

WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JUNE 19, 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 June 19, 2018.

ADOPTION OF MINUTES

That Council adopt the Regular Council Meeting Minutes of June 5, 2018.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS AND DELEGATIONS

2018 May Long
Weekend RCMP
Report

A presentation by RCMP Staff Sergeant Paul Hayes and Protective Services Planning Analyst Kevin Creery regarding the 2018 May Long Weekend RCMP Report.

MAYOR'S REPORT

ADMINISTRATIVE REPORTS

Note Against Title
That Building
Regulations
Contravened -
2349 Gondola
Way
File No. RF279
Report No. 18-034

A presentation by municipal staff.

That Council acknowledge the recommendation of the Building Inspector that a notice on title be registered pursuant to Section 57 (1)(b) of the *Community Charter*; and,

That Council direct the Corporate Officer to file a notice in the Land Title Office stating that:

- (a) a resolution relating to the Land has been made under this section, and
- (b) further information about it may be inspected at the Resort Municipality of Whistler municipal hall.

LLR1295 –
Whistler Brewing
Company Brewery
Lounge Patio
File No. LLR1295
Report No. 18-077

A presentation by municipal staff.

That Council pass the resolution attached as Appendix "A" to Administrative Report No. 18-077 providing Council's recommendation to the Liquor Control and Licensing Branch regarding an application from Whistler Brewing Company to add an 18 person capacity brewery lounge patio to its liquor manufacturing licence No. 303716.

LLR1311 –
Handlebar Café
and Apres
Permanent
Change to Food
Primary Hours of
Liquor Service
File No. LLR1311
Report No. 18-086

No presentation.

That Council authorize the resolution attached as Appendix “A” to Administrative Report No.18-086 providing Council’s recommendation to the Liquor Control and Licensing Branch in support of an application for a Permanent Change to Hours of Liquor Service for Handlebar Café and Apres, Food Primary Licence No. 307135, to change hours of liquor service to 9:00 a.m. to 1:00 a.m. Monday through Sunday.

DP1556 – 2010
and 2011
Innsbruck Drive –
Creekside Plaza
File No. DP1556
Report No. 18-078

A presentation by municipal staff.

That Council approve the issuance of Development Permit DP1556 for the proposed Creekside Plaza property located at 2010 and 2011 Innsbruck Drive as illustrated on the architectural and landscape plans A-01, A-2.0, A-2.1, A-2.2, A-2.3, A-4.1, A-4.2, A-4.3, A-4.4, A-5.1, A-5.2 and A-6.1 dated May 2/18 and A-1.0, A-3.1, A-3.2, L-1.1 and updated Exterior finishes/Materials/Lighting details dated May 15/18 prepared by Murdoch Company Architecture + Planning Ltd. including the following variances to “Zoning and Parking Bylaw No. 303, 2015”:

- a) Vary the west building setback from 5.0 metres to 4.0 metres; and
- b) Vary the north building setback from 5.0 meters to 2.2 metres; and

Subject to the following conditions:

- 1. Adoption of “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017”;
and
- 2. Adoption of “Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018”.

RZ1009 – 2501,
2505 and 2509
Gondola Way –
Rezoning Proposal
File No. RZ1009
Report No. 18-085

A presentation by municipal staff.

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018”;

That adoption of “Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018” is subject to achieving consistency with the RMOW Official Community Plan;

That Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018”;

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018”, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

The following will be required prior to adoption of the bylaw:

1. Registration of a Section 219 development covenant in favour of the Resort Municipality of Whistler with respect to the following:
 - a) Prohibit subdivision of the land except generally in accordance with the concept plan for five lots shown in Appendix "B" of Administrative Report to Council No. 18-085, and restricting the development to no greater than five single family residential dwelling lots;
 - b) Restrict use of the land to the three existing houses until the land is subdivided;
 - c) Implement the recommendations and conclusions of the January 5, 2018 Initial Environmental Review by Cascade Environmental including environmental monitoring during construction and a snow management strategy for protection of the Streamside Protection Enhancement Area;
 - d) Identification of tree preservation areas with provisions for FireSmart fuel thinning subject to RMOW approval;
 - e) Require development to achieve a minimum of BC Energy Step Code 3;
 - f) Require development to meet the FireSmart BC Guidelines; and
 - g) Require submission of detailed on-lot infiltration systems in accordance with the September 11, 2017 Preliminary Servicing Design Brief prepared by Gilbey Engineering Services, its installation and a commitment to operate and maintain the permanent works prior to the development of any building on the lands.

2. Registration of an agreement between the owners of the subject property and Strata VAS 2639 concerning access across the Bear Creek strata roadway to the subject property and related considerations including potential road repairs resulting from construction activities, any necessary road improvements, on-going road maintenance and repairs and snow storage and removal.

That Council waive the required five per cent park dedication of lands or its cash equivalent at time of subdivision of the property in exchange for 2.7 hectares of the lands to be rezoned from RS-E1 to PAN1 and maintained by the property owner(s);

That Council repeal "Official Community Plan Amendment Bylaw (Bunbury Lands) No. 1845, 2008", "Zoning Amendment Bylaw (Bunbury Lands) No. 1845, 2008" and "Phased Development Agreement Bylaw (Bunbury Lands) No. 1835, 2008"; and

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

INFORMATION REPORTS

Mayor's Task
Force on Resident
Housing –
Cheakamus
Crossing
Expansion Update
File No. 2150
Report No. 18-087

A presentation by municipal staff.

That Information Report No. 18-087 regarding progress of the Cheakamus Crossing Expansion initiative, a key element of the Mayor's Task Force on Resident Housing, be received.

Private Sector
Employee Housing
Initiative – Update
File No. 7734
Report No. 18-075

A presentation by municipal staff.

That Information Report No.18-075, which provides an overview of the preliminary rezoning applications received for the Private Sector Employee Housing Initiative, be received by Council.

ADMINISTRATIVE REPORTS

RZ1148 - 3373
Panorama Ridge –
Land Use Contract
Discharge and
Rezoning
File No. RZ1148
Report No. 18-084

A presentation by municipal staff.

That Council consider giving first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”;

That Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”; and further,

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a Section 219 development covenant in favour of the Resort Municipality of Whistler requiring development on the parcel to achieve a minimum of BC Energy Step Code 3; and
2. Payment of outstanding rezoning application fees.

RZ1143 – 1501
Alta Lake Road
(Prism Lands)
Amenity Zoning
File No. RZ1143
Report No. 18-079

No presentation.

That Council consider giving third reading to “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”.

Review of Council
Remuneration
File No. 3009.5
Report No. 18-080

A presentation by municipal staff.

That Council adopt Council Policy A-30: *Council Remuneration* as amended and attached as Appendix “A” to Administrative Report to Council No. 18-080;

That Council consider the results of the Council remuneration review; and further,

That Council set the salaries for Councillors at \$38,178 and the Mayor at \$97,310 effective January 1, 2019.

Consideration of a
Regional Transit
Memorandum of
Understanding
File No. 527.22
Report No. 18-081

A presentation by municipal staff.

That Council endorse the Regional Transit Memorandum of Understanding between the Lil'wat Nation, Squamish Nation, District of Squamish, Village of Pemberton, Squamish-Lillooet Regional District and the Resort Municipality of Whistler, attached as Appendix "A" to Administrative Report No. 18-081; and further

That Council authorize the Mayor to sign the Memorandum of Understanding.

2017 Annual
Report
File No. 4325
Report No. 18-082

No presentation.

That the 2018 Corporate Plan including 2017 Annual Report and Financial Statements as attached as Appendix "A" to Administrative Report No. 18-082 be received and considered by Council; and

That Council consider submissions and questions from the public with respect to the annual report.

2017 Statements
of Financial
Information
File No. 4325
Report No. 18-083

No presentation.

That Council approve the 2017 Statements of Financial Information attached as Appendix "A" to Administrative Report No. 18-083.

MINUTES OF COMMITTEES AND COMMISSIONS

Transportation
Advisory Group

Regular Meeting Minutes of the Transportation Advisory Group of March 15, 2018 and May 17, 2018.

BYLAWS FOR FIRST AND SECOND READINGS

Zoning
Amendment Bylaw
(Bunbury Lands)
No. 2191, 2018

That "Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018" be given first and second readings.

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

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

BYLAWS FOR THIRD READING

Zoning Amendment
Bylaw (Prism
Lands) No. 2172,
2017

That “Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018”
be given third reading.

BYLAWS FOR ADOPTION

Zoning Amendment
Bylaw (Creekside
Plaza) No. 2165,
2017

That “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017” be adopted.

Housing
Agreement Bylaw
(Creekside Plaza)
No. 2193, 2018

That “Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018” be adopted.

Water Tax Bylaw
No. 2192, 2018

That “Water Tax Bylaw No. 2192, 2018” be adopted.

CORRESPONDENCE

WDC 2018
Business Plan
File No. VAULT

Correspondence from Eric Martin, WDC Board Chair, dated May 23, 2018,
regarding the Whistler 2020 Development Corporation 2018 business plan.

Applications for the
British Columbia
Environmental
Quality Program
File No. 2014

Correspondence from Pamela Goldsmith-Jones, Member of Parliament for West
Vancouver-Sunshine Coast-Sea to Sky Country, dated May 28, 2018, advising of
the acceptance of application submissions to the British Columbia Environmental
Quality Program.

CN Rail Right of
Way Vegetation
Control
File No. 3009

Correspondence from Joslyn Young, Manager of Public Affairs, British Columbia
Region, dated June 6, 2018, advising of CN Rail’s annual right of way vegetation
clearing.

Follow up regarding
Rezoning Request
File No. 3009

Correspondence from John Wood, dated June 9, 2018, following up regarding his
original letter dated January 3, 2018 requesting Council consider changing the
zoning in the area north of Lorimer Road for park land and environmentally
protected areas.

RMOW Resolutions
Regarding
Unaddressed Admail
and the Collection of
Unpaid Bylaw Fines
endorsed at LMLGA
File No. 2014

Correspondence from Wendy Booth, Director and President of UBCM, dated June 1
2018, advising that the RMOW resolutions regarding Unaddressed Admail
and the Collection of Unpaid Bylaw Fines were endorsed at the LMLGA Annual
General Meeting and that the resolutions will be presented to the UBCM
membership for their consideration in September 2018.

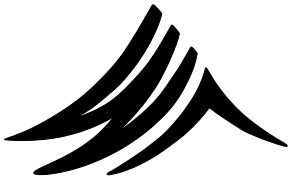
National (Whistler)
Beer Hall
Application
File No. LLR1309

14 pieces of correspondence from the following individuals, received between June 8, 2018 to June 13, 2018 regarding the National (Whistler) Beer Hall Application:

- The Whistler Bar Group Association;
- The Whistler Pub Sector;
- Paul Lewis, Brickworks Hospitality Group;
- Eric Griffith, Owner, Alta Bistro;
- Priyanka Lewis, Owner/Operator, Brickworks Hospitality Group, Three Below Holdings Ltd., Main St. Noodles and Shred It Whistler;
- Graham Page, General Manager, Buffalo Bills Bar & Grill;
- Anthony Flemming, General manager, The Firerock Lounge;
- Brendon King, General Manager, Garfinkel's;
- Matthew Upton, General Manager, Longhorn Saloon & Grill;
- Chris Baddeley, General Manager, Stonesedge Kitchen;
- Paul Stoker, General Manager, Tapley's Neighbourhood Pub;
- The Restaurant Association of Whistler;
- Diane Rothdram, General Manager, Dubh Linn Gate Irish Pub; and
- Stephanie Gagne, Executive Chef, Brickworks Hospitality Group.

TERMINATION

That the Regular Council Meeting of June 19, 2018 be terminated.



WHISTLER

MINUTES

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

**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. Grills, J. Ford, C. Jewett and
S. Maxwell

Chief Administrative Officer, M. Furey
Acting General Manager of Infrastructure Services, J. Ertel
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Director of Corporate, Economic and Environmental Services, T. Battiston
Director of Planning, M. Kirkegaard
Acting Director of Finance, M. Peatfield
Acting Municipal Clerk, W. Faris
Manager of Communications, M. Comeau
Manager of Parks Planning, M. Pardoe
Senior Planner, M. Laidlaw
Senior Planner, J. Belobaba
Planner, A. Antonelli
Council Coordinator, S. Termuende

Les Deux Alps
Presentation

Mayor Nancy Wilhelm-Morden stated that it was a pleasure to begin Council by welcoming Titouan Olanie as a special guest to Whistler on behalf of the Les Deux Alps community.

Mayor Nancy Wilhelm-Morden stated that a number of Whistler organizations along with representatives from the Resort Municipality of Whistler have been invited by the Les Deux Alps Mayor to visit as part of a cultural exchange in early July. As a fellow mountain community in France, they too are renowned for skiing and mountain biking and a strong mountain culture and heritage. The goal of the visit is to exchange ideas about the management of our communities, best practices and consideration of an ongoing relationship between the two regions. The exchange takes place during the region's Mountain of Hell bike race. Whistler organizations including WORCA, L'école Passerelle, Tourism Whistler and the Whistler Chamber of Commerce will be attending. Chief Administrative Officer Mike Furey and Mayor Nancy Wilhelm-Morden will attend on behalf of the Resort Municipality of Whistler. Mayor Nancy Wilhelm-Morden stated that she looked forward to seeing and learning about this successful region and sharing ideas and knowledge for their mutual benefit.

Mayor Nancy Wilhelm-Morden thanked Titouan for joining the Council Meeting. She stated that Titouan is studying in Vancouver and that it was Council's pleasure to welcome him to Whistler. On behalf of Council, Mayor Nancy Wilhelm-Morden stated that she hoped that during his visit, Titouan is able to enjoy the many restaurants and shops in the Village, bike or walk to explore Whistler's trails and parks and visit the Whistler Museum to learn more about our town's history. Mayor Nancy Wilhelm-Morden invited Titouan up to the stage for a photo with Council and to receive a

memento from the Resort Municipality of Whistler.

Titouan provided a gift on behalf of Les Deux Alps to Mayor Nancy Wilhelm-Morden and Council.

ADOPTION OF AGENDA

Agenda

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

That Council adopt the Regular Council Meeting Agenda of June 5, 2018.

CARRIED

ADOPTION OF MINUTES

Minutes

Moved by Councillor J. Grills
Seconded by Councillor S. Maxwell

That Council adopt the Regular Council Meeting Minutes of May 22, 2018 and the Public Hearing Minutes of May 22, 2018.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

Bob Calladine
9428 Deerhorn
Place
Re: Artificial Turf
Field and Plastics

Mr. Calladine asked if staff provided Council with an environmental impact assessment from FIFA which stated 80 per cent of artificial turf fields can be recycled.

Mayor Nancy Wilhelm-Morden stated that Council has been provided with a lot of information and referred the question to the General Manager of Resort Experience. The General Manager of Resort Experience Jan Jansen stated that the staff report coming forward will speak to the recycling of the artificial turf field.

Mr. Calladine asked if Council is or will be banning plastic straws and bags in Whistler.

Mayor Nancy Wilhelm-Morden stated that Whistler has taken a more holistic approach to reducing waste in the community. She stated that the Resort Municipality of Whistler has been working with a number of partners on environmental initiatives. She stated that some retailers now charge to use plastic bags. Mayor Nancy Wilhelm-Morden stated that their goal is to reduce the amount of waste in Whistler's landfills generally. She stated that the Resort Municipality of Whistler has built a recycling and transfer station recently and the Whistler Community Services Society Centre will be moving to its new facility across from the ReUse It Centre soon and stated that she hopes these new facilities will encourage people to reuse and recycle instead of throwing things in the garbage bin. Mayor Nancy Wilhelm-Morden stated that at the ribbon cutting ceremony, representatives from Recycling BC stated that the Resort Municipality of Whistler is bucking the trend of closing down recycling centres. Mayor Nancy Wilhelm-Morden stated that other municipalities want to build other infrastructure on land given the large value increases in land in the lower mainland and across British Columbia. Mayor Nancy Wilhelm-Morden stated that this type of approach is more effective than just a plastic straw ban.

Jay DeMerit
5757 Alta Lake Road
Re: Artificial Turf
Field

Mr. DeMerit asked if Council had any questions for him in his capacity as a professional soccer player.

Councillor Jewett asked what surfaces Mr. DeMerit played on during his career.

Mr. DeMerit stated that growing up in the states, Wisconsin, he grew up playing on grass. He stated that in England, he played on both turf and grass fields. He stated that at the highest level, he was playing on grass. Mr. DeMerit stated that for every high level team there is a resident team who typically use turf fields when the grass fields are in use. He stated that typically there is one turf field for every three grass fields. Mr. DeMerit stated that youth players now are playing on mainly turf. Mr. DeMerit stated that older players, who grew up playing on grass alone, are a dying breed.

Dawn Titus
8440 Bear Paw Trail
Re: Artificial Turf
Field

Ms. Titus stated that she believed that professional players prefer grass field over turf fields. Ms. Titus thanked staff for removing crumb rubber as an option for a potential artificial turf material. Ms. Titus stated that her questions brought forward to Council over the last year regarding crumb rubber were from a health concern based on a request from a professor at Simon Fraser University to put a moratorium on crumb rubber turf.

Ms. Titus stated that she was concerned about how thermal plastic elastomer has come forward a year later with limited notice as a potential infill material for the Artificial Turf Field. She stated that she had a concern with more plastic being brought forward for infill option. She asked what evidence based information will staff provide to determine the lifespan of a thermal plastic elastomer field. Ms. Titus stated that the budget relies on 15 year life span in the turf field budget calculations. She stated that calculations from engineers state that the artificial turf field will last a total of seven to 10 years.

Mayor Nancy Wilhelm-Morden advised Ms. Titus to stay tuned for the staff report.

Ms. Titus stated that the report is limited and that it just stated that the field is proven successful in B.C. fields. She stated that Vancouver chose to use a thermal plastic elastomer field, and just built the field last year. She stated that she hoped staff had reviewed the field and others in the lower mainland area.

Ms. Titus stated that the Whistler2020 vision for Whistler's future has a goal for zero waste. She stated that recycling is currently happening in Malaysia and California. Ms. Titus asked how shipping material out of country to be recycled meets the Whistler2020 goals.

Mayor Nancy Wilhelm-Morden stated that the good news is that the infill can be recycled, and stated further that Whistler ships many products out of the community to be recycled and said this practice is part and parcel of a global economy.

Ms. Titus stated that this project and how it related to the Whistler2020 goals is hard to understand given the environmental position of global leaders.

Mayor Nancy Wilhelm-Morden stated that there is an environmental footprint for everything. She noted that Council has had this conversation before.

Ms. Titus stated that page 10 of the staff report argued that an artificial turf field does not require irrigation. She stated that when plastic fields get too hot, they do have to get cooled down with water. She asked if Council was of the understanding that the artificial turf will not require additional watering.

Chief Administrative Officer Mike Furey stated the presentation will address many of these questions and that the presentation will be in 10 minutes.

Ms. Titus stated that the report is not accurate regarding watering. She stated that the report stated that artificial turf does not require chemicals for maintenance. She asked if chemicals were going to be used to prevent weeds and mold.

Ms. Titus asked if Council was aware of a Toxic Use Reduction Institute 2017 article that is now reviewing all the chemicals that are in thermal plastic elastomer. She stated that she felt that very little information has been given to Council regarding the chemical usage. Ms. Titus stated that she was given impression that an organic option available.

Mayor Nancy Wilhelm-Morden stated that the Manager of Resort Parks Planning Martin Pardoe will be addressing these comments in his presentation.

Ms. Titus asked Council to think long and hard if they had enough information to make a decision on infill material for the field. She expressed concerns regarding the costs per year for maintenance and replacement. She asked if Council would consider sending this back to staff to further consideration.

Mayor Nancy Wilhelm-Morden stated that there have been multiple consultations, research and reports and stated that this project has taken as long as it has because of all the research and public consultation. She stated that this has been a work in progress for many years.

Ms. Titus asked how much Mayor Nancy Wilhelm-Morden has read about thermal plastic elastomer.

Mayor Nancy Wilhelm-Morden stated that lots of material has been brought forward by staff regarding the types of field and stated that tonight Council will make a decision regarding the field infill material.

Ms. Titus stated that any specific information on thermal plastic elastomer is limited in the reports brought forward to Council. Ms. Titus stated that she hoped a good decision would be made. She stated that this project has been questioned by many tax payers.

PRESENTATIONS AND DELEGATIONS

Mature Action
Community Society
Year in Review

A presentation was given by Mature Action Community Society President Stacey Murl regarding the Mature Action Community Society Year in Review.

Corporate Plan and
Annual Report

A presentation was given by Chief Administrative Officer Mike Furey regarding the Corporate Plan and the Annual Report.

MAYOR'S REPORT

Mayor's Report

BC Transit Release Online Survey for Route 10

The Resort Municipality of Whistler and BC Transit are seeking public input on the potential creation of a new transit route. The proposed route would focus on connecting neighbourhoods north and south of Whistler Village at peak times,

between Emerald through to Function Junction. Members of the public are invited to offer feedback on this proposed new route through an online survey. The survey is looking to capture user feedback on the proposed route, key trip times, and bus stop locations. The survey is open until June 14 and can be completed at bctransit.com/whistler.

Community Forum: Whistler Vision and OCP

The next opportunity for the community to provide feedback on Whistler's Vision and Official Community Plan is at an open house on Monday, June 25. Details about the community forum will be released in the coming weeks. Updates and latest information is on the website at whistler.ca/MyFutureWhistler.

Whistler Multicultural Festival

The Whistler Multicultural Festival is on this Friday, June 8. This is a great community event, celebrating different cultures represented in the multicultural Whistler community. The event is on from 4 to 8 p.m. at the Whistler Public Library, Library Plaza and Florence Peterson Park. Families and the community are invited to attend and enjoy the multicultural food, music, performances and cultural activities on offer. This is the sixth year the event has been run by the Whistler Multicultural Network in partnership with the Whistler Public Library and Whistler Museum. There is further information about the event at welcomewhistler.com.

Inside Scoop

Whistler's Inside Scoop event returns on Wednesday, June 13. The event gives Whistler frontline staff insider knowledge on all aspects of summer experiences in Whistler. This is a free event with more than 100 local businesses and service providers sharing their information at the event. The RMOW's recreation team, Bear Smart program and Solid Waste department will be at the event to share important summer messages with attendees. The event is on at the Whistler Conference Centre from 2 until 6 p.m.

Property Tax– Notices Mailed Out at the End of May, Payments due July 3

Property Tax notices were mailed out in the third week of May with payment due on July 3. If anyone has not received their notice, please contact the RMOW finance department via email at finance@whistler.ca. The RMOW also has an online tax and utility notices system that allows you to receive notices and view your account online. You can access these features by accessing whistler.ca/MyWhistler-taxes.

G7 Ministers Meeting in Whistler

Last week, Whistler was the host location of the G7 Ministers of finance and development, and central bank governors meeting. This was one of the several breakout meetings of the G7 Summit which will be hosted in Charlevoix, Quebec this week. The purpose of the meetings was to advance solutions to issues of shared priority including women's economic empowerment and mobilizing increased financing for development. 650 people from across the globe were here for the meetings. Whistler represented itself yet again as an excellent host for international events and conferences.

Cheakamus Community Forest Open House

The Cheakamus Community Forest is holding its annual spring open house. The open house will be held on Thursday, June 7 from 4 to 6 p.m. at the HI Hostel Whistler in Cheakamus Crossing. The open house will cover information on 2018 harvesting plans, Cheakamus Lake Road wildfire fuel thinning project and the road

access management plan. The community is invited to join this open event and share their thoughts. There is more information on the Cheakamus Community Forest's website at Cheakamuscommunityforest.com.

Councillor Cathy Jewett stated that on May 23, 2018 the Student Mock Council Meeting was held with Spring Creek and L'ecole Passerelle in conjunction with Local Government Awareness Week. Councillor Jewett stated that it was great to watch the kids pretend to be Council and staff and stated that the students brought forward some very interesting ideas on how to improve Whistler.

Councillor Sue Maxwell thanked volunteers for attending the Green Lake Cleanup. She stated they collected many interesting items including a camper and that the event was great.

Councilor Jen Ford thanked all attendees who participated in the Whistler Half Marathon. She stated that the event is a great inspiration and she said it was wonderful to see people completing goals that they never thought could be achieved.

ADMINISTRATIVE REPORTS

Contracts Award –
Artificial turf field
Civil Services and
Turf and Infill
Products
File No. 8516
Report No. 18-068

Moved by Councillor J. Crompton
Seconded by Councillor J. Grills

That Council authorize the Mayor and Municipal Clerk to execute the contract with TGK Irrigation Ltd. for the construction of civil, lighting and landscaping services for the artificial turf field in the amount of \$1,444,900.00 excluding taxes; and

That Council authorize the Mayor and Municipal Clerk to execute the contract with AstroTurf West Distributors Ltd. for the supply, delivery and installation of artificial turf, shock pad and infill for the artificial turf field in the amount of \$571,000 excluding taxes.

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

That Council defer this decision to December 2018; and

That staff be directed to organize a referendum to coincide with the municipal elections on the question "Do you support the municipality pursuing an artificial turf field".

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

DEFEATED

That Council authorize the Mayor and Municipal Clerk to execute the contract with TGK Irrigation Ltd. for the construction of civil, lighting and landscaping services for the artificial turf field in the amount of \$1,444,900.00 excluding taxes; and

That Council authorize the Mayor and Municipal Clerk to execute the contract with AstroTurf West Distributors Ltd. for the supply, delivery and installation of artificial turf, shock pad and infill for the artificial turf field in the amount of \$571,000 excluding taxes.

OPPOSED: Councillor J. Ford, C. Jewett and S. Maxwell

CARRIED

Mayor N. Wilhelm-Morden called a recess of the Meeting at 7:37 p.m.

Mayor N. Wilhelm-Morden reconvened the Meeting at 7:42 p.m.

4355 Blackcomb
Way – Whistler
Brew House
Façade
Renovations
File No. DP1606
Report No. 18-070

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

That Council approve the issuance of Development Permit DP1606 for façade renovations at the Whistler Brew House located at 4355 Blackcomb Way, as illustrated on plans ‘Whistler Brew House Facades Restoration A-001 – A-600’, dated May 17, 2018, prepared by Ankenman Marchand Architects, attached as Appendix “C”, to Administrative Report to Council No. 18-070, subject to the resolution of the following item to the satisfaction of the General Manager of Resort Experience:

1. Adherence to the Whistler Village Construction Management Strategy, including provision of a construction schedule, construction site management plan, and signed Good Neighbour Agreement, all acceptable to the Municipality, a pre-construction meeting held, and construction signage posted during construction, prior to the commencement of any phase.

CARRIED

RZ1132 – 2010 -
2011 Innsbruck
Drive – Housing
Agreement Bylaw
(Creekside Plaza)
File No. RZ1132
Report No. 18-069

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

That Council consider giving first, second and third readings to “Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018”.

CARRIED

SLRD Regional
Growth Strategy
Amendment Bylaw
No. 1562-2018
Referral
File No. CR0081
Report No. 18-071

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

That Council generally endorse “Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw No. 1562, 2017”; and

That Council authorize the Mayor and Municipal Clerk to submit the RMOW referral comments recommending changes to key growth management strategies in the RGS, attached as Appendix “A” to Administrative Report No. 18-071 to the Squamish-Lillooet Regional District Board.

CARRIED

Zoning Amendment
Bylaw (Personal
Cannabis Home
Cultivation) No.
2195, 2018
File No. RZ1149
Report No. 18-072

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

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018”; and

That Council authorize staff to schedule a Public Hearing regarding “Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018”.

CARRIED

LUC008 – Alpine
Meadows Land
Use Contract
Termination
File No. LUC008
Report No. 18-075

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

That Council consider giving third reading to “Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017” as revised.

That Council authorize staff, subject to approval of “Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017”, to give written notice of termination to the Registrar of Land Titles, pursuant to section 548(6) of the *Local Government Act*; and further,

That Council authorize staff, subject to approval of “Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017”, to give written notice of termination to all owners subject to the Alpine Meadows Land Use Contract pursuant to Section 549 of the *Local Government Act*.

CARRIED

Waste Water
Treatment Plant
Lease Renewal
File No. 0336383
Report No. 18-074

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

That Council endorse a Crown Land replacement application for the waste water treatment plant Crown lease.

CARRIED

2018 Water Tax
Bylaw
File No. 2192
Report No. 18-073

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

That Council consider giving first, second and third readings to "Water Tax Bylaw No. 2192, 2018".

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

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

Moved by Councillor S. Maxwell
Seconded by Councillor J. Grills

That “Zoning Amendment Bylaw (Personal Cannabis Home Cultivation) No. 2195, 2018” be given first and second readings.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Housing
Agreement Bylaw
(Creekside Plaza)
No. 2193, 2018

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

That “Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018” be given first, second and third readings.

CARRIED

Water Tax Bylaw
No. 2192, 2018

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

That “Water Tax Bylaw No. 2192, 2018” be given first, second and third readings.

CARRIED

BYLAWS FOR THIRD READING

Land Use Contract
Termination Bylaw
(Alpine Meadows)
No. 2166, 2017

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

That "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017"
be given third reading, as revised.

CARRIED

BYLAWS FOR ADOPTION

Solid Waste
Amendment Bylaw
No. 2175, 2018

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

That "Solid Waste Amendment Bylaw No. 2175, 2018" be adopted.

CARRIED

Municipal Ticket
Information
System
Amendment Bylaw
No. 2178, 2018

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

That "Municipal Ticket Information System Amendment Bylaw No. 2178, 2018" be
adopted.

CARRIED

Bylaw Notice
Enforcement
Amendment Bylaw
No. 2180, 2018

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

That "Bylaw Notice Enforcement Amendment Bylaw No. 2180, 2018" be adopted.

CARRIED

Automated Voting
Machines
Authorization
Bylaw No. 2188,
2018

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

That "Automated Voting Machines Authorization Bylaw No. 2188, 2018" be adopted.

CARRIED

General Local
Government
Elections Bylaw
No. 2189, 2018

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

That "General Local Government Elections Bylaw No. 2189, 2018" be adopted.

CARRIED

Mail Ballot
Authorization And
Procedure Bylaw
No. 2190, 2018

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

That "Mail Ballot Authorization and Procedure Bylaw No. 2190, 2018" be adopted.

CARRIED

OTHER BUSINESS

2010 Games
Operating Trust
Board
Nomination
File No. 2045.13

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

That Mike Furey be nominated as a member of the 2010 Games Operating Trust
Society until the conclusion of the next Annual General Meeting or until such
nomination is revoked, whichever is earlier, pursuant to Bylaw No. 2.3 of the 2010
Games Operating Trust Society bylaws.

CARRIED

CORRESPONDENCE

Wood Works
Community
Recognition Awards
File No. 3009

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

That correspondence from Lynn Embury-Williams, Executive Director of Wood Works! BC, dated May 15, 2018 calling for nominations to the 2018 Community Recognition Awards for wood use buildings be received and referred to staff.

CARRIED

2018 LMLGA
Resolutions
Disposition
File No. 2014

Moved by Councillor J. Grills
Seconded by Councillor J. Crompton

That correspondence from Jamee Justason, Executive Coordinator, LMLGA, dated May 17, 2018, advising that the 2018 LMLGA Resolutions Disposition is now available on the LMLGA website be received and referred to staff.

CARRIED

Approval of
Operational Fuel
Treatment
Application
File No. 2014

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

That correspondence from Peter Ronald, Programs Officer, UBCM, dated May 17, 2018, advising of the approval of the Operational Fuel Treatment Applications for Block 7 and 8-2 be received and referred to staff.

CARRIED

National Injury
Prevention
Day (NIPD)
Light Up
Request
File No. 3009.1

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

That correspondence from Resie Manga, Communications Assistant, Parachute, dated May 28, 2018, requesting that on July 5, 2018 the Fitzsimmons Bridge be lit green in support of National Injury Prevention 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 June 5, 2018 be terminated at 9:04 p.m.

CARRIED

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

DISCUSSION

Background

Section 57(1)(b) of the *Community Charter* provides a process under which the building inspector may recommend that Council authorize the registration of a 'note against title that building regulations contravened' where during the course of carrying out duties, the building inspector:

- (b) discovers that
 - (i) something was done with respect to a building or other structure, or the construction of a building or other structure that required a permit or an inspection under a bylaw, regulation or enactment, and
 - (ii) the permit was not obtained or the inspection not satisfactorily completed.

On July 2, 2015 the RMOW issued Building Permit # 3379 for renovations to 2349 Gondola Way. The scope of the permit included the decommissioning an illegal suite, infill of an area under an existing deck and the addition a new deck; all on the lowest floor at the rear of the building.

On March 4, 2016 the RMOW received revised plans to Building Permit #3379 which proposed the development of an existing crawl space. The plans were reviewed by staff and rejected on March 30, 2016. The rejection was based on:

- A zoning interpretation that does not permit an excluded basement below another basement (Part 5 - 26. (1)(a)(i) of Zoning Bylaw 303),
- Site coverage in excess of the permitted 35% (36% proposed)
- A change in grade at the rear of the building affecting building height (previously varied through a BOV appeal).

Three months later, on June 28, 2016, the RMOW received a new set of revised plans. The revised plans included:

- an extension of the main and upper floor,
- an extension of the garage,
- a new loft area above the garage,
- a new concrete deck.

The new plans did not include the issues noted in the March 30, 2016 rejection and were approved on July 25, 2016.

On November 24, 2016 Jay Klassen, during the course of his duties as a Municipal Building Inspector, observed a large number of HVAC contractors' vehicles in front of the "Property". Mr. Klassen was surprised by the presence of the contractor vehicles as he understood that the building had received a building final inspection (October 26, 2016 with five minor deficiencies identified) and a plumbing final inspection and approval (November 22, 2016).

Mr. Klassen determined that he should investigate the project due to the number of work vehicles on site and the known status of the active permit. He observed a false cladding entrance to what was supposed to be crawl space. Upon entry he observed full development of the existing crawl space and a set of stairs to two additional floors below the rear concrete deck. Mr. Klassen posted a Stop Work Order against the illegal construction and documented the unauthorized construction (see Appendix A for detailed findings of the inspection).

Subsequent to the posting of a Stop Work Order Mr. Klassen undertook a review of Municipal inspection records between July 25, 2016 and November 2016 and determined that not all inspections that are required by Building and Plumbing Regulation Bylaw No. 1617 had been booked and undertaken by Municipal Building Officials.

The work that has taken place is at variance with the approved building permit plans. Building staff estimate that approximately 3000+/- square feet of extra Gross Floor Area may have been developed to the interior of the building.

The construction remains in contravention of Building and Plumbing Regulation Bylaw No. 1617, 2002 and Zoning and Parking Bylaw No. 303.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	A section 57 note on title may encourage the owner to bring the property into conformance with the accepted neighborhood density

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

The construction that has occurred on this property is in contravention of “Building and Plumbing Regulation Bylaw No. 1617, 2002” (constructing without valid building permits and building inspections). Section 57 1(b) of the *Community Charter* provides a mechanism by which the municipality may register a notice on title of the contraventions.

It is appropriate that a 'Note against title that building regulations contravened' be placed on title of the subject property because:

1. Potential health and safety problems may arise in unauthorized construction,
2. Anyone acquiring an interest in the property may be subject to an order requiring that the building be brought into compliance with all applicable bylaws, regulations or enactments relating to the construction or safety of the Property, and
3. The notice may provide the owner with an incentive to bring the Property into compliance.

BUDGET CONSIDERATIONS

There are no budget considerations.

COMMUNITY ENGAGEMENT AND CONSULTATION

There has been no Community Engagement or Consultation.

SUMMARY

Based on the site visit and consequent posting of a Stop Work Order on November 24, 2016, the Building Inspector determined that the construction of the 3 'basement' levels on the Property was in-progress without the required permits and inspection per Building and Plumbing Regulation Bylaw No. 1617, 2002.

In consideration of the above, the Building Inspector recommends that Council direct the Corporate Officer to file a notice at the land title office stating that a resolution relating to the Land has been made under Section 57(1)(b) of the *Community Charter*.

Respectfully submitted,

Jay Klassen
BUILDING OFFICIAL, BUILDING DEPARTMENT
and
Joe Mooney
MANAGER, BUILDING DEPARTMENT
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A – 2349 Gondola Way

Re: 2349 Gondola Way – November 24, 2016 Site Inspection

The following outlines the findings of a building inspection conducted at 2349 Gondola Way, Whistler, B.C. on November 24, 2016 by Building Inspector Jay Klassen.

Schedule 1 provides a rough elevation of the building, outlining the number of floors. It also highlights the permitted space and illegal space.

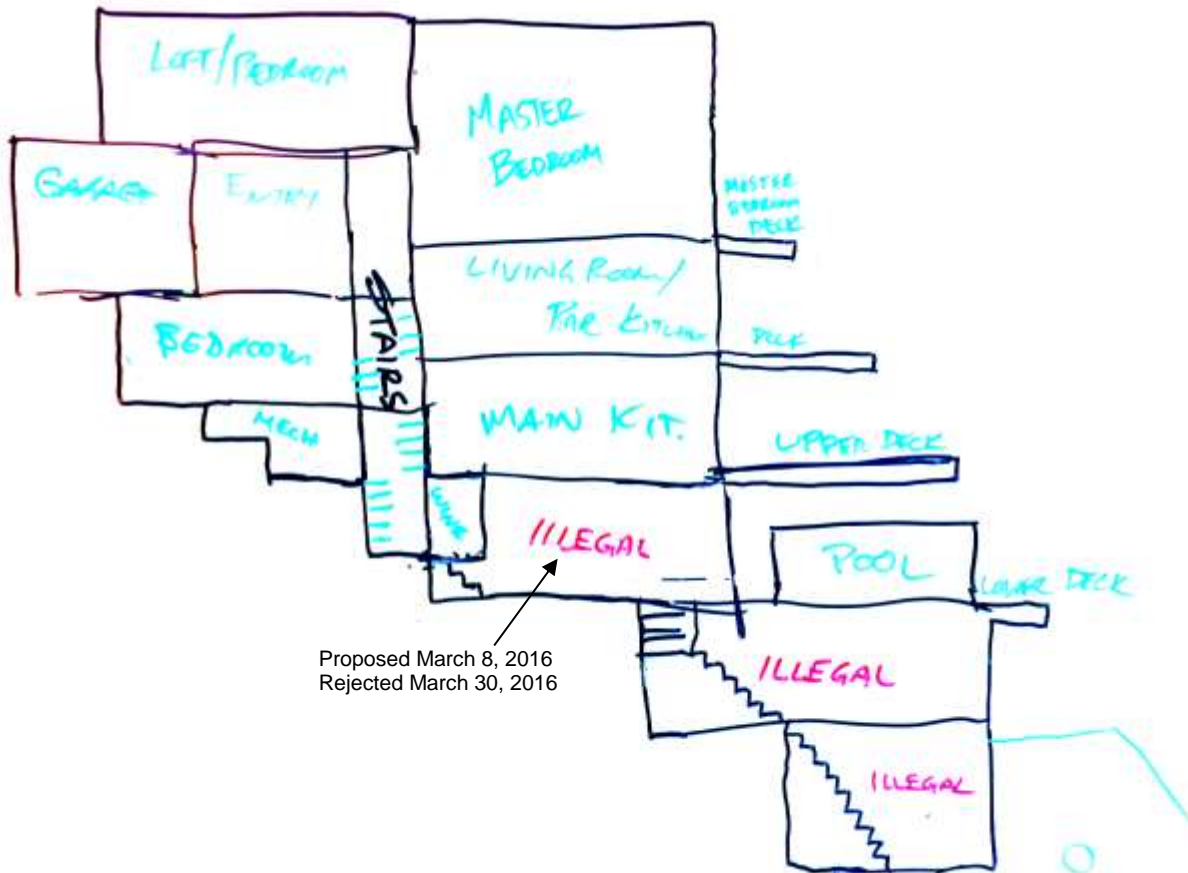
Schedule 2 contains the corresponding photos:

- Photo 1 Exposed hidden entrance for workers into the un-permitted floor space.
- Photo 2 Room at the top of the stairs (see photo 3) looking at the false wall access (see photos 11 & 12), through the door, to the permitted area (top floor of the unpermitted floor space)
- Photo 3 Stairs from the top unpermitted floor down to the 2 floors that are underneath the lowest concrete deck.
- Photo 4 Photo taken from the stair landing, looking down at the 2 floors underneath the lowest concrete deck.
- Photos 5 From the 2nd unpermitted floor, down the stairs to the lowest unpermitted floor
- Photo 6 Room at the top of the stairs (see photo 3) looking at the exterior wall access (see photo 1), to the lowest concrete deck (top floor of the unpermitted floor space)
- Photo 7 Room on the 2nd unpermitted floor
- Photo 8 Only room on the 1st unpermitted floor
- Photo 9 HVAC penetration on the concrete wall below the lower deck into the mechanical room
- Photo 10 Mechanical room on the 2nd unpermitted floor
- Photo 11 False wall over the entrance to the 3rd unpermitted floor
- Photo 12 View of the false wall from the permitted staircase

Schedule 1

Pg 1

2349 Gondola Way
Elevation View



Schedule 2

2349 Gondola Way
Photo Log from Site Inspection of November 24, 2016
In attendance Jay Klassen RMOW

Photo 1



Photo 2



2349 Gondola Way
Photo Log from Site Inspection of November 24, 2016

Photo 3



Photo 4



2349 Gondola Way
Photo Log from Site Inspection of November 24, 2016

Photo 5



Photo 6



2349 Gondola Way
Photo Log from Site Inspection of November 24, 2016

Photo 7



Photo 8



2349 Gondola Way
Photo Log from Site Inspection of November 24, 2016

Photo 9



Photo 10

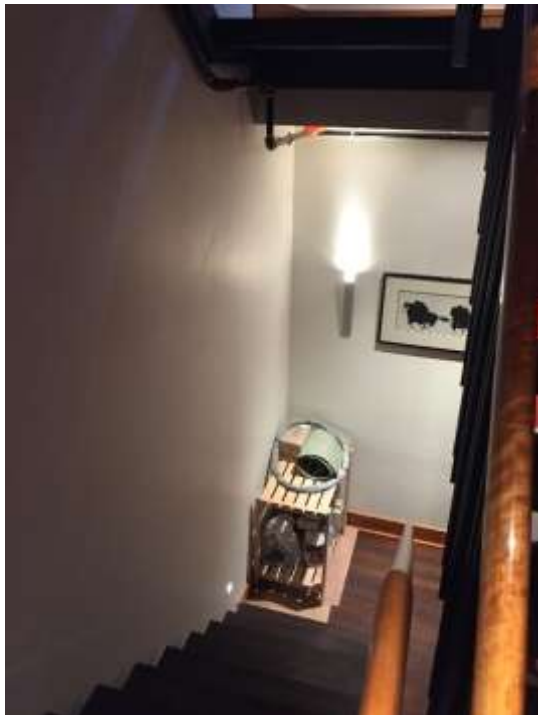


2349 Gondola Way
Photo Log from Site Inspection of November 24, 2016

Photo 11



Photo 12





File No. 3032.18

April 11, 2018

Sent via Bylaw Services
Hand Delivery

Scott Ferguson
2349 Gondola Way
Whistler BC V0N 1B4

To Scott Ferguson:

RE: Notice of recommendation to register 'Notice of Contravention of Building Regulations'

Pursuant to Section 57(l)(b) of the *Community Charter*, notice is hereby given that a building inspector of the Resort Municipality of Whistler will be making a recommendation to Council that a 'Notice against title that building regulations contravened' be registered on title to the following property:

2349 Gondola Way, Whistler BC
PLAN VAS2639 LOT 21 DISTRICT LOT 7135 NEW WESTMINSTER DISTRICT GROUP
1, EP 20066 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN
PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
FORM 1 OR V, AS APPROPRIATE.
PID: 015-966-658

(the Property)

The recommendation will be presented before Council on the following date:

TUESDAY, June 19, 2018

at 6:00pm

**in Council Chambers in the Franz Wilhelmsen Theatre at Maurice Young
Millennium Place, 4335 Blackcomb Way, Whistler, BC, V0N 1B4**

You, or your representative, will be given an opportunity to be heard before Council on the aforementioned date with respect to the recommendation of the building inspector. At this hearing, Council may confirm the recommendations of the building inspector and pass a resolution directing the Municipal Clerk to file a 'Notice against title that building regulations contravened' on title at the Land Title Office stating that a resolution relating to the Land has been made under Section 57(l)(b) of the *Community Charter*.

A copy of the Administrative Report to Council #18-034 authored by Joe Mooney, Manager of Building Services, has been enclosed for your records.

If you require further information please contact this office at 604-932-8110 or by email at BBrowning@whistler.ca.

Sincerely,

Brooke Browning
Municipal Clerk

- With its brewery lounge endorsement sell beer produced on site by the glass plus up to 20% of liquor from other manufacturers in its 67 person capacity interior tasting and lounge area.

A brewery lounge can operate in much the same manner as a neighbourhood public house, with the aforementioned restriction on the types of liquor sold. A brewery lounge may have both indoor and patio licensed areas where customers can purchase and consume the liquor.

Application for Brewery Lounge Patio

Whistler Brewing has applied to the Liquor Control and Licensing Branch (LCLB) for a structural change to its manufacturing licence to add a new 18 person capacity brewery lounge outdoor patio. The applicant letter (attached as Appendix “C”) provides the rationale for the patio. The patio plan drawing of Appendix “D” has been stamped by Whistler Fire Rescue Service for a patio occupant load of 18 persons and shows the location of the proposed patio relative to the existing brewery.

Details of the existing brewery lounge and proposed outdoor patio are:

- Hours of liquor service: 11:00 a.m. to 1:00 a.m. Monday through Sunday
- Occupant load of existing interior lounge: 67 persons
- Occupant load of proposed new patio: 18 persons
- Food and non-alcoholic beverages must be available at reasonable prices
- Minors permitted when accompanied by a parent or guardian

Whistler Brewing has also applied for a development permit for the proposed patio. The patio plan, elevation and details drawing of Appendix “E” provides construction details of the proposed patio as part of the development permit application. Approval and issuance of the development permit is delegated to the General Manager of Resort Experience. The development permit has been reviewed by staff and is supported for approval by the General Manager following support by Council of the liquor licence application for the patio.

In April 2017 Whistler Brewing applied for a brewery lounge endorsement with both interior and patio areas, and they also applied for a development permit for a patio. The 2017 plan drawing submitted for the liquor licence (attached herein as Appendix “F”) was stamped in May 2017 by Whistler Fire Rescue Service for an interior occupant load of 67 persons and a patio occupant load of 18 persons. The 2017 brewery lounge application to the LCLB, however, only included the interior lounge area, because construction details of the patio had not been finalized. On September 15, 2017 the LCLB granted an endorsement to Whistler Brewing for a 67 person interior brewery lounge.

In September 2017 Whistler Brewing applied to the RMOW for a structural change to its brewery lounge liquor licence endorsement to add an 18 person capacity patio. To solicit comments from residents and businesses regarding the proposed patio a 30-day public notification period was conducted, advertised by two consecutive newspaper ads and a sign at the site. The currently proposed patio being considered in this Report is in the same location and is of identical size to that proposed in May 2017.

LCLB Review Criteria and Process

For structural change application to add a new outdoor patio to an existing brewery lounge, local government must provide comments to the LCLB in the form of a resolution from Council. Local government must also gather public input for the community in the immediate vicinity of the proposed service area. The resolution from Council must take into account:

- The location of the establishment, and

- The person capacity and hours of liquor service of the establishment.

The resolution from Council must specifically comment on the following:

- The impact of noise on nearby residents,
- The impact on the community if the application is approved,
- The views of the residents and a description of the methods used to gather views, and
- Local government must include in its resolution a recommendation as to whether or not the new patio should be approved and the reasons on which the recommendation is based.

The proposed resolution presented in Appendix “A” addresses all of the LCLB requirements.

Municipal Review Process

For a structural change to a brewery lounge Council Policy G-17 *Municipal Liquor Licensing Policy* specifies a 30-day public advertising period, a Good Standing review, a Liquor Licence Advisory Committee (LLAC) referral/report/recommendation and a staff report to Council with a resolution to the LCLB in a prescribed format. Also part of the municipal review is a referral of the proposed floor plan drawing to the municipal Building Department for building code compliance and to the Fire Services Department for a determination of occupant load. Whistler Fire Rescue Service has stamped the plan drawing of Appendix “D” with a patio occupant load of 18 persons.

Current Good Standing Status

In order for the Municipality to give consideration to an application requesting a permanent change to a licence the applicant must be in “Good Standing” with respect to the compliance and enforcement history of the establishment. A Good Standing review was conducted to determine the compliance history of the applicant. The application was referred to the LCLB inspector, the Whistler Detachment of the RCMP, the Whistler Fire Rescue Service and the RMOW Building and Bylaws Departments. Each was asked to provide a written list of any contraventions and their disposition for the 12-month period preceding the date of the application and any other comments considered to be relevant. There were no compliance issues identified, and the RCMP have determined the applicant to be in Good Standing.

Liquor Licence Advisory Committee Review Process

As part of the LLAC review process for the 2017 brewery lounge endorsement, a summary of the applicant’s proposal (which included interior and patio lounge areas) was referred by e-mail to LLAC members on April 20, 2017 and members were asked to provide their initial comments. Staff then prepared a report, which was presented at the May 11, 2017 meeting of the LLAC. The report addressed the LLAC review criteria regarding the need for the licence endorsement and the potential impacts on the resort community. The staff presentation clarified that the brewery lounge application was for a 67 person capacity interior lounge and an 18 person capacity patio. The applicant provided a further rationale for the proposed licence change and addressed LLAC member questions about the application. (Relevant excerpts of the minutes of the LLAC meeting are attached herein as Appendix “G”.) The committee then passed the following motion:

That the Liquor Licence Advisory Committee support a brewery lounge endorsement for the Whistler Brewery Company, with an interior occupant load of 67 persons and a patio occupant load of 18 persons.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again	The brewery lounge as part of Whistler Brewing Company has proven very popular, providing an opportunity for residents and visitors to purchase and consume the beer produced at the brewery. In good weather patrons often prefer to sit outside, and the proposed patio will serve that demand.
Economic	The Whistler economy provides opportunities for achieving competitive return on invested capital	The brewery lounge patio will permit the brewery an enhanced opportunity to showcase its products to residents and visitors.
Recreation & Leisure	Recreation and leisure is a core contributor to the Whistler economy	The proposed brewery lounge patio will provide an amenity within reasonable walking distance for residents of the Function Junction and Cheakamus Crossing neighbourhoods. The patio will also provide an added amenity for residents and visitors from other areas of the resort community.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution	Noise from the 18-person brewery lounge patio is not likely to be a problem. Planned normal closing for the lounge is by 10:00 p.m., but the applied for closing of 1:00 a.m. should not be a problem, because there are few residents living in the area of the brewery. There are a small number of residents in the commercial buildings in Function Junction, and the nearest residential complex is The Lofts Resident Housing building, 800 m away. Whistler Brewing is subject to the provisions of the RMOW Noise Control Bylaw No. 1660, 2004. Its Good Neighbour Agreement commits the applicant to limit noise disturbances, to close doors and windows to the interior lounge by 10:00 pm and to comply with the municipal Noise Control Bylaw. Outdoor speakers, if any, will be turned off no later than 10:00 p.m.
Health & Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health	The existing interior brewery lounge has not been a problem for the community, nor is the proposed patio expected to be a problem. Brewery management has signed a Good Neighbour Agreement that commits it to procedures and training to avoid potentially adverse effects of their products and services.

The proposed brewery lounge patio at the Whistler Brewing Company does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Under policies developed and supported by the Liquor Licence Advisory Committee and in Council Policy G-17 *Municipal Liquor Licensing Policy*, an application for a structural change to add an new outdoor patio to a brewery lounge specifies a public advertising period, a good standing review, a

LLAC referral/report/recommendation, a staff report to Council and a Council resolution to the LCLB in a prescribed format.

BUDGET CONSIDERATIONS

There are no budget considerations. The municipal application fee for a new or amended liquor licence is structured to cover staff costs for processing the application.

COMMUNITY ENGAGEMENT AND CONSULTATION

In compliance with municipal policy the applicant advertised the proposed 18 person capacity brewery lounge patio in the September 21 and 28, 2017 editions of Pique Newsmagazine and posted a sign at the establishment (commencing September 21, 2017) in order to provide opportunity for public comment. The advertisements and sign requested that any comments be provided in writing to RMOW staff on or before October 21, 2017. No comments were received.

SUMMARY

This report presents an application from Whistler Brewing Company to add an 18 person capacity brewery lounge outdoor patio as a structural change to its liquor manufacturing licence. The report also provides a resolution in support of the application for Council's consideration that addresses criteria specified by the LCLB. This resolution is a result of the application of municipal policy and consultation with the community.

Respectfully submitted,

Frank Savage
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

General Manager,
Liquor Control and Licensing Branch

RE: Application for a Structural Change to a Manufacturing Facility to add a brewery lounge outdoor patio with an occupant load of 18 persons as an amendment to manufacturing licence No. 303716 at Whistler Brewing Company located at 1045 Millar Creek Road in Whistler.

At the Council meeting held on June 19, 2018 the Council passed the following resolution with respect to the application for the above named manufacturing licence structural change:

“Be it resolved that:

1. The Council recommends the amendment to the licence for the following reasons:

The proposed licensing will provide for improved customer service for both visitors and residents and will not have any significant negative impacts on the resort community. The applicant has entered into a Good Neighbour Agreement and Noise Mitigation Plan with the Municipality.

2. The Council’s comments on the prescribed considerations are as follows:

- (a) The location of the establishment:

The Whistler Brewing Company brewery is located at 1045 Millar Creek Road in the commercial/light industrial area of Function Junction. Immediate neighbouring businesses are Bounce Acrobatic Academy and an industrial service garage on either side and commercial buildings with retail shops across the street. The direct distances to the nearest residences are:

- Commercial buildings in Function Junction have a small number of residential suites
- The Lofts resident housing building at 1430 Alpha Lake Road, 800 m away,
- Residence on Cheakamus Lake Road – 500 m,
- Bear Ridge resident housing complex in Spring Creek – 900 m,
- Nearest residential lot in Cheakamus Crossing – 770 m.

Distances by road are longer

- (b) The person capacity and hours of liquor service of the establishment:

- The proposed person capacity of the brewery lounge patio is 18 persons. The existing interior lounge area has a capacity of 67 persons.
- The current hours of operation at the brewery lounge are noon to 8:00 p.m. Monday through Wednesday and 11:00 a.m. to 10 p.m. Thursday through Sunday. The licensed hours for the lounge of 11:00 a.m. to 1:00 a.m. conform to the municipal hours of liquor service guidelines for brewery lounges in Council Policy G-17.

- (c) The impact of noise on the community in the immediate vicinity of the brewery lounge:

Noise from the 18-person brewery lounge patio is not likely to be a problem. Planned normal closing for the lounge is by 10:00 p.m., but the applied for closing of 1:00 a.m. should not be a problem, because there are few residents living in the area of the brewery. There are a small number of residents in the commercial buildings in Function Junction, and the nearest residential complex is The Lofts Resident Housing building, 800 m away. Whistler Brewing is subject to the provisions of the RMOW Noise Control Bylaw No. 1660, 2004. Its Good Neighbour Agreement commits the applicant to limit

noise disturbances, to close doors and windows to the interior lounge by 10:00 pm and to comply with the municipal Noise Control Bylaw. Outdoor speakers, if any, will be turned off no later than 10:00 p.m.

(d) The impact on the community if the application is approved:

If the application is approved, the impact on the community will likely, on balance, be positive by meeting the service expectations of both visitors and residents. Negative impacts on the community are not anticipated as a result of the requested brewery lounge patio addition to Whistler Brewing's manufacturing licence.

3. The Council's comments on the views of residents are as follows:

Council believes that residents are in favour of the application and that residents are not opposed to the application. The method used to gather the views of residents was placement of an information sign at the front of the brewery for thirty days commencing September 21, 2017 and advertisements in the September 21 and 28, 2017 editions of Pique Newsmagazine. No comments were received.

The municipal Liquor Licence Advisory Committee, a committee of municipal Council comprising various community representatives, supported the application."

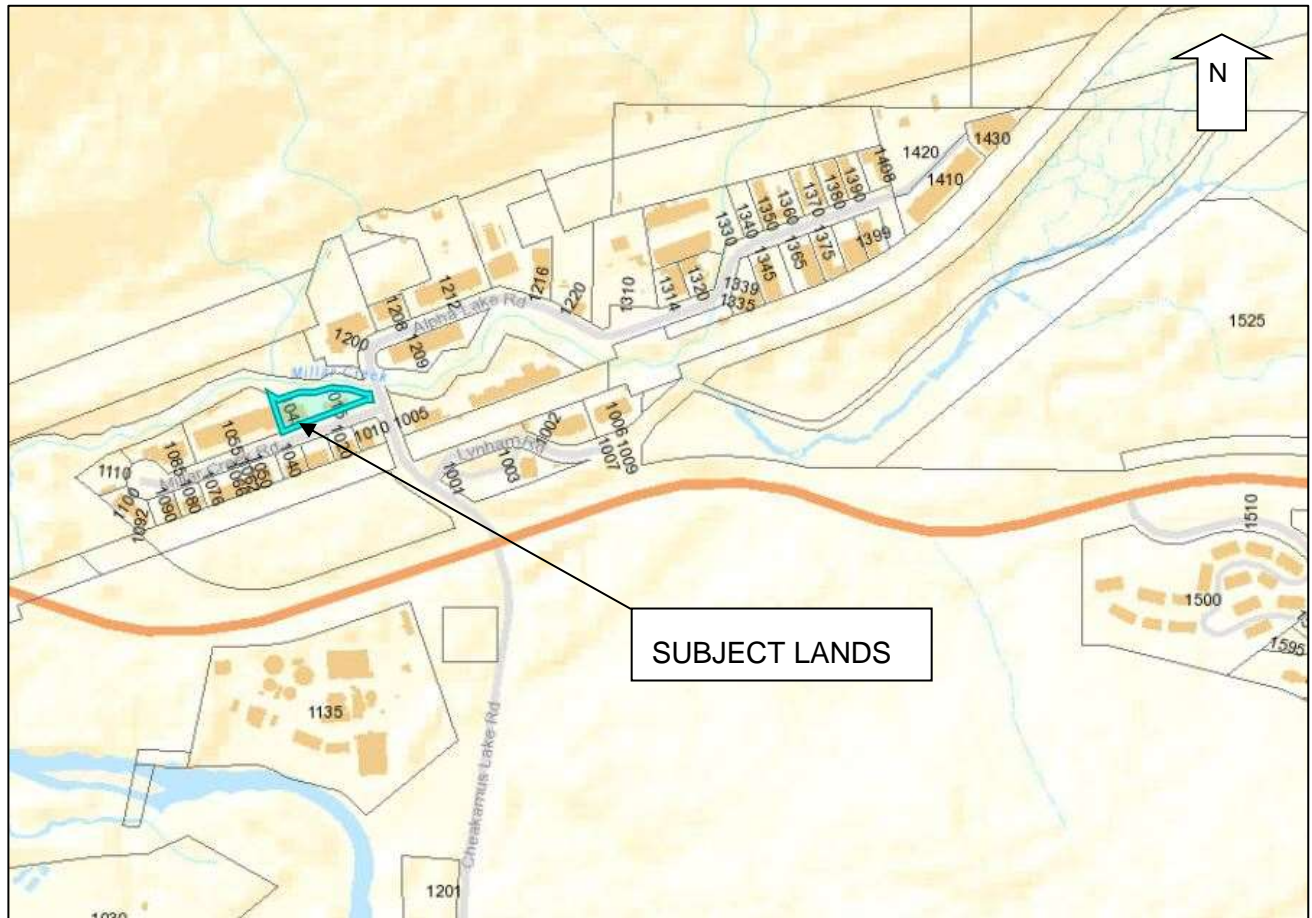
The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the Council of the Resort Municipality of Whistler on June 19, 2018.

Sincerely,

Brooke Browning
MUNICIPAL CLERK
Resort Municipality of Whistler

APPENDIX B

LOCATION PLAN – WHISTLER BREWING COMPANY



April 5th, 2018

Resort Municipality of Whistler
Planning Department
4325 Blackcomb way
Whistler, BC
V0N 1B4

**RE: NOTICE OF APPLICATION
FOR A PERMANENT CHANGE TO A LIQUOR LICENSE**

Our Whistler Brewing Company facility (the "Brewery") is located at 1045 Millar Creek Road, Whistler, BC and has been operating as a brewery, agent, and on-site retail store under license 303716 since November 26, 2009. We employ approximately 15 full and part-time staff and provide our guests with samples of product in the tap house area of the Brewery in accordance with current regulations.

We are proposing a 16-seat patio 18-person total occupancy 332.5 sq. ft. Access to the patio will be through one opening located adjacent to the front door of the Tap Room. The enclosure will extend from 6" above ground level to table height at 30" above ground level. This section would be made of timber posts at 4' on center cemented into the ground then clad at the exterior side with rough-sawn cedar planks to match the interior feature wall panels.

Floor Finish: Decking will not be installed over the existing asphalt surface in order to avoid an access ramp and step which could cause a potential tripping hazard at the entrance to the patio. WBC may in the future, opt to replace the asphalt with flush paving stones or a polished concrete slab-on-grade if an upgrade to the patio floor finish is deemed necessary.

The 3 planter boxes will be outside the service area of the patio. The patio would operate on weather permitting basis without propane heaters from approximately mid-May to mid-September. Additional bike racks will be added to the area after completion. Once the patio season has concluded, the concrete planters and tables will remain, and snow will be shoveled from the patio to keep it clear for winter months.

We have a small kitchen and our menu includes items such as soups, pizzas, pot pies, and pretzels along with non-alcoholic beverages such as sodas and juices. All food and drink options are available to the patio. If granted a patio liquor license we plan to occasionally offer live music entertainment on weekends but will only allow acoustic non-amplified and not after 10pm.

Our neighbours are other light industrial and retail-type enterprises with operating hours corresponding to these types of businesses. The Brewery's current operating hours are 12:00pm to 8:00pm Monday to Wednesday and 11:00am to 10:00pm Thursday to Sunday and we do not anticipate any change to these hours. Our patrons are a mix of tourists and locals and we go to great lengths to ensure that alcohol consumption is moderated. We have been operational since 2009 and have never received any form of noise or other complaints from our neighbours.

Our facility enables our community partners to host fundraisers, experience training seminars and also allows our vibrant hospitality sector an opportunity to train new staff and hold leadership meetings. The addition of a summer patio would heighten the guest experience

The addition of the patio will not alter the way we conduct our business but will continue to provide a place for our community partners to enjoy and guests to our town to experience what Whistler is all about.

Your approval of our patio liquor license will allow us greater flexibility in meeting the demands of our patrons yet will not fundamentally change the nature of our operations or the impact our operations have on our neighbours. Thank you for your consideration and do not hesitate to contact me should you have any questions regarding our application.

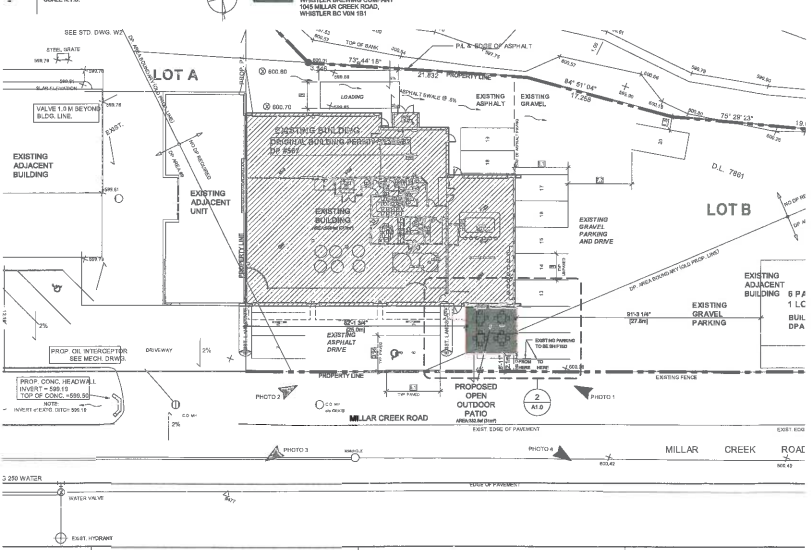
Yours truly,

Jennie Kwasnecha
General Manager
Whistler Brewing Company



4 CONTEXT PLAN
SCALE N.T.A.

SUBJECT SITE
WHISTLER BREWING COMPANY
1045 MILLAR CREEK ROAD,
WHISTLER BC V8N 1S1



1 ENLARGED PARTIAL SITE PLAN
SCALE 1/8" = 1'-0"

ZONING BY-LAW REVIEW

PROPOSED RESONAL EXTERIOR PATIO AREA

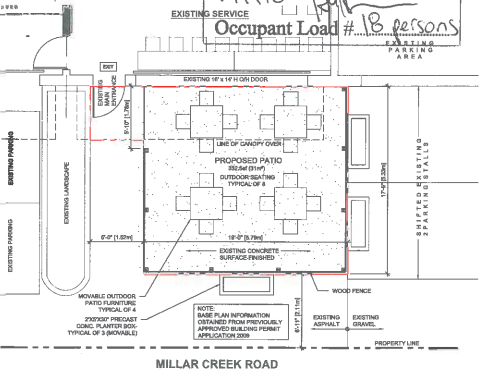
PROPOSED EXTERIOR PATIO AREA	108sq'
PROPOSED OPEN OUTDOOR PATIO	311sq'(322sq')
EXISTING PATIO (EXISTING)	98sq'
EXISTING MEZZANINE	22sq'
TOTAL PATIO OCCUPY LOAD	40 PERSONS 10 STAFFS

DETAILS

EXISTING BUILDING (YEAR 1988)	286sq'	NUMBER OF PARKING STALLS UNCHANGED	20 STALLS
EXISTING BUILDING (YEAR 2002)	600sq'	EXISTING	2 STALLS
EXISTING MEZZANINE	111sq'	EXISTING	2 STALLS
TOTAL AREA	1057sq'	LANDING (EXISTING)	2 STALLS
		NUMBER OF PARKING STALLS UNCHANGED	20 STALLS
		LANDING (EXISTING)	2 STALLS
		SURFACING AND LANDSCAPING UNCHANGED	
		PARKING ADJUTANT ADMITTED TO ACCOMMODATE PROPOSED PATIO. TWO PARKING STALLS WILL BE SHIFTED.	
		TOTAL OCCUPY LOAD:	40 PERSONS
		TOTAL PATIO OCCUPY LOAD	10 PERSONS
			10 STAFFS



3 ELEVATION
SCALE 1/4" = 1'-0"



2 ENLARGED PLAN
SCALE 1/4" = 1'-0"

APPENDIX D



SURF ARCHITECTURE
14065 18TH AVENUE
SOUTH SUITE 201, BC
CANADA VAA 6T4
TEL: 604 616-0848
SURFARCHITECTURE.COM

PROFESSIONAL ARCHITECT
MAYAN KOROJEVIC
MAY 23 2018
BRITISH COLUMBIA

ISSUED FOR

No.	DATE	DESCRIPTION
1	2000/07	ISSUED FOR DEVELOPMENT PERMIT
2	2002/08	RESUBMITTED FOR DEVELOPMENT PERMIT
3	1903/18	SUBMITTED FOR LIQUOR LICENCE APPLICATION
4	2005/08	RESUBMITTED FOR LIQUOR LICENCE APPLICATION
5	2006/10	SUBMITTED FOR STRUCTURAL CHANGE APPLICATION
6	2006/11	RESUBMITTED FOR DEVELOPMENT PERMIT

PROJECT TITLE

**WHISTLER BREWING COMPANY
PROPOSED PATIO**

1045 MILLAR CREEK ROAD
WHISTLER BC
CANADA

DRAWING TITLE
**SITE PLAN
CONTEXT, PLAN & ELEV**

DRAWN BY LC
CHECKED BY MK
SCALE AS SHOWN

PROJECT NUMBER
2017 011

DRAWING NUMBER
DP 1.00

APPENDIX E



SURF ARCHITECTURE
 14096 18TH AVENUE
 SOUTH SURREY, BC
 CANADA V4A 6T4
 TEL: 604 818-8846
 SURFARCHITECTURE.COM

PROFESSIONAL SEAL
 BRITISH COLUMBIA
 MAY 23 2018

ISSUED FOR		
No.	DATE	DESCRIPTION
1	23/05/18	SUBMITTED FOR DEVELOPMENT PERMIT
2	23/05/18	SUBMITTED FOR STRUCTURAL CHANGE APPLICATION
3	23/05/18	SUBMITTED FOR LIQUOR LICENCE APPLICATION

PROJECT TITLE
**WHISTLER BREWING COMPANY
 PROPOSED PATIO**

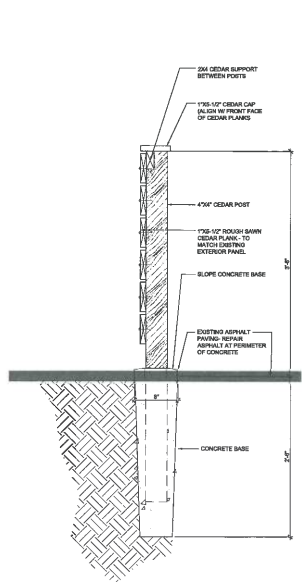
1045 MILLAR CREEK ROAD
 WHISTLER, BC
 CANADA

DRAWING TITLE
**PLAN, ELEVATION
 AND DETAILS**

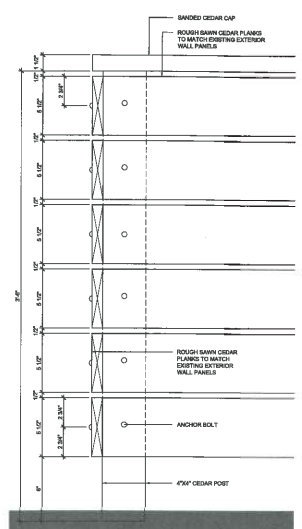
DRAWN BY LC
 CHECKED BY MK
 SCALE AS SHOWN

PROJECT NUMBER
 2017 011

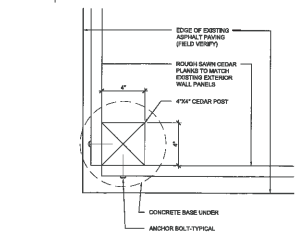
DRAWING NUMBER
 DP 2.00



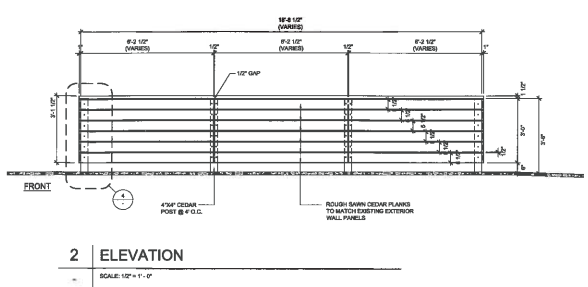
5 SECTION
 SCALE: 1/2" = 1'-0"



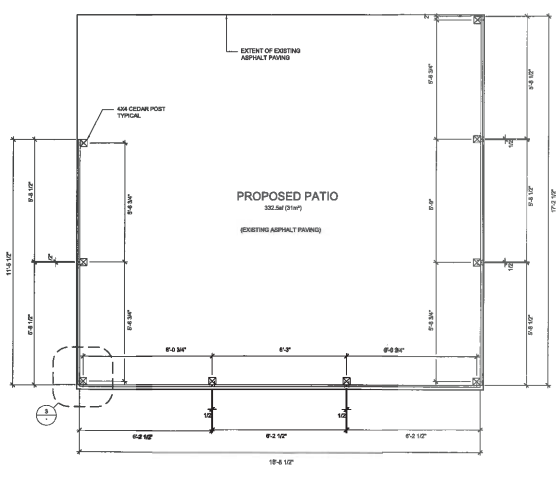
4 DETAIL
 SCALE: 3/4" = 1'-0"



3 DETAIL
 SCALE: 3/4" = 1'-0"



2 ELEVATION
 SCALE: 1/2" = 1'-0"



1 FLOOR PLAN
 SCALE: 1/2" = 1'-0"



BUILDING INFORMATION

PROPERTY AREA - JURISDICTION - ROLL 08-390-004119.002	OCCUPANT LOAD PERMITTED PER BCBC 3.7.2.2
OVERALL BUILDING AREA SQ FT = 6588 SQ FT (612 SM)	WASHROOM SUMMARY
MAJOR OCCUPANCY MEDIUM HAZARD INDUSTRIAL (NO CHANGE)	1 MEN'S W.C. = 25 MALES
CLASSIFICATION F2	1 WOMEN'S W.C. = 25 FEMALES
TOTAL INTERIOR AREA OF TAP ROOM 133 M ²	1 ACCESSIBLE W.C. = 10 ADD. PERSONS
TOTAL INTERIOR AREA OF TAP ROOM 83 M ²	TOTAL 60
TOTAL DESIGNATED AREA 83 M ²	EXIT WIDTH REQUIREMENT 80 PERSONS - 1 DOOR
TYPE OF OCCUPANCY / MERCANTILE (TAPROOM + RETAIL)	EXIT WIDTH PROVIDED 2 DOORS AT 2'-10" LESS 2" LEAF (2'-8" X 2)
AREA FOR EACH USE SERVICE 78.7 M ²	WIDTH OF 5'-4" (1650mm) PROVIDED
MERCANTILE 14.3 M ²	CONSTRUCTION NON-COMBUSTIBLE
	FIRE PROTECTION SPRINKLERED
	EXIST. INTERIOR FINISH PAINTED CONCRETE WALLS

KEY PLAN



APPENDIX F
SURF
ARCHITECTURE

SURF ARCHITECTURE
14066 18TH AVENUE
SOUTH SURREY, BC
CANADA V4W 5T4
TEL 804 616-0548
SURFARCHITECTURE.COM

PROFESSIONAL SEAL
REGISTERED ARCHITECT
JAN KORDEK
BRITISH COLUMBIA

ISSUED FOR	
NO.	DATE DESCRIPTION
1	10/03/16 ISSUED FOR CLIENT REVIEW @ 90% COMPLETE
2	10/14/16 SUBMITTED FOR T.I. BUILDING PERMIT
3	04/26/17 SUBMITTED FOR LIQUOR LICENCE APPLICATION

PROJECT TITLE
WHISTLER BREWING COMPANY TAPROOM ENHANCEMENT

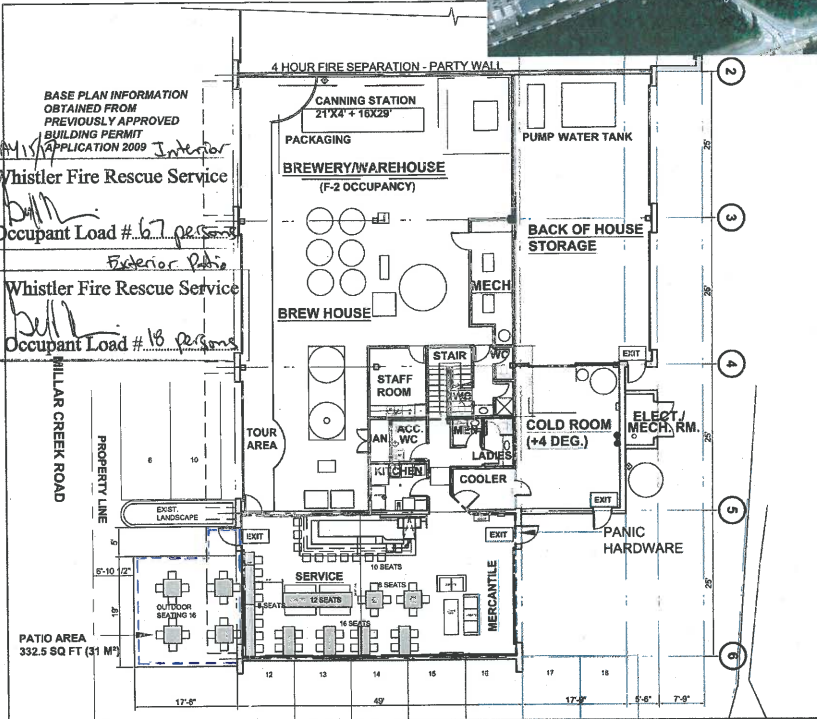
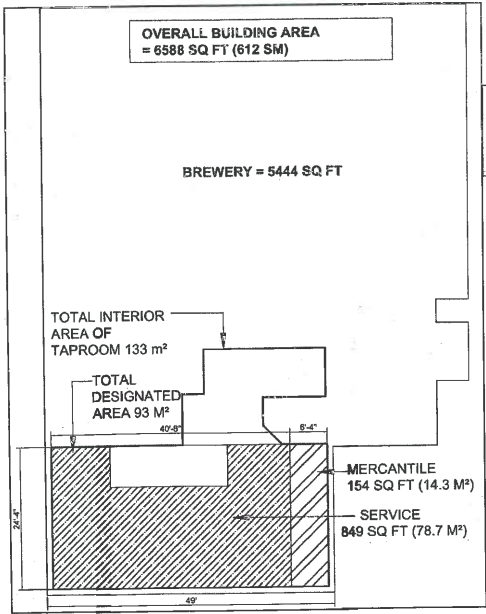
1015 MILLAR CREEK ROAD
WHISTLER, BC
CANADA

DRAWING TITLE
PROJECT INFORMATION

DRAWN BY WH
CHECKED BY MK
SCALE VARIES

PROJECT NUMBER
2017 009

DRAWING NUMBER
A 1.00



2 AREA DIAGRAM
A1.0 SCALE 1/16" = 1' - 0"

1 EXISTING FACILITY PLAN W/ NEW TAPROOM LAYOUT
A1.0 SCALE 1/16" = 1' - 0"

Minutes of May 11, 2017 LLAC Meeting (Relevant Excerpts)

File No. LLR1280 – Whistler Brewing Company – Brewery Lounge Endorsement

Frank Savage presented the highlights of a report on Whistler Brewing Company application for a brewery lounge endorsement at its Function Junction brewery.

