stage playing family friendly soft rock, pop and blues style music in the morning, prior to the Awards Ceremony.

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After the Awards Ceremony, there will be a live band playing two sets of 40 minutes until 3:30pm, where after background music will be played using the PA system.

Celebration Plaza includes (please refer to the map in Appendix A):

Main Service List for Celebration Plaza	GFW Must Have Requirements
Announcer Stage/Entertainment	Needed for awards/music – MC/DJ needed - on the main stage while utilizing RMOW sound. As well, this is where we will present our awards. This will require access to power. We will plug into the speaker system in the Celebration Plaza.
Beer Garden – Full plaza fencing	There will be 4ft plaza fencing sourced through Moduloc. There will be roughly 1000ft of fencing which will be placed around the outside of the entire celebration space. Double fencing or 6ft fencing will be ordered in locations where this is required. The fencing will be put up on Friday, September 7, 2018. It will enclose all aspects of the celebration space.
F & B	Provided by Red Truck Brewery and Whistler Cooks for both the main food and Alta Classe tent.
Family Zone	Provided by Whistler Arts Council and Cycling BC iRide program.
Toilets/Portalets	There will be 8 portable toilets dropped outside of the fencing by the Celebration Plaza. Please see site layout for location.
Alta Classe Zone	Tent location - 40x60 marquee tent located on the cement part of the Celebration Plaza with a 20x60 with fence around the front to prohibit general access. This tent will be included within the fenced boundary to ensure it falls under the licensed area. This space will be managed Red Truck Brewery and Whistler Cooks. Power is required.
Liquor License	Red Truck Brewery will apply for Special Event Permit.
Security	For entrances with vollies providing wristbands. Please see specific security details in document on pg. 10-11.
AV	Celebration Plaza AV will link into the RMOW system. We will work with our own electrician, as well as Scott McPhee to ensure all needs are met. Power will be needed.
Event Signage	Need event signage to match the tent locations, etc. (provided by GranFondo). Specific signage will be used for entry into beer garden. (see pg. 6)

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As per the attached diagram Celebration Plaza will be a licensed area- as indicated by the blue lines. There will be two controlled access points - one lane will be for the entrance and one lane for the exit at each.

The entertainment will run from 10AM – 5:00PM.

Number of Expected Participants/Capacity

The expected attendance for the RBC GranFondo Whistler is comprised of the following:

Riders- 4,500
Event staff/Volunteers- 400
Family/Friends – 1,500

The crowd capacity within Celebration Plaza is limited to 6,000 people based on numbers provided by RMOW.

Demographics

GranFondo demographics based on the 2016 GranFondo Whistler are as follows:

- Average age is 44 years old
- Participation by age : 19-29=6%; 30-39= 16%; 40-49 = 31%; 50-59 = 32%; 60-69 = 12%.
- Median age : 76% male and 24% female

It is anticipated that there will be approximately 500 guests at the event under the age of 19 years- typically young children of participants.

Security and Event Plan

The licenced area will have two access points; all security guards will be briefed regarding crowd control and capacity numbers. Four foot sections of Moduloc fencing will be erected around the entire Celebration Plaza.

1. Entrance (controlled entry point – check wristband or I.D and identify with wristband) - 2 persons
2. Exit (controlled exit point) – 2 persons
3. Rovers – 2 persons
4. Relief/Logistics – 2 persons
5. Security Manager – 1 persons
6. Asset Management (night) – 2 persons

1. **ENTRANCE:**

   There will be three entrances to the Celebration Plaza for guests. Security officers and a volunteer monitor will be posted to the entrances to monitor patrons entering the fenced in area. RBC GranFondo participants will be ID'd when they pick up their rider number prior to the event and will be given a non-transferable wristband. Participants over 19 years of age will have a coloured

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wristband that will confirm they are over 19 years of age, there will be a different coloured wrist band for those under the age of 19. The security personnel and all volunteers will be educated in what the wristband will look like.

General Public: The officers will conduct ID Checks (one must be a government issued photo ID) and a colour coded wristband will be provided to those people over 19years. For those under the age of 19 a different coloured wrist band will be issued.

The entrance guards will also assist with general security issues including bag check.

2. **EXIT:**

   The exit will also be a controlled point and will be resourced by one guard above. No patrons will be permitted to enter through the exit lane and no alcohol will be permitted to leave the Celebration Plaza.

3. **ROVERS**

   Two security officers will patrol the beer garden area. The rovers will assist other security officers as required.

To ensure that there is prevention of over service, intoxication and service to minors the following measures will be put in place:

- A professional security company will be engaged to deliver the security plan
- Security personnel will look for signs of intoxication and not permit access to the Celebration Plaza to intoxicated individuals
- Security will be present at the entrance/exit to check for ID and ensure no alcohol is taken outside of the fenced in area
- An event phone will be available for patrons to call a taxi or family/friends to collect them
- Security personnel will be instructed to keep patrons inside the beer garden and control capacity

RCMP members (regular or auxiliary) are expected to be on the grounds during the event**.** RCMP, private security, and event organizers should agree on what criteria to use for dealing with problem event participants or spectators. In general, as behaviour warrants in dealing with problem individuals, the phases of imposing security intervention should include warnings, ejection, and arrest

Event Staff – Food & Beverage will be managed by Red Truck Brewery and Whistler Cooks. The Celebration Plaza will have a minimum of 20 staff at all times in the form of managers, servers, cashiers and cooks. All personnel serving alcohol work in the food and beverage industry and hold their Serving It Right certificate.

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Signage

All signage will be submitted to RMOW for approval. Most signage will be of informational nature versus promotional. Here is the list of signs to be produced:

Signs will be posted at the entrance to the beer garden advising patrons they may be subject to search and ID Checks.

TERMS of ENTRY

1. Alcohol will be served to only those of legal age and with the proper identification. GranFondo Canada retains the right to refuse entry or remove individuals at their discretion.

2. All bags are subject to a search by security officers

3. Patrons may not leave the venue with alcohol.

4. No smoking - This site is a non-smoking venue.

5. Have a great time! *(Those found to be causing a disturbance will be asked to leave)*

Communications

Security officers and RCMP members will not be monitoring the same radio frequency. Therefore, communications between the security supervisor and RCMP must be maintained via cellular telephone. Each security officer will be equipped with a radio and surveillance unit ear piece in order to hear radio communications during concert times. Communications between RCMP and security officers will occur via the security supervisor.

Security and the RCMP will have contact with the Event Communication Centre.

Volunteer Roles

Role: Security Assistant
Description: Support Security at entrances by putting on wristbands
Number: 3
Hours: 10:00am - 4:00pm

2018 Entertainment Plan

The stage will be the Celebration Plaza main stage. We will have entertainment on stage from the start of the celebration to the finish: from 10:00 am to 5:00 pm. The stage will have a DJ for the entire event day, however will need to be used throughout the day to present the awards to the various winners.

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Family Zone

The Family Zone will encourage all participants to come to Whistler with the family and stay overnight. The details still being planned, however some items we will be using are below. We are currently working with Whistler Arts council to determine and exact plan.

- Jazz the Balloon
- Paint on People (Face Painting)
- Cheese! Box Photo Booth
- Crafts Station

Additional Operational Components

Electrical: We will apply for the electrical permit with the RMOW. We will work with them in regards to electrical needs.

Permit/Licenses: We have applied for the overall permit of the space, however, liquor permit (SEP) will be applied for by Red Truck Brewery.

Set-Up:
Friday, September 7th, 12:00 pm – Set-up of stage, tents, signage, barricades,
F&B will set up on Friday, September 7, 2018 between 2pm-6pm.
Saturday, September 8th, 5:00 am – Partners' activation set-up, food and beverage area, inside of tents, family zone, etc.

Take-Down: This will take place starting Saturday, September 8, 2018 at 5:00pm.

Clean-Up & Waste Management: Clean-up services will be contracted out to a waste management company. They will provide one garbage and one recycling container and come do a site clean-up on the Saturday evening.

We would like to look at waste management opportunities with RMOW for the celebration space.

Business Licences:
Business Licenses from RMOW will be obtained for the following area/activities:

- Massage services
- Food & Beverage services
- Merchandise sales services

Parking:
While Lot 1,2,3 and 5 will remain open to the public the only access will be via Lorimer Road which will create congestion. We will have a volunteer positioned at Lot 5 to ensure that only people with access to our 50 reserve spots will access them.

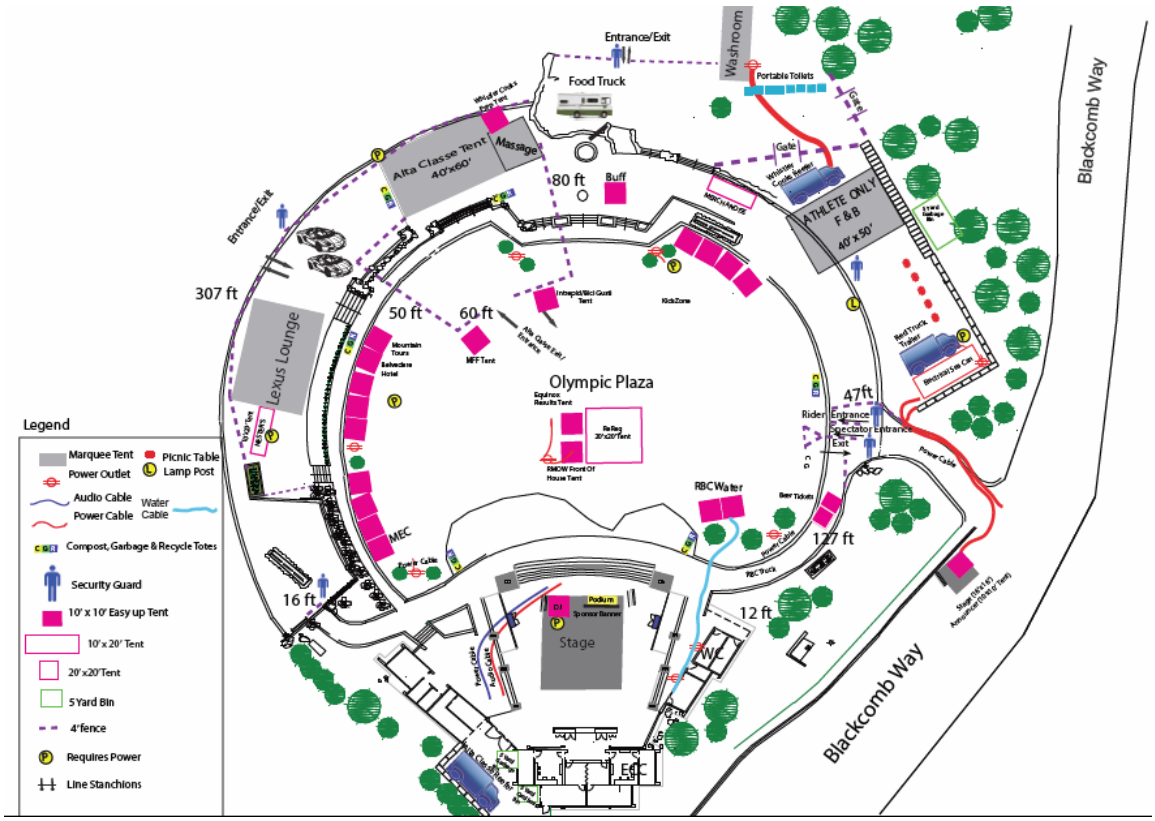
Together with Whistler Blackcomb, we will need to find a way to effectively manage congestion in the parking lots.

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Vendor Suppliers 2018:
Tents: Salmons
Portable Wash-rooms: Carney's
Security: TBD
Radios: Canada Wide Communications & BC Communications Inc.
Fencing: Moduloc
Waste Management: Aware
AV: Showmax
DJ: Gibbons Global

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Appendix A – Site Plan



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Appendix B – Wristband Summary Page 1

Wristband	Description	Rider	Amount
	White Vinyl No stubs	Alta Classe – Adult rider	475
	Neon Green Vinyl No stubs	Alta Classe – Minor rider	20
	Neon Blue Vinyl Two Stubs	Adult rider	4120
	Neon Orange Vinyl Two Stubs	Minor rider	100
	Gold Vinyl No Stubs	Staff Member – Full Access	50
	Neon Blue ¾” Tyvek Wristband	Spectator – Adult	
	Neon Orange ¾” Tyvek Wristband	Spectator - Minor	

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Special Instructions:

1. **Food And Beverage:**
    a. Bartenders are looking for orange & green wristbands – these are worn by minors.
    b. Bartenders can serve beer to all white, silver and blue wristbands.

2. **Alta Classe:**
    a. Alta Classe gate keepers are looking for white and green wristbands only. All other colours will be turned away.
3. **Security:**
    a. The finish line area is open to all public and cyclists which means there will be lots of individuals without wristbands. All cyclists get their wristbands the day earlier and should be wearing theirs (however some might get lost). All individuals without wristbands must be ID'd as they enter the beer garden. If they are 19 and above, you will provide them with a Blue Tyvek wristband. If they are under 19, they will NOT receive a wristband. You will have a volunteer to put on the wristbands. You will be solely responsible for ID'ing the individual. The wristbands will help the bartenders determine if the person can purchase beer.
    b. Alta Classe: This is an all age's area, Minors are allowed in this area, but are not allowed alcohol. Alta Classe guests will all receive a wristband to allow them to enter and exit the Alta Classe area. The guests will be ID'd when entering the area and given a WHITE Tyvek wristband if they're 19 and above and a NEON GREEN Tyvek wristband if they are under 19.
4. **Volunteers:**
    a. The finish line area is open to all public and cyclists which means there will be lots of individuals without wristbands. All cyclists get their wristbands the day earlier and should be wearing theirs (however some might get lost). If you see any rider who is attempting to take off their wristband, stop them from doing so as that is their only way to claim their bike and bag from the event. All individuals without wristbands must be ID'd by security first. Everyone who is entering the beer garden be required to provide identification to the security guard. If they are 19 and above, you will provide them with a Blue Tyvek wristband. If they are under 19, you will NOT provide them with a wristband. You will work with security. They will ID and you will put on the wristband.

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WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED:	August 14, 2018	**REPORT:**	18-107
FROM:	Resort Experience	**FILE:**	8216.52
SUBJECT:	BEER FESTIVAL LIQUOR LICENCE CAPACITY		

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse a requested capacity of over 500 people for a Special Event Permit for the Whistler Village Beer Festival beer tasting events to be held in Whistler Olympic Plaza on Saturday, September 15, and Sunday, September 16, 2018, subject to Liquor and Cannabis Regulation Branch, Whistler Fire Rescue Services and RCMP approvals.

REFERENCES

Appendix A – Festival information including security deployment plan

Appendix B – Site plan

PURPOSE OF REPORT

The purpose of this Report is a liquor licence with a requested capacity of over 500 people is brought forward for Council's consideration.

DISCUSSION

Background

Gibbons Festivals & Events Co. is producing the 6th annual *"Whistler Village Beer Festival"* (Festival) to be held September 11-16, 2018 including licenced events with a requested capacity over 500 people on Saturday, September 15, and Sunday, September 16, 2018.

The goal of the Festival is to assist increasing visits to Whistler during a need period. The Festival will feature beer tasting events in Whistler Olympic Plaza with 70 breweries providing samples of 140+ types of beer.

Liquor service at the beer tasting events will be provided with a Special Event Permit (SEP, formerly Special Occasion Licence SOL) and Gibbons will provide all servers and supervisors whom will have "Serving it Right", and will provide licenced staff to provide security services. A security plan is required for review and approval by the Liquor and Cannabis Regulation Branch (LCRB) and RCMP.

The beer tasting events include a contest whereby attendees vote for their favorite beers. The winning beers will be served at participating Whistler licenced venues for one year. Activities at Whistler Olympic Plaza will also include music, educational activations, and food services (a requirement of SEP). *Appendix A* describes the overall festival in more detail.

The SEP service area will occur within a fenced space in Whistler Olympic Plaza. Liquor service hours being requested are noon to 5:30pm with last call at 5:00pm. The maximum capacity being

requested for the licenced area each day is 3,800 people. Capacity includes ticket holders, event staff, beer company service staff, security, entertainers, etc. Capacity has changed year-to-year depending on various factors and ranging between 3,200 up to as many as 4,000 people. No issues have been reported. *Appendix B* shows the event site map in Olympic Plaza.

All attendees must be 19 years or older and will be required to show 2 pieces of government issued identification to enter the licenced area. Professional licenced security personnel will be positioned throughout the licenced area and at the entry/exit gates. There will be an appropriate number of toilets available for attendees. AWARE will be on site with Zero Waste Stations, and there will be a complete site clean-up after the event.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts, Culture & Heritage	Arts, cultural and heritage opportunities attract visitors and contribute to the experience and local economy	The Whistler Village Beer Festival assists in positioning Whistler as a destination for culinary arts which include beer and wine.
Economic	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services	As above.
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again	As above.

BEER FESTIVAL LIQUOR LICENCE CAPACITY does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Council Policy G-17 Municipal Liquor Licensing Policy requires Council approval for any Special Event Permit or Catering Licence event of more than 500 people. The maximum occupant load for the area to be licenced is approved by Whistler Fire Rescue Service in conformance with the Council Policy G-17 and the BC Fire Code. Council Policy G-17 requires application for a SEP for more than 500 people is referred to individual members of the municipal Liquor Licence Advisory Committee (LLAC) for their comment, but the committee as a whole does not consider the application and there is no formal recommendation from the committee.

BUDGET CONSIDERATIONS

There are no budget considerations.

COMMUNITY ENGAGEMENT AND CONSULTATION

The event is well known to the community. A referral to the LLAC is required. Planning meetings with the RMOW are required that include RCMP, Bylaw Services, Fire Rescue, Festivals & Events, and Resort Operations.

SUMMARY

The 6th annual Whistler Village Beer Festival will occur on September 11-16, 2018, featuring beer tasting events in Whistler Olympic Plaza on Saturday, September 15, and Sunday, September 16, 2018 from noon to 5:30pm with last call at 5:00pm. The event producer will utilize servers with "Serving It Right" and licenced staff to provide security at the beer tasting event. The requested maximum capacity is 3,800 people for the licenced area within Whistler Olympic Plaza. RMOW staff support the SEP application over 500 people subject to approval by LCRB, RCMP, Fire Rescue, and Council.

Respectfully submitted,

Bob Andrea
MANAGER, VILLAGE ANIMATION AND EVENTS
for
Jan Jansen
GENERAL MANAGER, RESORT EXPERIENCE

Appendix A

Whistler Village BEER FESTIVAL

Liquor License Advisory Committee Submission

September 11-16th, 2018

Main Event: Saturday, September 15th & Sunday, September 16th

Whistler Olympic Plaza

111-4090 Whistler Way | Whistler, B.C. | V0N 1B4

www.wvbf.ca

Whistler Village Beer Festival

LLAC Submission

Contents

Pg. 1 - Festival Overview
Pg. 2-3 - Main Event Outline
Pg. 4 - Security Plan & Guidelines
Appendix A - Full Site Map

111-4090 Whistler Way | Whistler, B.C. | V0N 1B4
www.wvbf.ca

Festival Overview

Introduction

Hopping into its sixth year of operations, the Whistler Village Beer Festival continues to push the limits of creative and unique programming for beer lovers across the globe. After continued growth in our fifth year, we're refocusing on creating a festival that will keep the beer festival scene fresh and exciting.

What's New in 2018?

- Growth of Master Crafters event into a self-sustaining model
- Creation of an additional signature event with a culinary focus
- Continued partnership with the BC Craft Brewers Guild for an ultimate trade/industry event.
- Celebration of local music and culture with the addition of the main stage line-up.
- Partnering with AWARE for a second year to maintain Zero Waste Hero status!

Festival Elements

Culinary Program

We are very excited to branch out into our second signature series event in 2018: 'Craft Cultures; Sea, Land, Sky'. This brand new event will focus on beer and food pairings, including a vegetarian option, in relation to sea, land and sky foods. Guests will move from space to space within the Squamish Lil'Wat Cultural Centre to experience different tastes, sights and experiences that relate to each showcased 'region'.

Beer Talk

In it's fourth year, Master Crafters is moving from the Westin patio to the legendary Longhorn. After significant growth in 2017, we're excited to bring this annual brewer's social to life once again. This year, we are hosting a the Fruit Fight; all styles welcome. The twist on Master Crafters is the blind taste test. All the guests sample and eventually vote for their favourite beer using only tasting notes, AVB and IBU; stripping the fancy branding and brand loyalty to fully rely on their tastebuds. The evening will be held on Friday, September 14th from 7:00PM-10:00PM.

Main Event

The number one focus of the Main Event is customer experience and to enhance the experience, we will be adding and additional 10 breweries for a total of 70. We have also increased our capacity to a total of 3500 for 2018. After 2016's success, including having breweries separated by geographic location, and being voted runner-up in 2016 and 3rd place in 2017 in Georgia Straight's 'Best beer event/festival', we are excited about making our 6th anniversary our best festival yet!

Main Event Outline

Event Components

- 3500 ticket holders
- 70 breweries
- Sampling of over 140 beers
- 4-5 local and RMOW approved food vendors
- Additional beer tokens and merchandise for purchase
- On-site booths from sponsors, breweries & vendors
- Lawn games and furniture

Anticipated Schedule

Friday, September 14th, 2018

8:00AM: Set up begins with vendors and continues throughout the day
11:00AM: Security stationed on Blackcomb Way to deter anyone parking in bus stall
12:00PM: Breweries begin to set up (scheduled in waves), access via assigned parking in Lot 4
6:00PM: Local overnight security begins
7:00PM: Set up completed, Whistler Village Beer Festival (WVBF) staff off site

Saturday, September 15th, 2018 & Sunday, September 16th, 2018

8:00AM: Overnight security relieved
8:00AM: All WVBF staff on site to do final site walk through
10:00AM: Final sound check
10:30AM: Volunteer Meeting
10:45AM: Brewery Meeting (may include liquor inspector and police)
11:00AM: Security team briefed & in position
11:45AM: Music begins (switching between 3 live acts & DJ until end of day)
12:00PM: Entry for all ticket holders begins. Weekender, All Access & Media get express entry (while still undergoing bag & ID checks plus receiving wristbands), General Admission will be in a separate, switchback entrance corral
4:30PM: 15-minute last call for tokens (only sold in packs of 5)
4:45PM: End of token sales, last pour – WVBF staff to remind all brewery vendors
5:00PM: End of service
5:00PM: Vendors secure product, music ends, security staff begin encouraging patrons to finish up and move towards nearest exits. Buckets for unconsumed product will be at every exit with security staff ensuring no patron leaves the grounds with alcohol in sampling cup (which they are allowed to keep if they feel so inclined)
5:15PM: Begin site clean up for Sunday's Main Event (Saturday only)
5:45PM: Site clear of all patrons
6:00PM: Site is locked down and overnight security begins (Saturday only)

7:00PM: All breweries and vendors vacate premises. Only infrastructure remaining for removal on Monday (Sunday only) includes fencing, portable bathrooms, refrigerated trucks, sound equipment and Gibbons HQ inside the pavilion.