1. Whistler Brewing Company has operated a brewery at 1015 Millar Creek Road since 2009. This application requests a brewery lounge endorsement to its beer manufacturing licence.
2. The LCLB requires a resolution from local government council addressing the same regulatory criteria as for a new liquor primary licence.
3. The municipal process requires a review by LLAC with a recommendation to municipal Council.
4. The brewery operates with a manufacturing licence, which permits them to produce beer, conduct tours, provide tastings, sell up to 375 ml of beer per day to patrons and sell beer produced on site to the public for consumption elsewhere.
5. The application being considered by the LLAC is for a brewery lounge, which can operate somewhat like a neighbourhood pub, with restrictions that only beer produced on site plus 20% other liquor may be sold.
6. The plans include both indoor and patio areas. The patio requires a municipal Development Permit and may not be part of the initial liquor licence application to the LCLB.
7. Hours of service 11 a.m. to 1 a.m.; interior occupant load is 67 persons and patio occupant load is 18 persons; minors permitted when accompanied by a parent or guardian; food and non-alcoholic beverages must be available at a reasonable price.
8. This application was referred to LLAC members for comment. No concerns were expressed. Three newspaper advertisements were placed in the local newspaper as well as a sign at the site to solicit comments from the public. Comments are due by May 20; no comments have been received to date.
9. The nearest liquor primary establishments are located at Creekside.
10. Noise impacts: There are few nearby residents, and the brewery lounge is planning to close by 10 p.m. The licence would permit the lounge to operate to 1 a.m., in accordance with municipal policy.
11. Community impacts: Craft breweries are becoming more popular, this presents an opportunity for residents and visitors to sample the beer.
12. LLAC criteria: There is no new development associated with this application. There is potential demand for this type of facility by Cheakamus Crossing residents.
13. Is this type of application a potential problem for the community? If properly managed, not likely.
14. Parking must satisfy municipal zoning bylaw requirements for parking. It is noted that the peak demand for the lounge may be later than the operating hours of surrounding businesses.
15. No traffic impacts anticipated.
16. No policing impacts anticipated.

Applicants Colin Pyne and Don Gordon presented on their lounge proposal and provided the following:

17. The intent of the lounge endorsement is to continue to provide a great experience to guests and residents.

18. Applicants advised that parking plans are under review with RMOW Planning Department. There will be approximately 22 parking stalls available for the brewery, including the tasting area and lounge.

Questions & Answers:

Q: Operation of patio – what are the intended hours of operation?

A: Sunday – Wednesday noon – 8 p.m. and Thursday – Saturday. 11a.m. -10 p.m. The patio will be used May – October and will be closed in winter. There are no plans to have outdoor patio heaters.

Support for the brewery lounge application was expressed by LLAC members; no concerns were identified.

Moved by Geoff Playfair
Second by Cheryl Skribe

That the Liquor Licence Advisory Committee support a brewery lounge endorsement for the Whistler Brewery Company, with an interior occupant load of 67 persons and a patio occupant load of 18 persons.

CARRIED

of service guidelines. The letter from the applicant (attached as Appendix “C”) provides the rationale for the application.

LCLB Review Criteria and Process

The maximum hours of liquor service allowed by LCLB for a licensed establishment are between the hours of 9:00 a.m. and 4:00 a.m., subject to limitation by local government. For a food primary licensed establishment applying for hours of liquor service past midnight, local government must provide comments to the LCLB in the form of a resolution from Council. Local government must also gather public input for the community in the immediate vicinity of the proposed service area. The resolution from Council must take into account:

- The location of the establishment, and
- The person capacity and hours of liquor service of the establishment.

The resolution from Council must specifically comment on the following:

- The impact of noise on nearby residents;
- The impact on the community if the application is approved;
- If the application is to amend a food primary licence, whether the amendment will result in the service area being operated in a manner that is contrary to primary purpose;
- The views of the residents and a description of the methods used to gather views; and
- Local government must include its recommendations as to whether or not the application be approved and the reasons on which they are based.

The proposed resolution presented in Appendix “A” addresses all of the LCLB requirements.

Municipal Review Process

For this type of application Council Policy G-17: *Municipal Liquor Licensing Policy* specifies a 30-day public advertising period, a good standing review, a referral to Liquor Licence Advisory Committee (LLAC) members for comment, a staff report to Council and a Council resolution to the LCLB in a prescribed format. A summary of the applicant’s proposal was referred by e-mail to LLAC members on May 1, 2018, and members were asked to provide their comments. There were no concerns expressed by LLAC members who provided comment.

Current Good Standing Status

In order for the RMOW to give consideration to an application requesting this type of permanent change to a liquor licence the applicant must be in “Good Standing” with respect to the compliance and enforcement history of the establishment. The application was referred to the LCLB inspector, the Whistler Detachment of the RCMP, the Whistler Fire Rescue Service and the RMOW Building and Bylaws Departments. Each was asked to provide a written list of any contraventions and their disposition for the 12-month period preceding the date of the application and any other comments considered to be relevant. There were no compliance issues identified, so the applicant is considered to be in Good Standing.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
----------------	---	----------

Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again	The permanent change to hours of liquor service will permit Handlebar Café and Après to serve liquor to the full extent of the municipal hours of liquor service guidelines. Specifically, permitting liquor service until 1:00 a.m. while dining will meet expectations of visitors and residents of a Whistler Village restaurant.
Economic	The Whistler economy provides opportunities for achieving competitive return on invested capital	The applied for liquor licence change would allow the Handlebar Café and Après to take full advantage of the business opportunities available to a food primary establishment.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution	Noise from an establishment or from patrons leaving an establishment serving alcoholic beverages can be disruptive to visitors staying in nearby accommodations. If the application for a 1:00 a.m. end of liquor service is approved, there is not expected to be an increase in noise from the establishment. The establishment currently has a midnight end of liquor service, and there has not been a history of noise. The entrance to the establishment has a double door vestibule, which ensures that interior noise does not escape, and the Good Neighbour Agreement requires that all doors and windows be closed by 10:00 p.m. Patio speakers will be turned off by 10 p.m.
Health & Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health	Any expansion of hours of alcohol sales has the potential for over-service and/or excessive consumption. Handlebar Café and Après has signed a Good Neighbour Agreement that commits it to procedures and training to avoid potentially adverse effects of their products and services.

The proposed permanent change to hours of liquor service for the Handlebar Café and Après food primary licence does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Under policies developed and supported by the LLAC and in Council Policy G-17, a permanent change to hours of liquor service for a food primary licence within municipal hours of liquor service guidelines specifies a thirty-day public comment period, a good standing review, a LLAC referral for comment, a staff report to Council and a resolution to the LCLB in the prescribed format. For this type of application Council Policy G-17 requires a referral to the LLAC for a two-week comment period, but there is no formal report to or recommendation from the committee.

The hours of liquor service guideline in Council Policy G-17 for restaurants is "9 a.m. to 1 a.m., Monday – Sunday." Council Policy G-17 further states that, "Establishments that have existing hours of service that are less than the general range for their establishment type are eligible to apply for an extension of hours to the limits of the range."

BUDGET CONSIDERATIONS

There are no budget considerations. The municipal application fee for a new or amended liquor licence is structured to cover staff costs for processing the application.

COMMUNITY ENGAGEMENT AND CONSULTATION

In accordance with Council Policy G-17 requirements, the applicant advertised the proposed permanent change to its food primary licence in the May 10 and 17, 2018 editions of Pique Newsmagazine and posted a sign at the establishment (commencing May 10, 2018) in order to provide opportunity for public comment. The advertisements and sign requested that any comments be provided in writing to RMOW staff on or before June 9, 2018. No comments were received.

SUMMARY

This Report presents a recommendation regarding an application for a permanent change to hours of liquor service for the food primary licence at Handlebar Café and Après. The Report also provides a resolution in support of the application for Council's consideration that addresses criteria prescribed by the LCLB. The resolution is a result of the application of municipal policy and consultation with the community.

Respectfully submitted,

Frank Savage
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

General Manager,
Liquor Control and Licensing Branch

RE: Application for a Permanent Change to a Liquor Licence for Handlebar Café and Après food primary licence No. 307135, to change hours of sale to 9:00 a.m. to 1:00 a.m. Monday through Sunday.

At the Council meeting held on June 19, 2018 the Council passed the following resolution with respect to the application for the above named amendment:

“Be it resolved that:

1. The Council recommends that the licence amendment be approved for the following reasons:
The proposed licensing will provide for improved customer service for both visitors and residents alike and will not have any significant negative impacts on the resort community. The applicant has entered into a Good Neighbour Agreement and Noise Mitigation Plan with the Resort Municipality of Whistler.
2. The Council’s comments on the regulatory criteria are as follows:
 - (a) The location of the establishment:
Handlebar Café and Après is located at 106-4557 Blackcomb Way in Whistler’s Upper Village neighbourhood adjacent to the Blackcomb Mountain base. The restaurant is on the ground floor of the Le Chamois building, along with other food and beverage and retail businesses, and there are visitor accommodations on the upper floors. Handlebar faces the Upper Village Stroll directly across from the Fairmont Chateau Whistler, which also has food and beverage establishments and retail shops at the Stroll level and visitor accommodation units on the upper floors. The restaurant is located approximately 100 metres from the Blackcomb Mountain base lifts.
 - (b) The person capacity and hours of liquor service of the establishment:
 - Handlebar Café and Après has an interior capacity is 32 persons and a patio capacity of 49 persons.
 - The current hours of liquor service are 9:00 a.m. to midnight, Monday through Sunday. The applied for hours of 9:00 a.m. to 1:00 a.m. Monday through Sunday conform to the municipal hours of liquor service guidelines for restaurants in Council Policy G-17. Handlebar has been in operation since 2016 and is in a space previously occupied by a restaurant with a 1:00 a.m. licensed closing time.
 - (c) The impact of noise on nearby residents:
Noise from an establishment or from patrons leaving an establishment serving alcoholic beverages can be disruptive to visitors staying in nearby accommodations. If the application for a 1:00 a.m. end of liquor service is approved, there is not expected to be an increase in noise from the establishment. The establishment currently has a midnight end of liquor service, and there has not been a history of noise. The entrance to the establishment has a double door vestibule, which ensures that interior noise does not escape, and the Good Neighbour Agreement requires that all doors and windows be closed by 10:00 p.m. Patio speakers will be turned off by 10 p.m.

- (d) The impact on the community if the application is approved:
If the application is approved the impact on the community will likely, on balance, be positive by meeting the service expectations of both visitors and residents. Negative impacts on the community are not anticipated as a result of the requested amendment to the licence.
- (e) Whether the licence amendment will result in the service area being operated in a manner that is contrary to primary purpose:
It is unlikely that the licence amendment will result in this establishment being operated in a manner that is contrary to its primary purpose, as the emphasis is on food service rather than liquor service with this application. The establishment's operating procedures must ensure that it is operated at all times in compliance with the terms and conditions of its food primary licence.
- (f) The views of the residents and a description of the methods used to gather views
Council believes that residents are in favour of the application and that residents are not opposed to the application. The method used to gather the views of residents was placement of an information sign at the front of the establishment for thirty days commencing May 10, 2018 and advertisements in the May 10 and 17, 2018 editions of Pique Newsmagazine. No comments were received. Further, the municipal Liquor Licence Advisory Committee, comprising various community representatives, provided comment on the application.”

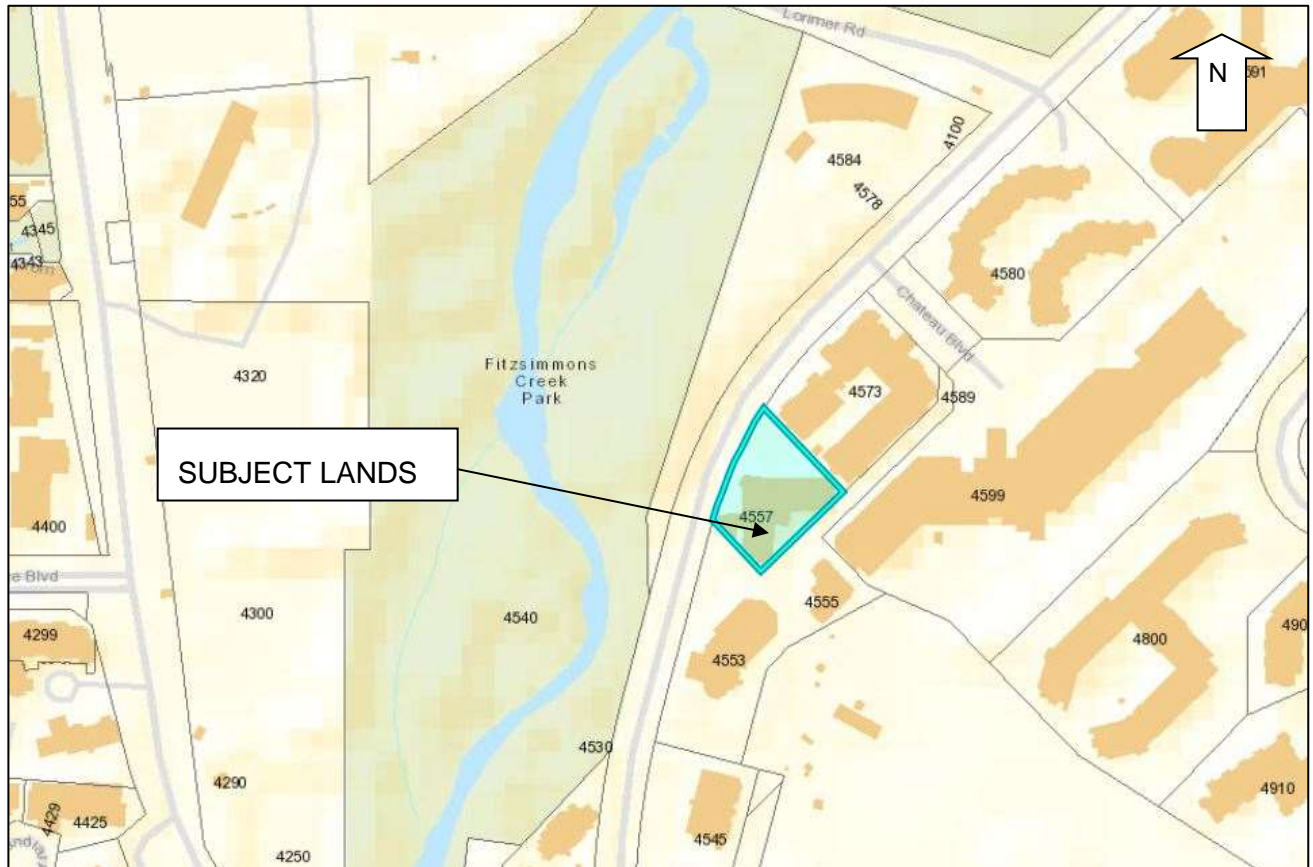
The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the Council of the Resort Municipality of Whistler on June 19, 2018.

Sincerely,

Brooke Browning
MUNICIPAL CLERK
Resort Municipality of Whistler

APPENDIX B

LOCATION PLAN – HANDLEBAR CAFÉ AND APRES



Jonathan Law
HandleBar Cafe and Apres
106-4557 Blackcomb Way
Whistler, BC, V0N 1B4

May 1st, 2018

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

To whom it may concern,

I am writing to share our intention to extend our Food Primary Liquor Licence from 12am to 1am. HandleBar Cafe and Apres is located in the Upper Village where there are no late night food places for the great number of people staying there. We currently provide a full menu until midnight, but there are establishments in the Upper Village staying open until 1am that do not offer food. We believe we would be fulfilling a need while helping people enjoy the Upper Village even more responsibly.

HandleBar Cafe and Apres is small and appeals to a more mature, respectful crowd so the potential for noise issue is minimal. Our entrance is built to prevent weather from affecting the customer experience, but it also prevents sound from escaping when people arrive or leave. To explain, there are two exterior doors spaced as such that there is always a door closed. The staff is trained to make sure both doors are closed and the exterior music is turned off at 10:00 pm; thereafter they are trained to service the patio and monitor the surrounding area for patrons who might be smoking or socializing too loudly.

Please note, this location had a licence allowing food and alcohol service until 1:00am for many years, however it was able to expire accidentally in 2015.

We look forward to providing another much needed late night dining experience to the people of Whistler. Thank you for your consideration.

Sincerely,

Jonathan Law
President
HandleBar Cafe and Apres

DISCUSSION

Background

The property is located at the southwest corner of Lake Placid Road and Highway 99 at the entrance to the Whistler Creek core commercial area. The site is accessed off of Lake Placid Road from Sarajevo Drive (see Appendix A). Innsbruck Drive runs through the property and provides access to the six townhouse units at the south end of Innsbruck Drive. The site slopes moderately from Sarajevo Drive to Highway 99. Across the street on Lake Placid Drive is the Franz's Trail commercial development and the underground parkade for the Creekside gondola.

Renovations and redevelopment of commercial properties to enhance the attractiveness, character and experience of this sub-area is encouraged.

The redevelopment proposal is subject to adoption of a rezoning ("Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017") and a housing agreement bylaw ("Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018"). Both these bylaws have received third reading by Council.

Proposed Development

The proposal is to construct a new two-storey building in the same location as the existing building closest to the intersection of Highway 99 and Lake Placid Road. There will be commercial units on the first floor and four 1-bedroom auxiliary residential dwelling units on the second floor for employee housing. The proposal also includes modifications for a redeveloped and enlarged patio area, a second loading bay area and improvements for path and staircase connections for pedestrians from Lake Placid Road.

The proposed development is illustrated in the architectural and landscape plans provided in Appendix "B". The following further describes the proposed development.

Site Planning & Circulation

At ground level there are significant improvements to the outdoor patio area, pedestrian circulation and landscape. A proper pedestrian sidewalk is provided along the retail frontage of the new building that also provides a connection between the enlarged outdoor patio, exterior stairs to the second floor and the proposed stairs to the sidewalk along Lake Placid Road.

Architecture

The new building will be articulated with large windows, a distinctively sloped roof structure with roof overhangs and a strong chimney element as illustrated on the architectural drawings. The proposed finishing materials for the new building include vertical and horizontal hardi-board siding, aluminum cladding and flashing, vertical aluminum screens, solid fir stained trim, basalt stone, glue laminated timber, concrete, and clear glass. These are high quality, durable materials and finishes.

The new building is considered to be a significant design improvement for this intersection and is complementary to the sloped roof, timber and stone buildings located in the Franz's Trail development across the street.

Landscape

The areas of landscape planting are located primarily along the frontages facing Highway 99 and Lake Placid Road. The landscape plan shows modifications for an enlarged patio, a loading bay, a new path and staircase connection to the sidewalk along Lake Placid Road, the removal of an informal connection to the Valley Trail in the Highway 99 right of way and new rock retaining walls.

Signage

The proposed signage concept for the redevelopment includes two new freestanding signs to replace the existing freestanding signs, and proposed locations for fascia signs for the main floor commercial units in the new building as illustrated on plan A-3.2 in Appendix “B”. Signage programs are required to be integrated in design and must be consistent with the building design. This is reflected in the signage concept, however, further detail respecting dimensions and materials of all proposed signage is required and is to be submitted separately for review and approval to ensure compliance with the Sign Bylaw.

Advisory Design Panel Review

The proposal was presented to the municipal Advisory Design Panel on July 19, 2017 and again on October 18, 2017. The applicant presented revisions at the October 18, 2017 which addressed ADP design comments received at the July 19, 2017 meeting. The Panel passed a motion supporting the revised design for the project as presented at the October 18, 2017 meeting. The minutes of the October 18, 2017 Advisory Design Panel meeting are attached as Appendix “C”.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	2. The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscales and evoking a dynamic sense of place.	The proposed building is a significant design improvement for this intersection and is complementary to the sloped roof, timber and stone buildings located in the Franz's Trail development across the street and is an attractive addition to the entrance of Creekside. The proposed finishing materials and colors are consistent with colours found in Whistler's natural setting and built environment. These materials are also sufficiently durable to withstand the harsh climate.
	8. Residents live, work and play in relatively compact, mixed-use neighborhoods, close to green space, transit, trails, amenities and services.	
	9. Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	
	10. The new and renovated built environment has transitioned towards sustainable management of energy and materials.	
Economic	2. The Whistler economy provides opportunities for achieving competitive return on invested capital.	The proposed new building at this location would broaden the opportunities for this site to meet these objectives.
	4. Whistler proactively seizes economic opportunities that are compatible with tourism, and effectively adopts to changing external conditions.	
	9. Physical and social infrastructure attract and support work and investment.	
Resident Housing	6. Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency.	The addition of auxiliary residential dwelling units in the new building at this location would broaden the opportunities for this site to meet these objectives.
Transportation	7. Residents, businesses and visitors are increasingly aware of the importance and	The proposed new building's commercial and residential uses will be able to encourage preferred prioritized method of transportation

	benefits of preferred transportation choices.	of: 1. Pedestrian, bicycle and other non-motorized means and 2. Transit.
Visitor Experience	9. The resort community’s authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.	The proposed new construction at this location will strengthen a sense of place at this key intersection to Creekside and Whistler.
	10. The resort is comfortable, functional, safe, clean and well-maintained.	

DP1556 – 2010 and 2011 Innsbruck Drive – Creekside Plaza does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw No. 303, 2015

The property is zoned CL3 (Commercial Local Three). The intent of the CL3 zone is to provide for small commercial uses adjacent to a residential area. The proposed redevelopment requires a zoning amendment for a small increase in gross floor area (98 square metres) and to add auxiliary residential dwelling units for employee housing as a permitted use of the property. The associated zoning amendment bylaw “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017” received third reading on April 10, 2018. The development permit plans provided in Appendix “B” are consistent with the zoning amendment bylaw. Issuance of Development Permit DP1556 is subject to Council adopting “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017” and the associated “Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018” for the employee housing.

Development Permit DP1556 will require building setback variances for the proposed building as follows:

1. Vary the west building setback from 5 metres to 4 metres.
2. Vary the north building setback from 5 metres to 2.2 metres.

In 1987, the building at the corner of Highway 99 and Lake Placid Road was developed in conformance with the CL3 zone’s minimum 5 metres building setbacks, but subsequently, a 2.5 metre portion of the subject lands along Lake Placid Road was appropriated as part of an upgrade to the intersection of Highway 99 and Lake Placid Road, which reduced the existing development’s setback adjacent to Lake Placid Road to 2.5 metres. The proposed new building adds some limited bump outs on short sections of the facades to articulate the building massing facing Highway 99 and Lake Placid Road, further reducing the setbacks to 4 metres and 2.2 metres respectively. Because it is only short sections of the new building that are built to a 4 metre and 2.2 metre setback, staff supports the proposed variances.

OCP Development Permit Guidelines

The property is subject to the Whistler Creek development permit area (DPA No. 2) guidelines for the form and character of residential and commercial development, protection of the natural environment and protection of development from hazardous conditions. The table below describes how the proposed development is consistent with the applicable guidelines.

Guideline	Comment
Provide for a mixed commercial, residential, cultural and recreational character for both visitors and residents on a year round basis.	Proposal adds an auxiliary residential use for employee housing and reconfigured commercial uses for both visitors and residents year round.
Pedestrian scale to be maintained by limiting mixed use facilities to three storeys and restrict the large building forms to designated anchor points	Pedestrian scale maintained as new mixed use building is two storeys.
Buildings to be located to ensure view corridors, view opportunities and solar access whereby strengthening the mountain character.	Minor changes to the existing view corridors with the increase in building mass. These changes are acceptable as they do not significantly impact the view corridors from adjacent parcels.
Development should maximize sun penetration to pedestrian levels and to public and private spaces to provide for outdoor activity areas	Proposal will change sun penetration to pedestrian levels on Lake Placid Road in midday and to the patio area on the west side of the building in the morning. These changes do not significantly alter the sun penetration patterns to the road or patio area by the existing building mass.
Roof design must establish effective snow management and have a sloped appearance. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation	The applicant's professional engineer prepared a snow management report which addresses these issues.
Building materials, colours and facade modulation shall be consistent with the mountain character. Building materials including stone, wood, acrylic, stucco and treated/textured concrete are appropriate. Building colours found in the Whistler setting. Building materials must be sufficiently durable to withstand Whistler's harsh climate.	Proposal is consistent with the recommended materials, colours and is sufficiently durable to withstand the harsh climate.
Building design should reflect the importance of separating vehicular and pedestrian circulation. Service bays, recycling containers and garage storage should be contained within the building and suitable screened.	New building layout has created a walkway from the new stairs from Lake Placid Road to commercial units and new patio in new building which separate vehicular and pedestrian circulation. Additional recycling facilities will be added within parkade.
Existing vegetation be preserved where possible. Streetscape elements to be located along the pedestrian promenade and include, boulevard trees, lighting, planters and planting able to withstand the harsh climate.	Some existing vegetation will be removed for the expanded patio and loading bay and construction, and new landscape planting will be added that includes a combination of coniferous and deciduous trees and shrub planting, all able to withstand Whistler's climate.
Valley Trail connections through Whistler Creek should be strengthened.	The existing Valley Trail connection through Whistler Creek is maintained. Pedestrian

	access to site will be formalized with a new staircase connection to Lake Placid Road.
Surface parking areas should be screened by a combination of walls, fencing, landscaping and berms.	Some additional landscaping material is proposed to screen the surface parking areas. The existing conditions for snow storage and drainage on site remain unchanged.
Parking areas must provide adequate areas for snow storage and drainage.	
Signage programs are required to be integrated in design and must be consistent with building design.	A comprehensive sign package utilizing the colors and materials presented in DP1556 will be submitted separately for review and approval.

Green Building Policy

The Municipality’s Green Building Policy has six broad Green Building Objectives, as well as performance goals by building type. Green Building commitments that meet the Green Building Policy were secured by a Section 219 Covenant as a condition of adoption of “Zoning Amendment Bylaw No. (Creekside Plaza) No. 2165, 2017”.

BUDGET CONSIDERATIONS

The municipality’s direct costs of processing and reviewing this application are covered through the development permit application fees.

COMMUNITY ENGAGEMENT AND CONSULTATION

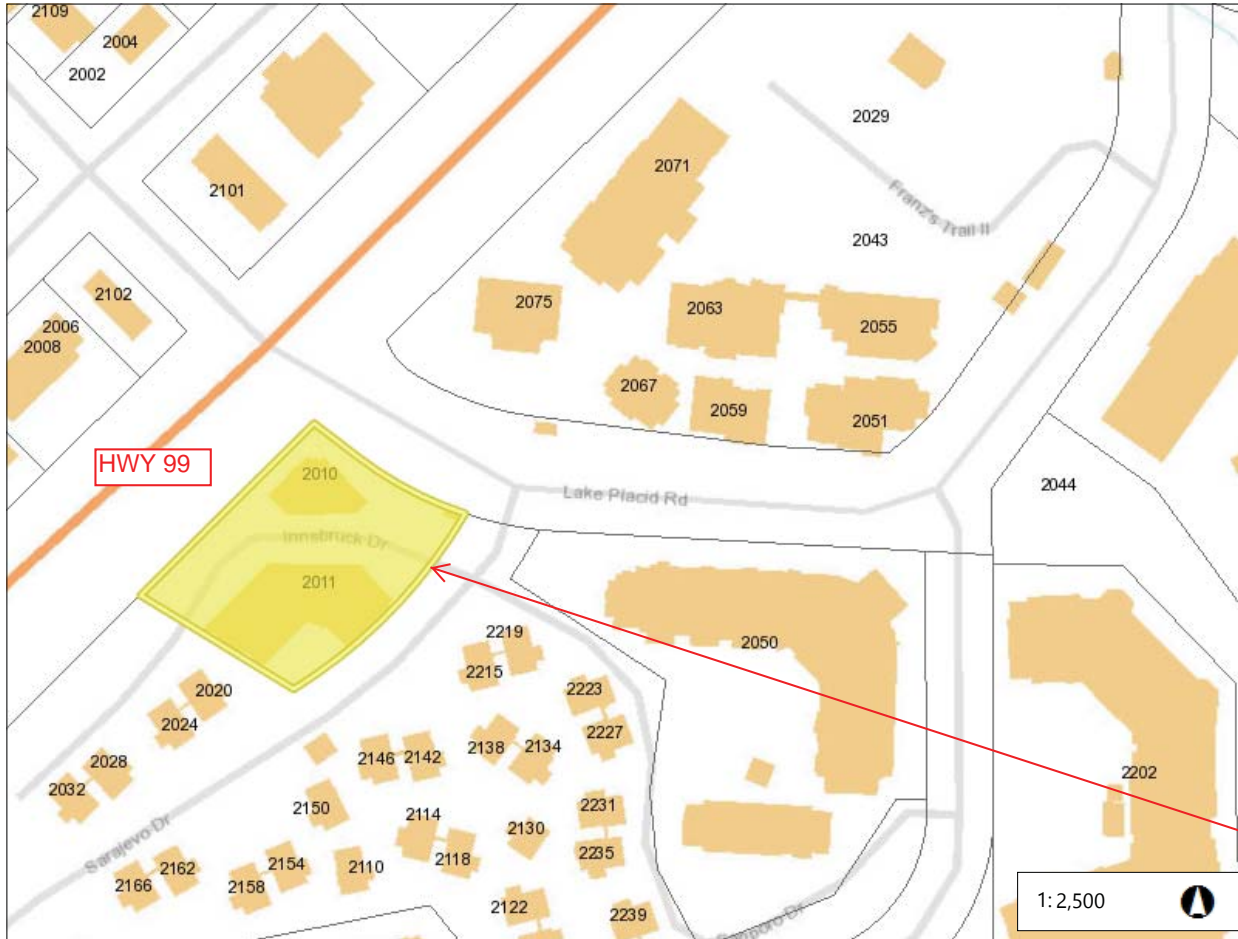
An information sign has been posted on the property per development permit application requirements. No inquiries have been received regarding the development permit.

SUMMARY

This report recommends Council’s approval of the issuance of Development Permit DP1556, an application for the proposed development at the entrance to Whistler Creekside which includes a new two storey building with four 1-bedroom employee housing units, subject to the conditions listed in the report recommendation.

Respectfully submitted,

Robert Brennan, MCIP
 PLANNER
 for
 Jan Jansen
 GENERAL MANAGER RESORT EXPERIENCE



Legend

- Civic Addresses
- Parcels
- Street Names (Web)
- Buildings (Web)
- Roads (Web)
 - Highway
 - Strata
 - Major Road
 - Minor Road
 - Collector Minor
 - Local
 - Lane
 - Restricted
 - Service
- Lakes (Web)
- Lakes FWA (Web)
- Streams (Web)
 - Stream Breaklines
 - Minor Watercourses
- Rivers (Web)
- Municipal Parks (Web)

Subject Property

1:2,500

127.0 0 63.50 127.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

For Internal Use Only

Project Directory

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 #106-4319 Main St.
 Whistler, B.C. (E) mundoch@stulus.net
 Contact: Brent Mundoch

Surveyor:
Burbury & Associates (T) (604) 832-3770
 3-1365 Miller Creek Road,
 Whistler, B.C. (E) paul@burbury-surveys.com
 Contact: Paul Burbury

Structural Engineer:
Twin Peaks Engineering (T) (604) 967-1701
 P.O. Box 542
 Whistler, B.C. (E) twipeaks@twinpeaksengineering.com
 Contact: Bob Townsley

Mechanical & Electrical Engineer:
S2C Engineering Consultants (T) (604) 268-9091
 205-4180 Loughhead Hwy. (E) bh@s2c-eng.com / kevin@s2c-eng.com
 Burnaby, B.C. Contact: Bill Kuhnoura (Mech.), Kevin Rai (Elec.)

Civil Engineer:
R.F. Irvine & Associates (T) (604) 882-8222
 201-42147 Gonardier Place
 Squamish, B.C. (E) rirvine@rfa.com
 Contact: Tyler Ezzy

Geotechnical Engineer:
EGP (T) (604) 874-1245
 275-3001 Wayburn Drive
 Burnaby, B.C. (E) rajesh.manandhar@egp.com
 Contact: Rajesh Manandhar

Envelope Consultant:
JRS Engineering (T) (604) 320-1999
 4505 Canada Way
 Burnaby, B.C. (E) rashed@jrsengineering.com
 Contact: Ross Arbo

Code Consultant:
Evolution Building Science (T) (604) 682-7146
 321 East 9th St.
 North Vancouver, BC (E) ebs@evbshaw.ca
 Contact: Geoff Triggs

Development Stats

Chric Address: 2010-2011 Innsbruck Drive, Whistler BC

Legal: PLAN 20204, BLOCK F, LOT 36, DL 4749, NWD, GROUP 1

FID: 003-021-262

Zone: CL-3

Site Area (at the time of original development): 3594.1 m² 35475.5 sf
 NOTE: An approx. 2.0m wide portion (122.70m²) of the LOT was removed/landed along Lake Placid Road, therefore the original development was built conforming to the 5m setbacks.

Site Area:	Existing	Proposed
	3171.363m ²	34126.168 sf

Site Coverage: 25% max.	Existing	Proposed
Building footprint (excludes area)	0.2903	0.2592
	(956.523/171.363m ²)	(922.171/317.363m ²)

Setbacks: (5m/15.4 ft all sides) (May 99)

Setbacks:	Existing	Proposed
(Lake Placid Rd)	5.00m	2.48m

GROSS FLOOR AREA

ORIGINAL Permitted Gross Floor Area:	1482.36 m ²	15925.977 sf
CURRENT Permitted Gross Floor Area: <td>1427.11 m²</td> <td>15261.271 sf</td>	1427.11 m ²	15261.271 sf

EXISTING Gross Floor Area: 1392.71 m² 14991 sf

Existing Building A (2 storey Restaurant): 400.60 m² 4312 sf

Existing Building B: 992.11 m² 10679 sf

PROPOSED Gross Floor Area: 1495.37 m² 16096 sf

PROPOSED Building A: 503.26 m² 5417 sf

Existing Building B (unchanged): 992.11 m² 10679 sf

PROPOSED INCREASE IN TOTAL GFA: 162.66 m² 1745 sf

PROPOSED INCREASE IN PERMITTED GFA: 68.26 m² 735 sf

FLOOR SPACE RATIO:

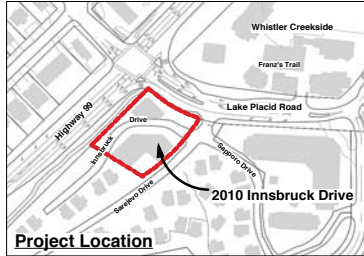
Permitted FSR: 0.45

EXISTING Floor Space Ratio: 0.44 (1392.71/3171.363m²)

PROPOSED Floor Space Ratio: 0.47 (1615.30/3397.1363m²)

Height Permitted: 7.6m / 24.93 ft

Designated Under Part 3, 2012 BC Building Code



2010-2011 Innsbruck Drive		
PARKING REQUIREMENTS		
As per RMOW Zoning Bylaw, Section 6		
Existing Parking Provided:	23 total	
23 stalls surface, 39 underground		
Existing Parking Provided: 23 total		
Building	GFA (sf)	Required Parking
A BUILDING A (NEW)		
Parking Calculation		
RESTAURANT (11100m ² GFA or 1215.28 sf)		
1415 sf / 19.86 = 15 cars (1 licensed)	1390	7
(1415 sf / 215.3 = 7 cars unlicensed)		
RESTAURANT (UNLICENSED) (9100m ² GFA)		
1415 sf / 215.3 = 7 cars	1390	7
AUXILIARY RESIDENTIAL		
4 dwelling units	2830	4
B BUILDING B: EXISTING COMMERCIAL/OFFICE		
Retail		
3069 sf GFA @ 4/100m ² (1/269.1 sf) = 12 cars	3069	12.0
2745 sf GFA @ 6/100m ² (1/179.4 sf) = 16 cars	2745	16.0
Office (existing upper floor)		
4865 sf GFA @ 3/100m ² (1/333.8 sf)	4865	14.0
Total		
Proposed Additional sf (14 991 sf existing)	1298 sf	60.0
Required Parking		60
Parking Provided		63

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Issued For:	Date:
RECONSTRUCTION APPLICATION:	FEB 2017
REVISED AS PER RMOW COMMENTS:	MAR 2017
ADP PRESENTATION:	JULY 2017
REVISED ADP COMMENTS:	AUG 2017
REVISED RMOW COMMENTS:	DEC 2017
BUILDING PERMIT:	MAY 2018

No. Revision: _____ Date: _____



APPENDIX B

COVER PAGE & EXISTING SITE PLAN

2010 INNSBRUCK DRIVE

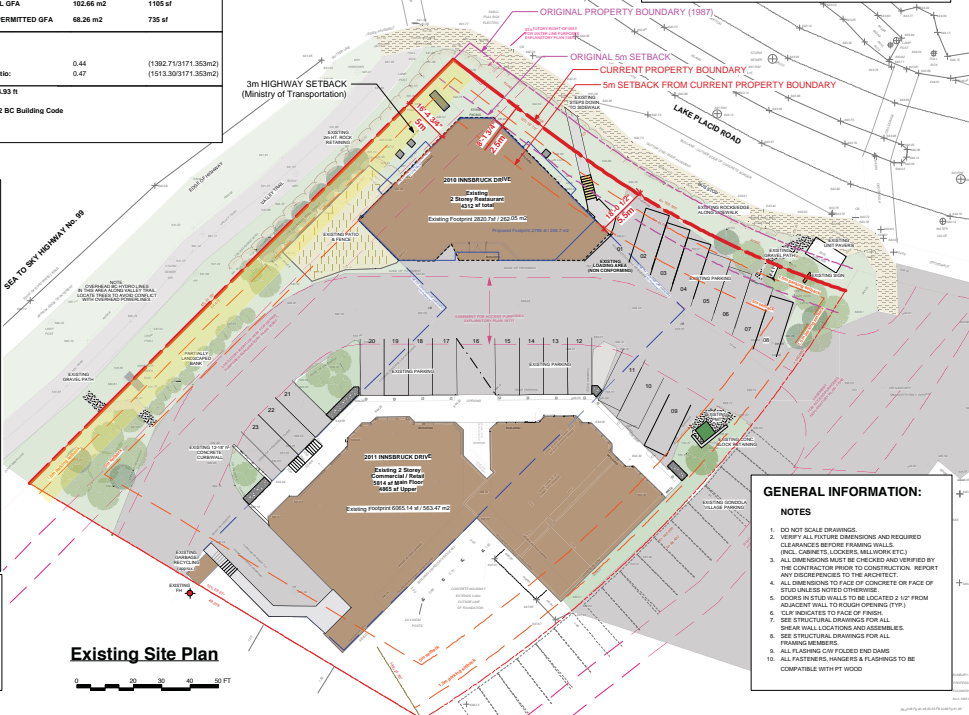
WHISTLER, B.C.

Drawing List

- A-0.1 Cover Sheet / Existing Site Plan
- A-0.2 Site Survey
- A-0.3 Assemblies
- A-1.0 Proposed Site Plan
- A-1.1 Proposed Delivery Truck Maneuvers
- A-2.0 Foundation Plan
- A-2.1 Main Floor Plan
- A-2.2 Upper Floor Plan
- A-2.3 Roof Plan
- A-2.4 Landscaping Details and Area
- A-3.1 Elevations
- A-3.2 Elevations
- A-4.1 Sections
- A-4.2 Sections
- A-4.3 Sections
- A-4.4 Sections
- A-5.1 Details
- A-5.2 Details
- A-6.1 Schedules
- A-7.1 Typical Details
- A-7.2 Typical Details
- L-1.1 Landscape Plan

- M1.0 Site Plan
- M2.0 Parking Plan
- M2.1 Main Floor Plan
- M2.2 Upper Floor Plan
- M2.3 Roof Plan
- M3.0 Equipment List
- M4.0 Details
- M5.0 Specification
- M6.0 Specification
- E1.0 Site Plan
- E2.0 Power Distribution and Details
- E3.0 Legends and Schedules
- E4.0 Typical Schedules
- E4.1 Main Floor Plan
- E4.2 Second Floor Plan
- E5.0 Specifications Sheet 1 of 3
- E5.1 Specifications Sheet 2 of 3
- E5.2 Specifications Sheet 3 of 3
- C Code
- See ESBL Building Code Review

- NOTE:**
- THE ORIGINAL BUILDING WAS CONSTRUCTED WITHIN THE BUILDING ENVELOPE AT THE TIME.
 - THE PROPERTY LINE WAS MOVED 2.0m CLOSER TO THE EXISTING BUILDING, SO THE FOOTPRINT NOW SETS APPROX. 2.0m OFF THE CURRENT NORTHWEST PROPERTY LINE (LAKE PLACID).
 - EXISTING PATIO, FENCE & RETAINING ENCROACHES INTO THE NORTH-EAST SETBACK (HIGHWAY 99)
 - MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE HAVE APPROVED A PERMIT THAT ALLOWS FOR THE EXISTING SIGN AND PATIO TO BE WITHIN THE 3m HIGHWAY SETBACK.
 - REFER TO RMOW PLANNING RZ 1132 FOR FURTHER INFORMATION / PLANNING REFERRALS



GENERAL INFORMATION:

NOTES

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL FUTURE DIMENSIONS AND REQUIRED CLEARANCES BEFORE FRAMING WALLS (W.C., CHIMNEYS, LOADERS, MOUNTING ETC.).
3. ALL DIMENSIONS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
4. ALL DIMENSIONS TO FACE OF CONCRETE OR FACE OF STUD UNLESS NOTED OTHERWISE.
5. DOORS IN STU WALLS TO BE LOCATED 2" OFF FROM ADJACENT WALL TO FLOOR OPENING (FPO).
6. CLR INDICATES TO FACE OF FINISH.
7. SEE STRUCTURAL DRAWINGS FOR ALL FRAMING MEMBERS AND ASSEMBLIES.
8. ALL FRAMING CLR FOLLOWS END DATES.
9. ALL FASTENERS, HANGERS & FLASHINGS TO BE COMPATIBLE WITH WOOD.

Existing Site Plan



Architects + Planning Ltd.
 #106-4319 Main Drive
 P.O. Box 1294
 Whistler, B.C. V0N 1B0
 Tel: (604) 905-6992 Fax: (604) 905-6993
 e-mail: mundoch@stulus.net

Sealed By: _____

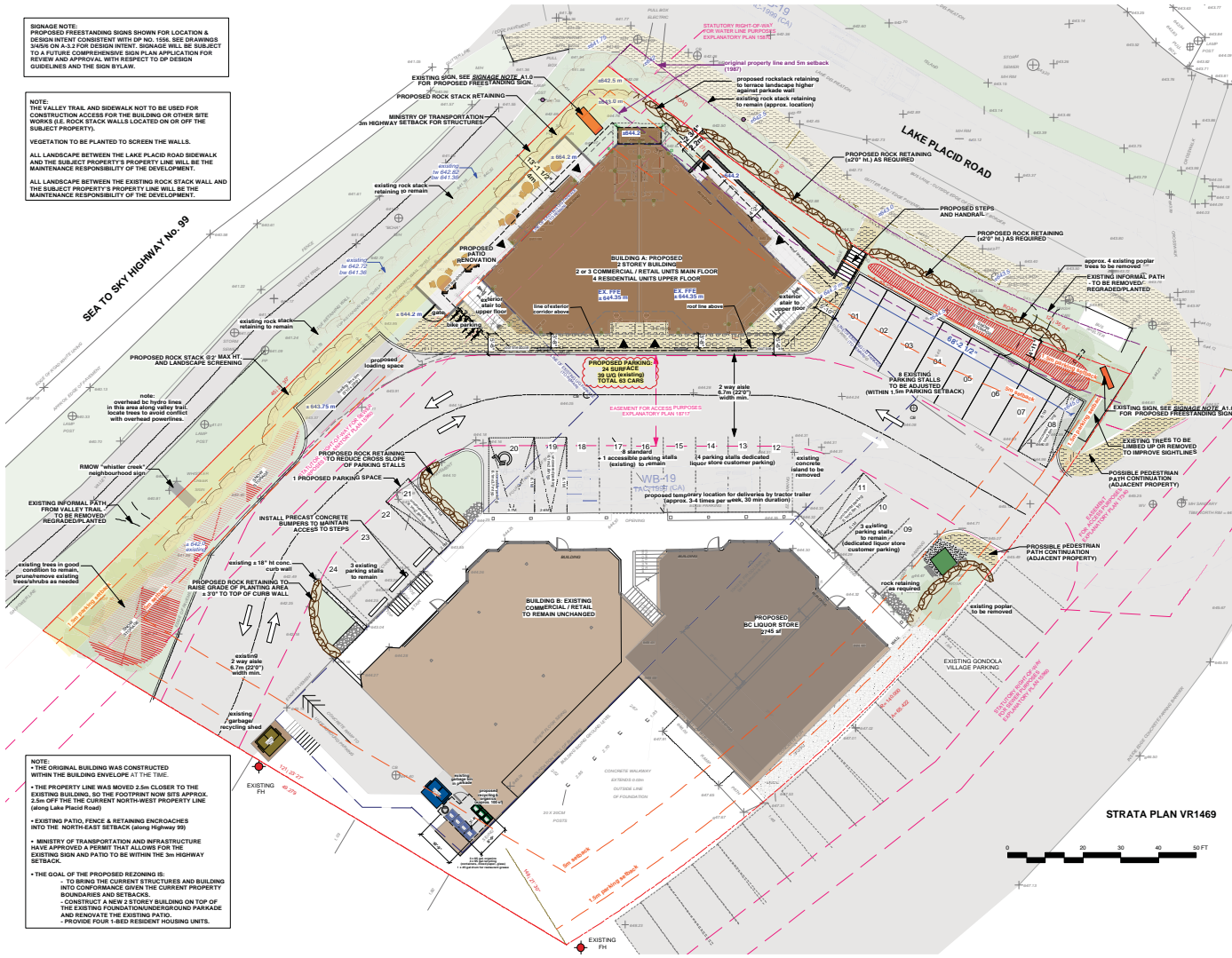
Drawn By: _____ Scale: _____

BMD/S 1/16" = 1'-0" Imperial

Project No: 15.19 Sheet No: A-0.1

SIGNAGE NOTE:
 PROPOSED FREESTANDING SIGNS SHOWN FOR LOCATION & DESIGN INTENT CONSISTENT WITH SP NO. 1586, SEE SP AVENUES 34/58 ON A-3.2 FOR DESIGN INTENT. SIGNAGE WILL BE SUBJECT TO A FUTURE COMPREHENSIVE SIGN PLAN APPLICATION FOR REVIEW AND APPROVAL WITH RESPECT TO DP DESIGN GUIDELINES AND THE SIGN BYLAW.

NOTE:
 THE VALLEY TRAIL AND SIDEWALK NOT TO BE USED FOR CONSTRUCTION ACCESS FOR THE BUILDING OR OTHER SITE WORKS (I.E. ROCK STACK WALLS LOCATED ON OR OFF THE SUBJECT PROPERTY).
 ALL LANDSCAPE BETWEEN THE LAKE PLACID ROAD SIDEWALK AND THE SUBJECT PROPERTY'S PROPERTY LINE WILL BE THE MAINTENANCE RESPONSIBILITY OF THE DEVELOPMENT.
 ALL LANDSCAPE BETWEEN THE EXISTING ROCK STACK WALL AND THE SUBJECT PROPERTY'S PROPERTY LINE WILL BE THE MAINTENANCE RESPONSIBILITY OF THE DEVELOPMENT.



NOTE:
 • THE ORIGINAL BUILDING WAS CONSTRUCTED WITHIN THE BUILDING ENVELOPE AT THE TIME.
 • THE PROPERTY LINE WAS MOVED 2.5m CLOSER TO THE EXISTING BUILDING, SO THE FOOTPRINT NOW SITS APPROX. 2.5m OFF OF THE CURRENT NORTHWEST PROPERTY LINE (along Lake Placid Road).
 • EXISTING PATIO, FENCE & RETAINING ENCLOSURES INTO THE NORTH-EAST SETBACK (along Highway 99).
 • MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE HAVE APPROVED A PERMIT THAT ALLOWS FOR THE EXISTING SIGN AND PATIO TO BE WITHIN THE 3m HIGHWAY SETBACK.
 • THE GOAL OF THE PROPOSED REZONING IS:
 - TO BRING THE CURRENT STRUCTURES AND BUILDING INTO CONFORMANCE GIVEN THE CURRENT PROPERTY BOUNDARIES AND SETBACKS.
 - CONSTRUCT A NEW 2 STOREY BUILDING ON TOP OF THE EXISTING FOUNDATION/UNDERGROUND PARKADE AND RENOVATE THE EXISTING PATIO.
 - PROVIDE FOUR 1-BED RESIDENT HOUSING UNITS.

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RECONSTRUCTION APPLICATION	FEB 2017
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REVISED AS PER RMOW COMMENTS	MAY 2017
ADP PRESENTATION	JULY 2017
REVISED ADP COMMENTS	AUG 2017
REVISED RMOW COMMENTS	DEC 2017
BUILDING PERMIT	MAY 2018
REVISED PLANNING	MAY 2018
No. Revisions:	Date:

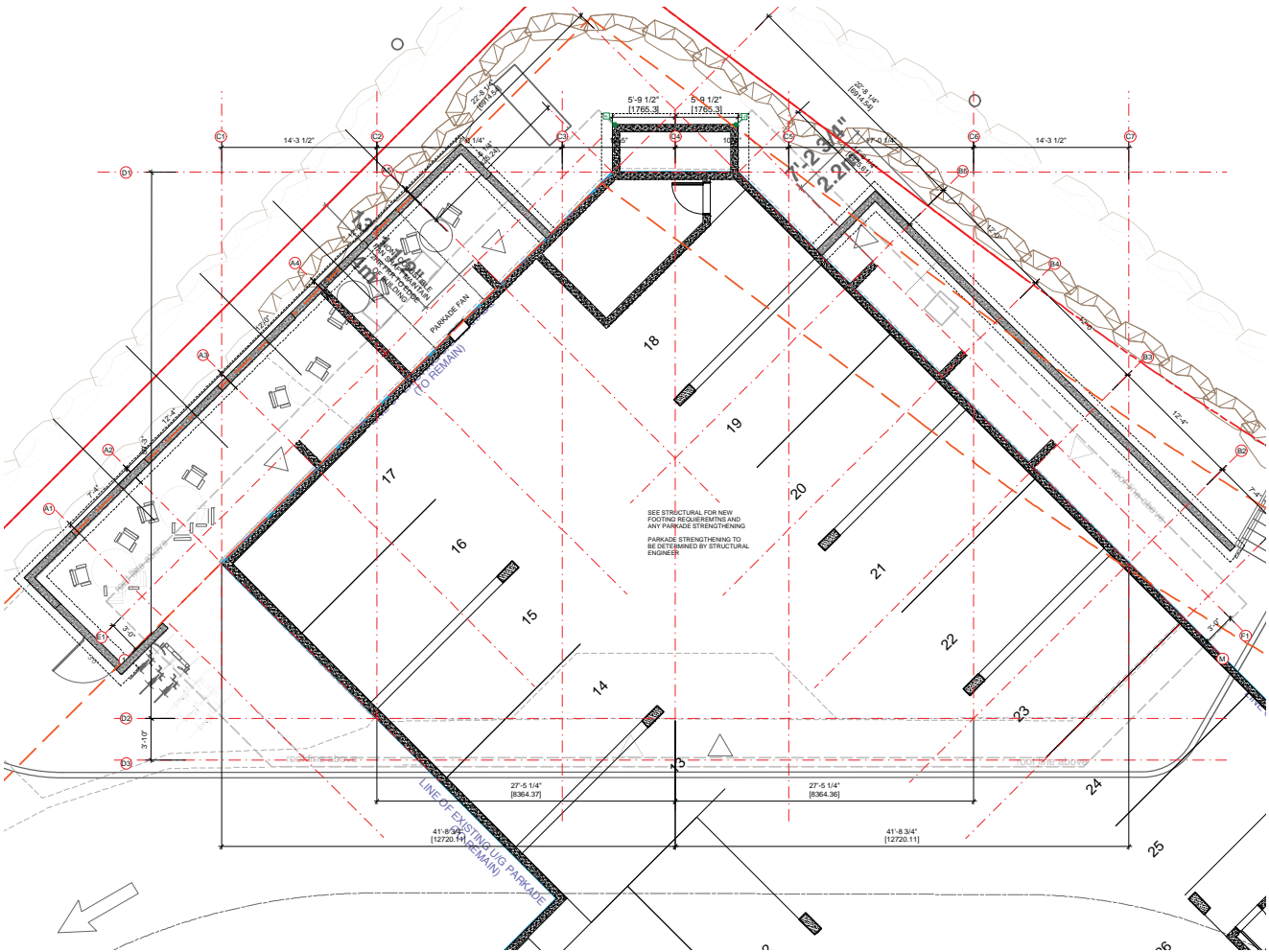


Title: **PROPOSED SITE PLAN**
 Project: **2010 INNSBRUCK DRIVE**
 Location: **WHISTLER, B.C.**

Architect: **MURDOCH + COMPANY ARCHITECTURE + PLANNING LTD.**
 #100-4170 Main Street
 #10-0, Box 1204
 Whistler, B.C. V0N 1B0
 P: 805-807-7400 Fax: 805-807-7401
 e-mail: murdoch@bluesky.net

Sealed By: _____

Drawn By:	Scale:
BMD/S	3/32" = 1'-0" Imperial
Project No:	Sheet No:
15.19	A-1.0



1 MAIN FLOOR
1/4" = 1'-0"

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Issued For:	Date:
REZONING APPLICATION	FEB 09/17
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REVISED PER INNOV COMMENTS	MAY 18/17
ADP PRESENTATION	JULY 18/17
REVISED ADP COMMENTS	AUG 09/17
REVISED INNOV COMMENTS	DEC 09/17
BUILDING PERMIT	MAY 02/18

No.:	Revision:	Date:



Title
FOUNDATION PLAN

Project
2010 INNSBRUCK DRIVE
WHISTLER, B.C.

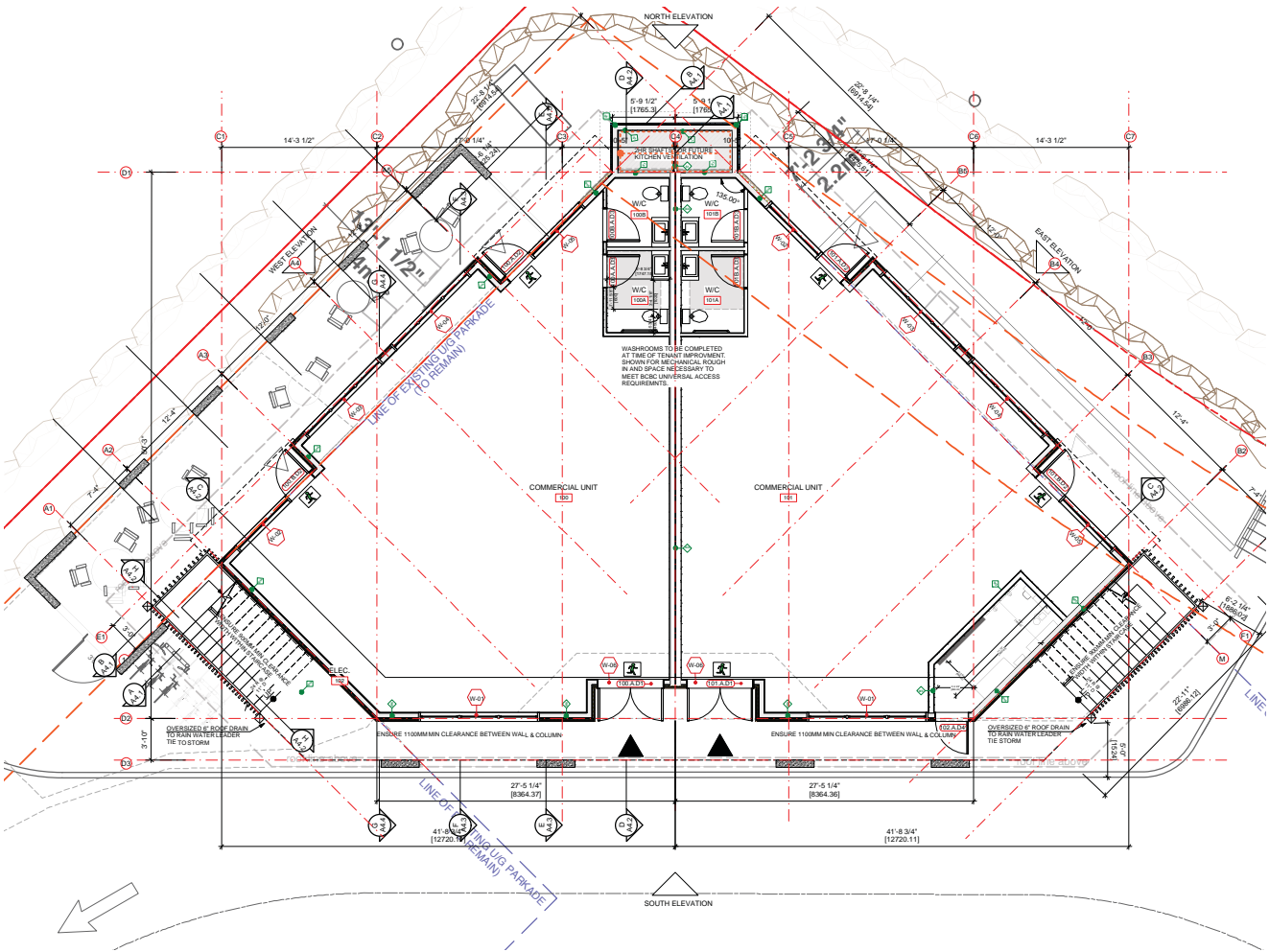
MURDOCH-COMPANY
Architecture + Planning Ltd.
#100-4719 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph. 305-692 Fax 952-690
e-mail murdoch@telus.net

Scaled By:

Drawn By:	Scale:
BMDK	1/4" = 1'-0"

Project No: Sheet No:
15.19 A-2.0

A-2.0 FOUNDATION PLAN



1 MAIN FLOOR
1/4" = 1'-0"

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Issued For:	Date:
REZONING APPLICATION	FEB 2017
REVISED RDPF HEIGHT	MAR 2017
REVISED RDPF PER INNOV COMMENTS	MAY 18 2017
ADP PRESENTATION	JULY 18 2017
REVISED ADP COMMENTS	AUG 20 2017
REVISED INNOV COMMENTS	DEC 20 2017
BUILDING PERMIT	MAY 02 2018

No.	Revision:	Date:



Title
MAIN FLOOR PLAN
Project
2010 INNSBRUCK DRIVE
WHISTLER, B.C.

MURDOCH-COMPASS COMPANY
 Architecture + Planning Ltd.
 #100-4719 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 303-6922 Fax 902-6990
 e-mail: murdoch@murdoch.com

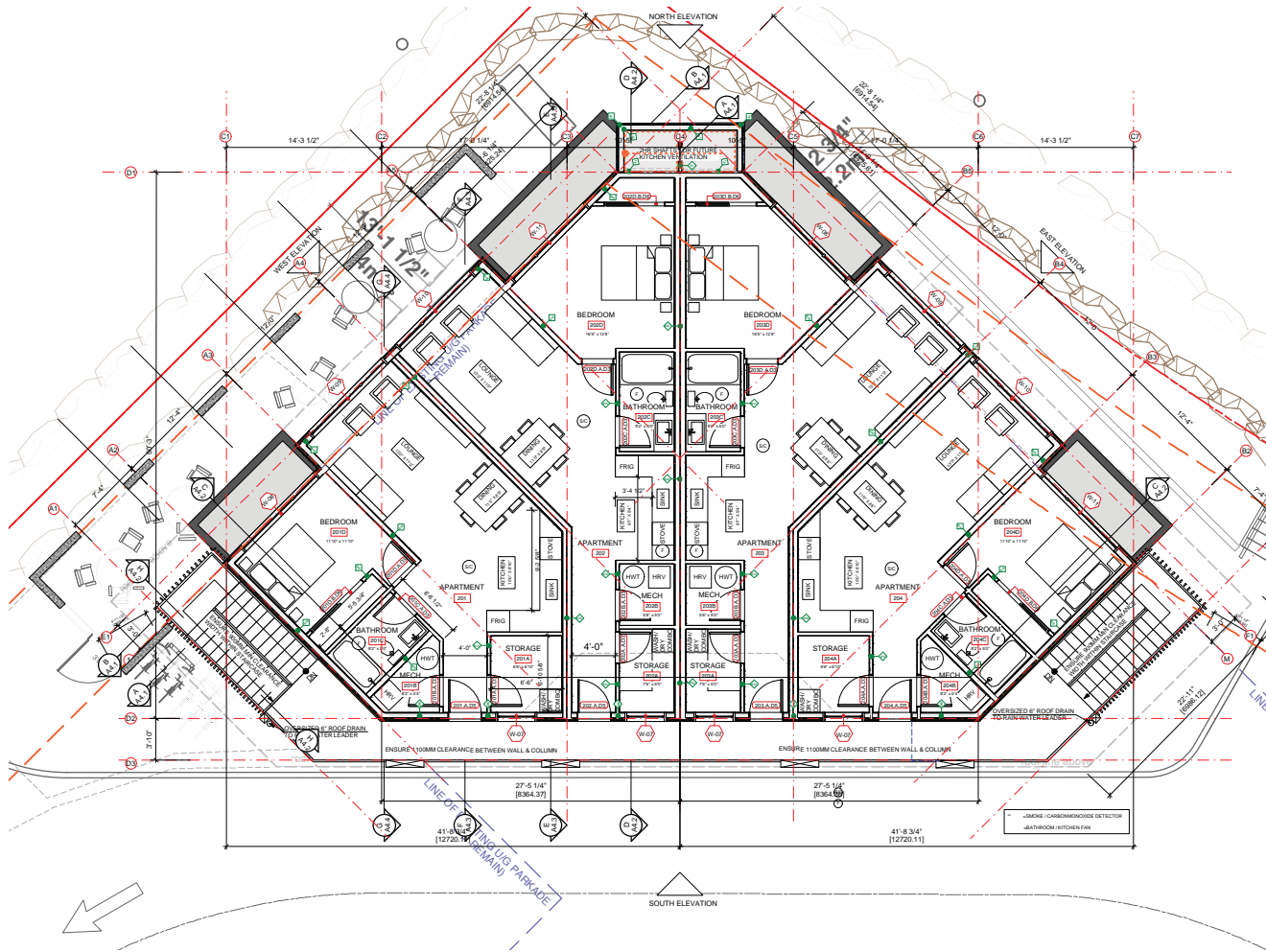
Scaled By:

Drawn By:	Scale:
BMDK	1/4" = 1'-0"

Project No: Sheet No:

15.19 **A-2.1**

A-2.1 MAIN FLOOR PLAN



1 UPPER FLOOR
1/4" = 1'-0"

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Issued For:	Date:
REZONING/ADP APPLICATION	FEB 2017
REVISED: ROOF HEIGHT	MAR 2017
REVISED: PER INNOV COMMENTS	MAY 18/17
ADP PRESENTATION	JULY 18/17
REVISED ADP COMMENTS	AUG 20/17
REVISED INNOV COMMENTS	DEC 20/17
BUILDING PERMIT	MAY 20/18

No.	Revision:	Date:



Title: **UPPER FLOOR**
 Project: **2010 INNSBRUCK DRIVE**
 Whistler, B.C.

MURCHIO-COMPANY
 Architecture + Planning Ltd.
 #100-4719 Main Street
 P.O. Box 1394
 Whistler, B.C. V0N 1B0
 Ph. 250-692-7400 Fax 952-6990
 e-mail: murchio@telus.net

Scaled By:

Drawn By: Scale:

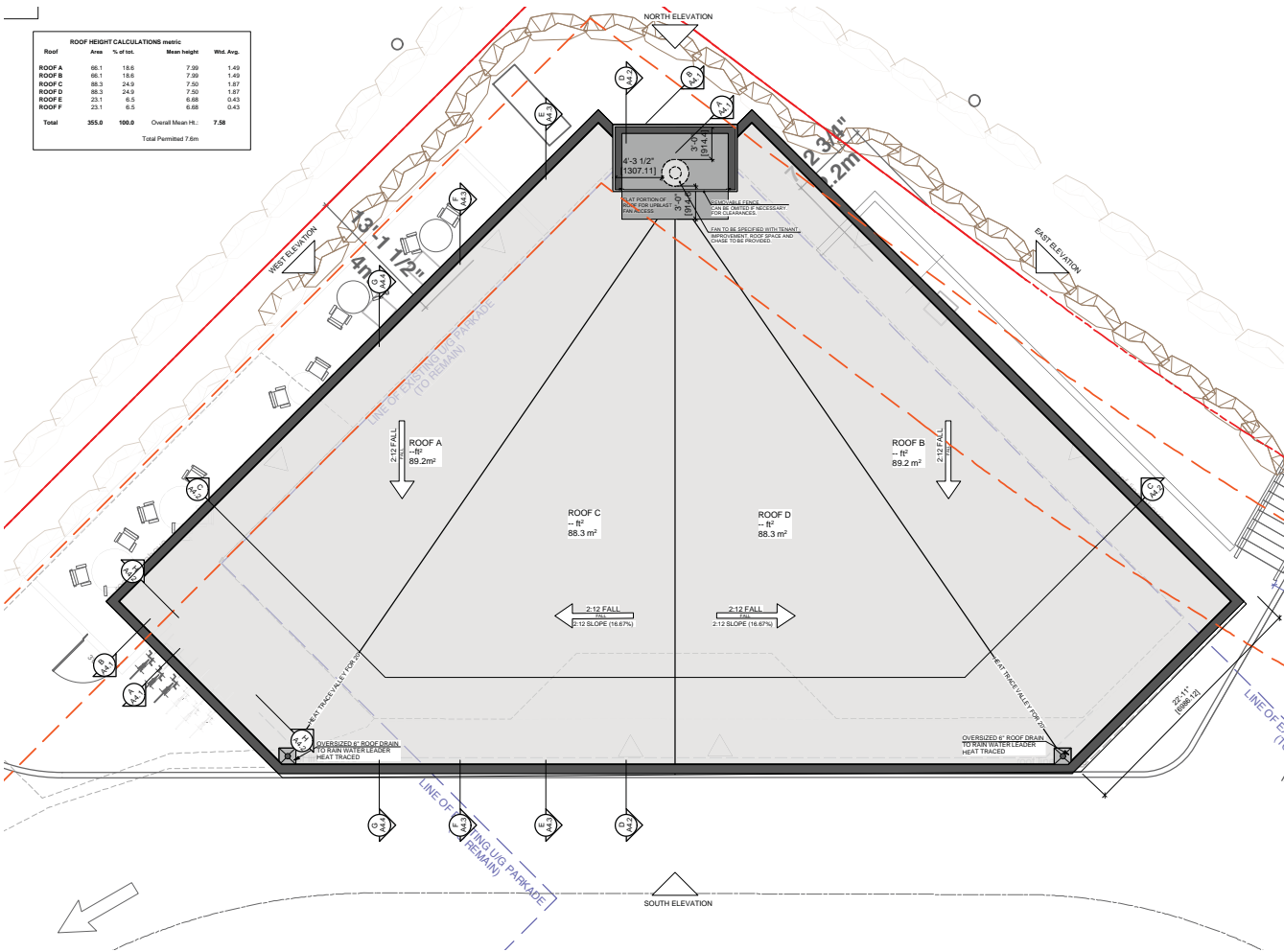
BMDK 1/4" = 1'-0"

Project No: Sheet No:

15.19 **A-2.2**

A-2.2 UPPER FLOOR

ROOF HEIGHT CALCULATIONS metric			
Roof	Area	Skat. Hgt.	Mean height
ROOF A	66.1	18.6	7.99
ROOF B	66.1	18.6	7.99
ROOF C	88.3	24.9	7.90
ROOF D	88.3	24.9	7.90
ROOF E	23.1	6.5	6.88
ROOF F	23.1	6.5	6.88
Total	355.0	100.0	Overall Mean Ht.: 7.58
Total Permitted 7.6m			




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

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REVISED INQUIRY COMMENTS	DEC 29/17
BUILDING PERMIT	MAY 02/18

No. Revision: Date:

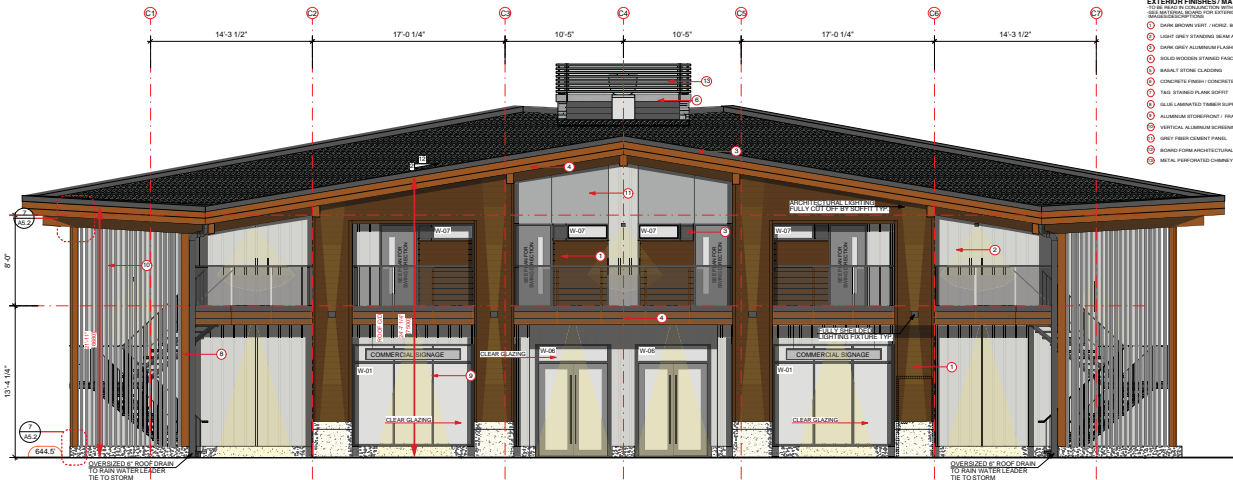

ROOF PLAN
 Project: **2010 INNSBRUCK DRIVE**
 Whistler, B.C.

MURDOCH COMPANY
 Architecture + Planning Ltd.
 #105-4712 Main Street
 P.O. Box 1394
 Whistler, B.C. V0Y 1S0
 Ph. 905-692-2222 Fax 905-692-2222
 e-mail: murdoch@murdoch.com

Scaled By:

Drawn By:	Scale:
BMDK	1/4" = 1'-0"
Project No:	Sheet No:
15.19	A-2.3

A-2.3 ROOF PLAN

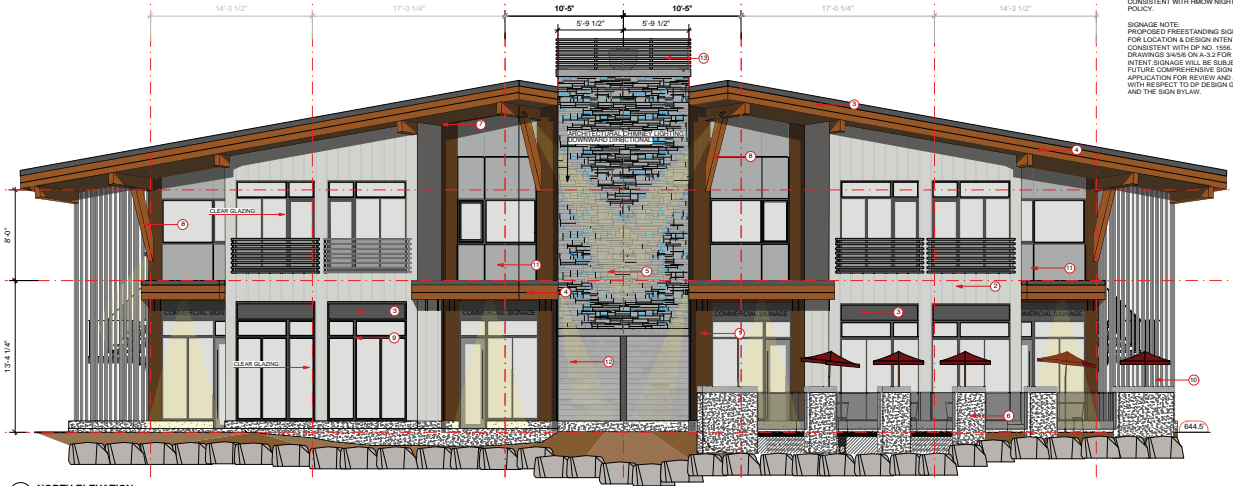


1 SOUTH ELEVATION
1/4" = 1'-0"

- EXTERIOR FINISHES / MATERIAL BOARD**
 SEE PLAN FOR CONSTRUCTION DETAILS AND FINISHES
 SEE SPECIFICATIONS FOR FINISHES
- 1 DARK BROWN VENEER / FINISH BOARD OVER CONCRETE BOARD
 - 2 LIGHT GREY STAINLESS STEEL ALUMINUM CLADDING
 - 3 DARK GREY ALUMINUM FINISHES / FINISHES
 - 4 SLAT WOODEN FINISHES / FINISHES
 - 5 BRANLY FINE CLADDING
 - 6 CONCRETE FINISH / CONCRETE CLADDING
 - 7 T&B STAINLESS STEEL
 - 8 SILK LAMINATED TIMBER SUPPORTS
 - 9 ALUMINUM STAINLESS STEEL FINISHES OVER CLEAR GLASS
 - 10 VERTICAL ALUMINUM FINISHES
 - 11 GREY FINISH CONCRETE PANEL
 - 12 BROWN FORM ARCHITECTURAL CONCRETE
 - 13 METAL PREFERENTIAL CORNER SHAPED

LIGHTING NOTE:
 LIGHTING FIXTURES TO BE DOWNWARD DIRECTED AND FULLY SHIELDED. ANY LIMITED ARCHITECTURAL LIGHTING MUST BE FULLY SHIELDED AND FULLY SHIELDED. LIGHTING TO BE CONSISTENT WITH BROWN SIGN POLICY.

SIGNAGE NOTE:
 PROPOSED FREESTANDING SIGNS SHOWN FOR LOCATION & DESIGN INTENT. ANY LIMITED ARCHITECTURAL LIGHTING WILL BE SUBJECT TO A FUTURE COMPREHENSIVE SIGN PLAN APPLICATION FOR REVIEW AND APPROVAL WITH RESPECT TO SIGN GUIDELINES AND THE SIGN BYLAW.



2 NORTH ELEVATION
1/4" = 1'-0"



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REVISED ADP COMMENTS	AUG 29 2017
REVISED FINISH COMMENTS	DEC 20 2017
BUILDING PERMIT	MAY 20 2018
REVISED PLANNING	MAY 16 2018

No. Revision: _____ Date: _____

ELEVATIONS

2010 INNSBRUCK DRIVE
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 e-mail: murchio@telus.net

Scale: _____

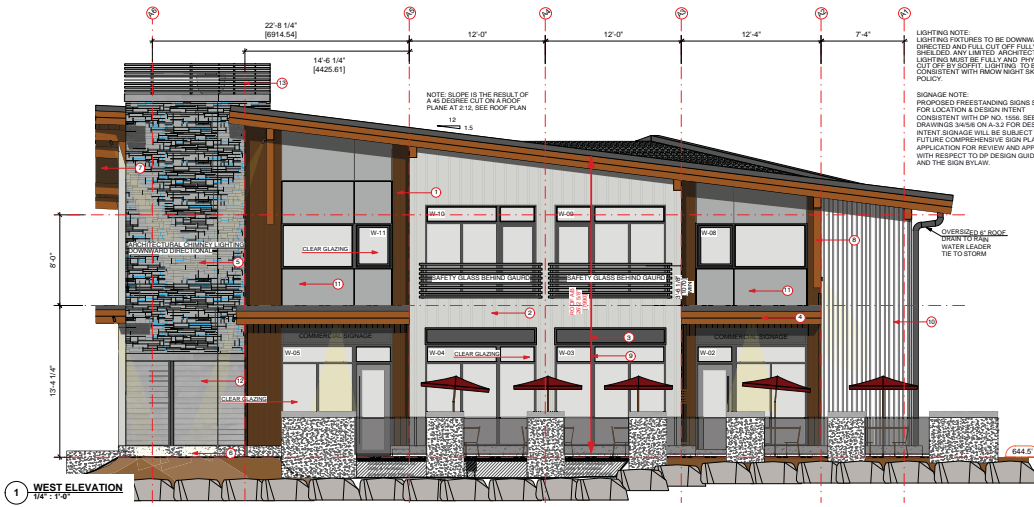
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Scale: 1/4" = 1'-0"

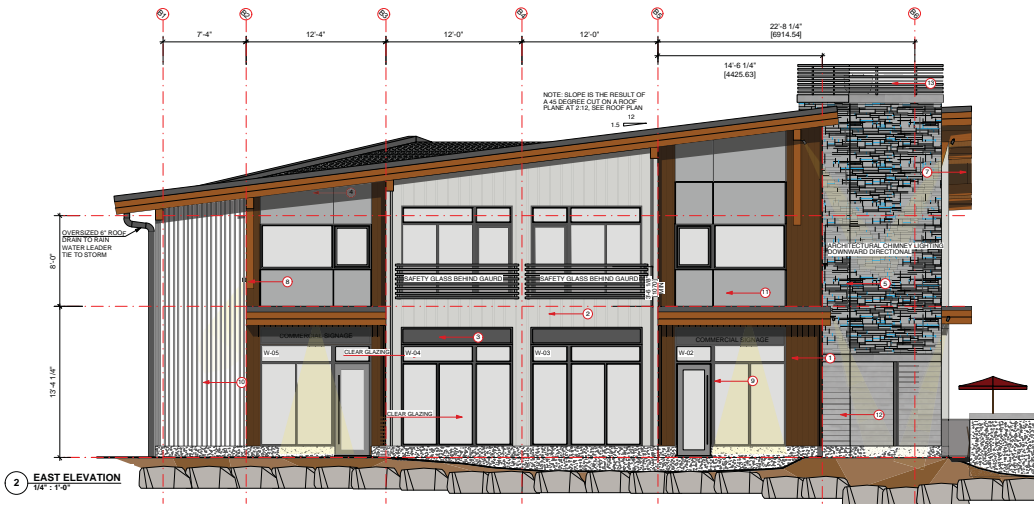
Project No: _____

Sheet No: _____

15.19 **A-3.1**

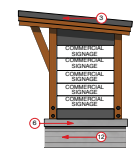


1 WEST ELEVATION
1/4" = 1'-0"

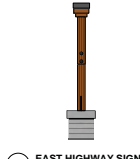


2 EAST ELEVATION
1/4" = 1'-0"

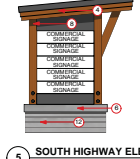
- EXTERIOR FINISHES / MATERIAL BOARD**
- 1 DARK BROWN VENT. HORIZ. BAND OVER CEILING BRIMS
 - 2 LIGHT GREY STAINLESS STEEL ALUMINUM CLADDING
 - 3 DARK GREY ALUMINUM FRAMES & TRIM
 - 4 BRASS STAINLESS STEEL
 - 5 BRASS STAINLESS STEEL
 - 6 BRASS STAINLESS STEEL
 - 7 BRASS STAINLESS STEEL
 - 8 BRASS STAINLESS STEEL
 - 9 BRASS STAINLESS STEEL
 - 10 BRASS STAINLESS STEEL
 - 11 BRASS STAINLESS STEEL
 - 12 BRASS STAINLESS STEEL
 - 13 BRASS STAINLESS STEEL



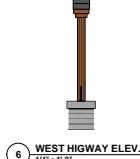
3 NORTH HIGHWAY SIGN ELEV.
1/4" = 1'-0"



4 EAST HIGHWAY SIGN ELEV.
1/4" = 1'-0"



5 SOUTH HIGHWAY ELEV.
1/4" = 1'-0"



6 WEST HIGHWAY ELEV.
1/4" = 1'-0"



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REVISED INQUIRY COMMENTS	DEC 20 2017
BUILDING PERMIT	MAY 20 2018
REVISED PLANNING	MAY 16 2018

No. Revision: _____ Date: _____

ELEVATIONS

2010 INNSBRUCK DRIVE
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Ph: 705-692-6922 Fax: 905-490-0101
e-mail: murchio@bcnet.net

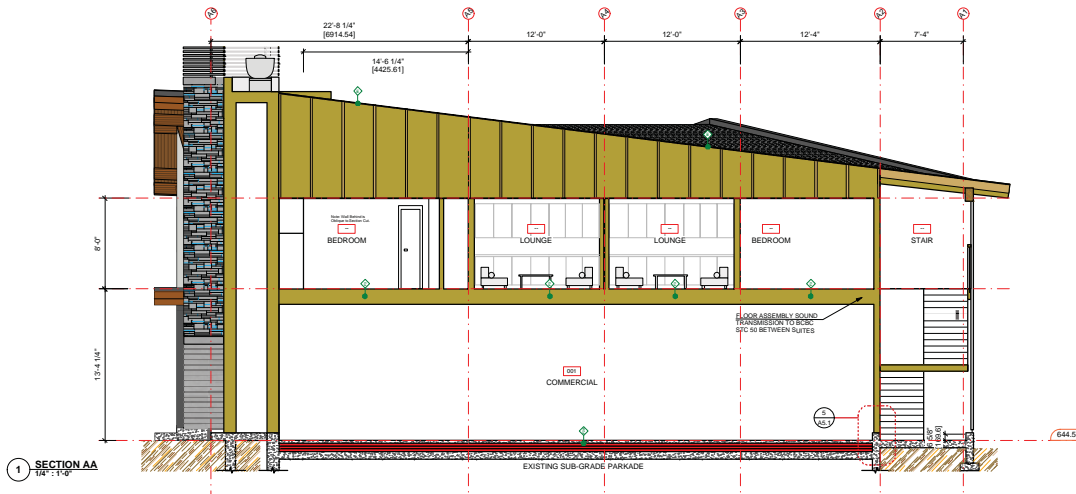
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Drawn By: _____ Scale: _____

BMDK 1/4" = 1'-0"

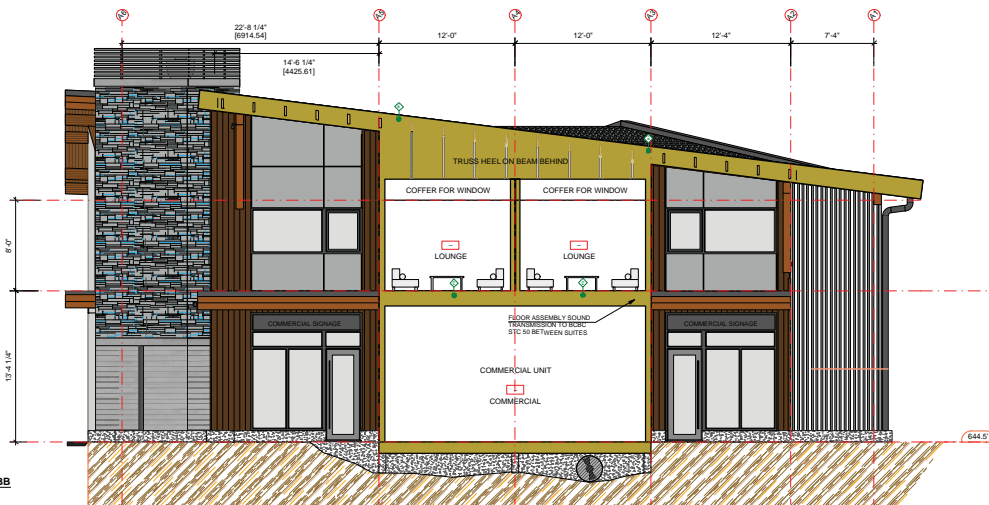
Project No: _____ Sheet No: _____

15.19 **A-3.2**



*SECTION IN PLANE WITH EXTERIOR WEST WALL

1 SECTION AA
1/4" = 1'-0"



*SECTION IN PLANE WITH EXTERIOR WEST WALL

2 SECTION BB
1/4" = 1'-0"

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BUILDING PERMIT	MAY 20 2018

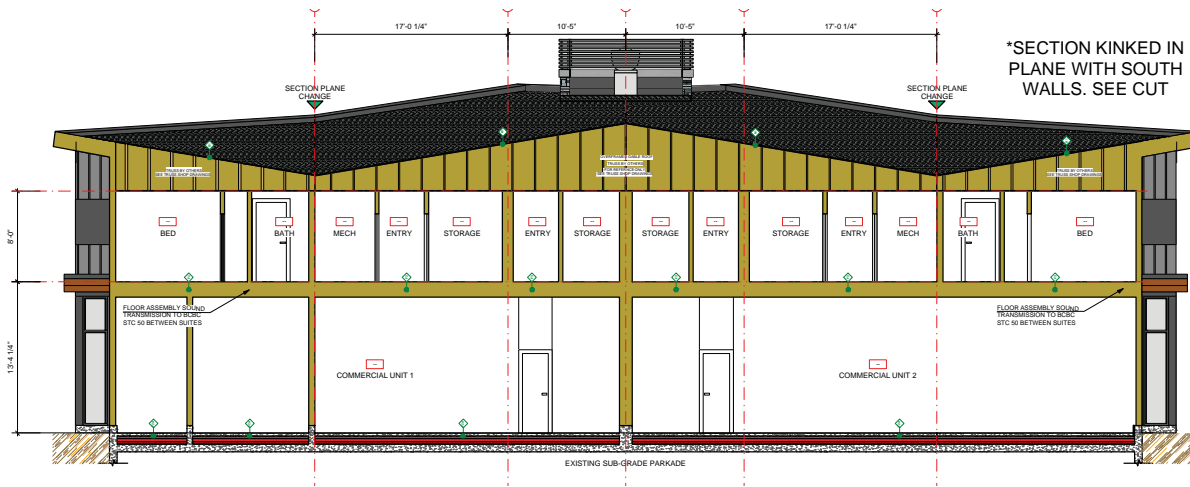
No.	Revision:	Date:
△		

Title
SECTIONS
Project
2010 INNSBRUCK DRIVE
WHISTLER, B.C.

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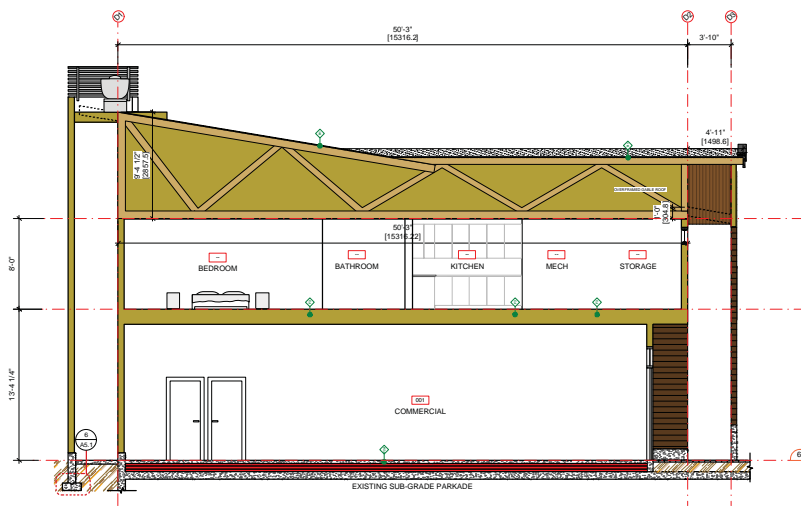
Scaled By:

Drawn By:	Scale:
BMDK	1/4" = 1'-0"
Project No:	Sheet No:
15.19	A-4.1



*SECTION KINKED IN PLANE WITH SOUTH WALLS. SEE CUT

1 SECTION CC
1/4" = 1'-0"



*SECTION IN PLANE WITH ROOF TRUSS

OBLIQUE TO WALLS
DO NOT MEASURE
REFER TO PLANS

2 SECTION DD
1/4" = 1'-0"

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REVISED INQUI COMMENTS	DEC 09/17
BUILDING PERMIT	MAY 09/18

No.:	Revision:	Date:
1		

SECTIONS

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Project
WHISTLER, B.C.

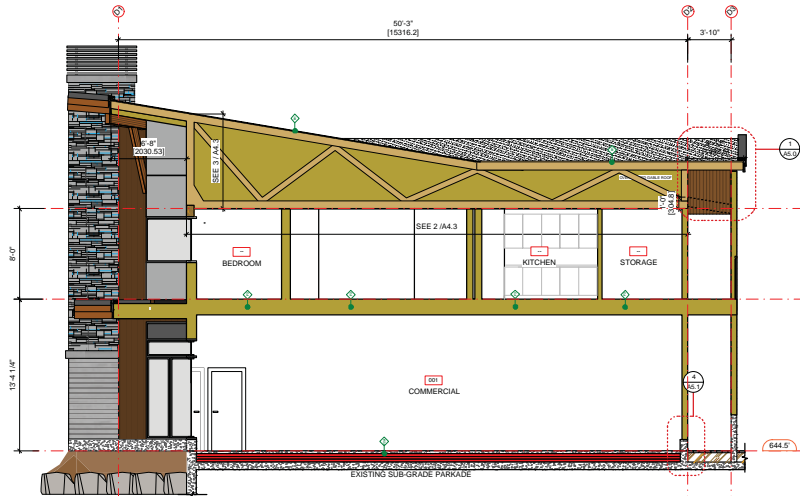
MURCHIO + COMPANY
Architecture + Planning Ltd.
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Ph. 303-6922 Fax 902-6903
e-mail: murchio@telus.net

Scaled By:

Drawn By:	Scale:
BMDK	1/4" = 1'-0"

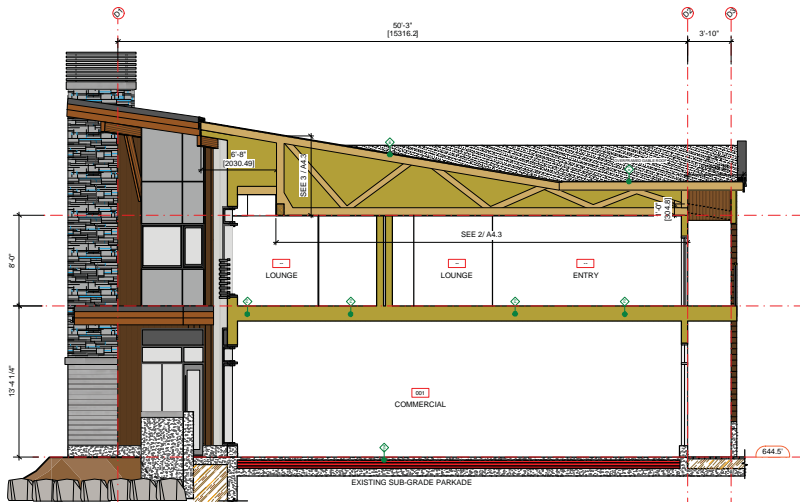
Project No.:	Sheet No.:
15.19	A-4.2

A-4.2 SECTIONS



1 SECTION EE
1/4" = 1'-0"

*SECTION IN PLANE
WITH ROOF TRUSS
OBLIQUE TO WALLS
DO NOT MEASURE
REFER TO PLANS



1 SECTION FF
1/4" = 1'-0"

*SECTION IN PLANE
WITH ROOF TRUSS
OBLIQUE TO WALLS
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REFER TO PLANS

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REVISED ADP COMMENTS	AUG 09/17
REVISED: FINISH COMMENTS	DEC 09/17
BUILDING PERMIT	MAY 02/18

No.:	Revision:	Date:
1		

SECTIONS

Project: **2010 INNSBRUCK DRIVE**
WHISTLER, B.C.

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Whistler, B.C. V0Y 1S0
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Scaled By:

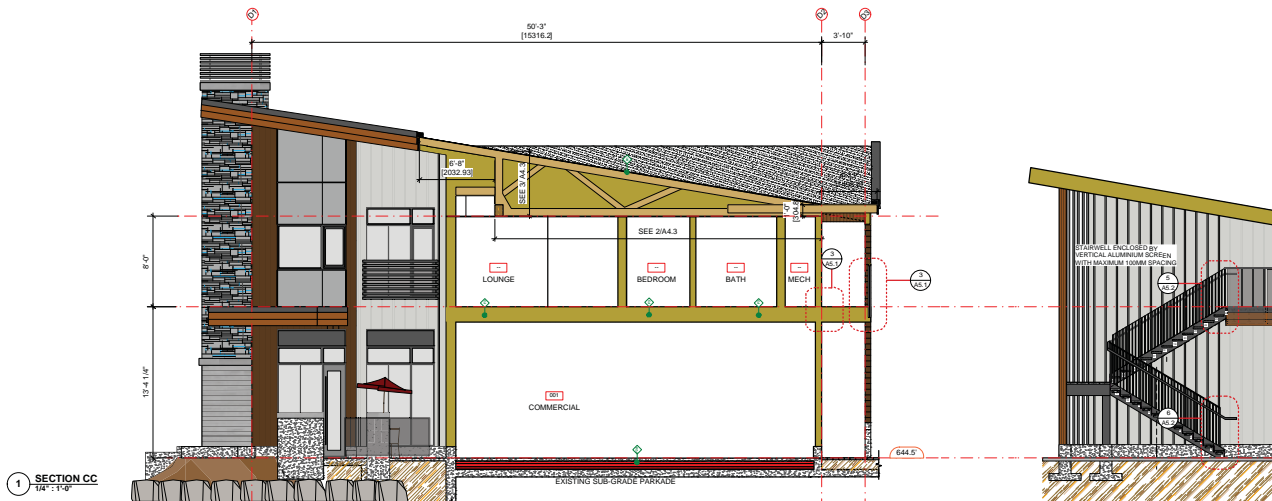
Drawn By:	Scale:
BMDK	1/4" = 1'-0"

Project No.:	Sheet No.:
15.19	A-4.3

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ADP PRESENTATION	JULY 19/17
REVISED ADP COMMENTS	AUG 09/17
REVISED INQUIRY COMMENTS	DEC 09/17
BUILDING PERMIT	MAY 02/18

No.	Revision:	Date:
△		



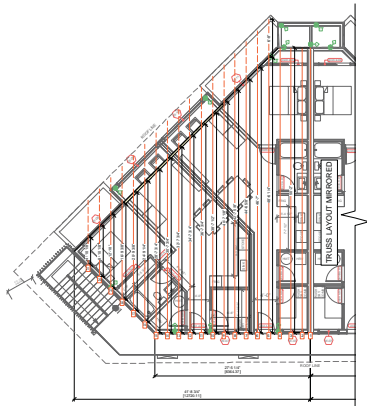
1 SECTION CC
1/4" = 1'-0"

2 SECTION GG
1/4" = 1'-0"

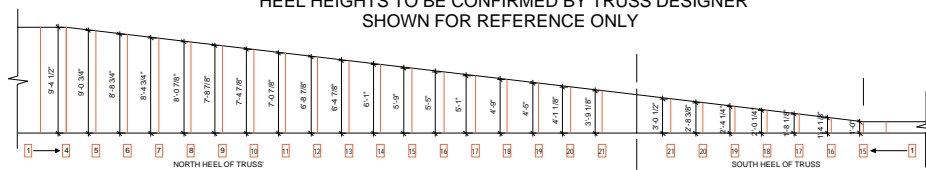
*SECTION IN PLANE WITH ROOF TRUSS

OBLIQUE TO WALLS
DO NOT MEASURE
REFER TO PLANS

*HEEL HEIGHTS TO BE CONFIRMED BY TRUSS DESIGNER
SHOWN FOR REFERENCE ONLY



3 TRUSS PLAN (PROPOSED)
1/8" = 1'-0"



4 TRUSS HEEL HEIGHTS
1/4" = 1'-0"

SECTIONS

Project **2010 INNSBRUCK DRIVE**
WHISTLER, B.C.

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Ph. 705-862 Fax 705-860
e-mail: murchio@telus.net

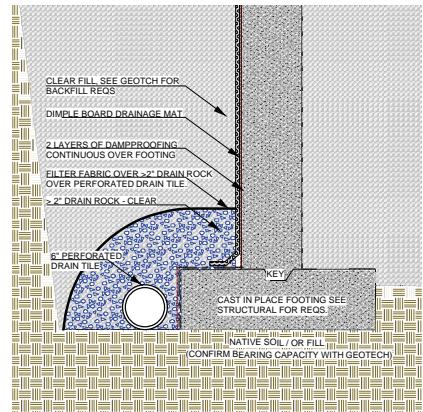
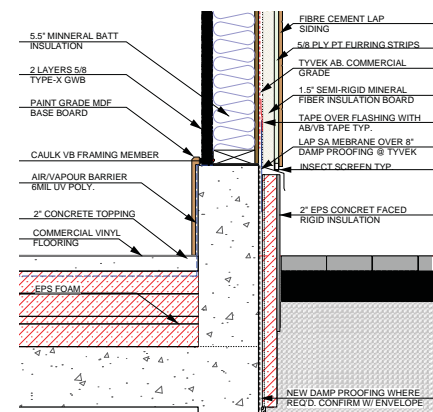
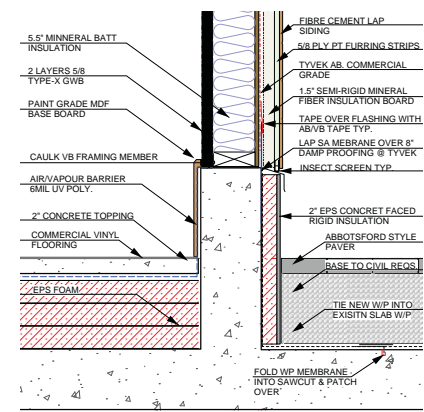
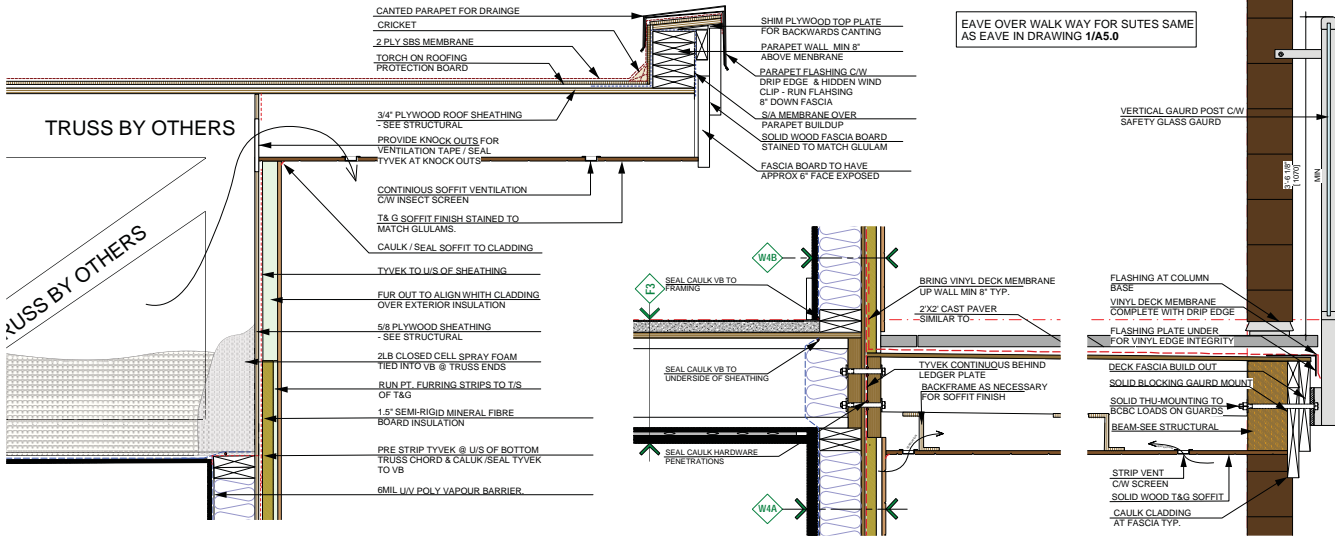
Scaled By:

Drawn By: Scale:

BMDK 1/4" = 1'-0"

Project No: Sheet No:

15.19 **A-4.4**



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 e-mail: murdoch@murdoch.com

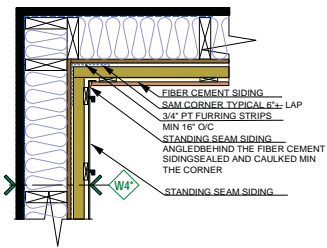
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Drawn By: _____ Scale: _____
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 Project No: _____ Sheet No: _____

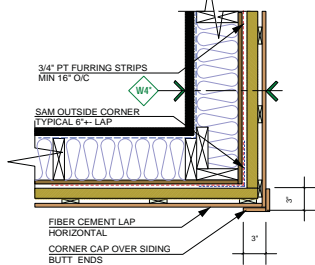
15.19 **A-5.1**

A-5.1 DETAILS

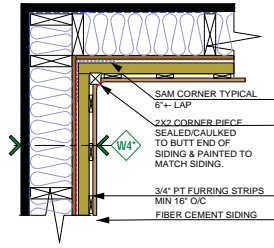
VARIOUS CORNER DETAILS FOR (W4A / W4B)
FOR FOR DIFFERING PROJECT CLADDING TYPES



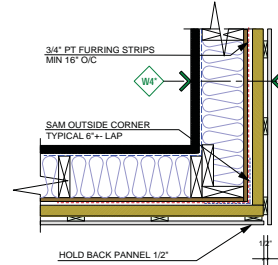
1 INSIDE CORNER TYP.
2'-11/8"



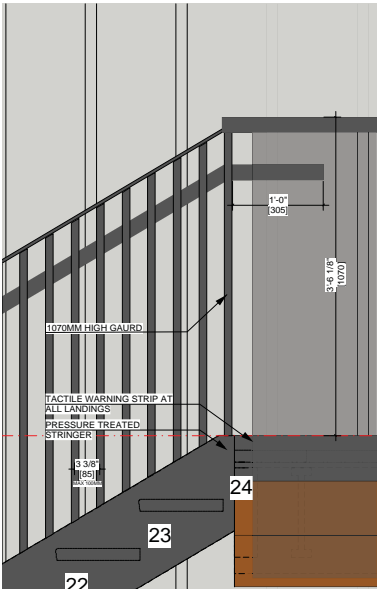
2 OUTSIDE CORNER TYP.
2'-11/8"



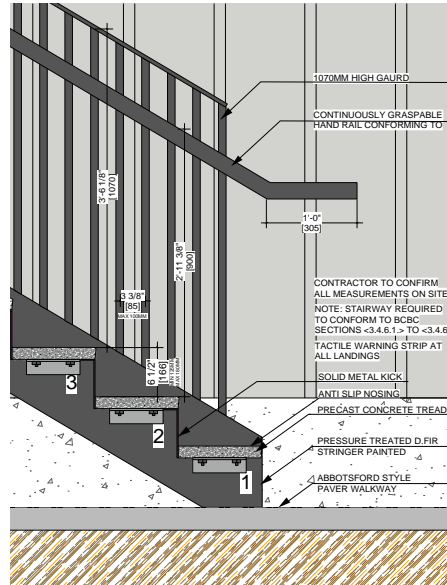
3 INSIDE CORNER 2 TYP.
2'-11/8"



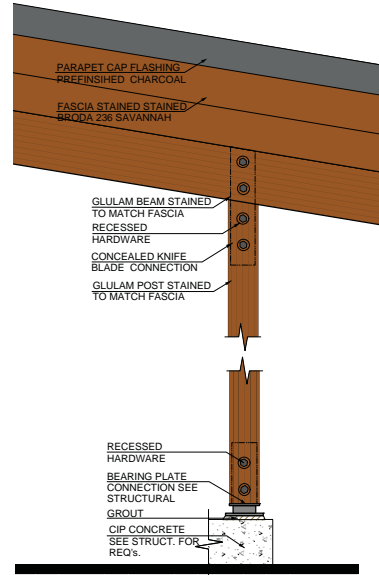
5 OUTSIDE CORNER 2 TYP.
2'-11/8"



5 STAIR DETAIL ONE
2'-11/8"



6 STAIR DETAIL TWO
2'-11/8"



7 GLULAM DETAILS
2'-11/8"

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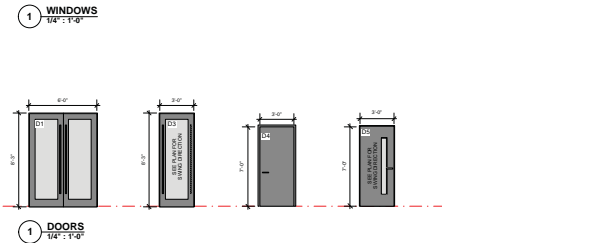
No. _____ Revision: _____ Date: _____

Title: **DETAILS**
 Project: **2010 INNSBRUCK DRIVE**
 Whistler, B.C.

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 Ph. 705-662-7400 Fax 705-662-4900
 e-mail: murdoch@murdoch.com

Scaled By: _____

Drawn By: _____ Scale: _____
 BMDK 1/4" = 1'-0"
 Project No: _____ Sheet No: _____
 15.19 **A-5.2**



Window	Width	Height	Integrated Door	Frame Mat.	Operable	Color	Grabs	Accessories	No. Reveal	Comments
W-01	11'-0"	9'-0"	N	ALU	N	CHARCOAL	N/A	N/A	2	
W-02	9'-0"	9'-0"	Y	ALU	N	CHARCOAL	N/A	N/A	2	
W-03	9'-0"	9'-0"	N	ALU	N	CHARCOAL	N/A	N/A	2	
W-04	9'-0"	9'-0"	N	ALU	N	CHARCOAL	N/A	N/A	2	
W-05	9'-0"	9'-0"	Y	ALU	N	CHARCOAL	N/A	N/A	2	
W-06	9'-0"	10'	Y	ALU	N	CHARCOAL	N/A	N/A	2	
W-07	9'-0"	18'	N	ALU	N	CHARCOAL	Y	SCREEN	4	
W-08	9'-0"	4'-0"	N	ALU	Y	CHARCOAL	Y	SCREEN	2	
W-09	9'-0"	8'-0"	N	ALU	Y	CHARCOAL	Y	SCREEN	2	
W-10	9'-0"	8'-0"	N	ALU	Y	CHARCOAL	Y	SCREEN	2	
W-11	9'-0"	4'-0"	N	ALU	Y	CHARCOAL	Y	SCREEN	2	
TOTAL WINDOWS										22

Door	Width	Height	Door Operation	Frame Type	Door FR	Material	Finish	Color	Grabs	Self Close	Locking	Insulated	Knob	Handle	Stop	Panel	Comments
100 A 01	8'-0"	8'-0"	Swing Single	Y	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	PP	Y	2ND FLOOR
100 A 02	8'-0"	8'-0"	Swing Single	Y	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	PP	Y	
100 B 03	8'-0"	8'-0"	Swing Single	Y	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	PP	Y	
100A A 03	8'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	PP	Y	
100B A 03	8'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	PP	Y	
101 A 03	8'-0"	8'-0"	Swing Single	Y	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	PP	Y	
101 B 03	8'-0"	8'-0"	Swing Single	Y	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	PP	Y	
102A A 03	8'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	PP	Y	
102B A 03	8'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	PP	Y	
102 A 04	8'-0"	7'-0"	Swing Single	Y	30MM	STL	PT	GR	GLAZD	Y	Y	N	Y	N	LEV	Y	
102 B 04	8'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
201A A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
201B A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
202 A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
202 B 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
202 A 04	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
202 B 04	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
202C A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
202C B 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
202C A 04	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
202C B 04	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
203 A 03	3'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
203A A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
203B A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
203C A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
203D A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
203D B 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
204 A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
204A A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
204B A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
204C A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
204D A 03	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
204B A 04	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
204C A 04	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
204D A 04	2'-0"	7'-0"	Swing Single	N	NA	ALU	AND	SLVR	GLAZD	Y	Y	N	Y	N	LEV	Y	
TOTAL DOOR																	

WINDOW NOTES:

- SEE ELEV FOR ALL OPERING SWING DIRECTION AND REVERSE LOCATIONS.
- INSTALLATION HEIGHTS VARY - SEE ELEVATIONS.

DOOR NOTES:

- SEE PLANS FOR ALL OPERING SWING DIRECTION.
- DOORS WITH SILLIES TO BE COORDINATED WITH WINDOW SCHEDULE.

INSULATION CODE REQUIREMENTS:

- ALL EXTERIOR DOORS AND WINDOWS TO ACHIEVE U-VALUE 1.6
- ALL DOORS AND WINDOWS TO LABEL ACHIEVED U-VALUE AS 9.36.7 OF BCC.

SCHEDULE NOTES:

- ALL INFO IN SCHEDULE IS FOR BUILDING PURPOSES ONLY.
- SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE FABRICATION OF DOORS AND WINDOWS.
- DIMENSIONS NOTED ARE ROUGH OPENING DIMENSIONS ONLY. ACTUAL SIZES ARE THE CONTRACTOR AND SUPPLIER'S RESPONSIBILITY. ALL SIZES TO BE CONFIRMED ON SITE BY THE CONTRACTOR.
- CONTRACTOR TO ENSURE THAT SUPPLIED GLAZING CONFORMS TO ALL BUILDING CODE REQUIREMENTS.
- SEE ELEVATIONS AND PLANS FOR WINDOW LOCATIONS AND OPERATOR INFORMATION. IN SOME CASES WINDOWS ARE THE APPROXIMATE MIDDLE OF WHAT IS REPRESENTED IN THE SCHEDULE. SEE ELEVATIONS TO DETERMINE IF WINDOW IS A LEFT OR RIGHT HAND OPERATOR.
- SEE ELEVATIONS FOR ALL WINDOW TYPES.

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Issued For: _____ Date: _____
BUILDING PERMIT: _____ MAY 2018

No. Revision: _____ Date: _____

△

Title: WINDOW / DOOR SCHEDULE
Project: 2010 INNSBRUCK DRIVE
Whistler, B.C.

MURDOCH-CAMPBELL ARCHITECTURE PLANNING LTD.
Architects & Planners Ltd.
#108-6712 Main Street
P.O. Box 1394
Whistler, B.C. V0K 1S0
Ph: 250-962-7400 Fax: 952-6903
e-mail: murdoch@murdoch.ca

Scaled By: _____

Drawn By: _____ Scale: _____
BMDK 1/4" = 1'-0"

Project No: _____ Sheet No: _____
15.19 A-6.1

A-6.1 WINDOW / DOOR SCHEDULE



PLANTING: native & adaptive species, seasonal interest, low maintenance



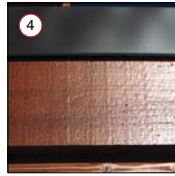
RETAINING: natural rock



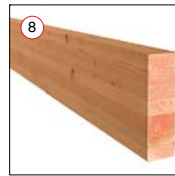
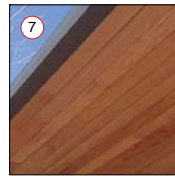
PAVING: hydrapressed slabs (terraces)



PAVING: precast concrete



ARCHITECTURAL FINISHES



EXTERIOR FINISHES / MATERIAL BOARD
TO BE READ IN CONJUNCTION WITH ELEVATIONS

- 1 BROWN VERT. / HORIZ. BOARD FIBER CEMENT SIDING
- 2 LIGHT GREY STANDING SEAM ALUMINIUM CLADDING
- 3 DARK GREY ALUMINIUM FLASHING & PANELING
- 4 SOLID WOODEN STAINED FASCIA & TRIM
- 5 BASALT STONE CLADDING
- 6 CONCRETE FINISH / CONCRETE CAPPING
- 7 T&G STAINED PLANK SOFFIT
- 8 GLUE LAMINATED TIMBER SUPPORTS
- 9 ALUMINIUM STOREFRONT / FRAMES C/W CLEAR GLASS
- 10 VERTICAL ALUMINIUM SCREENING
- 11 GREY FIBER CEMENT PANEL
- 12 BOARD FORM ARCHITECTURAL CONCRETE
- 13 METAL SCREEN CHIMNEY SHROUD



EXTERIOR RECESSED SOFFIT POTLIGHT: MINIMAL, LED, BLACK MATTE PT



EXTERIOR UP DOWN WALL WASHER: MINIMAL, LED, BLACK MATTE PT



EXTERIOR DIRECTIONAL SURFACE MOUNT: MINIMAL, LED, BLACK MATTE PT

MAY 16, 2018 - UPDATE

Architecture + Planning Ltd
9105-4710 Main Street
P.O. Box 1104
Whitby, ON, L1N 1S0
Ph. 905-8992 Fax 905-8993
e-mail: murch@apl.ca

Panel offers the following comments.

Site Context and Landscaping

1. Panel suggests adding more landscaping between the walkway and building, while recognizing it is good to have wider walkways for seniors.

Form and Character

1. Further consider the design look of the parkade entrance; it is very visible, detail well.
2. Find a better solution for the picket railing to tie in better and not look low income.

Materials, Colours and Details

1. Panel expressed concern about the durability of the aluminum wrap on vinyl windows.
2. Suggestion to consider a more muted colour for the cement board siding.
3. Panel agreed that the exposed concrete should have more architectural interest.
4. Consider adding to flashing with overhang for weather protection.
5. Wood returns will hit the ground level and attract moisture.
6. Provide care in the visual of the roof material and detailing as viewed from Solana.

Moved by Pat Wotherspoon
Seconded by Brigitte Loranger

That the Advisory Design Panel supports the project and further consideration to the suggestions provided by panel.

CARRIED

The applicant team left the meeting at 1:55 p.m.

2nd Review
File No. RZ1132, DP1556
2010 & 2011 Innsbruck
Drive

The applicant team of Dean Skalski, Jen Levitt and Dylan Korba Murdoch & Co; Rob Laslett, Kindred Construction; entered the meeting at. 2:00 p.m.

Senior Planner Melissa Laidlaw, RMOW introduced the project. Panel reviewed the project once and had several comments. The applicant has submitted revised plans and summarized the changes and how they have addressed panel's previous comments. Staff seeks Panel comments on the proposed changes.

Dean Skalski advised on the following.

1. At the last panel meeting, there was some discussion about showcasing the entry to the commercial units a bit better. The plan is to recess the two entry doors into the commercial units for protection and create more walk space so when doors are open, they don't intrude into the walkway space on the outside of the building.

2. There were concerns about the residential units and whether they can have higher ceilings, windows, doors and questions about screening. We have changed elevations to create more articulation to the building.
3. On the street side of the residential units, we increased the height of windows and doors. Juliette style balcony with protective railing added to connect with the outside a bit better.
4. Chimney used to be a big wall of stone, so we have broken it up using a combination of stone and board form concrete so it doesn't look monolithic, concrete cap to differentiate between the stone works.
5. The treatment for the patio. We have now updated to concrete and glass guardrail to make the patio look more substantial, tie in better with building materials.
6. There will also be a fair bit of landscape screening for the patio.
7. A new freestanding monument sign will replace the existing one facing the Highway.
8. Delivery truck turning radius – based on the worst case scenario the anticipated delivery trucks will be able to service the site.

Panel offers the following comments.

Site Context and Landscaping

1. Good improvements since the last review. Strong support for the recess entry doors - great for pedestrian flow and weather protection.

Form and Character

1. The end stairway elevation are the least successful and could use more architectural interest when compared to the rest of the building.
2. South elevation is a bit weak and verticals also look weak.

Materials, Colours and Details

1. Panel cautioned that the development will need to meet the new requirements for garbage and recycling.
2. Consider drainage and gutters so it does not look like an afterthought.
3. Panel concern that there are lots of wall materials.
4. Juliette balcony well received. Consider large sliding door for the balcony.
5. Panel in support of the changes to the chimney as it creates more of a focal point. Consider adding lighting for further articulation.

Moved by Pat Wotherspoon
 Seconded by Zora Katic

That the Advisory Design Panel supports the project as presented and would like to leave it to staff to decide whether it should return subject to the comments and concerns raised by panel.

CARRIED

The applicant team left the meeting at 2:35 p.m.

necessary road improvements, on-going road maintenance and repairs and snow storage and removal.

That Council waive the required five per cent park dedication of lands or its cash equivalent at time of subdivision of the property in exchange for 2.7 hectares of the lands to be rezoned from RS-E1 to PAN1 and maintained by the property owner(s);

That Council repeal “Official Community Plan Amendment Bylaw (Bunbury Lands) No. 1845, 2008”, “Zoning Amendment Bylaw (Bunbury Lands) No. 1845, 2008” and “Phased Development Agreement Bylaw (Bunbury Lands) No. 1835, 2008”; and

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

REFERENCES

Location:	2501, 2505 and 2509 Gondola Way
Legal Description:	District Lot 2291, Plan 19602
Owner:	0926904 B.C. Ltd., Inc. No. BC0926904
Current Zoning:	RS-E1 (Residential Single Estate One)
Proposed Zoning:	RS1 (Residential Single Family One) PAN1 (Protected Area Network One Zone)
Appendices:	“A” – Location Map and Proposed Zones “B” – Proposed Conceptual Lot Plan

Administrative Report to Council No. 13-062, 2501, 2505 and 2509 Gondola Way – Revised Rezoning Proposal, dated July 2, 2013 (Not attached)

PURPOSE OF REPORT

The purpose of this Report is to present “Zoning Amendment Bylaw (Bunbury) No. 2191, 2018” (the “Bylaw”) for Council consideration of first and second readings. The proposed Bylaw is to rezone the lands commonly known as the Bunbury lands from RS-E1 to RS1 and PAN1 to permit subdivision of the 4.2 hectare property, with five single family residential dwelling lots on 1.5 hectares, and a nature conservation area that includes an existing ski trail on 2.7 hectares. The existing roadway which bisects the property and accesses access to a municipal water reservoir located beyond the lands is zoned RR1 and would remain zoned RR1.

The report recommends that Council give first and second reading to the Bylaw, and identifies conditions to be met prior to consideration of adoption of the Bylaw. The report also recommends that Council authorize staff to schedule a public hearing for the proposed Bylaw. As the area is not designated as an area for development of residential accommodation within the existing OCP, the zoning is subject to adoption of the municipality’s updated OCP or an OCP amendment.

DISCUSSION

On July 2, 2013 Council authorized staff to proceed with further review and processing of Rezoning Application RZ1009 and to prepare a zoning amendment bylaw that would provide for development of five single family dwellings on five lots, and include approximately 2.7 hectares of park dedication, as described in Administrative Report to Council No.13-062. Staff have prepared “Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018” for Council consideration consistent with this direction.

The subject lands and the proposed zone designations are shown in Appendix “A”. The proposed subdivision concept plan is presented in Appendix “B”. This plan responds to the updated Initial Environmental Review prepared by Cascade Environmental, dated January 5, 2018, and protection of the Streamside Protection Enhancement Area on the property.

The five residential lots are proposed to be zoned RS1. The parcel areas are well in excess of the minimum parcel area of 695 square metres required in the RS1 zone and the RS1 zone is considered the most appropriate zone. The smallest lot has a parcel area of 1,663 square metres with each of the remaining four lots in excess of 1,888 square metres in parcel area. A covenant is recommended to be registered prohibiting any further subdivision of these lots beyond five lots.

The five lots will be accessed from Gondola Way over the Bear Creek common property road. There is a signed letter agreement between the Bunbury property owners and the Bear Creek Strata related to access and conditions of support from the Strata for the proposed subdivision. Staff recommend that there be a registered agreement between the Bunbury property owners and the Strata that addresses the items in the letter agreement including potential road repairs required related to construction, any necessary road improvements, on-going road maintenance and repairs and snow storage and removal.

Subsequent to Council’s direction staff have given further consideration to the 2.7 hectare park dedication. Given the steep terrain of the lands and the existing stream protection area within these lands, staff recommends that the area be dedicated to nature conservation maintained by the property owners, as opposed to a public access park area. There is an existing ski trail through this area, which has a registered easement and will be maintained, however, any further disturbances would be minimized. Staff recommend that the 2.7 hectare area be zoned Protected Area Network One (PAN1) Zone, the intent of this zone is to provide for passive recreation and nature conservation. Permitted uses for this zone are nature conservation park, wildlife viewing platform and auxiliary uses. Staff further recommend that a covenant be placed on the lands that establishes a tree preservation area with provisions for FireSmart fuel thinning subject to RMOW approval.

There is also an existing RMOW roadway that crosses the parcel providing access to a municipal water reservoir located beyond the lands. The roadway is zoned RR1 and would remain zoned RR1.

Additional covenant items staff recommends as a condition of rezoning adoption are to:

- Restrict use of the land to the three existing houses on the land until the land is subdivided.
- Implement the recommendations and conclusions of the January 5, 2018 Initial Environmental Review by Cascade Environmental including environmental monitoring during construction and a snow management strategy for protection of the Streamside Protection Enhancement Area.
- Require submission of detailed on-lot infiltration systems in accordance with the September 11, 2017 Preliminary Servicing Design Brief prepared by Gilbey Engineering Services, its installation and a commitment to operate and maintain the permanent works prior to the development of any building on the lands.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Continuous encroachment on nature is avoided	The proposal limits the development area and dedicates a significant portion of the lands to nature conservation.

Built Environment	Limits to growth are understood and respected	No additional bed units required. Proposed rezoning is within existing approved development capacity.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	The proposal limits the development area and dedicates a significant portion of the lands to nature conservation.

RZ1009 – 2501, 2505 and 2509 Gondola Way does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Official Community Plan

The proposed rezoning has been evaluated relative to the criteria under Section 4.13 of the existing OCP for evaluation of zoning amendments, along with further information provided by the applicant.

It is recognized that the subject lands are not designated as lands for the development of accommodation within Schedule B of the existing OCP. The lands were properly designated within the updated OCP which was quashed. Prior to consideration of adoption of the rezoning, the lands must have a land use designation consistent with the rezoning. This is to be achieved either through the adoption of the updated OCP that is currently being prepared, or through an amendment to the existing OCP.

The existing OCP also specifies considerations for proposed rezonings that result in an increase in the municipality’s accommodation development capacity. The proposed development does not result in an increase in the approved accommodation development capacity. The three existing dwellings are recognized in the municipality’s bed unit inventory, and the two additional dwelling are provided for through a transfer of 12 bed units from the recognized approved inventory of bed units allocated to Whistler Blackcomb. The applicant has submitted to staff a copy of the agreement between the property owner and Whistler Mountain Resort Ltd. Partnership for the transfer of 12 bed units from the Whistler Mountain approved bed unit allocation and the remaining undeveloped allocation for Whistler Blackcomb has been reduced by this amount.

The additional criteria and a summary of staff’s evaluation is presented as follows. Overall the proposal is consistent with these criteria.

POLICY NO.	OBJECTIVE / POLICY	COMMENTS
Section 4.13 Criteria – Evaluating Proposals for OCP and Zoning Amendments		
4.13.3	All developments must meet the mandatory conditions of:	
	<ul style="list-style-type: none"> Meets all applicable policies of the OCP, Serviceable by municipal services, 	Yes
		Yes. A preliminary servicing plan and design brief has been prepared by a professional engineer and reviewed and accepted by staff. There is a recommendation for submission of detailed on-lot infiltration systems in accordance with the

		September 11, 2017 Preliminary Servicing Design Brief prepared by Gilbey Engineering Services, its installation and a commitment to operate and maintain the permanent works prior to the development of any building on the lands.
	<ul style="list-style-type: none"> • Accessible via local road system, 	The five residential lots are to be accessed from Gondola Way.
	<ul style="list-style-type: none"> • Satisfactory evaluation of impacts on: <ul style="list-style-type: none"> ○ Traffic volumes and patterns on Highway 99 ○ Traffic volumes and patterns on local road system, 	No significant impacts anticipated with two additional residential lots.
	<ul style="list-style-type: none"> ○ Overall patterns of development of the community and resort, 	Yes
	<ul style="list-style-type: none"> ○ Municipal finances, 	After subdivision completion, two additional residential lots added to the residential tax roll.
	<ul style="list-style-type: none"> ○ Views and scenery, 	2.7 hectares of the total 4.2 hectares of land will be remain unaltered as conservation use preserving views and scenery by new zoning and covenant conditions.
	<ul style="list-style-type: none"> ○ Existing community and recreational facilities, 	Public access will remain over the existing ski out trail easement. The existing road which provides access to a municipal water reservoir located beyond the lands will remain.
	<ul style="list-style-type: none"> ○ Employee housing, 	RS1 zone permits auxiliary residential dwelling units if lots are serviced by an acceptable community sewer system.
	<ul style="list-style-type: none"> ○ Community greenhouse gas emissions and heritage resource 	Zoning adoption is contingent on registration of a green building covenant and to be consistent with the proposed integration of the BC Energy Step Code in Whistler.

	<ul style="list-style-type: none"> • Must exhibit high standards of design, landscaping, and environmental sensitivity. 	The proposed cluster of the residential lots minimizes disturbance of the natural environment and tree preservation will be required by a covenant.
4.13.8	Proposal cannot negatively impact RMOWs trails, recreation areas, or open spaces.	The proposal does not negatively impact RMOW trails, recreation areas or open spaces.

Subdivision Park Dedication

Under the *Local Government Act*, as part of a subdivision application an owner must provide either 5% of the parcel area as a park dedication or make a financial contribution for a similar area based on an evaluation for a similar area in the municipality. Staff recommend as part of the rezoning application that Council waive the subdivision application requirement for either a park dedication or financial contribution in lieu of the 2.7 hectares of the parcel being zoned to PAN1 to preserve the natural hillside and minimize the disturbances to this area.

Existing Bylaws at Third Reading

On October 20, 2009, Council gave third reading to OCP Amendment Bylaw No. 1845, 2008, Zoning Amendment Bylaw No. 1833, 2008 and Phased Development Agreement Bylaw No. 1835, 2008 which were required to facilitate the subdivision and residential development of the property based on the applicant’s August 2009 submission. This submission consisted of three RS10 lots accessed from Gondola Way, two RTA11 zone lots accessed through the Kadenwood subdivision, and a park dedication of approximate 1.6 hectares to be zoned LP3. This has now been superceded by the current proposal, and staff recommends that Council repeal these bylaws as they are no longer applicable.

Legal Considerations

Details related to tree preservation, green building, wildfire hazard and environmental monitoring are beyond the scope of zoning regulations and need to be secured by means of a Section 219 development covenant registered on title in favour of the Resort Municipality of Whistler. These have been described above and are identified as a condition of consideration of adoption of the proposed zoning amendment bylaw.

BUDGET CONSIDERATIONS

Budget considerations associated with the proposed development relate to works and services charges to be collected at time of building permit application and future increase in tax revenues to be generated when the land is subdivided into the five separate residential lots.

All costs associated with staff time for the rezoning application, Public Hearing, notices and legal reviews for the rezoning application will be paid by the applicant.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign has been posted on the property. A Public Hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

SUMMARY

This Report recommends that Council consider giving first and second reading to “Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018”, and that Council direct staff to schedule a Public Hearing regarding “Zoning Amendment Bylaw (Bunbury Lands) No. 2191, 2018”. The Report also recommends applicable conditions to be addressed prior to consideration rezoning adoption and recommends Council repeal previous zoning and OCP amendment bylaws that are no longer applicable.

Respectfully submitted,

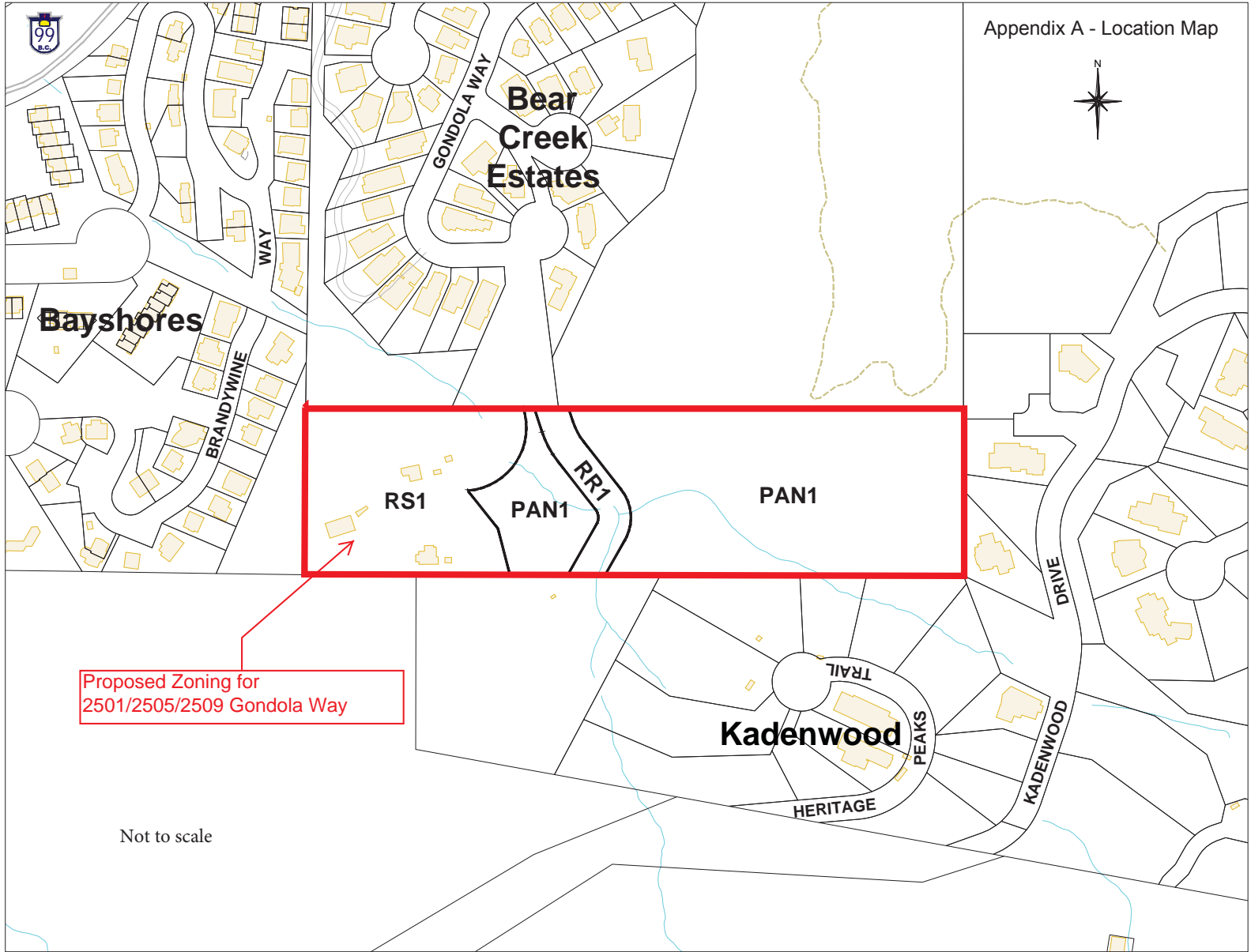
Robert Brennan, PIBC
PLANNER

for

Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

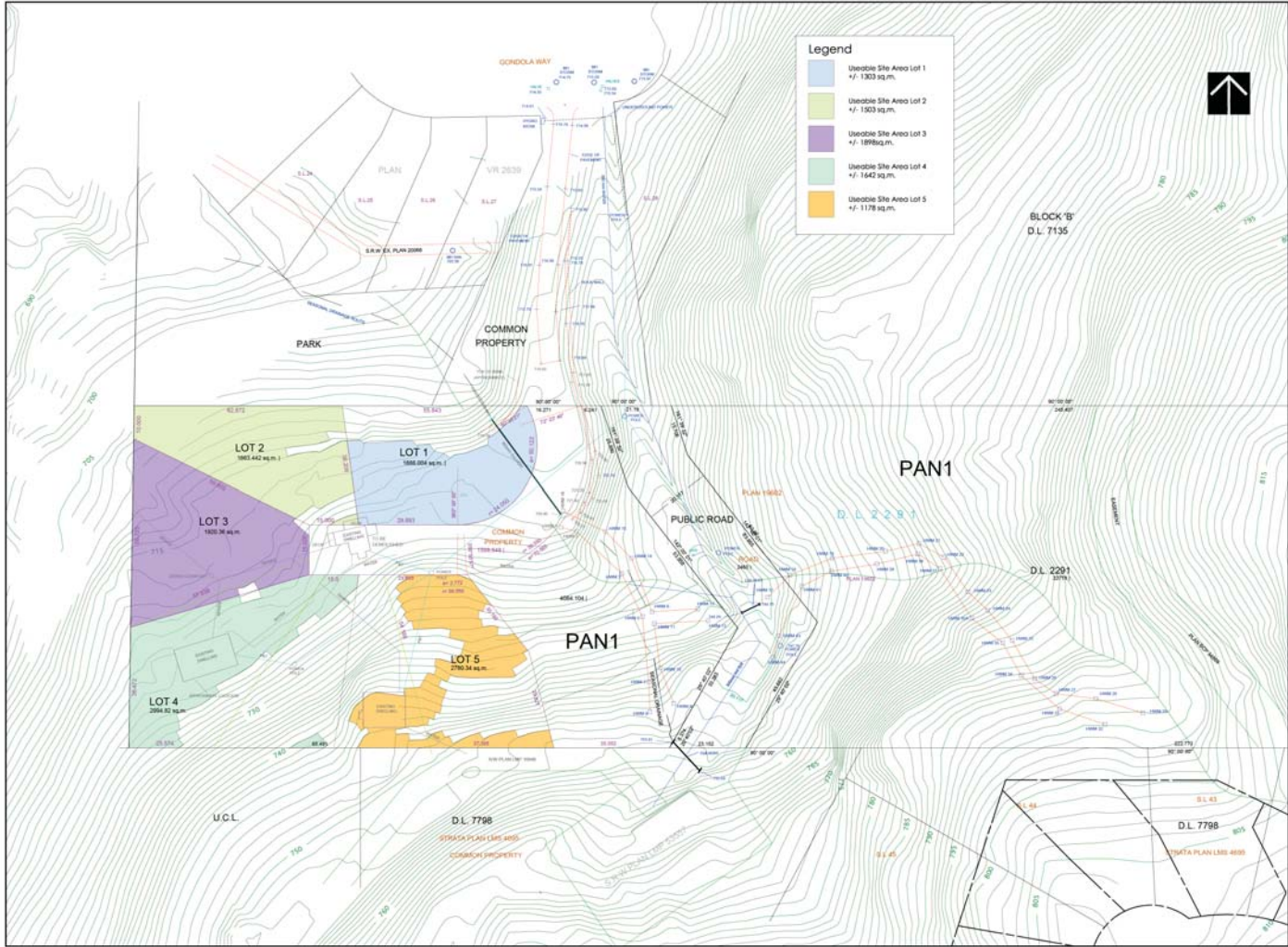


Appendix A - Location Map



Proposed Zoning for
2501/2505/2509 Gondola Way

Not to scale



Revisions:	Date:
Issued for client review	February 20 2018
Issued for client review	April 4 2018
Issued for client review	May 16 2018

Legal Description:
 Zoning:
 Code Edition:

**APPENDIX B -
 CONCEPTUAL
 LOT PLAN**

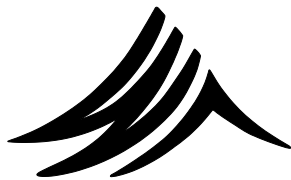
Brigitte Loranger
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 7265 Fitzsimmons Rd S., Whistler, B.C. V8N 1B7
 604.905.9907
 www.whistlerarchitect.com

Project Title:
Bunbury Rezoning
 Whistler, B.C.

Project No: 201711 Date: February 2018
 Drawn: BL Scale: 1:500

Drawing Title:
Site Plan

Drawing No:
A1.1



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: June 19, 2018
FROM: Chief Administrator's Office
SUBJECT: MAYOR'S TASK FORCE ON RESIDENT HOUSING – CHEAKAMUS CROSSING EXPANSION UPDATE

REPORT: 18-087
FILE: 2150

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the Chief Administrative Officer be endorsed.

RECOMMENDATION

That Information Report No. 18-087 regarding progress of the Cheakamus Crossing Expansion initiative, a key element of the Mayor's Task Force on Resident Housing, be received.

REFERENCES

- Appendix 1 – Cheakamus Crossing Phase II and Lower Lands Master Plan – Preliminary Planning Report
- Appendix 2 – Request for Proposals – Cheakamus Crossing Neighbourhood Phase 2 Development Program
- Appendix 3 – Whistler Household and Income Overview
- Appendix 4 – Affordability Tables for Whistler Rental Households

PURPOSE OF REPORT

The purpose of this Report is to describe the process being undertaken for the development of the next phase of Cheakamus Crossing, which will enable an increase in supply of affordable housing for the resident workforce of Whistler – complementing the additional supply expected from other initiatives also progressing from the Mayor's Task Force on Resident Housing. This report outlines a number of key considerations that are important in the planning of this next phase of affordable housing development, in particular, the diversity of the Whistler community, and the varying needs of different households within the workforce population.

DISCUSSION

The Final Report from the Mayor's Task Force on Resident Housing was received by Council on December 19, 2017, which outlined the seven recommendations from the Task Force - three of those aiming to improve availability and utilization of existing homes, while a further three recommendations were specific to increasing supply of affordable housing through developments by both the public and private sectors. The final recommendation #7 underpins the other six, as it seeks to evolve the eligibility framework for resident restricted housing such that the limited resources of land and cash available for affordable housing are utilized as effectively as possible. To support this framework will be the development of additional and more punitive penalties for misuse and abuse of resident restricted housing.

Given the significant research, analyses, and insights obtained through the task force, the rigorous processes undertaken, and the extensive community engagement, Council has directed staff to implement the recommended actions as a priority, and ensure appropriate staff resources were allocated.

Of the three recommendations to increase the supply of affordable housing for Whistler's workforce, the centrepiece is Recommendation # 4: to invest RMOW owned lands and develop new resident restricted homes catering to the diversity of the Whistler community – both those requiring rental homes and those able to purchase their own homes. This new supply would be delivered primarily through the RMOW with Cheakamus Crossing phase 2 planning to expand the existing residential neighbourhood. In the shorter term, the Whistler Housing Authority would also develop RMOW invested lands, with four new buildings to be delivered between 2018 and 2020 delivering 230 new beds.

Following Council resolution directing staff to progress the recommendations from the Mayor's Task Force on Resident Housing, staff formed a working group for the planning of Cheakamus Crossing phase 2. This is anticipated to be the largest contributor in providing new affordable housing inventory for the Whistler community, and as such, has been the priority focus for staff over the past several months, with significant progress being made to date.

Work on the resident restricted eligibility framework and enforcement measures is an interdependency for all new housing inventory being developed, and as such, there is ongoing analysis of options which will need to feed into the Cheakamus Crossing planning.

All other initiatives from the Mayor's Task Force on Resident Housing, including review of the infill policy and private development opportunities, also continue to be progressed, albeit they will be reported on separately based on their specific planned milestones and timelines.

REPORT

Background/Context

Recognizing Whistler's significant role in staging and hosting the 2010 Olympic and Paralympic Winter Games, the province of British Columbia gave Whistler a land grant – enabling development of an Athletes Village for the Games use, that would transition into a permanent legacy of resident housing for the Whistler community following the Games. To oversee this development, the RMOW created the Whistler 2020 Development Corporation (WDC) as a business and the Board included

elected members and staff of the RMOW, Whistler community representatives, and was chaired by volunteer development professionals. Guided by the principles adopted by the RMOW Council, the WDC was responsible for developing the Legacy Neighbourhood master plan for Council approval, developing the business plan to assist in assessing the financial viability, preparing development proposal calls, monitoring construction etc. – with a critical timeline for full delivery prior to the Olympic Games.

This very significant legacy is today's Cheakamus Crossing neighbourhood – a successful mixed use development with a diverse range of housing types and a strong local community – and also includes the remaining undeveloped lands granted by the Province. It is these remaining lands that are the subject for consideration in providing additional affordable resident housing under the Mayor's Task Force on Resident Housing Recommendation #4.

For Task Force Recommendation #4, the working group was established in January 2018 with staff and external expertise to progress the planning, with additional external expertise anticipated to be added as appropriate, to ensure the key milestones are delivered. A dedicated project manager is being recruited to co-ordinate all aspects of the development together with the working group, currently comprised of the following:

- Eric Martin, Chair, Whistler Development Corporation
- Marla Zucht, General Manager, Whistler Housing Authority
- Mike Furey, RMOW Chief Administrative Officer
- Jan Jansen, RMOW General Manager, Resort Experience
- Mike Kirkegaard, RMOW Director of Planning
- Toni Metcalf, RMOW Manager, Economic Development
- Project Manager, TBA

Planning stages

With such a significant undertaking before the community, it is critical that a proper planning process be undertaken to develop the next phase of Cheakamus Crossing. Similar to planning for the existing Cheakamus Crossing neighbourhood, a master planning process is being followed progressing towards a business plan that will then be put before the community for input before final decisions are made on its implementation.

An outline of the various stages of the Master Planning process are set out below.

The RMOW Planning department together with the Chair of WDC oversaw the work of stages 1 and 2 both of which have been completed - with inputs from RMOW staff, WHA staff, and included discussions with local residents, merchants and stakeholders within Cheakamus Crossing and Function Junction. The extensive and detailed Site Analysis and Preliminary Concepts Report is set out as Appendix 1, and describes fully the work that was undertaken with numerous photos, detailed assessments and analyses.

1. Neighbourhood Goals and Objectives

Identifying and documenting goals and objectives for the new neighbourhood are important to establish the basis for future planning stages and ensuring alignment with what is set out to be achieved.

Key objectives identified for the new neighbourhood include the following:

- Complement the existing Cheakamus Crossing development with a similar layout, size, scale and ambience;
- Develop lands adjacent to the existing development, and optimize the use of the lands while respecting their attributes;
- Create a neighbourhood that is socially, environmentally and economically sustainable;
- Plan a neighbourhood that is comprised primarily of a diverse mix of resident restricted housing;
- Create housing solutions that are guided by the needs and aspirations of the Whistler resident workforce – providing a range of housing types and price points, while recognizing liveability;
- Ensure appropriate housing affordability while limiting the RMOW's financial exposure;
- Complement the existing amenities, facilities and trails;
- Integrate the access and use of the area for whistler residents and visitors alike;
- Consider the incorporation of commercial and community facilities;
- Consider the Function Junction facilities and amenities;
- Tie into the valley Trail and Sea to Sky Trail to enable direct links to adjacent lands, and the lands beyond.

The above Key Objectives are currently in draft form, and will be subject to review and input from the community – further details about planned community engagement forums are described below.

2. Site Analysis and Preliminary Concepts

This stage set out to understand and document the lands, being their location and existing conditions, by assessing the terrain, its slope and elevation, solar and aspect analysis. This preliminary planning work included compiling extensive digital base mapping, environmental and geo-technical information. Opportunities and constraints of the lands were assessed including determining the development potential of each site and proximity to recreational areas etc. Consideration was given to ease of access for the different sites, their development potential and impact on environmental sensitivity. There were three key areas identified as developable lands, being Phase II lands, Lower Lands, and Jane Lakes Lands – shown below in Diagram 1.

Diagram 1: Developable Land Summary Plan



Following from the above, the development potential was divided into two primary components, being potential density types, and preliminary residential planning.

The key intent of this Master Plan is to focus on the development of a well-balanced, quality mix of residential housing solutions. The size and scale of the proposed residential areas will reflect the capacity and appropriate use of those lands to accommodate the desired number of units by type, the associated parking requirements and the appropriate combination of support facilities, recreation, open space and infrastructure to meet the needs of the future residents.

The details of each potential development site are outlined below in Diagram 2. Given the assessment of each site, the priority for the first new housing developments are anticipated to be on sites F, G & H being a total of 16 acres. These are considered well-suited to development, have the easiest access to services, ease of development, and least environmental sensitivity – and have the potential for between 219 and 492 new resident restricted homes.

Diagram 2: Preliminary Proposed Residential Development of Cheakamus Crossing Phase II

Phase II Lands

	POSSIBLE DENSITY TYPES	# OF UNITS	# OF BED UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY
A	225 acres	• High	67	134	Low	Low
		• Medium-High	31	124	Low	Low
B	0.8 acres	• Medium-High	3	12	Low	High
C	120 acres	• Medium-High	17	68	Low	High
		• Medium	10	40	Low	High
D	5.7 acres	• Cabin (Low)	31	124	Medium	High
		• Low	25	150	Difficult	High
		• Super Low	5	30	Difficult	High
E	3.02 acres	• Cabin (Low)	75	312	Difficult	High
		• Low	85	330	Difficult	High
		• Super Low	13	75	Difficult	High
		62 to 196	254 to 754			

Lower Lands

	POSSIBLE DENSITY TYPES	# OF UNITS	# OF BED UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY
F	5.08 acres	• High	152	304	Low	Medium
		• Medium-High	71	284	Low	Medium
G	6.27 acres	• High	180	376	Low	Low
		• Medium-High	55	220	Low	Low
H	5.08 acres	• High	152	304	Low	Low
		• Medium-High	71	284	Low	Medium
		• Cabin (Med-High)	50	240	Low	Medium
		219 to 402	876 to 1904			

Jane Lakes Rd Lands

	POSSIBLE DENSITY TYPES	# OF UNITS	# OF BED UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY
J	3.6 acres	• Cabin (Med-High)	43	172	Medium	High
		• Medium	25	110	Medium	High
		• Low	15	105	Medium	High
K	1.03 acres	• Cabin (Med-High)	12	48	Difficult	High
		• Medium	5	20	Difficult	High
		• Low	5	30	Difficult	High
L	4.92 acres	• Cabin (Low)	30	120	Difficult	High
		• Low	24	144	Difficult	High
		• Super Low	5	30	Difficult	High
M	2.2 acres	• Cabin (Low)	13	52	Difficult	High
		• Low	11	66	Difficult	High
		• Super Low	3	15	Difficult	High
N	1.08 acres	• Cabin (Low)	7	28	Difficult	High
		• Low	5	30	Difficult	High
		• Super Low	2	12	Difficult	High
O	1.08 acres	• Cabin (Low)	7	28	Difficult	High
		• Low	5	30	Difficult	High
		• Super Low	2	12	Difficult	High
P	0.92 acres	• Cabin (Low)	3	12	Difficult	High
		• Low	2	12	Difficult	High
		• Super Low	1	5	Difficult	High
		30 to 115	218 to 522			

Total Accommodation Units 317 to 803
 Total Bed Units 1,375 to 2,240

Descriptions and examples of Density types are set out in the Appendix 1 on pages 4-4 to 4-7.

The pace of implementation of the Cheakamus Crossing Phase II Master Plan will be driven by the resort marketplace and economic conditions. However, a series of short term next steps are necessary to set the plan in motion. These are:

- a. Initiate and complete detailed planning and design of the Master Plan – refer stage 3 below;
- b. Initiate the site servicing engineering planning and design – per stage 4 below;
- c. Initiate and complete rezoning and OCP amendments, as necessary;
- d. Prepare a financial plan outlining scenarios for development, costings and potential revenue opportunities – per stage 5 below.

3. Development Program (detailed)

The detailed Development Program objective is to produce various materials that can be used to support a rezoning application for the three priority development sites, F, G & H, in the Lower Lands. The materials are expected to include illustrative site plans, including road and trail layouts, review of each site and how they will be divided into individual parcels of land, and determining the development program for each land parcel. The development program for each parcel shall be defined with typical site development statistics, such as site coverage, approximate unit mix, gross floor area, parking requirements, building heights and setbacks. Ground floor plans shall be developed for all proposed buildings, along with building massing/volumetrics.

The Request for Proposal of professional planning services from multi-disciplinary firms with expertise in neighbourhood planning, site planning, urban design, architectural and landscape services to prepare the development program was issued with a due date for proposals of June 1, 2018. RMOW staff are currently reviewing proposals and anticipate negotiating a contract with the successful proponent in the coming weeks, such that work can be commenced on a timely basis. The RFP document is attached as reference in Appendix 2.

In parallel to this stage, consideration will be given to the progress made on Task Force Recommendation # 7, being the refinement of the eligibility and enforcement framework for resident restricted housing. Progress to date on this initiative has been exploring the needs of the local workforce - taking into consideration the changing demographics of Whistler's population, the increasing number of family households, and the affordability levels of the diverse groups of workforce members and the current WHA waitlists.

Metrics such as 30% of income being spent on housing is a key reference point in Canada being the target rate defining 'affordability of housing' and this will be a factor as types of housing, rental rates and property prices are considered for the Cheakamus Crossing Phase 2 project. Appendix 3 provides an overview of all households in Whistler, identifying owner and renter households, types such as family structures, and their income distributions. As an example to illustrate types of considerations being explored under this initiative, Appendix 4 Affordability Tables for Whistler Rental households, sets out the various categories of Whistler's household structures, the number of households in each category, their range of

incomes and how that translates to affordability in the various housing types relevant to their household type.

Additionally, there will be a focus on enforcement to ensure ongoing protection of all resident restricted housing for the benefit of Whistler's workforce. Included in this review will be the enforcement of covenants registered on title, the ongoing confirmation process for how homes are being occupied, and more punitive penalties to deter misuse.

Once this stage is sufficiently progressed, a public consultation will be arranged to share details of stages 1 to 3 with Whistler Community members.

4. Engineering and Site Servicing concepts

This stage will be co-ordinated in conjunction with the Development Program above, such that relevant interdependencies can be considered. The work would be undertaken by a qualified engineering consulting firm and include determining on and off site servicing, such as roads, sewer, water and hydro; preliminary building site preparation plans and concepts to be drawn for the site servicing. This will also provide an indication of costings associated with the servicing which can then be contemplated for the development of the business case.

5. Financial Planning / Business case

Following the completion of both stages 3 and 4, detailed financial planning can be advanced as estimated costs for land development and building construction will be available. It should be noted that this project is significant undertaking and will require a substantial upfront investment for land development, before building construction is commenced.

Financial analysis will be undertaken to assess the costs for phasing of work plans, and identify funding requirements at the different times. Funding options will be considered including rental revenue potential, possible land and/or home sales, and other funding sources including the possible opportunity for grants from senior levels of government, both provincially and federally.

A risk management plan will be developed, such that the various financial, operational and economic risks are identified and considered as the business plan is developed, and mitigating actions will need to be determined in advance, as appropriate.

6. Business Plan

Finally, the business plan would be fully encompassing the development program, time frames, and financials. Further community engagement would be anticipated at this stage prior to decisions being made to progress implementation.

It has been noted that the engagement and input of community members is critical as the project progresses, ensuring residents have their say in the future of this development. There will be opportunities for input, as various updates will be provided through regular council meetings, and an open house style forum will be held once there is significant content – with a target date in September when it is anticipated to have some drafts for the Development Program.

Timelines

Key dates to note for the remaining of this year are as follows

- June 2018 Contract awarded for Development Program to commence
- Aug/Sept 2018 Draft Development program
 Community consultation of the Draft Development program
- Q4 2018 Financial planning
 Business Plan development
 Community Engagement on draft business plan

Diagram 3: Planning key milestones



It is worth noting, that in parallel to the planning work being undertaken above, delivery of new homes are in construction by the Whistler Housing Authority with two new buildings scheduled for completion in 2019. The private developer initiative is also continuing which will enable further supply of housing in the short to medium term.

Once the final business plan is received by Council, and dependent on the phasing decisions, the following Diagram 4 provides an estimated timeline for delivering the first phase of homes for occupancy in Cheakamus Crossing Phase 2.

Diagram 4: Key milestones following adoption of a business plan

	2018		2019				2020				2021
	N	D	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Refining & Adopting the Development Plan for Phase I		■									
Site servicing drawings	■	■									
Zoning and sub-division package	■	■	■								
Site preparations (incl Contract Tender)				■	■						
Building detailed design & plans / Building permits			■	■	■	■	■	■			
Construction – per phasing plan							■	■	■	■	■
Occupancy – per phasing plan											■

Governance

The governance framework for overseeing this significant project will support its successful delivery, starting with a dedicated professional project manager and access to development expert resources, as well as key RMOW & WHA staff, and direction from Council on guidelines and plan implementation.

The RMOW is progressing to have an appropriate advisory body in place such that expertise is available as the planning of the project continues, and similar to the initial phase of Cheakamus Crossing, it is intending to create a business corporation ('WDC2') to undertake the land development work of this second phase of Cheakamus Crossing. This entity will again have a Board of Directors composed of both external resources and RMOW Staff and Council.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Resident Housing	Resident Restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models	Developing new supply of affordable resident housing addresses and supports all of the descriptions of success.
	The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations.	
	Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents.	
	Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.	
	Housing has been developed close to transit, pedestrian and bicycle routes, and amenities and services to reduce auto dependency.	
Economy	A skilled workforce supports the local economy and the local economy supports the skilled workforce.	Providing additional supply of affordable resident housing will support the local community with stable and secure housing and therefore contribute to a workforce that supports the local economy.

Staff have not identified any Whistler2020 Descriptions of Success that the report would be expected to move the community away from.

OTHER POLICY CONSIDERATIONS

Nil.

BUDGET CONSIDERATIONS

Budget has been included in 2018 for the various professional consulting services required during the planning phase.

Detailed Financial analysis will form a key element of the business plan which will be considered at the appropriate time, to support decision making on the implementation phasing.

COMMUNITY ENGAGEMENT AND CONSULTATION

Following the Draft Report from the Mayor's Task Force on Resident Housing, a community forum was subsequently held on 3 November 2017 to provide details of the Task Force Recommendations from the draft report. Extensive community input was received, which was then incorporated as appropriate into the Final Report received by Council on December 17, 2017.

An update at the Regular Council meeting on 23 Jan 2018 was provided as an initial update of the Cheakamus Crossing Phase 2 initiative, and a further update was provided at the Regular Council meeting on 6 March 2018. Ongoing updates as this project continues to progress can be expected on a regular basis to keep the community informed and enable input on the proposals.

As described earlier in this report, a community consultation is anticipated in the summer when there is further substantial progress on the project with draft Development Program expected and again later in the year when a draft Business Plan has been developed.

SUMMARY

Cheakamus Crossing Phase 2 is a significant contributor to supporting the outcomes identified through the Mayor's Task Force on Resident Housing. It is a priority within the Municipality to work on progressing the planning such that new supply of affordable housing can be delivered for the long term benefit to Whistler's workforce community.

With such a significant undertaking before the community, it is critical that a proper planning process be undertaken to develop the next phase of Cheakamus Crossing. Similar to planning for the existing Cheakamus Crossing neighbourhood, a master planning process is being followed progressing towards a business plan that will then be put before the community for input before final decisions are made on its implementation.

Dedicated and expert resources have been identified, appointed and will continue to be added throughout the project as required, to work with staff to ensure the project delivers on the anticipated timelines. A substantial amount of progress has already been made with the preliminary planning detailing the Site Assessments etc. which are described in detail in Appendix 1.

The initiative continues to progress in parallel with the other initiatives of the Mayor's Task Force including the Private Development initiative, and infill housing policy review.

Respectfully submitted,

Toni Metcalf
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for
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CHIEF ADMINISTRATIVE OFFICER

CHEAKAMUS CROSSING DEVELOPMENT MASTER PLANNING - SECOND PHASE - SITE ANALYSIS AND PRELIMINARY CONCEPTS

MAY 2018



OLYMPIC LEGACY
NEIGHBOURHOOD
TOONIE RIDES
COMMUNITY
BAYLY PARK
FUNCTION JUNCTION
SNOWSHOEING
MOUNTAIN BIKING
FSR
BASALT OUTCROPS
HIGHWAY 99
INDUSTRIAL
FORESTRY
POWER LINES
WHA
Hiking
HISTORY
HISTORY
TRANS-CANADA TRAIL
GRAVEL TRUCK
GEOMORPHOLOGIC HISTORY
CHEAKAMUS RIVER
COMMUNITY FOREST
WORCA
LOGGING TRUCK
EVENTS
HOUSING
HOUSING
BEARS
SEA TO SKY TRAIL
KIDS
CRATER
TRAILS
WATERFALLS
RECREATION
SUSPENSION BRIDGES
WHITE WATER
OLD LANDFILL
KAYAK
TOURISM
QUARRY LANDS
JANE LAKES
RECREATION HUB
SPORT FIELDS
INTERPRETATIVE FOREST
MOUNTAIN ACCESS

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Statement of limitations:

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1.0 INTRODUCTION

1.1 INTRODUCTION

This report delineates an exciting opportunity for Whistler to develop the Second Phase of the Cheakamus Crossing Neighbourhood. The overarching intent is to identify development opportunities within the study area in an effort to augment Whistler's resident restricted housing offering, such that it contributes to the quality of life for Whistler's workforce and inherently supports the overall Whistler resort experience.