Monday, September 17th, 2018

7:00AM: Overnight security relieved
8:00AM: Remaining vendors begin showing up for tear down (Moduloc, Carney's, Event Rental Works)
1:00PM: Site cleared and re-opened to public

Supplier List

Category	Company	Contact Name	Contact Email
Security	GuardTeck Security	Paul Blackwell	paul.blackwell@guardteck.com
Tenting	Event Rental Works	Rob Megeney	rmegeney@eventrentalworks.com
Fencing & Scrim	Modu-Loc	Jeff Block	jblock@moduloc.ca
Portable Bathrooms	Carney's	Teal Imbeau	timbeau@carneyswaste.com
Waste Management	AWARE	Stephanie Hubbard	projects@awarewhistler.com
Refrigeration & Storage	Penske & Direct Tap	Ali Imran	Ali.Imran@penske.com

Security Plan & Guidelines

Entry Protocol

Entrance will be situated and confined to the area directed surrounding the Olympic torch. Process will be as follows:

- Start of crowd control will be verbally communicated and well signed that entry past that point requires 2 pieces of valid ID and a ticket printout/proof of purchase on phone
- Crowd control will be set into 3 sections
  - General Admission
  - All Access & Media
  - Wheelchair/disabled accessible ramp
- At the front of the crowd control, ALL guests (including All Access and media) will be required to present 2 pieces of valid ID
  - There are no children or dogs allowed on site, including infants, toddlers and puppies. This information will be provided online before purchasing tickets.
- Guests who have had a successful ID check will proceed down the stairs towards ticket scan and presale tokens.
- Once ticket has been scanned, they will receive a wristband. Once they proceed to lawn and into the festival grounds, they will receive their sampling mug and gain access to all vendors.
- No re-entry privileges. Once the guest has left the premise, they are no longer allowed back in. This will be stated on their tickets, on signage, as well as verbally announced by security at each exit.
  - Saturday tickets receive complimentary entrance to site on Sunday. Saturday wristbands will be removed and Sunday wristbands applied.
- Security will monitor exits to stop anyone from leaving site with alcohol in their sampling mug. There will also be signage on all exits stating “No alcohol past this point”. Empty mugs can be taken out by patrons and there will also be cup recycling spots at the exits.

Wristbands

Each day will have the day on it as well as be a different colour for each ticket, each day.

FOR EXAMPLE ONLY:

General Admission: Green
All Access: Blue
Weekender: Purple
Sunday Gates Only: Yellow
Sunday All Access: Orange
Staff: Red

Emergency Exits

- All emergency exits will be equipped with a sliding or movable gate and staffed by security. There is no re-entry and all staff will monitor this; any participant with a wristband will not be allowed onto the grounds once they have left site.
- Locations:
    - Ramp by Olympic Rings
    - Back entrance to pavilion (behind stage)
    - Main Entrance

Security Personnel

DAYTIME
GuardTeck Security
Manager: Paul Blackwell

OVERNIGHT
Sea to Sky Security
Manager: Geoff Lawrence

Shifts
September 14th, 2018: Overnight Security
September 15 & 16th, 2018: Main Event Hours & Overnight Security

- Roaming security will be on site for the duration of both Saturday & Sunday
    - 3x front of crowd control & emergency exits
    - 3x Line for ID (1x front of each line up)
        - 8 patrons at a time will be let through so as to stagger/control the flow
    - 2x ID check
    - 2x 'No Mans Land' (between back of west facing booths and the village stroll businesses to ensure no unauthorized entry, exit or removal/entry of alcohol occurs.
    - 2x retail and token booths
    - 2x roaming/floating security, responsible for monitoring condition and safety of all guests, protecting the perimeter, monitoring vendors for any over-service, overall guest experience as well as tactful removal of any patrons showing signs of over-intoxication to the nearest exit and assuring no re-entry by removal of wristband.

Perimeter

As per previous years, fencing to the east side of the site, adjacent to the stroll and neighbouring businesses will be fenced off with 4ft fencing at stroll level. The area between the top of the stroll and the back side of the exhibitor booths will create a patrolled "no mans land", fenced at the top, patrolled in the

middle and enhanced by the planters, stairs and other obstacles permanently in that area. This set-up will provide ample protection and not obstruct the view or aesthetics to the general public. The west of the perimeter, beginning after the disabled entrance will be made of 6-8ft mesh fencing (as this side will mainly be out of site from passers-by on the stroll and increase area by not having to made double-spaced, shorter fencing. All exits will have a sliding fence panel and a security staff member.

During load in on Friday, we will block off 20 spots along the grass side of Lot 4 for breweries to unload and walk their collateral across the road into Olympic Plaza. There will also be security/traffic attendants who will ensure that breweries do not park in the bus areas near the park.

Suppliers & Vendors will use the Festival Deliveries entrance between the hospital and the park.

Responsible Service

All sales staff, brewers & reps will possess valid Serving It Right certification. All appointed security staff would carry both their Basic Security License in addition to their approved uniform.

SIR & BST numbers will be held on file in the office, accessible via festival managers and security manager upon request.

Patrons may purchase a maximum of 10 tokens at a time. This equates to 2x 20oz pints; the maximum a patron can legally have in front of them in a liquor primary license. However, they will only have a 4oz pint at a one time to consume. After 4:30pm token sales will be reduced to 5 per patron to discourage drinking at an irresponsible rate near the end of the festival.

All patrons are required to present 2 pieces of ID as required by BC provincial law upon entrance.

Ejected Guests

The decision to eject Guests from the Festival is at the discretion of hired security, Whistler RCMP, Liquor Inspectors, Security Manager Terry Clark or Katrina Frew, Director of the festival. Guests that have been ejected from the site will have their wristbands removed.

Ejected Volunteers/Sponsors/Vendors

Depending on the infraction, the decision to eject Volunteers, Brewers or Food Services personnel from the Festival is at the discretion of the Director of the Festival. If the matter is related to intoxication, or other criminal infraction then the decision to eject Volunteers, Brewers or Food Services personnel from the festival is at the discretion of the RCMP, security managers and/or the Director of the Festival.

All exhibiting breweries are required to take a token per pour (regardless of it being a sip or a 4 ounce sample) under the terms and conditions of their participation. As of 2017, we created an auditing system relying on weights of tokens that breweries collect throughout the day to equate with the product that is provided. If breweries are underweight, they will not have product released for them to pour as this supports our mandate

of each brewer collecting a token for each pour. The implementation of this system at the 2017 WVBF and 2018 Great Okanagan Beer Festival in Kelowna has proved to be very successful.

Volunteers are not allowed to consume alcoholic beverages at any time during, or prior to their shifts, this includes while on a break. Brewers and food services staff should not be consuming alcohol while at their booths. Any infractions will result in removal from the grounds.

The on-site use of drugs (most notably marijuana), by any and all persons within the festival is strictly prohibited. Persons found on-site using prohibitive drugs will be removed from the festival immediately.

Wheelchair Access

Persons in wheelchairs will enter the site via the handicapped access ramp, to the left of the General Admission crowd control. The site itself is completely accessible.

Emergency Services

All outside emergency personnel and vehicles including Police, Fire and Ambulance Services will enter and exit via the loading bay, behind the Pavilion. Odyssey Medic team will be on site for 2018.

Refunds

Refunds will not be given for any reason, except at the discretion of the Security Manager, or the Director of the Festival.

Site Map

Please see file attached.

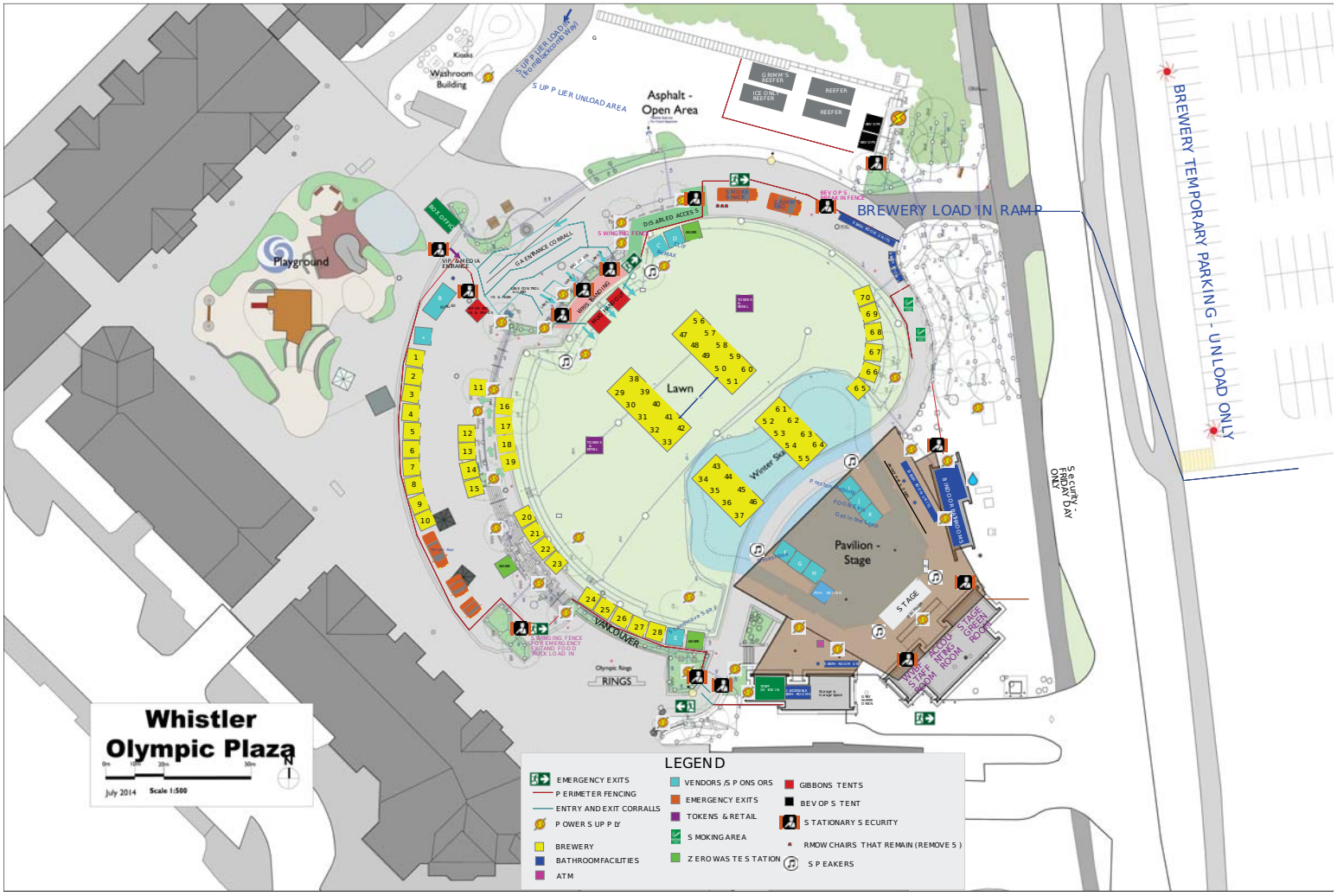
Looking forward to a great event!

Contacts

Ann Marie Lauer
General Manager | Gibbons Festivals & Events
604-902-3646 | annmarie@gibbonswhistler.com

Katrina Frew
Director | Gibbons Festivals & Events
604-966-4726 | katrina@gibbonswhistler.com

Appendix B


Whistler
Olympic Plaza
July 2014
Scale 1:500
LEGEND
EMERGENCY EXITS
PERIMETER FENCING
ENTRY AND EXIT CORRALLS
POWER SUPPLY
BREWERY
BATHROOM FACILITIES
ATM
VENDORS /SPONSORS
EMERGENCY EXITS
TOKENS & RETAIL
SMOKING AREA
ZERO WASTE STATION
GIBBONS TENTS
BEVOPS TENT
STATIONARY SECURITY
SPEAKERS
BREWERY LOAD IN RAMP
BREWERY TEMPORARY PARKING - UNLOAD ONLY
Asphalt - Open Area
Lawn
Pavilion - Stage
Playground
Washroom Building
Kiosks
RINGS

WHISTLER

MINUTES

REGULAR MEETING OF RECREATION LEISURE ADVISORY COMMITTEE
THURSDAY, JUNE 14, 2018, STARTING AT 3:00 P.M.
In the Flute Room
4325 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

Manager, Resort Parks Planning, RMOW, Martin Pardoe
Recreation Manager, RMOW, Roger Weetman
Member at Large, Chair, Josie Chuback
Member at Large, Kirk Paterson
Member at Large, Roger Soane
Member at Large, Lynda Harnish
Member at Large, Andrew Ross
Member at Large, Murray Lunn
Member at Large, Dave Clark
Councillor, Jen Ford
Recording Secretary, RMOW, Shannon Perry

REGRETS:

Member at Large, Diane Ziff
Tourism Whistler representative, Meredith Kunza
Howe Sound School District 48 representative, Ian Currie

Meeting called to order at 3:05 p.m.

ADOPTION OF AGENDA

Moved by Lynda Harnish
Seconded by Jen Ford

That Recreation Leisure Advisory Committee adopt the Recreation Leisure Advisory Committee agenda of June 14, 2018

CARRIED

ADOPTION OF MINUTES

Moved by Jen Ford
Seconded by Murray Lunn

That Recreation Leisure Advisory Committee adopt the Regular Recreation Leisure Advisory Committee minutes of May 3, 2018.

CARRIED

PRESENTATIONS/DELEGATIONS

Artificial Turf Update

An update for the committee on the Artificial Turf Field was provided from the Park Planning Manager.

Artificial Turf Field was approved by council June 5, 2018. Construction scheduled for late June working through to October 2018. Full usage anticipated for the Spring of 2019.

Parks planning manager presented the site development plan in detail to the committee. APPENDIX A

Questions & Answers:

Lynda: will the gravel parking lot be expanded? Staff will wait and see what the demand is like for the parking lot. There is possibility to expand if needed.

Murray: Can the dog park entrance has been adjusted? Suggested moving the entrance to reduce conflict. Yes.

Roger: Can the parking lot have lighting? Can be reviewed.

Jen: Parking signed? There is signage already in place advising people of the parking lot rules (no overnight)

Roger/Jen: Parking is becoming an issue in the Cheakamus community.

Kirk: When does the field close? The Bylaw is 8 am – 8pm. Spruce Grove ballfields in use until 10 pm due to high demand.

Lynda: Has the "trash" settled? Refer to details in March 2017 Council Report #17-017: "*Previous studies have identified a potential landfill membrane settlement of up to 1.75 metres over a 35 year period, starting from landfill closure in 2006. The same amount of settlement is anticipated at the surface. Site excavation in 2011 revealed that the membrane had settled between 0.4 and 0.9 metres, meaning that approximately half of the anticipated settlement had occurred. Additional settlement is expected over the next 25 years through to 2041.*" The RMOW surveyed the membrane again in 2017 and compared elevation information with that from 2011 and determined that on average 10cm of settlement has occurred since 2011. Settlement at turf surface is mitigated by installation of a turf shock pad and the anchoring of the turf surface. Standard practice at time of turf replacement (10-15 years) is to re level the subgrade below the reusable shock pad. The RMOW will continue to monitor the surface for settlement over time.

Roger: Could there be some more room along the sides for when goals are pushed off? Yes, there is goal storage space.

Jen: Will there be a locked gate at the fields? Can the public use it when not booked? The field is surrounded by a chainlink fence with gates. The field will

be bookable, if there is no-one on the field the public are welcome to use it for its intended purposes. This is typical practice in other jurisdictions.

Lynda: Is there potential for the balls go on the Legacy Way? A 1.2m height fence is along this edge of the field, and a landscaped berm beyond that. This is more than the current fence and there hasn't been a problem to date.

A discussion regarding curling in Whistler. This topic was brought to the committee by Councillor Jen Ford. "The mayor was approached by a group interested in bringing a curling rink in Whistler".

Recreation Manager provided an explanation to the Committee as to why Whistler doesn't have curling rink. Included but not limited to:

- Squamish has a curling facility
- $15 - 20 million approximately to build a simple arena
- Pemberton may have an arena coming in the future
- Building a new rink at Meadow Park would take away from the ball fields.
- Whistler is one of the only locations with 12 month ice arena. MPSC has a lot of hockey tournaments.

Questions & Answers:

Curling

Lynda: Did the open house comments include anything about curling? No.

Jen: During the Olympics there were a private group the sprayed a material on the ice to use it for curling, would this be an option for the RMOW? No. That was at a different time when the ice wasn't in such high demand and there were Olympic resources.

Murray: Noticed that most of Whistler facilities were classified as world class when in fact they are not. That said, for the size and population of Whistler we are very fortune to have the facilities we do.

Roger W: Regional funding - in 2008 Whistler reacted out to the SLRD and Village of Pemberton for a portion of their reginal funding grant. The request was denied. MPSC notes usage from SLRD and the Village of Pemberton residents.

Roger S: Suggested MRDT funding be spent improving recreation facilities. RLAC should highly recommend that to be considered.

Jen: Suggested the RMOW should talking to the SLRD and Village of Pemberton again regarding regional fund sharing.

OCP (Official Community Plan) Update

An update on the OCP process and Recreation and Leisure Chapter provided by Parks Planning Manager.

- Community forum June 25,2018 4pm – 8pm.
- Use the online tool (include documents from the OCP, survey, feedback) to prepare for the open house.
- First Nations revisions and reflecting the community vision. /
- Council looking at streamlining language and meeting the community needs. Team working on the OCP have done a great job in there short time finalising the project.

Opportunity for further input is via the June 25 Forum or online at www.whistler.ca/ocp until July 13.

Parks Master Plan

An introduction and overview of the upcoming Parks Master Planning process presented by Manager Parks Planning.

- Overall intent is to develop a prioritized list of capital reinvestment and infrastructure plan.
- The parks master plan primarily considers major resort parks of Meadow, Rainbow, Lakeside, Wayside, Alpha and Lost Lake Parks.
- Will also consider neighbourhood and natural area parks, newly acquired parklands, and other areas of interest.
- Next steps – staff and RLAC discussion, community engagement,

Will conclude with

- Conceptual Park development and redevelopment plans
- Prioritized capital reinvestment and infrastructure plan
- Other recommendations

Committee to provide point of view on the parks. What do you like? What needs to change? What is your vision? Go out and visit the parks.

New Maps

An overview of new Valley Trail and off road recreational trail maps and trail etiquette signs.

Parks Planning Manager provided an update on the mapping work that the RMOW have been conducting. The new maps are required due to new trails completed and under construction. There were a number of things that were missing. Focus areas include Whistler Interpretative Forest, Mt Sproatt/Rainbow, Skywalk, Cougar Mountain, Lost Lake, and Comfortably Numb.

Committee reviewed the draft maps and the detailed “recreation information” sign that will be displayed in the kiosks.

Appendix B Sproatt Maps

OTHER BUSINESS

New software at MPSC	Coming to the RMOW the week of June 25, 2018
Cardio expansion	Cardio expansion room is going ahead, architect under review. Construction scheduled to start summer 2019.
MPSC such down	MPSC closed August 20, 2018 - September 03, 2018. Pool closer extended until September 19 for maintenance.
Whistler Blackcomb Foundation social services building future tenancy opportunity	RFEOI now closed – 3 proposals received. Applicants to be presented at Senior Management Wednesday June 20.
Update on SD48	SD48 made the recommendation to the ministry of education board for the construction of a new middle school in Whistler. It was approved and is now going to be incorporated in the 5 year capital plan.

NEXT MEETING
July 26, 2018 3 – 5 pm

TERMINATION

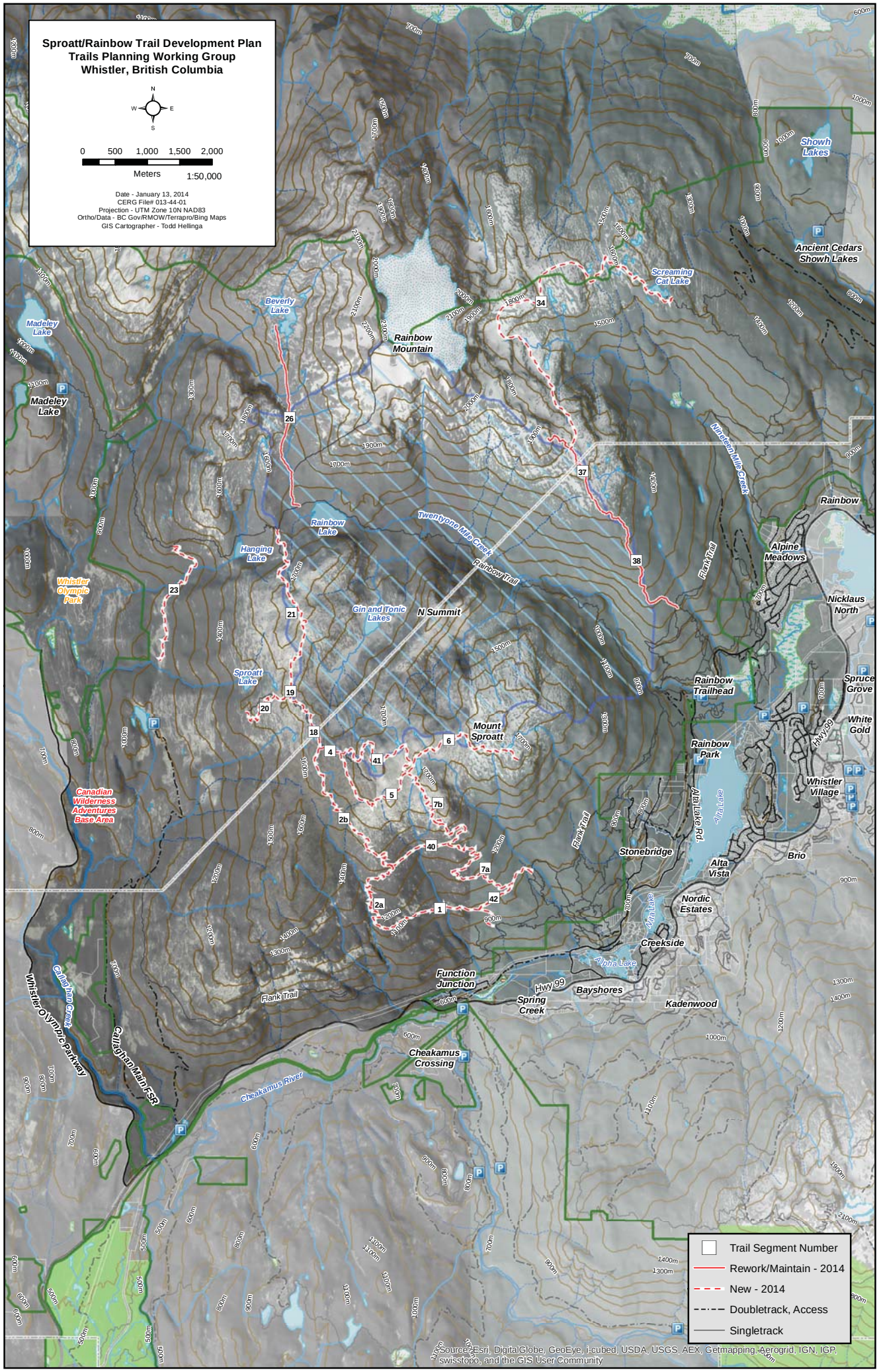
Moved by Lynda Harnish
Second by Andrew Ross

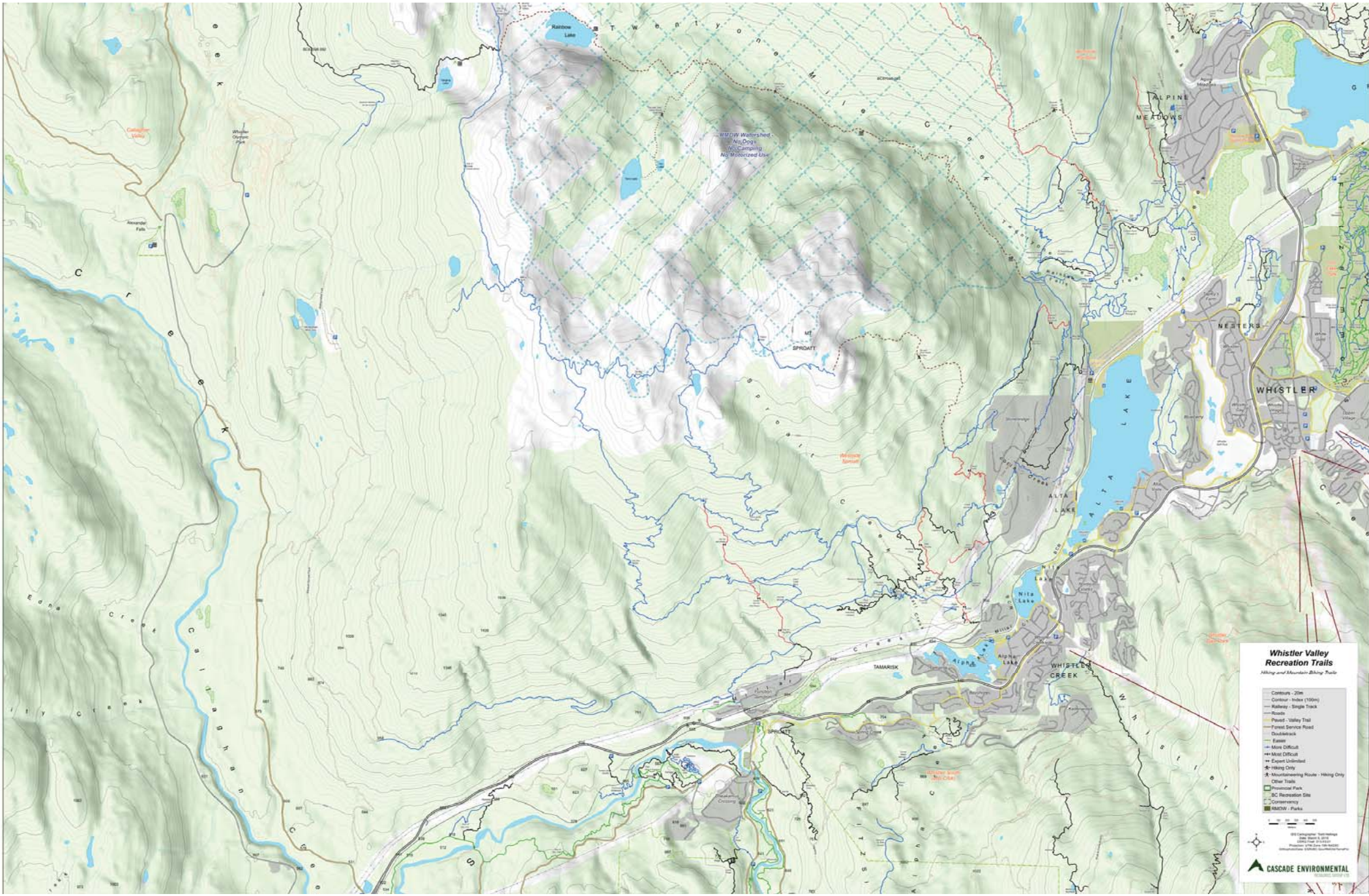
That Recreation Leisure Advisory Committee terminated the June 14, 2018 Recreation Leisure Advisory Committee meeting at 4:37 p.m.