The Study has been completed by BHA (Brent Harley and Associates Inc.) with input from Whistler Development Corp. (WDC), the Resort Municipality of Whistler (RMOW) and Whistler Housing Authority (WHA).

Located adjacent to the existing Cheakamus Crossing Neighbourhood, the study area for the Second Phase of development of Cheakamus Crossing is made up of two separate parcels of land: the Lower Lands and an area previously identified as the Phase II Lands (also referenced as the Upper Lands). Both areas are owned by the Resort Municipality of Whistler (RMOW)

The detailed analyses that has been completed in this report are an important first step in the preparation of a Master Plan for the second phase of development of Cheakamus Crossing. The master planning process is intended to optimize the use of the Cheakamus Crossing neighbourhood residential reserve lands in an environmentally, socially and economically sustainable fashion.

1.2 THE PLANNING PROCESS


In 2005, Brent Harley and Associates Inc. and Ekistics Town Planning were engaged to create the Master Plan for the 2010 Olympic Athletes Village and Cheakamus Legacy Neighbourhood. This extensive planning exercise effectively acted as the blueprint of what is today's Cheakamus Crossing Neighbourhood. Building on this planning effort, the BHA team were retained in the summer of 2017 to initiate the Master Planning for the second major phase of development of the neighbourhood.

BHA initiated the Master Planning exercise by inventorying the existing conditions of the neighbourhood and prospective development lands. Detailed development and suitability analyses of the area were completed and the opportunities and constraints of the lands were delineated. Using the latest LIDAR mapping and powerful GIS capabilities, the existing terrain, physical realities and associated metadata of the area were mapped and recorded.

BHA also undertook the exercise of drafting the social and cultural identity of the neighbourhood and identifying Whistler specific housing requirements while considering the environmental, recreation and tourism aspects of the area. Building on this, the BHA team hosted a workshop and a site visit with representatives from WDC, RMOW and WHA. Subsequently, map overlays and documentation of the transit system, valley trail connections, parking, staging



Project Mission Statement:
"Create the Second Phase of the Cheakamus Crossing Development Master Plan as a well defined plan, aimed at establishing the future development of Cheakamus Crossing as a distinctive, neighborhood of choice for a healthy, active, recreation oriented lifestyle, with a focus on community and sustainability."



area, views, recreation and river access, as well as existing and planned land uses, were compiled. Based on these inputs and analyses, various conceptual plans showcasing the development opportunities for the future development of the neighbourhood were produced. Preliminary results were shared with the public at the Whistler Community Forum in November 2017 as part of recommendations from the RMOW Mayor's Task Force on Housing.

1.3 NEIGHBOURHOOD ENVISIONING

An initial planning session was held August 23, 2017 with representatives from the WDC, RMOW, WHA and BHA team. This session included a review of existing mapping information, a site visit and a brainstorming workshop to highlight various planning considerations and initial ideas for the next phase of development for the Cheakamus Crossing neighbourhood. The following is a bulleted summary of results from this planning session.

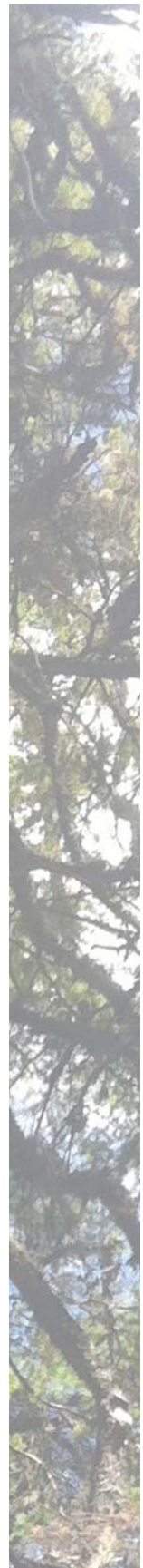
1.3.1 Housing Needs/Types of Housing/Housing Mix

- Integrate the findings and initiatives of the Mayor's Task Force on Housing, including housing needs, affordability and eligibility considerations;
- Utilize data available from the WHA housing waitlists, and Employer Housing Needs Assessment;
- Seek to expedite the current housing shortage with a phased development plan designed to meet the identified needs;
- Develop design and housing type/density based on the capability of the lands to support development in an environmentally sensitive fashion;
- Support the Whistler housing continuum and household characteristics including seasonal, permanent, single, couples, families and seniors; consider their unique needs;
- Seek to achieve a diversity of housing types, density and tenures comparable to the existing Cheakamus neighbourhood;
- Maximize resident restricted housing opportunity;
- Consider a range of pricing, including limited market housing, as part of project funding considerations;
- Consider progressive, non-traditional housing solutions (e.g., tiny homes, large shared homes, stacked housing, manufactured construction, shared green spaces, etc.);
- Consider higher density accommodation (4-6 story apartments) where suitable for efficient delivery of housing;
- Consider, as identified by the WHA, current primary housing need is for 2-bedroom units;

- Adequately address parking and storage needs by:
 - Providing secured storage as a necessity - no common storage;
 - Providing at least 1.5 parking stalls per residential unit.
- Optimize livability aligned with on unit type and targeted resident needs and expectations;
- Establish and integrate green building standards.

1.3.2 Neighbourhood Planning Considerations

- Establish a strong relationship with the existing Cheakamus Crossing neighbourhood and Bayly Park;
- Incorporate linkages and association with the Cheakamus River park experience (lakes, biking, hiking, interpretative forest, kayaking);
- Align the internal road and trail systems such that they encourage neighbourhood walkability, similar to the existing Cheakamus Crossing development;
- Establish opportunities for and upgraded, efficient and convenient public transit;
- Consider potential and future recreation and tourism access;
- Complement unique natural features, riparian corridors, environmentally sensitive areas;
- Align, incorporate and augment:
 - Neighbourhood public spaces and green spaces;
 - Linkages to the cross-country mountain biking and hiking trails;
- Take into account the potential South Base development as per the Whistler Mountain Master Plan;
- Take into account adjacent resource uses of the quarry and the Cheakamus Community Forest;
- Consider –the potential of Loggers Lake and Jane Lakes to become the next Lost Lake type of amenities with associated loop trail systems;
- Consider the importance and use of the well established cross-country mountain biking, hiking and walking trail network as well as the Sea to Sky Trail (Trans-Canada Trail) and the Valley Trail, that run through and adjacent to the study area lands;
- Acknowledge and consider that these trails are often key components to events (ie WORCA sponsored Twoonie races, Sea to Sky Corridor races, etc.);
- Reinforce and complement the relationship and connections to Function Junction (commercial, work place, services, retail, food and drink);
- Consider the relationship and connection to Spring Creek (school, other neighbourhoods, links to the Village);
- Determine the need and support for convenience and community uses in next phases of the Cheakamus Crossing development (see Appendix “B” for approved Ancillary uses of the lands);
- Identify and delineate development areas, park areas, recreation and preservation areas;
- Create a Cheakamus Crossing destination hub and focal point.





1.3.3 Principles to Consider:

- Revisit and build upon the WDC Guiding Principles for the Design, Development and Operation of the Athlete's Village and Legacy Neighborhood See Appendix "A".
- Have a "Sense of Place", accented entrance and scenic view orientations;
- Embrace smart growth, low impact development and walkable community standards;
- Integrates broader open space and recreational objectives and plans;
- Maximize development and operational efficiencies;
- Minimize environmental impact, sensitive to the existing conditions of the study area and surrounding lands, recognizing that the success of Cheakamus Crossing as a neighborhood within RMOW will be closely tied to preserving and complementing the natural setting and Whistler lifestyle as a primary attribute;
- Make every effort to ensure that the Master Plan will guide in the creation of a sustainable neighborhood in line with RMOW residential goals and objectives.

Land planning parameters:

- Target market catering to resident housing needs and expectations;
- Open space, trails and recreation facilities, attributes and opportunities;
- Snowcountry attributes and challenges;
- Pedestrian orientation and walking distances;
- Vehicular access;
- Views to and from the site;
- Solar access;
- Slope gradients;
- Adjacent land use;
- Resident restricted housing mix and configurations;
- Vertical and elevation relationships;
- Environmental stewardship;
- Residents quality of experience & lifestyle;
- Structural relationships;
- Green space and trails;
- Character, ambience and human scale;
- Operations, snow removal and waste management;
- Infrastructure and utilities (consideration of connection to District Energy System);
- Capital costs;
- Maintenance;
- Phased development.

1.3.4 Site Conditions

The attributes and development considerations within the boundaries of the lands owned/controlled by the RMOW (Cheakamus Phase II (Upper) Lands, Lower Cheakamus Lands, and Jane Lake Road Lands) include:

- Respect for the stunning natural environment;
- Proximity to the Cheakamus Crossing Neighbourhood - developed lands and services;
- Proximity to the Cheakamus River and riparian areas;
- Suitable land use and density as guided by the site specific land development capabilities and environmental sensitivities;
- Balance between natural environment versus land development;
- Industrial use of the quarry, logging and asphalt plant - truck movements;
- Proximity to Function Junction - workforce hub and existing amenities;
- RMOW and WDC lands - priority area for resident restricted housing development.

and more specifically:

- Cheakamus Phase II (Upper) Lands:
 - Undulating, well-treed terrain at the entrance of the Cheakamus Phase II (Upper) Lands capable of low to medium density development;
 - Further reaches of the Cheakamus Phase II (Upper) Lands presents challenges to development of even low density housing. The difficulty of constructing access roads to the pockets of developable areas may prove to be cost prohibitive.
- Lower Cheakamus Lands:
 - Previously disturbed flat area of the Lower Cheakamus Lands easily accessed development areas are capable of accommodating low, medium and high-density development.
 - Flare stack - will need to be relocated and will require a setback from the adjacent developable lands.
 - The relatively low elevation of this area, in relation to the development core of the Cheakamus Crossing, may enable tall buildings with minimal visual impact on the higher elevations of the existing Cheakamus Crossing.
 - Has some geotechnical constraints (see geotechnical report summary);
 - Close proximity of the sewer treatment plant;
 - BC Hydro power lines (visual and EMF constraints).





- Jane Lakes Road lands:
 - The highly variable terrain of the Jane Lakes Road lands presents challenges to development of even low density housing. The difficulty of constructing access roads to the pockets of developable areas may prove to be cost prohibitive.
- Crown lands outside but adjacent to the project lands may provide a development opportunity in the future. Possibility of developable lands to be traded for more challenging lands located within the project tenure area include:
 - The quarry/gravel pit lands;
 - Lands on the east side of the Cheakamus River.

1.3.5 Transportation Considerations

- Internal neighbourhood trail systems;
- Access to the Valley trail system;
- Access to the transit system;
- Connection to Function Junction and Spring Creek;
- Day use parking, circulation and access for residents and tourists alike for:
 - Bayly Park users,
 - Train Wreck and suspension bridge;
 - Cheakamus River - waterfall and kyaking
 - Cross-country mountain biking trails, Sea to Sky trail, hiking;

Cheakamus Lower Lands - August 23rd Site Visit and Envisioning Session. BHA 2017.





1.4.2 Cheakamus Crossing Neighbourhood - Key Goals

The Cheakamus Crossing Neighbourhood will be:

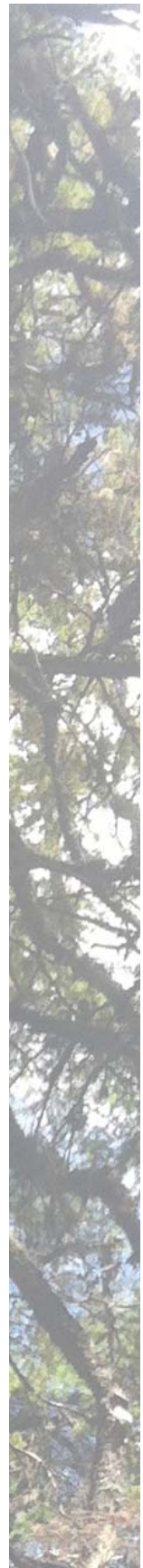
- An integral part of Whistler and Whistler's community of local residents;
- A place that exemplifies mountain living – connected with the natural environment and outdoor activities
- Primarily resident oriented, but featuring public spaces, amenities and facilities where the public is welcomed;
- An attractive, vibrant, inspiring and highly desirable neighbourhood to live in and visit;
- A sustainable neighbourhood that helps provides a diverse supply of housing opportunities to help meet Whistler's goal of housing 75 percent of its workforce within Whistler;
- Affordable and livable to both permanent and short- term residents and employees.
- A neighbourhood defined by the unique attributes of the Cheakamus Valley, a gateway to the backcountry, where the mountains and river are close and the forest sends fingers of green right into the core.

1.4.3 Project Goals & Objectives

- Complement the established Cheakamus Crossing development with a similar layout, size, scale and ambience;
- Develop lands adjacent to the existing development;
- Plan a neighbourhood that is comprised primarily of a diverse mix of resident restricted housing, augmented with market housing similar to Phase 1 as may be warranted to support future development ;
- Create housing solutions that are guided by the needs and aspirations of the Whistler residents/workforce;
- Optimize the use of the lands while respecting their attributes;
- Complement the existing amenities, facilities and trails;
- Respect the Whistler lifestyle and identity;
- Create a neighborhood that is socially, environmentally and economically sustainable;
- Integrate the access and use of the area for Whistler residents and visitors alike;
- Respect and showcase the neighbourhood character, identity and natural landmarks;

- Achieve a complete neighbourhood with the incorporation of supportable commercial and community facilities;
- Tie into the Valley Trail and the Sea to Sky Trail to enable direct links to adjacent lands, and the lands beyond;
- Integrate connections with Function Junction facilities and amenities.

Cheakamus River and Cheakamus Crossing Bridge. BHA 2017.





Site visit - the project design team reviewing mapping and existing conditions. BHA 2017.

2.0 PROJECT CONTEXT



The information compiled in this section has been gathered from the following sources:

- RMOW GIS Data Base;
- RMOW Community Monitoring Program;
- ICI Society Data;
- British Columbia Ministry of Forests, Lands and Natural Resource Operation Archeological Branch;
- BC Transit Bus Routes & Stops;
- Cheakamus Community Forest Data & Fire Management;
- BC Hydro EMF Guidelines;
- Environmental Data - Cascade Environmental Resource Group LTD (CERG);
- Whistler 2020 Development Corporation (WDC);
- 2017 Cheakamus Crossing Lower Lands and Phase II (Upper) Lands Visioning Session and Workshop;
- Olympic Legacy Neighbourhood planning documents - BHA & Ekistics;
- Whistler Housing Authority;
- Whistler Blackcomb Ski Resort.

This information has been mapped where appropriate and is available digitally. Further more detailed information, along with related studies and reports has been compiled in separate accompanying document titled "Cheakamus Crossing Neighbourhood Master Planning – Resources and Narrative Record"

2.1 LOCATION

Cheakamus Crossing is located on the south side of the Sea to Sky Highway, approximately 8 kilometers from Whistler Village, at the south end of the Resort Municipality of Whistler. It is adjacent to the southwest slope of Whistler Mountain and the western edge of the Cheakamus River (Fig. 2-1).

The project focus is on two large parcels of potential development land (Fig. 2-2):

- Cheakamus Crossing Phase II (Upper) Lands, located at the east end of the existing neighbourhood; and
- Cheakamus Lower Lands, located along the Cheakamus River across from Bayly Park.

2.2 ACCESS

Cheakamus Crossing is accessible via Highway 99 and Cheakamus Lake Road. There is no other paved vehicular access to the neighbourhood. The valley trail system offers direct pedestrian and bicycle connections to the adjacent neighbourhoods of Function Junction (1.4 kms) and Spring Creek (2.1 kms) and the more distant developments at Creekside (4.5 kms) and ultimately to Whistler Village (8.3 kms). The many Forest Service Roads (FSR) and trails in the area offer access to the forested lands beyond Cheakamus Crossing. The identified primary development sites are both directly accessible via the existing road system.

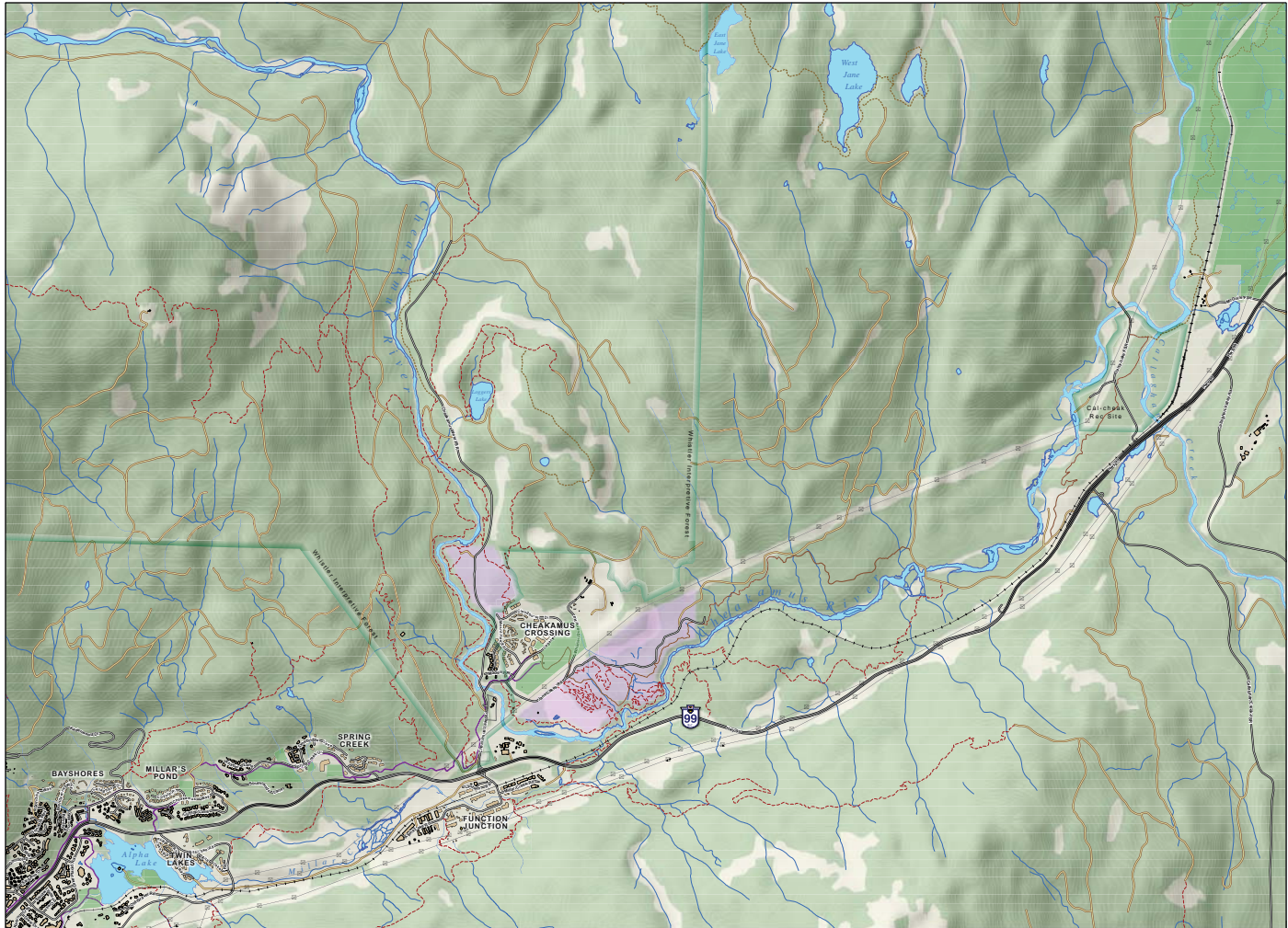


Figure 2-2. Cheakamus Lower Lands & Phase II (Upper) Lands Context Map



Paved section of Jane Lakes Road between Cheakamus Lower Lands and Bayly's Park . BHA 2017.





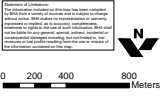
**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**

2017

- Legend**
- Project Parcels
 - Buildings
 - Highway 99
 - Paved Roads
 - Dirt Roads
 - Valley Trail
 - Mountain Bike Trail
 - Sea to Sky Trail
 - Hiking Only Trail
 - Lakes and Rivers

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 email: bha@brentharley.com
 website: www.brentharley.com

Prepared for:
WDC Whistler 2020 Development Corporation
 Whistler 2020 Development Corp.
 (WDC)
Resort Municipality
WHISTLER of Whistler
 Resort Municipality of Whistler



**Study Area and
Project Area**

Figure 2-1

2.3 PROJECT HISTORIC CONTEXT

The Cheakamus Crossing study area was initially known simply as 'Cheakamus' and was the site of the RMOW landfill and transfer station. The Cheakamus River was renowned for its world class kayaking, hosting many high end competitions. Complementing this, a wide variety of hiking and mountain biking trails were developed and well used in advance of the area being chosen as the development site for the 2010 Winter Olympic and Paralympic Athlete Village. After the Olympics, as per the Legacy Plan, the Athlete Village was transformed into a resident and employee oriented neighbourhood now known as Cheakamus Crossing.

2.3.1 Cheakamus Crossing – Pre 2003

In the early settlement years of Whistler, the area was logged and used as a log sort. In addition, mining of the exposed basalt columns and aggregates took place and continues today on Crown lands adjacent to the project site. This quarry has significantly modified the visual and physical character of the landscape to the east of the existing neighbourhood. Internal to the study area, another zone impacted by human use is the landfill site that was decommissioned in 2006 and capped as part of the development of the Athlete Village. These lands have now been developed as a park. The Whistler water treatment plant, built to accommodate the development of Whistler as a ski resort in the 1970s, is located adjacent to the study area and across from the Cheakamus River at the entrance to the neighbourhood. Access to Cheakamus Lake, Black Tusk, Jane Lakes and Loggers Lake, along with additional recreation opportunities such as kayaking on the Cheakamus River and hiking or mountain biking the adjacent trails, have also been longtime, ongoing uses of the area.

2.3.2 Cheakamus Crossing – 2003 to 2010

As a partner in the 2010 Olympic and Paralympic Winter Games, Whistler was awarded most of the skiing and sliding event venues as well as the majority of the Paralympic venues. The Cheakamus site was identified as the future site of the Olympic Whistler Athlete Village. The landfill remediation allowed the adjacent lands to be developed for athlete's housing. With planning started in 2003 and construction in 2006, the site was ready to accommodate the athletes in 2010. The primary road network and main bridge were established at that time. The housing (townhouses and condominiums) were designed and built to be utilized by the athletes during the Winter Games and converted into resident restricted housing and some market housing after the Winter Games were completed. The housing was designed with amenities such as transit access for buses, Valley trail access, a stormwater retention pond, and a revolutionary neighbourhood heating system - the District Energy System - that uses heat treated wastewater from the Waste Water Treatment Plant for heating.



2.3.3 Cheakamus Crossing – 2010 and Onward

After the 2010 Olympic Winter Games, most of the Whistler Athlete Village accommodation was sold to local residents and employees and the housing inventory management was overtaken by WHA. This included a total of 154 townhomes and 67 condominium units and a 55 unit rental apartment. With Whistler residents moving in shortly after, the area was renamed Cheakamus Crossing and became home for more than 800 residents. Some of the land was subdivided for market housing, including new residential development ranging from single family units to multi-story condominium buildings. Monies from these sales were part of the business plan to retire debt associated with the neighbourhood development. Bayly Park was developed over the old landfill, offering a recreation hub for field sports and other activities.

2.4 CHEAKAMUS CROSSING NEIGHBOURHOOD

Cheakamus Crossing Phase 1 is comprised of approximately 35 acres of developed lands. It is a vibrant neighbourhood composed primarily of resident restricted housing. Its core area includes a hostel and the Whistler Athlete Centre facilities, part of the 2010 Olympic Legacy, as well as a number of resident restricted and market multi-level buildings (see Appendix “C” for descriptions of initial projects developed). Surrounded by Crown land with a large number and variety of popular hiking and mountain biking trails, and adjacent to the Cheakamus River, the Whistler Interpretive Forest and Garibaldi Provincial Park, and the potential for a future direct skiing link to Whistler Mountain, few neighbourhoods can provide such convenient opportunities for recreation, outdoor adventure and access to the backcountry. Located within walking distance from Cheakamus Crossing is Function Junction. This neighbourhood

Cheakamus Crossing Core Area, Legacy Way. BHA 2017.





is a light industrial and commercial hub mix with some residential units. Function Junction offers retail, some services as well as various food service and licensed establishments.

2.4.1 Land Use and Zoning

The Cheakamus Crossing Neighbourhood is primarily surrounded by Crown land zoned as Rural Resource. Internally, the zoning is divided between Residential, Leisure, Parking, Athlete's Centre and Urban Reserve 1. The existing development is located within the Residential and Athlete's Centre Zoning.

The Cheakamus Phase II (Upper) Lands are zoned as Urban Reserve 1 while the Cheakamus Lower Lands are largely zoned as Rural Resource with a section zoned as Industrial (Fig 2-3).

2.4.2 Adjacent Land Resource Use

Cheakamus Crossing is surrounded by the Cheakamus Community Forest to the north, west and south (Fig 2-7). To the east is the Whistler Interpretive Forest, as well as a portion of Whistler-Blackcomb's Controlled Recreation Area (CRA). The Cheakamus Community Forest has two phases of logging planned (3 year and 4-10 year) in relatively small harvest blocks (Fig. 2-9). None of the logging occurs closer than 1 km to the neighbourhood, and future logging truck access is planned via Jane Lakes Road only. Most areas of the Community Forest that are located in close proximity to Cheakamus Crossing are protected forest lands (OGMA/Wildlands/WHA/UWR). To the south of the residential area is Whistler Aggregates, a gravel pit and open pit mine, that has recently received an extension for its tenure for another 10 years. Cutting through the Cheakamus Crossing lands from southwest to northeast is a 500Kv BC Hydro powerline right of way (Fig 2-3 and Fig 2-4).

2.4.3 Environmental

The Crown land surrounding the neighbourhood offers a natural habitat for many species of plants and animals (Fig 2-5, Fig. 2-6 and Fig. 2-7). As such, Cheakamus Crossing is located within main Wildlife Connectivity Corridors. Both project parcels contain wildlife habitat areas for the Marbled Murrelet (bird) that are classified as critical by the SARA. (Species at Risk Act). Potential habitat for bat and heron have also been identified in proximity.

Riparian areas are located all along the Cheakamus River and border on the edge of the project sites. The Cheakamus Phase II (Upper) Lands include some wetlands zones and associated riparian areas, while the middle section of the Cheakamus Lower Lands are comprised of a series of creeks that also add to the riparian areas. The detailed maps from the CEAA Screening report (CERG 2006) can be found in the Resource and Narrative Record Report.

Figure 2-3: Zoning

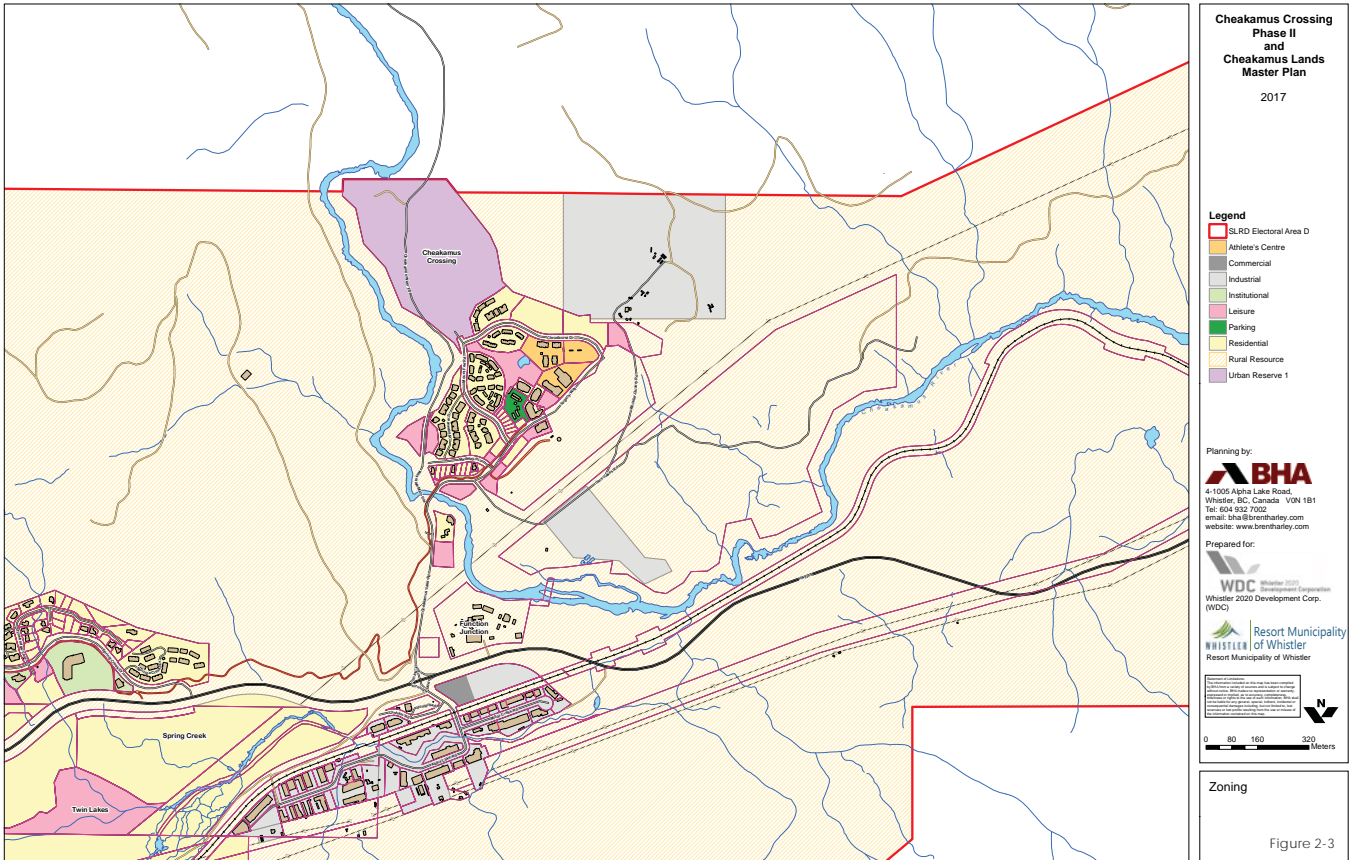
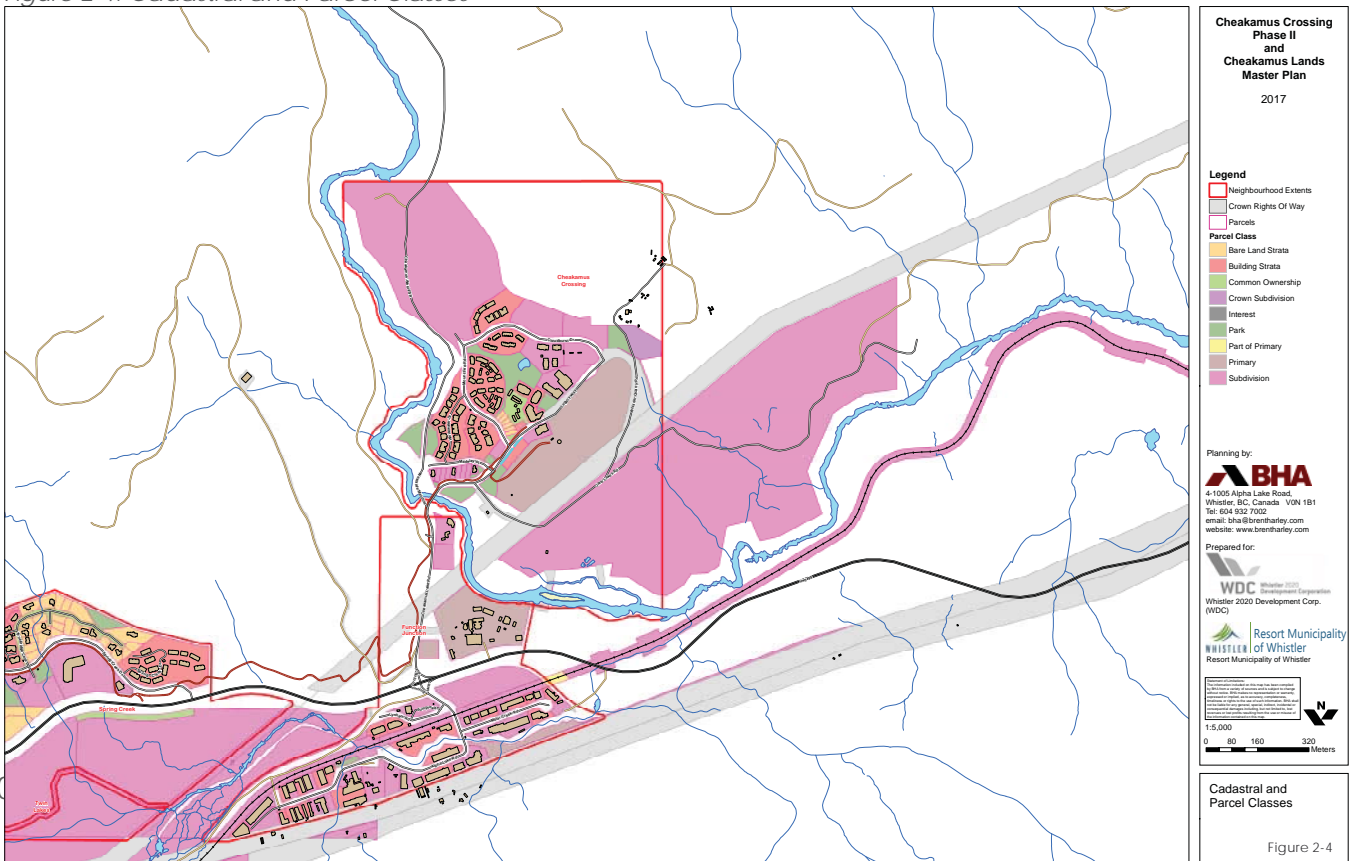


Figure 2-4: Cadastral and Parcel Classes



2-10

Figure 2-5: Wildlife Habitat

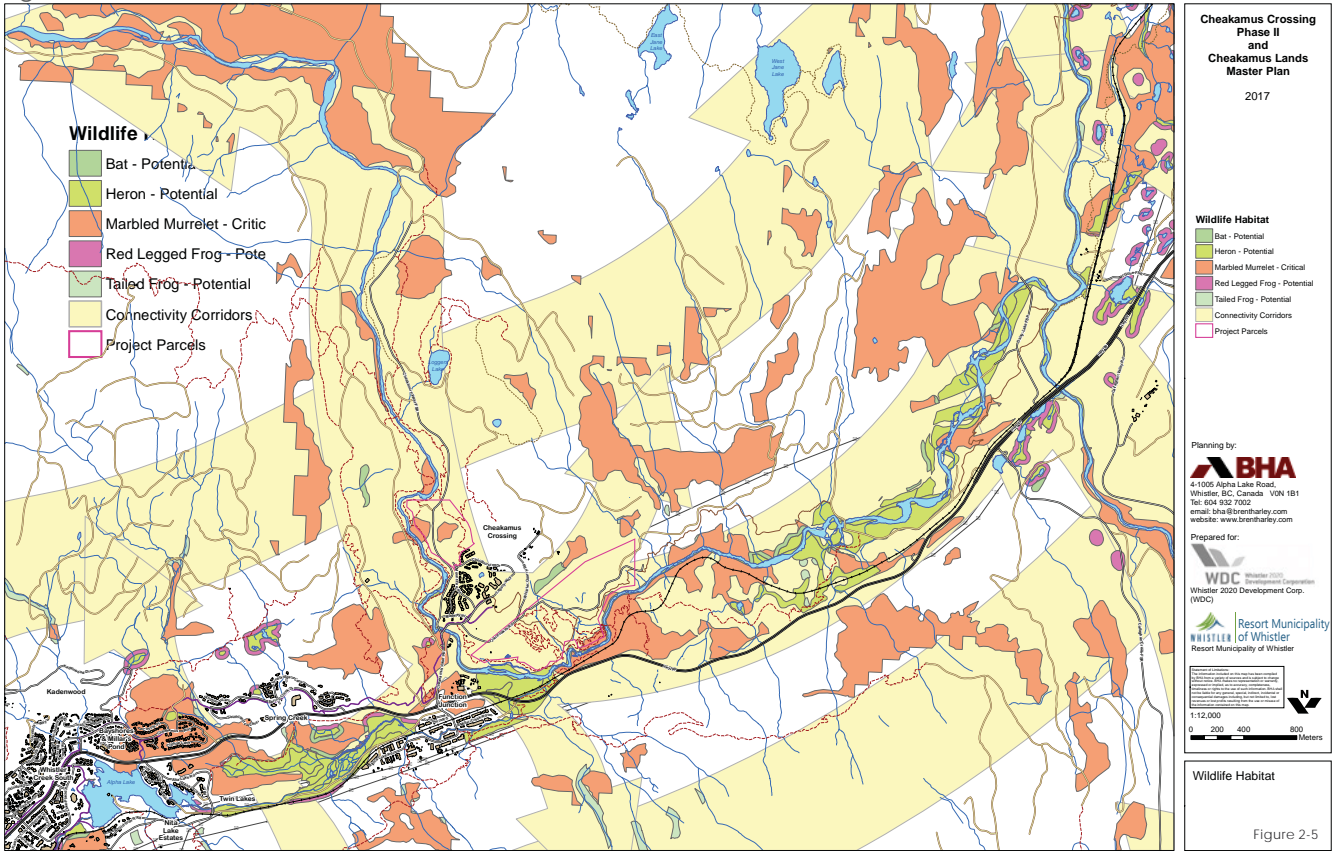


Figure 2-6: Plant & Tree Preservation

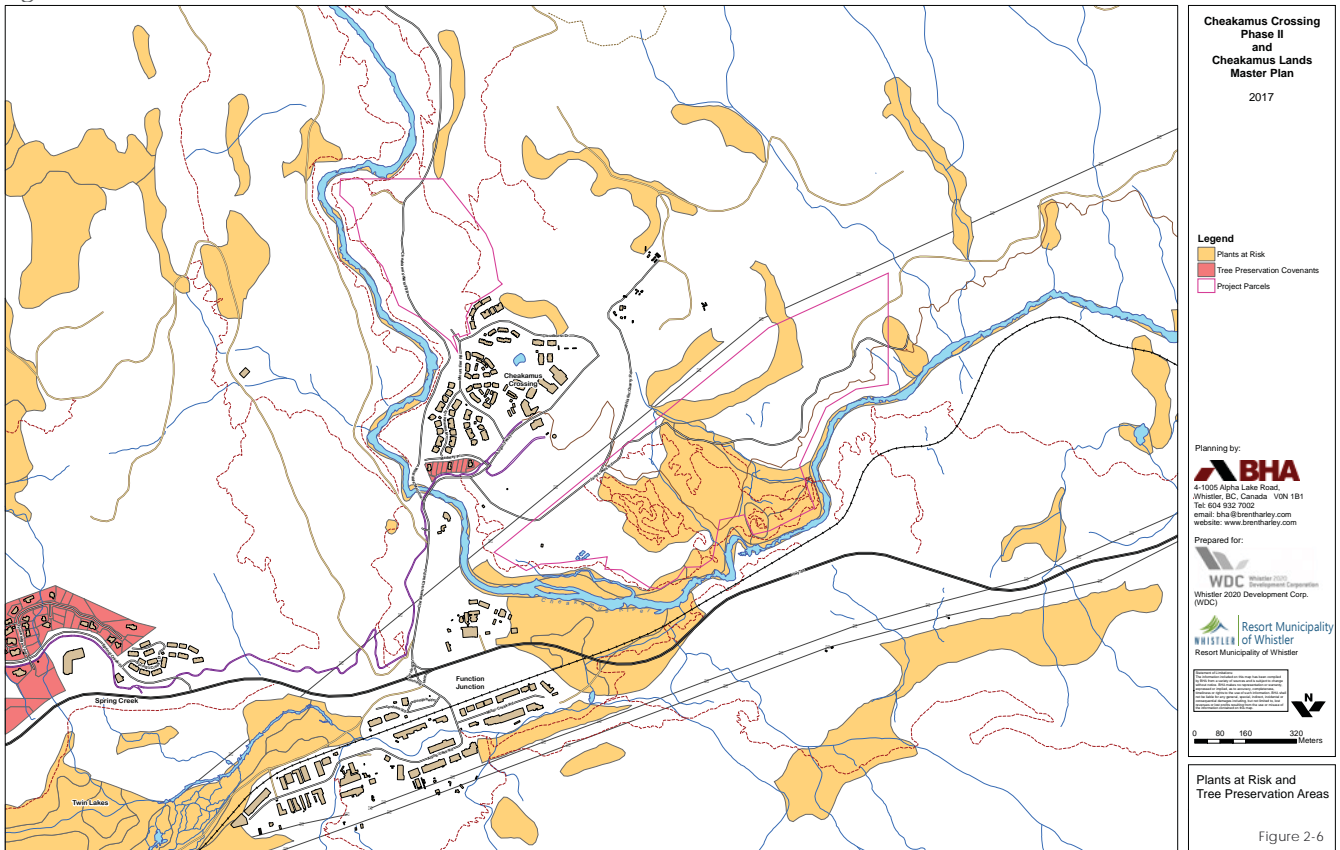


Figure 2-7: Wetlands & Riparian Zones

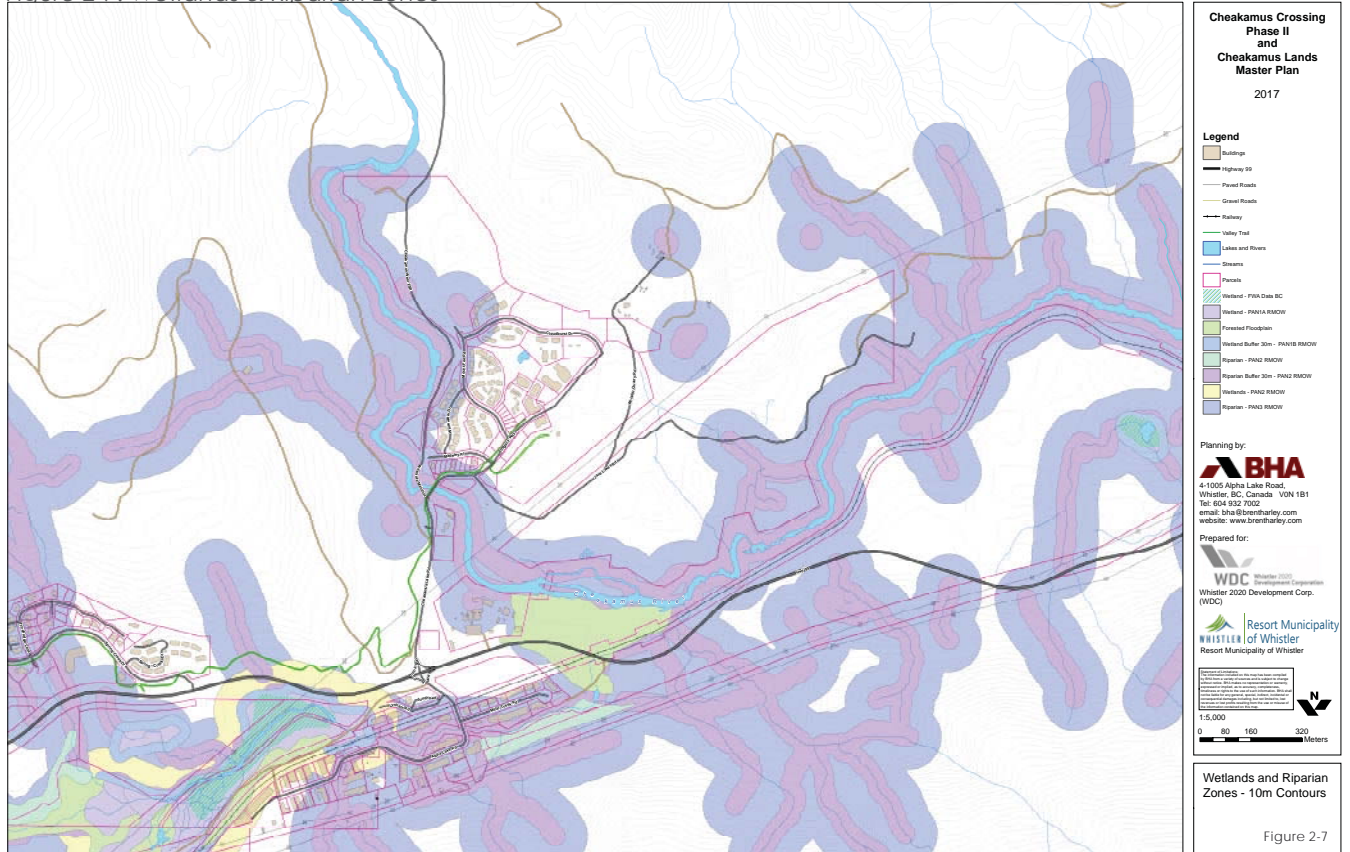


Figure 2-8: Cheakamus Community Forest

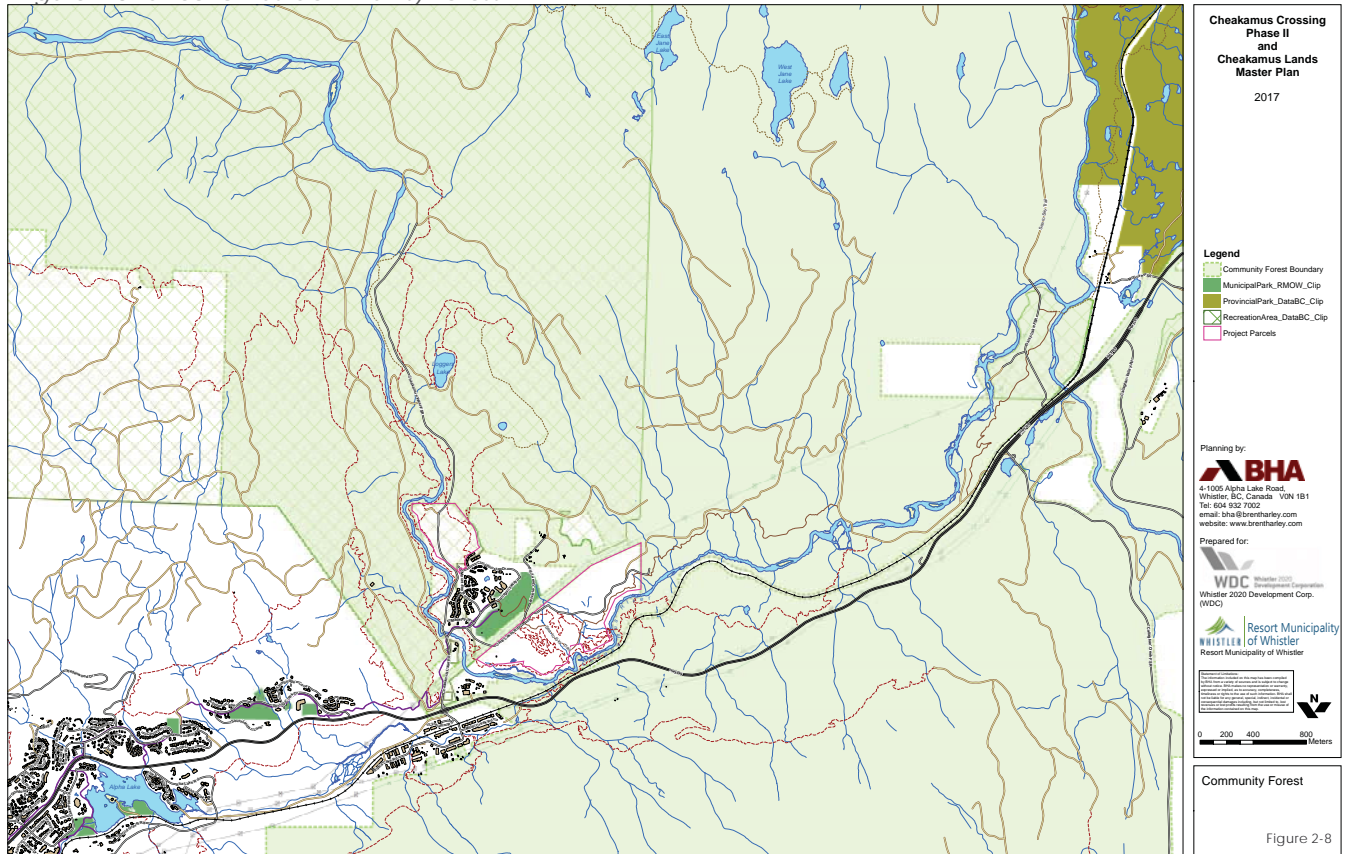
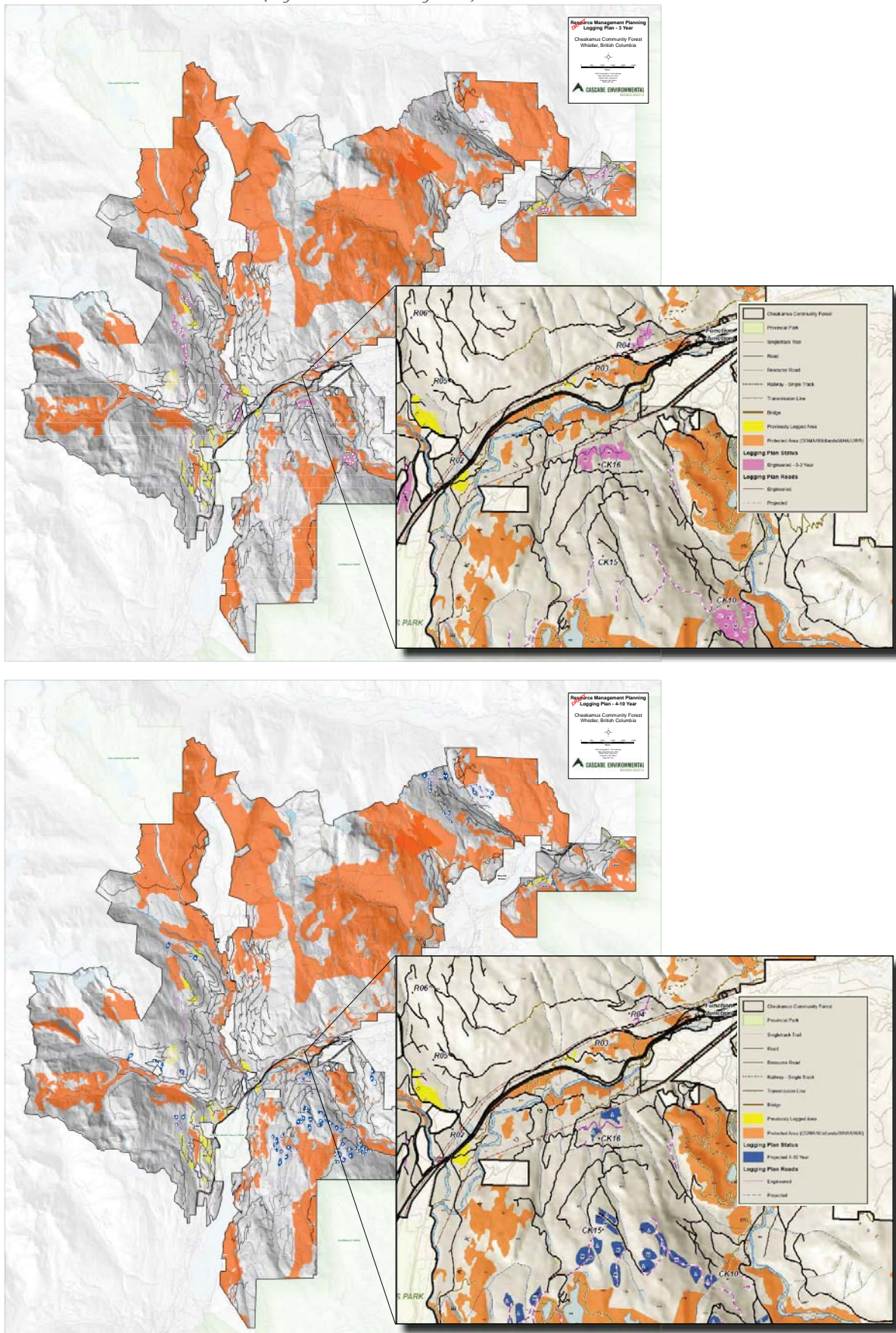


Figure 2-9: Timber Harvest Plans (3 years and 4-10 years)





2.4.4 Recreation

The area's numerous recreation amenities are highlighted on the Existing and Planned Recreation Plan (Fig 2-10) and in the Resource and Narrative Record Report.

Existing Recreation

At the core of the neighbourhood is Bayly Park. Built upon the former landfill site, the Park offers tennis courts, a soccer field, a BMX track, a fenced and paved ground hockey and basketball court, community gardens, off-leash dog area, gazebo, and walking paths.

The Athlete's Centre, an Olympics Legacy facility, provides leading-edge indoor sports programs and training facility.

The well-signed and maintained network of trails in the area are a delight for hikers, trail runners, and mountain bikers. Easier to moderate challenges abound close to Cheakamus Crossing with more advanced trail adventures easily accessed from nearby FSRs.

One of the nicest stretches of the Sea-to Sky Trail connects the neighbourhood to the Cal-Cheak Recreation Site, which offers camping at the confluence of Callaghan Creek with Cheakamus River. The rec site also hosts one of three suspension bridges in the area - this one crosses Callaghan Creek and allows trail users to continue south towards Brandywine Falls Provincial Park. Second, and closest to Cheakamus Crossing, is the recently constructed suspension bridge providing access to the popular Train Wreck site and its accompanying trails. The third bridge, McLaurin's Crossing, connects Riverside and Farside trails approximately 1.5 kms upriver from the neighbourhood, providing a convenient loop for a quick ride, run, or hike.

Mountain Biking in Cheakamus Crossing - WORCA Toonie Race. BHA 2016.





The Cheakamus River and its impressive falls and rapids are mere steps away from the neighbourhood. The trails along the banks of the river offer easier to moderate hiking, trail running, and mountain biking. While the class IV rapids of the river itself keep local whitewater kayakers coming back for more, it also beckons paddlers from around the world.

Snowmobile access points and routes are nearby at the Callaghan Creek FSR and off Callaghan Road en route to Whistler Olympic Park.

A 2.5 km hike along Ridge or Riverside Trails will gain access to Loggers Lake with the option to extend the hike up onto Crater Rim Trail, providing a unique perspective of this volcanic crater lake that also offers fishing and swimming.

Approximately 8 kms up the Eastside Cheakamus Main FSR are parking facilities for the Cheakamus Lake Trail, a major access point to Garibaldi Provincial Park. The Cheakamus Lake Trail is multi-use, allowing hikers, mountain bikers, trail runners, fishers and backcountry campers access to the lake and the Park. -In addition, a bridge across the Cheakamus River from this trail grants access to the Helm Creek Trail which climbs to Garibaldi Lake, Black Tusk, Taylor Meadows and ultimately, the Rubble Creek access point for Garibaldi Provincial Park. In the winter, the park is used for ski touring, snowshoeing and winter camping.

Not as easily accessed (without a 4wd or ATV) are the Jane Lakes and their connecting and access trails. This is a great area for hiking, swimming, and fishing in a less traveled, more rugged environment.

A 20 minute drive south from the traffic lights at Function Junction is the entrance gate to Whistler Olympic Park which offers world class cross country skiing, snowshoeing, a family sliding zone, and hosts many competitions from grassroots to elite international events.

Planned Recreation

Whistler Blackcomb

Subject to RMOW approval, a new parking area and gondola base terminal are part of Whistler-Blackcomb's Master Plan. The proposed location is at the entrance to the Cheakamus Crossing Neighbourhood, at the intersection of the highway and the Interpretative Forest parking. Referred to as the South Base, the gondola would offer a direct link to Whistler Mountain (Figure 2-10).

Cheakamus Community Forest

In the Cheakamus Community Forest logging plans, resource extraction is planned in area CK10, CK15 and CK16. These areas will be accessed via Jane Lake Road. No logging truck access is planned over the Cheakamus West FSR in the future (Figure 2-9).

WORCA

In response to the Cheakamus Community Forest 2018 Planned Harvesting and Fuel Treatment, the Whistler Off-Road Cycling Association (WORCA) stated: "We have reviewed the proposed harvesting plans against our trail inventory and interests and generally do not have concerns with C10/C15, in these areas enhanced access and harvesting activities will allow WORCA to act on plans identified in our long term trail development process by connecting existing trail networks with continuous singletrack and add diversity to our recreation trail network. When harvesting is complete, these areas will provide opportunities for the community to realize trail connections to and from the existing, but isolated, Jane Lakes network which we have been reactivating with the support of the RMOW over the past 2 years, with further works in 2018 planned. WORCA would encourage the CCF to focus activities in these areas now so as to get ahead of any potential increases in recreational use with anticipated future recreation trail development."

WORCA's Overall Strategy for new connections to the Spearhead Area and Garibaldi Provincial Park also include the following plan for the Cheakamus Crossing area:

The South Side of Cheakamus River to Riverside Trails (out of the Spearhead Study Area) – Existing trail to be reactivated and upgraded for multi-use.

Cheakamus Crossing Multi-Use Trail - Just Another Bike trail - BHA 2017





Stunning tree specimen along Cheakamus River. BHA 2017.

**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**

2017

Legend

- ★ Point of Interest
- 🚴 Mountain Biking
- 🅐 Parking
- 🏠 Multi-Use
- 👤 Hiking Only
- 🚣 Whitewater Kayaking
- 🏊 Swimming/Fishing
- 🏂 Snowmobiling
- Valley Trail
- Mountain Bike Trail
- Sea to Sky Trail
- Hiking Only Trail
- 🏠 Snowmobile Route

Planning by:

BHA
4-1005 Alpha Lake Road,
Whistler, B.C. Canada V0N 1B1
Tel: 604 932 7002
email: bha@brentharley.com
website: www.brentharley.com

Prepared for:

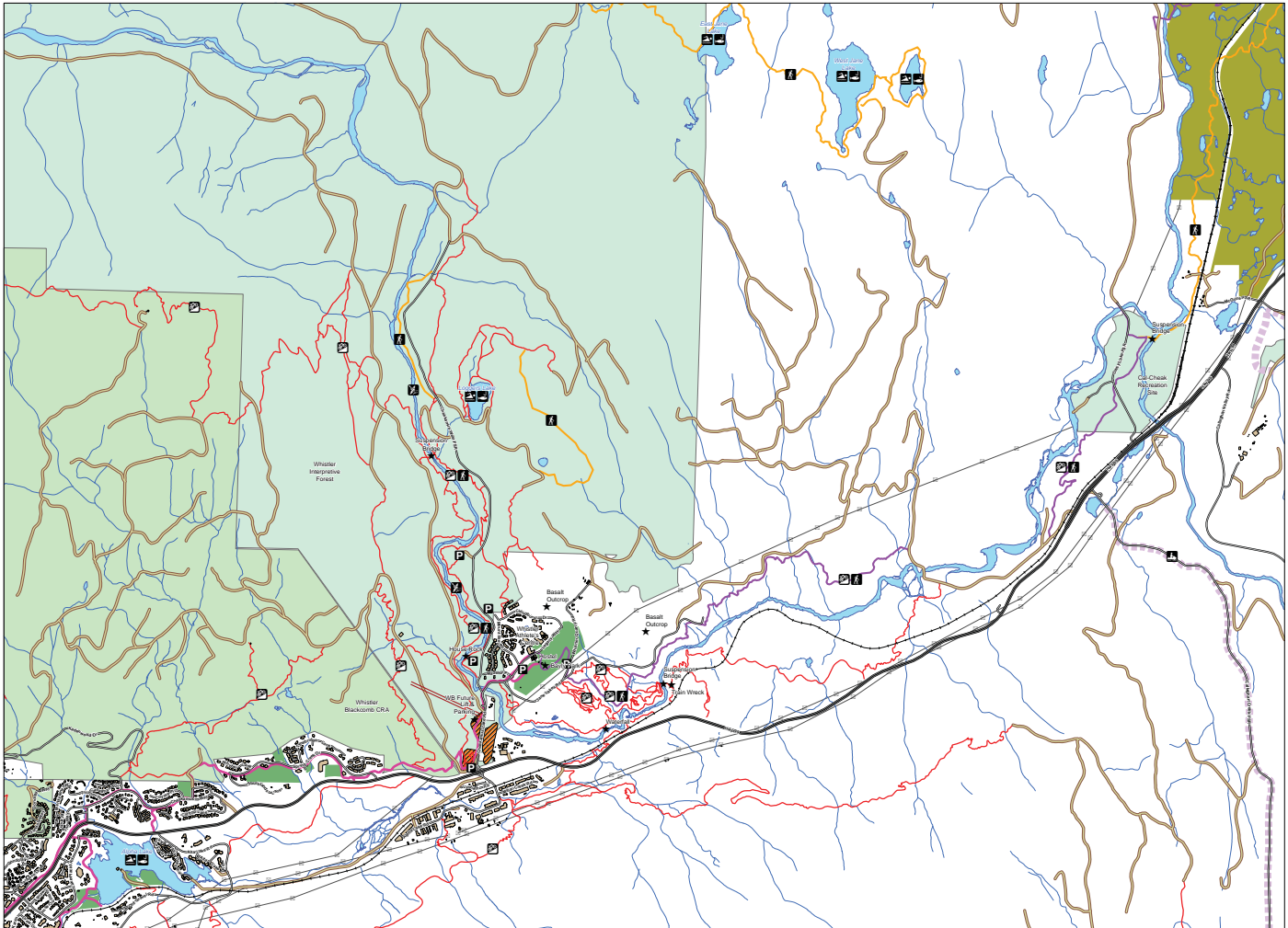
WDC Whistler 2020
Development Corporation
Whistler 2020 Development Corp.
(WDC)

**Resort Municipality
of Whistler**
Resort Municipality of Whistler

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Meters

Existing and Future
Recreation Amenities

Figure 2-10



3.0 DEVELOPMENT ANALYSES



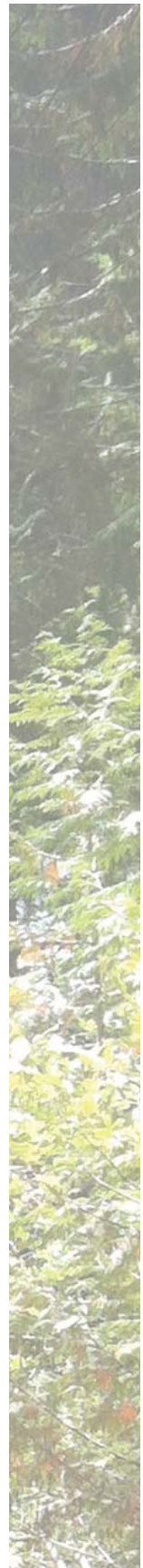
3.1 INTRODUCTION

An analysis of the Cheakamus Crossing area was undertaken to assess the development potential for the expansion of the existing neighbourhood. Given the defined project goals and objectives, a study area of approximately 159 Acres was identified. Utilizing the RMOW 2014 LiDAR mapping with 1 metre contours, digital terrain analyses were undertaken to initiate and guide the planning process.

3.2 TERRAIN ASSESSMENT

The study area was analysed in terms of slope, elevation and aspect in order to gain an understanding of the residential, recreational, institutional and commercial development potential and the associated possible densities. The map studies, combined with site visits and site knowledge gained from a long history of working in the area, culminated in an understanding of the study area’s capability to physically and environmentally support additional development.

View on the disturbed area of the Cheakamus Lower Lands. BHA 2017.





3.2.1 Base Slope Analysis

The Slope Analysis of the development lands study area was completed as illustrated in Figure 3-1 and Table 3-1. As indicated, the slopes of the lands were categorized based on the physical capability to support specific types of development.

Table 3-1: Acceptable Base Area Slopes

Slope	Use
0-10%	Capable of accommodating all types of base area development with limited grading. Typically identifying parking potential as well as lands that may be wet and environmentally sensitive to development.
10-20%	Lands that will require some grading to accommodating development. Upper limits to base area/village and golf course development.
20-30%	Upper limits to multifamily development with grading.
30-40%	Upper limits to conventional single-family development.
40%+	Generally too steep for development. However, dependent on reasonable access and geotechnical considerations, some development possible.

The grey areas represent areas less than 5% slope. Generally, this land is ideal for all types of built development (village development; high, medium and low density residential; parking lots; settlement ponds; golf courses, etc.). However, it is important to note that these lands can be wet and environmentally sensitive, adding to the development challenges.

Lands with slopes between 5% and 10% (yellow) have significant development potential. With some minimal grading, these lands can all be tied together into a contiguous development opportunity.

The light green coloured slopes represent areas with terrain greater than 10% but less than 20% slope. These lands may be utilized for built development, subject to more difficult access issues. While they are generally too steep for high-density development, they are still conducive to medium and low-density residential development.

Slopes between 20% and 30% gradients (indicated by dark green) are lands where medium density development becomes more challenging. The key to entertaining such development is both vehicular access and the establishment of sufficient off street parking in an economically viable fashion. Low-density single family and duplex type developments may be applied to these lands with greater ease than the multi-family, medium-density models. The benefits of development on these slopes usually include unrestricted views and good solar access.

The purple colour represents areas with slopes between 30% and 40%. This generally represents the maximum limit to low-density development without incurring access and development expenses beyond economic viability. The challenges of developing on these slopes are often offset by the benefits of big views and excellent solar access.



Base Slope Analysis
Building and Development Slope Analysis

- Suitable for All Construction Types
- Acceptable for High Density
- Maximum for High Density
- Acceptable for Low Density
- Maximum for Low Density
- Not Suitable

Cheakamus Crossing Phase II and Cheakamus Lands Master Plan
 2017

- Legend**
- Parcels
 - Paved Roads
 - Gravel Roads
 - Cheakamus Building Footprints
 - Railway
 - Streams
 - Lakes and Rivers
 - Project Parcels

Planning by:
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Prepared for:
WDC Whistler 2020 Development Corporation
 Whistler 2020 Development Corp. (WDC)
Resort Municipality of Whistler
 Resort Municipality of Whistler

1:2,991
 0 45 90 180 Meters

Base Slope Analysis
 Figure 3-1

Finally, red coloured areas represent slopes greater than 40%. These areas should largely be avoided due to the difficulties of access and the expense of building, unless special circumstances prevail.

As illustrated in the Development Area Slope Analysis, there are some contiguous red bands that create small barriers that help shape the development areas of the Lower Lands. These are present even more so in the Phase II (Upper) lands, but aren't so significant as to inhibit realistic access to developable areas.

In summary, and based on slope classifications, the Lower Lands show significant potential for high to medium density development with the consolidation of grey, yellow, and light green classifications. In contrast, Phase II (Upper) Lands are dominated by light and dark green with some purple classifications, indicating slope gradients that will limit this area to mostly low density, while allowing for some medium density development.

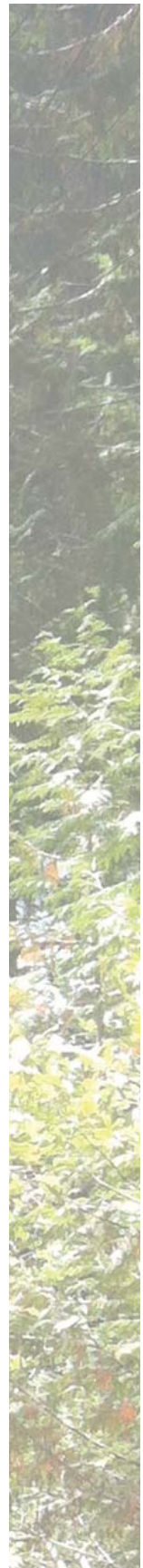
3.2.2 Elevation Analysis

The Elevation Analysis slices the topographic features of the study area into 100 meter increments. Effectively, this analysis illustrates the height of the land.

An Elevation Analysis has been completed and illustrated in Figure 3-2. The areas of equal elevation have been graphically delineated in order to identify the general 'flow' of the development lands.

The Elevation Analysis (in combination with the Slope Analysis) illustrates the limited access options for the western portion of the Cheakamus Phase II (Upper) Lands. Conversely, the combined analyses show the relative ease and multitude of access options for the Cheakamus Lower Lands. In addition, the Lower Lands can easily accommodate pedestrian and bicycle traffic to the community's core in the existing neighbourhood area. This is in stark contrast to the Phase II (Upper) Lands, where making room for sidewalks and bike paths will be far more challenging.

The highest point of the Phase II (Upper) Lands is set above 675 m and its lowest point in the 625-630m range. With the exception of the Basalt Columns area and the knolls located in the middle section of the site, most of the Lower Lands elevation varies between 605m and 585m.



3.2.3 Base Area Solar and Aspect Analysis

As illustrated on the Aspect Analysis (Fig. 3-3), the orientation of the development area lands are quite varied. As previously mentioned, the Lower Lands are relatively flat which, despite appearances in the aspect analysis, indicate they would be suited for any southern-facing developments which invariably prove to be very desirable in terms of solar access. However, the typical benefits of a south-facing aspect are limited in this area due to the surrounding, mountainous terrain. The area that would benefit the most from any aspect considerations would be the western-most section of the Lower Lands as this area would see the most afternoon sun. In the same way, the south facing Phase II (Upper) Lands are also adjacent to mountainous terrain. The remaining Phase II (Upper) Lands have a northeast aspect and will receive less sunlight, especially in the winter.

Southeast facing lands of Cheakamus Lower Lands. BHA 2017.





Cheakamus Crossing Phase II and Cheakamus Lands Master Plan
2017

Legend

- Parcels
- Paved Roads
- Gravel Roads
- Cheakamus Building Footprints
- Railway
- Streams
- Lakes and Rivers
- Project Parcels

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1:2,990
 0 45 90 180 Meters

Elevation Analysis LIDAR Derived Surface

Figure 3-2



Aspect Analysis	
Aspect	Color
Flat	White
North	Dark Purple
Northeast	Light Purple
East	Pink
Southeast	Orange
South	Yellow
Southwest	Light Green
West	Green
Northwest	Dark Green
North	Dark Purple

Cheakamus Crossing Phase II and Cheakamus Lands Master Plan
2017

Legend	
Parcels	Thin grey lines
Paved Roads	Thick grey lines
Gravel Roads	Thin brown lines
Cheakamus Building Footprints	Dark brown shapes
Railway	Black line with cross-ticks
Streams	Blue lines
Lakes and Rivers	Blue areas
Project Parcels	Thick purple outline

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1:3,000
 0 45 90 180
 Meters

North

Aspect Analysis LIDAR Derived Surface

Figure 3-3

3.2.4 Infrastructures & Site Realities

As illustrated on Figure 3-4 and Figure 3-6, the Cheakamus Lower Lands are paralleled by a BC Hydro 500Kv powerline. Electromagnetic Fields (EMF) are created by such an infrastructure, limiting the uses and development of the lands within a certain radius of the powerline. In this case, the powerline ROW is covering the extent of the EMF. As such, the Lower Lands parcel shouldn't have any development restrictions relating to the EMF although the presence of the powerline does have a strong visual impact.

Another physical reality of the Lower Lands is the presence of major fill and land modification in the disturbed area across from Bayly Park. A geotechnical study was completed in 2015 with a recommendation that remediation and deeper analyses be undertaken before moving forward with the land development (Fig. 3-5)

Also located in the Lower Lands parcel is the flare stack, an installation associated with the management of the old landfill methane. It would require setbacks and assessment before moving forward with any development in that area (Fig. 3-6). Options for moving the flare stack to the edge of the parcel have been discussed.

The water main, sewage line, electrical and other main services are available throughout the existing Cheakamus Crossing developed areas and via existing roads.

The flare stack - Cheakamus Lower Lands. BHA 2017.