CARRIED

Chair, Josie Chuback

Recording Secretary, Shannon Perry


Sproatt/Rainbow Trail Development Plan
Trails Planning Working Group
Whistler, British Columbia
N
W
E
S
0 500 1,000 1,500 2,000
Meters
1:50,000
Date - January 13, 2014
CERG File# 013-44-01
Projection - UTM Zone 10N NAD83
Ortho/Data - BC Gov/RMOW/Terrapro/Bing Maps
GIS Cartographer - Todd Hellinga
Trail Segment Number
Rework/Maintain - 2014
New - 2014
Doubletrack, Access
Singletrack
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community


Rainbow Lake
Twenty One Mile Creek
WMOW Watershed -
No Dogs
No Camping
No Motorized Use
ALPINE MEADOWS
NESTERS
WHISTLER
MT SPROATT
ALTA LAKE
Nita Lake
Alpha Lake
TAMARISK
WHISTLER CREEK
SPROATT
Whistler Valley
Recreation Trails
Hiking and Mountain Biking Trails
Contours - 20m
Contour - Index (100m)
Railway - Single Track
Roads
Paved - Valley Trail
Forest Service Road
Doubletrack
Easier
More Difficult
Most Difficult
Expert Unlimited
Hiking Only
Mountaineering Route - Hiking Only
Other Trails
Provincial Park
BC Recreation Site
Conservancy
RMOW - Parks
CASCADE ENVIRONMENTAL

RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT (8000, 8006, 8010 NESTERS ROAD)
BYLAW NO. 2200, 2018

A BYLAW TO AMEND ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, by bylaw, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and prohibit any use in any zone;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment (8000, 8006, 8010 Nesters Road) Bylaw No. 2200, 2018".

2. The “Zoning and Parking Bylaw No. 303, 2015” is amended by adding the following definition in subsection (1) of Part 2:

   “retail thrift store” means a store that sells used goods including used clothing, toys, sporting goods and housewares but does not include the sale of used vehicles, consignment stores or pawn shops.

3. “Zoning and Parking Bylaw No. 303, 2015” is further amended in Part 20, by deleting the text that follows Section 6. IAM1 (Institutional Art Museum One) and adding the following immediately after that Section:

   7. CSF1 (Community Service Facility One)

   Intent

   (1) The intent of this zone is to provide for a range of community service, public works and institutional facilities.

   Permitted Uses

   (2) The following uses are permitted and all other uses are prohibited:

   (a) auxiliary buildings and auxiliary uses;

   (b) kennel;

   (c) office;

   (d) park and playground;

   (e) recycling and solid waste facility;

   (f) retail thrift store;

(g) social services centre

(h) storage and works yard; and

(i) vehicle impound yard.

Density

(3) The maximum gross floor area of a social services facility in the CSF1 zone is 1,000 square metres.

Height

(4) The maximum permitted height of a building or structure is 9 meters.

Site Area

(5) The minimum permitted parcel area is 465 square meters.

Site Coverage

(6) No regulations.

Setbacks and Siting

(7) The minimum permitted building setback is 1.5 meters.

Off-Street Parking and Loading

(8) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

4. "Zoning and Parking Bylaw No. 303, 2015" is further amended in Schedule "A" – Zoning Maps in Part 24 Schedules by changing the zoning designation of the following lands to CFS1 (Community Service Facility One):

   (a) Lot 2 District Lot 1758 Plan LMP11103 as shown outlined in heavy black outline on the plan annexed to this Bylaw as Schedule 1.

5. "Zoning and Parking Bylaw No. 303, 2015" is further amended by making such consequential changes as are required to reflect the foregoing amendments, including without limitation changes in the numbering, ordering of alphabetical lists, and the Schedules of the Zoning and Parking Bylaw.

GIVEN FIRST AND SECOND READINGS this _____ day of _____, 2018.

Pursuant to Section 464(2) of the *Local Government Act,* Council waived Public Hearing this _____ day of _____, 2018.

GIVEN THIRD READING this _____ day of _____, 2018.

Approved by the Minister of Transportation this _____day of _____, 2018.

ADOPTED BY THE COUNCIL this __ day of _____2018.

_____	_____
Nancy Wilhelm-Morden, Mayor	Brooke Browning Municipal Clerk

SCHEDULE 1 to Zoning Amendment Bylaw (8000, 8006 and 8010 Nesters Road) No. 2200, 2018



Subject Land

RESORT MUNICIPALITY OF WHISTLER

PARKING AND TRAFFIC BYLAW NO. 2177, 2018

A bylaw to regulate, control and prohibit parking and traffic on a highway and public places and to provide for the removal, detention and impounding of vehicles and chattels unlawfully occupying a highway.

WHEREAS the Council of the Resort Municipality of Whistler wishes to exercise its authority to regulate the use of highways and public places pursuant to the *Community Charter* and the *Motor Vehicle Act;*

AND WHEREAS the Council of the Resort Municipality of Whistler deems it expedient to provide for the regulation of traffic and parking on highways and public places within the Resort Municipality of Whistler;

NOW THEREFORE, at open meeting assembled, the Council of the Resort Municipality of Whistler enacts as follows:

1.0 Citation

1.1 This bylaw may be cited for all purposes as "Parking and Traffic Bylaw No. 2177, 2018".

2.0 Previous Bylaw Repeal

2.1 Parking and Traffic Bylaw No. 1512, 2001 is hereby repealed.

3.0 Interpretation

3.1 Words in this bylaw have the same meaning as defined in the *Motor Vehicle Act,* as amended from time to time, unless otherwise defined in this bylaw.

4.0 Definitions

4.1 In this bylaw:

"Angle Parking" means the parking of a vehicle other than parallel to the curb lines or the lateral lines of a roadway;

"**Bylaw Enforcement Officer"** means:

(a) a person employed as a bylaw enforcement officer or parking enforcement officer by the Municipality; or

(b) a member of the Royal Canadian Mounted Police;

"Commercial parking decal" means a decal issued by the Municipality under section 12.4;

"Commercial vehicle" means:

(a) every vehicle defined as a commercial vehicle in section 1 of the *Commercial Transport Act,* as amended from time to time*;*

(b) every vehicle used for the collection, delivery or transportation of goods or passengers in the course of a business; or
(c) every tradesperson's vehicle and every other vehicle which displays a commercial parking decal issued under section 12.4 of this bylaw;

"Council" means the municipal council of the Resort Municipality of Whistler;

"Coupon dispenser" means an automatic meter that dispenses coupons specifying a permitted period of time for which a vehicle may be parked at a location at which the purchase of a coupon is required;

"Driveway" means the portion of the boulevard specifically designated and improved to provide vehicular access at a particular point to a parcel of land and the portion of a parcel of land specifically designated and improved to provide vehicular access to a highway;

"Fire lane" means that portion of a highway designated as such by a traffic control device and reserved for unobstructed access by Fire Department emergency vehicles;

"Fire zone" means that portion of a highway which is contained within the projected extensions of the lateral boundaries of every parcel of land upon which any fire hall or fire station is constructed and in which any equipment for use in fighting fire or other emergency uses is held, stored or maintained by the Municipality;

"Highway" includes:

(a) every highway within the meaning of the *Transportation Act*, including every road, street, lane or right of way designed or intended for or used by the general public for the passage of vehicles; and

(b) every place or passageway to which the public, for the purpose of parking or servicing of vehicles, has access or is invited, but does not include an industrial road;

"Idle" means the operation of the engine of a vehicle while the vehicle is not in motion;

"Loading zone" means that portion of a highway designated as such by a traffic control device and reserved for the exclusive use of loading or unloading of commercial vehicles;

"Municipality" means the Resort Municipality of Whistler;

"Municipal Engineer" means the person appointed as the Municipality's General Manager of Infrastructure Services from time to time by resolution of Council;

"Person" as applied with regard to a vehicle includes the person operating the vehicle, the person who holds the legal title to the vehicle, a person who is a conditional vendee, a lessee, or a mortgagor, and is entitled to be and is in possession of the vehicle, and the person in whose name the vehicle is registered;

“Recreation vehicle” means a motor vehicle or a vehicle towed by a motor vehicle, that provides living accommodation, and includes a travel trailer, tent trailer, camper, camperized vehicle, and motor home;

"Stop" or **"stand"** means:

(a) when required, a complete cessation from movement; and

(b) when prohibited, the stopping or standing of a vehicle, whether occupied or not, except when necessary to avoid conflict with other traffic or to comply with the directions of a Bylaw Enforcement Officer or traffic control device;

“Valley Trail” means a paved or unpaved Type I or Type II recreational path as defined by the current edition of “Whistler Trail Standards” published by the Municipality from time to time, for pedestrian, non-motorized bicycles and wheeled mobility aid use;

“Village Stroll” means the area for the exclusive use of pedestrians as a pedestrian stroll in Whistler Village and the Upper Village as shown in Schedule “C”.

5.0 Application

5.1 The provisions of this bylaw do not apply to:

(a) a fire, police or emergency vehicle; or

(b) a Bylaw Enforcement Officer engaged in the performance of his or her duties on behalf of the Municipality.

5.2 The provisions of this bylaw relating to the stopping, standing or parking of vehicles do not apply to the stopping, standing or parking of vehicles by:

(a) the driver of a vehicle owned, leased or otherwise under the control of the Government of Canada, the Province of British Columbia, a municipality or a public utility, while the driver is engaged in works that require him or her to stop, stand or park the vehicle; or

(b) the driver of a vehicle designed for towing other vehicles, while the vehicle designed for towing is stopped, standing or parked for that purpose, and with amber warning lights activated.

5.3 A person exercising a privilege conferred by sections 5.1 or 5.2 must exercise that privilege with due regard and safety and in a manner that obstructs traffic as little as possible.

6.0 Powers of the Municipal Engineer

6.1 The Municipal Engineer is authorized to do the following, and to make orders providing for the following, for the purpose of exercising the powers of the Municipality under this bylaw, subject to the terms and conditions prescribed in this bylaw:

(a) place or erect, or cause to be placed or erected, traffic control devices to give effect to the *Motor Vehicle Act,* this bylaw or an order under this section;

(b) regulate, control or prohibit the stopping, standing or parking of vehicles on a highway;

(c) direct a person to place or erect traffic control devices prohibiting parking:

i. at the entrance to places of public assembly when the assembly is taking place;
ii. upon either or both sides of any highway or portion thereof along the route of any parade or in the vicinity of larger gatherings;
iii. at any location where, upon special circumstances it is deemed necessary to facilitate or safeguard traffic; or
iv. in front of any building, structures or roadworks under construction, alteration, repair or demolition;

(d) designate a portion of a highway as:

i. a bus stop zone;
ii. a loading zone;
iii. a fire lane;
iv. a bike lane; or
v. a pedestrian path;

(e) designate portions of highways for parking zones for persons with disabilities, including providing for a system of permits for those parking zones;

(f) the setting apart and allotting of portions of highways adjacent to federal, provincial or municipal public buildings for the exclusive use of officials and officers engaged in them for the parking of vehicles, and the regulation of that parking;

(g) erect, maintain and operate on a highway or portion of it automatic or other mechanical coupon dispensers for the purpose of allotting and controlling parking spaces for vehicles, and measuring and recording the duration of parking, and requiring the driver of every vehicle parked in a parking space

to deposit in the appropriate meter a fee for parking in the manner and at the rate prescribed and as measured by the meter;

(h) erect traffic control devices indicating that people or equipment are working on the highway that on a highway where construction, reconstruction, widening, repair, marking or other work is being carried out;

(i) erect traffic control devices regulating or prohibiting traffic in the vicinity of a highway where construction, reconstruction, widening, repair, marking or other work is being carried out;

(j) establish school crossings in the Municipality; and

(k) establish taxi stands in the Municipality for the exclusive use of taxis;

7.0 Temporary Traffic Control Devices

7.1 A Bylaw Enforcement Officer or the Municipal Engineer may:

(a) place temporary traffic control devices; and

(b) divert or restrict traffic;

for the purpose of protecting public safety, facilitating an emergency response, or enabling work to be done on a highway.

8.0 Stopping, Standing and Parking Vehicles

8.1 No person may stop, stand or park a vehicle:

(a) within 5 metres of a fire hydrant, measured from a point in the curb or edge of the roadway which is closest to the fire hydrant;

(b) in a fire lane, except as permitted by a traffic control device;

(c) in a fire zone;

(d) on a sidewalk, boulevard, shoulder or any place reserved for pedestrians except where specifically designed as a parking zone;

(e) so as to block a driveway;

(f) in or within 6 metres of an intersection, except as permitted by a traffic control device;

(g) within 6 metres of the approach to a flashing beacon, yield sign or stop sign located at the side of a roadway;

(h) on a highway in contravention of a traffic control device which gives notice that standing, stopping or parking there is restricted or prohibited;

(i) within 15 metres of the nearest railway crossing;

(j) at any time on that side of the highway assigned odd building numbers in the Municipality's building numbering bylaw, unless permitted by a traffic control device;

(k) between the hours of 9 a.m. to 5 p.m. on Monday to Friday, except for statutory holidays, from November 1st of each year to March 31st of the succeeding year, on that side of any highway assigned even building numbers in the Municipality's building numbering bylaw, unless permitted by a traffic control device;

(l) on a crosswalk or within 6 metres of the approach side of a crosswalk;

(m) on a school crossing or within 6 metres of the approach side of a school crossing;

(n) alongside or opposite a street excavation or other obstruction when stopping, standing or parking obstructs traffic;

(o) on a highway for the purpose of or in a manner that is amenable to:

i. displaying a vehicle for sale;
ii. advertising, greasing, painting, wrecking, storing or repairing a vehicle, except where repairs are necessitated by an emergency;
iii. displaying signs; or
iv. selling flowers, fruit, vegetables, sea foods or other commodities or articles;

(p) on the roadway side of a vehicle stopped or parked at the edge or curb of a roadway;

(q) on a bridge or other elevated structure on a highway, except as permitted by a traffic control device;

(r) within 20 metres of a bus stop;

(s) on a bike lane, pedestrian walkway, the Village Stroll or the Valley Trail;

(t) in any highway in such a manner or under such conditions so as to:

i. cause the width of the travelled portion of such highway available for the free movement of vehicular traffic to be less than 6 metres; or
ii. obstruct traffic into or out of any driveway or private road or garage adjoining such highway;

(u) in any cul-de-sac unless expressly permitted by a traffic control device;

(v) in an area reserved for government officials or officers, unless the person is the intended beneficiary of the reservation;

(w) on a highway other than parallel with the curb or edge of the roadway and in the direction of travel, unless the highway is designated for angle parking, and where there is a curb, not further than 30 centimetres from that curb as measured from the nearest wheel;

(x) on a highway designated for angle parking other than at 45 degrees to the curb or edge of the roadway, or other such angle as indicated by a traffic control device, and in the direction of travel, and where there is a curb, not further than 30 centimetres from that curb as measured from the nearest wheel;

(y) on a highway where parking stalls have been designated other than wholly within the designated parking stall;

(z) at a time or for a length of time in contravention of an applicable traffic control device on a highway where traffic control devices indicate the length of time or the time of day for which parking is allowed;

(aa) on any portion of a highway where traffic control devices indicate the length of time allowed for parking and the requirement to register a licence plate number, or where a licence plate number was registered for a period of time and has since expired;

(bb) on any portion of a highway where traffic control devices indicate the length of time allowed for parking and the requirement to purchase a coupon from a coupon dispenser and to conspicuously display such coupon, imprinted side up, on the vehicle dashboard, or where a coupon was purchased for a period of time and has since expired;

(cc) without a valid monthly parking permit on any portion of a highway where traffic control devices indicate that a monthly parking permit is required;

(dd) upon any highway for a continuous period exceeding 72 hours;

(ee) on a highway or public place between 9 pm and 6 am if the vehicle or the vehicle together with the trailer attached to the vehicle has a licenced gross vehicle weight that exceeds 5,500 kgs or exceeds 8.5 metres in length;

(ff) on a highway if the vehicle is a recreational vehicle, except in locations in which the parking of recreational vehicles is specifically permitted by a traffic control device;

(gg) in a parking zone for persons with disabilities zone unless the vehicle displays a valid permit issued under Division 38 of the *Motor Vehicle Act Regulations* or issued under this bylaw;

(hh) on any highway or public place without proper or valid insurance displayed;

(ii) on any highway or public place without proper or valid number plates displayed;

(jj) adjacent to a curb that is painted yellow;

(kk) so as to obstruct or interfere with the normal passage of vehicular or pedestrian traffic;

(ll) on any portion of a highway for which a sign or traffic control device indicates that the portion of the highway is:

i. being used for construction, reconstruction, maintenance or repair of the roadway, sidewalk or public utility works; or
ii. the location of scheduled removal of snow, ice, leaves, dirt or other debris;

(mm) in front of a barricade used to block off a roadway or access to a roadway;

(nn) in municipal parks, except in areas designated for parking;

(oo) on a portion of a highway designated as a taxi stand, unless the vehicle is a taxi licensed for operation within the Municipality;

(pp) in a loading zone except as permitted by section 12.3 of this bylaw; or

(qq) with the vehicle engine idling for a period longer than 1 minute, unless the motor vehicle:

i. is idling while passengers are actively embarking or disembarking;

ii. is idling in lanes of traffic because of traffic congestion, an emergency, or mechanical difficulties;
iii. is an emergency vehicle;
iv. is an armoured vehicle involved in the secure delivery or pick up of goods;
v. is engaged in a parade or race authorized by the Municipality;
vi. is engaged in a mechanical test or maintenance procedure for which idling is required;
vii. must remain idling so as to power equipment or tools ancillary to the motor vehicle, and such equipment is in use; or
viii. must remain idling so as to power a heating or refrigeration system for the preservation of perishable cargo.

8.2 No person shall:

(a) disobey a traffic control device placed under this bylaw;

(b) operate a prohibited type of vehicle on a portion of a highway designated for a particular type of vehicle or exclusively for pedestrian use;

(c) disobey the direction of a crossing guard at a school crossing;

(d) place or leave any chattel, structure or other thing on a highway except as authorized by this bylaw or another enactment;

(e) abandon a vehicle on a highway;

(f) leave an inoperable vehicle on a highway; or

(g) leave on or in a vehicle on a highway any substance that could attract a bear, cougar, coyote or wolf, including but not limited to food products, domestic landfill waste or garbage, pet food, seed, restaurant grease, game meat, or glass or metal ware or other item containing food or food residue.

8.3 If a crossing guard enters the roadway at a school crossing, the operator of a vehicle approaching the school crossing must come to a complete stop and remain stopped until all pedestrians and the crossing guard have left the roadway.

9.0 Trailers

9.1 No person shall park or place a trailer designed for occupancy by individuals or for the carriage of goods and merchandise on any highway, or any portion of a public parking lot operated by the Municipality, unless the trailer is attached to a motor vehicle mechanically capable of towing the trailer.

10.0 Occupation of Vehicles and Trailers

10.1 No person shall:

(a) occupy a motor vehicle, recreation vehicle, or trailer as temporary or permanent living quarters;
(b) stabilize, secure or otherwise prevent a motor vehicle, recreation vehicle, or trailer from movement, including the use of jacks, blocks, bricks or other material;
(c) operate, use, deploy, or open extendable parts known as “push outs” or “slide outs” on a motor vehicle, recreation vehicle, or trailer; or
(d) sleep in a motor vehicle, recreation vehicle, or trailer;

while it is parked upon any highway or in any portion of a parking lot owned or operated by the Municipality.

10.2 The Municipal Engineer, Supervisor of Bylaw Services or their designate may temporarily exempt certain persons from section 10.1 for the purpose of facilitating a municipally sanctioned special event.

11.0 Traffic Notices

11.1 No person other than the owner or driver of a vehicle may remove any notice placed or affixed on the vehicle by a Bylaw Enforcement Officer in the course of their duty.

11.2 No person shall cause or permit a vehicle to move from one location to another location on the same street immediately after that person has exhausted the time limit for parking on that street.

11.3 No person shall deliberately erase a chalk mark from a tire marked by a Bylaw Enforcement Officer or remove any other object or device used by the Bylaw Enforcement Officer in the course of their duties.

11.4 No person may deliberately cover, conceal or hide a vehicle number plate, or park in such a manner to cover, conceal or hide a vehicle number plate while parked on a highway or any portion of a public parking lot operated by the Municipality.

12.0 Commercial Vehicles

12.1 No person shall park a commercial vehicle with a licenced gross vehicle weight in excess of 5,500kg on any highway in the Municipality, except as permitted by sections 12.2 and 12.3 of this bylaw.

12.2 A commercial vehicle is exempt from section 12.1 of this bylaw if the commercial vehicle is:

(a) displaying a commercial vehicle decal and is being used to provide a tradesperson’s service or other commercial service to land adjacent to the highway where the vehicle is parked; or

(b) providing a moving service on land adjacent to the highway where the vehicle is parked;

provided that the commercial vehicle is moved by its operator immediately at the request of a Bylaw Enforcement Officer

12.3 A commercial vehicle displaying a commercial vehicle decal may be parked for a maximum of 30 minutes in an area designated by a traffic control device as a “loading zone”, if the operator is engaged in loading or unloading of materials, provided that the commercial vehicle is moved by its operator immediately at the request of a Bylaw Enforcement Officer.

12.4 A person may obtain a commercial vehicle decal for one or more vehicles owned by that person and used as part of a business by completing an application in the form prescribed by the Municipal Engineer and providing to the Municipality:

(a) the licence plate, make and model of each vehicle;

(b) proof of a valid commercial use vehicle insurance policy that covers each vehicle;

(c) proof of a valid municipal business licence;

(d) full payment of all unpaid fines imposed in relation to the use of each vehicle in contravention of this Bylaw; and

(e) payment of a $30.00 processing fee.