Figure 3-4: BC Hydro 500 Kv Powerline Constraint - BHA Summary Graphic

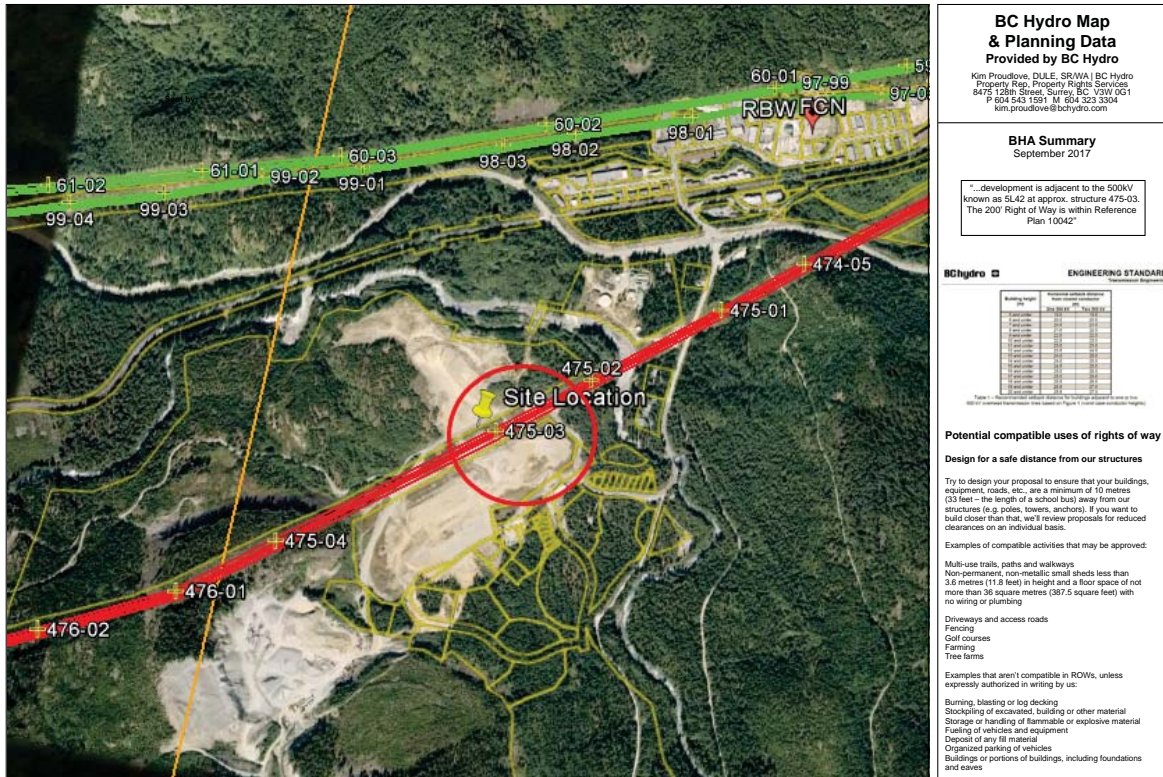
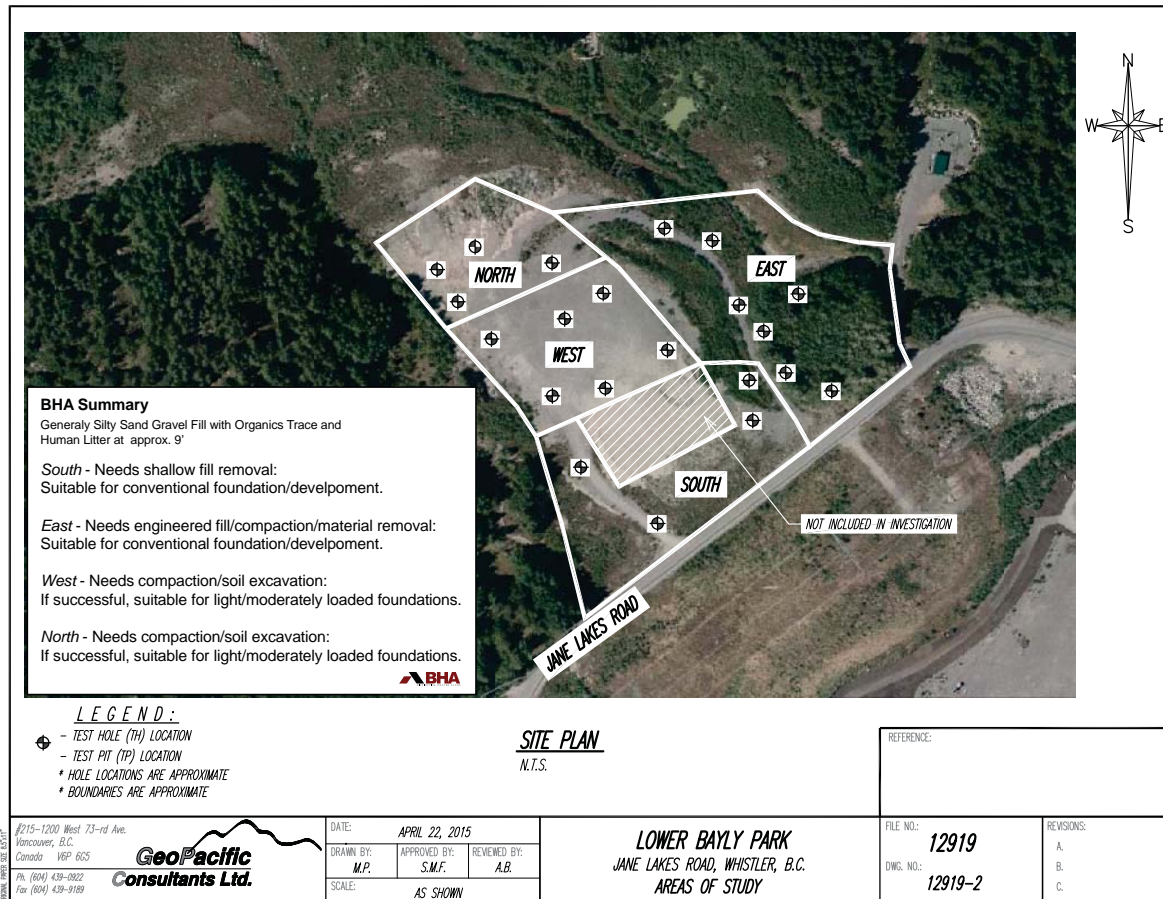


Figure 3-5: Geotech Report - BHA Summary Graphic



**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**

2017

- Legend**
- ★ Infrastructure Feature
 - Rail Crossing
 - Pressurized Main
 - Water Main
 - Underground Telecom
 - Fortis BC
 - ▭ Parcels
 - ▭ Tenure Subpurpose
 - ▭ Power Line
 - ▭ Sewer/Effluent LINE
 - ▭ Water Line
 - Paved Roads
 - Gravel Roads
 - Valley Trail

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 email: bha@brentharley.com
 website: www.brentharley.com

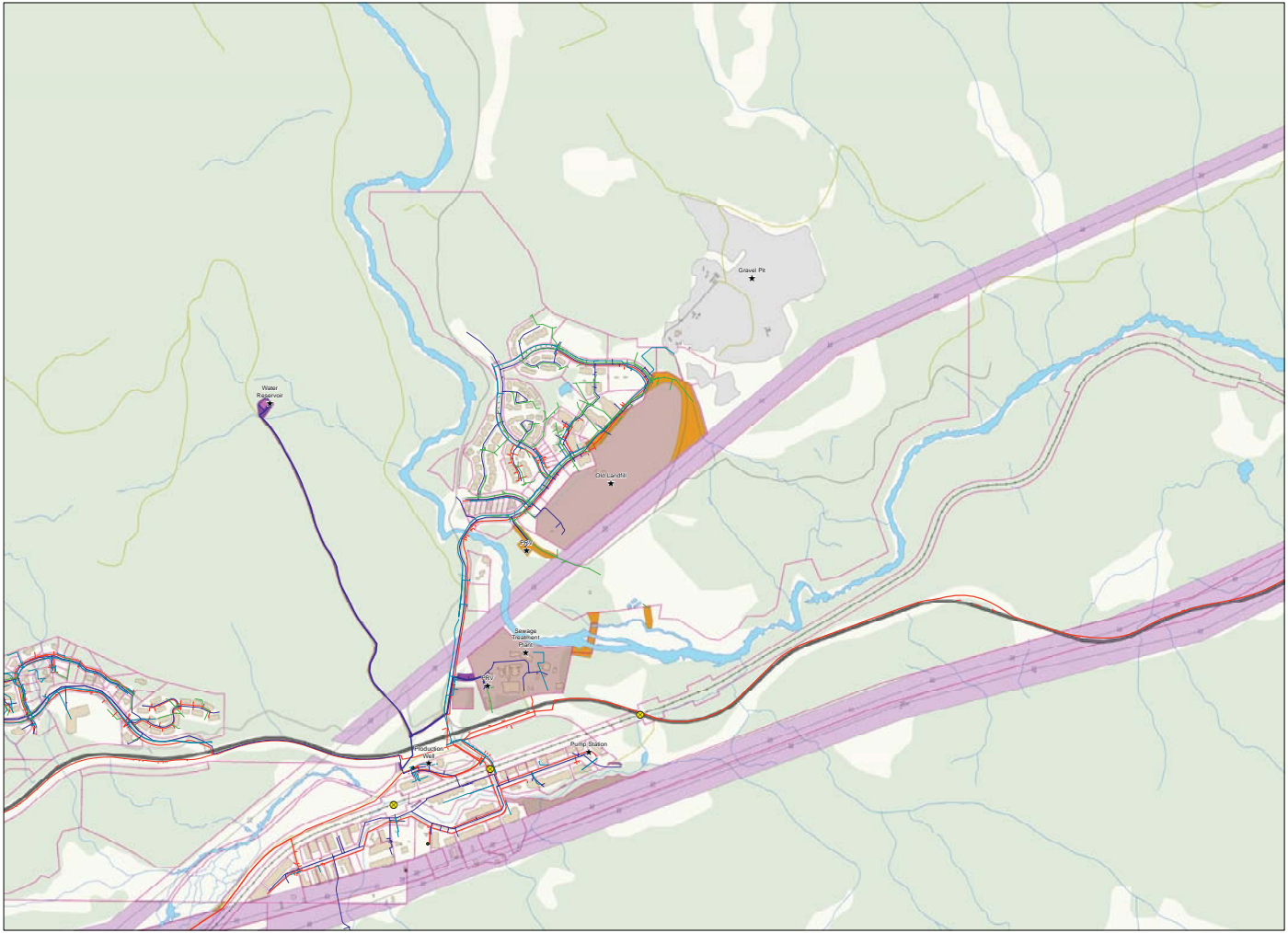
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1:5,000
 0 80 160 320
 Meters

Infrastructure

Figure 3-6

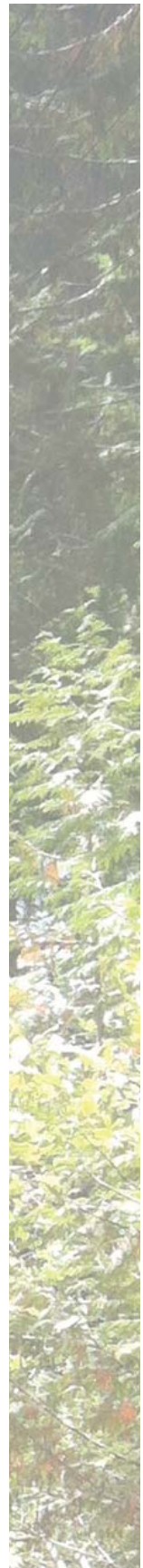


3.3 OPPORTUNITIES & CONSTRAINTS

The various analyses, site realities, key findings and observations were compiled into an Opportunities and Constraint Plan (Fig. 3-7) and are detailed in the next pages:

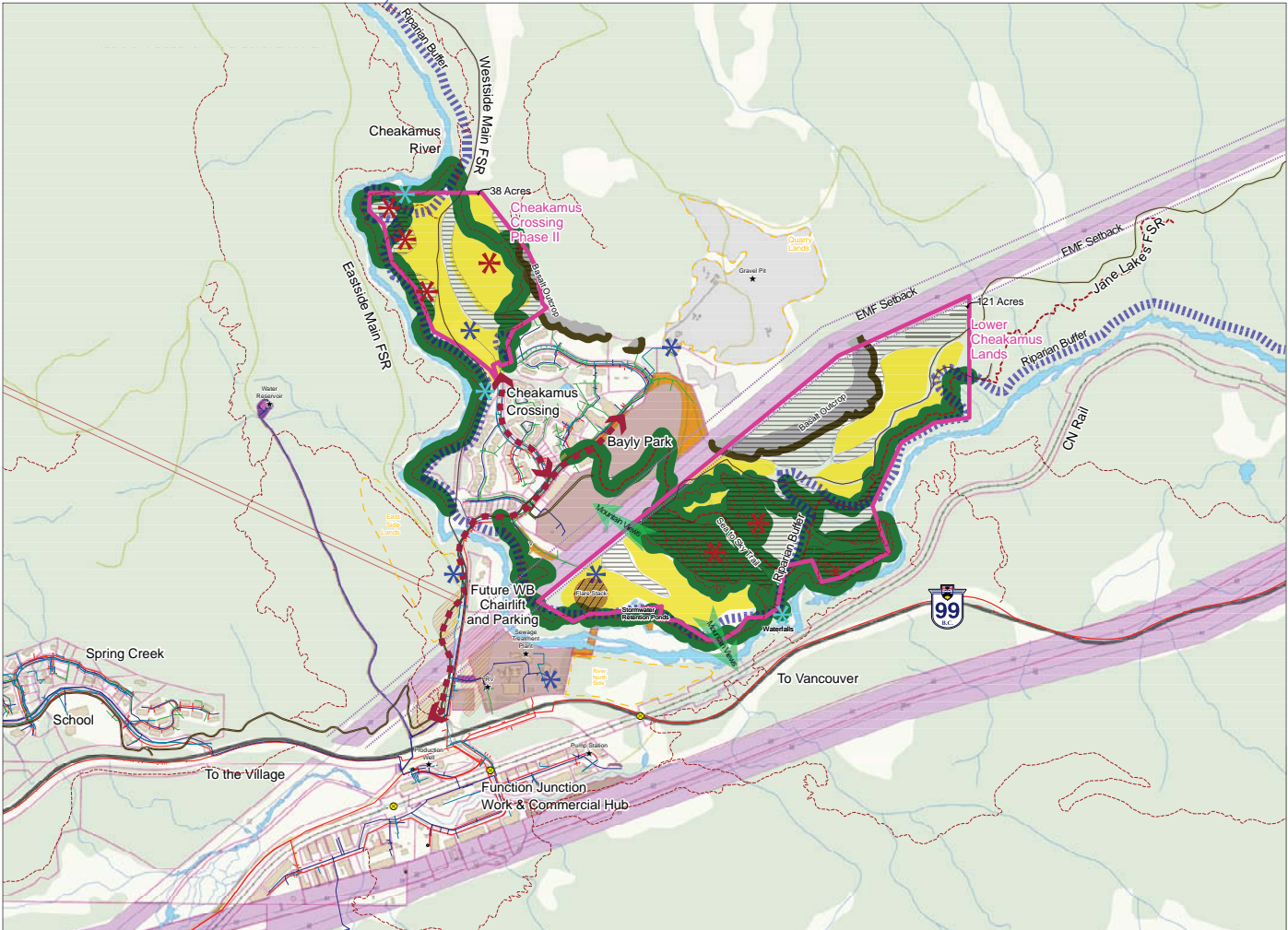
1. Cheakamus Lower Lands Opportunities and Constraints
2. Cheakamus Phase II (Upper) Lands Opportunities and Constraints

Basalt Columns along Jane Lakes Road - Cheakamus Lower Lands. BHA 2017.





Cheakamus River. BHA 2017



Cheakamus Crossing Phase II and Cheakamus Lands Master Plan

2017

Legend

- Valley Trail
- Trails
- Infrastructure Feature
- Rail Crossing
- Pressurized Main
- Water Main
- Underground Telecom
- Fortis BC
- Parcels
- Power Line ROW
- Sewer/Effluent LINE
- Basalt Outcrops Setback - 20m
- Paved Roads
- Future Study Lands
- Valley Trail/Pedestrian Access

Opportunities & Constraints

- Services Connection
- Important Knoll
- Waterfront Access Point
- Recreation Corridor - 25m
- Riparian Buffer - 30 m
- Project Parcels
- Too Steep/Clims Area
- Preferred Site for Development

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Opportunities & Constraints

Figure 3-7

3.3.1 Cheakamus Lower Lands

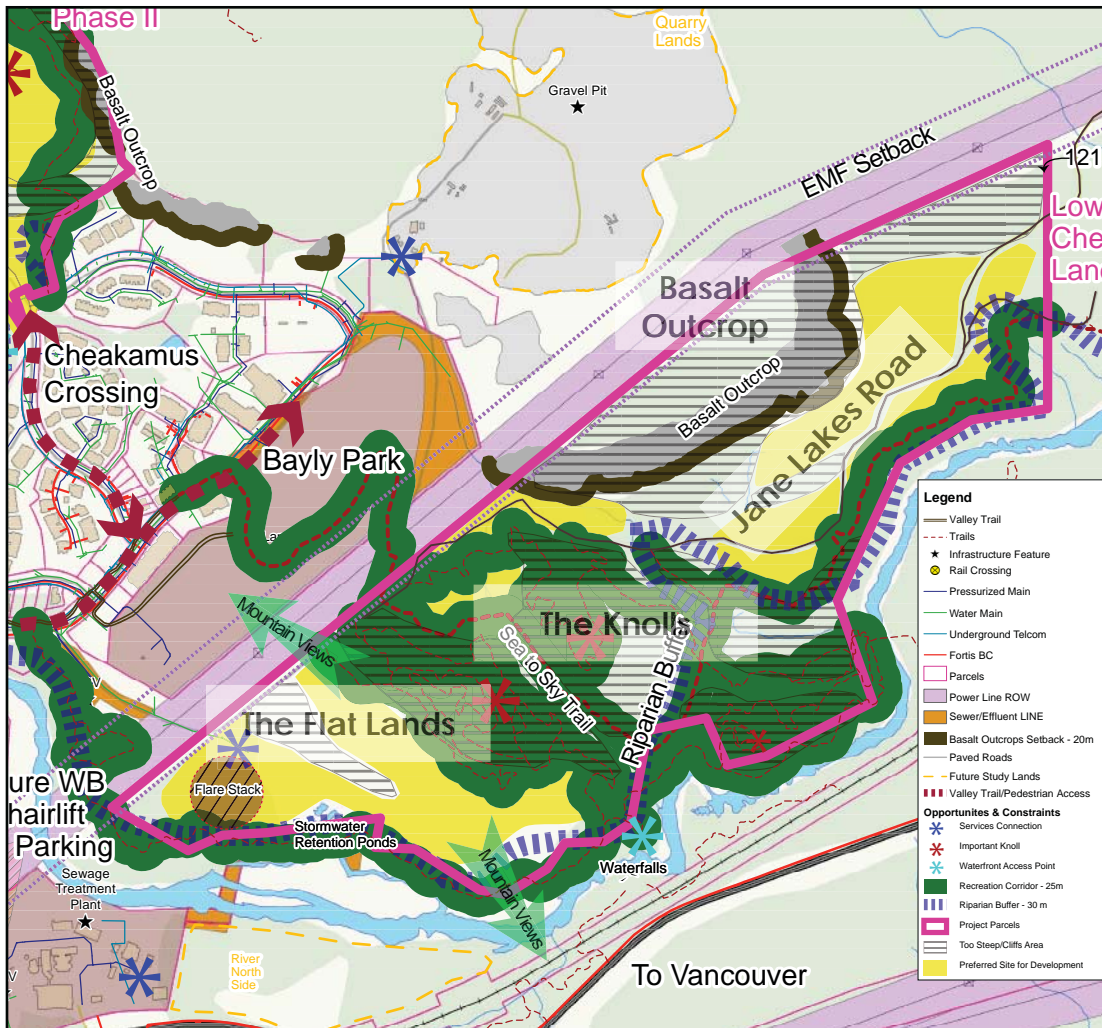
Site Boundaries and Context

- 121 acres
- South - Jane Lakes Rd and the Basalt Column outcrop
- North and East - Cheakamus River
- West - major knoll formations, the Cheakamus Community Forest and Cheakamus River

Site Identity

- Located along the iconic Cheakamus River;
- Adjacent to stunning waterfalls;
- Presence of towering Basalt Columns outcrop, a unique landmark/geomorphologic formation;
- Adjacent to Bayly Park, an important recreation hub (soccer field, BMX track, community garden, playground, tennis court, etc.);
- Traversed by recognized regional trails: the Sea to Sky Trail (Trans-Canada Trail), and other biking and multi-use trails;
- Contains both disturbed and forest land;
- Industrial feel; adjacent to old landfill/methane field - Gravel/logging truck access via Jane Lakes Rd-

Figure 3-8: Lower Lands Opportunities & Constraints Plan



East Section “The Flat Lands”

Specific Physical Realities, Opportunities & Constraints

- Approximately 25 acres
- Disturbed area (possible trace of contamination) - poor environmental value;
- Flat, open site;
- Some geotechnical constraints (see 2015 geotechnical report and summary);
- Extensive terrain modification and fill;
- Early vegetal succession stage - herbaceous and little tree coverage;
- Good terrain conditions for building construction;
- Existing/easy access from the Jane Lakes Rd (paved section);
- Close proximity to developed lands/infrastructure/existing Cheakamus Crossing neighbourhood/park.

Recommendation: Should be considered as the prime potential area for high and medium density residential development.

“The Flat Lands” - Cheakamus Lower Lands. BHA 2017.



Centre Area “The Knolls”

Specific Physical Realities, Opportunities & Constraints

- Approximately 23 acres
- Important knoll with exposed rock slab (thin organic layer);
- Good vegetation coverage (hemlock, mosses);
- Extensive network of trails (Sea to Sky Trail, bike trails);
- Valuable recreation potential;
- Environmental and ecological value;
- Terrain not suitable for construction (access, slope, geomorphological formation).

Recommendation: Consider preserving as a park/recreation/nature pod - explore designation as a park or Crown land swap (boundary to be determined).

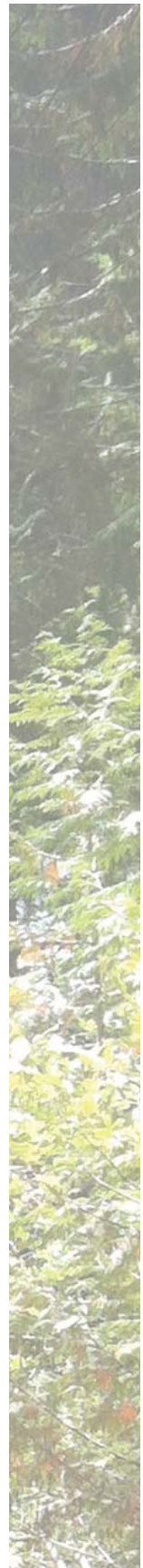
West Section “ Jane Lakes Road”

Specific Physical Realities, Opportunities & Constraints

- Approximately 73 acres
- Good forest coverage - environmental and ecological value;
- Traversed by Jane Lakes Rd (off-road section);
- Traversed by the Sea to Sky Trail;
- Terrain on each side of Jane Lakes Rd allows for a suitable corridor for construction (acceptable slopes for low density, road access);
- Terrain outside of the Jane Lakes Rd corridor is not suitable for construction (slope, Sea to Sky Trail, basalt columns outcrops);
- Remote location from existing developed land and the Cheakamus Crossing Neighbourhood;
- Basalt columns outcrop - stunning geomorphologic feature, possible erosion/debris fall;
- Jane Lakes FSR will have continued logging activity.

Recommendation: Although located in a more remote location, the Jane Lakes Road corridor could offer some limited development potential. Low density residential development that respects the Basalt Column outcrops and the Sea to Sky Trail would be suitable for this site. The Basalt Column outcrop area (approximately 19 acres) is not suitable for any type of development but is a great natural feature - explore rezoning to park (discussion with Unesco).

Mountain biking WORCA event on Jane Lakes Road - Cheakamus Lower Lands. BHA 2017.



3.3.2 Cheakamus Phase II (Upper) Lands

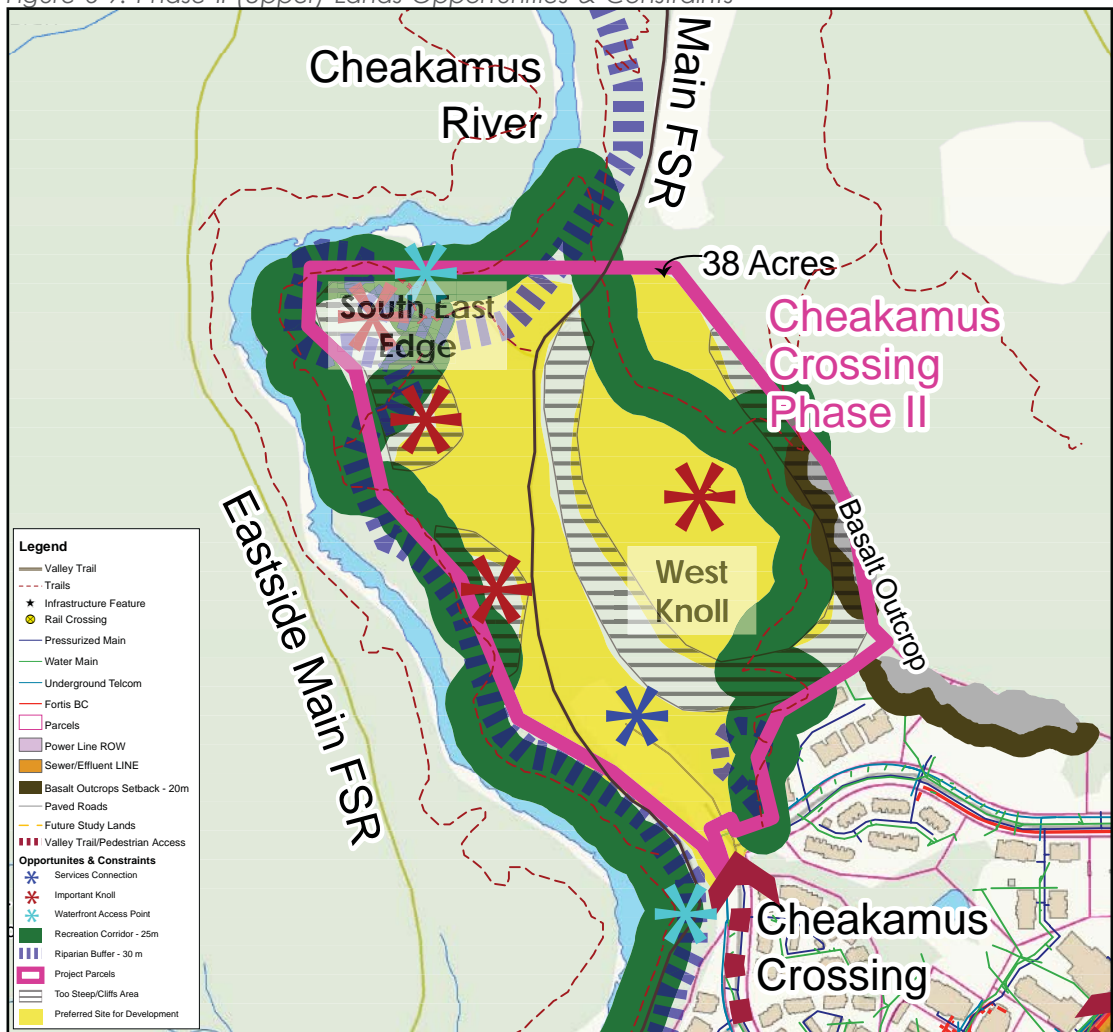
Site Boundaries and Context

- 38 acres
- South - the Cheakamus River and Cheakamus Community Forest.
- East - the Cheakamus River and Riverside Trail.
- West - a prominent basalt column outcrop.
- North - the Cheakamus Crossing Neighbourhood.

Site Identity

- Located along the iconic Cheakamus River;
- Physical extension from the Mount Fee Road and Cheakamus Crossing neighbourhood;
- Park feel with established trails, trail head parking lots, dense forest, and housing in proximity.

Figure 3-9: Phase II (Upper) Lands Opportunities & Constraints

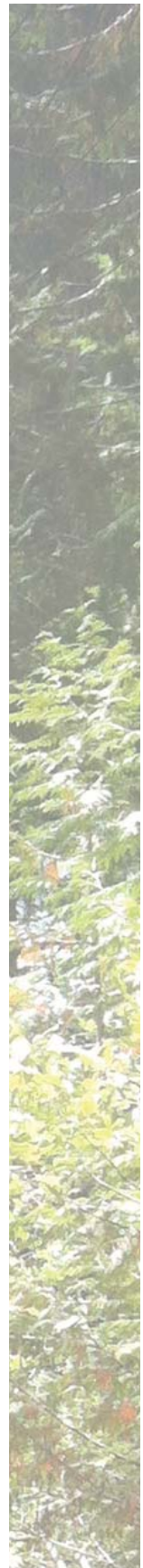


Specific Physical Realities, Opportunities & Constraints

- Traversed by the Cheakamus West FSR – while no logging traffic towards Loggers Lake is currently planned, initial indications are that future access will be designed to avoid the use of the Cheakamus West FSR. This will need to be confirmed. If so, this will enable the Phase II (Upper) lands to be used for residential development in a creative and environmentally sensitive fashion that results in a high quality living experience;
- Steep elevation gain on the west section creating an elevated plateau - challenging site but could be suitable for construction (acceptable slope for low density, access by the south end only);
- Terrain on each side of Cheakamus West FSR is suitable for construction (acceptable slopes for low density, road access, existing parking lot and other flat areas);
- In proximity to developed lands/infrastructure/existing Cheakamus Crossing neighbourhood;
- Important Knolls, river viewpoint, riparian area and trails on the eastern edge of the parcel - valuable recreation amenities;
- Dense vegetation coverage - environmental and ecological value.

Recommendation: With an extension of Mount Fee Road, as per the originally planned development and assuming that the Cheakamus West FSR is decommissioned, the corridor could support low density housing. The west side of the site is more challenging but should be explored for low density development as well. The southeastern edge is a remarkable riverside site and lies within the riparian setbacks. It should be preserved as a natural environment and as public accessible land.

Cheakamus River. BHA 2017.



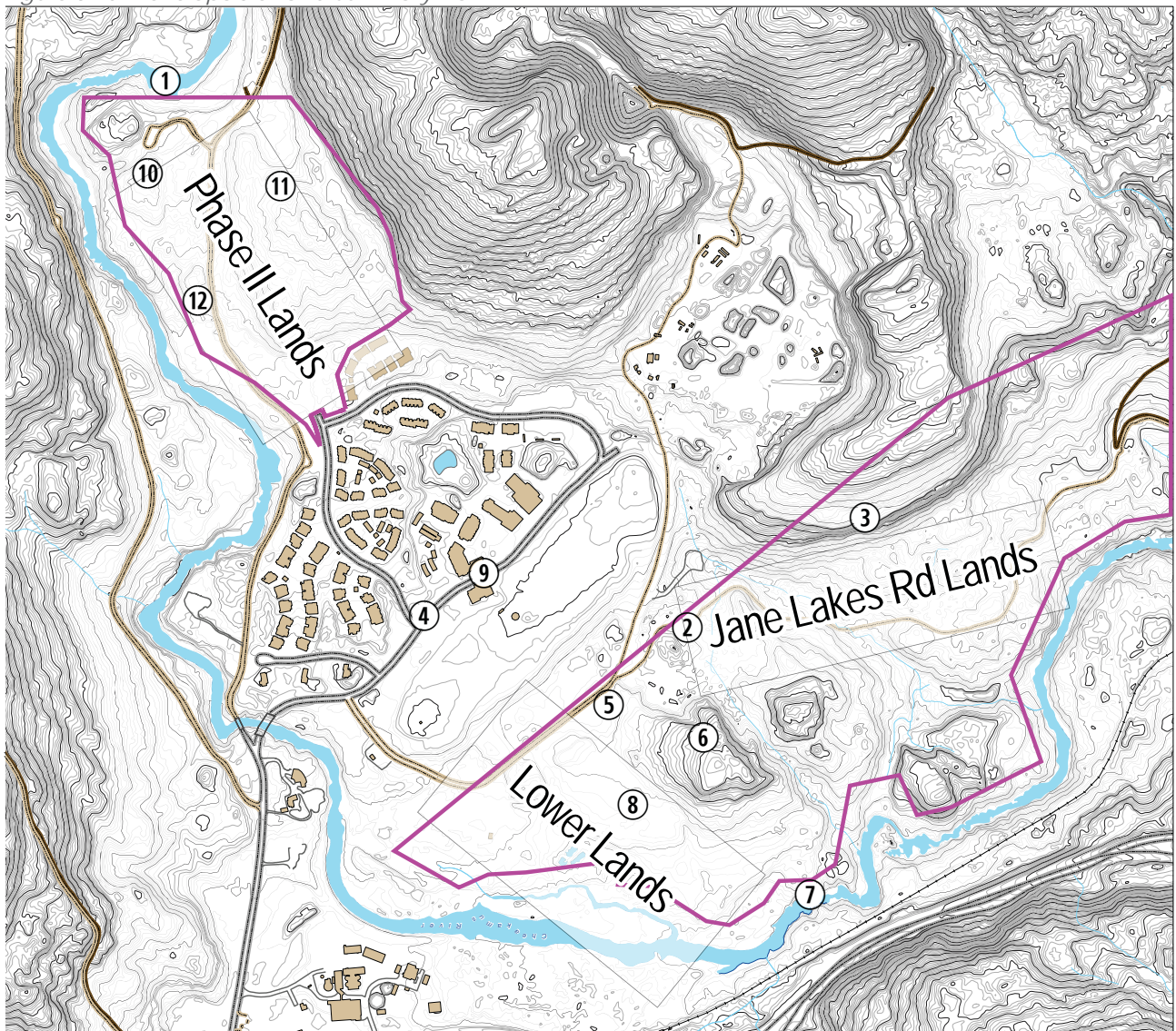
3.4 DEVELOPMENT ANALYSES SUMMARY

Based on the analyses and the project goals and objectives, three major land units within the two parcels of the project have been identified as developable lands:

1. Phase II (Upper) Lands;
2. Lower Lands;
3. Jane Lakes Rd Lands.

The acceptable densities vary from site to site. These are detailed in the next section of the report.

Figure 3-10: Developable Land Summary Plan



Refer to Figure 3-10 for location

1.



5.



9.



2.



6.



10.



3.



7.



11.



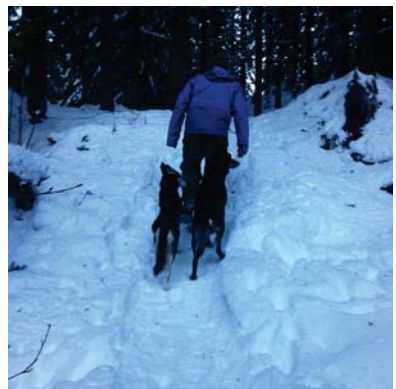
4.



8.



12.



**Cheakamus Lake
Forest Service Road**



Ministry of Forests and Range

Whistler Interpretive Forest

- ◆ House Rock
- ◆ Loggers Lake
- ◆ Suspension Bridge
- ◆ Cheakamus Lake

**ROAD CHANNEL
RR-24**

4.0 PRELIMINARY CONCEPT PLANS



4.1 INTRODUCTION

The Preliminary Concept Plans describe the potential range of further residential development for this successful and well established neighbourhood. Figures 4-2 and 4-3 illustrate the development potential of the three land units identified in the previous analyses:

1. Phase II (Upper) Lands;
2. Lower Lands;
3. Jane Lakes Rd Lands.

The development potential is divided into two primary components:

- Potential density types;
- Preliminary residential planning (illustrated in its “buildout” condition).

The key intent is to focus on the development of a well-balanced, high-quality mix of residential housing solutions. To be successful, these will need to be designed to reflect the expectations of existing and future residents and visitors alike. The size and scale of the proposed residential areas will reflect the capacity of those lands to accommodate the desired number of units by type, the associated parking requirements and the appropriate combination of support facilities, recreation, open space and infrastructure to meet the needs of the future residents. The proposed expansion will build on the existing bed unit total.

Jane Lakes Road - Access to Cheakamus Lower Lands. BHA 2017.



4.2 POTENTIAL DENSITY TYPES

Inspired by the existing Cheakamus Crossing Neighbourhood architectural style, housing types and densities, six different types of residential densities, unique to the project physical realities and housing situation have been identified (Table 4-1 & Figure 4.1). These densities are envisioned to be combined and associated with one another depending on terrain and context, with the goal being to create a visually attractive and vibrant neighbourhood that offers a variety of housing types in line with Whistler lifestyle and resident expectations. Further details on existing developments and types in the existing neighbourhood are presented in Appendix “C” of this document.

Table 4-1: Six Type of Densities

	<ul style="list-style-type: none"> High Density – Apartment/Condo Building – up to 6 stories; “The Springs” 30 units per acre;
	<ul style="list-style-type: none"> Medium-High Density - Townhomes; “The Rise” 14 units per acre;
	<ul style="list-style-type: none"> Low to Med-High Density (Cabin Density) – Small Single Family Strata 6 to 12 units per acre (challenging to easily developable terrain);
	<ul style="list-style-type: none"> Medium Density - Duplexes; “Whitewater” 8 units per acre;
	<ul style="list-style-type: none"> Low Density – Regular Single Family 5 units per acre;
	<ul style="list-style-type: none"> Super Low Density – Larger lot Single Family – Challenging Terrain/Free Market 2 units per acre.

Figure 4-1: Density Types Example - WHA Housing Project in Cheakamus Crossing.



High Density - Condominium Buildings

This type of development is suitable for easy access lands without any major terrain challenges. The Springs, located in the heart of Cheakamus Crossing, is a great building type example. It offers a mix of 1 bedroom and 2 bedrooms condos with private balconies and a large storage room inside each unit entrance. Ground level parking under the building could be integrated to optimize land use and the aesthetic of the development. Similar buildings could be designed to be 4 to 6 stories tall.

Density: 30 units per acre

The Springs. WHA 2017.



Medium-High Density - Multiplex

The Rise, also located within the existing Cheakamus Crossing Neighbourhood, illustrates a good precedent for a medium-high density development. It offers various sizes of 2 and 3 bedroom townhomes in a flexible layout of clusters, combining 3 to 6 units together. The generous common outdoor space and parking area maximize the use of the land. This type of density is possible in generally accessible and flat lands that can support a large footprint at grade.

Density: 14 units per Acre

The Rise. WHA 2017.



Medium Density - Duplex

Catering to families, this type of density is possible on gently sloping, levelled and easily accessible terrain. The Whitewater development in Cheakamus Crossing is a good reference example. It offers large 3 to 4 bedroom townhouse units with backyards and individual driveways for parking. Similar buildings, with or without garages, could be designed.

Density: 8 units per acre

Whitewater. WHA 2017.



Cabin Density - Small Single Family Strata

Envisioned as a progressive, new housing solution, cabins would be small detached single family units with a 400 to 600 sq. ft. footprint and 2 stories/2 bedrooms. This will enable a flexible use of more challenging terrain without extensive grading or clear cutting the vegetation. The cabins could be developed as pocket neighbourhood strata, not as individual parcels. Common parking areas and outdoor spaces would contribute to the land use efficiency.

The density would be variable, depending on how challenging the land is to develop and the unit sizes.

Density: 6 to 12 units per acre



Low Density - Large Single Family

This density references traditional single family development found throughout Whistler. Such development could be resident restricted and free market areas as may be warranted. The 2 to 3 story homes, with individual driveways, garages and backyards can be established on relatively challenging terrain.

Density: 5 units per acre



Super Low Density - Large Single Family

This density of development utilizes large lots to enable unique single family houses to be built. Examples in Whistler include the Kadenwood and Nita Lake single family developments. This type of density could be applied to the challenging mountainous terrain present within the project lands. The cost associated with specific architecture, engineering, access and infrastructure would relegate such development to the expensive, free market units, which could be considered to support provision of resident restricted housing and the associated development costs.

Density: 2 units per acre



4.3 PRELIMINARY RESIDENTIAL PLANNING

The following illustrates the most suitable areas for development of the residential pods on the identified developable lands within the study area:

1. Phase II (Upper) Lands;
2. Lower Lands;
3. Jane Lakes Rd Lands.

Each plan includes a table delineating the following details:

- Number of units/bed unit potential - based on the pod size and applied densities;
- Ease of development - based on how challenging the terrain is;
- Environmental sensitivity - based on the state of the site (natural to disturbed);
- Services access - based on the proximity and access to the existing infrastructure;
- Potential density - proposed range of density based on the terrain and context.










Aligned with the project mission, goals and objectives, a range of different densities has been selected for each site.



**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**

2017

Legend

-  Parcels
-  Paved Roads
-  Gravel Roads
-  Cheakamus Building Footprints
-  Railway
-  Mountain Bike Trail
-  Sea to Sky Trail
-  Streams
-  Lakes and Rivers


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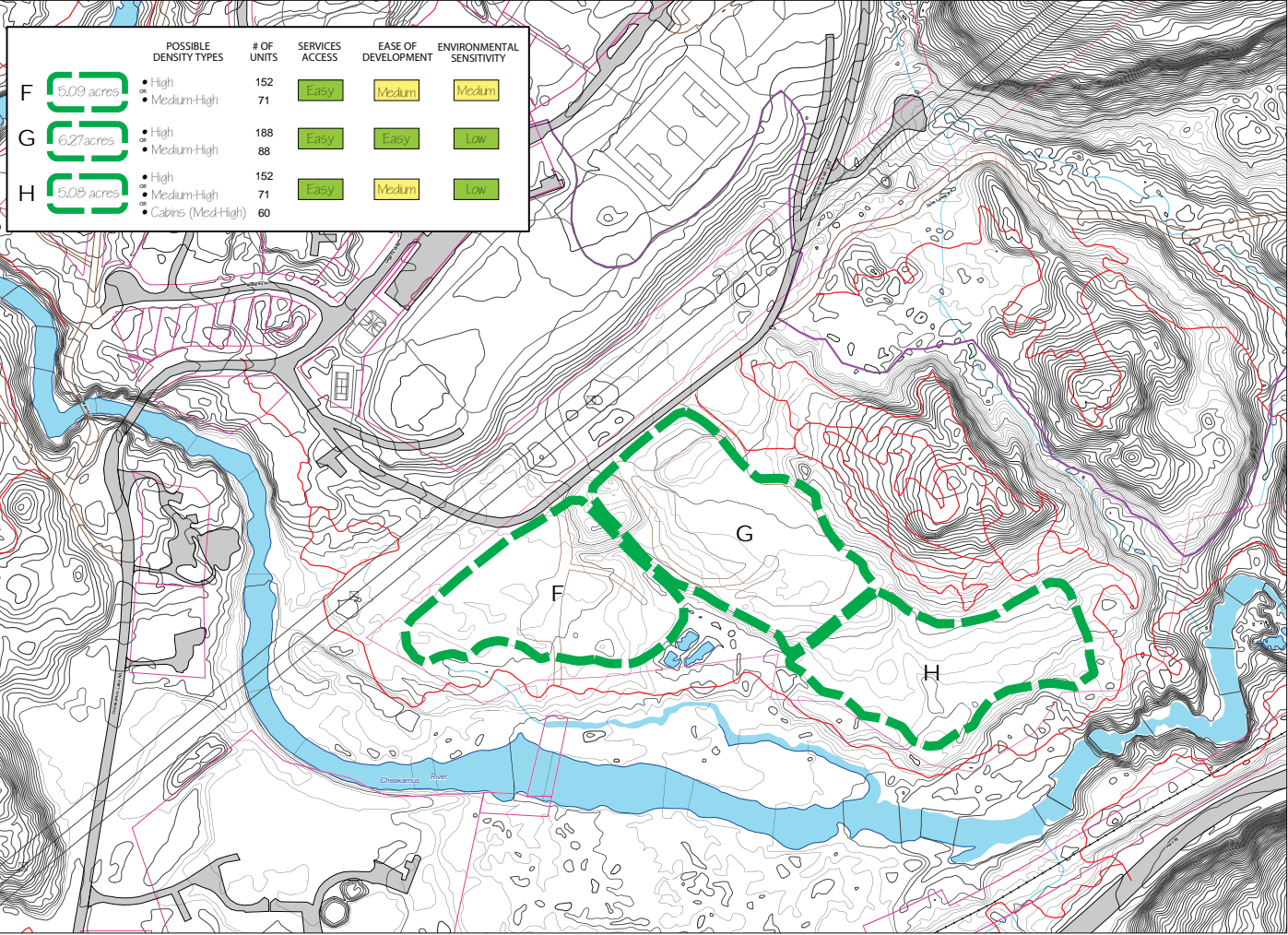
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 (WDC)

 Resort Municipality
 of Whistler
 Resort Municipality of Whistler

1:1,500

 0 20 40 80 Meters

Lower Cheakamus
 Potential Residential
 Land Use

Figure 4-2



**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**
2017

- Legend**
- Parcels
 - Paved Roads
 - Gravel Roads
 - Cheakamus Building Footprints
 - Railway
 - Mountain Bike Trail
 - Sea to Sky Trail
 - Streams
 - Lakes and Rivers
 - Proposed Road Centerline

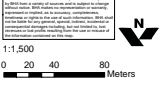
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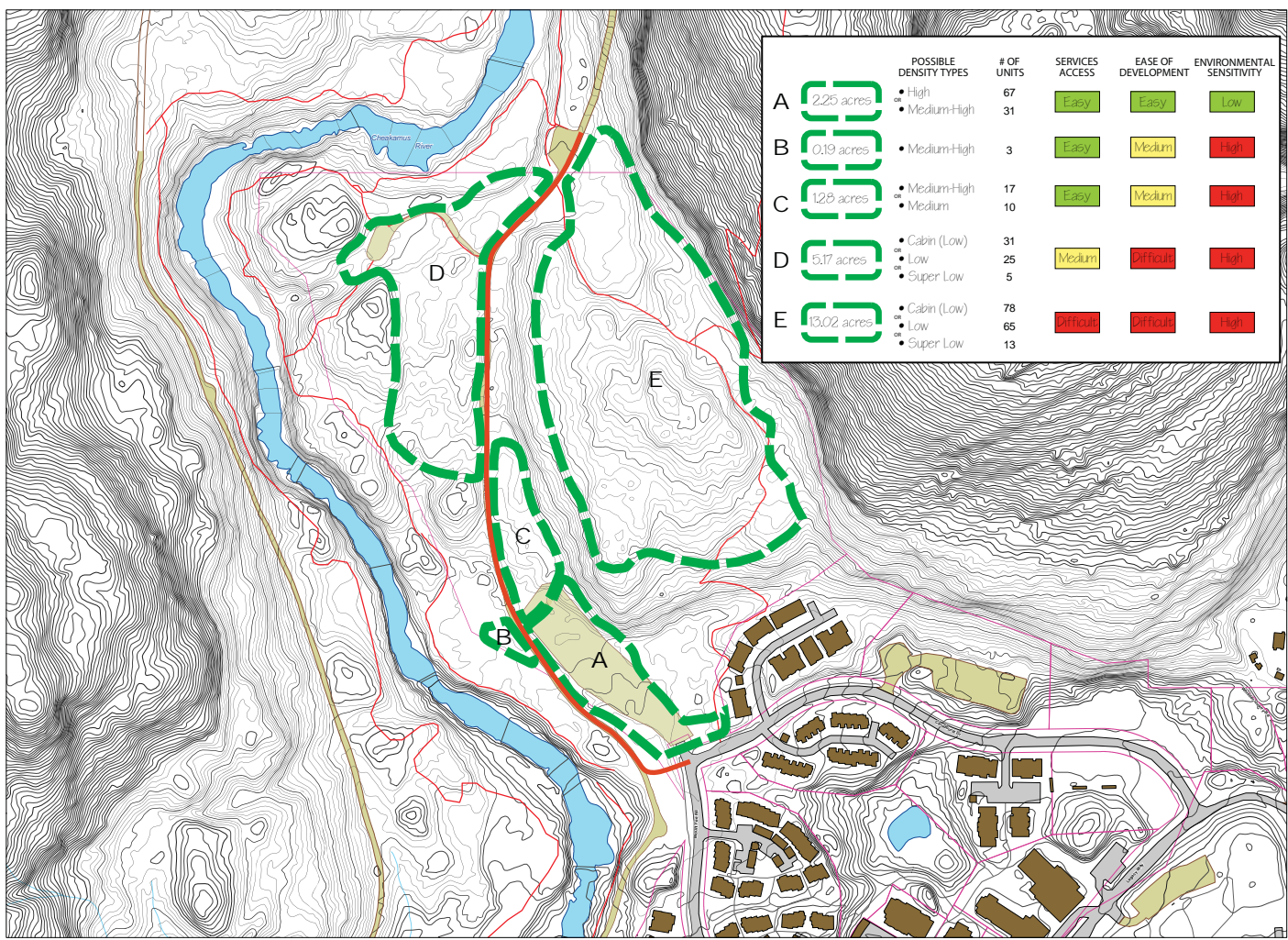
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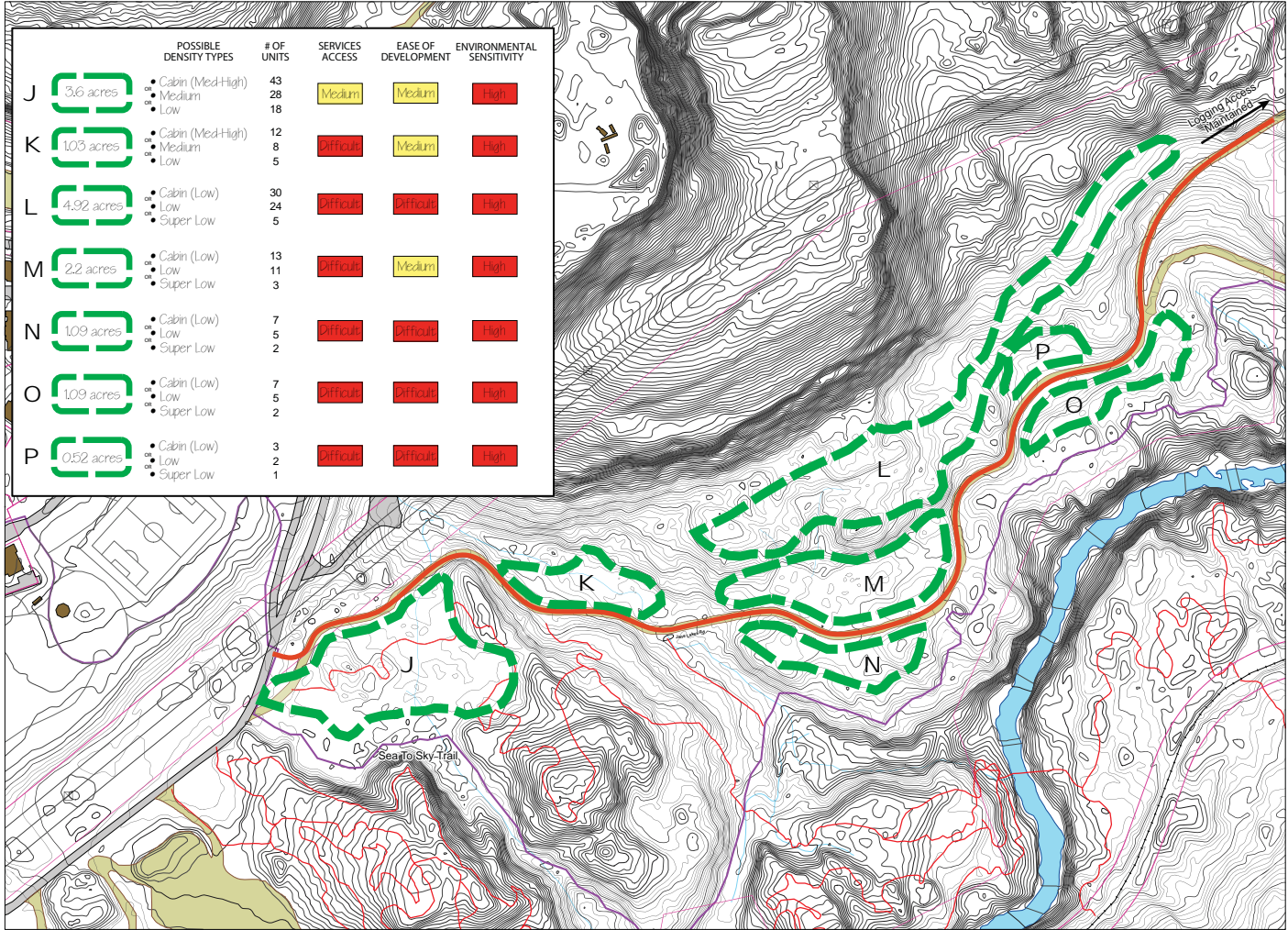


**Phase II Lands
Potential Residential
Land Use**
Figure 4-3



	POSSIBLE DENSITY TYPES	# OF UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY
A	2.25 acres • High • Medium-High	67 31	Easy	Easy	Low
B	0.19 acres • Medium-High	3	Easy	Medium	High
C	12.8 acres • Medium-High • Medium	17 10	Easy	Medium	High
D	5.17 acres • Cabin (Low) • Low • Super Low	31 25 5	Medium	Difficult	High
E	13.02 acres • Cabin (Low) • Low • Super Low	78 65 13	Difficult	Difficult	High

**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**
2017



	POSSIBLE DENSITY TYPES	# OF UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY
J	3.6 acres • Cabin (Med-High) • Medium • Low	43 28 18	Medium	Medium	High
K	1.03 acres • Cabin (Med-High) • Medium • Low	12 8 5	Difficult	Medium	High
L	4.92 acres • Cabin (Low) • Low • Super Low	30 24 5	Difficult	Difficult	High
M	2.2 acres • Cabin (Low) • Low • Super Low	13 11 3	Difficult	Medium	High
N	1.09 acres • Cabin (Low) • Low • Super Low	7 5 2	Difficult	Difficult	High
O	1.09 acres • Cabin (Low) • Low • Super Low	7 5 2	Difficult	Difficult	High
P	0.52 acres • Cabin (Low) • Low • Super Low	3 2 1	Difficult	Difficult	High

- Legend**
- Parcels
 - Paved Roads
 - Gravel Roads
 - Cheakamus Building Footprints
 - Railway
 - Mountain Bike Trail
 - Sea to Sky Trail
 - Streams
 - Lakes and Rivers
 - Proposed Road Centerline

Planning by:
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 website: www.brentharley.com

Prepared for:
WDC Whistler 2020 Development Corporation
 Whistler 2020 Development Corp.
 (WDC)

**Resort Municipality
of Whistler**
 Resort Municipality of Whistler

1:1,500
 0 20 40 80
 Meters

Jane Lakes Road
 Potential Residential
 Land Use
 Figure 4-4

4.4 DEVELOPMENT SUMMARY

The preliminary proposed residential development for the Second Phase of Cheakamus Crossing are illustrated in Figure 4-4 and the associated 3D images. The details are summarized in the following table.

Phase II Lands

	POSSIBLE DENSITY TYPES	# OF UNITS	# OF BED UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY	
A	2.25 acres	• High	67	134	Easy	Easy	Low
		• Medium-High	31	124			
B	0.19 acres	• Medium-High	3	12	Easy	Medium	High
C	1.23 acres	• Medium-High	17	68	Easy	Medium	High
		• Medium	10	40			
D	5.17 acres	• Cabin (Low)	31	124			
		• Low	25	150	Medium	Difficult	High
		• Super Low	5	30			
E	13.02 acres	• Cabin (Low)	78	312			
		• Low	65	390	Difficult	Difficult	High
		• Super Low	13	78			
			62 to 196	284 to 754			

Lower Lands

	POSSIBLE DENSITY TYPES	# OF UNITS	# OF BED UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY	
F	5.09 acres	• High	152	304	Easy	Medium	Medium
		• Medium-High	71	284			
G	6.27 acres	• High	188	376	Easy	Easy	Low
		• Medium-High	88	352			
H	5.08 acres	• High	152	304	Easy	Medium	Low
		• Medium-High	71	284			
		• Cabins (Med-High)	60	240			
			219 to 492	876 to 984			

Jane Lakes Rd Lands

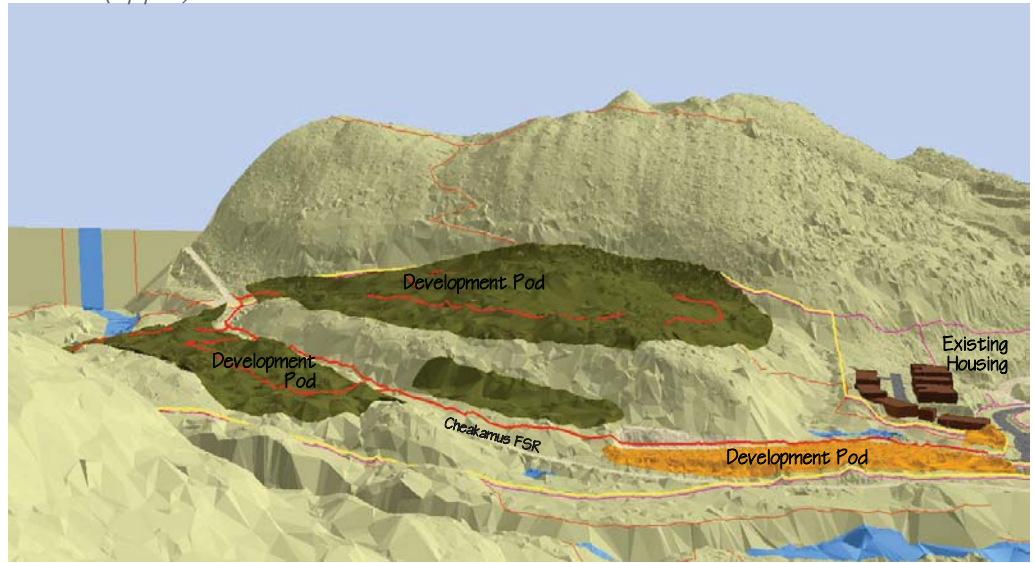
	POSSIBLE DENSITY TYPES	# OF UNITS	# OF BED UNITS	SERVICES ACCESS	EASE OF DEVELOPMENT	ENVIRONMENTAL SENSITIVITY	
J	3.6 acres	• Cabin (Med-High)	43	172			
		• Medium	28	112	Medium	Medium	High
		• Low	18	108			
K	1.03 acres	• Cabin (Med-High)	12	48			
		• Medium	8	32	Difficult	Medium	High
		• Low	5	30			
L	4.92 acres	• Cabin (Low)	30	120			
		• Low	24	144	Difficult	Difficult	High
		• Super Low	5	30			
M	2.2 acres	• Cabin (Low)	13	52			
		• Low	11	66	Difficult	Medium	High
		• Super Low	3	18			
N	1.09 acres	• Cabin (Low)	7	28			
		• Low	5	30	Difficult	Difficult	High
		• Super Low	2	12			
O	1.09 acres	• Cabin (Low)	7	28			
		• Low	5	30	Difficult	Difficult	High
		• Super Low	2	12			
P	0.52 acres	• Cabin (Low)	3	12			
		• Low	2	12	Difficult	Difficult	High
		• Super Low	1	6			
			36 to 115	216 to 502			

Total Accommodation Units 317 to 803

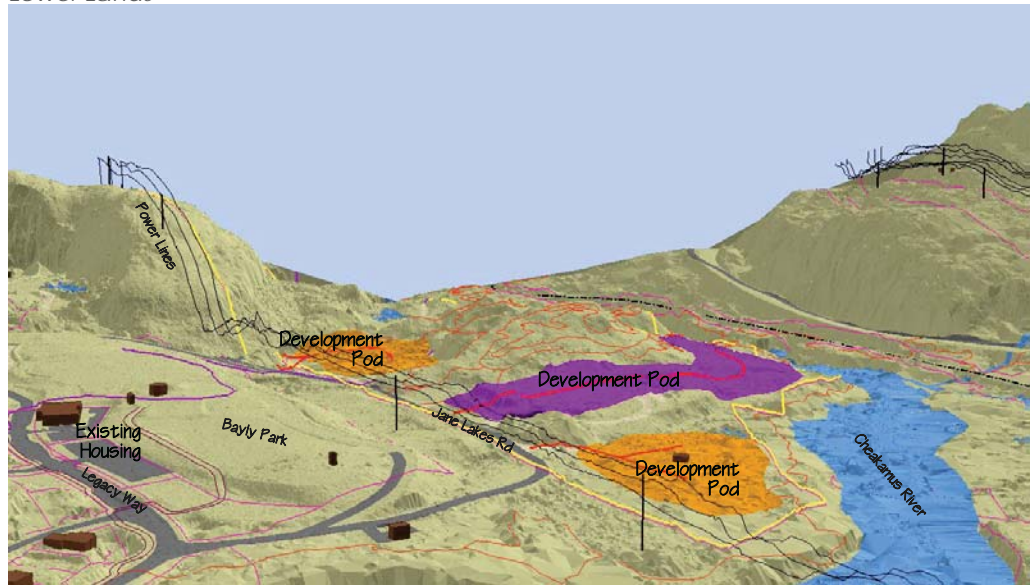
Total Bed Units 1,376 to 2,240



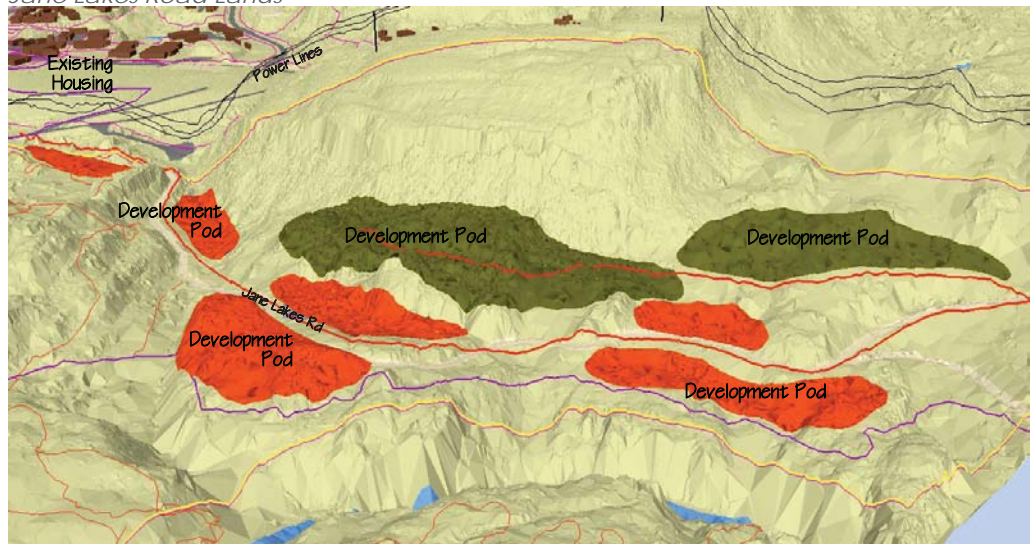
Phase II (Upper) Lands



Lower Lands



Jane Lakes Road Lands



**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**

2017

Legend

-  Cheakamus Building Footprints
-  Railway
-  Bridges
-  Streams
-  Lakes
-  Wetlands
-  Rivers
-  Gravel Roads
-  Rough Roads
-  Paved Roads
-  Proposed Road Centerline

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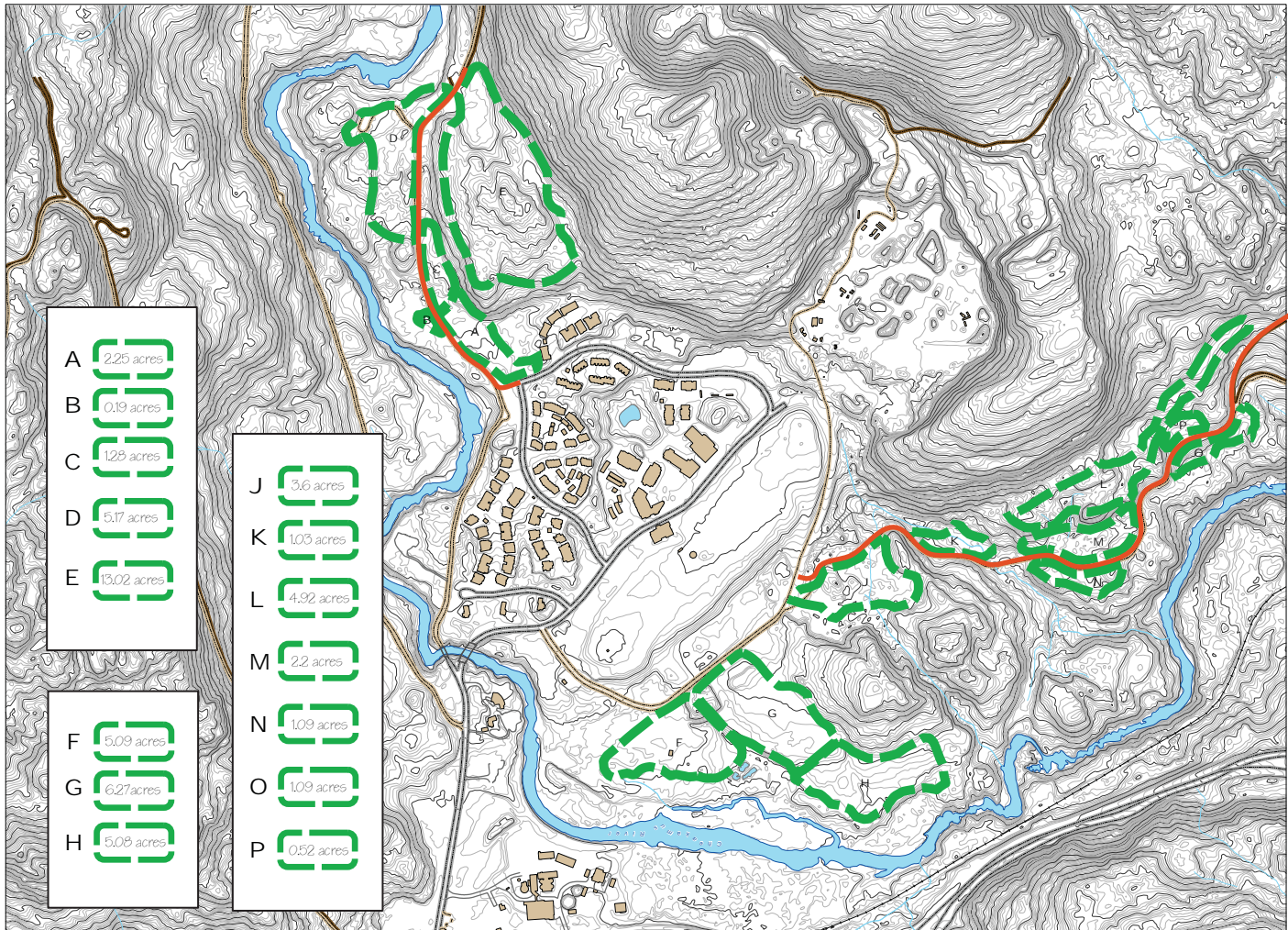
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Development Corporation
Whistler 2020 Development Corp.
(WDC)

**Resort Municipality
of Whistler**
Resort Municipality of Whistler

1:3,000
0 45 90 180
Meters

**Potential Development
Summary**

Figure 4-6



4.5 CONCEPT EXPLORATION

4.5.1 CHEAKAMUS LOWER LANDS PLANS

Lower Cheakamus Lands Concept 1

PROs

- Maximizes the use of disturbed lands;
- Incorporate commercial development;
- Uses the lands in the immediate surroundings of the flare stack for parking - compatible use;
- Uses the area beyond the flare stack setback for development;
- High density and commercial at the front end of the site create a visual screen on power lines for the rest of the development;
- Offers a great variety of housing types and densities;
- Uses the edge of the knolls for low density - maximizing the land use;
- Densities and housing types are integrated with the site's natural attributes;
- Uses the power lines ROW for roads - maximizing the use of the lands.

CONs

- Development in the flare stack vicinity might be a less desirable location;
- Uses a great variety of housing densities and types - requiring more resources.

Lower Cheakamus Lands Concept 2

PROs

- Maximizes the use of disturbed lands;
- Relocates the flare stack and uses site for development - maximizing the land use;
- Uses uniform densities and housing types - optimizing development resources.

CONs

- Uniform densities and housing types create a plain-looking neighbourhood;
- High density concentration in one area can create homogeneity and affect livability and diversity.

Lower Cheakamus Lands Concept 3

PROs

- Maximizes the use of disturbed lands;
- Uses the lands in the immediate surroundings of the flare stack for parking - compatible use;
- Uses uniform densities and housing types - optimizing development resources.

CONs

- Uniform densities and housing types create a plain-looking neighbourhood;
- High density concentration in one area can create homogeneity and affect livability and diversity.

4.5.2 CHEAKAMUS PHASE II (UPPER) LANDS PLANS

Cheakamus Phase II (Upper) Lands Concept 1

PROs

- Some sections extend from the existing FSR RoW and trails - minimizing impact on the site;
- Uses existing parking lot for the medium density development - minimizing impact on the site;
- Applies cabin density for the challenging terrain (knoll, forested area) - smaller footprint on the lands;
- Applies medium density for lands between the potential lower density development and the existing Cheakamus Crossing density - offers a gradual transition;
- Preserve the parking and river / kayak access;
- Minimal road network - minimizing impact on the site;
- Showcase the site's natural settings;
- Option to have the main traffic utilizing the existing FSR or the extended Mount Fee Rd;
- Maximizes the use of the site.

CONs

- West area (knoll) will require extensive grading for road building and development;
- West area trails will be impacted.

Cheakamus Phase II (Upper) Lands Concept 1B

PROs

- Some sections extend from the existing FSR RoW and trails - minimize impact on the site;
- Uses existing parking lot for higher density development - minimizing impact on the site;
- Uses cabin density for the challenging terrain (knoll, forested) - smaller footprint on the lands;
- Higher density between the potential lower density development and the existing Cheakamus Crossing density - offering a gradual transition;
- Preserve the parking and river / kayak access;
- Minimal road network - minimizing impact on the site;
- Showcases the site's natural setting;
- Potential Mount Fee Rd extension merging with existing FSR - Main traffic utilizing the FSR;
- Maximizes the use of the site.

CONs

- West area (knoll) will require extensive grading for road building and development;
- West area trails will be impacted.

Cheakamus Phase II (Upper) Lands Concept 2

PROs

- Uses existing parking lot for development - minimizing impact on the site;
- Potential lower density at the entrance of the project site - offering a change in site identity from the existing Cheakamus Crossing density;
- Showcases the site's natural setting;
- Potential Mount Fee Rd extension merging with existing FSR - Main traffic utilizing the FSR.

CONs

- West area (knoll) will require extensive grading for road building and development;
- West area trails will be impacted.
- Extensive road and strata road network - requiring more resources;
- Doesn't maximize the use of the lands along the FSR RoW;
- Uses medium density in challenging terrain - will have a greater impact on the lands and require more resources for development.

Cheakamus Phase II (Upper) Lands Concept 3

PROs

- Uses existing parking lot for the medium density development - minimizing impact on the site;
- Uses low density for the challenging terrain (knoll, forested area) - smaller footprint on the lands;
- Medium density between the potential lower density development and the existing Cheakamus Crossing density - offering a gradual transition;
- Showcases the site's natural setting;
- Option to have the main traffic utilizing the existing FSR or the extended Mount Fee Rd;
- Maximizes the use of the site.

CONs

- West area (knoll) will require extensive grading for road building and development;
- West area trails will be impacted;
- East area trails and river access (Kayak) will be impacted);
- Extensive road and strata road network - requiring more resources.

4.5.3 JANE LAKES LANDS PLANS

Jane Lakes Road Concept 1

PROs

- Some sections extend from the existing FSR RoW - minimizing impact on the site;
- Uses cabin density for the challenging terrain (knoll, forested area) - smaller footprint on the lands;
- Minimal road network - minimizing impact on the site;
- Showcases the site's natural setting;
- Maximizes the use of the site.

CONs

- Sites located on the benches above Jane Lakes Road will require extensive grading for road building and development;
- Trail head area will be impacted.

Jane Lakes Road Concept 2

PROs

- Some sections extend from the existing FSR RoW - minimizing impact on the site;
- Uses super low density for the challenging terrain (knoll, forested area) - smaller footprint on the lands;
- Minimal road network expansion - minimizing impact on the site;
- Showcases the site's natural setting.

CONs

- Sites located on the benches above Jane Lakes Road will require extensive grading for road building and development;
- Trail head area will be impacted.