12.5 A commercial vehicle decal is valid only for the calendar year in which it is issued.

13.0 Impoundment of Vehicles and Chattels

13.1 The Municipal Engineer, Roads Supervisor, a lead hand, a Bylaw Supervisor, a Bylaw Enforcement Officer or a Parking Officer may remove and impound, or cause to be removed and impounded:

(a) any vehicle that is placed, parked, stopped or standing in violation of this bylaw; and

(b) any chattel, structure or other thing that is unlawfully occupying a portion of a highway.

13.2 Despite section 13.1(b), the Municipal Engineer, Roads Supervisor, a lead hand, a Bylaw Supervisor, a Bylaw Enforcement Officer or a Parking Officer may dispose of any chattel or structure or thing that appears to have been discarded or abandoned as worthless on a highway.

13.3 The owner of a vehicle impounded under this bylaw shall, within 30 days of the vehicle’s impoundment, pay to the Municipality or an authorized agent of the Municipality:

(a) the Towing Fee calculated using the Towing Fee Table;

(b) the Impound Fee; and

(c) the Administration Fee;

as set out in Schedule “A”.

13.4 An owner of a vehicle may not reclaim a vehicle impounded under this bylaw until all fees imposed under section 13.3 have been paid.

13.5 The Municipality shall, at least 2 weeks prior to offering a vehicle at auction under section 13.6 or disposing of a vehicle under section 13.7(b), send by regular mail written notice of an intention to dispose of the vehicle to:

(a) the person registered with the Insurance Corporation of British Columbia as the owner of the vehicle; and

(b) any person who has a security interest in the vehicle where a financing statement with respect to the security interest is registered at the date of the impoundment.

13.6 If a vehicle impounded under this bylaw is not reclaimed within 30 days, the Municipality may offer the vehicle for sale at auction and credit the proceeds of any sale against the following in the indicated order:

(a) the fees imposed under section 13.3;

(b) the Auction Fee set out in Schedule “A” payable to the Municipality; and

(c) the surplus payable to the owner of the vehicle upon the owner’s demand.

13.7 If a vehicle impounded under this bylaw:

(a) does not sell at auction; or

(b) has a market value that a Bylaw Enforcement Officer reasonably determines is less than the fees payable by the owner under this bylaw;

the Municipality may dispose of the vehicle and credit any proceeds from salvage towards the fees imposed under section 13.3 and, if the vehicle did not sell at auction, the Auction Fee set out in Schedule “A” that is payable to the Municipality.

13.8 If the Municipality impounds a thing under this bylaw other than a vehicle, then the owner of the thing must pay the Impound Fee set out in Schedule “A” within 14 days of the thing’s impoundment.

13.9 An owner may not reclaim a thing impounded under this bylaw until all fees imposed under section 13.8 have been paid.

13.10 If the owner of a thing fails to pay the Impound Fee imposed by section 13.8 in the time required, the Municipality may seek recovery of those fees by selling the thing using whichever process a Bylaw Enforcement Officer considers appropriate once the Bylaw Enforcement Officer has made reasonable efforts to notify the owner of the thing, if known, of the impending sale.

14.0 Vehicle repairs

No person shall make any repairs to a vehicle while it is upon any highway, other than such temporary repair as is necessary for the removal of such vehicle from the highway.

15.0 Removal of wrecked or damaged vehicles

Every person who removes a wrecked or damaged vehicle from the scene of an accident on a highway shall remove all glass and other debris caused by the accident from the highway.

16.0 Altering traffic control device

No person shall remove, mark, imprint on, or in any manner whatsoever deface, damage or interfere with any traffic control device erected or placed under the provisions of this bylaw.

17.0 Requirement to state name and address

When requested by a Bylaw Enforcement Officer the driver or operator of a vehicle, or the person in charge of a vehicle on a highway, shall correctly state his or her name and address and the name and address of the owner of the vehicle.

18.0 Lower Speed Limit on Designated Highways

No person shall drive or operate a motor vehicle on any of those highways or portions of highways shown in grey on Schedule “B” at a greater rate of speed than 30 km/h. For clarity and in accordance with section 146(9) of the *Motor Vehicle Act* a person who contravenes this Section does not commit an offence against this bylaw but may contravene section 146(7) of the *Motor Vehicle Act*.

19.0 Obstruct Bylaw Enforcement Officer

19.1 Every person shall comply with an order, direction, signal or command made or given by a Bylaw Enforcement Officer under this bylaw.

19.2 No person may refuse to comply with the lawful direction of any Bylaw Enforcement Officer or otherwise hinder, delay or obstruct in any manner, directly or indirectly, a Bylaw Enforcement Officer carrying out duties in accordance with this bylaw.

20.0 Penalties

Any person who contravenes this bylaw or who suffers or permits any act or thing to be done in contravention of this bylaw commits an offence and, upon summary conviction, shall be liable to a penalty of not less than $100 and not more than the maximum penalty provided under the *Offence Act*, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

21.0 Severability

If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

22.0 Schedules

Schedules “A”, “B” and “C” are attached to and form part of this bylaw.

Schedule “A”

Towing Fee Table					
Item	**Distance**	**Weight of Vehicle**			
	Column 1	**Column 2 Up to 2 999 kg Gross Vehicle Weight**	**Column 3 3 000 kg to 6 300 kg Gross Vehicle Weight**	**Column 4 6 301 kg to 9 072 kg Gross Vehicle Weight**	**Column 5 9 073 kg Gross Vehicle Weight and over**
1	Up to 6.0 km	$88.65	$93.61	$148.40	$197.37
2	6.1 km to 16.0 km, add per km	$3.02	$3.50	$4.25	$8.96
3	16.1 km to 32.0 km, add per km	$2.55	$3.19	$3.60	$7.68

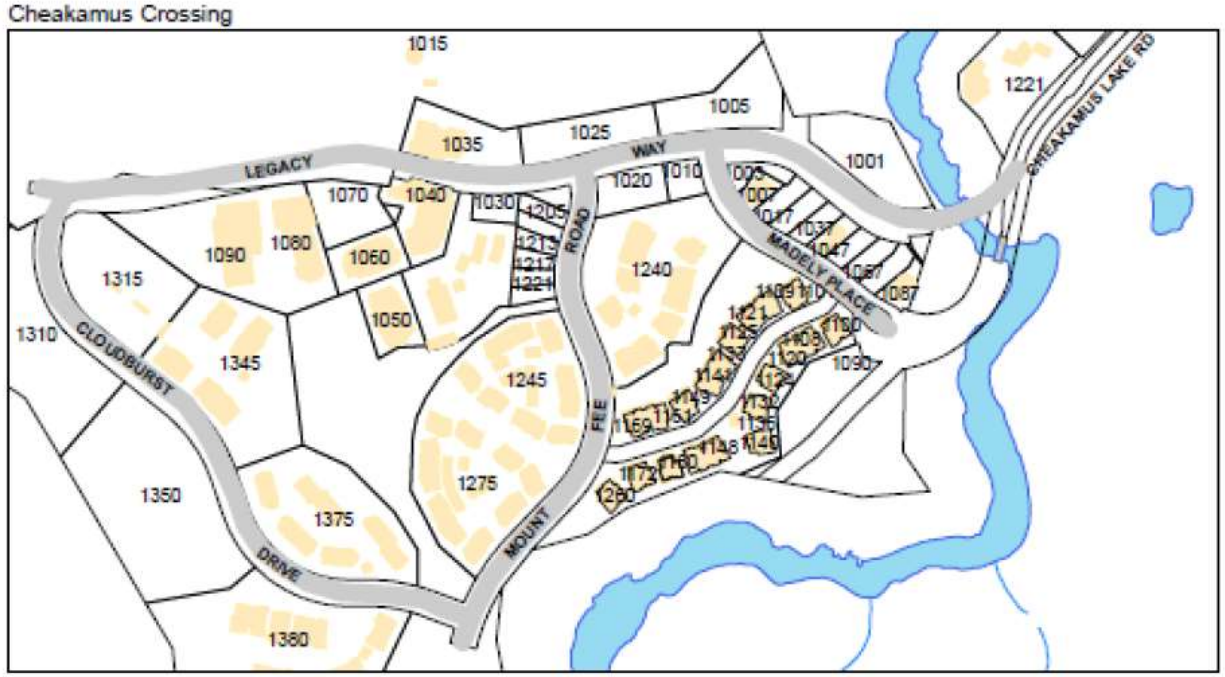
Impound Fee: $19.75 per day or part thereof.

Administration Fee: $34.43 for a claimed vehicle, and $68.85 for an unclaimed vehicle.

Auction Fee: $100.00

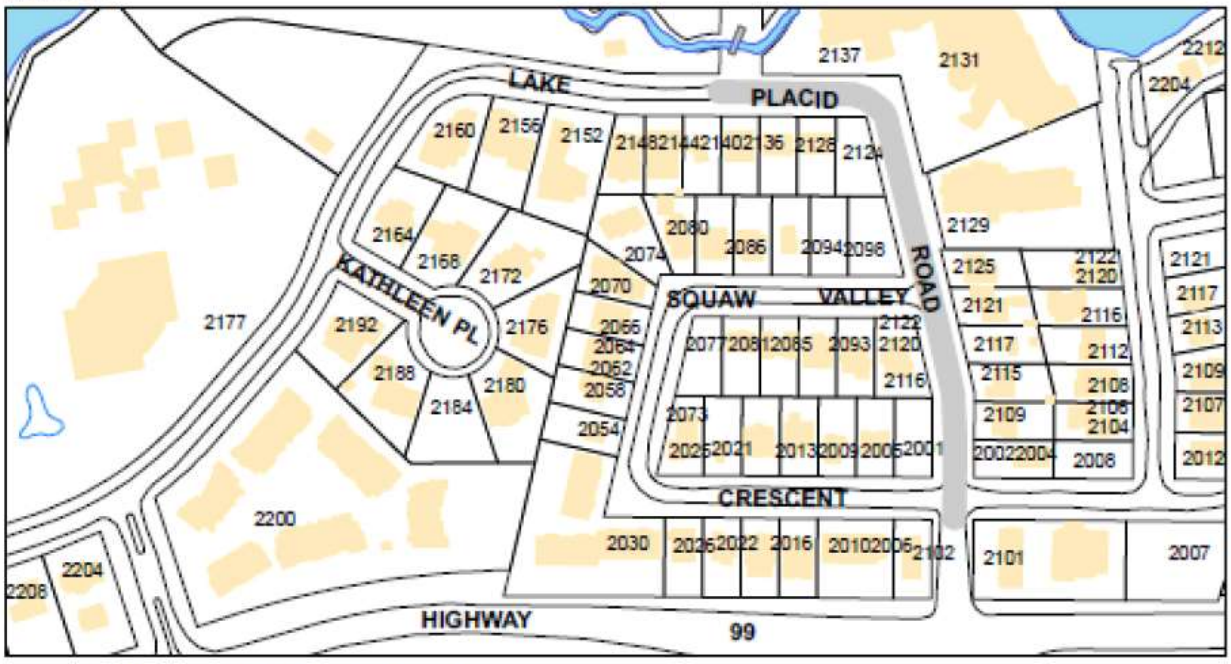
Schedule “B” Speed Limits

Cheakamus Crossing



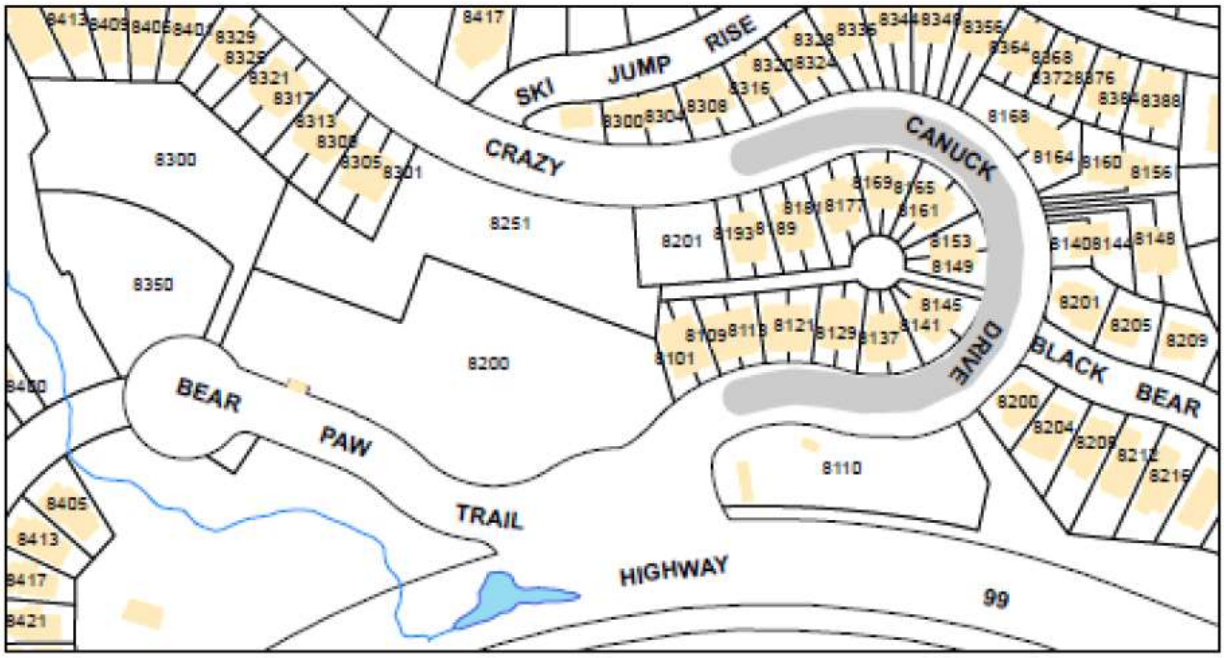
30 KM/H Speed Limit Designated Highway

Creekside

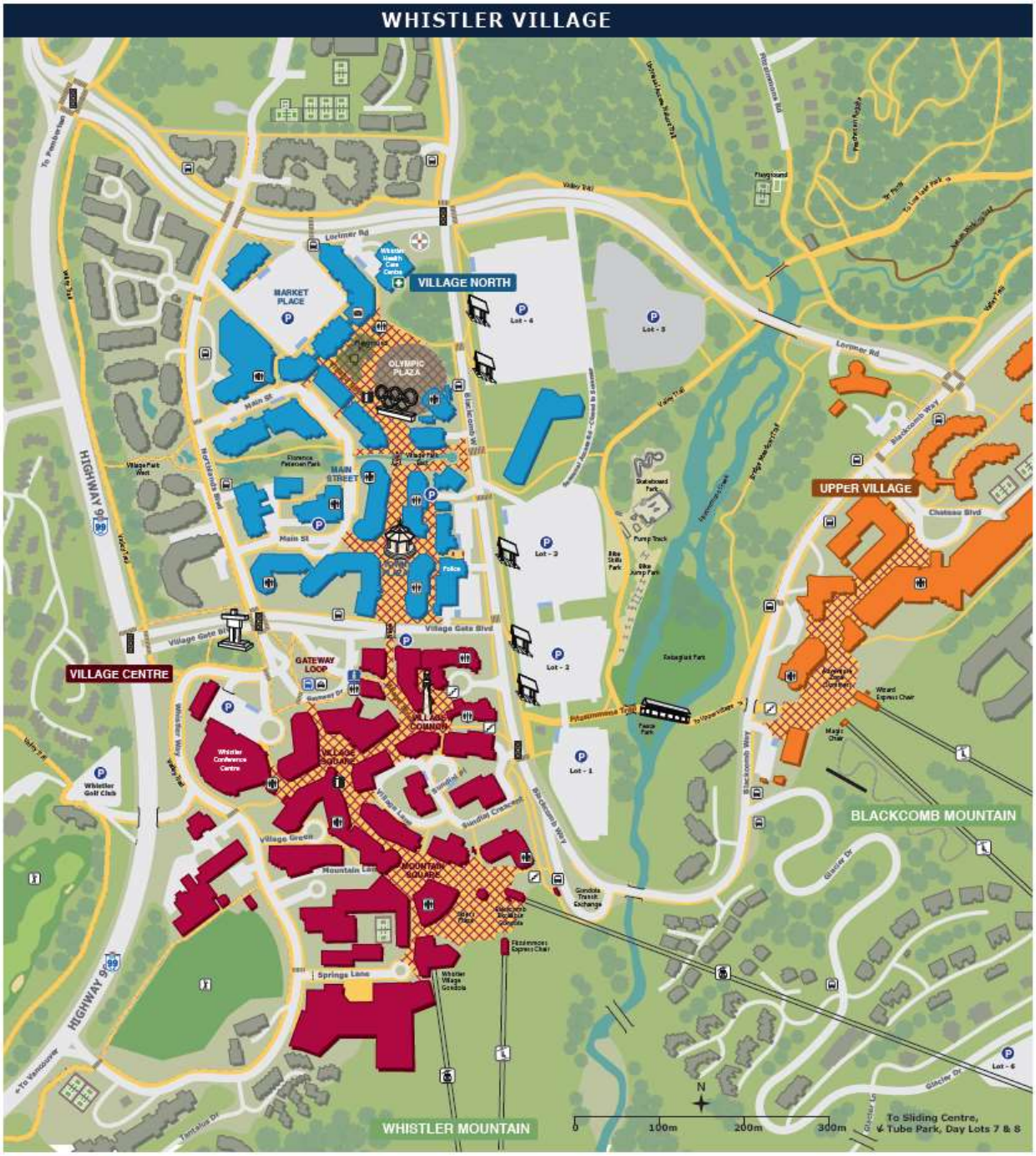


30 KM/H Speed Limit Designated Highway

Rainbow


SKI JUMP RISE
CRAZY
CANUCK
DRIVE
BLACK BEAR
BEAR PAW TRAIL
HIGHWAY
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8405
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8110
30 KM/H Speed Limit Designated Highway

Schedule “C” - Village Stroll Map



Village Stroll

RESORT MUNICIPALITY OF WHISTLER

BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW NO. 2194, 2018

A BYLAW TO AMEND "BYLAW NOTICE ENFORCEMENT BYLAW NO. 2174, 2018".

WHEREAS the Council of the Resort Municipality of Whistler has adopted "Bylaw Notice Enforcement Bylaw No. 2174, 2018";

AND WHEREAS the Council of the Resort Municipality of Whistler deems it expedient to authorize the use of Bylaw Notice for the enforcement of certain bylaws, to designate expressions that may be used for certain bylaw offences and to set certain fine amounts;

AND WHEREAS the Council of the Resort Municipality of Whistler deems it necessary and expedient to amend the "Bylaw Notice Enforcement Bylaw No. 2174, 2018";

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 "Bylaw Notice Enforcement Amendment Bylaw No. 2194, 2018".

2. Bylaw Notice Enforcement Bylaw No. 2174, 2018 is amended by:

   (a) adding the table attached as Schedule "A" to this Bylaw to the tables listed in Schedule "A" of Bylaw Notice Enforcement Bylaw No. 2174, 2018;

   (b) adding the table attached as Schedule "B" to this Bylaw to the tables listed in Schedule "A" of Bylaw Notice Enforcement Bylaw No. 2174, 2018;

   (c) adding the table attached as Schedule "C" to this Bylaw to the tables listed in Schedule "A" of Bylaw Notice Enforcement Bylaw No. 2174, 2018;

   (d) deleting the words "Parks Bylaw No. 1526, 2002" in Schedule A of Bylaw Notice Enforcement Bylaw No. 2174, 2018 and replacing them with the words "Park Use Bylaw No. 1526, 2002"; and

   (e) deleting section 19 in its entirety and adding the following as section 19:

      19. Persons acting as any of the following are designated as bylaw enforcement officers for the purposes of this bylaw and the Act:

         (a) members of the Royal Canadian Mounted Police (RCMP);

         (b) the Fire Chief and members of the Whistler Fire Rescue Service; and

         (c) bylaw enforcement officers under section 36 of the Police Act.

3. Schedules "A", "B", and "C" attached to this Bylaw form part of this Bylaw.

GIVEN FIRST, SECOND and THIRD READINGS this _____ day of _____, 2018.

ADOPTED this _____ day of _____, 2018.

_____ _____

Mayor, N. Wilhelm-Morden Municipal Clerk, B. Browning

I HEREBY CERTIFY that this is a true copy of the “Bylaw Notice Enforcement Amendment Bylaw No. 2177, 2018”.”

_____

Municipal Clerk, B. Browning

Schedule “A”

Parking and Traffic Bylaw No. 2177, 2018

DESIGNATED EXPRESSION	SECTION(S)	Discounted Penalty	Penalty	Compliance Agreement Available
Park within 5m of fire hydrant	8.1(a)	60	130	NO
Park in fire lane	8.1(b)	60	130	NO
Park in fire zone	8.1(c)	140	140	NO
Park on sidewalk, boulevard or shoulder	8.1(d)	35	70	NO
Block driveway	8.1(e)	35	70	NO
Park within 6m of intersection	8.1(f)	35	90	NO
Park within 6m of flashing beacon	8.1(g)	35	70	NO
Park in prohibited area	8.1(h)	35	70	NO
Park within 15m of nearest railway crossing	8.1(i)	35	70	NO
Park on odd side of street	8.1(j)	35	70	NO
Park on even side of street	8.1(k)	35	70	NO
Park within 6m of crosswalk	8.1(l)	35	70	NO
Park within 6m of school crossing	8.1(m)	35	70	NO
Parking next to obstruction	8.1(n)	35	70	NO
Parking for advertising purpose	8.1(o)	35	90	NO
Double parking	8.1(p)	35	70	NO
Parking on a bridge	8.1(q)	35	70	NO
Parking within 20m of bus stop	8.1(r)	35	70	NO
Park on bike lane or pedestrian area	8.1(s)	35	70	NO
Obstructing road access	8.1(t)	35	90	NO

Park on cul-de-sac	8.1(u)	35	70	NO
Park in reserved parking spot	8.1(v)	35	70	NO
Improper parking	8.1(w)	35	70	NO
Fail to angle park	8.1(x)	35	70	NO
Fail to park within stall	8.1(y)	35	90	NO
Overparking	8.1(z)	35	70	NO
Expired meter	8.1(aa)	35	70	NO
Expired/fail to obtain parking coupon	8.1(bb)	35	70	NO
No monthly permit for parking	8.1(cc)	35	70	NO
Park over 72hrs	8.1(dd)	35	90	NO
Park heavy vehicle at night	8.1(ee)	100	180	NO
Park in zone for people with disabilities	8.1(ff)	140	140	NO
Park uninsured vehicle	8.1(gg)	100	180	NO
Park vehicle without licence plates	8.1(hh)	100	180	NO
Park by yellow line	8.1(ii)	35	70	NO
Blocking traffic	8.1(jj)	35	70	NO
Park contrary to sign (construction/street cleaning/snow clearing)	8.1(kk)	35	70	NO
Park in front of barricade	8.1(ll)	35	70	NO
Prohibited parking within a park	8.1(mm)	35	70	NO
Park in taxi stand	8.1(nn)	35	70	NO
Park in loading zone	8.1(oo)	60	130	NO
Excessive idling	8.1(pp)	100	180	NO
Fail to obey traffic control device	8.2(a)	35	70	NO
Operate vehicle in prohibited area	8.2(b)	35	70	NO

Disobey crossing guard	8.2(c)	35	70	NO
Litter on or obstruct highway	8.2(d)	35	70	NO
Abandon vehicle on highway	8.2(e)	35	70	NO
Place inoperable vehicle on highway	8.2(f)	35	70	NO
Vehicle with wildlife attractant	8.2(g)	35	70	NO
Fail to stop at school crossing	8.3	35	70	NO
Unhitched trailer on highway	9.1	35	70	NO
Camping or living in vehicle on highway	10.1(a)	100	125	NO
Jacking vehicle or trailer up on highway	10.1(b)	100	100	NO
Using push outs on highway	10.1(c)	35	70	NO
Sleeping in vehicle or trailer on highway	10.1(d)	100	125	NO
Unauthorized removal of notice	11.1	35	70	NO
Consecutive parking on same street	11.2	35	70	NO
Removing bylaw officer markings	11.3	35	70	NO
Obscuring licence plate	11.4	35	70	NO
Prohibited commercial vehicle parking	12.1	100	180	NO
Repairs on highway	14.0	35	70	NO
Fail to remove glass	15.0	35	70	NO
Interfering with traffic control device	16.0	35	70	NO
Fail to provide identification	17.0	35	70	NO
Obstruct bylaw officer	19.2	35	70	NO

Schedule “B”

Pesticide Use Regulation Bylaw No. 1822, 2007

DESIGNATED EXPRESSION	**SECTION(S)**	**Discounted Penalty**	**Penalty**	**Compliance Agreement Available**
Apply, cause or permit application on non-permitted pesticide	3.1	250	300	NO

Schedule “C”

Environmental Protection Bylaw No. 2000, 2012

DESIGNATED EXPRESSION	**SECTION(S)**	**Discounted Penalty**	**Penalty**	**Compliance Agreement Available**
Cause or permit discharge of polluting substance	4.1(a)	250	300	NO
Cause or permit obstruction of flow	4.1(b)	250	300	NO
Cut or damage applicable tree	7.1	500	500	NO
Failure to post valid permit	9.6	250	300	NO
Failure to comply with notice	12.1	250	300	NO
Failure to comply with a permit condition	14.1	250	300	NO

RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2191, 2018

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, in a zoning bylaw pursuant to Section 479 of the *Local Government Act,* divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zones, regulate the use of land, buildings and structures within the zones, and require the provision of parking spaces for uses, buildings and structures;

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 "Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018".