**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**

2017

Legend

- Parcels
- Paved Roads
- Gravel Roads
- Cheakamus Building Footprints
- Railway
- Mountain Bike Trail
- Sea to Sky Trail
- Streams
- Lakes and Rivers
- Riparian Buffer 30m
- EMF Setback - 27m Buffer

Planning by:

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Whistler, BC, Canada V0N 1B1
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email: bha@brentharley.com
website: www.brentharley.com

Prepared for:

WDC Whistler 2020
Whistler 2020 Development Corporation
(WDC)

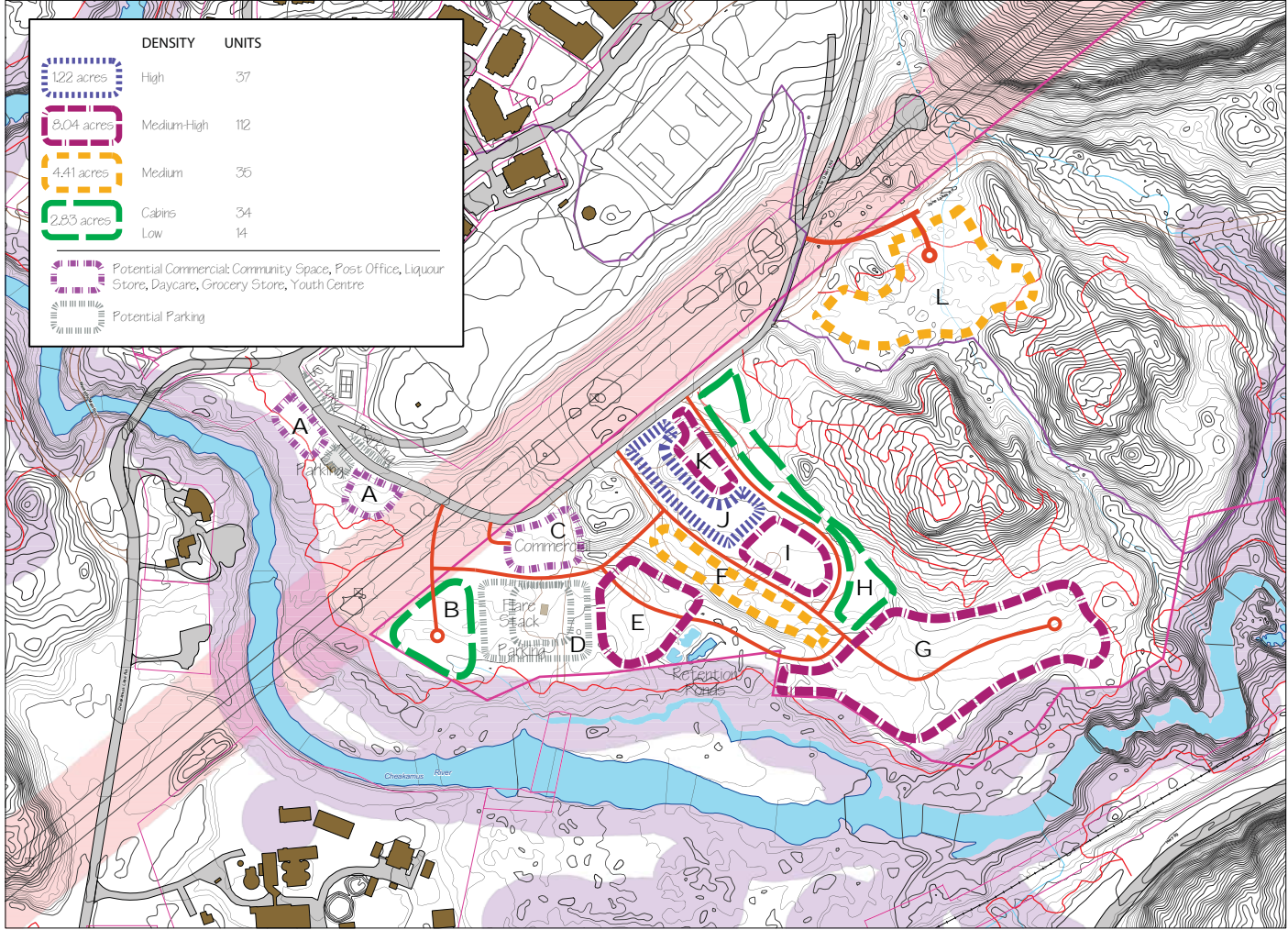
**Resort Municipality
of Whistler**
Resort Municipality of Whistler

1:1,500
0 20 40 80
Meters

N

Lower Cheakamus
Concept 1

Figure 4-7



Cheakamus Crossing Phase II and Cheakamus Lands Master Plan

2017

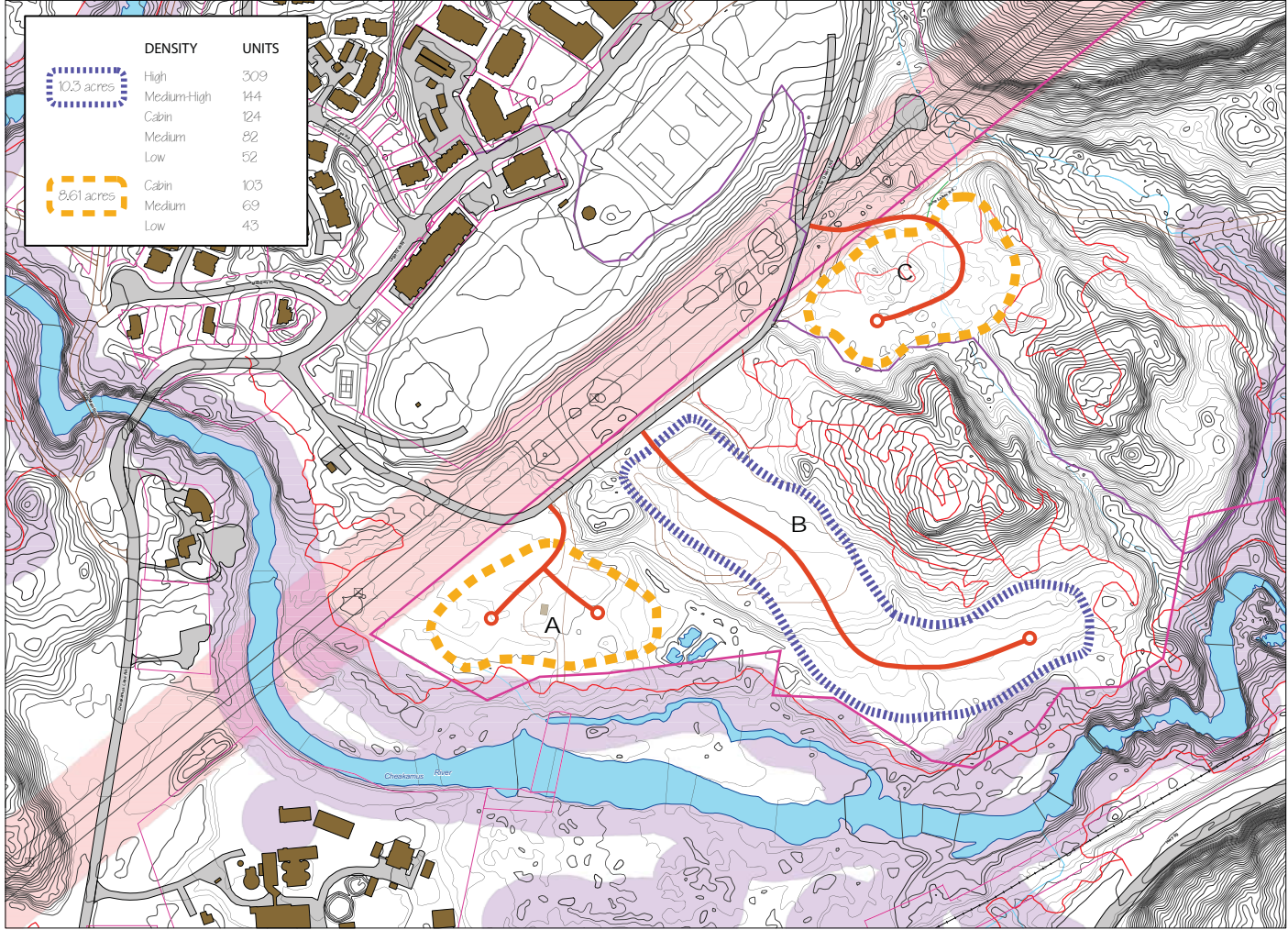
- Legend**
- Parcels
 - Paved Roads
 - Gravel Roads
 - Cheakamus Building Footprints
 - Railway
 - Mountain Bike Trail
 - Sea to Sky Trail
 - Streams
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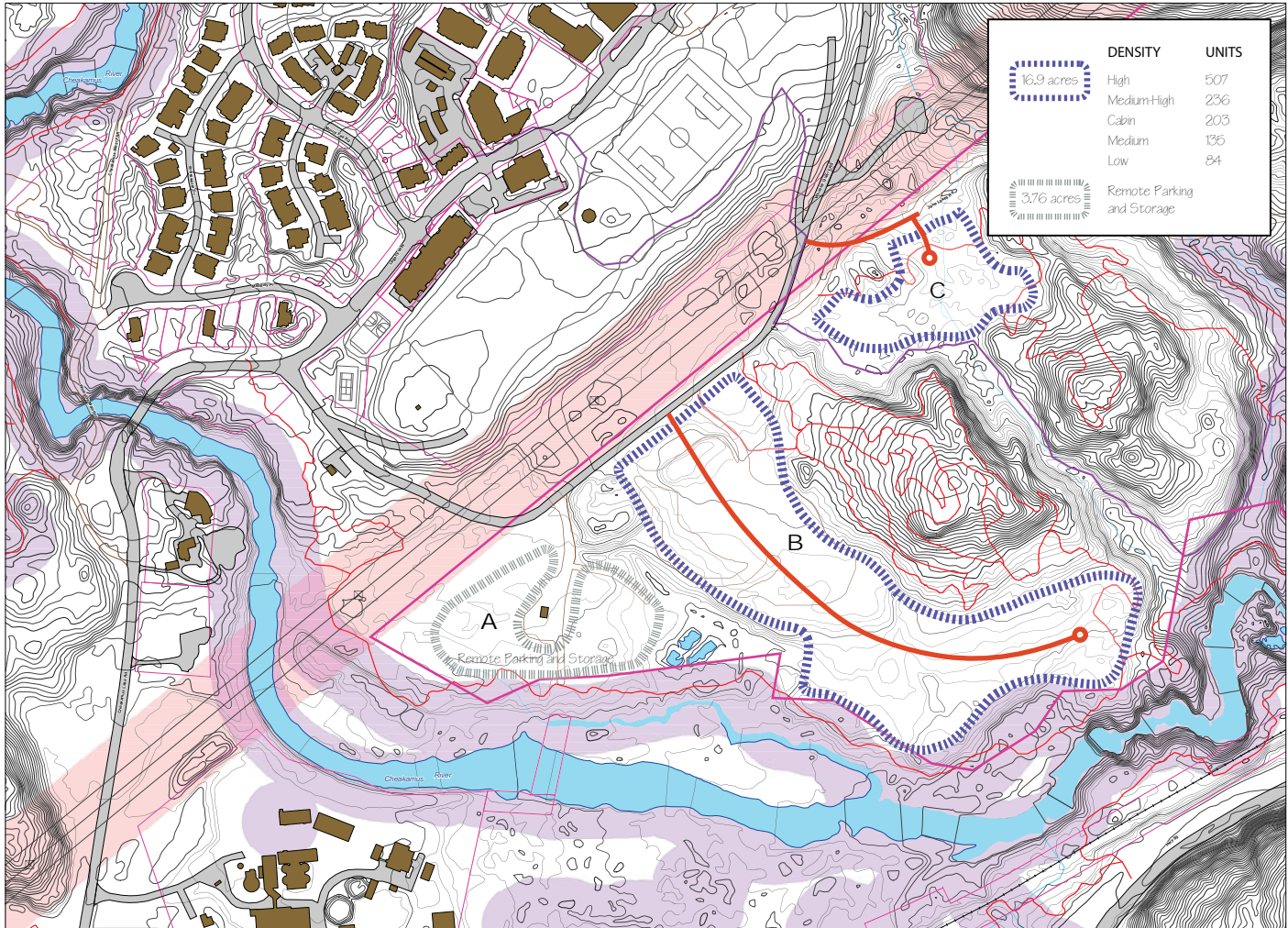
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 Whistler 2020 Development Corp.
 (WDC)
Resort Municipality of Whistler
 Resort Municipality of Whistler



Scale: 1:1,500
 0 20 40 80 Meters

Lower Cheakamus Concept 2
 -Flare Stack Moved-
Figure 4-8














	DENSITY	UNITS
10.5 acres	High	309
	Medium-High	144
	Cabin	124
	Medium	82
8.61 acres	Cabin	103
	Medium	69
	Low	43



	DENSITY	UNITS
	16.9 acres	
	High	507
	Medium-High	236
	Cabin	203
	Medium	136
	Low	84
	3.76 acres	Remote Parking and Storage

Cheakamus Crossing Phase II and Cheakamus Lands Master Plan
2017

- Legend**
-  Parcels
 -  Paved Roads
 -  Gravel Roads
 -  Cheakamus Building Footprints
 -  Railway
 -  Mountain Bike Trail
 -  Sea to Sky Trail
 -  Streams
 -  Lakes and Rivers
 -  Riparian Buffer 30m
 -  EMF Setback - 27m Buffer


Planning by:

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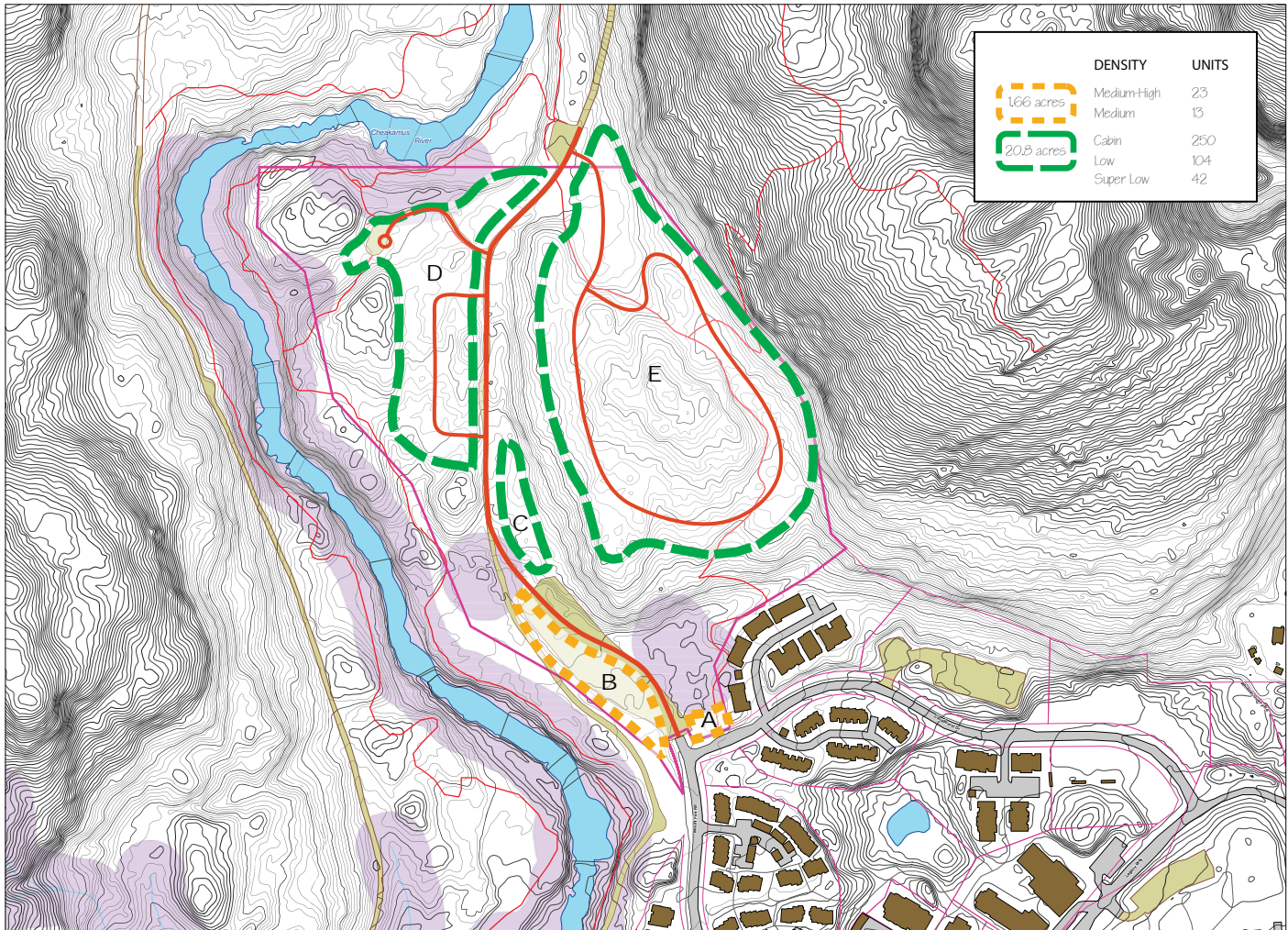
 Whistler 2020 Development Corporation
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



 Resort Municipality of Whistler

1:1,500

 0 20 40 80 Meters

Lower Cheakamus Concept 3

Figure 4-9



	DENSITY	UNITS
	Medium-High	23
	Medium	13
	Cabin	250
	Low	104
	Super Low	42

Cheakamus Crossing Phase II and Cheakamus Lands Master Plan
2017

Legend

- Parcels
- Paved Roads
- Gravel Roads
- Cheakamus Building Footprints
- Railway
- Mountain Bike Trail
- Sea to Sky Trail
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- Lakes and Rivers
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- Riparian Buffer 30m

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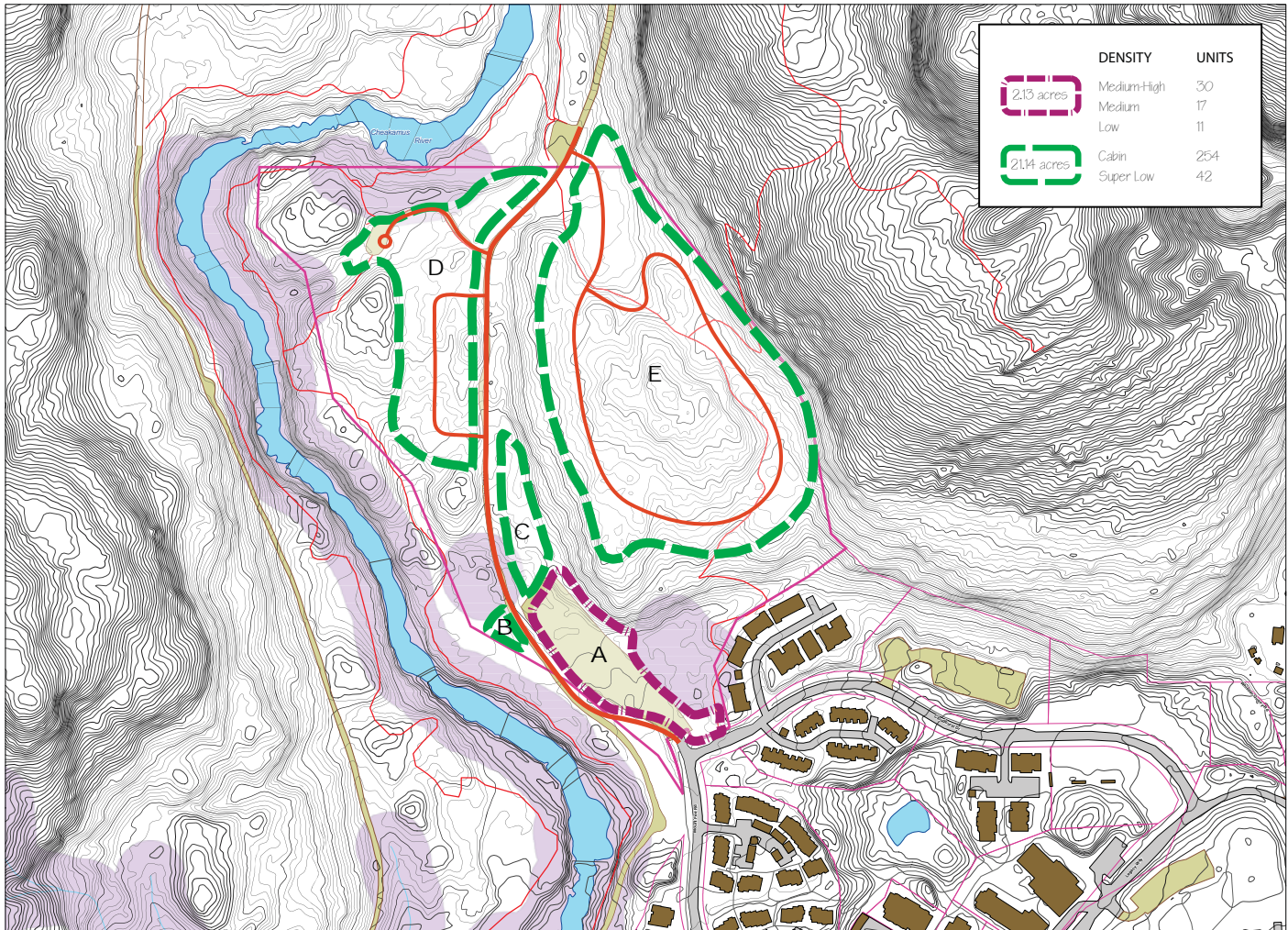
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Whistler 2020 Development Corp. (WDC)

Resort Municipality of Whistler
Resort Municipality of Whistler

Scale: 1:1,500
0 20 40 80 Meters

Phase II Lands Concept 1

Figure 4-10



	DENSITY	UNITS
2.13 acres	Medium-High	30
	Medium	17
	Low	11
21.4 acres	Cabin	254
	Super Low	42

Cheakamus Crossing Phase II and Cheakamus Lands Master Plan
2017

Legend

- Parcels
- Paved Roads
- Gravel Roads
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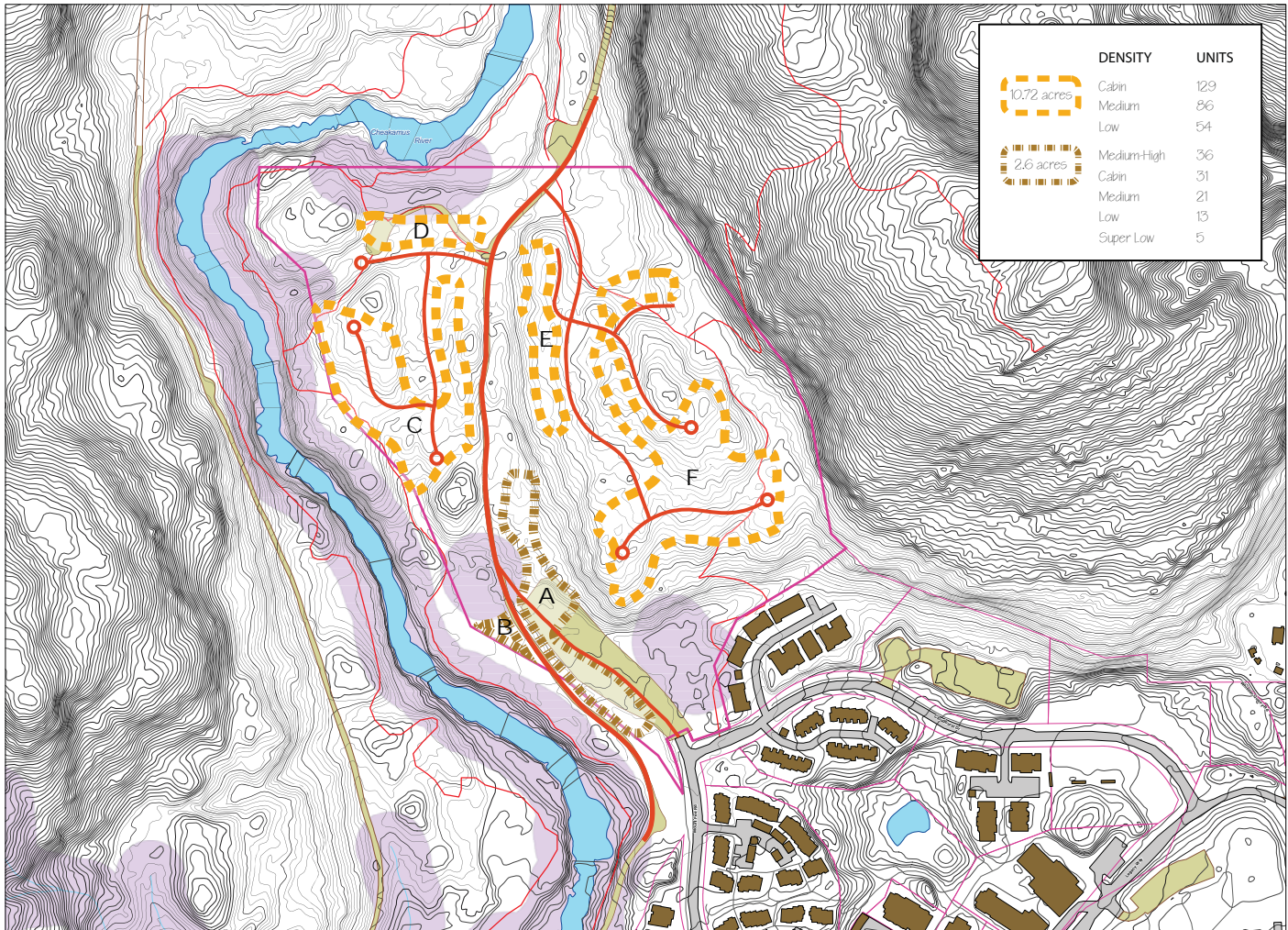
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Resort Municipality of Whistler
Resort Municipality of Whistler

1:1,500
0 20 40 80 Meters

Phase II Lands Concept 1B

Figure 4-11



	DENSITY	UNITS
10.72 acres	Cabin	129
	Medium	86
	Low	54
2.6 acres	Medium-High	36
	Cabin	31
	Medium	21
	Low	13
	Super Low	5

Cheakamus Crossing Phase II and Cheakamus Lands Master Plan
2017

- Legend**
- Parcels
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 - Cheakamus Building Footprints
 - Railway
 - Mountain Bike Trail
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 Whistler 2020 Development Corp. (WDC)
Resort Municipality of Whistler
 Resort Municipality of Whistler

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 0 20 40 80 Meters

Phase II Lands Concept 2

Figure 4-12

**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**

2017

- Legend**
- Parcels
 - Paved Roads
 - Gravel Roads
 - Cheakamus Building Footprints
 - Railway
 - Mountain Bike Trail
 - Sea to Sky Trail
 - Streams
 - Lakes and Rivers
 - EMF Setback - 27m Buffer
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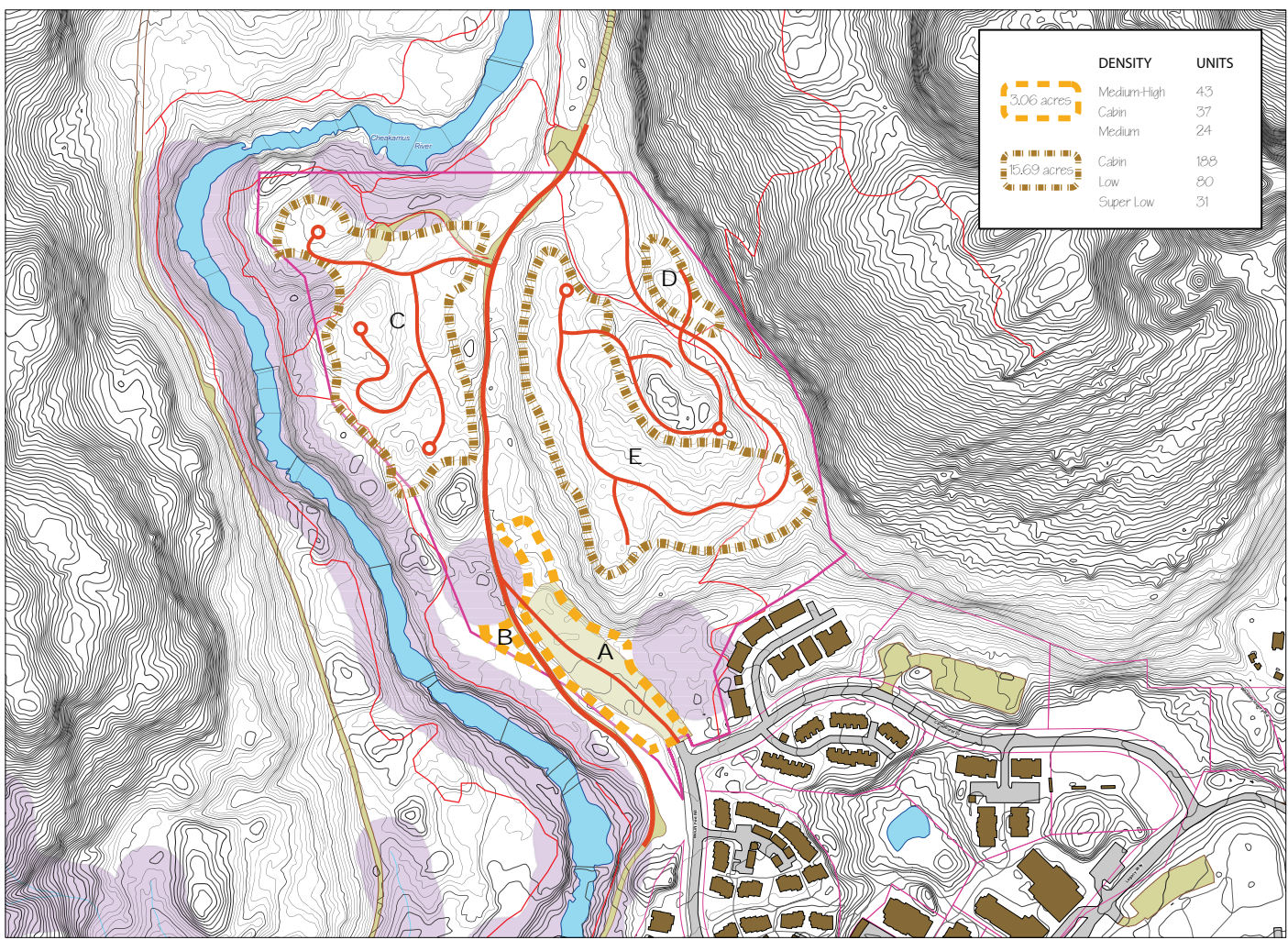
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 Whistler 2020 Development Corp.
 (WDC)
**Resort Municipality
 of Whistler**
 Resort Municipality of Whistler

Scale: 1:1,500
 0 20 40 80 Meters

Phase II Lands
 Concept 3

Figure 4-13



**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**

2017

Legend

- Parcels
- Paved Roads
- Gravel Roads
- Cheakamus Building Footprints
- Railway
- Mountain Bike Trail
- Sea to Sky Trail
- Streams
- Lakes and Rivers
- EMF Setback - 27m Buffer
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 Whistler 2020 Development Corp.
 (WDC)

**Resort Municipality
 WHISTLER of Whistler**
 Resort Municipality of Whistler

1:1,500
 0 20 40 80
 Meters

**Jane Lakes Road
 Concept 1**

	DENSITY	UNITS
 3.31 acres	Medium-High	46
 17.73 acres	Cabin Low Super Low	213 89 35

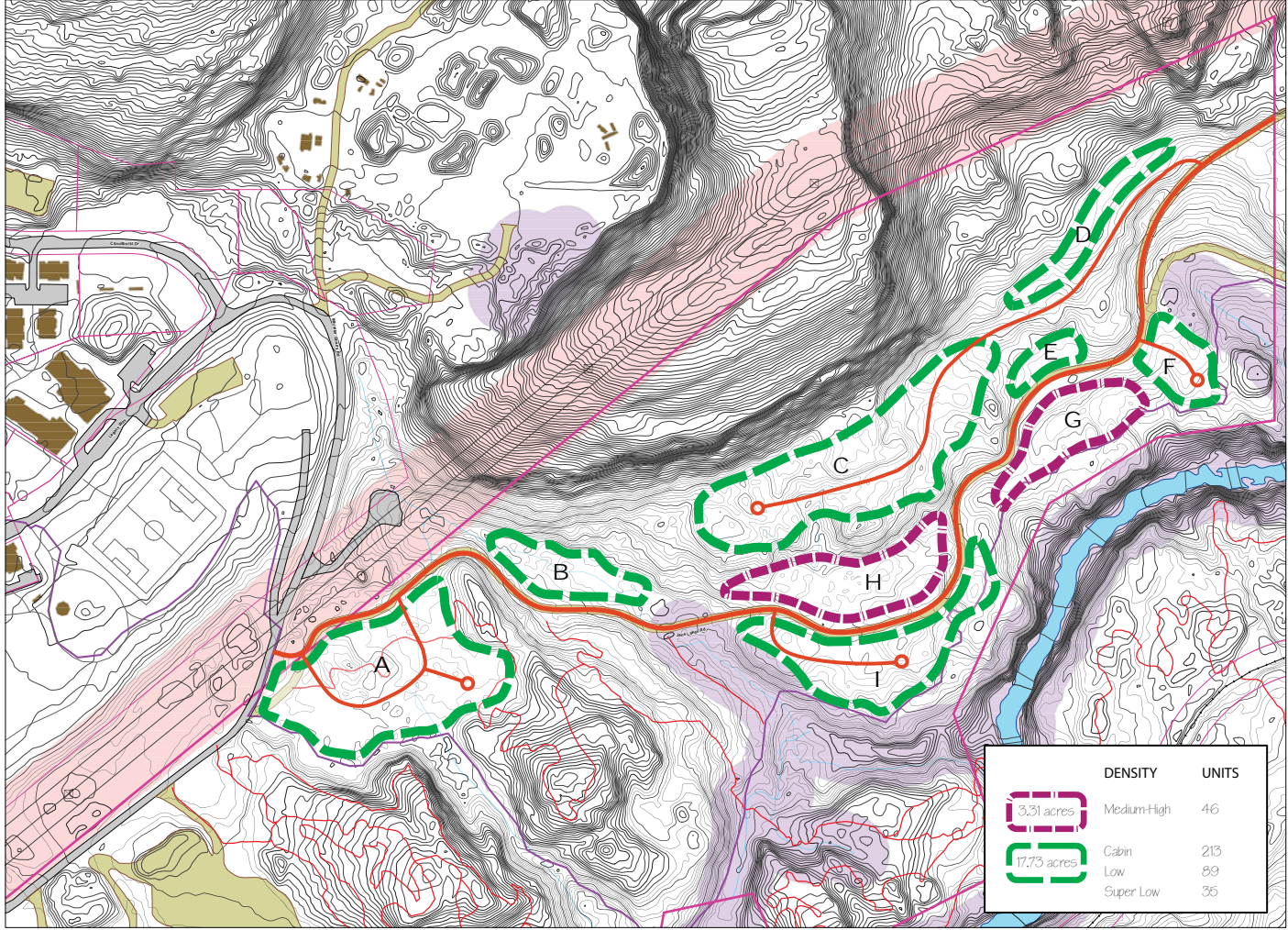


Figure 4-14

**Cheakamus Crossing
Phase II
and
Cheakamus Lands
Master Plan**

2017

Legend

- Parcels
- Paved Roads
- Gravel Roads
- Cheakamus Building Footprints
- Railway
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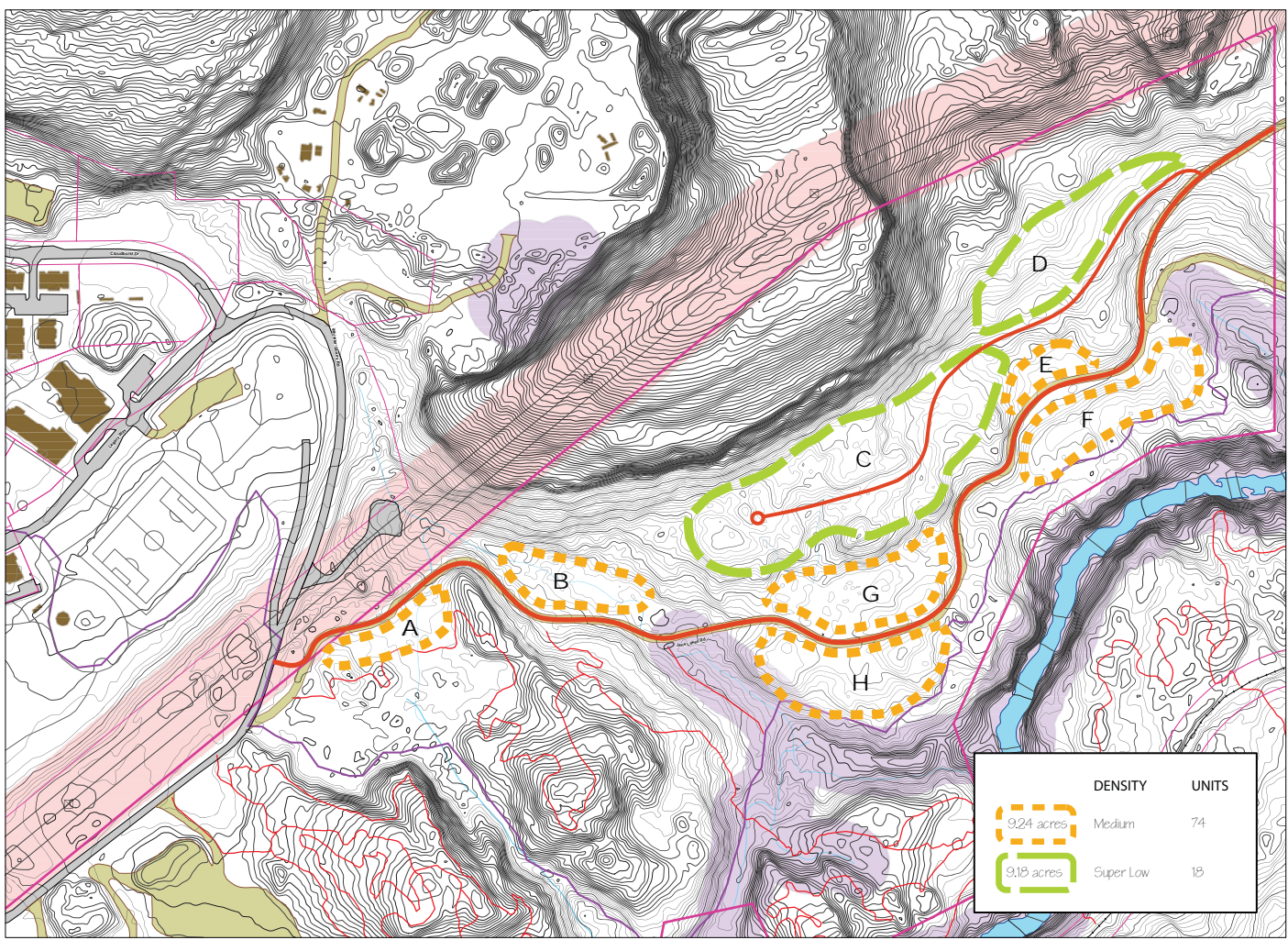
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 (WDC)

**Resort Municipality
 WHISTLER of Whistler**
 Resort Municipality of Whistler

1:1,500
 0 20 40 80
 Meters

Jane Lakes Road
 Concept 2

Figure 4-15



4.6 NEXT STEPS

The pace of implementation of the Second Phase of the Cheakamus Crossing Master Plan will be driven by the resort marketplace, economic conditions, and housing needs. However, a series of next steps are necessary to complete the Master Plan and move forward with the project. These are:

1. Initiate and complete detailed planning and design of the Master Plan;
2. Initiate the site servicing, engineering, planning and design;
3. Initiate and complete business plan;
4. Initiate and complete rezoning and OCP amendments.

Jane Lakes Road. BHA 2017.





Multi-Use Trail in Cheatham Crossing BHA 2017



APPENDICES



Appendix A WDC Guiding Principles

(Extract from Whistler Development Corporation 2015 Business Plan)

Appendix B: Guiding Principles for the Design, Development and Operation of the Athletes' Village and Legacy Neighbourhood

Master Planning and Design of the Athletes' Village Neighbourhood

- Respects Whistler's character and values
- Utilizes progressive design and best building practices
- Planned as a permanent neighbourhood that demonstrates sustainability and smart growth practices
- Identifies and celebrates natural features and places valued by the community
- Provides a range of housing types and price points
- Provides flexible spaces and buildings that are able to adapt to changing trends
- Provides a pedestrian orientation integrated with the natural environment. Connects to adjacent neighbourhoods and recreation areas, providing enhanced accessibility and reduced dependency on automobiles
- Integrated with long term plans for adjacent lands and recreation areas
- Enhances recreation opportunities in this area
- Assists in organizing and balancing land uses and use patterns in Whistler
- Adds lasting value by maximizing post-Olympic use
- Optimizes synergies between temporary overlay facility planning and the long term plan for the post Games neighbourhood
- Provides opportunities for arts, culture, education and local business opportunities

The Development of the Athletes' Village Neighbourhood

- Limits RMOW's financial exposure
- Maximizes opportunities for the Organizing Committee to provide Canadian athletes access to the new venues
- Protects natural features and places valued by the community
- Limits negative environmental impacts to Village and adjacent lands
- Provides partnership opportunities for the local community
- Provides economic opportunities for First Nations

The Operation of the Athlete's Village Neighbourhood

- Incorporates systems and infrastructure that demonstrate best practices in sustainable design and technologies
- Uses a range of energy systems that lead Whistler's transition from fossil fuels
- Is an educational demonstration center for successful and sustainable communities
- Showcases the 4R's in all we do
- Provides the local community opportunities to participate in sustainability initiatives, education, training, recreation, arts & culture, and distribution of local products
- Provides partnership and affordable business opportunities for the local community
- Provides economic opportunities with First Nations
- Provides affordable home ownership, rental and neighbourhood operation
- User conflicts are minimized
- Supports a diverse community and sense of well-being

These guiding principles have been used by WDC to direct the development of the Master Plan for the Legacy Neighbourhood and the Olympic and Paralympic Village.

Appendix B WDC Approved Ancillary Uses for Project Site (Extract from Whistler Development Corporation 2015 Business Plan)

APPENDIX F: Approved Ancillary Uses for Project Site

Approved Ancillary Uses for Athlete Village Project Site (Cheakamus Crossing)

1. Public use, including roads, park, public and open space, playground, recreating area other than golf courses or golf driving range
2. Municipal or other public building or facility
3. Utility and services use, including electrical transformer station, municipality utility operations and other similar utility uses
4. Home occupation
5. Group home, including personal care home, social development centre licenses under the Community Care Facilities Act, youth home, crisis home or other group home
6. Assembly hall, including church and church grounds, elementary and secondary school and school ground, non-profit society and organization providing community services, public health care facility
7. Child care or preschool facility
8. Disposal of garbage and refuse, by sanitary landfill or otherwise
9. Cultural exhibit and activities
10. Community Centre
11. Public parking
12. Public transit facility

Each of which is non-commercial and must be ancillary to the primary use of the lands for affordable employee resident-restricted housing purposes.

The Province also agreed to amend the Provincial Covenant to allow for the development of the Hostel facility as part of the Athletes' Village. The provision to allow the RMOW to use portions of the Village lands for market housing as agreed in the Modification of Community Land Bank Agreement dated March 27, 2007. The covenant was also amended to provide for commercial or retail uses as designated in the plan.

Appendix C Cheakamus Crossing Residential Project Descriptions (Extract from Whistler Development Corporation 2015 Business Plan)

Project Descriptions

THE HEIGHTS – 27 TOWNHOMES, ALL WITH SINGLE CAR GARAGE

13 of the homes at the Heights have 2 bedrooms and 2 bathrooms and range in size from approx. 1,141 sq ft. to approx. 1,471 sq ft. While 14 of the homes have 3 bedrooms and 3 bathrooms and range in size from approx. 1,398 sq ft. to approx. 1,720 sq ft. Each home has access to a private patio area from the open concept living space or kitchen.

THE TERRACE – 27 TOWNHOMES, ALL WITH SINGLE CAR GARAGE

These 3 bedroom, 3 bathroom townhomes range in size from approx. 1,460 sq ft to approx. 1,560 sq ft. The accommodation is distributed over 3 stories with master and second bedrooms on the third floor and living/dining/kitchen area on the second floor where there is also access to a private deck. The third bedroom/flex room is on the ground floor and has separate patio access.

WHITewater – 20 TOWNHOMES AND 20 DUPLEXES, ALL WITH SINGLE CAR GARAGE

The 20 townhomes all have 3 bedrooms and 3 bathrooms and range in size from approx. 1,560 to approx. 1,708 sq ft. The 20 duplexes have 3 bedrooms + den (4th bedroom) and 3 bathrooms and range in size from approx. 1,853 sq ft. to approx. 2,000 sq ft. Each home has access to a private patio area from the open concept living space.

THE RISE – 60 TOWNHOMES

40 of these townhomes have 2 bedrooms and 2 bathrooms and are approx. 1,059 sq ft. in size. 20 of the townhomes have 3 bedrooms and 2 bathrooms and are approx. 1,429 sq ft. in size. These 3 bedroom homes feature the master bedroom and bathroom on the ground level. All the homes at The Rise include a patio at the rear and large storage room inside the entrance.

THE SPRINGS – 4-STORY APARTMENT BUILDING INCLUDING 34 PROPERTIES

The complex includes: 4 Studio apartments at approx. 510 sq ft. 19 One-bedroom apartments ranging in size from approx. 700 sq ft. to approx. 714 sq ft. 3 One bedroom + den apartments ranging in size from approx. 814sqft to approx. 845 sq ft. 8 Two bedroom apartments ranging in size from approx. 912 sq ft. to approx. 959 sq ft. All ground floor apartments have a private patio while the upper floors have balconies. All apartments have a large storage room inside the entrance. One parking space is allocated per property.

THE FALLS – 4-STORY APARTMENT BUILDING INCLUDING 33 PROPERTIES

The complex includes: 9 One bedroom apartments ranging in size from approx. 667 sq ft. to approx. 748 sq ft. 3 One bedroom plus den apartments at approx. 842 sq ft. 21 Two bedroom apartments ranging in size from approx. 942 sq ft. to approx. 1,017 sq ft. All ground floor apartments have a private patio while the upper floors have balconies. All apartments have a large storage room inside the entrance. One parking space is allocated per property.

RIVER BEND – 20 TOWNHOMES, ALL WITH SINGLE CAR GARAGE

River Bend features 20 units featuring contemporary mountain architecture. The low-pitched roofs and large windows allowing full appreciation of dramatic mountain views and west exposure. Each unit has a single car garage and paver stone driveway, landscaped yards and large patio. Exteriors are fully landscaped and irrigated for maintenance free living. These homes are not price restricted and are available to the broad Whistler market.

RIVER BEND – 9 LOTS, WITH UP TO 3,000 SQUARE FEET OF BUILDABLE AREA

The nine exclusive wooded lots are on Madely Place. These properties are fully serviced with gas, underground utilities and are connected to the District Energy System. Zoning allows for a buildable area of up to 3,000 sq ft. These spacious and well planned homes and single-family lots are not price restricted and are available to the broad Whistler market.

CHIYAKMESH APARTMENTS – 55 RENTAL UNITS OWNED BY WHA

40 studio and 15 one-bedroom apartments available for rent through the WHA. The apartment building has an elevator, laundry facilities and some wheelchair accessible units. Surface parking adjacent to the front door. There is a large playing field in front of the building.

Sustainable Design Features

ENERGY

- The neighbourhood is serviced by a District Energy System (DES) that provides up to 90 percent of the energy needed for heating and domestic hot water requirements.
- Each strata unit is heated by a hot water radiant system.
- Kitchen appliances are Energy Star-rated.

- Energy efficient lighting was used, with most in-suite lighting being compact fluorescent.
- Windows are rated with a maximum overall u-value of 0.46 or less.
- The Cheakamus Crossing multi-unit buildings will achieve energy savings of 40-45 percent.

WATER

- Low-flow plumbing fixtures and dual flush toilets minimize water consumption up to 50 percent.
- Clothes washers are water efficient and Energy Star-rated.
- Landscape focuses on drought-tolerant materials, and all irrigation is highly efficient.

INDOOR ENVIRONMENT

- Paints and finishes carry an Ecologo label or were approved by the Master Painters Institute as being low VOC.
- Interior wood products were urea formaldehyde-free or all surfaces were sealed.
- Floor coverings met the standards of the Carpet and Rug Institute Green Label Indoor Air Quality Test Program or carry the Canadian Environmental Choice certification.

MATERIALS

- 90 percent of the aggregate used in construction originated from waste material on-site.
- Framing lumber had a CSA rating and was not sourced from old growth forest. Structural framing materials from local suppliers were from engineered wood products with no urea formaldehyde resins.
- Exterior siding and paneling was from durable, engineered and low maintenance materials.

Cheakamus Crossing II - Data Request

RMOW Web GIS Application Data Layers

2010 Olympics

- Community Land Bank Sites
- Squamish Lil'wat Legacy Lands
- Olympic and Paralympic Village
- Sliding Centre Venue
- Whistler Olympic Park
- WOP – Legacy Trails

Property Information

Civic

- Features

Legal

- Legal DL Line
- Legal Lot Lines
- Legal Road Lines
- BC Hydro R/W
- Legal Text (PID, etc.)

Zoning

- Zoning Labels
- Zoning

SA Boundaries

- Subdivision Applications

Utilities

GPS Data

- Water Services
- Water Valves
- Hydrants
- Hydrant Valves
- Sanitary Manhole
- Landfill Gas Well
- Misc GPS

Water System

- Wells
- Pressure Zones

Stormwater System

- Stormwater Drainage Areas

Electrical System

- Electrical Lamps
- Electrical Kiosks
- Electrical Receptacles
- Electrical Pedestals
- Electrical Pull Boxes
- Electrical Rooms

Recreation

Trails

- Sea to Sky Trail
- Valley Mountain Bike Trails
- Community Mountain Bike Trails

Parks

- Parks
- Provincial Park Boundaries

Ski Area

- Ski Area Boundary

Environment

Ecosystem Information

- Wetland
- Wetland 30m Buffer Area
- Wetland 100m Assessment Area
- Riparian Areas (TEM)
- Riparian 30m Buffer
- Riparian 100m Review Area
- Forested Floodplain (<2 ha)
- Forested Floodplain (>2 ha)
- Low Elevation Old Growth (>50%)
- Low Elevation Old Growth (>50%) 30m Buffer

- Low Elevation Old Growth Forest (<50%)
- Low Elevation Second Growth
- Low Elevation Mature Forest
- High Elevation Old Growth and Mature Forest
- High Elevation Ecosystem
- Avalanche Tracks
- Avalanche Tracks 30m Buffer
- Connectivity Corridor

Terrestrial Ecosystem Mapping

- Aspect and Slope
- Structural Stage ECO1
- Biogeoclimatic Zones
- Site Groups

Species at Risk

- Potential at Risk Plant Habitat
- Potential Bat Habitat
- Potential Heron Habitat
- Potential Red Legged Frog Habitat
- Potential Tailed Frog Habitat
- Potential Bull Trout Habitat

Fitz Gravel Removal

Transportation

- CN Rail Mile Markers
- Rough Road
- Railway
- Paved Roads
- Gravel Roads
- Bridges

Terrain

Contours

Hydrography

Aerial Photos

- NEW 2014 10cm

Additional Data Layers

- Legal (cadastral, logging tenure, zoning, etc)
- Transit route and bus stops
- Train wreck site
- Suspension bridges
- Vegetation edge
- Trails (Sea to Sky trail, bike trails (some might need to be GPSed)
- Services (powerline, ROW, street light, water, sewer, electricity, gas, etc..)
- Internal road system (park, neighborhood, etc,)
- Buildings footprint (recent construction are not showing on the layer ie. "the podium" along the park)
- Park (internal footprint, road, soccer field, BMX track, path, garden, playground, etc..)
- Whistler Blackcomb master plan (lift, parking/base area conceptual alignment)
- Water line to the water reservoir (at top of AM PM trail)
- Kayak access point and parking, and other recreation point
- Old landfill boundary
- Road, side walk, valley trail (edge of/polygon- not just the center line)
- Environmental data (wetland, sensitive area, etc.)
- First Nations, archeological and cultural site or area (AOA, identified area, boundary, etc.)



Resort Municipality
of Whistler



WDC Whistler 2020
Development Corporation



DISTINCTIVE MASTER PLANS

Brent Harley and Associates, Inc.

4-1005 Alpha Lake Road

Whistler, BC V0N 1B1

brentharley.com

bha@brentharley.com

604.932.7002

Request for Proposals

CHEAKAMUS CROSSING NEIGHBOURHOOD PHASE 2 DEVELOPMENT PROGRAM

RFP # P032-2018

The Resort Municipality of Whistler | May 2018

Issued	May 11, 2018
Closing Time	4:00pm June 1, 2018
Closing Location	Municipal Hall
Contact Person	Mike Kirkegaard, Director of Planning 604-935-8163 mkirkegaard@whistler.ca

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1 PROJECT OVERVIEW

1.1 Overview

The Resort Municipality of Whistler (“RMOW”) invites proposals for the Cheakamus Crossing Lower Lands Development Program (the “Project”). The scope of work generally comprises preparation of a development program in the form of a typical ‘rezoning application booklet’ for three priority development sites comprising 25 acres in area. The development program shall be primarily comprised of resident-restricted housing, with a mix of unit types, sizes and tenues, along with potential for neighbourhood convenience commercial and auxiliary uses.

1.2 Request for Proposals

This is a request for proposals and is not a contract tender call. No contractual, tort or other legal obligations are created or imposed on the RMOW by this RFP or by submission of any proposal, or by consideration of, or failure or refusal to, consider any proposal by the RMOW.

All proposals received in response to this RFP will be evaluated and the Proponent judged to have the best overall proposal may be selected to enter into negotiations with the RMOW for the work. In the event such negotiation results in a contract being entered into between the Proponent and the RMOW, that contract, when executed, will be the sole source of any contractual obligation on the RMOW with respect to the Project.

Throughout this document reference is made to the “Proponent” as the entity preparing the response to the RFP. The “Preferred Proponent” is the Proponent judged to have the “best overall proposal” which will be selected to enter into negotiations with the RMOW. If negotiations with the Preferred Proponent are unsuccessful, the next highest rated Proponent may be deemed to be the Preferred Proponent and negotiations may be commenced with that Proponent.

1.3 Background

In October 2016, the RMOW initiated a Mayor’s Task Force on Resident Housing with the mandate to develop solutions to address a critical shortage of housing for Whistler’s employees. A key initiative, which was one of seven recommendations of the Task Force, was to immediately commence planning for further development of the Cheakamus Crossing Neighborhood on available undeveloped lands owned by the RMOW. In July of 2017, the RMOW engaged Brent Harley Associates, Inc. to prepare a Master Plan for this future development taking into consideration the existing developed neighbourhood, surrounding planning influences, land development suitability and Whistler’s housing needs. A draft Preliminary Planning Report was completed in January 2018, and serves as a basis for the current project.

The current project, and the delivery of an additional supply of new resident-restricted housing units at Cheakamus Crossing, on lands committed for this purpose, is a priority of Municipal Council.

It is the desire of the RMOW to implement the scope of work outlined within this RFP as soon as is reasonably practicable. As per the Evaluation Criteria included in Appendix F, preference will be given to Proponents that are able to complete the scope of work in the most time-efficient manner possible. The RMOW has a target of September 30, 2018 for the completion of the scope of work.

2 SCOPE OF WORK

2.1 General Description

The scope of work is described as follows.

The Resort Municipality of Whistler (RMOW) in collaboration with the Whistler Development Corporation (WDC) is seeking professional planning services from a multi-disciplinary firm with expertise in

neighbourhood planning, site planning, urban design, architectural and landscape services to prepare a development program for an expansion of the Cheakamus Crossing neighbourhood on lands owned by the RMOW for the primary purpose of developing resident-restricted housing for Whistler's employees. The lands were granted to the RMOW by the Province of BC as part of the Community Land Bank Agreement associated with Whistler's role as the Host Mountain Resort for the 2010 Olympic and Paralympic Games.

Preliminary planning work has been completed to assess development suitability of available, undeveloped lands and three priority sites have been identified for initial development within lands referred to as the Cheakamus Lower Lands. These lands, comprising a total area of 121 acres, are located west of the existing neighbourhood, between Bayly Park and the Cheakamus River. The three priority sites are located within the "Flat Lands" portion of this area and comprise a total area of 25 acres that are considered well-suited for development, with a potential of between 219 and 492 dwelling units.

The preliminary planning work included compiling extensive digital base mapping, environmental information and geotechnical information, which is readily available. Relevant excerpts from the draft preliminary planning report, prepared by Brent Harley and Associates, are attached.

The current project objective is for the consultant to produce, in consultation with the RMOW and WDC, various materials that can be used to support a rezoning application for the three priority development sites, parcels F, G & H in the Lower Cheakamus Lands. Parcel F planning is to be resolved to a higher level of detail than Parcels G and H, which will be longer-term phases. The materials are to include illustrative site plans, including road and trail layouts, parcelization, and development program for each parcel. The development program for each parcel shall be defined with typical site development statistics (site coverage, approximate unit mix, gross floor area, parking requirements, building heights and setbacks). Ground floor plans shall be developed for all proposed buildings, along with building massing/volumetrics. Additional architectural drawings and modeling, including cross sections and a 3-d model, will be provided to illustrate the development and relation to site conditions and surrounding area.

The work of the consultant is to be coordinated with engineering consulting work associated with site servicing concept development; financial planning and business case development; and specifications for housing needs (unit mix, size and tenures) working with the RMOW, WDC and the Whistler Housing Authority.

The project will also include a public consultation component that will include a presentation and review by the RMOW Advisory Design Panel, a Public Open House for Whistler community members, and a presentation before municipal Council.

The development program shall complement the existing Cheakamus Crossing neighbourhood, and integrate with the surrounding context including the adjacent natural environment and current and potential land uses. Guiding principles for the neighbourhood expansion shall be drawn from the original principles of the Cheakamus Crossing Neighbourhood and reaffirmed at the project onset.

The final product is to be a rezoning application booklet. The parcelization plan will also serve as the basis for the future subdivision of the individual development sites.

The work is to be completed by September 30, 2018.

2.2 Reference Materials

A copy of the Cheakamus Crossing Development Master Planning – Second Phase – Site Analysis and Preliminary Concepts, May 2018 is attached in Appendix A for reference.

All mapping data represented in this report is available digitally for use by this project.

3 PROPOSAL SUBMISSION REQUIREMENTS

Notwithstanding the instructions below, the RMOW reserves the right, in its sole discretion to reject or retain any proposal for its consideration which does not meet the specific content or form requested within the RFP instructions, or for failure to comply with the process for submission set out in this RFP.

3.1 Proposal Format and Deadline

An emailed copy of the proposal must be received by 4:00pm on June 1, 2018. Emailed Proposals (.pdf format) should be sent to: mkirkegaard@whistler.ca.

3.2 Proposed Methodology

Consistent with the scope of work noted above, all responses to this RFP should include a clear description of the proposed project delivery methodology. The methodology should also include a proposed project timeline including a description of key milestones along the project delivery timeline.

3.3 Proponent Profile

Proposals should include a summary of the proponent's skills, experience, qualifications and demonstrated ability to deliver on the required scope of work. The Proponent profile should include a description of at least three recent precedent projects of similar scale, product and outcome.

The entire proponent profile, including the project team qualifications referenced below, should not exceed ten pages.

3.4 Project Team Qualifications

Proposals should include a summary of key Proponent team members, outlining their individual project management skills, demonstrated experience, and relevant qualifications, as well as their proposed role(s) and responsibilities within the delivery of this specific scope of work. For key project management staff, please identify their proposed level of commitment to this contract.

Finally, all subcontractors should be listed within the submission stating their specific roles, along with a statement of their relevant skills and experience delivering projects of similar scope.

4 PROPOSAL EVALUATION CRITERIA

4.1 Evaluation Process

The RMOW intends to evaluate proposals as fairly as possible. The RMOW reserves the right to make changes to the evaluation process prior to the proposal submission date, and reserves the right to select the Proponent best suited for this project.

The RMOW has disclaimed any intention to assume contractual or other obligations to proponents during the RFP process partly to ensure that it retains maximum flexibility in regard to whether it proceeds, whether it proceeds with one of the proponents, or how it will evaluate proposals. While the RMOW intends to evaluate proposals as fairly as possible, proponents should be aware the RMOW may evaluate proposals on any basis whatsoever, whether specifically identified in this document or not. Proponents should be aware that various matters may be considered by the RMOW when evaluating proposals, including, for example:

- whether, or to what extent, a Proponent has complied with the proposal requirements set out in this document,
- the RMOW's assessment of the ability of the Proponent to successfully perform the work,
- the proposed costs,
- technical innovation, and/or
- the nature of any previous dealings the RMOW has had with a Proponent.

If a proposal is determined to be unclear or deficient in some aspects, but these deficiencies are capable of being clarified or rectified, the RMOW may prepare a list of questions for the Proponent, to clarify or remedy the deficiencies. If, in the opinion of the RMOW, these clarifications and rectifications do not overcome the deficiencies, the RMOW, at its sole and absolute discretion, may decide to reject the proposal.

The RMOW may contact any or all of the Proponents to seek further clarification and information before selecting the Preferred Proponent.

4.2 Evaluation Scoring Matrix

The RMOW intends to evaluate all proposals according to the scoring matrix outlined in Appendix B – Proposal Evaluation Criteria. Note that the RMOW will select the proposal that it deems, in its sole and absolute discretion, demonstrates the best combination of corporate qualifications, skilled and experienced personnel, project understanding, vision, proposed approach to achieving the specified scope of work, as well as the total cost. The RMOW is not bound to accept the lowest price proposal, nor is the RMOW in any way bound to enter into negotiations with any of the Proponents.

4.3 Questions and Correspondence

The RMOW is committed to a fair and open process for all parties interested in this RFP. Please direct all queries and questions related to this RFP to Mike Kirkegaard, Director of Planning, mkirkegaard@whistler.ca or 604-935-8163.

5 GENERAL TERMS AND CONDITIONS

5.1 Changes to the Proposal Wording and Content

The Proponent is entitled to amend its proposal at any time before the deadline for submission. After the closing date and time, the Proponent will not change the wording or content of the submission and no words will be added to the proposal, including changing the intent or content of the submission, unless requested by the RMOW.

5.2 Proponent Expenses

Proponents are solely responsible for their own expenses in preparing and submitting their proposal.

5.3 Proposal Pricing

Prices included in the proposal are not irrevocable.

Prices must be in Cdn dollars and account for relevant taxes.

No bid bond for submission is required and no performance bond within contract is required. Permit pricing also not required.

Please note that awarded contract will include a milestone based payment schedule.

5.4 Negotiations

The Proponent judged to have the “best overall proposal” will be selected to enter into negotiations with the RMOW for the specified scope of work.

If a written contract cannot be negotiated within 20 days of notification to the Preferred Proponent, the RMOW may, at its discretion at any time thereafter, terminate negotiations with that proponent and either attempt to negotiate a contract with the next qualified Proponent, or cancel the RFP process and not enter into a contract with any Proponent.

5.5 Subcontracting

Proposed subcontractors must be listed with attached profiles and contact information. Joint proposals must indicate which proponent will have overall responsibility for performing the contract.

5.6 Liability for Errors

The information contained in this RFP is supplied solely as a guideline for proponents. The information is not guaranteed or warranted to be accurate by the RMOW, nor is it necessarily comprehensive.

5.7 Agreement with Terms

The Proponent, through the submission of a proposal, agrees to all terms and conditions of this RFP.

5.8 Modification of Terms

The RMOW reserves the right to modify the terms of the RFP at its sole discretion at any time prior to the submission deadline.

5.9 Confidentiality of Information

Information pertaining to the RMOW obtained by the Proponent as a result of participation in this RFP is confidential and must not be disclosed without written permission from the RMOW.

5.10 Confidentiality of Proposals

The RMOW is subject to the British Columbia *Freedom of Information and Protection of Privacy Act*. That *Act* creates a right of access to records in the custody or under the control of the RMOW, subject to the specific exceptions in that right set out in the *Act*. The RMOW will receive all proposals submitted in response to this RFP in confidence. Because of the right of access to information created by that *Act*, the RMOW does not guarantee that information contained in any proposal will remain confidential if a request for access in respect of any proposal is made under the *Act*.

Proponents are required to keep their proposals confidential and must not disclose their submissions, or information contained in them, to anyone else without the prior written consent of the RMOW.

5.11 Responsibility

The Proponent shall not transfer responsibility to meet the obligations of their proposal to a third party without the consent, in writing, of the RMOW.

5.12 No Collusion

Proponents shall not directly or indirectly communicate with any other Proponent regarding the preparation or presentation of their proposals, or in connection with the proposal engage in any collusion, fraud or unfair competition.

5.13 Laws of the Jurisdiction

Any contract resulting from this RFP will be governed by and will be interpreted in accordance with the laws of the Province of British Columbia.

6 APPENDICES

Appendix A	Cheakamus Crossing Master Planning – Second Phase – Site Analysis and Preliminary Concepts, May 2018
Appendix B	Proposal Evaluation Criteria Including an overview of the scoring elements and relative weighting of key proposal elements

Appendix B – Proposal Evaluation Criteria

All complete proposals received by the established deadline will be evaluated against the following evaluation criteria:

CRITERIA	% EVALUATION
Project Understanding <ul style="list-style-type: none"> • Demonstrates a clear understanding of project requirements • Solution well-adapted to project objectives and desired outcomes • Clarity of the submission (concise, consistent, comprehensible format) 	10%
Proponent Qualifications & Demonstrated Product Quality <ul style="list-style-type: none"> • Reputation, proven performance and relevant experience of the proponent's firm • Proposed team's experience in elaboration of standards or similar projects • Technical and management capability, capacity, skills and qualifications of the proponent and any proposed subcontractor(s) • Ability to dedicate appropriate resources to this project in a timely manner • Quality of relevant references based on past performance for similar projects (high quality finished project, goals and time frames achievement) 	25%
Project Delivery Methodology <ul style="list-style-type: none"> • Demonstrates a sector-leading approach towards achieving the project outcomes • Demonstrated level of effort to adequately deliver the project deliverables • Demonstrates strong proposed efficiencies and appropriate methodologies well-suited to the production of a high quality and timely project outcome 	15%
Innovation & Sustainability Attributes <ul style="list-style-type: none"> • Demonstrates substantial awareness and understanding of leading examples and relevant precedents appropriate to this project • Integrates best practice approaches throughout the proposed project delivery cycle • Proposes innovative solutions to sustainability-oriented challenges • Demonstrated thought leadership in this area of expertise 	10%
Proposed Schedule <ul style="list-style-type: none"> • Presents a clearly articulated, well developed work plan, and schedule by tasks • Ability to deliver the required scope of work in a timely fashion 	10%
Cost <ul style="list-style-type: none"> • Total pricing within the proposal • Optional and Unit Pricing cost-competitiveness 	30%

2016 CENSUS WHISTLER HOUSEHOLD AND INCOME



Whistler 2016 population
12,854

+21% over 5 years (9,824 in 2011)

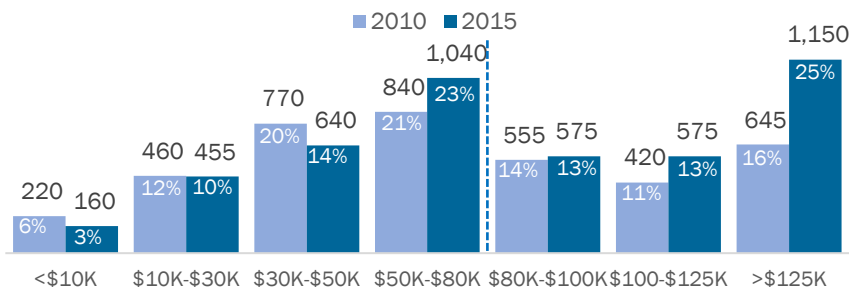


Participation rate in workforce
85.2%

+ 2.2% over 5 years (83% in 2011)

+13ppts more than British Columbia

Rising Household Income levels



With median income of \$79,752, over 50% of households earn over \$80,000



2015 median household income
\$79,752

+21% over 5 years or 3.9% per year
(\$65,757 in 2010)



Households earning over \$100,000
more than 1 in 3

Compared to 5 years ago:
+ 660 more households earn over \$100,000
+ 220 more households earn \$50,000-\$100,000
195 less households earn below \$50,000



2015 median household income of
couples with children
\$113,579

+23% over 5 years or 4.3% per year
(\$92,209 in 2010)



2015 median household income of
couples without children
\$82,773

+3% over 5 years or 0.7% per year
(\$80,134 in 2010)



2015 median household income of
lone parent with children
\$52,565

-4% over 5 years or -0.9% per year
(\$54,941 in 2010)



2015 median household income of
single persons living alone
\$43,520

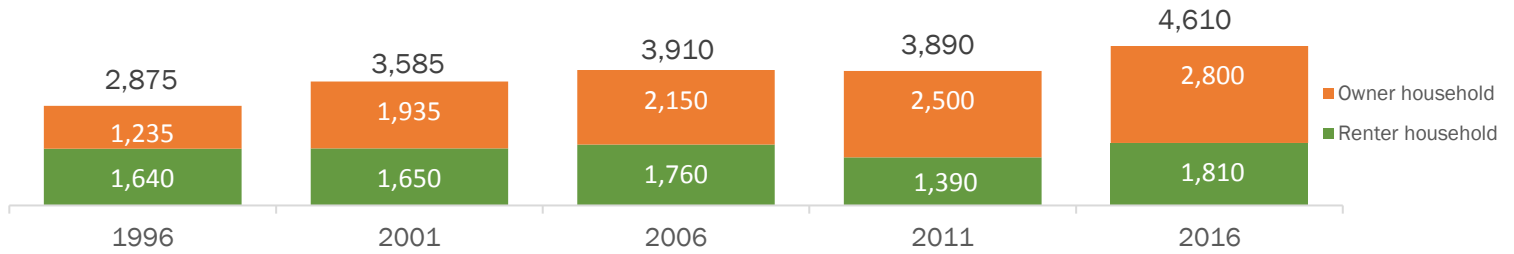
+15% over 5 years or 2.8% per year
(\$37,994 in 2010)



2015 median household income of
two or more persons (not family)
\$95,697

+13% over 5 years or 2.6% per year
(\$84,395 in 2010)

Total Households in Whistler

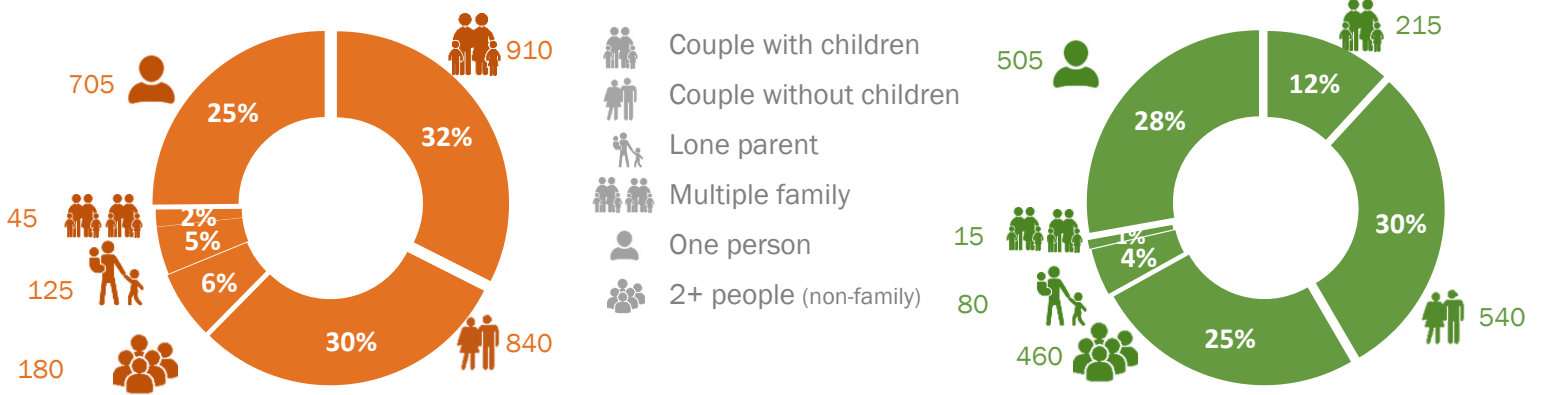


2016 Owner Household
(2,800)

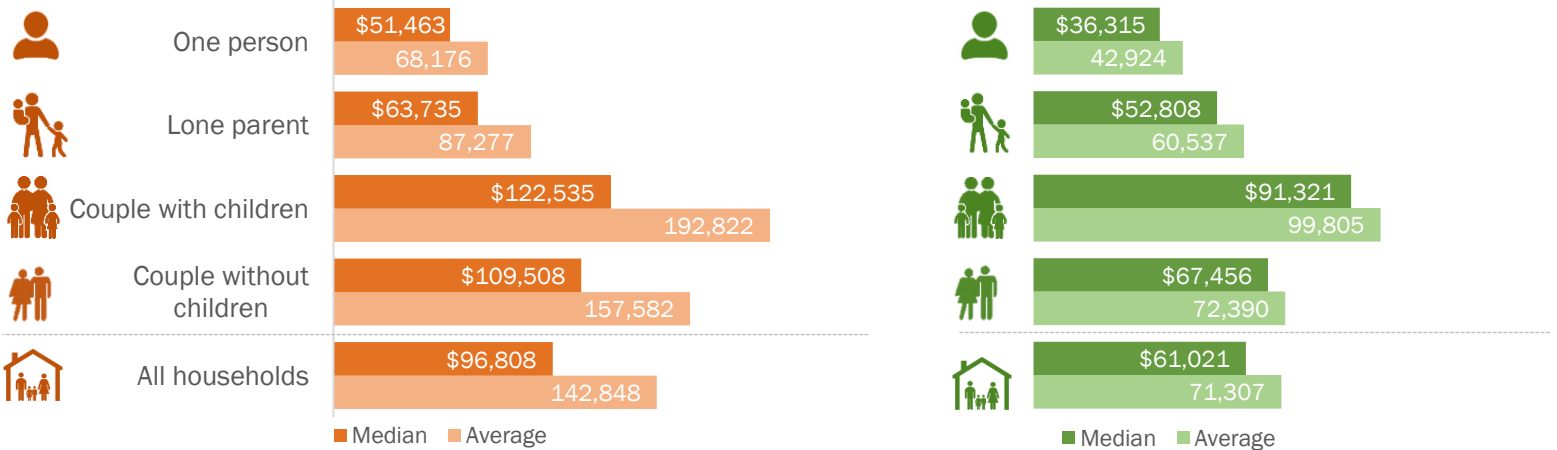


2016 Renter Household
(1,810)

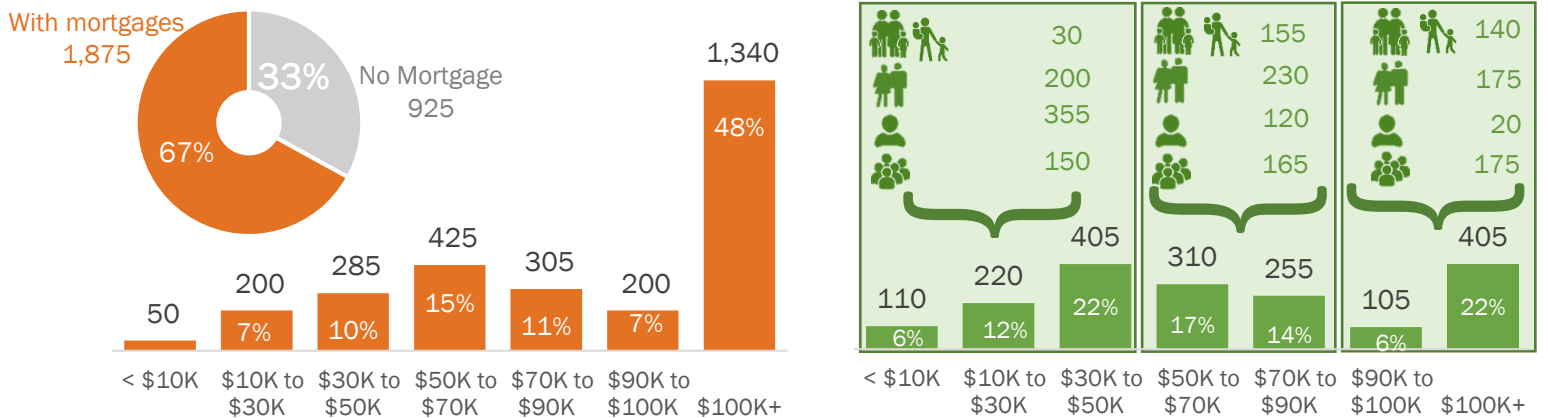
Household Types



Income by Household Type



Household Income Distribution



AFFORDABILITY TABLES FOR RENTAL - WHISTLER, BC

The following tables outline the % of income that would be spent on total housing costs for each household group. Refer to explanatory note for more details.

(Legend: Green font indicates less than 30% of income is spent on housing. Red font indicates more than 50% of income is spent on housing indicating severity of unaffordability).

Grey rows indicate households earning less than the equivalent of full-time work at minimum wage

SINGLES						SINGLES				Monthly Rent @ 30% of income <small>(using mid point of each income range)</small>
Household Income level (\$)	# households	% of Single rental households	% of Whistler rental households	% of total Whistler households	Studio		1 bedroom			
					WHA Housing cost per month	Market housing cost per month	WHA Housing cost per month	Market housing cost per month		
Median	\$36,315				\$846	\$1,625	\$1,080	\$1,890		
					Housing cost as % of income		Housing cost as % of income			
*Up to	19,999	85	17%	4.7%	1.8%	51%	98%	65%	113%	
20,000	29,999	75	15%	4.1%	1.6%	41%	78%	52%	91%	\$625
30,000	39,999	115	23%	6.4%	2.5%	29%	56%	37%	65%	\$875
40,000	49,999	95	19%	5.2%	2.1%	23%	43%	29%	50%	\$1,125
50,000	59,999	55	11%	3.0%	1.2%	18%	35%	24%	41%	\$1,375
60,000	69,999	25	5%	1.4%	0.5%	16%	30%	20%	35%	\$1,625
70,000	79,999	20	4%	1.1%	0.4%	14%	26%	17%	30%	\$1,875
80,000	89,999	15	3%	0.8%	0.3%	12%	23%	15%	27%	\$2,125
90,000	99,999	0	0%	0.0%	0.0%	na	na	na	na	\$2,375
over	100,000	20	4%	1.1%	0.4%	10%	20%	13%	23%	> \$2,500
		505	100%	27.9%	11.0%					

NOTES:

- Working 40 hours per week at minimum wage (\$11.35 as at Feb 2018) provides an annual income of \$23,608 per person, therefore, incomes less than \$23,608 indicate a person earning minimum wage is working less than full time. At an income of \$20,000, this indicates an individual earning minimum wage (\$11.35) is working less than 35 hours per week, and at \$10,000, this indicates an individual is working less than 17 hours per week.
- Singles living alone would find it more affordable to rent their own bedroom in a 2 bedroom home as 2 bedroom homes are proportionately less expensive per bedroom - though personal preferences of living alone may outweigh the economics (similarly for 3 bedroom + homes). This is especially relevant for individuals earning minimum wage (with annual income btw \$20,000-\$30,000) where studio and 1 bedroom homes are unaffordable (including at WHA rates).
 - For 2 singles working full time at minimum wage (total income of \$47,216, or \$23,608 each), renting a WHA 2 bedroom unit would equate to 39% of their income.
 - For 3 singles working full time at minimum wage (total income of \$70,800, or \$23,608 each), renting a WHA 3 bedroom unit would equate to 33% of their income.
- About one-third of all single households have an income greater than \$50,000, and would spend considerably less than 30% of their incomes if renting a WHA studio or 1-bedroom home. (This excludes those on minimum wage not working full-time). At market rental rates, these same households would be spending up to 35-41% of their income on housing. Severe housing affordability issues are identified when housing costs exceed 50% of gross household income (before tax)

AFFORDABILITY TABLES FOR RENTAL - WHISTLER, BC

The following tables outline the % of income that would be spent on total housing costs for each household group. Refer to explanatory note for more details.

(Legend: Green font indicates less than 30% of income is spent on housing. Red font indicates more than 50% of income is spent on housing indicating severity of unaffordability).

Grey rows indicate households earning less than the equivalent of full-time work at minimum wage

COUPLES						COUPLES				
Household Income level (\$)	# households	% of Couples households	% of Whistler rental households	% of total Whistler households	Studio		1 bedroom		Monthly Rent @ 30% of income <small>(using mid point of each income range)</small>	
					WHA Housing cost per month	Market housing cost per month	WHA Housing cost per month	Market housing cost per month		
Median	\$67,456				\$846	\$1,625	\$1,080	\$1,890		
					Housing cost as % of income		Housing cost as % of income			
Up to	30,000	70	17%	3.9%	1.5%	34%	65%	43%	76%	
30,000	39,999	20	5%	1.1%	0.4%	29%	56%	37%	65%	
40,000	49,999	60	14%	3.3%	1.3%	23%	43%	29%	50%	
50,000	59,999	30	7%	1.7%	0.7%	18%	35%	24%	41%	
60,000	69,999	35	8%	1.9%	0.8%	16%	30%	20%	35%	
70,000	79,999	60	14%	3.3%	1.3%	14%	26%	17%	30%	
80,000	89,999	35	8%	1.9%	0.8%	12%	23%	15%	27%	
90,000	99,999	30	7%	1.7%	0.7%	11%	21%	14%	24%	
over	100,000	75	18%	4.1%	1.6%	10%	20%	13%	23%	
		415	100%	22.9%	9.0%				> \$2,500	

NOTES:

- For Couples, both working 40 hours per week at minimum wage (\$11.35) would provide an annual household income of \$47,216. Couples Households with incomes less than \$47,216 indicate that at least one person is working less than full-time, and at \$30,000, this indicates each person is working less than 26 hours per week.
- More than 1/3 of all couples living in a rental property are earning income equivalent to less than full-time work at minimum wage.
- Almost 50% of all couples living in a rental property earn over \$70,000 - the income threshold at which both market and WHA 1 bedroom properties are considered affordable (ie spending less than 30% of their incomes on housing).

AFFORDABILITY TABLES FOR RENTAL - WHISTLER, BC

The following tables outline the % of income that would be spent on total housing costs for each household group. Refer to explanatory note for more details.

(Legend: Green font indicates less than 30% of income is spent on housing. Red font indicates more than 50% of income is spent on housing indicating severity of unaffordability).

Grey rows indicate households earning less than the equivalent of full-time work at minimum wage

Lone Parent with Children										
Household Income level (\$)		# households	% of Lone Parent households	% of Whistler rental households	% of total Whistler households	2 bedroom		3 bedroom		Monthly Rent @ 30% of income <small>(using mid point of each income range)</small>
						WHA Housing cost per month	Market housing cost per month	WHA Housing cost per month	Market housing cost per month	
Median	\$52,808					\$1,539	\$2,750	\$1,962	\$3,900	
						Housing cost as % of income		Housing cost as % of income		
Up to	30,000	0	0%	0.0%	0.0%	na	na	na	na	
30,000	39,999	10	17%	0.6%	0.2%	53%	94%	67%	134%	\$875
40,000	49,999	10	17%	0.6%	0.2%	41%	73%	52%	104%	\$1,125
50,000	59,999	20	33%	1.1%	0.4%	34%	60%	43%	85%	\$1,375
60,000	69,999	10	17%	0.6%	0.2%	28%	51%	36%	72%	\$1,625
70,000	79,999	0	0%	0.0%	0.0%	na	na	na	na	\$1,875
80,000	89,999	0	0%	0.0%	0.0%	na	na	na	na	\$2,125
90,000	99,999	0	0%	0.0%	0.0%	na	na	na	na	\$2,375
over	100,000	10	17%	0.6%	0.2%	18%	33%	24%	47%	>\$2,500
		60	100%	3.3%	1.3%					

NOTES:

- There are no lone parent families living in rental housing earning less than \$30,000. This indicates all lone parents are working at an hourly rate above the minimum wage, or working more than a standard 40 hour week at minimum wage.
- 83% of all lone parent families earn less than \$70,000 and would be spending in excess of 50% of their income if they were living in a 2 or 3 bedroom market rental home.

AFFORDABILITY TABLES FOR RENTAL - WHISTLER, BC

The following tables outline the % of income that would be spent on total housing costs for each household group. Refer to explanatory note for more details.

(Legend: Green font indicates less than 30% of income is spent on housing. Red font indicates more than 50% of income is spent on housing indicating severity of unaffordability).

Grey rows indicate households earning less than the equivalent of full-time work at minimum wage

Couples with Children									
Household Income level (\$)	# households	% of Couples with children households	% of Whistler rental households	% of total Whistler households	2 bedroom		3 bedroom		Monthly Rent @ 30% of income <small>(using mid point of each income range)</small>
					WHA Housing cost per month	Market housing cost per month	WHA Housing cost per month	Market housing cost per month	
Median	\$91,321				\$1,539	\$2,750	\$1,962	\$3,900	
					Housing cost as % of income		Housing cost as % of income		
Up to	30,000	10	5%	0.6%	0.2%	62%	110%	78%	156%
30,000	39,999	0	0%	0.0%	0.0%	na	na	na	\$875
40,000	49,999	10	5%	0.6%	0.2%	41%	73%	52%	104%
50,000	59,999	0	0%	0.0%	0.0%	na	na	na	\$1,375
60,000	69,999	25	12%	1.4%	0.5%	28%	51%	36%	72%
70,000	79,999	35	17%	1.9%	0.8%	25%	44%	31%	62%
80,000	89,999	15	7%	0.8%	0.3%	22%	39%	28%	55%
90,000	99,999	30	15%	1.7%	0.7%	19%	35%	25%	49%
100,000	119,999	40	20%	2.2%	0.9%	17%	30%	21%	43%
120,000	149,999	10	5%	0.6%	0.2%	14%	24%	17%	35%
over	150,000	30	15%	1.7%	0.7%	12%	22%	16%	31%
		205	100%	11.3%	4.4%				>\$3,750

NOTES:

1. Market housing rental rates challenge affordability for families in particular those on low to moderate incomes needing 3 bedrooms or more. Approximately half of all families would be spending more than 50% if they were renting a 3 bedroom market home.
2. Almost 95% of all families living in rental properties, would be spending less than 30% of their incomes on housing if they were in WHA homes.
3. Approximately 40% of families earn over \$100,000, and almost 15% earn over \$150,000

EXPLANATORY NOTE: This report was produced to provide information about Whistler's housing affordability for the different household groups based on their diverse income levels - at different levels of housing costs. Whistler's households include those who have their usual place of residence in Whistler - and excludes temporary residents. Total Housing costs for each size of home includes both a housing rental rate and an assumption for utilities cost. Total Housing Costs are shown for 2 levels of rental rates (for the year ending Dec 2017) - WHA median per unit size, and at median advertised market rates per unit size as collated by the WHA. Affordability is then determined based on Total Housing cost as a percentage of income. Income and Household Data is sourced from Statistics Canada 2016 Census.

This report was developed by the Resort Municipality of Whistler's Economic Development Team. Any enquiries should be directed to economicdevelopment@whistler.ca.

	submission and review of further detailed information and studies. Timeline may vary depending on application.
July 2019 – December 2023	Building permit application and construction.

To initiate the project in April 2018, staff notified interested parties of the process and placed advertisements in the local newspaper notifying the public of the process. Preliminary applications were due on May 31, 2018, and were to include the following information:

- Dimensioned site plan;
- Preliminary building massing;
- Number, type, and size of dwelling units;
- Site data, including useable site area, site coverage, gross floor area, building height, building setbacks, and number of parking stalls;
- Written summary of how the development meets the applicable guidelines, and;
- Initial assessment of access and servicing options from a qualified professional.

Applications Received

The following nine applications were received by 5 pm on May 31, 2018:

Rezoning Application number	Address (Neighbourhood)	Current Zoning	Parcel Area (ha)	Dwelling Units Proposed	Bed Units Proposed
RZ1144	2077 Garibaldi Way (Nordic)	RS-E1 Zone (Residential Single Estate One)	0.88	74 apartments	222
RZ1146	7104 Nancy Greene Drive (White Gold)	RS-E1 Zone (Residential Single Estate One)	0.28	65 apartments	184
RZ1147	1315 Cloudburst Drive (Cheakamus)	AC3 Zone (Athletes' Centre Three)	0.66	56 apartments & townhomes	156
RZ1150	5298 Alta Lake Road (Alta Lake/West Side)	TA17 Zone (Tourist Accommodation Seventeen)	3.85	13 townhomes	52
RZ1151	8629 Forest Ridge Drive (Alpine)	RI1 (Residential Infill One)	0.13	2 townhomes	4
RZ1152	2028 Rob Boyd Way (Creekside)	CC2 Zone (Commercial Core Two)	0.57	10 dormitory units + 1 - 3 apartments	12
RZ1153	8975 Highway 99 (Rainbow)	RS-E1 Zone (Residential Single Estate One)	5.66	150 apartments & townhomes	354

RZ1155	2671 Highway 99 (Creekside)	RS-E1 Zone (Residential Single Estate One)	1.73	7 dormitory units + 97 apartments & townhomes	246
RZ1154	1525 Highway 99 (Spring Creek/Function)	RS-E1 Zone (Residential Single Estate One)	11.34	496 apartments & townhomes	1004
Total					2,234

See Appendix A for location maps of each of the applications.

In total, the Municipality received zoning amendment applications for 2,234 bed units. This is a preliminary calculation and will be confirmed as staff proceed with review of the applications.

The application for 1315 Cloudburst Drive requests an increase in the maximum gross floor area of the property, to allow for additional employee housing units beyond what the gross floor area that is currently permitted could provide for. (The property is zoned AC3 Zone (Athletes' Centre Three). The permitted uses are: Athletes' Centre, Athletes' Centre accommodation, auxiliary buildings and uses, and, parks and playgrounds.) The other eight applications generally request a change in use/building form, from single family residential to multifamily, or commercial to multifamily.

Bed units are calculated according to the definition in the Official Community Plan. 'Bed unit' is defined as:

"A measure of a quantity of development intended to reflect servicing and facility requirements for one person, calculated as follows:

	Unit Size (m ²)	Number of Bed Units
Multiple Residential Dwelling Units		
	0 - 55	2
	55 - 100	3
	100+	4
Commercial Accommodation		
Guest room, sleeping unit, or dwelling unit	0 - 55	2
	55 - 100	3
	100+	4
Pension guest room	N/A	1.5
Bed and breakfast	N/A	6
Campsite	N/A	1
Detached dwelling	N/A	6
Duplex dwelling	N/A	12
Dormitory bed	N/A	0.5 "

Next Steps

Over the month of June 2018, staff will complete a preliminary review of all applications received, using the guidelines for evaluating rezoning proposals for private sector employee housing endorsed by Council on December 5, 2017. (See Report No. 18-040 for an overview of the guidelines.) Comments will be provided to the applicants on their proposed rezoning, identifying any issues and requirements for additional information. Applicants will have the opportunity to revise their submission to address issues raised or provide additional information as may be required.

Staff will prepare a report to Council in September with an evaluation of each proposal and recommendations for further review and processing of appropriate applications. Any applications that receive approval by Council for further consideration would then follow the standard rezoning process.

WHISTLER 2020 ANALYSIS

See Report No. 18-040 for an analysis of the Private Sector Employee Housing Initiative against Whistler 2020 strategies.

OTHER POLICY CONSIDERATIONS

Compliance with Zoning and Parking Bylaw No. 303, 2015 regulations and other RMOW policies will be assessed as part of the zoning amendment process.

BUDGET CONSIDERATIONS

All costs associated with individual rezoning applications, including staff review time, public meetings, notices, and legal fees will be paid by the applicant.

COMMUNITY ENGAGEMENT AND CONSULTATION

At the time a rezoning application is submitted and received by the Planning Department, a rezoning application sign must be posted on the property within seven days. This report identifies all applications received. Consistent with standard practice these applications will also be identified in the applications register posted on the municipal website.

Any correspondence received from members of the public becomes part of the rezoning application file for staff and Council consideration.

For any proposals that are recommended for further review and processing, staff also recommend a public information meeting be held respecting each, in advance of bringing forward a zoning amendment bylaw for consideration of first and second readings by Council. Any proposed zoning amendment bylaw would be also be subject to a Public Hearing, adhering to statutory public notice requirements, prior to Council consideration of third reading of the Bylaw.

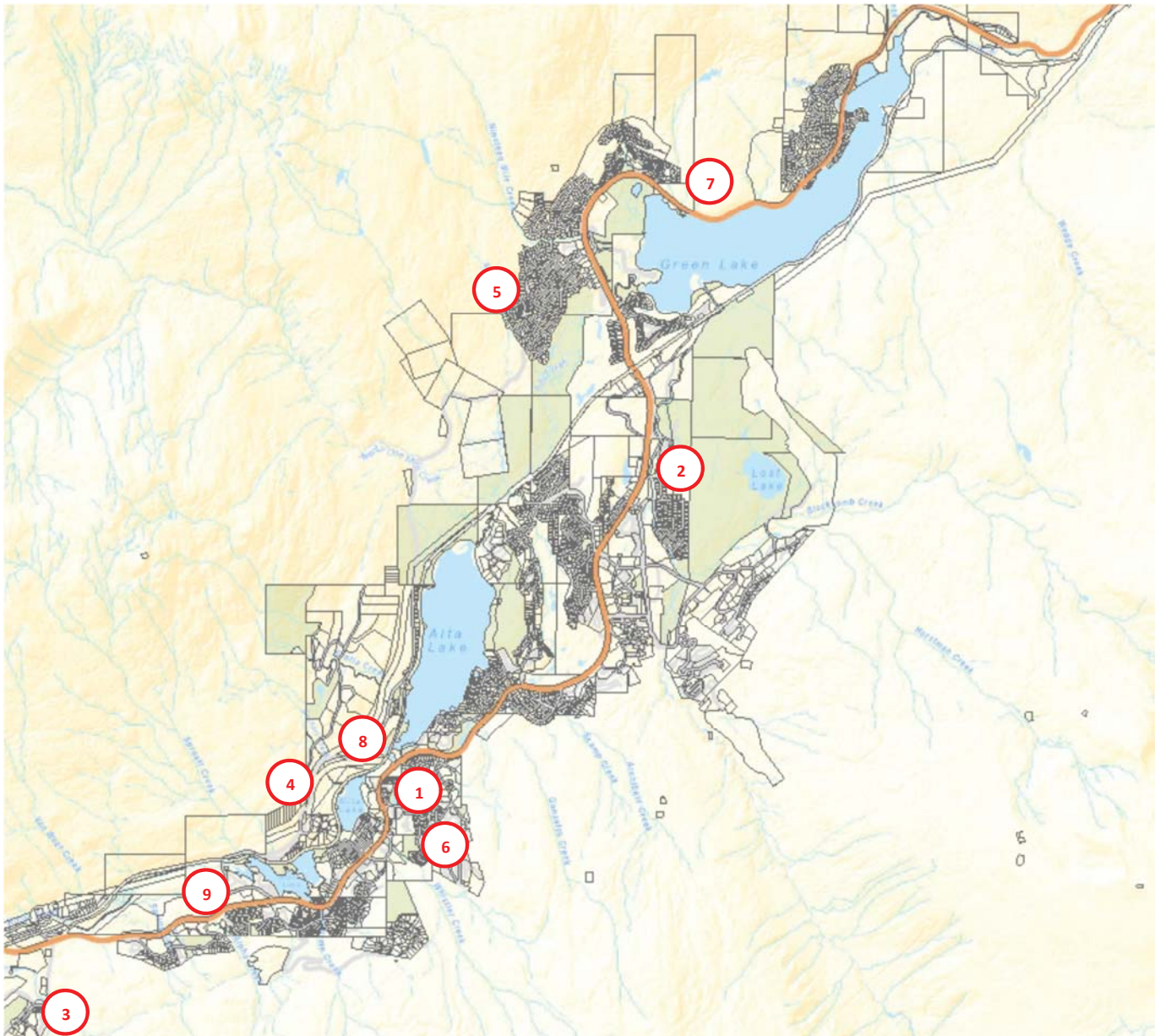
SUMMARY

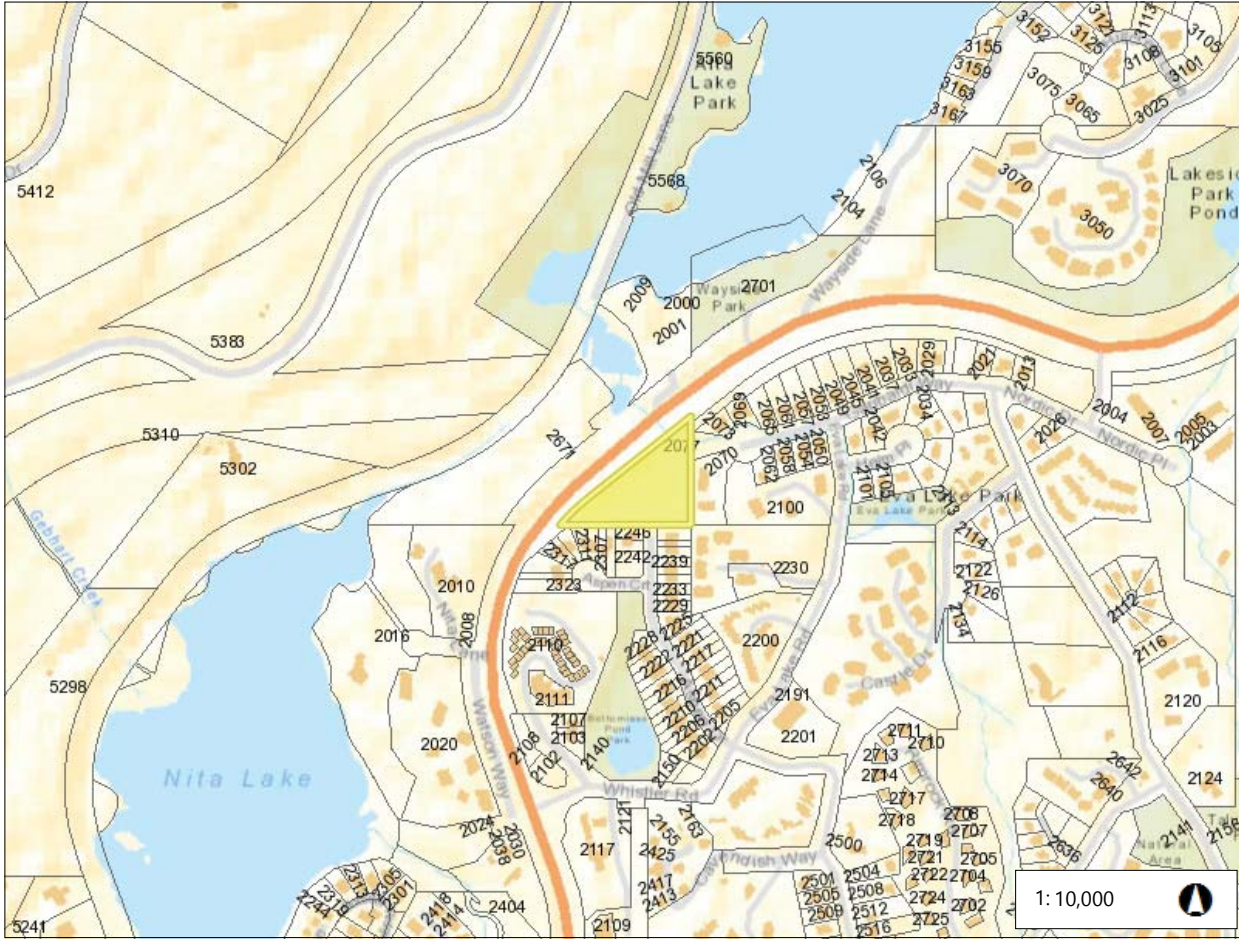
The purpose of this Report is to provide Council with an overview of the applications received for the Private Sector Employee Housing Initiative.

Respectfully submitted,

Amica Antonelli
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

1. 2077 Garibaldi Way (RZ1144) - 74 dwelling units, 222 bed units;
2. 7104 Nancy Greene Drive (RZ1146) - 65 dwelling units, 184 bed units;
3. 1315 Cloudburst Drive (RZ1147) – 56 dwelling units, 156 Bed units;
4. 5298 Alta Lake Road (RZ1150) - 13 dwelling units, 52 bed units;
5. 8629 Forest Ridge Drive (RZ1151) – 2 dwelling units, 4 bed units;
6. 2028 Rob Boyd Way (RZ1152) – 10 dormitory units + 1 dwelling unit, 12 bed units;
7. 8975 Highway 99 (RZ1153) - 150 dwelling units, 354 bed units;
8. 2671 Highway 99 (RZ1155) – 7 dormitory units + 97 dwelling units, 245.5 bed units; and,
9. 1525 Highway 99 (RZ1154) – 496 dwelling units, 1004 bed units.





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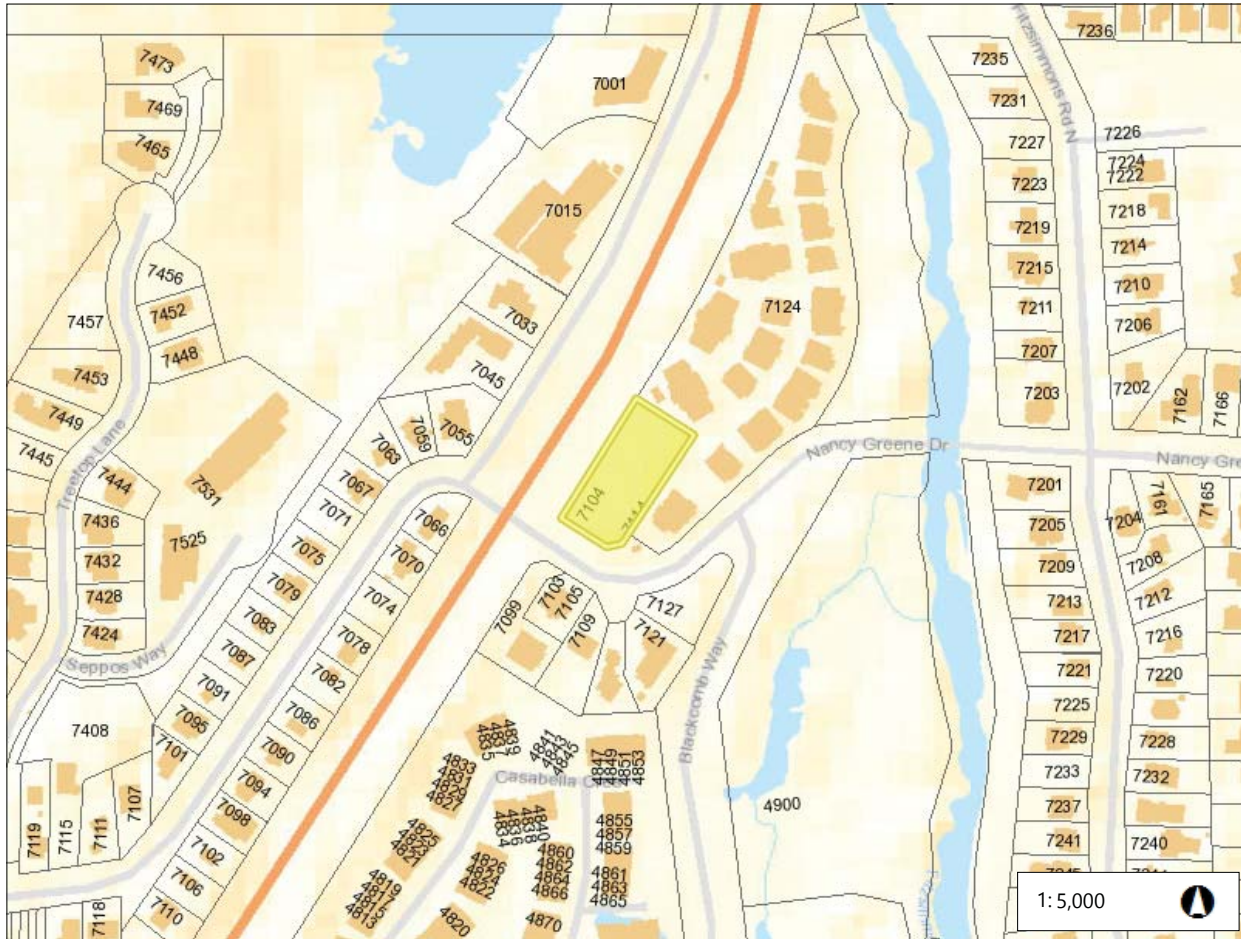
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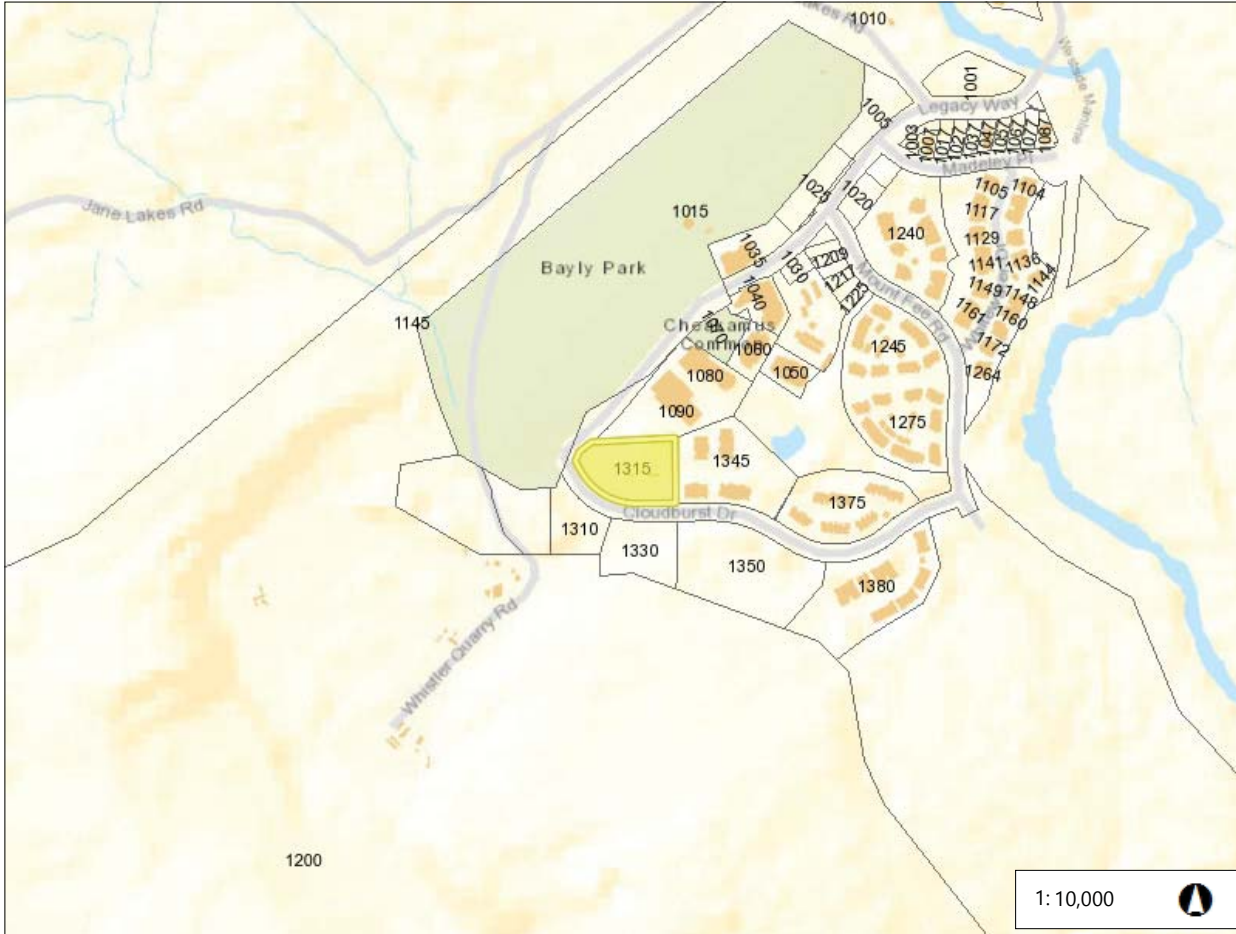
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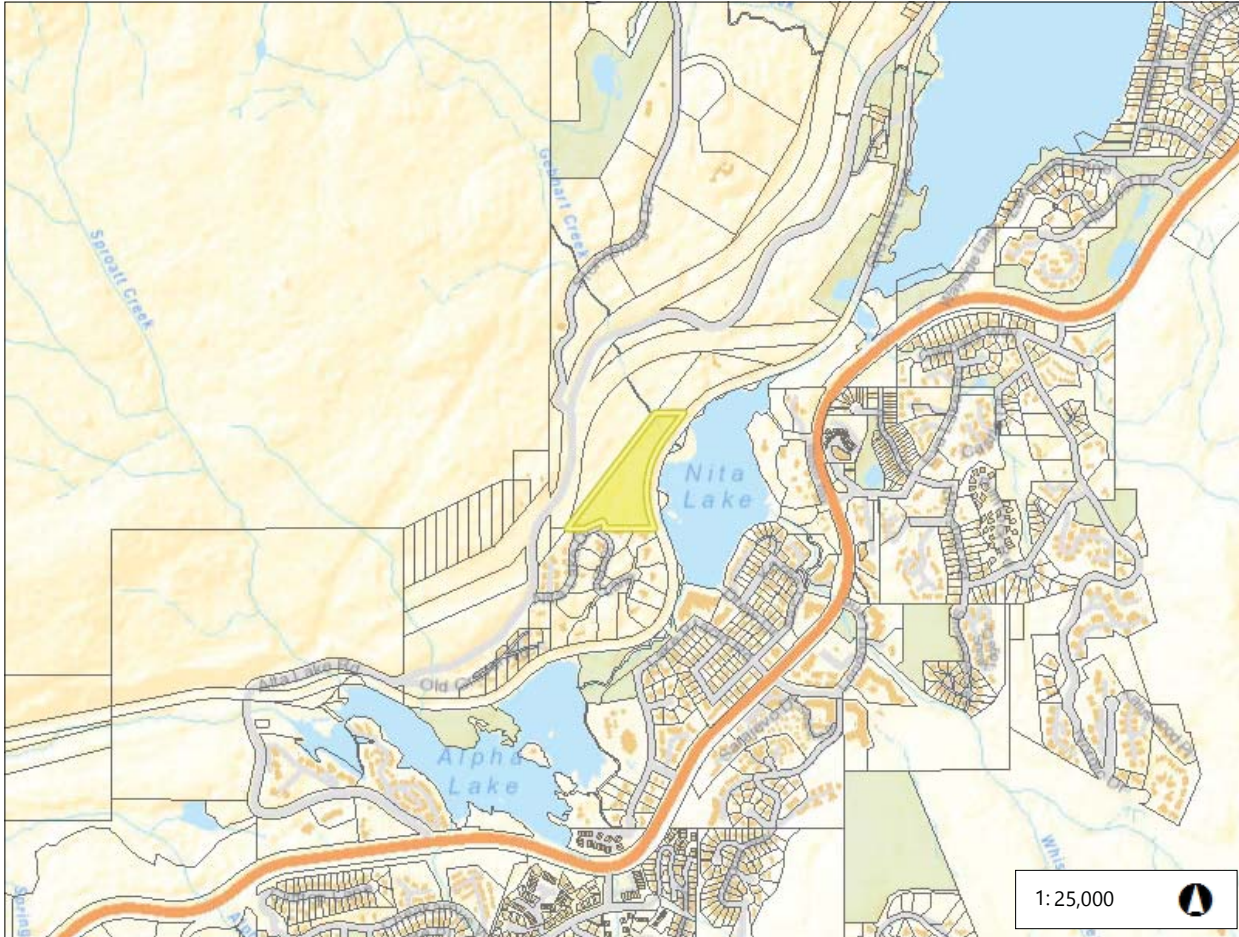
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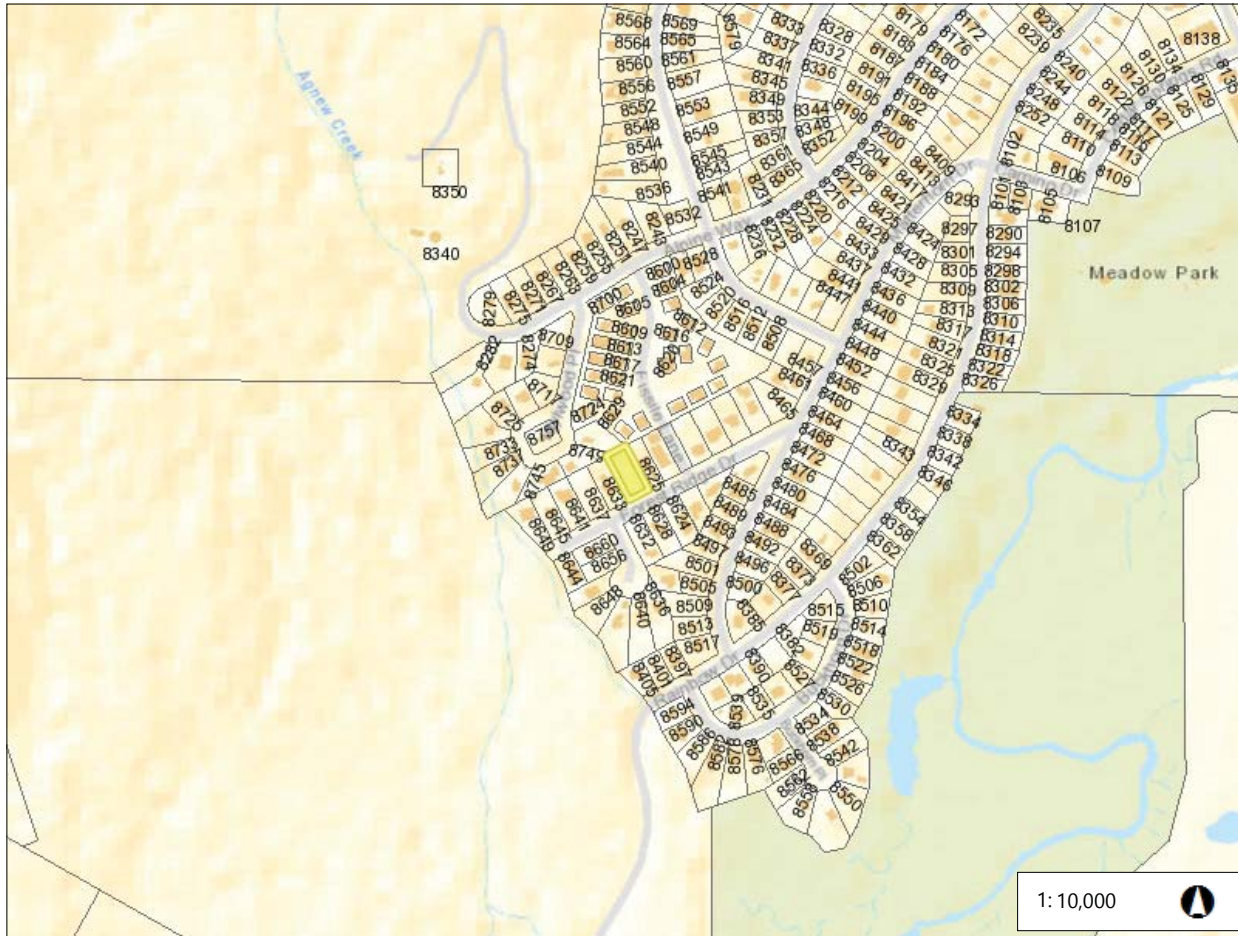
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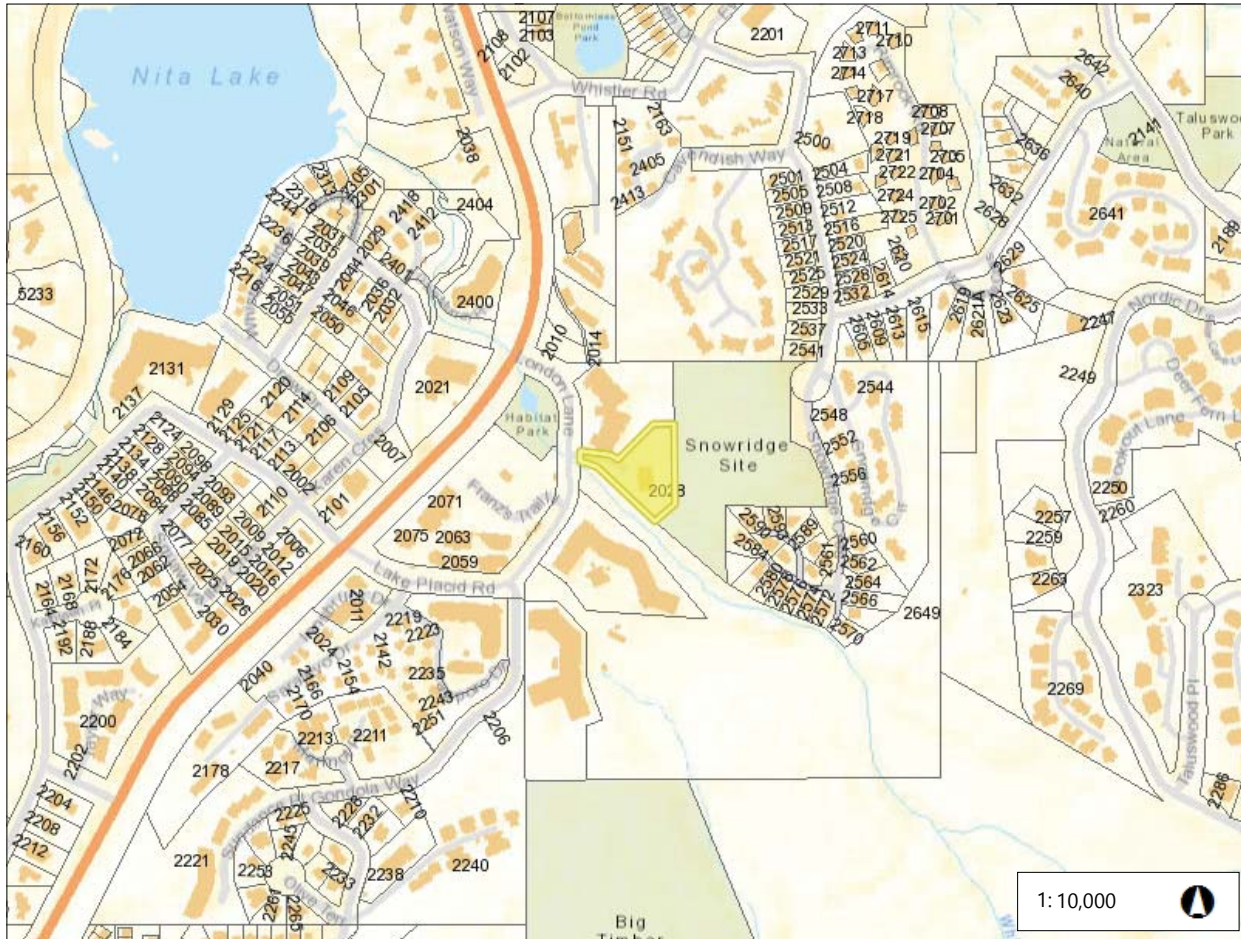
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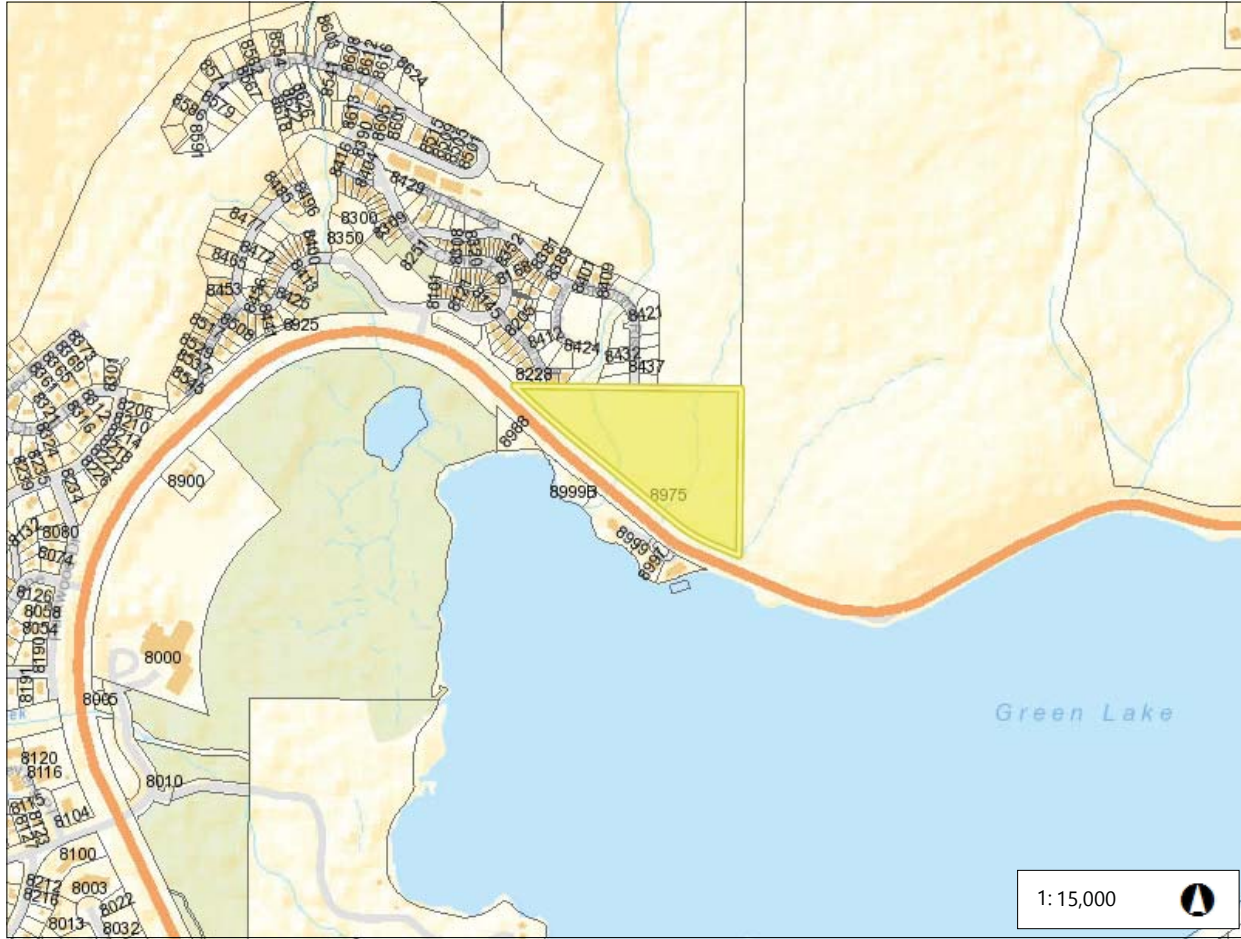
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

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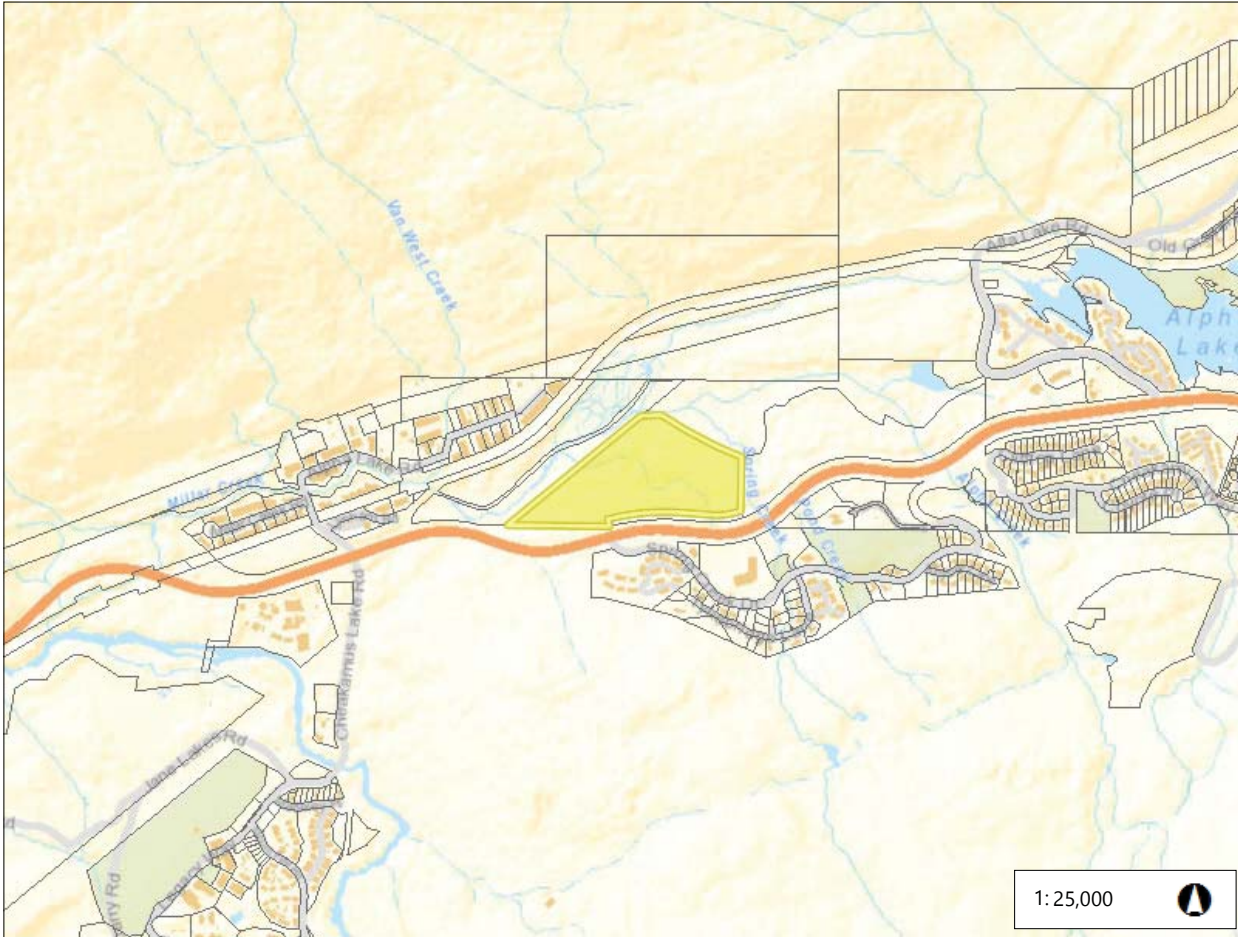
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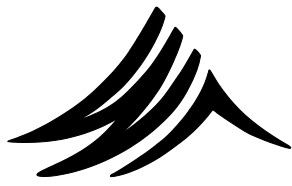
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REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 19, 2018
REPORT: 18-084
FROM: Resort Experience
FILE: RZ1148
SUBJECT: RZ1148 - 3373 PANORAMA RIDGE – LAND USE CONTRACT DISCHARGE AND REZONING

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 readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”;

That Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”; and further,

That Council direct staff to advise the applicant that before consideration of adoption of “Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a Section 219 development covenant in favour of the Resort Municipality of Whistler requiring development on the parcel to achieve a minimum of BC Energy Step Code 3; and
2. Payment of outstanding rezoning application fees.

REFERENCES

Location: 3373 Panorama Ridge
Legal: Lot 15, Block M, District Lot 4750, Plan 17791
Zoning: Land Use Contract F56921

Appendix “A” – Location Plan

PURPOSE OF REPORT

The purpose of this Report is to present “Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”, a bylaw to discharge the Brio Land Use Contract (the “LUC”) from the lands at 3373 Panorama Ridge, and rezone the parcel to RS1 (Single Family Residential One).

This Report recommends that Council give first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”, authorize staff to schedule a public hearing for the bylaw, and further identifies conditions for the applicant to address prior to consideration of adoption of the bylaw.

DISCUSSION

Background

The subject property at 3373 Panorama Ridge is located in the Brio subdivision. The Brio subdivision was originally regulated by Land Use Contract F56921 (the “LUC”) registered on the property titles in 1978. Altogether, 110 properties were subject to the LUC in 1978. Over time, the majority of lots in Brio had the LUC discharged and replaced with the RS1 (Single Family Residential One) zone.

In 2018, the municipality initiated the process of termination of land use contracts in Whistler as required by the *Local Government Act*. Per the *Local Government Act*, bylaws for early termination must be adopted before June 30, 2022 and such bylaws must not come into force until at least one year after the date of bylaw adoption.

On March 20, 2018 “Land Use Contract Termination Bylaw (Brio) No. 2169, 2018” was adopted to discharge the LUC from the remaining eleven parcels, including 3373 Panorama Ridge, and rezone the lands to RS1 zone. However, this bylaw will not come into force until March 20, 2019 per *Local Government Act* requirements. The owners of 3373 Panorama Ridge are interested in developing their currently undeveloped property in a manner that will be consistent with the incoming RS1 zoning, however, they want to begin construction in the late summer of 2018, prior to the RS1 zoning provided by Bylaw 2169 coming into effect.

Section 546 of the *Local Government Act* provides that an owner of property subject to a land use contract can amend or discharge the contract by bylaw with the agreement of the local government and the landowner without the one year delay imposed by the early termination process. The owners of 3373 Panorama Ridge have submitted Rezoning Application RZ1148 to do so.

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

“Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018” will discharge the LUC and replace it with the existing RS1 Zone contained in Zoning and Parking Bylaw 303, 2015 for 3373 Panorama Ridge. Differences between the existing LUC requirements and the RS1 Zone are indicated in the following table:

	LUC	RS1
Use	Detached Dwelling	Detached Dwelling
Density	2500 sq ft (232 m ²)	325 m ²
Auxiliary Residential Dwelling Unit	Not Considered	Yes
Height	25 ft	7.6 m
Site Coverage	33 %	35 %
Setbacks F/S/R	25 ft/ 10 ft/ 25 ft	7.6 m/ 3.0 m/ 7.6 m
Parking	2 spaces	3 spaces

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	The termination of LUCs in Whistler will eliminate regulatory confusion and allow for a more effective regulatory framework to better manage growth. Discharge of the LUC would mean that gross floor area (“GFA”) exclusions contained in Zoning and Parking Bylaw 303, 2015 (in-ground basement, garage, mechanical, etc) would be applicable.
Built Environment	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	Zoning is more flexible and easier to modify to reflect new building techniques and changing uses.

“Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018” does not move our community away from any of the adopted Whistler 2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Corporate Plan

The LUC discharge and rezoning directly supports two strategies identified in the RMOW’s 2017 Corporate Plan.

Policy Source	Policy	Comments
2017 Corporate Plan	Advance progressive community planning tools, policies and processes	The proposed bylaw supports a timely and responsible approach to meet Provincial requirements for LUC termination. A clearer and simpler regulatory regime for development will be created.
2017 Corporate Plan	Execute on organizational commitments to improve customer service	The LUC regulatory system is more time consuming and costly for both applicants and the RMOW. Replacing LUCs with zoning will have a positive impact on customer service.

Official Community Plan

Whistler’s OCP outlines specific items for review with respect to rezoning applications. The proposed bylaw is consistent with the Municipality’s Official Community Plan criteria for consideration of a rezoning application. A brief summary follows:

OCP Criteria for Evaluating Proposals for Zoning Amendments



OCP Criteria	Comments
Impact on bed unit capacity calculations	No increase in bed unit capacity.
Capable of being served by Municipal water, sewer, and fire protection services	Yes, already serviced.
Accessible via the local road system.	Yes
Environmental Impact Assessment and Initial Environmental Review.	An EIR is not required as the site is not identified on RMOW Environmental Sensitivity or Development Constraints mapping.
Traffic volumes and patterns on Highway 99 and the local road system	No significant change in volumes or patterns anticipated.
Overall patterns of development of the community and resort	No significant change, existing property.
Municipal Finance	Refer to the Budget Considerations section of this report for more details.
Views and Scenery	The proposal does not affect views.
Existing Community and Recreation Facilities	No impact.
Employee Housing charges	N/A.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	The property is not in a development permit area, and the RS1 zoning will enable the property to be developed consistently with the neighbourhood.

The LUC discharge and rezoning is consistent with:

- Section 547 of the *Local Government Act* which requires discharge/ termination of Land Use Contracts by June 30, 2024.
- Council’s policy to have an equitable approach for GFA exclusions for all single family properties in the resort community.
- All previous bylaws adopted to discharge the LUC and apply the RS1 zone to all properties in the Brio subdivision.

Legal Considerations

Details related to green building are beyond the scope of zoning regulations and need to be secured by means of agreements with the property owner and registered on title. Prior to adoption of “Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”, the owner must register a Section 219 development covenant in favour of the RMOW requiring that development at 3373 Panorama Ridge achieve a minimum of BC Energy Step Code 3. This is consistent with the intent of the proposed integration of the BC Energy Step Code in Whistler, and the requirements of Green Building Policy to register a green building covenant.

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 bylaw.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign has been posted on the property. A Public Hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

SUMMARY

“Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018” proposes to discharge the Brio Land Use Contract registered as F56921 from 3373 Panorama Ridge and apply the RS1 (Single Family Residential One) zone of Zoning and Parking Bylaw 303, 2015 to the lands, consistent with what has been previously adopted for other parcels formerly regulated by the Brio Land Use Contract.

This Report recommends that Council consider giving first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018”, that Council direct staff to schedule a Public Hearing regarding the bylaw, and identifies conditions for the applicant to address prior to consideration of adoption of the bylaw.

Respectfully submitted,

Roman Licko
PLANNING ANALYST
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A



Subject Lands – 3373 Panorama Ridge

OTHER POLICY CONSIDERATIONS

An analysis of policy considerations is provided in Administrative Report to Council No. 17-113, dated October 17, 2017 and Administrative Report to Council No. 16-058 dated May 8, 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 on the property. A Public Hearing, which is subject to public notice requirements, was held on May 22, 2018. A review of the feedback made during the public hearing process is provided in Appendix "A"

SUMMARY

This Report presents a review of public comments on "Zoning Amendment Bylaw (Prism Lands) No. 2172, 2018". The report also recommends that Council consider giving third reading of the Zoning Amendment Bylaw.

Respectfully submitted,

Melissa Laidlaw
SENIOR PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A
SUMMARY AND REVIEW OF PUBLIC HEARING COMMENTS FOR ZONING AMENDMENT
BYLAW (PRISM LANDS) NO. 2172, 2018

The following provides a summary of written and verbal public hearing submissions for the May 22, 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 two written submissions received from the public prior to the public hearing (attached as Schedule 1), and two oral submissions made by the public at the public hearing.

The summary is organized according to the following topic areas:

1. Win-win
2. Increasing new buildings, decreasing the amount of natural lands
3. Vehicular and pedestrian traffic
4. Noise and disruption
5. Trespass over adjacent lands
6. Notice of Public Hearing

1. Win-win

Public Comments:

Two oral submissions were made by the public at the public hearing stating the rezoning proposal is a win-win.

Staff Review:

Comments were supportive of rezoning.

2. Increasing new buildings, decreasing the amount of natural lands

Public Comments:

Comments were submitted in writing opposing the rezoning application as it would increase new buildings and decrease the amount of natural lands.

Staff Review:

The zoning amendment bylaw will allow the current owner more density conditional on the provision of amenities and land for affordable housing.

Specifically the zoning amendment bylaw will:

- Require transfer of 1-acre of the existing 108-acre property to the RMOW for employee housing with no additional development potential assigned. The transfer is simply to assist the RMOW owned neighbouring property located at 1451 Alta Lake Road that is currently undeveloped and zoned RM51 to help realize its existing development potential of 3,050 square metres of gross floor area of apartment or townhouse use for employee housing.
- Require transfer of 98-acres of the 108-acre property to the RMOW for parkland to protect environmentally sensitive lands, allow for existing trails and for a future valley

trail connection to Function Junction from Alta Lake Road, and auxiliary park building up to 75 sq. m. in gross floor area.

- Following transfer of the lands 99-acres of land described above, increase the number of parcels for detached dwelling residential use from 1 to 5 on the remaining 9-acre portion of the existing 108-acre property.

3. Vehicular and pedestrian traffic

Public Comments:

Comments were submitted in writing with concerns about increase in vehicular traffic, pedestrians walking in the middle of the road, construction vehicles parking on the road.

Staff Review:

A traffic impact study has been prepared by a professional engineer and reviewed and accepted by staff. The study indicates very minimal vehicular traffic increase as follows:

- Total 2-way traffic volumes entering and exiting the proposed 5 lot development from Alta Lake Road is estimated as 48 vehicles per day, 4 to 5 vehicles during AM and PM peak hour.
- Additional development traffic will constitute 0.2% of the annual average daily traffic volumes along Highway 99 and less than 0.3% of peak hour traffic volumes.

Unrelated to the rezoning proposal and zoning amendment bylaw, the municipality has design drawings for a sidewalk connection in the Alta Lake Road right of way from Highway 99 to the future employee housing development at 1451 Alta Lake Road. Construction timeframe is undetermined at this time.

On-street parking is regulated by the Parking Bylaw and enforced by Bylaw Services.

4. Noise and disruption

Public Comments:

Comments were submitted in writing with concerns about increase in noise and disruption from construction and late night partyers.

Staff Review:

Whistler's Noise Control Bylaw is in place to address issues related to noise, and is enforced by Bylaw Services on a complaint basis.

5. Trespass over adjacent lands

Public Comments:

Comments were submitted in writing with concerns about trespass on adjacent lands to access Alpha Lake.

Staff Review:

Across the street from the lands that are subject to the zoning amendment bylaw are CN Rail lands, private land and public land, with the Millar Creek corridor and portions of the foreshore of Alpha Lake being public lands. Any issues of trespass are a private property matter.

6. Public Hearing notice

Public Comments:

Comments were submitted in writing with concerns about language contained in the public hearing notice and lack of notice time.

Staff Review:

The public hearing notice described the purpose of the bylaw and the location and times in which a person can obtain more information on the bylaw if they want to understand the details of the bylaw.

Delivery of the public hearing notice met provincial *Local Government Act* requirements.

Staff Recommendation:

Staff recommends that there are no significant comments that require revisions to the proposed bylaw, and that Council give third reading to the bylaw as written.

Good day,

I would like to share my concerns about of the ZONING AMENDMENT BYLAW (Prism Lands) No. 2172, 2018.

First I would like to mention that I wish the NOTICE OF PUBLIC HEARING we received at Tamarisk included a LAYMAN version, and had more explanations of the codes used: the PURPOSE paragraph is unclear and ambiguous. I believe that many of the owners or residents disregarded the notice because of its complexity, AND LACK OF NOTICE TIME they are given to take proper action.

Questions that came to my mind:

- how many singular family homes?
- how many multy familial private buildings if any? AND how many apartments per building?
- how many employee housing buildings? AND how many apartments per building?
- what would be their approximate square footage of each apartmentbuilding?
- would any easthetical requirements be put in place to to keep a certain homogeneity of the town?
- where exactly all of those houses, buildings and parking areas would be on the map layout provided?
- would the MAXIMUM of mature trees be SAVED (NOT CUT DOWN)?
- would the development affect any bike and snow shoe trails, and if so what is the plan to replace them?
- how does the RMOW plan to use the 98 acres as said would be dedicated for park use
- how long the construction project would last and from what is the starting and finishing expected dates?

Concerns I have:

1. noise increase from construction, traffic, more residents, partyers, tourists
2. construction disturbance e.g. truck traffic, dirty roads, all construction noise, construction debris laying around or at sigth from the road, construction dust, tree cutting, and lost of forest, construction workers parking on the road
3. traffic (noisier from home with more vehicles travelling, slower back road to avoid and decrease usual HWY traffic, even harder to turn onto HWY or onto Alta Lake road, busier in general e.g. tourists and locals parking along the road to access new park area (like at rainbow park)
4. reduction of neighbourhood peacefulness e.g. distrurbance at night with partys and partyers, drunk people (mostly seasonal and younger employees)
5. higher potential of crimes (vandalism, theft, possible physical agressions)
6. littering and pollution of the green areas
7. more pedestrians in the middle of the road at night (wearing dark clotng) - it's dangerous!
8. lost to close trails access (hiking, mountain biking, snowshoeing)
9. more people sneaking in on our land to park and access the lake illegally
10. it will be more difficult to keep our piece of land private and free of strangers by the creek and railway

11. the public park will attract a tourists jam like at Alpha Lake, Rainbow, Lost Lake and Way Side parks during the dryer seasons
12. potential of increase of property taxes...?

I hope these points will be ALL considered on my behalf and all others that are owners or live permanently in the area.

THANK YOU for your attention,
Best regards,

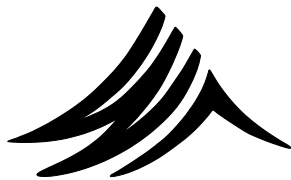
Majorie Lauzon
Owner at Tamarisk
and
On and off permanent resident of Whistler since early 1999

Re: zoning amendments bylaws (Prism Lands) No. 2172, 2018, Subject Lands, 1501 Alta Lake Road

I have owned a condo at Tamarisk since 1991. A large part of the appeal here has been the peaceful, quiet nature of the property, surrounded by nature. There have been several attempts to rezone, and increase the number of buildings in the area, and all have been opposed by the owners at Tamarisk, as well as city council in Whistler. I am opposed to this current rezoning application. In addition to increasing new buildings, and decreasing the amount of natural land, the implementation of this proposal would result in a great deal of noise and disruption by way of increase of population during the lengthy construction period.

Prior to the Olympics, many owners at Tamarisk suggested building additional units on our property, to provide extra housing for visitors. This suggestion was instantly rejected by city council. Yet this current proposal is being considered, with very little time and opportunity for the neighbourhood (Tamarisk and other existing housing) to give thought to it. I request at the very least extended time for the neighbourhood to learn more about this proposal, rather than be forced into a hasty decision.

Sincerely,
Mariam Green



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 19, 2018

REPORT: 18-080

FROM: Human Resources

FILE: 3009.5

SUBJECT: REVIEW OF COUNCIL REMUNERATION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the Director of Human Resources be endorsed.

RECOMMENDATION

That Council adopt Council Policy A-30: *Council Remuneration* as amended and attached as Appendix "A" to Administrative Report to Council No. 18-080;

That Council consider the results of the Council remuneration review; and further,

That Council set the salaries for Councillors at \$38,178 and the Mayor at \$97,310 effective January 1, 2019.

REFERENCES

Appendix "A" - Council Remuneration Policy A-30

PURPOSE OF REPORT

The purpose of this Report is to present amendments to Council Policy A-30: *Council Remuneration*. Ask Council to approve Council Policy A-30: *Council Remuneration* as amended (attached as Appendix "A") and determine Council Remuneration effective January 1, 2019.

DISCUSSION

Background

At present local government elected officials have a federal tax exemption for one third of their salaries. In the 2017 federal Budget the Government of Canada announced the elimination of this exemption effective January 1, 2019. The removal of this exemption effectively reduces the net pay for Council members by one third. To avoid a reduction in Council members' net pay as a result of this federal tax change an overall salary increase is required.

The proposed amendments incorporate feedback that was provided by the Human Resource Standing Committee of Council regarding Council Remuneration.

The current RMOW Council remuneration policy considers salary changes based on the remuneration of six lower mainland comparable municipalities. However, not all of the six comparison municipalities have determined their remuneration for 2019 or how they will deal with the federal tax changes noted above. As a result, RMOW’s Council HR Committee recommends deferring consideration of section 4.1 of Council Policy A-30: *Council Remuneration* until 2020. This would allow time for the six comparable municipalities to complete their remuneration policy reviews.

To respond to the January, 2019 elimination of the federal tax exemption a one-time increase in Council Remuneration will be introduced to compensate for the tax change impact. Mayor remuneration will increase from \$86,739 in 2018 to \$97,310 in 2019. Council remuneration will increase from \$35,072 in 2018 to \$38,178 in 2019.

MAYOR AND COUNCIL REMUNERATION	
Mayor Remuneration	
2018 Salary	Annual \$86,739
annual statutory increase to tax payment	\$10,570
2019 adjusted salary to account for removal of tax exemption	\$97,310
Council Remuneration	
2018 Salary	Annual \$35,072
annual statutory increase to tax payment	\$3,106
2019 adjusted salary to account for removal of tax exemption	\$38,178

In 2020, Council remuneration will be reviewed and determined as the average of the six comparable municipalities (as per section 4.1) after the comparison municipalities have determined their remuneration to compensate for the tax effect of the removal of the one-third non-accountable allowance.

Proposed Amendments to Council Policy A-30

Attached as Appendix “A” is the amended Council Policy A-30 proposed for adoption by Council. The following is section by section changes from the current Council Policy A-30, which was last updated on August 23, 2011.

1) 1.0 Scope of Policy

Delete “including an amount specified as an expense allowance”.

2) 2.0 Remuneration and Expense Allowance

Delete “and Expense Allowance” from section heading.

Delete Section 2.2

One-third of the annual remuneration shall be specified as an expense allowance.

- As a result of the Federal Government removal of the one-third tax allowance effective January 1, 2019.

3) 4.0 Review of Council Remuneration

Revise Section 4.1

Council remuneration will be reviewed every **four (4)** years, during the last term of each Council...

- As a result of the change made by the Provincial Government in 2014 that moved the term of office from three years to the current four year cycle.

New Section 4.2

In 2019, a one-time increase in Council Remuneration will be introduced to compensate for the tax effect of the removal of the one-third non-accountable allowance by the Federal Government. Mayor remuneration will increase from \$86,739 in 2018 to \$97,310 in 2019. Council remuneration will increase from \$35,072 in 2018 to \$38,178 in 2019.

New Section 4.3

In 2020, Council remuneration will be reviewed and determined as the average of the six comparable municipalities (as per section 4.1) after the comparison municipalities have determined their remuneration to compensate for the tax effect of the removal of the one-third non-accountable allowance.

6.0 Attendance at Official Functions

Delete “Attendance at Official Functions” and revise section 6.0 as follows:

6.0 RELATED DOCUMENTS

If Council incur expenses while conducting RMOW business activities, the Council member is entitled to reimbursement in accordance with Council Policy A-36: *Council Travel and Expense Reimbursement Policy* (subject to that policy being amended or revised by Council from time to time).

- Revised to reflect new Council Policy A-36: *Council Travel and Expense Reimbursement Policy* and delete reference to expense allowance in section 2.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance Strategy	Consistent with effectively balancing costs and expenditures while living within financial means.	

Council Policy A-30: *Council Remuneration* does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Section 104 of the *Community Charter* (exceptions for conflict resolutions) states that a Council member does not have a conflict “if the matter relates to remuneration, expenses of benefits payable to one or more council members in relation to their duties as council member.”

BUDGET CONSIDERATIONS

An increase in Council remuneration would be paid from the 2019 operating budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

None

SUMMARY

This report reviews the remuneration paid to RMOW Council in 2019 and requests that Council adopt the amendments to Council Policy A-30: *Council Remuneration*. The proposed amendments incorporate feedback that was provided by the Human Resource Standing Committee of Council as a result of the changes by the Federal Government regarding the removal of the one-third tax exemption of elected officials. Council is requested to consider the results of the remuneration review and determine Council remuneration effective January 1, 2019.

Respectfully submitted,

Denise Wood
DIRECTOR, HUMAN RESOURCES
for
Mike Furey
CHIEF ADMINISTRATIVE OFFICER



**THE RESORT MUNICIPALITY OF WHISTLER
COUNCIL POLICY**

POLICY NUMBER:	A-30	DATE OF RESOLUTION:	JUNE 19, 2018
NAME: Council Remuneration Policy			

1.0 SCOPE OF POLICY

This policy establishes the amount of remuneration to be paid to each Council member for the discharge of the duties of office.

2.0 REMUNERATION

Effective August 23, 2011, Council remuneration shall be determined as the average of six municipalities chosen on the following comparables: daily population, annual budget, and employee count. These municipalities include:

- City of North Vancouver
- City of Port Moody
- City White Rock
- District of Maple Ridge
- City of Langley
- City of Port Coquitlam

3.0 ANNUAL INCREASES

Effective January 1 of each year the annual remuneration to Council will change by the percentage change of the CPI for Vancouver over the 12-month period (August to August) of the previous year. This allows any change in the remuneration to be factored into the fall budget process.

4.0 REVIEW OF COUNCIL REMUNERATION

- 4.1 Council remuneration will be reviewed every four (4) years, during the last year of the term of each Council and determined as the average of six municipalities chosen on the following comparables: daily population, annual budget, and employee count. These Municipalities are The City of North Vancouver, City of Port Moody, City White Rock, District of Maple Ridge, City of Langley and City of Port Coquitlam. Adjustments to the Council remuneration will be brought forward to the second Regular Meeting in June of that year and will be effective January 1 of the new election term.

- 4.2 In 2019, a one-time increase in Council Remuneration will be introduced to compensate for the tax effect of the removal of the one-third non-accountable allowance by the Federal Government. Mayor remuneration will increase from \$86,739 in 2018 to \$97,310 in 2019. Council remuneration will increase from \$35,072 in 2018 to \$38,178 in 2019.
- 4.3 In 2020, Council remuneration will be reviewed and determined as the average of the six comparable municipalities (as per section 4.1) after the comparison municipalities have determined their remuneration to compensate for the tax effect of the removal of the one-third non-accountable allowance.

5.0 GROUP INSURANCE PROGRAM

Council members are eligible to participate in the Municipally-administered Group Insurance Program with all premiums paid for by the RMOW. All Council Members must sign up for a minimum of Group Life and Accidental Death and Dismemberment.

6.0 RELATED DOCUMENTS

If Council incur expenses while conducting RMOW business activities, the Council member is entitled to reimbursement in accordance with Council Policy A-36: Council Travel and Expense Reimbursement Policy (subject to that policy being amended or revised by Council from time to time).

7.0 PAYMENT SCHEDULE

The remuneration payable to the Council members will be paid bi-weekly on corporate paydays.

8.0 CEASING TO HOLD OFFICE

If a Council member should cease to hold office by reason of failure to be re-elected, death, resignation, or otherwise, the remuneration payable to that Council member will cease at the end of the month during which the Council member ceased to hold office.

Certified Correct:

B. Browning
Municipal Clerk



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 19, 2018
REPORT: 18-081
FROM: Infrastructure Services
FILE: 527.22
SUBJECT: CONSIDERATION OF A REGIONAL TRANSIT MEMORANDUM OF UNDERSTANDING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Infrastructure Services be endorsed.

RECOMMENDATION

That Council endorse the Regional Transit Memorandum of Understanding between the Lil'wat Nation, Squamish Nation, District of Squamish, Village of Pemberton, Squamish-Lillooet Regional District and the Resort Municipality of Whistler, attached as Appendix "A" to Administrative Report No. 18-081; and further

That Council authorize the Mayor to sign the Memorandum of Understanding.

REFERENCES

Appendix "A" – Regional Transit Memorandum of Understanding

PURPOSE OF REPORT

The purpose of this report is to provide Council with information about the background and purpose of the attached Regional Transit Memorandum of Understanding (MOU).

DISCUSSION

Background

Highway 99 serves as the common transportation link between the Sea-to-Sky communities and also connects the corridor to the Lower Mainland and beyond. Traffic congestion on Highway 99 is anticipated to become a larger problem as the Sea-to-Sky communities grow, but the Provincial government has indicated that major highway infrastructure upgrades (like those that happened before the 2010 Olympics) are unlikely in the foreseeable future. Implementing regional transit in the Sea-to-Sky corridor is seen as the most immediate and viable method to offset the traffic congestion issue. The Sea-to-Sky communities that are expected to benefit from the regional transit service include the District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton, Lil'wat First Nation, Squamish First Nation, and Electoral Areas C and D of the Squamish-Lillooet Regional District (SLRD).

BC Transit completed the Sea-to-Sky Corridor Regional Transit Study in the fall of 2017. This study included a corridor-wide survey that established demand, origins and destinations for regional transit trips. The survey received more than 2000 responses, clearly indicating that Sea-to-Sky residents are interested in this service.

A regional transit system is expected to improve mobility and affordability for Sea-to-Sky residents, allow more flexibility with housing choices, and also reduce environmental impact through GHG

reduction. Vehicle traffic is a significant source of GHG emissions, with single-occupant vehicles being the most intense GHG per person source. Single-occupant vehicles are often commuters going to work, and are the same people most likely to use the proposed Regional Transit System.

Province-wide implications

The Sea-to-Sky Corridor is not alone in looking to regional transit as a solution to several current challenges. Other areas that already have some regional transit services include the Fraser Valley, Cowichan Valley, North Okanagan, Kootenay, and Bulkley–Nechako (Highway 16). As well, additional regional transit services are being considered in the South Okanagan.

Recent work completed

In January 2018, the Sea-to-Sky mayors and the chair of the SLRD met for a regional transit discussion, and gave direction for the Squamish and Whistler Chief Administrative Officers (CAOs) to start working on a regional transit MOU. This work has included three meetings with Squamish and Whistler senior staff, four meetings with CAOs and senior staff from the District of Squamish, Resort Municipality of Whistler, Village of Pemberton, Lil'wat First Nation, and the SLRD. In addition, senior staff from BC Transit and MOTI have been involved in several of these meetings. A meeting open to all the elected officials in the Sea-to-Sky corridor for a briefing and discussion of the MOU was held on May 28, with representatives from all the parties listed above, and the Squamish First Nation, in attendance.

MOU Details

Senior staff at the Ministry of Transportation and Infrastructure have indicated that a united regional approach on administration of the regional transit system is critical to moving forward with development of the funding model. It is important for the involved communities to demonstrate unified support and buy-in. This MOU is intended to open the way to more detailed system funding development with both the provincial finance and transportation ministries, and development of the MOU provided a mechanism to discuss and unify the Sea-to-Sky communities on their expectations for regional transit.

The MOU includes the following regional transit principles:

1. Maximize the sustainability of the service
2. Reflect the fair distribution of costs among all benefitting parties
3. Support the ability to provide a positive and simple customer experience
4. Provide a viable alternative to travelling by car and contribute to quality of life in the Sea-to-Sky corridor

Administration of Regional Transit

The two best options for administering the transit service are a Regional Transit Commission or a Regional District led model (a service agreement between the SLRD and BC Transit). While the two options are more similar than different, the model recommended in the MOU is the Regional Transit Commission. This recommendation was reached primarily for these five reasons:

1. Only the specific members of the SLRD that participate in the regional transit service would be part of the Commission.
2. A Regional Transit Commission would only focus on transit, rather than the many issues that the SLRD is responsible for.
3. Highway 99 and BC Transit are both provincial entities governed by the Ministry of Transportation and Infrastructure, which will allow more streamlined decision-making for this transit service that will mostly operate on Highway 99.

4. BC Transit has better capacity, resources & expertise for staffing the Regional Transit System.
5. A Commission is expected to be able to start the Regional Transit System in a more timely fashion.

Level of Service

From the survey results gathered as part of the Sea-to-Sky Corridor Regional Transit Study, BC Transit recommended 15,100 annual service hours (8 buses) initially, with the service growing to 25,100 annual service hours (12 buses) by the third year of service. This will translate into six round-trips per day between Mt. Currie / Pemberton and Whistler, and six round-trips per weekday between Whistler, Squamish, and Metro Vancouver when the service is first established.

While this is a good estimate of what the service will look like, there may be some changes as the details of the service operation are worked out, and as the service expands over the first three years, operational decisions will be made as to how to best grow the service.

WHISTLER 2020 ANALYSIS

The Regional Transit Memorandum of Understanding does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

N/A

BUDGET CONSIDERATIONS

Staff have reviewed hourly costs in other similar systems, have compared to hourly costs of current local systems, and have had BC Transit senior staff review and offer comment on the cost estimates for the proposed Sea-to-Sky Regional Transit System. With this work completed, staff are confident in the hourly cost estimate for this service.

Based on the hourly cost estimate and the recommended levels of service, the initial total cost for the regional transit system is estimated at \$3.6M per year, and is anticipated to grow to \$6.1M per year after three years of operation.

Until the funding discussions requested in this MOU happen, and decisions are made with the assistance of the provincial government, budget impacts will not be fully understood. What is clear from the financial modelling completed so far is that a traditional cost sharing split between the provincial government and the regional governments (47% provincial, 53% regional) will be challenging for the regional governments to support. With this knowledge, regional proponents of this service will be looking to the provincial government for other options for sharing the costs of this system.

COMMUNITY ENGAGEMENT AND CONSULTATION

BC Transit's Sea-to-Sky Corridor Regional Transit Study had more than 2000 responses and the local desire for regional transit is well understood and documented.

SUMMARY

The Regional Transit Memorandum of Understanding demonstrates that all the Sea-to-Sky communities agree that regional transit is an important service that is needed in our region. This document will be used as a starting point with provincial representatives from the Ministry of Transportation and Infrastructure to request further engagement to confirm a funding structure for the regional transit system that will be acceptable to all parties.

Respectfully submitted,

James Hallisey
GENERAL MANAGER of INFRASTRUCTURE SERVICES

Memorandum of Understanding

Administration of a new Regional Transit System in the Sea-to-Sky Corridor.

Introduction

Regional and interregional transit were identified as key transit priorities through the BC Transit Sea-to-Sky Transit Future Plan completed in December 2015. Increased options for transit travel in the Sea-to-Sky Corridor are also seen as a cost-effective method to improve safety and increase capacity on Highway 99. BC Transit's Sea-to-Sky Corridor Regional Transit Study was completed and released in October 2017, and since that study, the communities in the Sea-to-Sky Corridor from Pemberton/Mt. Currie through Squamish, have been working with BC Transit and the Ministry of Transportation and Infrastructure to explore the feasibility of a regional transit system spanning from Pemberton/Mt. Currie all the way to Metro Vancouver.

The Sea-to-Sky Corridor Regional Transit Study indicates there is desire and market demand for more transit options along the Sea-to-Sky Corridor for employees starting their commutes in Mt. Currie, Pemberton, Whistler, Black Tusk/Pinecrest, Squamish, Britannia Beach, Furry Creek and Lions Bay and travelling to work sites primarily in Whistler, Squamish and Metro Vancouver. Survey results indicate that people will also use regional transit for shopping, medical, and recreational trips to Metro Vancouver, Squamish, Whistler, and Pemberton/Mt. Currie.

Regional Transit Principles

The signatories of this MOU agree in principle that the administration and funding strategy model for regional transit in the Sea-to-Sky corridor should:

1. Maximize the sustainability of the service
 - a. The funding strategy must be reliable, meaning that the amount of funding available in the first year can reasonably be expected to be continuously provided into the future.
 - b. The administration model must demonstrate local commitment to regional based decision making, as guided by an endorsed regional/interregional transit service plan.
 - c. Each municipality, electoral area, and First Nation that benefits from this service will participate in the administration of the service.
2. Reflect the fair distribution of costs among all benefitting parties
 - a. Each participating municipality, electoral area, and First Nation in which the regional/interregional transit service passes through will contribute to the costs of the service.
3. Support the ability to provide a positive and simple customer experience
 - a. Local transit services need to include, to the best of their ability, seamless connections with regional/interregional transit service.
 - b. The funding strategy needs a cost and revenue sharing arrangement that does not add unnecessary complexity for the transit riders.
4. Provide a viable alternative to travelling by car and contribute to quality of life in the Sea-to-Sky corridor

- a. Improve access to services
- b. Improve affordability
- c. Connect people to family and friends
- d. Support employment and economic development.

Level of Service

The proposed level of service for this regional transit system has been based on the three-year service level recommendations in the Sea-to-Sky Corridor Regional Transit Study (Appendix A - page 24):

- Year 1 (2019/2020) eight vehicles – 15,100 annual service hours
- Year 2 (2020/2021) two additional vehicles – 5,000 additional service hours
- Year 3 (2021/2022) two additional vehicles – 5,000 additional service hours.

It is suggested that the regional transit service start with:

- Six round-trips per day on the Mt. Currie/Pemberton to Whistler route (two more trips than current operations)
- Six round-trips per weekday and four round-trips per weekend day are initially proposed between Whistler, Squamish and Metro Vancouver.

The schedules for these round-trips will need to prioritize employees from Squamish and Pemberton/Mt. Currie going to work in Vancouver and Whistler. It should be noted that as detailed plans are made to implement regional transit, different levels of service or a different distribution of that service may be developed as the regional needs become better understood.

It is anticipated for this program to be successful in reducing traffic congestion additional trip frequency will need to be offered in the five-to-ten year timeframe.

Administration

A key point of any proposed administration model is to keep the regional transit system separate from the existing local transit systems. Keeping the administration and funding of the local and regional systems separate will help to ensure the success of the regional system, and minimize conflicts between regional and municipal priorities.

The regional transit system would include separate branding and different buses that are appropriate for year-round highway travel in the Sea-to-Sky region, but the ability for transit users to transfer from the regional system to one of the local systems must be optimized for rider convenience. Agreements for revenue sharing between the systems must be established prior to the new system being implemented. The funding partners for this regional transit service will need to work closely with the Ministry of Transportation and Infrastructure to ensure the infrastructure required to make this program successful is constructed on Highway 99 (bus stops in appropriate locations and queue-jumper lanes where required).

The Parties to this MOU support a Regional Transit Commission model for the Sea-to-Sky Regional Transit System with the following requirements:

1. First Nations will be included in the administration of the Regional Transit System.
2. Funding allocation will be determined through a collaborative approach between members and the Provincial Government.
3. A Regional Transit Management Committee will be made up of senior staff from local government, First Nations, and BC Transit to act as a liaison between the Commission and BC Transit Operations.
4. To facilitate the implementation of regional priorities, at least one member of the BC Transit operational staff for the regional transit system will be based in the Sea-to-Sky Corridor.
5. After the first five-years of operation, the Regional Transit System will be reviewed by the Regional Transit Management Committee to assess the effectiveness of the system.

Request

The undersigned request support for a new Sea-to-Sky Regional Transit System including the administration structure described in this MOU.

Success of the regional transit system is contingent on reaching a service funding model between the parties to this agreement and the Province of British Columbia. Regional staff have been collaborating with Provincial and BC Transit staff on the exploration of workable funding models. Based on this administration model and informed by the funding analysis we, the undersigned, would like to accelerate further engagement with senior representatives of the Provincial Government to confirm a funding structure that will be acceptable for all parties.

Chief or Councillor, Lil'wat Nation

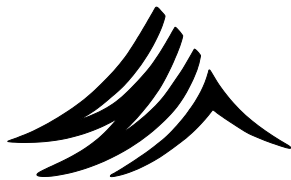
Mayor, District of Squamish

Mayor, Village of Pemberton

Chief or Councillor, Squamish Nation

Mayor, Resort Municipality of Whistler

Chair, Squamish-Lillooet Regional District



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 19, 2018

REPORT: 18-082

FROM: Corporate and Community Services

FILE: 4325

SUBJECT: 2017 ANNUAL REPORT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That the 2018 Corporate Plan including 2017 Annual Report and Financial Statements as attached as Appendix “A” to Administrative Report No. 18-082 be received and considered by Council; and

That Council consider submissions and questions from the public with respect to the annual report.

REFERENCES

Appendix “A” – 2018 Corporate Plan including 2017 Annual Report and Financial Statements

PURPOSE OF REPORT

The purpose of this report is to provide Council with the 2017 Annual Report content for consideration.

DISCUSSION

Section 98 of the *Community Charter* requires a council, before June 30 of each year, to prepare an annual report and have the report available for the public to review. The 2017 annual report is consolidated with the 2018 Corporate Plan. It was published on June 5, 2018 and has been available for public review since that date. Section 99 of the *Community Charter* requires that the annual report and submissions and questions from the public be considered at a public meeting of council.

In accordance with the *Community Charter*, the annual report includes:

- The audited annual financial statements for the previous year;
- The list of permissive tax exemptions and the amount of property taxes that would have been imposed on the property;
- A report respecting municipal services and operations;
- Any declarations of disqualification made under section 111 of the *Community Charter* in the previous year, including identification of the council member or former council member involved and the nature of the disqualification; and

- A statement of municipal objectives, and the measures that will be used to determine progress respecting those objectives.

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

Cost to produce and advertise the annual report, not including staff time and internal costs, is accommodated in the annual operating budget of the municipality.

COMMUNITY ENGAGEMENT AND CONSULTATION

The annual report has been available to the public on the municipal website and printed copies available at the municipal hall customer service desk.

In accordance with the *Community Charter*, ads were placed in the June 7 and 14 editions of Pique Newsmagazine. The ad asked the public to make submissions on the annual report to the Resort Municipality of Whistler prior to 4:30 p.m. on June 19. As of the time that this report was published in the Council package, no correspondence has been received. Members of the public may also make submissions or ask questions on the Annual Report at the Council Meeting of June 19 when the annual report is considered by Council.

SUMMARY

This report presents the 2017 Annual Report as included in the 2018 Corporate Plan and fulfills the annual reporting requirements of the Resort Municipality of Whistler.

Respectfully submitted,

Maureen Peatfield
ACTING DIRECTOR OF FINANCE
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES



Resort Municipality of Whistler

2018 CORPORATE PLAN

Including 2017 Annual Report and Financial Statements



WHISTLER

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1 MESSAGE FROM THE MAYOR

The Resort Municipality of Whistler is unique in its mandate of serving almost 12,000 residents and three million annual visitors. Whistler provides world-class amenities, infrastructure, recreation, arts and culture, and a thriving economy in an all-season destination resort set in the dramatic Coast Mountains.

The Resort Municipality of Whistler's 2018 Corporate Plan, which includes the 2017 Annual Report, is a forward looking strategic plan aligning municipal activities with Council and community priorities, and a summary of our progress and accomplishments over the last year.

This year marks the final year of a four-year Council term—one that has been highly productive and pivotal in Whistler's evolution as a community. During this term, we have continued to focus on evidence-based decision-making guided by community plans such as the Recreation and Leisure Master Plan, Learning and Education Strategy, Community Cultural Plan, and Community Energy and Climate Action Plan. Key groups and committees, such as the Transportation Advisory Group and Mayor's Task Force on Resident Housing have been instrumental in using research to develop comprehensive plans to tackle key community issues—transportation, housing access and affordability. The Whistler Housing Authority opened the doors to a new rental building in December 2017, and has two more rental buildings targeted for completion in 2019. Concurrently, significant progress is being made in the development of a major employee housing development in Cheakamus Crossing and consideration of private sector employee housing.

During the last four years, the municipality has accomplished many things from the development of the Audain Art Museum, growth of the successful Festivals, Events and Animation program, Alpine Water Main replacement program, Nesters Waste Depot construction, and Skate Park revitalization, to the Alpine Trails development, construction of the Gateway Loop, and Master Wayfinding strategy and implementation. None of this would have been possible without our partners.

On the ground, housing research and initiatives, emergency planning, wildfire protection initiatives, water and energy conservation, solid waste management and reduction, transportation planning, and bear management continue to be community priorities.

We signed a protocol agreement with the Squamish and Lil'wat Nations this year, and have been working collaboratively with community partners including Vail Resorts, the Whistler Chamber of Commerce and Tourism Whistler and others, as well as other levels of government, towards creative solutions to ensure the long-term sustainability and vibrancy of the community.