2. The Land that is the subject of this bylaw is located at 2501, 2505 and 2509 Gondola Way and more particularly described as: PID: 006-984-801, District Lot 2291, Plan 19602, and is referred to in this bylaw as the "Subject Land".

3. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is amended by changing the zoning designation of the Subject Land as follows:

    3.1 The area labelled RS1 on the map attached to this bylaw as Schedule A is rezoned from RS-E1 Zone (Residential Single Estate One) to RS1 Zone (Single Family Residential One);

    3.2 Both of the areas labelled PAN1 on the map attached to this bylaw as Schedule A are rezoned from RS-E1 (Residential Single Estate One) to PAN 1 Zone (Protected Area Network One Zone).

4. For clarity, the zoning designation of the area labelled RR1 on the map attached to this Bylaw as Schedule A is unaffected by this bylaw and will remain RR1 Zone (Rural Residential One).

GIVEN FIRST AND SECOND READING this 19th day of June, 2018.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this 10th day of July, 2018.

GIVEN THIRD READING this __ day of _____, 2018.

Approved by the Minister of Transportation and Infrastructure this __ day of _____, 2018.

ADOPTED by the Council this __ day of _____, 2018.

Nancy Wilhelm-Morden,
Mayor

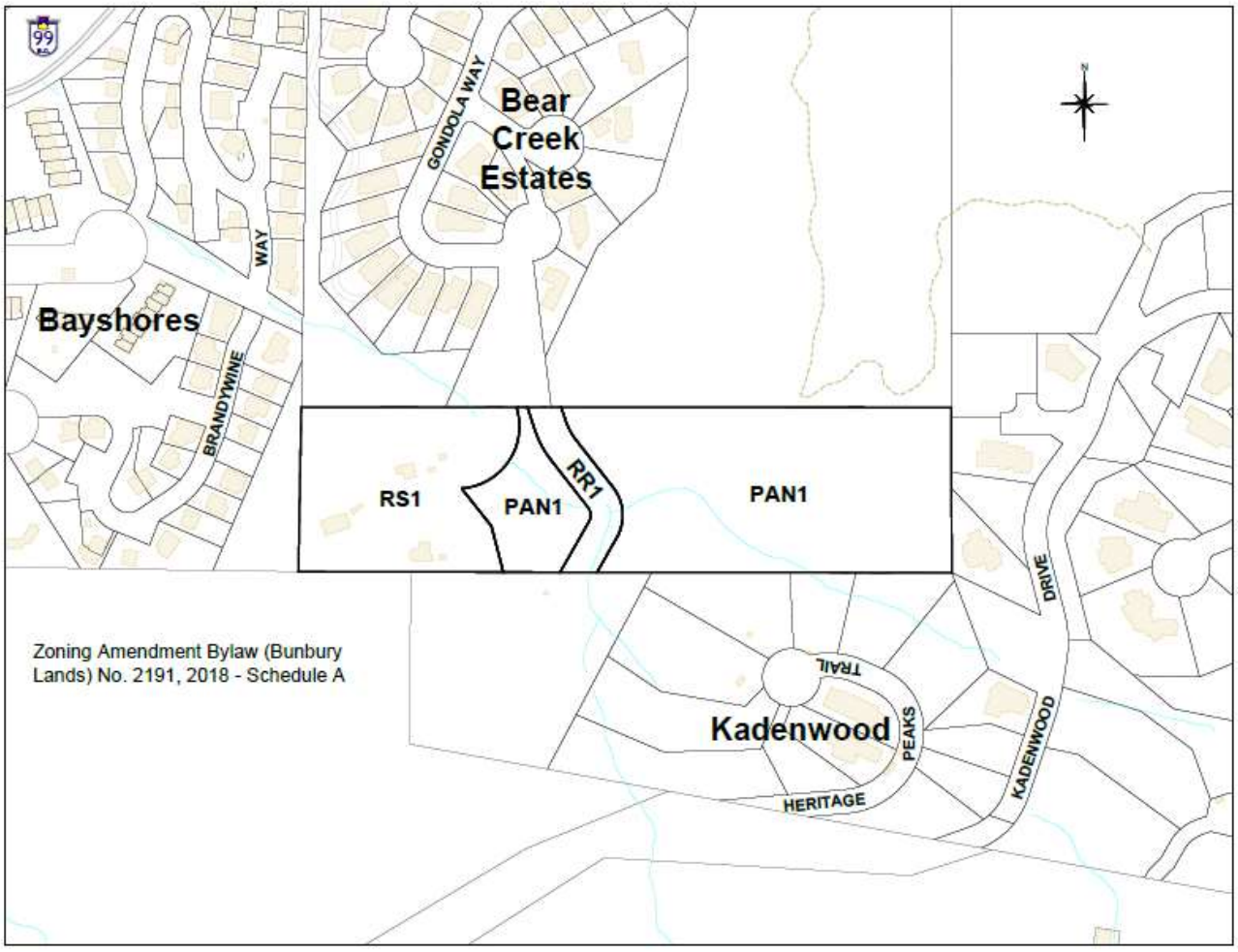
Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of “Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018.”

_____

Brooke Browning,
Municipal Clerk

Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018 – Schedule A



RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (CTI1 ZONE) NO. 2187, 2018

A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER "ZONING AND PARKING BYLAW NO. 303, 2015"

WHEREAS the Council may in a zoning bylaw pursuant to the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones and require the provision of parking spaces and loading spaces for uses, buildings and structures;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (CTI1 Zone) No. 2187, 2018".

2. Part 10, Industrial Zones, of "Zoning and Parking Bylaw No. 303, 2015" is hereby amended by replacing, in section 16, the regulations for the CTI1 (Community and Transportation Infrastructure One) with the regulations attached to and forming part of this Bylaw as Schedule "A".

GIVEN FIRST and SECOND READINGS this 24th day of April, 2018.

Pursuant to section 464 of the *Local Government Act,* a Public Hearing was held this 8th day of May, 2018.

GIVEN THIRD READING this 10th day of July, 2018

Approved by the Minister of Transportation and Infrastructure this 24th day of July, 2018.

ADOPTED by the Council this __ day of _____, 2018.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (CTI1 Zone) No. 2187, 2018".

Brooke Browning,
Municipal Clerk

Schedule A to Zoning Amendment Bylaw (CTI1 Zone) No. 2187, 2018

CTI1 Zone Regulations

16. CTI1 (Community and Transportation Infrastructure One) (Bylaw No. 2187)

Intent

(1) The intent of this zone is to provide industrial type uses supporting community and transportation infrastructure, and civic uses.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited;

(a) auxiliary buildings and auxiliary uses;

(b) auxiliary residential dwelling unit for a caretaker or watchman or other persons similarly employed on the premises;

(c) fuel service station / fuel card lock;

(d) indoor recreation (Bylaw No. 2076);

(e) indoor storage;

(f) indoor and outdoor storage and maintenance of construction equipment;

(g) landscaping services;

(h) messenger, courier service, shipping agent and freight forwarder;

(i) motor vehicle maintenance and storage facility;

(j) nature conservation parks and buffers;

(k) non-motorized outdoor recreation, excluding rifle range and paintball facility, and excluding any other non-motorized outdoor recreation use that is likely, because of noise or dust it generates, to cause a nuisance to the owners, occupiers or users of adjacent lands or to the public (Bylaw No. 2076);

(l) parks and playgrounds;

(m) storage and works yard including storage of construction equipment;

(n) recycling depot for household goods;

(o) taxi dispatch and storage yard; and

(p) vehicle impound yard.

Density

(3) The maximum permitted gross floor area of all buildings and structures in the CTI1 Zone is 18,581 square metres.

(4) The maximum permitted gross floor area of all buildings and structures on each site within the CTI1 Zone, as shown on the Key Plan attached to this CTI1 Zone, shall be as shown

in the following table, and, for clarity, if any of the sites is further subdivided, the gross floor area for that site may be distributed among the new parcels but shall remain restricted to the maximum for the site as shown in the table:

Site as shown on Key Plan	Gross Floor Area (square metres)
Lot 1 of Lot A	1,161.3
Lot 2 of Lot A	1,161.3
Lot B	6,410.3
Lot C	3,251.6
Lot D	6,410.3
Lot E	185.8

(5) The maximum floor space ratio is 0.5.

Height

(6) The maximum permitted height of a building is 12 metres.

Site Area

(7) The minimum permitted parcel area is 2000 square metres.

(8) The minimum parcel frontage is 23 metres.

Site Coverage

(9) The maximum allowable site coverage is 40 percent.

Setbacks

(10) The minimum permitted front setback is 7.5 metres.

(11) The minimum permitted side setback is 3.0 metres.

(12) The minimum permitted rear setback is 3.0 metres.

(13) Notwithstanding any other regulation in this zone, a minimum 20 metre setback is required from the right of way of Highway 99 and a minimum 10 metre setback is required from the railway right of way.

Off Street Parking and Loading

(14) Off street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

(15) A maximum of 1 auxiliary residential dwelling unit is permitted per parcel.

(16) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.

(17) A maximum of 40 percent of the gross floor area of a principal building is permitted to be used for auxiliary office use.

(18) Setback areas described in subsection (13) shall be landscaped to visually screen the buildings, structures and storage areas from Highway 99 and the railway tracks.

(19) In addition to subsection (18), all uses on parcels adjacent to the railway shall be screened by a landscape berm in the 10 metre setback area described in subsection (13) and a fence at least 2.4 metres high constructed and maintained upon such parcels at a 10 m setback from the southeast property line of the railway right of way.

(20) In addition to the landscaped area required by subsection (18), a minimum of 10% of a parcel shall be landscaped, such landscaped area to be located to the maximum extent possible in the setback area adjacent to the front parcel line.

(21) Snow storage shall be predominantly located at the rear of the parcel.

(22) Storage yards shall be screened from adjacent parcels and highways.

(23) Auxiliary storage uses must be related to a principal use on the same parcel.

(24) Fencing shall not be of a barb wire construction below the height of 2.0 metres.

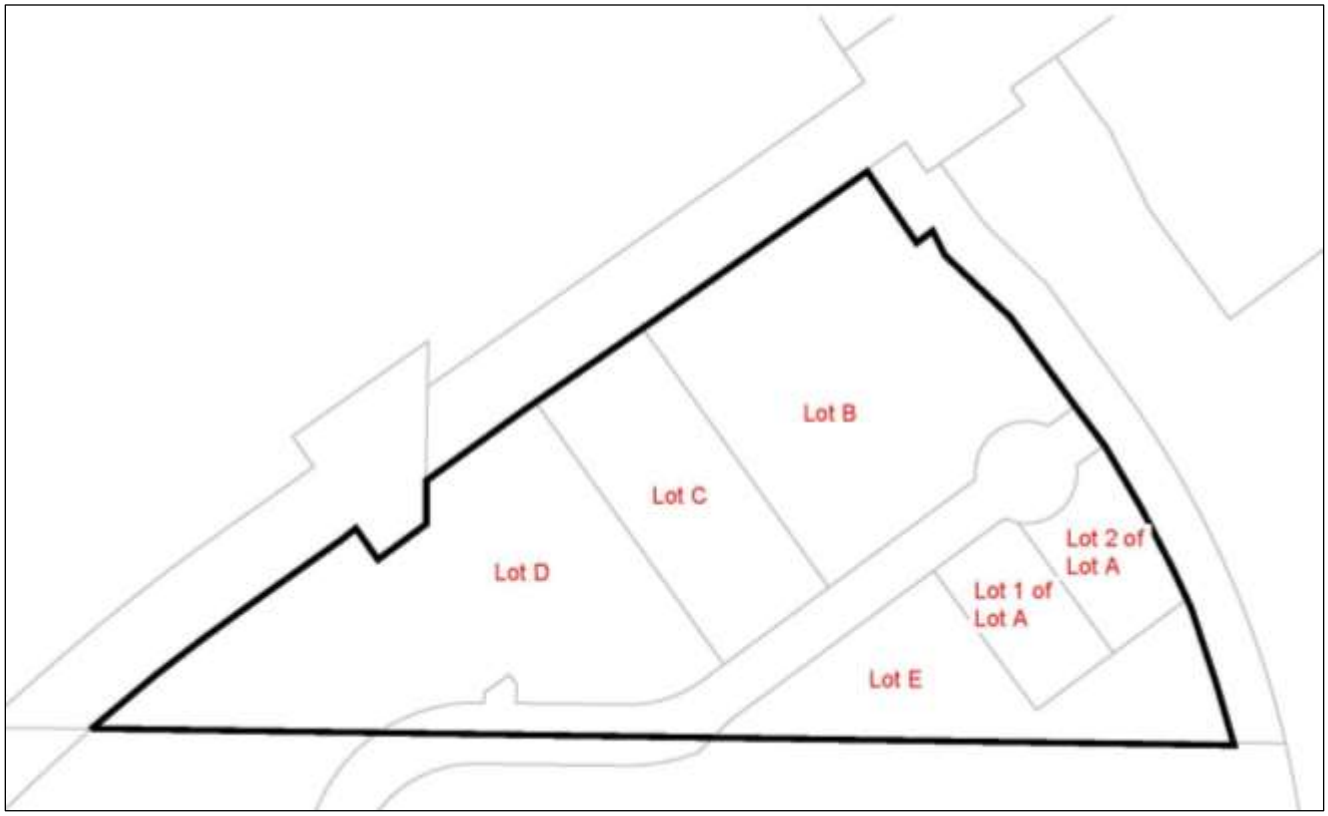
(25) All roof top apparatus shall be screened from public view at ground level and from Highway 99 and the railway.

(26) Any storage vessel with a liquid capacity exceeding 7570 liters (2000 gallons) capable of storing liquefied fuels under pressure shall:

(a) be sited at least 15 metres from any parcel line; and

(b) be sited at least 120.0 metres away from any building that may be used for public assembly such as schools, hospitals, theatres, tourist accommodations, and campgrounds and from any residential buildings.

Key Plan – CTI1 Zone



CITY OF WILLIAMS LAKE

450 MART STREET, WILLIAMS LAKE, BRITISH COLUMBIA V2G 1N3
TELEPHONE (250)392-2311 FAX (250)392-4408

July 17, 2018

The Honourable Carole James
Minister of Finance and Deputy Premier
PO BOX 9048 STN PROV GOVT
Victoria BC
V8W 9E2

Dear Minister / Deputy Premier James:

Re: Employer Heath Tax Impact on Local Government

This is to advise that the City of Williams Lake Council passed the following resolution at its regular meeting held Tuesday, May 29th, 2018:

"That pursuant to the report of the Chief Financial Officer dated May 17, 2018, Council support the resolution of the Council for the City of Langley and request the Province of BC to exempt local governments, regional districts and school boards from the imposition of the EHT to lessen the financial burden on local taxpayers, especially those that are on fixed incomes and further that correspondence to that effect be sent to the Province of BC."

The City of Williams Lake, like many local governments have a limited revenue base that relies heavily on property taxation. The new Employer Heath Tax will put additional cost pressure on the City of Williams Lake (and other BC local governments) that would have to be passed to municipal taxpayers, placing an undue share on lower and middle income British Columbians.

If you have any questions in this regard, please contact the undersigned.

Sincerely,

Mayor Walt Cobb

cc: UBCM Member Municipalities

From: Jon Lutz [mailto:[redacted]]
Sent: Sunday, July 22, 2018 5:09 PM
To: corporate <corporate@whistler.ca>
Subject: Request for an additional speed bump for Alta Lake Road

Dear Mayor and Council

I would like to request that an additional speed bump be installed on Alta Lake Road, half way between the existing two speed bumps. More and more cars are using the West Side Road as a short cut, and on long weekends in particular there are often cars doing well over 80km/h outside the houses. Additionally during the winter there are many cars using Alta Lake Road, particularly on a Sunday evening, as a short cut back to the highway. This poses a danger to residents and their children as well as to pedestrians and cyclists on the road (which doubles as the Valley Trail along Alta Lake Road). I think it is only a matter of time before there is a major incident and this could be prevented at very low cost.

I have discussed this already with a couple of other neighbors. Bob Macdonald, at [redacted] even said he had the same idea a couple of years ago and wrote to council regarding the issue. Apparently some temporary speed cameras were erected at the time, but they were placed near the existing speed bump at the South end of the houses on Alta Lake Road – and not surprisingly people drive slowly there need the speedbump. Really the problem is in the middle of the road, between the existing speed bumps. I also talked to Roger McCarthy who was formally on the council and is also a neighbor on Alta Lake Road. He also was supportive.

Many thanks for listening and do let me know next steps

Jonathan Lutz
[redacted]

[redacted]

HOUSTON
NATURALLY AMAZING

OFFICE OF THE MAYOR

July 23, 2018

Ministry of Environmental Climate Change Canada
200 Sacré-Coeur Boulevard
Gatineau, QC
K1A 0H3

Attention: The Honourable Catherine McKenna
Minister of Environment and Climate Change Canada

Dear Ms. McKenna,

RE: Support of the Province of B.C.'s Caribou Recovery Program

At the Regular Meeting on July 17th, 2018 the District of Houston received the attached correspondence from Bill Miller, Chair of the Regional District of Bulkley-Nechako.

At that meeting Council passed the following resolution:

"That Council resolves to issue a letter of support to the Honourable Catherine McKenna, Minister of Environment and Climate Change Canada, regarding support of the Province of B.C.'s Caribou Recovery Program."

The District of Houston supports the Regional District of Bulkley-Nechako's request for Ottawa to support the Province, in collaboration with all relevant local interests and inclusive of local governments, to develop and implement Caribou Recovery Program to maintain and recover B.C.'s caribou herds.

The District of Houston also agrees with Minister Donaldson, FLNRORD's opening remarks, in the *Provincial Caribou Recovery Program Discussion Paper*, that it is important to "reduce threats to caribou, while balancing the needs of all British Columbians, including Indigenous communities, industry and recreation enthusiasts."

The District of Houston supports the Province's ongoing efforts to compile current and accurate data reflecting caribou use as the most recent updated scientific information, including spatial representation of habitat, as an essential step to achieve the objective in protecting caribou herds while balancing the socioeconomic impacts and the needs of other species, including moose habitat and predator management.

3367 12th Street PO Box 370 Houston BC V0J 1Z0
T 250.845.2238 F 250.845.3429 E doh@houston.ca
www.houston.ca

HOUSTON
NATURALLY AMAZING

Thank you for your attention to this matter.

Sincerely,

Jonathan VanBarneveld
Acting Mayor

Attach: Correspondence from the Regional District of Bulkley-Nechako Re: Support of the Province of B.C.'s Caribou Recovery Program

cc: The Honourable John Horgan, Premier, Province of B.C.
The Honourable George Heyman, Minister of Environment and Climate Change Strategy
The Honourable Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development
North Central Local Government Association Members
Union of B.C. Municipalities Members

3367 12th Street PO Box 370 Houston BC V0J 1Z0
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www.houston.ca

37, 3rd Ave, PO Box 820
Burns Lake, BC
V0J 1E0

REGIONAL DISTRICT OF BULKLEY NECHAKO

"A WORLD OF OPPORTUNITIES WITHIN OUR REGION"

Ministry of Environment and Climate Change Canada
200 Sacré-Coeur Boulevard
Gatineau, QC
K1A 0H3

Attention: The Honourable Catherine McKenna
Minister of Environment and Climate Change Canada

Dear Ms. McKenna,

RE: Support of the Province of B.C.'s Caribou Recovery Program

The Board of the Regional District of Bulkley-Nechako (RDBN), would like to request that Ottawa support the Province, in collaboration with all relevant local interests and inclusive of local governments, to develop and implement Caribou Recovery Program to maintain and recover BC's caribou herds.

The RDBN agrees with Minister Donaldson, FLNRORD's opening remarks, in the *Provincial Caribou Recovery Program Discussion Paper*, that it is important to "reduce threats to caribou, while balancing the needs of all British Columbians, including Indigenous communities, industry and recreation enthusiasts."

We cannot understate the need to balance socioeconomic needs while developing plans to maintain and recover caribou. Forestry, mining, and recreation are important values that must be considered concurrently with the caribou recovery. The Province has advised that it aims to include local governments in developing predictable zonation and thresholds to provide certainty to affected natural resource users.

The RDBN is committed to work with the province to plan natural resource utilization that supports our local communities and minimizes impacts to local caribou herds. Minister Donaldson has committed to involving local governments in the caribou recovery to ensure that local knowledge and priorities are incorporated as we move forward.

We support the Province's ongoing efforts to compile current and accurate data reflecting caribou use as the most recent updated scientific information, including spatial representation of habitat, as an essential step to achieve the objectives of protecting caribou herds while balancing the socioeconomic impacts and the needs of other species, including moose habitat and predator management.

Thank you for your consideration,

Bill Miller
Chair
Regional District of Bulkley-Nechako

cc: The Honourable John Horgan, Premier, Province of B.C.
The Honourable George Heyman, Minister of Environment and Climate Change Strategy
The Honourable Doug Donaldson, Minister of Forests, Lands, Natural Resource Operations and Rural Development
North Central Local Government Association Members
Union of B.C. Municipalities Members

From: Louise Caparella [mailto:louise.caparella@fourseasons.com]
Sent: Thursday, July 26, 2018 9:19 AM
To: corporate <corporate@whistler.ca>
Cc: Wanda Bradbury <WBradbury@whistler.ca>
Subject: Festival of Trees -

Dear Dear Mayor and Council,

Thank you for your sponsorship of Festival of Trees in 2016, we are so grateful for your support! Even though it's about 30 degrees outside, we are already thinking about Christmas and are starting preparations for this winter's Festival of Trees!

Our sponsorship package is attached below and we very much hope that you will consider sponsoring a tree again. As a reminder, Gold sponsors have the option of selecting their tree location in the upper or lower lobby - first come, first served!

Thank you for your consideration, enjoy your summer - we hope to see you again for Festival of Trees!

Warm regards,

Louise Asbury Caparella
EXECUTIVE ASSISTANT

Four Seasons Resort and Residences Whistler
4591 Blackcomb Way, Whistler, British Columbia, V0N 1B4, Canada
t +1 604 966 2656
e louise.caparella@fourseasons.com
www.fourseasons.com/whistler

FESTIVAL of TREES

In support of BC Children's Hospital Foundation

REGISTRATION FORM

Tree Decorating
November 19, 2018
9:00am - 6:00pm

Tree Lighting Ceremony
November 20, 2018
5:30pm - 8:00pm

Tree Take-Down
January 8

Four Seasons Resort and Residences Whistler

For more information, please contact Louise Caparella at louise.caparella@fourseasons.com or 604.966.2656

PAYMENT METHOD:
To pay by credit card (VISA/MC/AMEX) please call Casey at BC Children's Hospital Foundation at 604-875-2345 x5400.

Cheques can be made payable to BC Children's Hospital Foundation

COMPANY NAME

_____

CONTACT NAME

_____

EMAIL

_____

PHONE **FAX**

_____

ADDRESS

_____

CITY **PROVINCE** **POSTAL CODE**

_____

Please select one of the following sponsorship packages:

☐ Fundraiser (Min. $400) ☐ Bronze $1,000
☐ Silver $1,500 ☐ Gold $2,000

Please select one of the following payment methods:

☐ Credit (See left) ☐ Cheque ☐ Please invoice

We are interested in supporting the Festival of Trees in the following way(s):

☐ We are unable to commit to a sponsorship but would like to make a tax-receiptable donation in the amount of $_____

☐ Please send information about the Victoria, Sooke, Oliver/Osoyoos and Vancouver festivals.



BC Children's Hospital Foundation

FESTIVAL of TREES

SPONSORSHIP PROPOSAL

2018

3RD ANNUAL WHISTLER

Hosted by

FOUR SEASONS
RESORT AND RESIDENCES
WHISTLER

In support of

BC Children's Hospital Foundation

FOUR SEASONS
RESORT AND RESIDENCES
WHISTLER

A message from Joerg Rodig
General Manager
Four Seasons Resort and Residences Whistler

Thank you for your support and friendship over the past year. We were overwhelmed by the response and excitement to last December's, 2nd annual Festival of Trees Whistler for BC Children's Hospital Foundation. This year's Holiday season will be here before we know it and we are looking forward to starting off the season with the tree lighting ceremony for this years Festival of Trees on November 20, 2018.

Reflecting on the year behind us, we are so fortunate to live, work and raise our families in one of the most beautiful parts of the world and experience all the adventure on our doorstep. BC Children's Hospital treats our children for a range of issues, big and small - from bike accidents, illness and managing chronic conditions. Many of the families in our destination have had contact with BC Children's Hospital. Our 'Champion Family' for the event is one of those families; a local hero from Pemberton, named Ty Sangster. This brave little warrior has been in treatment for leukemia for three+ years and is now in the maintenance phase of treatment - which is great news. If all goes well, Ty's treatments at Children's Hospital will conclude in 2019, but for now, his trips to this amazing hospital are still far too familiar and often.

Ty's story is not uncommon, there are many other children from the Whistler and Pemberton area, in treatment at BC Children's hospital for various childhood illnesses, which is why Four Seasons Resort and Residences Whistler has made a long term commitment to host Festival of Trees. We believe that this is a wonderful way to give back to our community and recognize how fortunate we are to have the team at BC Children's Hospital supporting our kids.

We would like to invite you and your company to sponsor a tree for this worthy cause. Thank you in advance for considering our proposal to participate in Festival of Trees Whistler 2018.



WHISTLER'S CHAMPION

It was Kate Sangster's maternal instinct that pushed her to seek out more answers for her son Ty's persistent flu symptoms. After Ty began to walk unbalanced, and his eye coordination was suddenly off, Kate knew it was time for bloodwork. The shocking results came quickly. Ty was diagnosed with leukemia, and the family was sent immediately from their home in Pemberton to BC Children's Hospital.

From the moment they arrived at Children's, Kate felt warmly welcomed by the team of caregivers. The next 27 days as inpatients came with several tests, treatments and learning the details of what the next three years would bring.

After six months of intense treatment, tests showed that Ty was in remission. Ty is now in the maintenance phase of treatment, which allows him to take most medicines at home, with monthly trips to Children's Hospital. His treatment will be complete at the end of 2019.

Kate credits Ty with giving her strength to push through, and says **"if you're lucky in life you will meet someone who inspires you and makes you a better person. Mine is four-years-old and calls me Mama."**





ABOUT BC CHILDREN'S HOSPITAL

As the province's only full-service hospital dedicated to serving the one million children in BC and the Yukon, BC Children's Hospital is accessible to the largest population of children and youth served by a single Canadian hospital. BC Children's Hospital provides services in areas such as neonatal intensive care, kidney and bone marrow transplants, open-heart surgery, neurosurgery and cancer treatment. It is a leading provider of diagnostic and laboratory services, and many complex tests, including universal newborn testing for potentially devastating diseases.

The Hospital shares its site with BC Women's Hospital & Health Centre and the Child & Family Research Institute. Sunny Hill Health Centre for Children, a part of BC Children's Hospital, is the leading provincial facility offering specialized services and care in pediatric development, research and education. More than 84,000 children visit the hospital annually, 67 per cent of whom live outside the City of Vancouver.

SPONSORSHIP ADVANTAGES

Sponsorship provides an exciting opportunity for a corporate partner to show support of the sickest children in BC, while enhancing your company's visibility and brand awareness, linking your brand with the reputation and personality of BC Children's Hospital Foundation and providing interactive opportunities to connect with potential customers, intermediaries and industry leaders.

BRANDING

Since the establishment of our Foundation in 1982, hundreds of thousands of young lives have been transformed by our donors' generosity. Our brand has evolved to become a household name that is highly recognized.

According to Insights West (2016), BC Children's Hospital Foundation's brand enjoys one of the highest recognition rates in the province of BC. 95% of British Columbians are aware of BC Children's Hospital, and our Sunshine logo has a 51% recognition rate province-wide. BC Children's Hospital was found to have the highest overall brand reputation out of 400+ brands tested across BC.

WHISTLER

Once again, Four Seasons Resort and Residences Whistler is planning an exciting transformation of their lobby areas for the Festival of Trees Event. Festival of Trees provides an invaluable opportunity to demonstrate their community leadership, engage employees, creative flair and support for child health.

The event will run for five weeks, from mid-November to early January, and will receive noticeable coverage through print, TV and radio media. As a sponsor of the festival, your tree will be seen by thousands of visitors to the Resort and SIDECUT Modern Steak + Bar.

All funds raised will go towards the Excellence in Child Health Fund. Your contribution will support the areas of greatest need to BC Children's Hospital, Sunny Hill Health Centre

Tree Decorating - Monday, November 19, 2018

9:00 am - 6:00 pm

Encourage employees to bring a tree décor theme to life! Whether its holiday or your brand - the options are endless!

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5:30-8:00pm

Sponsors are invited to join us at Four Seasons Resort and Residences Whistler for the Tree Lighting Ceremony to kick-off the six weeks of voting and garnering for support. During the event a team of judges will visit with each team to review decorations and ask for the story and/or Inspiration behind the tree; afterward, the judges will award prizes for select categories!





CORPORATE VISIBILITY

Sponsoring a tree is a fun and meaningful way to support BC Children's Hospital while providing your organization with the opportunity to engage with the community.

Here are some ideas on how you can make the most of your Festival of Trees sponsorship:

- Creativity is encouraged—bring your brand to life!
- Employee engagement— enhance team-building and take part in decorating your tree.
- Invite clients and business partners to the festival to vote for their favourite.







TREE SPONSOR BENEFITS

As sponsors you are the stars of the show, and we have created three sponsorship levels that will offer your organization a chance to shine — gold, silver and bronze. Each will help BC's kids live healthier lives.

Sponsor Benefit	*Fundraiser Tree	Bronze $1,000	Silver $1,500	Gold $2,000
An artificial Tree (approx. 7')	Pre-lit not guaranteed	Pre-lit	Pre-lit	Pre-lit
Tree displayed in the Four Seasons Resort and Residences Whistler lobby for five weeks over the holiday seasons • Seasonal hotel traffic—approx. 18,500	✓	✓	✓	Choose your location (first-come, first-serve)
Logo featured on signage next to your tree	✓	✓	✓	✓
Feature on the Festival of Trees webpage	Name	Name	Name	Logo
Feature on the Festival sponsor signage	Name	Name	Logo	Prominent Logo
Personalized Festival of Trees voting Webpage	✓	✓	✓	✓
Tree take-down service: our team will dismantle your tree for you on January 8, 2019	Not available	$125	$150	✓
1/2 Page full colour post-event ad in the Vancouver Sun	–	–	–	Name
Emcee recognition during tree lighting ceremony	–	–	–	✓
Opportunity to join the tree judging panel	–	–	–	✓

**Fundraiser Tree option is only available to non-profit organisations or schools and must commit to raise a minimum of $400.00 per tree*

FESTIVAL of TREES | In support of BC Children's Hospital Foundation

Thank you!

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For your company to fully benefit from this partnership and opportunity, please confirm your commitment by November 10, 2018.

Please do not hesitate to contact us should you have any questions.

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Logo featured on signage next to your tree	✓	✓	✓	✓
Feature on the Festival of Trees webpage	Name	Name	Name	Logo
Feature on the Festival sponsor signage	Name	Name	Logo	Prominent Logo
Personalized Festival of Trees voting Webpage	✓	✓	✓	✓
Tree take-down service: our team will dismantle your tree for you on January 8, 2019	Not available	$125	$150	✓
1/2 Page full colour post-event ad in the Vancouver Sun	–	–	–	Name
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Opportunity to join the tree judging panel	–	–	–	✓

**Fundraiser Tree option is only available to non-profit organisations or schools and must commit to raise a minimum of $400.00 per tree*

FESTIVAL of TREES | In support of BC Children's Hospital Foundation

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For your company to fully benefit from this partnership and opportunity, please confirm your commitment by November 10, 2018.

Please do not hesitate to contact us should you have any questions.

Sea to Sky Community Services

Friday, July 27th, 2018

ATTN: Village of Pemberton and Resort Municipality of Whistler Mayors and Councils,

Support for Instituting a handyDART Bus for Whistler and Pemberton

The Better at Home program provides assistance to seniors in the Sea to Sky Corridor with non-medical services such as housekeeping, grocery shopping, transportation to medical appointments, etc. The program is funded by the Province of British Columbia through the United Way and administered by Sea to Sky Community Services.

Through Better at Home's volunteer based transportation services, we have become acutely aware of the increasing local and long distance transportation needs for seniors. We are not able to fill all of these needs and have had to rely on referrals to other services. We regularly refer to the Squamish handyDART service.

The Taxi Supplement programs in Pemberton and Whistler are no longer running. Pemberton and Whistler's seniors population growth has led to an increased handyDART need. In the recent Seniors Advocate report titled *Seniors Transportation; Affordable, Appropriate and Available (May 2018)* recommendations include "Continued efforts need to be made for increasing the availability of HandyDART services. Priority should be given to the 6 transit systems with no HandyDART ..." and "All British Columbians regardless of where they live should have access to Taxi Saver vouchers if they qualify." In order to get all of our seniors and community members with special needs to programming and services that are vital to their sense of independence and community, we must provide accessible and reliable transportation services.

We are advocating for a shared handyDART service operating in and between the communities of Pemberton and Whistler as well as a Taxi Supplement or Taxi Saver Program to enhance the current transit system.

Thank you for your interest in improving the lives of our more vulnerable community members and augmenting handyDART services in the Corridor. Please contact me if you have questions or would like more information.

Sincerely,

Karen Clarke, Better at Home Coordinator on behalf of the **Better at Home Advisory Committee**
604-892-5796 ext. 272 or karen.clarke@sscs.ca
CC: Jordan Sturdy, MLA West Vancouver – Sea to Sky
Pamela Goldsmith-Jones, MP West Vancouver – Sunshine Coast – Sea to Sky Country

From: Keenan | Whistler Eco Tours <keenan@whistlerecotours.com>
Sent: Monday, August 6, 2018 1:31 PM
To: info
Cc: Reservations
Subject: Ironman feedback

To Whistler Mayor and Council

I am writing to reflect the concerns of the Ironman Event and have offered some ideas so as not to hurt the operations of mine and many other small businesses affect by this event due to the closure of Highway 99.

Firstly I am a fan and enjoy the event.

Unfortunately I am a businessman as well in Whistler and this event, the way it is presently being run hurts my business operations, my staff and my bottom line.

The closure of the highway makes it very difficult for my employees to come to work. Either they come very early and stay quite late or they take the day off.

Wayside Park is our concession we run for the RMOW. We are not able to access this Park until after 2:00pm. Needless to say we lose revenue each year of between $8000 and $10000

There are only really 7 Sundays of full summer in Whistler as the summer season really only begins in the July and ends the last week in August.
The kids going back to school reduces the business on the last Sunday in August.
You take away the Sunday on the last week-end of July for the Ironman Competition it leaves us with only 6 true Sundays in the summer.
Weather and other factors like highway accidents can reduce this number even further.
I pay concession fees, I have a contract to keep to open and I also pay my fair share of taxes.
I am a small businessman and feel I am being neglected when it comes to this event.

My recommendations are simple.
Keep the Highway open so we can do business. Close one lane maybe, use the Valley Trail.
Second, the Resort is full in July anyway so bring back the Ironman in the Off season. Then maybe the local small business will not object completely to highway closures.
Third compensate the Businesses like mine to cover our losses. I can show you revenue from the previous and following Sundays.
Fourth Do not renew the contract and send it to a place where there are two main roads and not one like here in Whistler.

I look forward to your reply.

Thank-you

Keenan Moses
Owner,
Whistler Eco Tours
PO Box 1498
Whistler, BC
V0N1B0
cell# 604-698-8494
Business # 604-935-4900
Toll Free # 877-988-4900
Fax #
604-935-4901



[redacted]

August 7th, 2018

Attn: Mayor Nancy Wilhelm-Morden and Council
RE: Proclamation of October 15th as “Pregnancy and Infant Loss Awareness Day”

We are parents striving to raise awareness and recognition of a tragedy sadly close to our hearts.

On October 30th, 2014 our son Owen Benjamin Edmondson was born, a day after his due date, after a wonderful and healthy pregnancy. He suffered a stressful labour which caused his heart rate to dip, and him to take a gasp of meconium which filled his lungs. He was delivered through an emergency caesarean but had already suffered severe oxygen deprivation which caused irreversible brain damage. The hospital were able to stabilize him so we could spend an incredibly powerful 5 days parenting him in the NICU, learning his character and personality traits. Time spent together as a family. Unfortunately, the damage to our little boy’s brain was too much and we had to make the heart wrenching decision to remove him from life support. We were able to give Owen a beautiful death out in the fresh Vancouver air listening to the wind in the trees and feeling the raindrops land on his head. Owen’s life was one full of love. His spirit lives on through every adventure and smile shared. His presence is strongly felt in our family.

Since this has happened to our little family we have learned of more people in the community, some who have come forward to support us, that have had similar experiences. One of the most alarming parts of our experience was our naivety due to the lack of awareness and the silence that surrounds these tragic events. We know that we're not alone. Promoting awareness of pregnancy and infant loss will increase the likelihood that families experiencing loss will receive understanding and support as they face the challenges of their distinctive bereavement.

We are writing to request your support to declare October 15th as “Pregnancy and Infant Loss Awareness Day” again this year in Whistler. We request that in addition to this declaration, the lights across the Fitzsimmons Creek are changed to the campaign pink/blue colours for the evening with a sign explaining the event and the municipality's support on the issue (the sign from last year could be reused this year). This event was a huge success last year, connecting many hearts in the community. It truly was a beautiful evening.

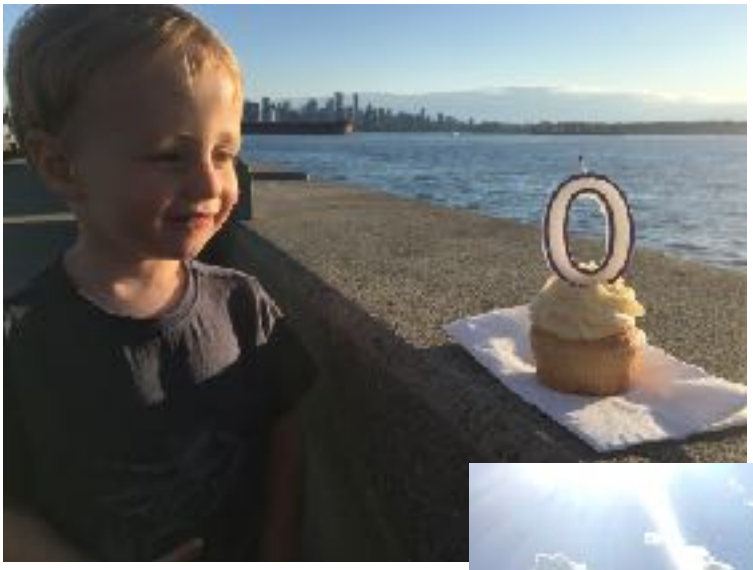
Thousands of families across Canada are devastated each year by the death of their baby through miscarriage, stillbirth or neonatal loss. It is important to our family that this day be recognized in order to help break the stigma and silence, and to once again bring our community together in support of this and each other.

There is a Canadian action site which contains information about what this day hopes to achieve, http://www.october15.ca/. Among other municipalities in BC and other provinces, the city of Vancouver acknowledges this day, changing the colours of the lighting on BC Place in support.

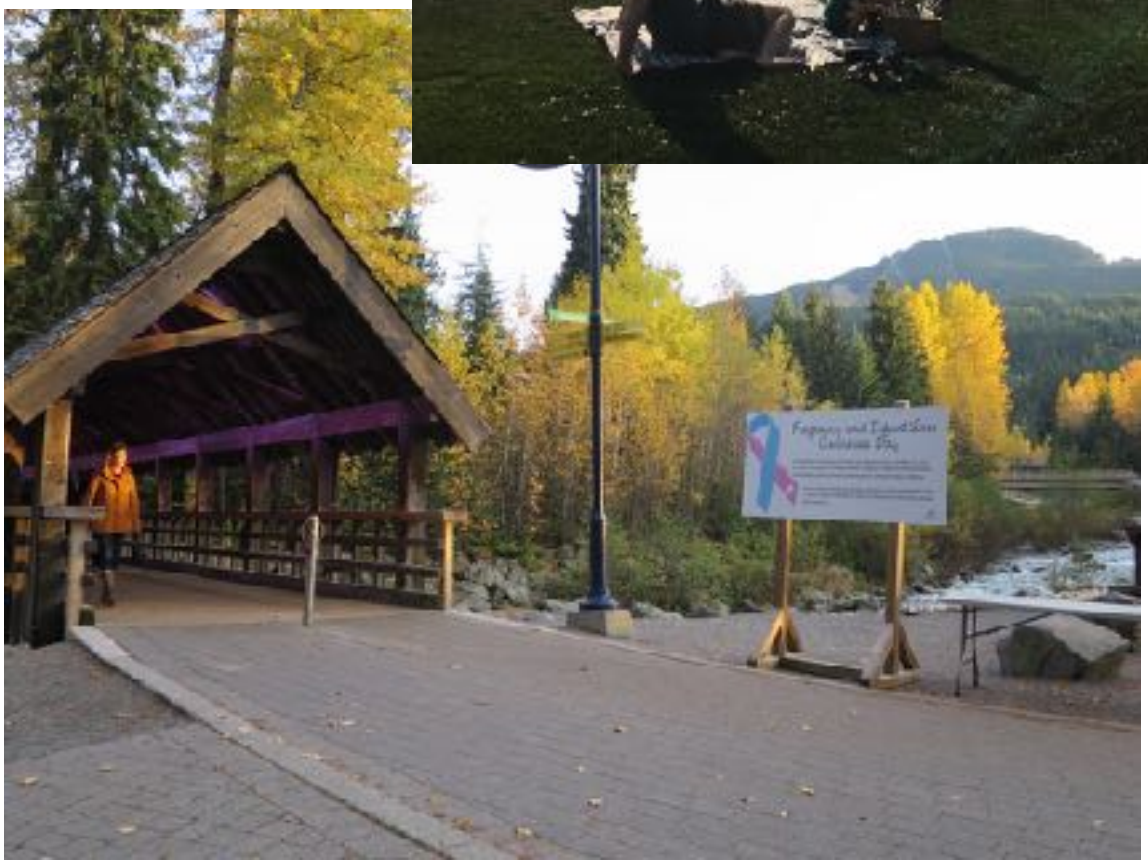
If there's involvement required from our part we would be honoured to do what is needed. We are now responsible for parenting the spirit and memory of our special son in ways we had never imagined. We want to ensure Owen Benjamin Edmondson, and the children of other local residents, are never forgotten.

Thank you for your support,
Mark, Robyn and Owen and Elliott Edmondson










Owen benjamin edmondson
our son, the one who made our hearts grow, the one who made us parents, the one who made us a family, with us in everything and we do and so very much



From: DAVID M MACPHAIL <[redacted]>
Sent: Tuesday, August 7, 2018 2:28 PM
To: Steve Anderson; Jack Crompton; Jen Ford; Cathy Jewett; Sue Maxwell; John Grills; Wanda Bradbury
Subject: A dangerous situation

Dear Mayor & Council,

While cycling the Valley Trail this morning my wife and I were nearly struck by a vehicle travelling north at a high rate of speed on Blueberry Drive as we started to cross the intersection at St Antons Way and Blueberry Drive. The visual obstruction caused by the vegetation and 2 stacked signs makes it very difficult for cyclists to see approaching vehicles coming down the hill or for drivers of vehicles to see cyclists until they are into the crosswalk.

The attached photo shows my spouse visually obstructed by the vegetation and No Parking/Bus Stop sign in the right hand photo and then further obstructed by the stacked Crosswalk sign in the left hand photo. She is walking beside her bicycle in the photos. Had she been mounted and riding she would have been more visually obstructed by the posted signs.

An already dangerous situation is made worse by the sign indicating a pedestrian crosswalk with no indication that it is a multi use crosswalk that is part of the Valley Trail system. Even if signs were installed to warn cyclists of approaching vehicular traffic this would not mitigate the danger created by the significant visual obstructions.

As cycle traffic on the Valley Trail continues to increase, it is only a matter of time before dangerous situations like this result in serious injury or death unless steps are taken without delay to identify and mitigate these dangers.

Yours truly,
David MacPhail
Whistler, BC
For Council package please



From: Mark Edmondson [redacted]>
Sent: August 7, 2018 1:33 PM
To: Jack Crompton; Jen Ford; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills; Nancy Wilhelm-Morden
Cc: Robyn Edmondson
Subject: DES

Dear all,

It's come to my attention that the current Mayor and Council believe the District Energy System in the Cheakamus Crossing neighbourhood, and more specifically the legacy Olympic WHA homes, is working as expected and providing a green solution to radiant heating and domestic hot water.

I've remained relatively quiet over the past few years regarding the system as I trusted something was going to be done to rectify what, from most home-owners' perspective, seemed to be a relatively clear mistake made during a rushed construction. I understand that the current council weren't responsible for decisions made at that time, and some of them are probably hard to reason with now. However, It's probably time to add my voice to the discontent about how the system works for me and my family and hopefully provide additional context.

The definition of "green" is vague, but I pay more for hydro than friends who own similarly sized homes heated by electric baseboard heaters, presumably I'm using more electricity and will continue to pay more for as prices increase. I also pay an additional quarterly bill which maintains the municipal service for which I can only assume at some point is going to increase in costs. I also pay larger maintenance bills to specialized contractors who service my system. I also have practically no idea how the thing works, it's excessively complex, I'm a relatively smart person and there's zero I can do to service or maintain things myself.

We've been offered the option to opt-out, that means, a further investment on my behalf to, I guess, switch to what would probably be considered a less green system; Including waste of the existing system and unnecessary replacement of hardware that could probably be made to work well with some shared knowledge and re-investment. None of those things fit my definition of "green".

I get the impression, and it's probably somewhat justified in some cases, that the feeling is that many first-time homeowners didn't necessarily understand the implications and costs they'd be responsible for outside of the anticipated bills and mortgage payments (especially in a stratified complex). However, the costs and headache incurred daily in having to deal with this heating system is beyond what anyone should expect. The stories I've heard are not from individuals whining about costs they didn't appreciate they'd have to bear, they're from families who are financially impacted by a poorly designed and delivered system in homes and a neighbourhood they love.

This week I switched our domestic hot water from the DES to electric, after 3 successive red screens on the heat pump (obviously we're not currently heating our house). After all attempts to reduce the water temperature to attempt to rectify the issue, it was beyond temperatures that I deemed safe for my family. Due to the size of the hot water tank because of the Olympics, this is yet of further cost to myself, and the planet.

I realize that the tenure and Municipal involvement for some of you is probably coming to an end in the Fall, I hope that you use that time to help provide a fix to a problem and a memorable legacy for the hundreds of residents and future residents of Cheakamus Crossing.

From: TONY TWORT [redacted]
Sent: August 7, 2018 1:01 PM
To: Jack Crompton; Jen Ford; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills; Nancy Wilhelm-Morden
Subject: DES

Hi All

This mail is just to re iterate the problems we have encountered with our DES and still have.

Over last 4 years No heat in main front bedroom (after phase one with 3 flushes informed the fan coil is totally blocked and needs replacement, cannot get hold of one. All due to minerals in initial water, probably too green)

Very poor heat from fan coils on upper stairs and second bedroom. Even after flushes and air bleed fitted still useless.

Very patchy heat over main floors downstairs and little or no heat at times in the bedroom on ground floor.

With heating off we have experienced heating to main floor in SUMMER

We have been on hydro for hot water for past 3 years with no heating on so WHY are we paying for DES during summer months

We have replaced the circulating pump twice in 4 years. I look after a property where there are 5 boilers and not once in 12 years have I had to replace a circ pump which has failed due to excessive mineral build up

If the Muni thinks this system is not faulty then please come and live in one of our units for the winter. You will experience the cold, lack of hot water, expensive items to replace and in summer pay out money for something you are not using.

Your comments would be appreciated.

Tony Twort and Hazel Boyd

From: Maeve Bellmore [redacted]
Sent: August 9, 2018 2:29 PM
To: Jack Crompton; Jen Ford; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills; Nancy Wilhelm-Morden
Cc: [redacted]
Subject: DES - [redacted]

To whom it may concern,

I am writing with regards to our DES system. We moved into our house in The Terrace complex in 2015 and have experienced issues ever since.

Issues consisting but not limited to;
- constant red screening,
- system not running how it is meant to, we need to run on electric due to the red screening,
- house having no heat due to DES breaking down in winter. No heat or hot water for month (Techs took nearly two months to fix),
- Thermostat stopped working due to DES not communicating to thermostats (Techs could not fix),
- had to pay to have the operational unit 'Tekmar' replaced ($1,200 - for this piece alone) . *DES still does not run efficiently even with the new Techmar.*

We had a technician visit as part of the community wide maintenance service call in winter of 2016/17.
After this first tech visit the DES system broke for one month. The tech found it challenging to fix the issues to our system as there were parts incorrectly set up. There was no heat to the house during this period which was in the middle of winter, partly due to the Techmar piece taking so long to order and arrive. We were all freezing. I wrote to Mayor Nancy, and she was angry and agreed this was unacceptable.
I now have a two month old, and I would be distraught if we had no heat during the upcoming winter for any period of time due to an ineffective heating system, which puts my child at risk of health issues or worse.

The technician informed us that our system was incorrectly set up and will never properly function as it was meant to. He said many systems in Cheakamus are set up incorrectly having been set up as a 'speed' job. He also said part of the DES issues are due to the local water being too hard for the system, and needs constant flushing to clear out the hard water build up (flush cost $1,200-$2,500).

In addition, the tech said that having two massive water tanks for a three bedroom household is too large a load for the DES and unnecessary. These tanks were installed only for the use of the olympians who had the need of larger water tanks. Obviously there was no realistic consideration to the normal size family that would live here after. Some technicians have said they do not want to come back as there are too many issues. The system needs to be fully replaced.

We pay our DES fees even though we do not get the Des service as it's never working how it was intended. We pay for hydro and if there is a issue BC hydro send their techs out to fix it properly or replace what is broken. Why does the muni refuse to offer the same service? It is extremely hard for families on an average household income already living in a very expensive village, to pay thousands of dollars for technicians, parts/labor fees for a product that will never reliably work.

I would like to be provided with a resolution and opt out of the current DES with a more functional, easier to manage, cheaper system more suitable for a hard water neighbourhood. One that runs efficiently and will not be a money pit, as the current DES has turned out to be. As the municipality installed these atrocious systems to be 'cheaper and green alternate' (which both they are not), I would like to see the municipality take responsibility for their full replacement for a system that is what they promised.

Kindest regards,
Maeve & Jeremie Bellmore

[redacted]

From: Christian Boone [redacted]
Sent: August 8, 2018 8:21 AM
To: Jack Crompton; Jen Ford; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills; Nancy Wilhelm-Morden
Subject: DES issues unit [redacted]

Good morning Mayor and Council,

I am emailing to provide information on the issues I have been having with my DES prior to and after the work done by Haakon as part of the Phase 1 and 2 last year. I am hoping that this will assist you in your decision making going forward.

In the last 3 years my house has spent just over $2000 to ensure that my DES system is properly working. $500 of that was covered under the phase 2 to pay for a follow up consultation by the contractor and some minor adjustments done while inspecting the system. I requested the follow up after phase one as my system was consistently on a red screen for about a week (I was also on red screen prior to Phase 1). I am no longer using the DES system to heat my hot water tank, but instead have switched to Hydro to help deal with the inefficiencies of the system. My hydro bill has more than doubled as a result. I did receive a quote for repair and flush for the system totalling $4000.00, but have opted not to move forward for fear of the repair not solving the issue. Additionally, I would rather spend that money on an alternate solution. I understand that you have granted home owners the option to opt out of the DES system, but I am waiting for direction from the RMOW on the process to do so, and also to know if there are other solutions being considered either as repair or replacement.

At the end of the day, I would just like some communication from the RMOW on procedure and where you might be in the process of providing alternate solutions.

I look forward to your reply.

Sincerely,
Christian

From: Brophy, Jennifer (CWR) <Jennifer.Brophy@Fairmont.com>
Sent: August 8, 2018 4:51 PM
To: Nancy Wilhelm-Morden; Jack Crompton; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills
Cc: Chris Mcleod
Subject: DES

Good afternoon Mayor and Councilors,

I am writing to express my concern with the DES system and explain why my family I have yet to officially opt out of the DES.

We are a family with two young children and have gone several weeks without heat or hot water over the 5 years we have lived in Cheakamus and have spent thousands on our unit trying to get it to work properly. In phase 2 alone we spent over $4,000. Being the first ones to replace the buffer tank we were the "Guinea pigs" paying for labor hours for Energy 1 to figure out how to "McIvor" the tank. With no alternate heating solution our plan is to use plug-in electric heaters until a viable solution has been provided or wait until someone else has successfully transitioned to an alternate system.

I am believing that you will accept responsibility for this system and provide a sustainable solution that local families can afford.

Kind Regards,
Jennifer Brophy

From: Kelly Gibbens [redacted]
Sent: August 9, 2018 8:48 AM
To: Nancy Wilhelm-Morden
Cc: WDC; Mike Furey; Jen Ford; Jack Crompton; Steve Anderson; John Grills; Sue Maxwell; Cathy Jewett; Tony Routley
Subject: Re: DES // CHEAKAMUS CROSSING

Hi All.

There are whisperings that council STILL don't believe there are issues in Cheakamus.

I hope this isn't true! Surely now that phase 1 and 2 are over, and still, myself and other residents are having constant issues, is proof that there are deep install issues that need to be dealt with before we can move forward issue free.

Other non-WHA homes are running off the DES and have no issues. Over half WHA Cheakamus residents have had continuous issues over the years. This is proof that our homes were sold to us with problems. Problems that clearly can't be solved with a yearly flush. I've had two flushes this year already and will no doubt need one, if not two before the year is up. That's over $3000 of work in one year.

Can I afford to save money with costs like this each year? How can I even begin to put $10-20K down to put a new system in and opt out of DES? It's impossible to even consider finding this money when I am spending so much Over the years in maintaining heat in my home. We desperately want to opt out but again, who is helping us figure out what to replace these systems with?

Please don't believe that our homes are working as they should. Winter is around the corner and so many of us will go through yet another winter with anxiety over when our heat might go down.

Many thanks,

Kelly Gibbens
[redacted]

From: ELIZABETH HARRIS [redacted]
Sent: August 8, 2018 3:39 PM
To: Jack Crompton; Jen Ford; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills; Nancy Wilhelm-Morden
Subject: DES in Cheakamus

Dear Mayor and Council,

I've sent many of you emails over the years about our DES system in Whitewater (Cheakamus), but in light of recent rumbling that Muni/Council feels there are no major issues with the overall DES system and perhaps, because no one has chosen to opt out of DES, that suggests most people are content, I thought I should write again? I just want to reiterate that I am not content, that we have had systemic issues with our DES since the day we moved in, we have spent over $5,000 just to get our system running and we still live in constant fear of the dreaded red screen. I am a business owner, we have lived in Whistler for 20 years, we have 3 young children and I am not one to complain about this wonderful town. BUT, to live in fear of no heat at any given point, and/or have to pay exorbitant fees to fix a system that can't be fixed, causes me MUCH frustration.

All that being said, I do not feel it a viable or cost effective option to simply "opt out" of this system, as this too will be an extremely costly exercise and not one I feel we should be paying as a homeowner in these WHA units. Please consider the families and the giant costs associated with these units and remember we are victims of an experiment gone wrong. If you believe an "opt out" is an option, I believe the Municipality should be footing the entire bill. These are the consequences of all the mistaken steps taken by WDC and should land on them/you, not the people who were sold these units under a false pretense.

Elizabeth Harris & Chris McKinney
[redacted]

From: Keith Lee [redacted]
Sent: August 8, 2018 12:40 PM
To: Jack Crompton; Jen Ford; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills; Nancy Wilhelm-Morden
Subject: DES

Hello members of the Whistler council.

I live and work in cheakamus crossing. I have owed a home here for 1.5 years. I have had Haakon do some work on my unit and fix a few issues that were not installed at time of original installation. Including a major repair to a compressor leak.

My unit works just fine at the moment.

However I work in a position where I maintain the heating and cooling systems. I have been able to take my knowledge and work on my system at home. This includes doing my own flushes and replacing pumps and override switches.

In the time that I have owned my home there have been four flushed done 1 by phase one and 3 done on my own.
The time that I have spent on my system is unknown (each flush I do takes 8 hours per loop and there are 4 loops X 3 full flushes) I check on it daily to make sure all is working properly. This seems like the best way to deal with the stress that comes with these systems.
I understand the systems and know how to troubleshoot the issues. I would think that the average home owner does not have my skills to look after their systems.

We are the workers in part that keep this town what it is. A world class tourist destination. I find it difficult to understand how the workers are able to afford the large cost to do bi annual maintenance and the cost of parts for our heating systems.

Regular non cheakamus home owners do not have the bi annual cost just to maintain the units. I also bet that they don't check their heating system daily just to see if it is still working. Very stressful!

I do not know the best way to fix the issues that are present with the system. Some are most likely to damaged to repair and the home owners do not have a viable option to replace their system.

I will continue to do the maintenance on my unit and hope that it continues to run and provide heat to my home and supply me with hot water.
The DES fee is fair but only if my unit continues to work.
Asking home owners to pay for some thing that they can't use because of a system Failure due to improper installation and no paperwork on how to maintain their systems is well just wrong. (I know we all should have manuals now, but the damage was done long before phase one)

Please do not fail the workers and families that make this town what it is. A world class location.

Thanks for reading
Keith Lee
The Heights.

From: Alan MacDonald [redacted]
Sent: August 8, 2018 11:12 AM
To: Jack Crompton; Jen Ford; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills; Nancy Wilhelm-Morden
Subject: The state of our heat pumps and the DES

Good day everyone,

I am sure you have all received a few emails as of late with regards to where some of us stand with our current situations regarding our heat pumps and the DES system and it's fees but I wanted to fill you in on my situation so that you are aware of some of the struggles that I am facing at this point in time.

My system seemed to work fine for the 1st few years but as time went on I started to see more and more red screen faults popping up which initially always seemed to fix themselves with a quick reset. I have endured many cold showers during the process as my hot water tank would not energize initially when I would get these faults due to faulty wiring from the installer. I was able to fix this myself but I am not sure why this was never caught before I moved in.

Back in 2016 the system finally started to fail on a larger scale and I could not get the system to reset so I left it on permanent red screen. It happened in the spring and I was fine without heat and I had access to hot water for showers so I was willing to let it stay in this permanent fault situation. Rumour had it that municipality and WDC had a plan to fix the system so that we could all get back to a working system and now armed with a proper user manual and maintenance schedule I had confidence. I decided to wait to see if this repair would fix my situation before I had to bring in a technician to pay out of pocket. The phase 1 work began and I had high hopes that the few retroactive repairs/replacement parts would allow me to fire up the heat pump and all would be fine. These turned out to be false hopes. When the technicians turned on the heat pump after phase 1 it went immediately went to a red screen fault. My next step was to to bring in a technician to find out what was going on. Phase 2 reimbursement eased the blow to the pocketbook but all that was able to determine was that my refrigerant in the heat pump was loaded with over twice the amount on refrigerant that was speced out by Climatemaster for initial start up. Now I am angry as I am not sure how this ever would have happened. Who is responsible for not setting my system up correctly from the 1st day? We all know the water used to fill our in floor loops was also out of spec but we have no way of proving such was the case so we are left to figure this out on our own. The technician removed the overcharged refrigerant in it entirety, left a vacuum pump on overnight and then refilled with the proper amount of refrigerant which, once again, gave me high hopes that the system would once again start to work. It did not. The system went to a red screen fault immediately. The technician then ascertained that I had faulty "tx valve" that would need to be replaced moving forward in order to determine if my system was beyond repair. I then received a quote from the company that the repair would cost about $3500. My head nearly exploded in anger as I was blown away that this was the cost to fix a $150 part. In speaking with technician I was

advised to not bother spending the money as there is no guarantee that this repair would fix my problem. I'm a very rational and calculated person and I simply cannot move forward with trying to fix my heat pump with assurance that the system will work for many years to come by spending this hard earned money. So here I sit, I want off the system, I have been told to wait for leadership to help determine my best options moving forward. Our back up electrical systems help to heat our floors and hot water just fine although the cost of doing so does increase the hydro bill to a point where a replacement system does seem to make more sense. I have a very hard time paying my DES quarterly fee knowing that I am I am not using the system and have not been using the system for years.

My hope in filling you all in about my situation is to make you aware that I am not happy. In speaking with everyone that I have in my development of the Heights and other areas I can tell you that no one is happy. Not everyone is vocal and are going to send emails or add information the DES Facebook page that hope all of you are keeping a close eye on as more and more peoples system are starting to fail. None of us are millionaires and we simply cannot afford such a high maintenance and repair costs. I am not sure what the solution is and I know none of you probably do as well. The Phase 1 and Phase 2 repair offers were a bit of a wash for many people having problems. All of our tanks are going to soon need to be replaced. The life span of our heat pumps is 15 years. We are all anxiously awaiting a sensible solution to this mess as none of us have confidence in the options that we have been presented thus far. We need transparency and open honest opinions of where we are moving forward. You are our leaders that should have vested interest in our well being. You are ultimately responsible for allowing this system to be put into place although we all realize that it was a former council and mayor that were directly involved. I am sure it looked great on paper and during the presentation that was put forth in recommending this system. The bottom line is that the system is failing us for whatever reasons and although we are the owners of these systems we need our leaders to lead us a solution. It is insulting to hear that some of you do not think that there is a problem with the system as there obviously is from our perspective. Not many of us have a 100% working system. Most people that have working heat pump are running their heat pumps only for heating. Two of my neighbours on my street have failed compressors that will cost over $5000 to repair. Most of us are all heating a 120 gallon tank of water to have our showers which on average use about 5 gallons of water. None of us need 120 gallons of hot water for showering and bathing.

Many of us want off of the DES. You have not made it easy to do so as the amount of hoop jumping and permits required perplex the average home owner. We all want to make the right move in resolving the problems that we are facing. None of us seem to know what to do without spending a lot of money. It currently seems easier and less costly to keep paying the DES fee and to heat our houses with simplified heating systems like space heaters and electrically energized buffer tanks. My personal opinion is that there is something wrong with this picture and it does not seem like anyone cares. It's our problem and we, as homeowners, need to take responsibility for a bad situation and suck it up. Considering my situation where my bad hand was dealt to me and had no idea that an overcharged system would lead to the

demise of my heat pump I feel that I should not be held responsible but I don't know who should.

Sorry for the rant. I know you have heard it all before from some of us that have taken the time to reach out but I feel the more information that you have the more you will be able to understand where we are all sitting with regards to the problems that we are facing. Please feel free to reply with any questions or concerns that you may with regards to anything thatI have written. I will be more than happy to shed some more light on my situation.

Alan MacDonald
[redacted]

From: Zach Wade [redacted]
Sent: August 8, 2018 12:27 PM
To: Nancy Wilhelm-Morden
Cc: Jack Crompton; Jen Ford; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills
Subject: DES

Hi Mayor and council, I'm a resident of The Heights. My wife and I moved in in the spring of 2011 after purchasing off of an original owner. At this time we knew nothing about the DES and either did our inspector, no body did. There was no manual no maintenance guide etc. I've experienced airlocks in the system, No heat upstairs at the radiators, leaks in piping, red screens, blown expansion tanks, etc. I'm now running on electric for my Domestic Hot Water as I had a red screen a couple weeks ago. Now I wait in anticipation for winter and colder times wondering if my DES will work to heat my home or if I'll have to move to full electric and very high BC Hydro bills. Should I have to pay for full DES during this time I'm only using half the system? If I move to electric to I need to pay my full DES tax at all? This seems unfair. This system was never installed properly and was rushed through. Now you say that we all have the option to opt out but what does that mean and how do you even go about that? If I'm on full electric I feel like that it self is opting out. Parts and Labour to fix and maintain this system is out of hand. The techs have to trouble shoot each problem and its a nightmare sorting through the mess of an install. We're all hoping someone finds a reasonable solution to retrofitting our homes with a viable solution to heat our homes and hot water. My neighbour just sold his house and is moving away for many reasons and one of them being that he was quoted $5000 to fix his system. The new owners of his unit bought it anyways because there is no housing anywhere. Now this poor couple has to deal with this mess. The DES was a good idea on paper and now its a nightmare for many of the people that run this town. Give us some options please.

Zach Wade
[redacted]

From: Ryan Weese [redacted]
Sent: August 7, 2018 3:51 PM
To: Jack Crompton; Jen Ford; Sue Maxwell; Cathy Jewett; Steve Anderson; John Grills; Nancy Wilhelm-Morden
Subject: DES System - [redacted]

To the mayor and council of Whistler,

I am writing to inform you that though we appreciate the support that you have thus far provided (Phase 1 & 2) I felt it necessary to explain that we, among many others in the Cheakamus neighbourhood, do in fact desire to get off the DES System. However, it must be noted that the cost to do so is too great nor are there any easily implemented ways to do so.

The DES system does not perform the way it was intended nor are the maintenance costs anywhere near the standard of other heating systems. We need the council's support in finding ways to exit the DES system in a cost effective way. This is a neighbourhood of subsidized housing; as such, many residents cannot afford to leave the system and are trapped to live in a home where heating and hot water is not assured.

Please do not view the fact that there haven't been people actively leaving the DES system as a sign that the DES is working correctly and that Phase 1 and 2 were successful. It is too cost prohibitive and your residents don't know how to leave the DES otherwise many would have done so.

I have personally spent thousands of dollars to fix and maintain my DES. From not having heat on the second floor to actually pulling debris (not build up) from our closed loop we have had nothing but problems.

The DES issue has not been resolved and we are hoping that you still recognize this.

Thank you for your continued support.

Ryan Weese
[redacted]

C. Higgins
[redacted]

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC
V0N 1B8

Monday, August 6, 2018

Dear Mr. Licko, Mayor Wilhelm-Morden and Council Members,

Reference:
REZONING APPLICATION NO.001151
8629 FOREST RIDGE DRIVE
LOT 10, VAP13276, District Lot 2106, NWD, Group 1

I am writing with regard to the above-noted rezoning application. I have examined the plans and I know the site and neighbourhood well. I strongly object to the requested zoning changes that will allow the development of two townhouses on the proposed location.

The Bethel Lands Corporation has applied to remove a single-family residence currently housing five long-term residents and to rezone the property for two resident restricted rental units and two purpose built rental units contained in a single building. To displace our neighbours and friends from their home is upsetting to the members of our community as is the requested level of residential density of this project.

Troubling to us also are what appear to be inconsistencies in the information printed on the rezoning application sign and the actual plans submitted to the building department. The sign states that a single building is to be built but the plans show that there are two stand alone buildings, each containing two separate units. The new infill allowances, I feel, are generous enough and to allow additional units beyond these levels is unacceptable.

Also on the sign it is stated that the development will include two parking spaces within a shared underground parking garage, with two visitor parking spaces at grade. The plans actually show an underground parking lot with eight spaces. This does not conform to the character of the neighbourhood and the inconsistencies in facts fail to inspire us that this development will proceed in a transparent fashion.

This development is not appropriate for the community in which it will sit. If the developer was looking for a relaxation of the building setbacks in order to build a new primary residence along with a garage including a suite that would be acceptable. However, to create what is equivalent

to a multi-family residential development is not appropriate for the neighborhood and the people who live here. It's not in keeping with the character of a dead-end street lined with single-family homes and a few suites that harmoniously abide within the current zoning guidelines. This proposed development is not in character with the neighborhood we chose to raise our family in.

Alpine Meadows is consistently voted the best neighborhood in Whistler because the houses are full of people that actually live here and enjoy the neighborhood for exactly what it is. It becomes most concerning that this rezoning application could set a precedent should this application receive approval. If one developer is permitted to do this then how do you say no to the next one, and the next one, and the next one. To allow developers to ruin the character of our neighborhood under the guise of a housing crisis is not fair to those of us that call this home.

I am not ashamed to admit that this objection has a NIMBY element to it. I am well aware that Whistler is in need of additional housing for employees. There are a number of resident restricted housing proposals in front of council right now. Many of those are in areas that could be better suited for increased density and have less effect on established neighborhoods. The recent rejection of the proposal to build employee housing in Nesters Crossing is an example of one that would have had no impact on the current residents.

Building high-density housing in Alpine Meadows is unfair to those who made a choice to live in a neighborhood without densification. We are not interested in having 16 people living on one lot. A development of this size and scope has the potential to become a residential building where seasonal employees come and go with no vested interested in keeping with the quiet family-oriented character of the street. Building this townhouse in this location will affect traffic on the street, noise levels, change the character of the neighborhood and potentially affect both property values and the opportunity to attract potential buyers down the road.

To that end allow me to conclude by saying there have already been substantial changes made to the building guidelines in the Alpine neighborhood that have allowed for increased density. Those changes have gone far enough and I would respectfully suggest that the developer work within the existing zoning.

Every neighborhood in Whistler has its own character and feel. Please do not disrupt ours by allowing this rezoning application to go through.

Sincerely,
Cynthia Higgins

From: Auley Serfas [redacted]
Sent: Tuesday, August 07, 2018 1:31 AM
To: Wanda Bradbury <WBradbury@whistler.ca>; Planning <planning@whistler.ca>; corporate <corporate@whistler.ca>; John Grills <jgrills@whistler.ca>
Cc: Scott Serfas <scottserfas@me.com>
Subject: 8629 Forest Ridge Dr REzoning Application

Dear Mayor Nancy Wilhelm-Morden, Councillor John Grills, the task force for resident housing, and all councillors,

We own a full time home at [redacted] Lakewood Crt. Just off of Forest Ridge Dr where there is a development proposal for multi-unit housing. We moved from Vancouver 3.5 years ago to get away from strata living. To get away from noise, and traffic and to raise our children in a safe environment that fosters independence and a healthy head space. Our kids play between houses within the neighbourhood and we are very concerned about the density proposed here. Our cul-de-sac is quiet, Whistler is awesome and that is why we decided to bring our family here. We are really happy about the community that we have created up here in our quiet neighbourhood.

There is an empty lot next to us, and another MAJOR concern is *precedence* and what such a development could mean for our family and other families surrounding us. There are several other homes that are likely to be taken down and upon redevelopment could lead to more units like the one suggested. Our neighbourhood would become that of a city subdivision. Where does 'infill' end?

This neighbourhood was never *intended* to be zoned for multi-family dwellings. The families that have grown up here invested for the same reason. They had the pleasure of raising their families in a green, safe environment with space to play and enjoy the outdoors. We only know of one home that does not support full time tenants/residents of whistler in our neighbourhood. We do our part! We understand the housing situation and feel that high density should be built in areas where families/investors know what the intension was when it was developed.

Forest Ridge, Lakewood Crt, Matterhorn and most of Alpine were never developed with the intension to have multi-family dwellings.

We know council talks about maintaining green space, cutting down on pollution and protecting environment. Creating density in these mature landscaped neighbourhoods would take from all of that.

Please share with all the councillors, let them know that we ask the municipal body to protect our neighbourhood, and allow us to feel confident that the municipality is also considering the existing residents, owners and renters in our neighbourhood while making responsible decisions for our community.

Call us anytime if you would like to discuss any of the above.

Auley and Scott Serfas

[redacted]

Whistler BC. V0N 1B8

[redacted]

[redacted]

From: Jen Zhu Scott [redacted]]
Sent: Tuesday, August 07, 2018 18:04
To: Council <Council@whistler.ca>; Mayor's Office <mayorsoffice@whistler.ca>; Nancy Wilhelm-Morden <nwilhelm-morden@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Jen Ford <jford@whistler.ca>; John Grills <jgrills@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; Cathy Jewett <cjewett@whistler.ca>
Cc: Adrian Scott [redacted]
Subject: 8629 Forest Ridge Drive Rezoning

Dear Mayor and Council,

Re: 8629 Forest Ridge Drive re-zoning application

As the owner of [redacted], right opposite to the above property, I am writing to express our concerns on this case, raise some questions, and hopefully provide some solutions.

First of all, we fully appreciate the housing/staffing challenges Whistler is facing. We believe to solve this problem is crucial for the greater sustainability of this beautiful town. However, systematic problems require systematic solutions. Our key concerns and questions are the following:

1. Precedent: if this rezoning application is approved, the precedent would bring other applications which could change the dynamic of the neighborhood.
2. Affordability: would the four townhouses be affordable enough to contribute to the demographic that really need housing? Or the developer is using the housing challenge as an excuse to maximize the profit?
3. Safety: Same as all the children in this quiet family culdesac, whenever we are in town, our two young children also frequently play on the street. The increased traffic during the construction period and post-construction could increase the risk for the young kids.
4. Planning: to rely on private developers to rezone and build in any random neighborhood is not a systematic solution to solve the housing challenges in the long term. It could also create anxiety and conflicts in established neighborhoods such as the Alpine. People like ourselves put our lifesaving into a property in Whistler without knowing if the lands around us would be rezoned could jeopardize the long-term confidence in investing and settling in Whistler.

My husband and I fell in love with Whistler 8 years ago and decided to put our life saving to own a piece of paradise. I'm sure it's not the first time you have heard how people are attached to their property and neighborhood. But as a non-Canadian, we love how inclusive Whistler has been. There are many beautiful places in the world but Whistler has made us feel at home. We are forever grateful for that. We concern this rezoning could bring long-term negative impact and tension to this quiet culdesac, potentially without actually contributing to the solution in any meaningful way. Would it be possible for the city council to rezone a larger area with planned affordable housing and invite all the residents and property owners to invest via REITS? I believe there will be a lot of residents and property owners feel the need to solve this problem in a systematic way. And many of us would love to contribute to that systematic solution as well.

Thank you so much for considering our feedback. We hope to resolve this issue constructively.

Best regards,

Jennifer & Adrian Scott
Owner of [redacted]

From: Kristina Marrington [mailto:kmarrington@amandatoddlegacy.org]
Sent: Sunday, July 22, 2018 10:52 PM
To: corporate <corporate@whistler.ca>
Cc: Kristina Marrington <kmarrington@amandatoddlegacy.org>
Subject: Whistler Landmark Lighting Request - Light Up Purple 2018 for World Mental Health Day

As required, please find attached the lighting request form for your review, as well as our official request letter.

Since 2013 we have approached landmarks in BC, across Canada and now Internationally, to **LIGHT UP PURPLE on October 10th**. We hope to see your continued support for World Mental Health Day and see the Sails of Light illuminate on October 10th for our 6th annual awareness event. Please find attached our official request letter.

Also, please sign and share - If you BELIEVE in supporting more help for Mental Health. Signatures are needed on this e-petition to have October 10th declared Mental Health Day across Canada. https://petitions.ourcommons.ca/en/Petition/Details?Petition=e-1736

Should you have any questions about Light Up Purple or the e-pettition, please do not hesitate to contact me.

Sincerely,
Kristina Marrington
Project Lead 2018
www.lightuppurple.com
www.amandatoddlegacy.org

On October 10th post your photos on social media!
#lightuppurple #worldmentalhealthday

Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca .

This application does not guarantee that your event lighting request will be approved or your date available.

We will contact you to confirm the status of your request.

Contact Name	Carol Todd
Organization	Amanda Todd Legacy
Business Address	1168 Douglas Terrace
City, Province and Postal Code	Port Coquitlam, BC V3C 5X2
Business Phone Number	604-329-0584
Business Email	kmarrington@amandatoddlegacy.org
Website Address	www.lightuppurple.com;www.amandatoddlegacy.org
Brief description of the event associated with your request	Since 2013 we have approached landmarks in BC, across Canada and now Internationally, to LIGHT UP PURPLE on October 10th. We hope to see your continued support for World Mental Health Day and see your landmarks illuminate on October 10th for our 6th annual awareness event.
Landmark Choice	☑ **Fitzsimmons Covered Bridge** ☑ **Village Gate Inuksuk** ☑ **Town Plaza Gazebo**
Date of event	October 10, 2018
Colour Request	Purple

Signature: _____

Date: 22July2018 _____

AMANDA TODD LEGACY
'THE DREAM OF HELPING KIDS'
amandatoddlegacy.org | info@amandatoddlegacy.org

To Whom It May Concern;
Re: Light Up Purple for October 10, 2018

We invite you to join us for our #LightUpPurple campaign in support of World Mental Health Day held annually on October 10th. Light Up Purple is supported by the World Federation for Mental Health, whose 2018 theme is *"Young People and Mental Health in a Changing World"*.

We are pleased to have seen increased involvement with this event over the past five years, and the awareness it is bringing to mental health and wellness around the world. Buildings, landmarks and bridges across Canada, the USA and Internationally have been illuminating for 'Light Up Purple'. We hope to see all our previous supporters, along with new ones, **light up purple on October 10th, proclaim and build awareness for World Mental Health Day, and even wear or do something purple themed**. Please visit our event website to view past supporters and discover other ways to get involved to show support on October 10, 2018.

The Amanda Todd Legacy is a non-profit society that focuses on awareness and the well-being of individuals with respect to prevention and awareness relating to bullying, cyber abuse and internet safety as well as resources and education that encourage mental wellness and healthy living.

Standing together as one we can make a difference for everyone. By educating and empowering children and adults, we advocate for change to avoid more casualties. We, as caring communities of parents, youth, families, friends, classmates, co-workers and neighbors, must stand together and #MakeTodayPositive. Together we can show the entire world by lighting up purple that we say NO to bullying and the stigma of mental illness.

Please join us this year and help to make a #GlobalDifference in the awareness surrounding mental health this October 10th. If you should have any questions, please email me directly at carol@amandatoddlegacy.org.

Thank you in advance for your consideration.

Carol Todd - Founder
Amanda Todd Legacy Society
www.amandatoddlegacy.org
#MentalHealthMatters

WHISTLER

Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca .

This application does not guarantee that your event lighting request will be approved or your date is available.

We will contact you to confirm the status of your request.

Contact Name	Kate Murray
Organization	MitoCanada Foundation
Business Address	2612-34th Ave NW,
City/Province/Postal Code	Calgary, AB T2L 0V5
Business Phone Number	18777086486
Business Email	kate.murray@mitocanada.org
Website Address	mitocanada.org
Brief description of the event associated with your request *(Information here will be used for communications and the sign on the bridge. Max 75 words. RMOW will edit copy if necessary.)*	This September 17th is our National Mitochondrial Disease Awareness Week. As part of an international effort to light up iconic monuments in green, around the world, I am reaching out to you today in hopes that there may be an opportunity to light the Fitzsimmons Covered Bridge in green, this September 17th or any one day during the week of the 17th of September.
Optional: Social Media Campaign Title *(include hashtags)*	#mitoawarenessweek #move4mito
Landmark Choice	X **Fitzsimmons Covered Bridge**
Date of Event	Monday, September 17, 2018
Colour Request	Green

Signature: K Murray Digitally signed by kate murray Date: 2018.07.31 13:57:29 -04'00'

Date: July 31, 2018

-----Original Message-----
From: [redacted]
Sent: Friday, August 03, 2018 11:49 AM
To: corporate <corporate@whistler.ca>; Wanda Bradbury <WBradbury@whistler.ca>
Cc: Wanda Bradbury <WBradbury@whistler.ca>; Steve Anderson <sanderson@whistler.ca>; Jack Crompton <jcrompton@whistler.ca>; Jen Ford <jford@whistler.ca>; John Grills <jgrills@whistler.ca>; Sue Maxwell <smaxwell@whistler.ca>; Cathy Jewett <cjewett@whistler.ca>
Subject: Please, urge Fairmont Chateau Golf course to cooperate in helping with toad migration
Importance: High

Dear Mayor and Council,

I have spent many hours volunteering at Lost Lake Park to help with Western Toad migration just to realize this morning that it was all for nothing. All the toads that safely crossed the whole park, the trail and the road ended up being cut in half as soon as they reached Fairmont Chateau Golf course.

It has been brought to my attention, by a member of the community, that the Fairmont golf course is refusing to cooperate with the RMOW's Environmental Stewardship's requests to comply with the Western Toad migration. The golf course refuses to comply with any of the reccommendations given in order to ensure unnessasary toad mortalities.

The member of community claimed there were "millions of toads getting decemated" by the golf course actions. It was so bad the freshly cut grass actually "reeked of death & decay."

We as a community are going to great lengths to help protect this sensitive species and it seems so disheartening to hear that the majority of which cross the golf course don't stand a chance.

I know that the Fairmont has tried to cooperate in the past but this year they have shown no effort.

I am writing in hopes that you could please write or speak to the president of Fairmont golf course.

It just seems so sad to have them all get destroyed once they reach the golf course.

Kindest regards,
Ivana Minic-Lukac

From:	Cate Lombard
To:	corporate
Subject:	Toad migration
Date:	Friday, August 03, 2018 3:50:18 PM

Dear Mayor and Council,

It has been brought to my attention, by a member of the community, that the Fairmont golf course is not following best management practices to ensure that unnecessary toad mortalities are occurring while the toads are crossing the golf course. This is resulting in mass toad mortalities due to grass umowing and golf cart vehicles in the area where toads are crossing.

The member of community claimed there were "millions of toads being decimated" by the golf course actions. It was so bad the freshly cut grass actually "reeked of death & decay."

We as a community are going to great lengths to help protect this sensitive species and it seems so disheartening to hear that the majority of which cross the golf course don't stand a chance.

I know that the Fairmont has tried to cooperate in the past but this year they have shown no effort and I am writing in hopes that you could please write or speak to the president of Fairmont golf course.

It just seems so sad to have them all get destroyed once they reach the golf course.

Kindest regards,

Regards
Cate Wiebe

From:	Ranya Dube
To:	corporate
Subject:	Fairmont Hotel / Toad Migration
Date:	Saturday, August 04, 2018 11:28:35 AM

Dear Mayor and Council,

It has been brought to my attention, by a member of the community, that the Fairmont golf course is not following best management practices to ensure that unnecessary toad mortalities are occurring while the toads are crossing the golf course. This is resulting in mass toad mortalities due to mowing and golf cart vehicles in the area where toads are crossing. The member of community claimed there were "millions of toads getting decemated" by the golf course actions. It was so bad the freshly cut grass actually "reeked of death & decay."
We as a community are going to great lengths to help protect this sensitive species and it seems so disheartening to hear that the majority of which cross the golf course don't stand a chance.
I know that the Fairmont has tried to cooperate in the past but this year they have shown little effort.

I am writing in hopes that you could please write or speak to the president of Fairmont golf course.
It just seems so sad to have them all get destroyed once they reach the golf course.

Kindest regards,
Ranya Dube

To whom it may concern,

It has come to my attention, and many others, that the community is just not doing enough to protect this Toad Migration. The Chateau golf course staff are doing an exceptional job of killing as many of these creatures as humanly possible! Do you think this is a problem! Does this fit with our Whistler environmental legacy! You have had no problem shutting down free parking, and sitting on your hands when it comes to housing issues, is this issue just another one to forget about and let pass? Get to work immediately on this!

Tired of Whistler selling the “environmental outdoor wonderland” and continually doing near nothing for the real FIRST inhabitants!

Kevin Radford

From: Lon Flath [redacted]
Sent: Monday, July 23, 2018 12:22 AM
To: corporate <corporate@whistler.ca>
Subject: RE Whistler Village Centre/Concorde

Dear Mayor and Council,
RE: National (Whistler) – Whistler Village Centre project proposal
I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.
- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.
With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,
Lon Flath
[redacted]

From: Caroline Bagnall [mailto:info@connecthospitality.ca]
Sent: Friday, July 20, 2018 3:32 PM
To: corporate <corporate@whistler.ca>
Subject: Letter in support -National (Whistler) – Whistler Village Centre project

Dear Mayor and Council,
RE: National (Whistler) – Whistler Village Centre project proposal
I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.
I have a young family, ages 8&9, and indoor activities on a cold/wet day would be greatly appreciated. The Holiday Experience at the Whistler Conference Centre over Christmas is an example of just how desperately needed a facility like this is to our local and visiting families.
- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.
With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,
Caroline Bagnall
[redacted]
info@connecthospitality.ca
604-938-3678

Caroline Bagnall
Connect Hospitality Strategies Inc.

From: Nina Moore [mailto:[redacted]]
Sent: Friday, July 20, 2018 8:54 PM
To: corporate <corporate@whistler.ca>
Subject: RE: National (Whistler) – Whistler Village Centre project proposal

Dear Mayor and Council,
RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.
- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.
With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,
Nina Moore
[redacted]

From: Kristen Wint [mailto:[redacted]]
Sent: Friday, July 20, 2018 5:12 PM
To: corporate <corporate@whistler.ca>
Subject: National (Whistler) – Whistler Village Centre project proposal

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Kristen Wint

[redacted]

[redacted]

[redacted]

From: Kelly Gave [mailto:[redacted]]
Sent: Saturday, July 21, 2018 1:04 AM
To: corporate <corporate@whistler.ca>
Subject: National Whistler

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Kelly Gave

Creel Concepts, 3rd Floor, Marketplace

Kelly@creelconcepts.com

604.905.9145

From: Stephen Neal [mailto:stephen@stephenneal.com]
Sent: Monday, July 23, 2018 8:03 AM
To: corporate <corporate@whistler.ca>
Subject: National (Whistler) – Whistler Village Centre project proposal

Dear Mayor and Council,

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Stephen Neal

President, SportsMarketingInc.ca
Connecting Brands and Fans

Representing **CHL Properties and The Canadian Hockey League, Western Hockey League, Ontario Hockey League, Quebec Major Junior Hockey League**

[redacted]

http://ca.linkedin.com/in/stephennealvancouver

Dali Janic
[redacted]

July 26, 2018

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration. Owner [redacted] at Whistler Peak Lodge

Daliborka Janic

Sincerely,

From: Anita McGee

[redacted]

July 26, 2018

Dear Mayor and Council,
RE: National (Whistler) – Whistler Village Centre project proposal

As a longtime resident/ manager in Whistler I am writing in support of "National Whistler" and encourage you to approve the liquor licensing application for this concept. It is the perfect location to house a world class family oriented facility with excellent food and weather independent recreation including bowling, ping pong, foosball and hoops.

Tourism Whistler has identified the need for indoor recreation the proposal reflects an evolution in thinking that promotes fun for all ages. Local residents and visitors will have something for the whole family on rainy days and for those not inclined to take to the hills. It will be a great venue to host children's birthday parties, team building events, conference experiences and other celebrations.

Concorde Entertainment Group is an experienced food-focused hospitality operator with a proven track record and over 30 years of business experience.

This is not a new development. National Whistler will occupy space that has been available to lease since early 1990 regardless if it's to one, two, three or more operators.

I believe the integrity of the service, food and activities will be better served by having one operator, which may reduce the need for more staff vs multiple operators.

Having a family friendly indoor recreation business makes Whistler a more balanced and inclusive community.

I strongly endorse the concept of this exciting new proposed business model and encourage you to approve the application and advance the project as quickly as possible.

Thank you for your consideration.

Sincerely,

Anita McGee

From: Harvey lim [mailto:[redacted]]
Sent: Tuesday, July 31, 2018 12:06 PM
To: corporate <corporate@whistler.ca>
Subject: FW: Letter of support - National Whistler

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

-The unfortunate recent closure of Bounce, makes this proposal even more necessary.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Harvey Lim

[redacted]

[redacted]

[redacted]

THORNHILL
REAL ESTATE GROUP

July 31, 2018

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Maggi Thornhill

Maggi Thornhill
Thornhill Real Estate Group
325-2063 Lake Placid Rd
Whistler, BC V0N 1B2

maggi@maggithornhill.com
604-905-8199

EMAIL: corporate@whistler.ca

DATE July 31/18

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.
- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Full name Hendrik Zessel
Mailing address [redacted]
Email address [redacted]
Phone number

From: Shane Bourbonnais [mailto:[redacted]]
Sent: Wednesday, August 01, 2018 11:38 AM
To: corporate <corporate@whistler.ca>
Subject: National (Whistler) – Whistler Village Centre project proposal

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.
Sincerely,

Shane Bourbonnais

[redacted]

Dear Mayor and Council,

As an owner in Whistler I am writing in support of "National Whistler" and encourage you to approve the liquor licensing application for this concept. It is the perfect location to house a world class family oriented facility with excellent food and weather independent recreation including bowling, ping pong, etc. I know that my facility will definitely use the facilities as well as many of renters that occupy our unit while we are not in Whistler.

Tourism Whistler has identified the need for indoor recreation the proposal reflects an evolution in thinking that promotes fun for all ages. Local residents and visitors will have something for the whole family on rainy days and for those not inclined to take to the hills. It will be a great venue to host children's birthday parties, team building events, conference experiences and other celebrations.

Concorde Entertainment Group is an experienced food-focused hospitality operator with a proven track record and over 30 years of business experience.

Having a family friendly indoor recreation business makes Whistler a more balanced and inclusive community.

I strongly endorse the concept of this exciting new proposed business model and encourage you to approve the application and advance the project as quickly as possible.

Thank you for your consideration.

Sincerely yours,

Brodie and Pippa Henrichsen

[redacted]

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. I have lived in Whistler for 20 years and currently work as a concierge in Whistler. I have seen many businesses come and go and I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

- Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed ***indoor recreation facility*** that appeals to both residents and guests.

- The proposal ensures a ***family-oriented inclusive program***, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.

- Concorde Entertainment Group is an ***experienced food-focused hospitality operator*** with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,

Ian Inniss
[redacted]
Ian.inniss@fairmont.com
[redacted]

IAN INNISS
CONCIERGE

Fairmont Chateau Whistler
4599 Chateau Boulevard
Whistler, British Columbia
Canada, V0N 1B4
T +1 604 938 2006
F +1 604 938 2058
fairmont.com/whistler

August 1, 2018

Dear Mayor and Council,

I am writing in connection with the above licensing application. I have examined the National Whistler project brief and wish to offer my support to the project for the reasons outlined below.

* Tourism Whistler has identified the need for weather independent indoor recreational amenities. The National Whistler proposal to add bowling and other old-school amusements would provide a much-needed indoor recreation facility that appeals to both residents and guests.
* The proposal ensures a family-oriented inclusive program, with minors permitted in the restaurant and patio at all times; and minors permitted in the lounge until 10:00 p.m. A family-oriented program would be a benefit for the family market that the resort actively markets, as well as for residents looking for more family-friendly activities.
* Concorde Entertainment Group is an experienced food-focused hospitality operator with a proven track record and over 30 years of business experience.

With the numerous opportunities and many benefits that the National Whistler project would bring to both the Whistler local community and visitors alike, I encourage you to support this project.

Thank you for your consideration.

Sincerely,
Howard Wong
[redacted]

Fairmont

NORMAN MASTALIR
MANAGING DIRECTOR

norman.mastalir@fairmont.com

Fairmont Chateau Whistler
4599 Chateau Boulevard
Whistler, British Columbia
Canada V0N 1B4
T + 1 604 938 8000
F + 1 604 938 2055

July 31, 2018

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler
BC
V0N 1B4

Dear Mayor and Council,

I am writing to you today to express support for the National Whistler proposal that is currently before you for consideration. We believe that this addition to our village offerings is appropriate and should be approved for the following reasons:

1) Whistler is desperately short of restaurant seats during peak periods resulting considerable disappointment for our guests who have not planned dining arrangements before arriving in Whistler. This reflects badly on not only the hotel but the destination as a whole. The addition of 183 "food primary" seats in the mid-range dining sector would go a long way towards easing this problem.
2) The 75 additional food primary seats on the patio would also be a welcome addition to our village offerings.
3) The proposed Amusements Hall featuring bowling, billiards, ping pong etc. would make sense on so many levels. Although this part of the facility is proposed to be "liquor primary" families would be able to use the facility before 10:00 p.m. making it an excellent early evening activity option for young and old alike. This concept is truly on point and many such facilities are opening in major centers around North America with great success.
4) The Amusements Hall would make an outstanding group venue and we can envision offering this to large groups staying at the hotel as a new option for casual evening events on a private or shared basis. There is huge demand for such a facility that has more to offer the delegates that just a bar scene.
5) The space has been vacant and unsightly for some time and offers the village a unique opportunity to add a new and exciting entertainment offering within existing commercial space.

Fairmont

In order for Whistler to remain new, exciting and current it is important that we keep evolving and improving our product offerings. This is a great example of how this can be done with a private sector partner willing to invest in our future. We are hopeful that such projects will ultimately meet with your approval and be allowed to proceed for the betterment of the destination.

Regards,



Norman Mastalir
Managing Director
Fairmont Chateau Whistler

Cc: Saad Hasan, Chairman, Hotel Association of Whistler

WHISTLER
PLATINUM
VACATION RENTALS MADE EASY

31 July, 2018

Delivered by email:

Dear Mayor and Council,

RE: National (Whistler) – Whistler Village Centre project proposal

I am writing in connection with the above licensing application. As a long-time resident, parent, and local business owner, I wish to offer my conditional support to the National Whistler project. I believe a family-orientated, weather independent indoor project like this would be a great addition to the Whistler community and visitors. However, I believe Council and community support for new projects of this size, should be conditional on commitments from the applicant to address the employee housing requirements associated with the project.

The housing shortage and the associated employee shortage is hitting crisis point this summer. And they are now having an obvious impact on businesses and services across the community.

With the numerous opportunities and many benefits for the community and tourism, I would love to see a project like this move ahead. However, faced with the current challenges, it does not seem prudent for Council to approve large scale projects without an associated employee housing component.

Sincerely,

Damian Saw
CEO and President, Whistler Platinum
damian@whistlerplatinum.com
604-932-0100