This year we are updating our Official Community Plan (OCP)—the framework for all policies, regulations and decisions related to land use and development in Whistler—and our community vision.

We can look back proudly on what we have accomplished since the municipality was incorporated in 1975 and built on during this Council term. With the updated OCP and vision, and our Corporate Plan, we can continue to meet our community's needs, and enhance, protect, and optimize the thriving economic centre, dream vacation destination, recreation paradise, and home that we love—Whistler.

I will not be running for elected office in 2018 and am concluding my 10 years as elected Council member and seven years as Mayor. It has been a rewarding honor to serve the community of Whistler which has been my family's home for decades.

Sincerely,
Nancy Wilhelm-Morden

2 MESSAGE FROM THE CHIEF ADMINISTRATOR

I invite you to dive into the Resort Municipality of Whistler's (RMOW's) 2018 Corporate Plan.

The plan, which includes the 2017 Annual Report, is a snapshot of the municipality's priorities, goals and strategies for this year, and our accomplishments and financial performance last year.

Along with our Five-Year Financial Plan (budget document), the Corporate Plan confirms for Council, staff and the community where we are prioritizing our time, energy and resources. It's both a guide and an accountability matrix.

Last year was another busy year in the resort community with strong visitation and economic performance. This success has resulted in some pressures related to economic activity and population growth both locally and in the Sea to Sky Corridor. Staff and Council have been taking action to advance housing, transportation and affordability initiatives to relieve some of these pressures.

Other priorities for the RMOW continue to be prioritizing core municipal service delivery—the nuts and bolts of being a local government committed to excellence—improving community environmental performance, expanding wildfire mitigation and protection activities, and updating the Official Community Plan and vision.

Last year some of our significant accomplishments included water infrastructure upgrades, housing task force recommendations, development of an updated transportation action plan, Gateway Loop construction, investments in wildfire protection, opening the new Nesters Depot, Alpine Trail openings, and introducing an updated solid waste bylaw.

Some key initiatives and projects slated for this year include furthering our relations with the Squamish Nation and Lil'wat Nation, significant wildfire mitigation initiatives, advancing the Energy Step Code, completing the Nesters Depot integration with the new Whistler Community Service Society building and Re-Use It Centre, implementing a major employee housing development in lower Cheakamus, actively pursuing private sector employee housing developments, continuing illegal nightly rental bylaw enforcement, introducing a new water bylaw and water conservation measures, and launching an update to our municipal website.

We couldn't do this work alone. Throughout the year, we engage the community through surveys, committees, forums, informal conversations, business transactions, and web-based tools and programming. Feedback from the community is embedded and reflected in the priorities, strategies and deliverables in the Corporate Plan. This year the conversation with the community is informing the update of our Official Community Plan and vision—a milestone as Whistler continues to evolve.

I would like to acknowledge the Council team, as well as the dedicated team of professional staff, who are the face and backbone of the municipality.

I would also like to acknowledge our federal and provincial government and resort partners, the Squamish and Lil'wat Nations, and the passionate, knowledgeable and engaged community we serve.

Sincerely,
Mike Furey

3 EXECUTIVE SUMMARY

The Resort Municipality of Whistler's 2018 Corporate Plan provides strategic direction to the organization through goals, strategies and actions, as well as performance and progress measurement.

The Corporate Plan also contains the:

- **2017 Annual Report**—financial information including the organization's audited 2017 financial statements, highlights of 2017 activities, and the Director of Finance's report
- Summary of **2018–2022 Five-Year Financial Plan**

The plan is based on direction set by Council which include:

1. Continue to prioritize core municipal service delivery excellence
2. Implement actions to advance housing, transportation and affordability initiatives
3. Facilitate improved community environmental performance
4. Expand wildfire protection activities
5. Initiate engagement to refresh the Official Community Plan and the associated community vision

Corporate "Plan on a Page"—Balanced Scorecard Approach

The Resort Municipality of Whistler's Corporate Plan is modelled on the Balanced Scorecard Approach—a strategic planning and management system used extensively in business, industry and government to align business activities with the vision and strategy of an organization, to improve internal and external communications, and to monitor organization performance against strategic goals. The Corporate Plan is presented as a "Plan on a Page," so it is clear to see how departmental deliverables support corporate strategies, goals, and the community's vision.

Corporate Goals

Six corporate goals are articulated in the 2018 Corporate Plan:

1. A vibrant local economy and resort community experience are effectively reinforced by organizational activities.
2. Policies, programs and services are reliably delivered with exceptional customer service.
3. The local government maintains a high level of community trust and engagement.
4. Municipal decision-making supports the effective stewardship of natural assets and ecological function.
5. Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management.
6. Corporate financial health is maintained, accountable and transparent.

Corporate Strategies

The corporate goals are, in turn, supported by seven strategies:

1. Implement key visitor experience and economic development strategies.
2. Advance progressive community planning tools, policies and processes.
3. Execute on organizational commitments to improve customer service.
4. Ensure community engagement is structured to effectively support municipal decision-making.
5. Implement strategies and practices to drive improved environmental performance outcomes.
6. Advance cultural tourism development opportunities across the municipality.
7. Demonstrate excellence in the delivery of core municipal services and facility management

These strategies are, in turn, supported by the departmental activities and deliverables.

2017 Annual Performance Reporting

For more than a decade, the Resort Municipality of Whistler has been committed to monitoring and reporting on over 100 indicators related to RMOW's social, economic and environmental performance. Annual performance reporting provides a snapshot of the state of both the community and municipal organization, including indicators which are moving in the desired direction and indicators which are trending away from Whistler's community vision (Whistler2020).

One component of Whistler's monitoring program is the RMOW's annual Community Life Survey, which has been conducted since 2006. Benchmarking surveys were also conducted in 2015 and 2017 in five comparable communities.

Community life indicators demonstrate generally positive results: satisfaction with municipal services and with key aspects of life in Whistler is generally high, although for some indicators, results have decreased from peak values of 2015. Survey results indicate that housing affordability remains a key concern for both permanent and seasonal residents, and transportation-related concerns are growing significantly for both permanent and part-time residents. Key economic and resort experience indicators continue to demonstrate strong performance results; however, the most recent performance monitoring shows that in many cases, key environmental indicators are still not meeting established long-term performance targets.

For more information about performance tracking, monitoring and reporting visit whistler.ca/monitoring.

Key Trends

Key external trends influence and shape the resort community and Whistler's ongoing success. They provide context for the Corporate Plan and implementing key deliverables.

Some of these trends include the global economic upturn and a weak Canadian dollar, which have contributed to increased visitation from key markets such as the United States. Whistler has experienced year-over-year growth in winter and summer business, record visitation numbers (close to 3 million visitors annually), and disappearance of shoulder seasons. In addition, Whistler's tourism export revenue (revenue from international guests) has increased from \$750 million in 2011/12 to close to \$1 billion annually. The community's permanent population has also grown from 9,824 to 11,854 over the last ten years.

Whistler's event strategy and collaboration with resort partners and other levels of government have continued to contribute meaningfully to Whistler's ongoing economic success.

2017 Financial Report

Municipalities are required by law to have balanced financial plans. The Resort Municipality of Whistler managed an operating budget of \$84 million in 2017 on behalf of the resort community providing municipal programs, services and infrastructure to approximately 12,000 permanent residents and a total average daily population of approximately 32,000, which accounts for part-time and seasonal residents, and 3 million visitors per year.

Whistler's 2017 budget included a 1.9-per cent increase to property taxes, 1.0 -per cent increase to sewer parcel taxes and user fees, and no increases to water parcel taxes and user fees and solid waste fees.

Some factors affecting the 2017 budget were:

- Increasing demands for municipal services due to increased visitation and development in the community
- Revenue increases due to new growth in the assessment roll (i.e. new development)
- Revenue increases due to increased visitation to municipal facilities (and related fees)
- Increasing Municipal and Regional District Tax (hotel tax) revenue
- Continued reserve contributions for the maintenance and replacement of municipal infrastructure

2017 Project Highlights

Some of the key accomplishments from 2017, which reflect performance towards corporate goals and strategies include:

- Alpine Trail Program
- Customer Service Strategy (Civic Platform)
- Village Square & Mall Rejuvenation – Way-finding
- New Nesters Waste Depot Site
- Community Wildfire Protection
- Cultural Connector
- Gateway Loop Reconstruction
- Emerald Water Quality Upgrades

2018–2022 Five-Year Financial Plan

The Resort Municipality of Whistler's 2018–2022 Five-Year Financial Plan, the organization's budget document, is aligned with the goals and strategies in the Corporate Plan.

The 2018 budget includes increases of 2.25 per cent to property taxes, 1.1 per cent to sewer parcel taxes and user fees and 4.5 per cent to solid waste and recycling fees. There are no increases to water parcel taxes and user fees.

Whistler's budget not only funds important current programs, services and infrastructure, but also helps to ensure adequate contributions to reserves to repair and replace municipal infrastructure in the future. The 2018 budget also includes a \$40 million investment in 185 projects ranging from community wildfire protection, expanding the cultural connector project to supporting new village infrastructure, such as paving Day Lot 5, upgrading roads and the Emerald water system to replacing sewer mains.

Projects are funded through municipal reserves, Province of B.C. Resort Municipality Initiative (RMI), Municipal and Regional District (hotel) tax, and other sources, such as grants. As such, projects do not have a direct impact on municipal tax increases. For more information about the annual budget process visit whistler.ca/budget.

Additional Resources

The 2018 Corporate Plan can be found on the municipal website at whistler.ca/corporateplan. Corporate and community monitoring reporting can be found at whistler.ca/monitoring. Charts and data are updated annually. Any questions about the 2018 Corporate Plan can be directed to staff or members of Council. Find contact information at whistler.ca/contact.

Figure 1 RMOW Corporate 'Plan-on-a-Page' Overview

Community PRIORITIES	1. Enriching Community Life	2. Enhancing the Resort Experience	3. Protecting the Environment	4. Ensuring Economic Viability	5. Partnering for Success		
2018 Corporate GOALS	1. A vibrant local economy and resort community experience is effectively reinforced by organizational activities	2. Policies, programs and services are reliably delivered with exceptional customer service	3. The local government maintains a high level of community trust & engagement	4. Municipal decision-making supports the effective stewardship of natural assets and ecological function	5. Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management	6. Corporate financial health is maintained, accountable and transparent	
2015-2018 Key Corporate STRATEGIES <small>(to move toward above Goals)</small>	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Employee OBJECTIVES	1. Support a culture of ongoing engagement	2. Attract and retain professional and proficient staff	3. Maintain a culture of continuous improvement	4. Maintain and support stable labour relations			



4 INTRODUCTION

The Resort Municipality of Whistler's (RMOW) Annual Report and Corporate Plan satisfies the legislative requirements for the organization's annual report as specified in the Community Charter, while reporting on the organization's direction and activities in detail in the Corporate Plan.

The Annual Report component includes a summary of 2017 municipal progress relative to municipal objectives and audited financial statements, while the Corporate Plan includes:

- community **priorities**, which are articulated in the community's vision, Whistler2020,
- corporate **goals**;
- **strategies** to achieve the goals;
- corporate and community **indicators**;
- employee **objectives** that reflect best practices for management and operations; and
- **deliverables** for each department.

Find the corporate plan at whistler.ca/corporateplan and the annually updated community performance indicators, at whistler.ca/monitoring.

4.1 Policy Guidance

Strategic decision-making requires an informed understanding of the context within which an organization is making decisions; an understanding of how the organization is performing within that context (Section 6); and a clear understanding of where the organization is trying to get to (i.e. the community vision). This section provides a short overview of the policy context that informs this plan.

4.1.1 Whistler2020 Community Vision

For more than 10 years, Whistler2020 has presented the community's vision, outlined the community's highest level priorities and described what 'success' should look like for the whole community.

The community vision as currently articulated within [Whistler2020](#) is organized around the following five priorities:

- Enriching Community Life
- Enhancing the Resort Experience
- Ensuring Economic Viability
- Protecting the Environment
- Partnering for Success

The Whistler2020 document continues to shape the community's activities and planning, while it is itself going through an update to reestablish a more current articulation of the community's vision of success. The process to update the community vision is occurring in 2018 in conjunction with the OCP update, and both are being informed by community input. This Corporate Plan has been guided by both Whistler2020 and the community input recently gathered to inform our next community vision currently in development.

4.1.2 Official Community Plan

An Official Community Plan (OCP) is a provincially mandated regulatory document and set of high-level plans and policies, such as land use designations that guide land use planning, social, economic, and environmental policies, and civic infrastructure investments.

As required by the *Local Government Act*, the OCP addresses residential, commercial, industrial, recreational and utility uses and includes a Regional Context Statement. Once adopted, the OCP serves as a framework for all policies, regulations and decisions pertaining to land use and development within Whistler.

A comprehensive update of the OCP began after the 2010 Olympic and Paralympic Winter Games and included extensive community consultation with over 1,500 residents, and engagement of regional partners, the Squamish and Lil'wat First Nations, and other stakeholders. This updated version of the Whistler OCP was approved by the Province on April 15, 2013 and subsequently adopted by municipal Council. On June 4, 2014, in response to an application by the Squamish and Lil'wat First Nation challenging the Province's approval and consultation process for the Resort Municipality of Whistler's (RMOW) OCP, the OCP was quashed by the Supreme Court of British Columbia. Due to this decision, the previous *OCP Amendment Bylaw No. 1021, 1993*, is currently in effect.

Significant ongoing engagement with the resident community, neighbouring First Nations, regional partners and other stakeholders has accelerated over the last year and has continued through the first two quarters of 2018. Ongoing community engagement and staff resources continue to advance an update to both the community vision (Section 4) as well as the OCP.

Throughout this update process, the OCP continues to be defined by a deliberate set of principles to guide the development of Whistler as a successful resort community. These include a cap on bed units, a robust parks and trails system and park area, and guidelines for the central commercial Village. As per statutory requirement, the current OCP continues to inform and direct municipal decision-making, and as such is reflected in the Goals, Strategies and Key Deliverables presented within this plan.

4.2 Council Priorities

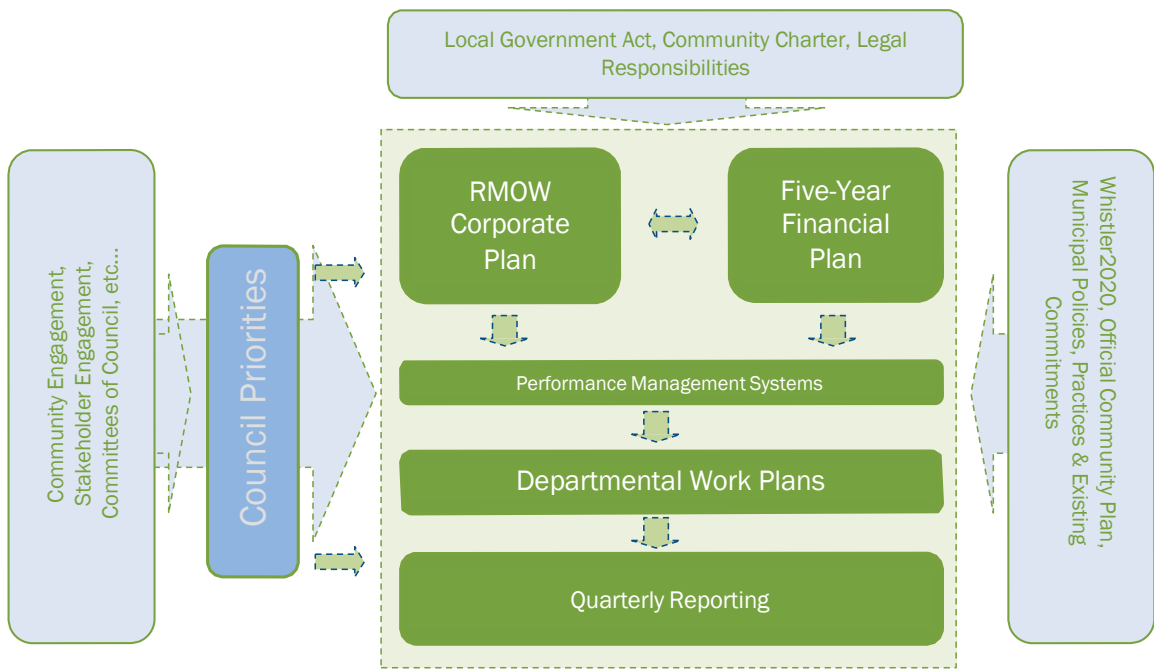
Council has committed to maintaining the overall approach to organizational planning, operations and measurement using the RMOW's Corporate Plan, including the following:

- Continued focus on prudent and efficient fiscal management
- Continued commitment to the Corporate Plan, transparency and accountability, and evidence-based decision-making
- Success that continues to be based on partnership, stakeholder collaboration, and meaningful and respectful community engagement

The 2018 Corporate Plan reflects the overall goals and strategies of the previous plan, and incorporates several new themes:

- **Continue to prioritize core municipal service delivery excellence**
- **Implement actions to advance housing, transportation and affordability initiatives**
- **Facilitate improved community environmental performance**
- **Expand wildfire protection activities**
- **Initiate engagement to refresh the Official Community Plan and the associated community vision**

Figure 2: Overview of the relationship between key Municipal Policy Documents





**WELCOME
TO
WHISTLER**

**Host Mountain Resort
2010 Olympic & Paralympic
Winter Games
Bienvenue**

KA No. 1-0-0001



5 WHO WE ARE, AND WHAT WE DO

Incorporated on September 6, 1975, the Resort Municipality of Whistler (RMOW) is Whistler's municipal government led by an elected Council and administered by an executive team and staff on behalf of 12,000 residents and more than three million annual visitors. The municipality spans an area of 12,630 hectares and is located approximately 125 kilometres north of the large population centre of Metro Vancouver. More detail about the Whistler community, as well as the range of services provided by the RMOW, can be found in both Section 6.1 and Section 6.2 below, or by visiting whistler.ca.

5.1 Municipal Responsibilities and Requirements

The powers and responsibilities of all municipalities in British Columbia (BC) are regulated through the *Local Government Act* and the *Community Charter*. As defined by the *BC Community Charter*, the purposes of a municipal government include:

- a) Providing for good government of its community,
- b) Providing for services, laws and other matters for community benefit,
- c) Providing for stewardship of the public assets of its community, and
- d) Fostering the economic, social and environmental well-being of its community

Among other authorities, municipalities raise funds through property taxes and user fees, have the power of a natural person, have the ability to establish and enforce bylaws, and have the right to borrow funds to pay for services and capital costs.

While the RMOW is primarily regulated by the legislative foundation of the *Local Government Act* and the *Community Charter*, Whistler is also granted additional unique provisions as defined within the *Resort Municipality of Whistler Act (1975)*. The *RMOW Act* entrenches the additional purpose to "promote, facilitate and encourage the development, maintenance and operation of a resort promotion area." This legislative mandate sets the RMOW apart from other municipalities and requires that it work closely with resort partners to further the resort and community's overall success.

Moreover, the RMOW is also part of a small group of resort communities in British Columbia that can access incremental financial tools to, "enhance the resort sector in B.C." Through the Resort Municipality Initiative (RMI), the RMOW can access significant ongoing incentive-based funding established to support the unique challenges and opportunities faced by small resort municipalities and to assist resort-oriented municipalities in their efforts toward, "maintaining and growing a robust regional tourism economy."

For more information:

- [Local Government Act](#)
- [Community Charter](#)
- [Resort Municipality of Whistler Act](#)
- [Resort Municipality Initiative](#)

Employee Values

Our staff provide the foundation for all of the services that the organization delivers. The five core values of the municipal staff team are:

Relationships
Community
Leadership
Innovation
Integrity

Mission

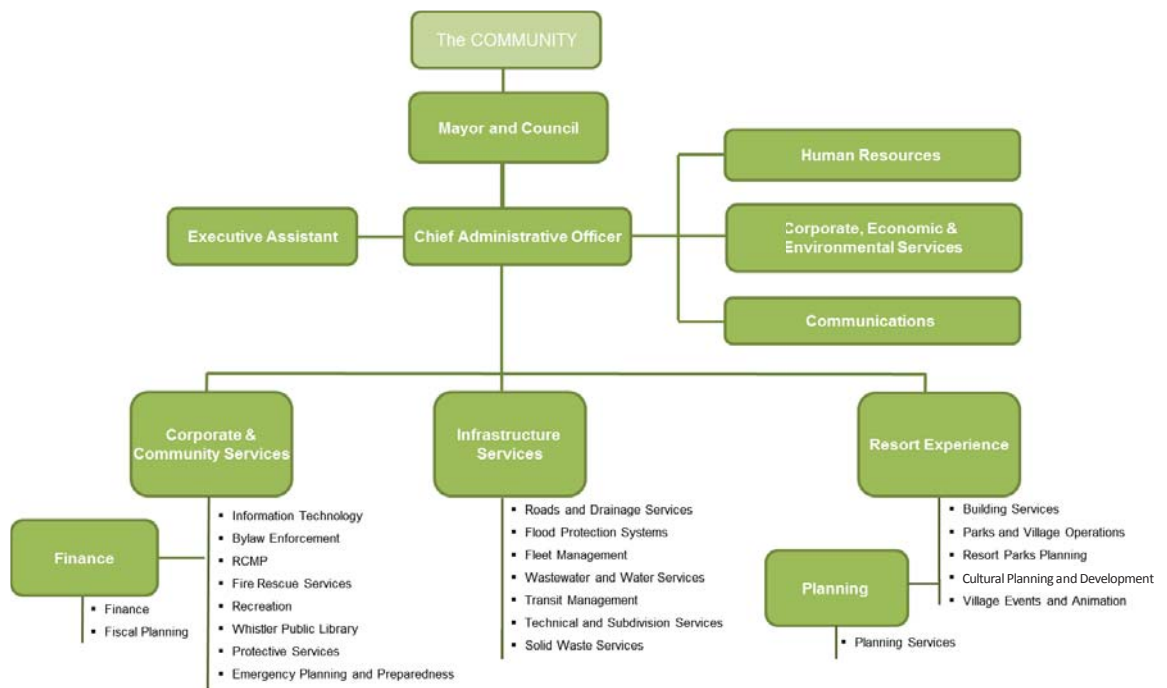
The Resort Municipality of Whistler's mission is to be a leader and a partner in the resort community, representing a caring, accountable, open, professional, municipal government, committed to continuous improvement and to balancing fiscal capabilities with the delivery of exceptional service.

Whistler 2002

5.2 Organizational Structure

The following graphic outlines the organizational structure of the municipal organization.

Figure 3: RMOW 2016 Corporate Structure



A more detailed overview of the functional areas, responsibilities and services provided by each of the Divisions within the organization is included in Section 7.2 below.

5.3 Municipal Council

Municipal Council represents the citizens of Whistler, providing community leadership by serving as the legislative and policy-making body of the municipality. Mayor and Council approve policy and budgets and provide direction to the Chief Administrative Officer.

Council is responsible for:

- a) Providing good government for its community
- b) Providing works, services, facilities, and other things that the municipality considers necessary or desirable for all or part of the community
- c) Providing stewardship of the public assets of the community
- d) Fostering the current and future economic, social and environmental well-being of the community

Whistler's Council is comprised of a mayor and six councillors who are elected for a four-year term. In 2016, there were no council members disqualified from holding office.

More detail about each member of Council can be found at whistler.ca/council



Mayor
Nancy Wilhelm-Morden



Councillor
Jack Crompton



Councillor
Jen Ford



Councillor
John Grills



Councillor
Sue Maxwell



Councillor
Cathy Jewett



Councillor
Steve Anderson

5.4 Municipal Staff and Operations

5.4.1 Chief Administrator's Office

Functional Areas	Responsibilities
Chief Administrator	<p>The Chief Administrative Officer is responsible for managing the affairs of the organization in accordance with the policies and programs approved by Council. This position is responsible for providing leadership and guidance to Council and staff in the development and implementation of strategies, policies and programs that meet the needs of the resort community.</p> <p>The Chief Administrative Officer, under the direction of Council and in accordance with the <i>Community Charter</i> and <i>Local Government Act</i>, works within relevant statutes, bylaws and resolutions, and maintains overall responsibility for effective and efficient coordination, directions and control of all financial and general administrative affairs and operations of the municipality. The Chief Administrative Officer also plays a role within the Squamish Lillooet Regional District (SLRD) on strategic issues affecting the region and the municipality, and collaborates with neighbouring First Nations, the province of British Columbia, and the federal government.</p> <p>The CAO reports to Mayor and Council, and provides leadership for the organization through visioning, strategic planning, and special projects and directly oversees the General Managers; Director of Human Resources; Manager, Communications; and Director of Corporate, Economic & Environmental Services.</p>
Human Resources	<p>The Human Resources Department is responsible for ensuring a safe, healthy, empowering, and productive workplace through the provision of professional human resources services. The services are available to the entire organization and all employees and include labour relations, employee relations, training and development, recruitment and selection, health and safety, compensation, benefits and payroll. In collaboration with the entire organization, the human resources team is committed to developing, supporting and engaging a workforce that helps the RMOW achieve its organizational vision. Human Resources maintain this commitment by offering a wide variety of employee and organization focused services, programs and initiatives.</p>
Communications	<p>The Communications Department is responsible for working with all RMOW departments, projects, programs and facilities to deliver effective external communications and community engagement initiatives. The department works with partners to promote Whistler and share the successes of our community and municipal government. The responsibilities of the Communications Department include strategic communications planning; public information oversight; website development and management; media relations; social media oversight, news releases and community advisories; the publication of Whistler Today e-newsletters; presentations; video; graphic design; and publications. The department is also responsible for the role of Information Officer in the event of an activation of the Emergency Operations Centre during a community emergency.</p>
Corporate, Economic and Environmental Services	<p>The Corporate, Economic and Environmental Services Department is primarily responsible for project management related to economic development, economic modelling, organizational change, corporate reporting, performance management systems, strategic planning, facilitation, and stakeholder engagement.</p> <p>Legislative Services is located within this department and is responsible for managing agendas and packages for both open and in-camera council meetings, for publishing statutory notices and overseeing all RMOW bylaws, policies and procedures; overseeing records management, the administration of the Whistler Cemetery, as well as management of liability insurance. The Corporate Officer advises elected officials and staff on municipal protocol and procedural matters; acts as the chief election officer, manages freedom of information and protection of privacy matters, and acts as a commissioner for taking affidavits.</p> <p>Environmental Stewardship team is responsible for developing and implementing policies, bylaws and work programs that promote RMOW's environmental protection and sustainability objectives, administering the Cheakamus Community Forest; providing support and guidance to key committees and working groups (e.g. Whistler Bear Advisory Committee, Whistler Fisheries Stewardship Group); assisting with the Fitzsimmons Creek gravel management program; implementing and managing the Air Quality Management Program and the yard waste drop-off program; conducting public information around initiatives such as the pesticides bylaw; participating in the Sea to Sky Invasive Species Council, as well as monitoring water quality and ecosystem health in lakes and streams for compliance to Ministry of Environment and other public health criteria.</p>

5.4.2 Corporate and Community Services

Functional Areas	Responsibilities
Finance & Fiscal Planning	<p>The Finance Department provides Council, taxpayers, visitors and operating departments with leadership and resources for financial management. The Finance department is responsible for the day-to-day accounting of the RMOW and its subsidiaries. In addition, Financial Services is responsible for the monthly management reporting, and the annual reporting to auditors and various external agencies. Finance also maintains the tax roll, 15,000 folios, and collects the bulk of the RMOW's total revenues in the six-week period preceding the tax due date.</p> <p>The Finance department is also responsible for fiscal planning and engagement supporting the formulation of the RMOW financial plan, and providing analysis to all departments and council to support financial decision-making. Fiscal Planning staff provide cash flow forecasting, and manage the RMOW's investments.</p>
Information Technology	<p>Information Technology (IT) manages all of the IT infrastructure of the RMOW, including the Municipal Hall, Public Works Yard, Public Safety building, Spruce Grove Field House, Wastewater Treatment Plant, Whistler Public Library, MY Millennium Place offices, and three community centres. IT also manages Geographic Information System (GIS) services, wherein staff are responsible for maintaining and upgrading the external and internal GIS systems, and for creating and supporting municipal mapping responsibilities.</p>
Bylaw Enforcement	<p>Bylaw Enforcement works with residents and visitors to assist in the compliance of local bylaws. Bylaw Enforcement is available as a resource to the public in the areas of business licensing (facilitating applications and renewals), animal control (promoting responsible dog ownership), and parking (residential, commercial and user pay). In addition to responding to complaints on all bylaw matters, officers regularly conduct patrols of the Village and RMOW subdivisions and parks to ensure a positive experience for all. Bylaw Enforcement is most often called to address unsightly premises, dogs off leash, land use issues, noise issues, bicycles and skateboards in the Village, and signage issues. This department is also involved in the drafting and development of amendments to bylaws and the development of new bylaws.</p>
Recreation	<p>Recreation is responsible for the operations and maintenance of the Meadow Park Sports Centre (MPSC). The Centre consists of a 25-metre pool, a wading pool, a regulation ice surface, fitness room, multi-purpose room, change rooms with showers, and adjacent recreation grounds.</p> <p>Recreation provides a wide range of recreation services (programs, facility rentals, drop in sports/activities, community events) in a variety of facilities including MPSC (arena, pool, fitness centre, fitness studio and squash courts), three community centres, the youth centre, LUNA and two community halls. They also operate a cross country ski area and associated day lodge in Lost Lake Park.</p> <p>Recreation staff manage municipal Emergency Social Service responsibilities, including providing short-term assistance to RMOW residents, who are forced to evacuate their homes as the result of an emergency. Provisions include lodging, food, clothing, emotional support and family reunification.</p>
RCMP	<p>The Whistler detachment of the RCMP provides law enforcement and crime prevention services to the community and its visitors. In conducting its mandate, the RCMP abides by its motto to "Maintain the Right" (Defend the Law). It also has access to the full range of RCMP services from the Lower Mainland, including but not limited to homicide investigation, dog handlers, emergency response, and forensic laboratory services. RCMP members preserve the peace, uphold the law and provide the best possible police service—with the ultimate goal of keeping the community safe.</p>
Fire Rescue Services	<p>Whistler Fire Rescue Service (WFRS) provides a full range of fire prevention and suppression services as well as a rescue service. WFRS facilitates a high level of life and property safety by partnering with the community, local businesses and other government services. Programs include Fire Prevention Services, and the Business Fire Inspection Program. This commitment is intended to minimize risk to visitors in the community and provide a safe environment for businesses to thrive in Whistler. WFRS is staffed by a combination full-time and paid on-call professional firefighters.</p>

Functional Areas	Responsibilities
Emergency Program	The Emergency Program is responsible for coordinating the RMOW's emergency preparedness, mitigation, response and recovery activities and for fulfilling the mandates of the <i>British Columbia Emergency Program Act</i> . The program portfolio includes emergency plan administration, hazard assessments, staff training and exercises, public education, Emergency Operation Centre coordination and the Emergency Planning Committee.
Whistler Public Library	The Whistler Public Library provides a full range of traditional and digital information services for Whistler residents and visitors. Staff work closely with educational and cultural organizations in the community, providing outreach to schools and hosting a wide variety of programs for all ages. While it is a department within the RMOW, the library is governed by an independent Board of Trustees, appointed by RMOW Council as required in the <i>BC Library Act</i> .

5.4.3 Infrastructure Services

Functional Areas	Responsibilities
Development Services	Staff responsibilities include subdivision approvals (the Development Services Manager is the RMOW's Approving Officer); strata conversion approvals; administration of the RMOW's crown land tenures; engineering record keeping; responding to referrals for re-zoning applications, development permits, building permits, crown land tenures, and other items; infrastructure planning; providing input on capital projects undertaken by Infrastructure Services and by other departments; policy development and bylaw drafting; land acquisition and expropriation; and traffic calming efforts, as well as special projects. Development Services staff manage the governance, oversight, and user communications associated with the Cheakamus Crossing District Energy System (DES).
Roads and Flood Protection	Transportation is responsible for maintaining RMOW's road network and storm water system, and for undertaking preventative measures to protect the community from flood damage. Many of the activities performed by staff in the service area are divided into summer and winter categories. During the summer season (April through October), staff attend to: street sweeping; line painting and crack sealing; signage and traffic control; street lights and signalization; and roadside brush and tree removal. In the winter season (November through March), staff focus attention on: snow ploughing; sanding and de-icing; snow removal (i.e. transport). Storm water management efforts take place at various times throughout the year. Efforts include the maintenance of catch basins, culverts, debris barriers and other storm water facilities. Transportation is also responsible for overseeing the removal of gravel from Fitzsimmons Creek when required to mitigate the flood risk to the community.
Utilities (Water & Sewer)	Utilities operate and maintain the RMOW's integrated water supply and distribution system, and the municipality's sanitary sewer collection system. Specific activities include inspection, maintenance and repair of the many component parts that make up the water supply and distribution network, including intakes, wells, disinfection systems, pump stations, pressure reducing valves, transmission and distribution pipes, fire hydrants, service lines and curb stops; all tasks related to the municipality's water sampling program; monitoring, record keeping and reporting on water quality and water consumption; inspection, maintenance and repair of the parts that make up the sewage collection system, including service lines and inspection chambers, sewer collection and trunk mains, manholes, lift stations and force mains. In addition to these duties, staff in Utilities assist with the operation of the landfill gas collection and flare system, and the landfill leachate collection system.
Wastewater Treatment Plant	Wastewater Treatment Plant (WWTP) staff operate and maintain the RMOW's wastewater treatment plant. The plant receives, treats and releases liquid waste from Whistler's sewage collection system, as well as raw septage brought in from places outside of Whistler in the Squamish Lillooet Regional District. Specific tasks undertaken by staff at the plant include: sample collection and testing; data recording; system performance monitoring; sludge handling and removal; equipment maintenance as well as emergency repairs. WWTP staff also run key aspects of the District Energy System (DES). This system transfers captured heat from the WWTP to the residences at Cheakamus Crossing. WWTP staff are responsible for ensuring that the heat is properly diverted to the DES pipe system, and that the DES equipment within the WWTP is operating smoothly.

Functional Areas	Responsibilities
Transit and Transportation Demand Management	Staff work to increase public transit ridership, liaise with BC Transit, its contractors and other local governments, and organize the RMOW's Transit Management Advisory Group (TMAC) and Transportation Advisory Group (TAG). Staff also manage, in conjunction with the General Manager of Infrastructure Services, RMOW's transit contract with BC Transit, and liaise with the transit contractor.
Solid Waste	Infrastructure Services staff operate and maintain two residential depot sites, the waste transfer station, and the municipal composting facility through contracts with private waste hauling and disposal companies. Compost, recycling, and garbage can be dropped off at the two residential depot sites. Solid waste staff work with the operators of the Re-Use It Centre, the Re-Build It Centre and the Bottle Depot to maximize waste diversion from landfill. Infrastructure Services staff maintain policies and pricing structures for waste tipping to encourage composting and recycling with the overall goal of zero waste. Staff are also responsible for monitoring and reporting on the closed landfill and for maintaining the gas and leachate collection systems at the closed landfill site.
Central Services, Garage & Stores	<p>Central Services is divided into Fleet Maintenance (garage), Stores and Administration.</p> <p>Fleet maintenance staff maintain the RMOW's 600-piece inventory of vehicles, machinery and small equipment. Included in this inventory are the RMOW's fire trucks, the local RCMP fleet, various pieces of equipment (e.g. lawn mowers) used throughout the organization, and small engines that are used to help operate RMOW's various utility infrastructure systems. School District vehicles and engines are also maintained by Fleet Maintenance staff under a fee-for-service contract.</p> <p>The Stores function is the RMOW's purchasing centre. Stores staff purchases a broad range of goods and services for and on behalf of RMOW's various departments. Staff provide advice to the organization's various departments and ensure that the materials, products and services purchased meet Whistler's sustainability objectives, and are acquired in ways that are consistent with the municipality's purchasing policies and procedures. Staff maximize value-for-money by placing most orders through local government purchasing consortia.</p> <p>Central Services administration provides clerical and support services to the staff at the Public Works Yard, as well as management supervision for the various functions of the service area. The Central Services Manager coordinates all vehicle and equipment insurance needs, oversees lifecycle planning for the fleet, addresses emissions issues and handles equipment liquidations.</p>
5.4.4 Resort Experience	
Functional Areas	Responsibilities
Planning Services	<p>Planning Services manages all aspects of long range and current planning within the RMOW. Specific responsibilities include Integrated Community Sustainability Planning (CSP), Whistler 2020, the Official Community Plan, growth management and land use; special planning studies and policy development (retail strategy, education opportunities, visitor accommodation covenant review, sub-area planning, accessibility and inclusiveness initiatives); administering zoning regulations; development permits; development covenants; business regulations; signage; liquor licensing; SLRD and Crown recreation referrals; and community engagement and consultation activities including ongoing business community outreach, Advisory Design Panel, and Liquor License Advisory Committee.</p> <p>Moreover, staff within this area manage park, open space, recreational trail planning and design; Village enhancement; Village landscape alterations; Village and park accessibility; resort way finding, interpretative and neighbourhood signage; public art; the Tribute Plaque program; street banners; parks and recreation master plan updates, as well as development permit referrals. Parks Planning staff also consults with other Functional Areas to ensure planning efforts are consistent with municipal objectives and initiatives.</p>
Building Department Services	The Building Department administers the building permit approval process for new buildings, alterations and tenant improvements. Responsibilities include the application and enforcement of the <i>BC Building Code</i> , Building Bylaw, Zoning Bylaw, Provincial and Federal regulations; archiving and retrieval of historical building documentation; risk management; response to legal challenges; support to designers, contractors, realtors and the general public in the interpretation and implementation of building codes, standards, regulations and municipal bylaws.

Functional Areas	Responsibilities
Cultural Planning & Development	<p>Cultural Planning & Development (CPD) leads the process of advancing Whistler’s cultural initiative by working with stakeholders to build capacity in the arts and heritage sector within the resort community, and by providing opportunities for residents and visitors to experience the uniqueness of Whistler in its entirety—our landscape, lifestyle, arts, heritage, built environment, narratives and stories.</p> <p>Concurrently, CPD leads the Festivals, Events & Animation (FE&A) strategic planning process and Learning & Education.</p>
Parks & Trail Operations	<p>Parks & Trails Operations consists of six services: Parks Maintenance, Parks Sanitation, Trails Maintenance, Trails Construction, Snow-clearing, and Snow-grooming. Parks Maintenance staff are responsible for maintaining, repairing and improving all parks furniture, docks, signs, tennis courts, playgrounds and other infrastructure (other than buildings) in Whistler’s various parks. Parks Sanitation is responsible for cleaning and maintaining all parks surfaces, parks washrooms and public areas as well as the collection of garbage and recycling from RMOW parks. Trails Maintenance is responsible for constructing, maintaining and repairing the RMOW’s Valley and recreational trail networks. Snow-clearing is responsible for all snow removal responsibilities on Valley trails and Village sidewalks. Snow-grooming staff are responsible for the care and trail grooming associated with the Lost Lake Cross Country ski trails.</p>
Building Maintenance Services	<p>Building Maintenance Services includes Building Services, Electrical Services and Construction Services. Building Services is responsible for the year-round maintenance of the Municipal Hall, Public Safety Building, Whistler Public Library, Public Works Yard buildings, Spruce Grove Field House, park washrooms and out buildings, Millennium Place, the old hostel site, as well as various other minor buildings. Electrical Services provides year-round maintenance of the electrical systems in RMOW-owned buildings and related RMOW infrastructure, including electrical systems across Whistler trails, street lighting and municipal traffic lights. Construction Services provide general construction oversight and assistance on projects related to the RMOW’s buildings, parks and open spaces. Finally, staff provide project and construction-management services to the RMOW, acting as the owner’s representative on key large projects.</p>
Village Maintenance	<p>Village Maintenance staff provide the primary care for the appearance and safety of public areas in Whistler Village. Specific activities include: Village snow clearing, de-icing, sanding of walkways, litter pick-up, and the collection and sorting of recyclables, cleaning of paver stroll areas, and clean-up of spills and pollution (including graffiti), repair of paving stones, rock walls, signage (small repair jobs), painting and staining of municipal property (e.g. benches) as well as the installation of seasonal festive lighting, flags, and banners for special events. Village Maintenance staff also monitor the maintenance efforts of all private operators responsible for non-RMOW areas of the Village providing corrective action where necessary.</p>
Landscape, Turf and Irrigation Operations	<p>Landscape, Turf and Irrigation Operations includes Horticulture Services, Turf Services, Irrigation Services, Green Space Maintenance, and the Merchant Hanging Baskets program. Each of these services is seasonal in nature, provided by the RMOW from April through early November. Horticulture Services is responsible for the design, preparation, planting, weeding, pruning, and renovation of plant and flower beds primarily in Whistler Village, but also including Creekside, Alpha Lake Park and Meadow Park Sports Centre grounds. Turf crews are responsible for the cleaning, vacuuming, dethatching, fertilizing, aerating, over-seeding, mowing and ongoing care of turf areas in the Village as well as the grooming of ball fields, contributing care at Myrtle Phillips and Spring Creek schools as well as regular care of the beach at Lost Lake. Irrigation services staff are responsible for the installation, maintenance, repair, audit, and end-of-season decommissioning of the RMOW landscaping and turf irrigation network. Finally, Green Space Maintenance is a risk-management initiative lead by the Landscape Maintenance Supervisor wherein trees along the Valley Trail are assessed biennially to identify and correct any potential hazards that are identified.</p>
Village Events & Animation	<p>Village Events and Animation staff are responsible for managing facility bookings for the Village, Whistler Olympic Plaza, parks, fields, trails, outdoor spaces; permits and planning for the Festivals, Events & Animation program, and film and photography; bridge, breeze way and lamp pole banner approvals; as well as the Village Host program.</p>

6 ANNUAL PERFORMANCE REPORTING (2017)

This section provides an overview of the relevant context for the Corporate Plan. This information provides a snapshot of the state of Whistler, including trends that are moving in the desired direction, and indicators that are trending away from our community's vision. Included below is a summary of the key external trends that are influencing and shaping the resort community and our ongoing success.

This section also includes performance information pertaining to municipal financial systems, including both high-level summaries of last year's corporate revenues and expenditures, as well as the state of corporate reserves.

6.1 Core Community Performance Indicators

For more than a decade, Whistler has been committed to monitoring and reporting on key indicators related to Whistler's social, economic and environmental performance. Key indicators presented within this summary were chosen through extensive community engagement, and each represents an important variable to help understand how our community is growing, changing and evolving over time.

By design, ongoing action planning is supported by the vision (Section 4) and informed by this annual performance monitoring and reporting system that tracks more than 90 indicators of Whistler's movement toward success and sustainability. The results of the annual monitoring program can be found at whistler.ca/monitoring.

Since the initiation of the Resort Community Monitoring Program in 1993, the RMOW has provided critical quantitative and qualitative information related to economic, social and environmental dimensions of the community. The program was originally developed in the context of Whistler's Comprehensive Development Plan, and was later aligned with Whistler2020 comprehensive sustainability planning processes in 2005.

Monitoring and reporting Whistler's progress toward the community's vision is essential to provide transparency, inform decision-making and work plans, and enable continuous improvement. This monitoring program benefits the resort community by:

- Informing decision-making throughout the resort community;
- Informing action planning for the RMOW and community stakeholders;
- Ensuring transparency and accountability to resort community stakeholders; and
- Engaging Whistler businesses, residents and visitors to make progress toward our community vision.

The monitoring and reporting results include data from Tourism Whistler, Statistics Canada, Whistler Community Life Surveys, local utility providers, and internal data compiled through RMOW operational protocols. For more information about the data sources, methodologies, and formulas visit whistler.ca/monitoring.

The Resort Municipality of Whistler also tracks and compiles key Whistler facts and figures information including population and development trends, demographic, socio-economic, as well as household characteristics for Whistler's permanent resident population and land use and recreation visitation trends. Detailed information and data can be found at: whistler.ca/whistler-facts-and-figures

Core Community Indicator Summary

The graphic below provides a summary of the core community performance indicators. These core indicators provide a snapshot of the state of Whistler across the Five Community Priority areas developed within the Whistler2020 Vision. The core indicators are by their nature, a shortened but representative overview of the broader community performance indicators included within the full monitoring and reporting program. To review all of the approximately 90 community performance indicators for each of the five community priority areas, visit whistler.ca/monitoring.

Core community indicator results below represent the 2017 reporting year and the most recent year-over-year trend unless otherwise noted below. Interpretation of the performance iconography is provided below on the right.

Table 1 Summary of Core Community Indicators (2017 or most current data)



[Community Life Survey results](#) indicate that satisfaction levels continue to be higher than benchmarked communities across a wide variety of indicators. However, while community life indicators continue to be generally positive and stable; 2018 survey results indicate that satisfaction with some aspects of community life have decreased, and that affordability issues remain an ongoing concern. As illustrated above key economic and resort experience indicators continue to demonstrate strong performance results; however, 2017 performance monitoring shows that key environmental indicators are not yet meeting formal performance targets. These results highlight the need for continued focus in these areas.

As presented in the sections below (Section 7 in particular), staff and Council understand the importance of responding to indicator results with meaningful actions, initiatives and policy updates, and continuing to measure these indicators to evaluate the success of our organization's activities over time.

6.2 Key Current External Trends

As an international resort, Whistler has many external factors that directly impact its viability and competitiveness. Some of these include:

- Changing global economic conditions, currency fluctuations, and shifting demographic travel patterns;
- The balance of regional versus destination visitors, which can change occupancy patterns and revenue generation; and
- Preferences for activities and experiences, which shift over time and among different cultures.

It is important to note that many of these factors, which have the potential to dramatically change the economic viability of Whistler, are well beyond the influence of the RMOW. However, given the municipality's legislative mandate and role as a community leader, the RMOW must keep abreast of these external variables and consider them in corporate and strategic planning and municipal operations.

There are also ongoing considerations for the municipality and other resort partners in funding infrastructure and product development and maintenance. A healthy community requires continued investment into community infrastructure and programs, as well as investments that support the tourism economy, such as customer service training, recruitment and retention strategies, and a progressive housing policy to support the workforce and local business community.

International economic outlook - According to the International Monetary Fund's (IMF) latest World Economic Outlook in April 2018, the global economic upswing will continue to expand above the potential growth rates this year and next, before decelerating. For most countries, current favourable growth rates will not last. However, risks to medium-term growth remain well above historical norms. For example, in the United States, tighter financial conditions could be triggered by monetary policy, wage, and price inflation and have spillover effects to other economies. Technological change, import restriction retaliation among the US, China and other countries, US tax policies, climate change, geopolitical tensions, and cybersecurity breaches pose additional threats to the subdued medium-term global outlook.

Artificial Intelligence, blockchain, Internet of things, automation, and platform economy - The application of big data, new algorithm, and cloud computing is changing the nature of work and the structure of the economy. New technologies and platform economy have arrived in both transformative and disruptive ways (e.g. Amazon, AirBnB, Facebook, Uber, autonomous car, drone, virtual assistant, robotics, cryptocurrencies, 3D printing, etc.). This trend could propel revolution, and change the resort's strategy to take advantage of technology to generate value for visitors and stakeholders, improve the competitiveness of the destination, and enhance resort prosperity.

Tourism in Canada - The Conference Board of Canada's latest Travel Markets Outlook publication in the fall of 2017 suggested that domestic travel in 2018 would continue to expand, albeit at a more modest pace than in the past few years. Whereas in the global context, the largest growth trends continue to be the growing middle classes of emerging countries that have begun to travel more, as well as millennials between the ages of 18 and 34.

Currency fluctuations - A lower Canadian dollar can stimulate American short-haul or "rubber tire" visitors arriving, but it has a far greater impact on Canadians opting to stay in Canada rather than visiting the US, reducing our travel deficit as well as driving up domestic revenues in the accommodation and attractions sectors. However, a low Canadian dollar alone is not a growth strategy, but a short-term accelerant to provide momentum to achieve visitation and revenue goals.

Proposed federal legalization for recreational cannabis - On April 13, 2017, the Government of Canada introduced legislation to legalize, regulate and restrict access to cannabis. This legislation is expected to come into effect by 2019. However, RMOW will proceed slowly with any municipal policy or bylaw updates until the full scope of both the federal and provincial governments' plans and clarity around the responsibilities of the police and bylaw officers is known.

Workforce shortage in BC - According to 2017 BC workforce outlook, it is forecast that there will be 917,000 job openings between now and 2027. The majority of these new job openings (70 per cent) will be due to workers leaving the work force, mostly through retirement. It is projected that nearly half (48 per cent), of expected job openings will be filled by people entering the workforce for the first time.

Immigrants and workers from other provinces will fill 36 per cent of the rest of the job opportunities. Although senior levels of government support permanent residency programs, Whistler relies heavily on the temporary foreign workers to fill jobs. Ongoing advocacy work is being continued by resort business leaders and the Whistler Chamber of Commerce.

BC housing demand to slow through 2019 – According to BC housing Association’s housing forecast update, low unemployment and tepid labour force growth is expected to slow economic expansion over the next two years. Housing headwinds of tighter mortgage qualification rules, a rising interest rate environment, an already elevated price level, and BC government policy efforts to stamp down demand will also contribute to slower consumer demand through 2019. However, record low supply will continue to contribute to skyrocketing real estate prices.

Rising cost of living in Whistler – The 2017 living wage for a family of four in Whistler is \$26.88 per parent (\$111,820 household income) and \$14.37 (\$14,945 individual income for 6 months) for a seasonal employee not receiving any non-mandatory benefits. The Whistler living wage for 2017 is higher than both 2015 and 2016, and the increase also corresponds with the escalating cost of housing during the same time frame.

Multi-resort ski season pass reshapes the downhill industry – Vail Resorts has been an industry leader by strategically acquiring numerous ski resorts. The Epic Pass holders can have access to a world-class network of destinations and the company can also decrease reliance on single region performance. A new player in the arena is the Ikon Pass from Alterra Mountain Co. Starting from the 2018/19 season, the pass will be valid for 23 different resorts. This business model is likely to stimulate competition, and Vail Resorts have continuously reinvested in the mountain resorts and developed a guest-centred business strategy to maintain its competitive advantage. An unprecedented investment of \$66 million dollars into Whistler Blackcomb’s lift system upgrade is expected to attract more global visitors while adopting innovative technology is expected to enhance the guest experience.

Tourism in Whistler – Tourism Whistler is evolving and shifting focus away from high-season winter and summer months to a focus on midweek and shoulder season opportunities. In addition, Tourism Whistler and RMOW submitted a joint application to the Province to pursue additional an additional one per cent of Municipal & Regional District Tax (MRDT). Other priorities include growing destination markets, attracting large groups and growing shoulder season events. A new priority of focusing on destination development has also been added to support the evolution of desirable destination visitation. The recent removal of the Mexican tourist visa; the streamlining of visa processing in overseas markets; and the significant gains in air access into YVR from most of key target markets also contribute to the tourism sector in Whistler.

The RMOW conducts its own analysis, which is available at whistler.ca/epi and also relies on Tourism Whistler (TW) for relevant research. The RMOW provides TW with annual funding, and partners with TW in an array of initiatives and programs.

6.3 2017 Municipal Finance Overview

6.3.1 Message from the Director of Finance

I am pleased to present the audited financial statements of the Resort Municipality of Whistler (RMOW) for the year ending December 31, 2017 attached as Appendix A. Whistler Council has delegated the responsibility for the integrity and objectivity of the financial information contained in the consolidated financial statements to the management of the RMOW. The consolidated financial statements which, in part, are based on informed judgments and estimates, have been prepared by staff in accordance with Canadian public sector accounting standards for local governments and in compliance with Section 167 of the *Community Charter*.

The RMOW's independent auditors, BDO Canada LLP, were engaged to express an opinion and have confirmed that the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the RMOW as at December 31, 2017, and its consolidated results of operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian public sector accounting standards. Without modifying their opinion, the auditors would like to draw attention to Note 21 of the financial statements, which explains that certain comparative information for the period ended December 31, 2016 has been restated. The consolidated financial statements have been reviewed with the Finance and Audit Committee and accepted by Council.

The municipality continues to be in a strong cash position. This is reflected by significant cash and investment balances, long term investment holdings, and continued ability to discharge current liabilities.

Net Financial Assets of the municipality, as shown on the Consolidated Statement of Financial Position (CSFP) have decreased by \$9.95 million. This is primarily due to a decline in portfolio investments and a reclassification of the Olympic Village held for resale from a financial asset to a non-financial asset. Tangible capital assets increased by \$17.4 million to \$467.5 million. The increase in tangible capital assets is largely due to a number of investments in the year including the new WHA rental building on Cloudburst Drive (\$8.1 million) the purchase of the Parkhurst lands (\$6.3 million) and the Gateway Loop reconstruction (\$6.1 million).

Virtually all major revenue categories have increased over the prior year. New development continued to drive increases in taxation and utility fees and charges, while increased visitation and development of new and existing buildings further increased municipal fees and charges. Government transfers, which consists of government grants, in addition to Municipal and Regional District Tax (MRDT) and Resort Municipality Initiative (RMI), increased by \$1.6 million despite a decline in RMI of \$3.1 million. The decline in RMI is due to the timing of RMI payments that were received in 2016 that related to 2015 projects and not a decrease to planned RMI revenue. The RMOW received a one-time BC Housing grant of \$2.4 million to assist with funding employee housing in Whistler.

Overall expenditures increased over the prior year and included expected increases for labour rate changes and inflation. Additional costs incurred during 2017 that do not necessarily occur from year to year include a retroactive pay rate change for many RMOW departments and increased visitation and development driving higher service levels. Amortization costs increased due to a larger asset base and cost of sale was up over 2016 reflecting the sale of Lot 2 in the Cheakamus Crossing neighbourhood.

Throughout the year, the senior management team and the finance department have received support and guidance from the Finance and Audit Committee, as well as Council, and the annual report is an opportunity to share the financial results of the municipality with our community.

Sincerely,
Maureen Peatfield, CPA, CMA
Acting Director of Finance

6.3.2 RMOW Consolidated Financial Statements

The RMOW audited financial statements for the year ending December 31, 2017 are included as Appendix A.

6.3.3 Permissive Tax Exemptions

As permitted by the *Community Charter*, Whistler Council has granted exemptions from municipal property taxes for the following general purposes:

- Land and improvements surrounding a statutorily exempt building for public worship.
- Properties owned or held by a not-for-profit organization whose purpose is to contribute to the well-being of the community with the provision of cultural, social, educational or recreational services.

Organizations that own property for which a permissive exemption has been provided are exempt from municipal property value taxes, but continue to pay municipal fees and parcel taxes for water, sewer and solid waste. The table below provides information about the amount of property value taxes that have been exempted during 2017.

Organization	Property Value Taxes Exempted - 2017
Our Lady of the Mountains Catholic Church	\$27,642
Whistler Mountain Ski Club	\$8,865
Spo7ez Cultural Centre	\$94,974
Audain Art Museum	\$318,975
Whistler Sliding Centre	\$92,529
High Performance Centre	\$56,408
Whistler Sport Legacy Athlete's Lodging	\$22,609
Whistler Children's Centre	\$2,927
Whistler Social Services	\$4,050
Emerald Forest – Lot A	\$1,167
Emerald Forest – Lot B	\$2,860

6.4 2018 Project Highlights

The following table provide a brief description of selected key projects in 2018:

Community Wildfire Protection

A number of wildfire fuel reduction projects have been carried out over the last decade. The RMOW has applied for provincial funding to complete a fuel thinning project above Big Timber Park/Kadenwood Road in 2018. In addition, the RMOW and Cheakamus Community Forest will partner on creating a fuel break along the Cheakamus Lake Road in 2018–2019. Staff are continuing to deliver public education through the FireSmart program and to plan for future projects.

Upgrade Day Lot 5

Day Lot 5 upgrades are in progress, including an asphalt finished surface, parking stall line painting, stormwater management improvements, curb and gutter, lighting, and possibly a new waste sorting enclosure. These improvements will result in a parking lot with an improved driving surface, lower maintenance costs, a more efficient parking layout, security lighting and better storm water management.

Official Community Plan

The Resort Municipality of Whistler's Official Community Plan (OCP) serves as the framework for all policies, regulations and decisions pertaining to land use and development in Whistler. The RMOW has initiated a process to update the OCP. The update will develop and integrate a new community vision, update current realities and policies of the 2011 OCP to address changing factors and conditions affecting the Resort Community and integrate ongoing additional engagement with the Squamish and Lil'wat First Nations.

Upgrade Roads

The paving project will improve the quality of running surface and service life of the municipality's road network in select neighbourhoods that have been assessed and require an upgrade. This paving project intends to upgrade the road network to an optimal condition for the least cost to the municipality.

Upgrade Emerald Water System

The Emerald Water Quality Upgrade project consists of two phases and will help to ensure a safe, high quality water supply to the Emerald neighbourhood through an ultraviolet (UV) disinfection station. Phase 1 is the Emerald UV Station Construction and Phase 2 is the Emerald Pump Station rehabilitation.

Artificial Turf Field

This project builds upon previous work in 2015 through 2017 and will provide a full size artificial turf field with illumination at Bayly Park in Cheakamus Crossing. The field will provide an improved outdoor playing surface in Whistler, and help meet the community's high demand for sport fields, particularly in the spring and fall.

Cultural Connector

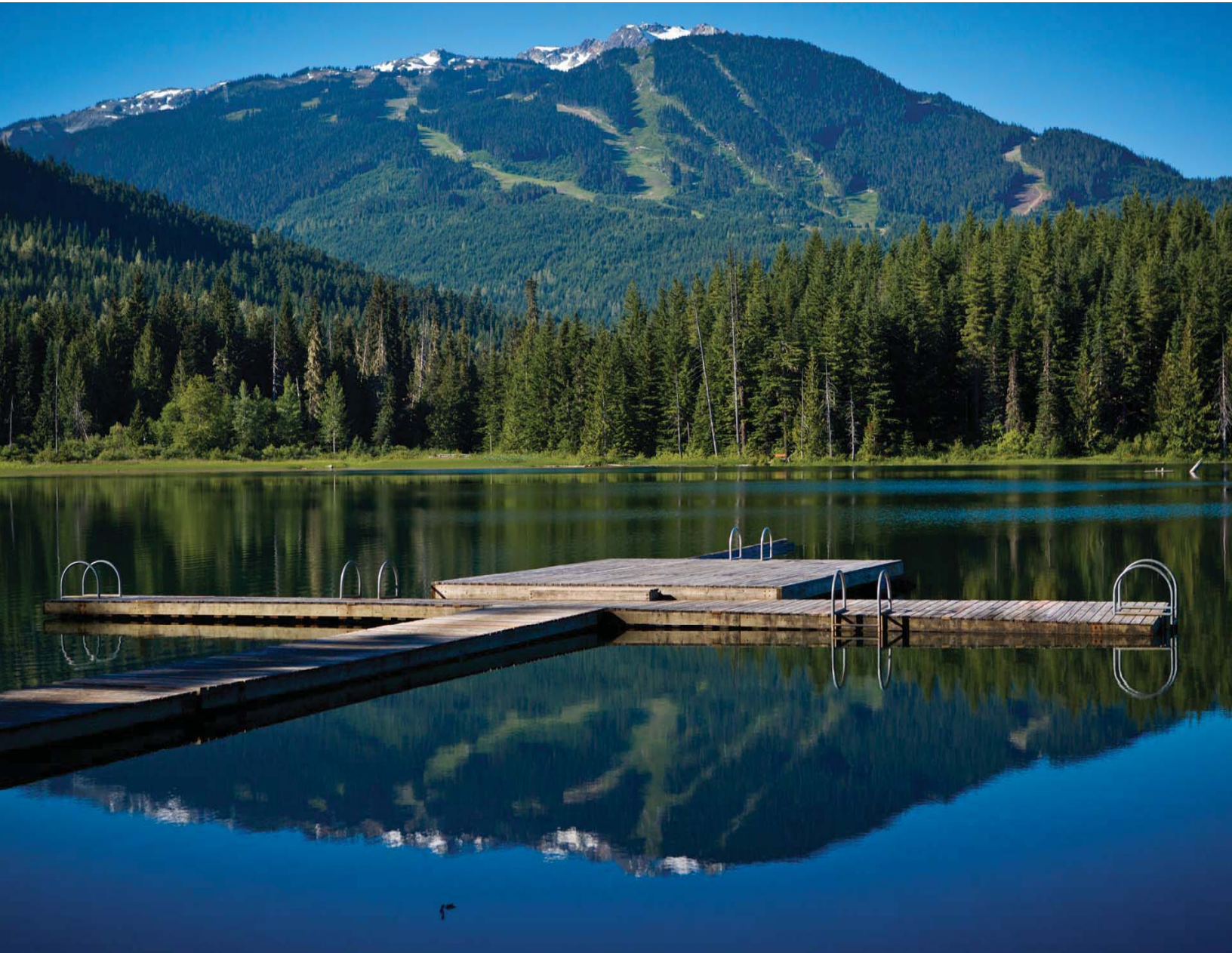
The Cultural Connector route is a scenic pathway that links six significant cultural institutions. 2018 initiatives will improve the Valley Trail between the Skate Park and the connection to the Village Centre/Upper Village, including widening the Valley Trail, adding two new picnic areas and landscaping, as well as water and electrical service upgrades. Additionally, improvements for the area in front of the PassivHaus, at the entrance to Lost Park are being designed.

Complete Nesters recycling and waste depot (including integration of WCSS building)

The new Nesters Waste Depot opened last year. Reconstruction began last year as part of the Resort Municipality of Whistler's long-term waste strategy. Construction of the new Whistler Community Services Society building and Re-Use It Centre at the new Nesters Waste Depot site will be completed this year.

Gateway Loop Improvement Project

The Gateway Loop Reconstruction project will be completed in the spring of 2018. This project is a significant upgrade to the Gateway Loop area and will provide capacity for inter-city bus arrivals and departures in Whistler Village. The project improves visitor arrival experience, capacity and usability of this area by bus and taxi drivers and improves the connection and integration of this area to prominent village access points as well as supporting pedestrian and vehicle flows.



7 THE 2018 CORPORATE PLAN

7.1 Corporate Plan on a Page—Balanced Scorecard Approach

The balanced scorecard approach is a strategic planning and management system that is used extensively in business and industry, government, and non-profit organizations worldwide to align business activities to the vision and strategy of an organization, improve internal and external communications, and monitor organization performance against strategic goals¹.


Community PRIORITIES	1. Enriching Community Life		2. Enhancing the Resort Experience		3. Protecting the Environment		4. Ensuring Economic Viability		5. Partnering for Success		Customer				
2018 Corporate GOALS	1. A vibrant local economy and resort community experience is effectively reinforced by organizational activities		2. Policies, programs and services are reliably delivered with exceptional customer service		3. The local government maintains a high level of community trust & engagement		4. Municipal decision-making supports the effective stewardship of natural assets and ecological function		5. Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management		6. Corporate financial health is maintained, accountable and transparent		Outcomes		
2015-2018 Key Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies		2. Advance progressive community planning tools, policies and processes		3. Execute on organizational commitments to improve customer service		4. Ensure community engagement is structured to effectively support municipal decision-making		5. Implement strategies and practices to drive improved environmental performance outcomes		6. Advance cultural tourism development opportunities across the community		7. Demonstrate excellence in the delivery of core municipal services and facility management		Processes
Employee OBJECTIVES	1. Support a culture of ongoing engagement			2. Attract and retain professional and proficient staff			3. Maintain a culture of continuous improvement			4. Maintain and support stable labour relations			People		

NOTE: Sections 7.1.1 through 7.2 below provide additional detail about each level (row) of the strategic approach presented above.

¹ The balanced scorecard approach was originated by Drs. Robert Kaplan (Harvard Business School) and David Norton as a performance measurement framework that added strategic non-financial performance measures to traditional financial metrics to give managers and executives a more 'balanced' view of organizational performance (balancedscorecard.org).

7.1.1 Measuring Success—Community Priorities


The detail below presents the core community indicators that are used to measure our community’s progress toward our identified Priorities. While RMOW staff do not have exclusive control or responsibility for these indicators (these indicators represent the collective progress of all community stakeholders), the RMOW is a key contributor toward these outcomes. As such, these indicators provide meaningful targets, useful in both defining the RMOW’s aspirations and informing our actions. See Section 6.1 above for more detail on the RMOW’s approach to community monitoring and reporting.

Community PRIORITIES	1. Enriching Community Life	2. Enhancing the Resort Experience	3. Protecting the Environment	4. Ensuring Economic Viability	5. Partnering for Success
 <p>Key Community Indicators (to measure progress toward Priorities)</p> <ul style="list-style-type: none"> ● Learning opportunities ● Unlawful incidents ● Recreation opportunities ● Workforce living locally ● Resident satisfaction ● Personal health ● Resident affordability 	<ul style="list-style-type: none"> ● Visitor satisfaction ● Total Visitation ● Whistler atmosphere 	<ul style="list-style-type: none"> ● Greenhouse gas emissions ● Development footprint ● Total water use ● Community energy use ● Landfilled waste 	<ul style="list-style-type: none"> ● Occupancy rate ● Total employed workforce ● Total income ● Total room nights ● Median income 	<ul style="list-style-type: none"> ● Decision input ● Decision trust 	
<p>2018</p> <p>Corporate GOALS</p> <p>A vibrant local economy and resort community experience is effectively reinforced by organizational activities</p>	<div style="border: 2px solid red; padding: 10px;"> <p>Statistical Trend (centre of icon)</p> <ul style="list-style-type: none"> ● desired direction ● undesired direction ● no change, or statistically insignificant change <p>Performance Relative to Target Level (outline of icon)</p> <ul style="list-style-type: none"> ● satisfied with current level of performance ● not satisfied with current level of performance ● desired target level <u>unknown</u> </div>			<p>Corporate policies and operations ensure continuous excellence in infrastructure, safety and program management</p>	<p>Corporate financial health is maintained, accountable and transparent</p>
<p>2015-2018</p> <p>Key Corporate STRATEGIES (to move toward above Goals)</p> <p>Implement key visitor experience and economic development strategies</p>				<p>Advance cultural tourism development opportunities across the community</p>	<p>Demonstrate excellence in the delivery of core municipal services and facility management</p>

Additional detail on all the indicators noted above is available on whistler.ca/monitoring


7.1.2 Measuring Success – Corporate Goals

The detail below presents the indicators that are tracked and reported on an annual basis to measure our progress toward our Corporate Goals. Additional detail on all the indicators noted below is available on whistler.ca/monitoring.

Community PRIORITIES	1. Enriching Community Life	2. Enhancing the Resort Experience	3. Protecting the Environment	4. Ensuring Economic Viability	5. Partnering for Success		
2018 Corporate GOALS	A vibrant local economy and resort community experience is effectively reinforced by organizational activities	Policies, programs and services are reliably delivered with exceptional customer service	The local government maintains a high level of community trust & engagement	Municipal decision-making supports the effective stewardship of natural assets and ecological function	Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management	Corporate financial health is maintained, accountable and transparent	
 <p>Key Corporate Indicators (to measure progress toward Goals)</p>	<ul style="list-style-type: none"> Community satisfaction levels with parks and trails Community satisfaction levels with Village maintenance services Community satisfaction levels the atmosphere and ambiance of Whistler Village Visitor satisfaction levels with municipal services and facilities Impact of FE&A programming on guest satisfaction levels 	<ul style="list-style-type: none"> Proportion of residents satisfied with Whistler Transit services Proportion of residents satisfied with police and fire & rescue services Proportion of residents satisfied with building and land development requirements and permitting services Portion of residents satisfied with the overall planning of the resort community Satisfaction with access to municipal information via the website Number of website visits 	<ul style="list-style-type: none"> Stated satisfaction with opportunities to provide input to municipal decision-making Portion of community members who trust that local decision makers have the best interests of the resort community in mind when making decisions Participation levels in community engagement opportunities 	<ul style="list-style-type: none"> Annual utility and fuel consumption Percentage of treated waste water meeting requirements Corporate greenhouse gas emission levels Proportion of residents satisfied with waste, recycling and composting systems 	<ul style="list-style-type: none"> Percentage cost recovery of MPSC Total wastewater operating cost per person Total drinking water operating cost per person Number of boil water advisory days Proportion of residents satisfied with road maintenance and snow clearing Economic impact of key festivals and events 	<ul style="list-style-type: none"> Actual versus budget variance Capital reserve levels versus target levels Total value of grants and external funds secured Annual capital replacement expenditures Proportion of community members who perceive the services provided by the RMOW to be good value for money 	
2015-2018 Key Corporate STRATEGIES (to move toward above Goals)	Implement key visitor experience and economic development strategies	Advance progressive community planning tools, policies and processes	Execute on organizational commitments to improve customer service	Ensure community engagement is structured to effectively support municipal decision-making	Commit to strategies and practices to drive improved environmental performance outcomes	Advance cultural tourism development opportunities across the community	Demonstrate excellence in the delivery of core municipal services and facility management


7.1.3 Taking Action - Corporate Strategies Taking Action - Employee Objectives

To move the RMOW toward its identified 2015–2018 Corporate Strategies, a summary of key Deliverables have been identified.

<p>2015-2019 Corporate STRATEGIES (to move toward above Goals)</p>	<p>1. Implement key visitor experience and economic development strategies</p>	<p>2. Advance progressive community planning tools, policies and processes</p>	<p>3. Execute on organizational commitments to improve customer service</p>	<p>4. Ensure community engagement is structured to effectively support municipal decision-making</p>	<p>5. Commit to strategies and practices to drive improved environmental performance outcomes</p>	<p>6. Advance cultural tourism development opportunities across the community</p>	<p>7. Demonstrate excellence in the delivery of core municipal services and facility management</p>
 <p>Key Deliverables (to achieve Corporate Strategies)</p>	<p>Key deliverables are individually identified for each of the RMOW’s primary functional areas and are presented on a Division-by-Division basis in Section 7.2 below.</p>						

7.1.4 Taking Action - Employee Objectives

Key Employee Objectives are identified to support the execution of the Strategies and Goals identified within this Plan.

<p>Employee OBJECTIVES</p>	<p>1. Support a culture of ongoing engagement</p>	<p>2. Attract and retain professional and proficient staff</p>	<p>3. Maintain a culture of continuous improvement</p>	<p>4. Maintain and support stable labour relations</p>
 <p>Key Deliverables (to achieve Corporate Strategies)</p>	<p>Key deliverables designed to achieve these Objectives are lead primarily by the Human Resources department (CAO Division) and identified below (Section 7.2.1). Additional deliverables are also individually identified (as relevant) for each of the RMOW’s primary functional areas below.</p>			

7.2 Division by Division Deliverables

The following four sections present Key Deliverables for each of the RMOW's primary functional areas. Together, these actions represent our approach to collectively implementing the seven Corporate Strategies identified within this document. Although extensive, this is neither a complete list of RMOW activities, nor a work plan.

7.2.1 Taking Action - Chief Administrator's Office

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Chief Administrator	<ul style="list-style-type: none"> •Continue to maintain strong professional relationships with senior executives of the federal and provincial government, pursue strategic engagement of Ministers through 2018 UBCM convention and other venues •Continue to lead the oversight and execution of the updated Economic Partnership Initiative (EPI) •Ensure the optimization of Resort Municipality Initiative (RMI) and Festivals, Events and Animation (FE&A) oversight strategies •Lead collaboration on a S25 regional transit system and funding options with S25 partners, BC Transit and Province 	<ul style="list-style-type: none"> •Continue to ensure key policy documents are up to date •Oversee the development of the renewed Community Vision and adoption of the updated Official Community Plan •Further relations building with First Nation including the signing of a Community to Community Protocol •Proactively move forward with wildfire mitigation, fuel management and protection initiatives 	<ul style="list-style-type: none"> •Promote an atmosphere of client-first service •Ensure staff have the tools they need to meet client expectations •Support the ongoing execution of Customer Service Strategy recommendations •Advance greater use of Web based information and service portals across the organization 	<ul style="list-style-type: none"> •Oversee the ongoing review and execution of key community engagement mechanisms •Continue to oversee the implementation of the Mayor's Task Force on Resident Housing and initiatives •Actively pursue the expansion of the Cheakamus Crossing neighbourhood housing development •Actively liaise with community leaders and resort partners •Regular engage with S25 CAO from local government and First Nation Government on issues of shared interest. 	<ul style="list-style-type: none"> •Provide oversight and direction to the advancement of key environmental performance strategies and initiatives (e.g. BC Energy Step Code Policy Development) •Continue to support the Home Energy Assessment Rebate program (Power Down) •Continue to pursue FireSmart funding with the Province and increase FireSmart coverage in RMOW •Continue commitments to wildlife and ecosystem public education and conservation with the Bear Smart and Ecosystem Monitoring Program. •Ensure staff pursue water management best practices and municipal water and waste water infrastructure are effectively managed. 	<ul style="list-style-type: none"> •Support the ongoing development of the Cultural Connector & the work of the Cultural Development staff. •Ensure RMOW staff receive First Nation cultural awareness training 	<ul style="list-style-type: none"> •Provide overall leadership, management and operational direction to RMOW staff •Ensure all council meetings and reports are prepared to a high standard and provided in a timely manner •Ensure prudent fiscal management of RMOW funds and expenditures •Ensure that major infrastructure projects are delivered on budget and consistent with best practices •Promote best practices in asset and risk management •Support updates to the RMOW Financial Reserves policy •Review and develop innovative options on Fire and Rescue Service efficiencies while maintaining acceptable public safety standards.

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Communications	<ul style="list-style-type: none"> •Deliver strategic communications and engagement support for Resort Experience capital projects, programs, services and facilities, Gateway Loop, St Andrew's Alley and Artificial Turf construction projects •Deliver communications for RMI programs engaging the Province of BC •Coordinate municipal presence at the Inside Scoop event to showcase programs important to visitor experience •Provide communications and engagement leadership for the Transportation Plan including leading the TAG Communications Sub-committee 	<ul style="list-style-type: none"> •Contribute to publishing of the Annual Report and Corporate Plan •Contribute to the process to engage the public, communicate and publish the updated vision and official Community Plan •Deliver communications support for sharing annual corporate and community indicators •Provide communications and engagement leadership on initiatives surrounding housing and tourist accommodations •Provide communications and engagement leadership on initiatives surrounding the work of TAG 	<ul style="list-style-type: none"> •Deliver communication plans to support awareness of community services and programs •Leverage website, social media and digital tools for enhanced communications and customer service •Update website design and manage the internal and external launch •Participate in the planning and integration of new corporate online services with the website (GIS, recreation tool) •Work with departments to refresh major content sections of the website •Conduct internal and external website survey •Build communications capacity and skills within all departments through updated training, tools and processes 	<ul style="list-style-type: none"> •Create and help implement communications and engagement plans for priority municipal projects •Conduct regular partner communications meetings and regularly liaise with partner counterparts •Support annual community survey and other program-specific research and focus groups 	<ul style="list-style-type: none"> •Provide communications and engagement leadership for Environmental Stewardship and Infrastructure Services programs and initiatives with a particular focus on FireSmart, bear and wildlife, and solid waste diversion communications 	<ul style="list-style-type: none"> •Work with REX on the roll out of new interpretive signage program and heritage training program •Continue to work with REX on communications for the final phase of Cultural Connector 	<ul style="list-style-type: none"> •Provide strategic communications advice and support for leadership and executive team •Support communications for Mayor and Council, Council meetings and outcomes •Continue to oversee communications administrative policies and guidelines •Continue to facilitate application of corporate identity across the organization •Manage emergency and incident communications tools and protocols •Deliver annual news release and community advisory program. Manage media relations effectively •Prepare speaking notes and other protocols for the Mayor's Office

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Human Resources	<ul style="list-style-type: none"> Continue to produce regular high-quality staff newsletter to raise internal awareness of key projects, processes, milestones and deliverables 	<ul style="list-style-type: none"> Continue to support managers meetings and all-staff engagement sessions to ensure high levels of staff awareness and engagement on key strategic planning documents and resources 	<ul style="list-style-type: none"> Continue to oversee the staff engagement and recognition program Continue to support and contribute to the ongoing development and design of Customer Service Strategy services Provide training and development for excellence in client service delivery 		<ul style="list-style-type: none"> Leverage top employer award and environmental performance awards through staff recruitment and training processes 	<ul style="list-style-type: none"> Continue to ensure staff training and development processes effectively integrate and link all Corporate Plan strategies (e.g. cultural tourism implications to each functional area's deliverables and responsibilities) 	<ul style="list-style-type: none"> Execute and complete the Employee Engagement Survey process Enhance Leadership Development Ensure consistent updating, interpretation and application of employment-related policies, legislation, collective agreements and employee handbook Support divisional Key Performance Indicators reporting systems Ensure best practices and compliance in health and safety policies and procedures Provide strategic human resources advice and support
Economic Development and Special Projects	<ul style="list-style-type: none"> Continue to support the project management of the Economic Partnership Initiative Complete the execution of Phase III of the Master Wayfinding Strategy Lead the oversight of the MRDT (3%) hotel tax changes 	<ul style="list-style-type: none"> Support the ongoing update to the Community Vision and Official Community Plan Continue to manage the collection and publication of key community performance indicators and share broadly with staff and the community Oversee the implementation of recommendations from the Mayor's Task Force on Resident Housing. 	<ul style="list-style-type: none"> Continue to support website and corporate communications with ongoing updates to key CEES projects on the site Actively participate on the WCC Employee Retention and Recruitment Task Force 	<ul style="list-style-type: none"> Continue to lead the integration of key community and corporate performance reporting into the municipal website Continue to support ongoing stakeholder engagement initiatives Continue to liaise directly with business owners, managers and commercial property owners on issues of shared interest Ensure the annual Community Life Survey Findings are shared. 	<ul style="list-style-type: none"> Continue to pursue energy efficiency opportunities across municipal buildings and infrastructure Prepare and publish annual GHG and energy performance report Lead the Power Down Home Energy Assessment Incentive program Lead the BC Energy Step Code Policy Development and associated changes to the Building Bylaw Support the implementation of key TAG initiatives related to energy and GHG reductions 	<ul style="list-style-type: none"> Support Initiatives to advance learning and education opportunities 	<ul style="list-style-type: none"> Lead the annual preparation of the Corporate Plan Support financial reporting and engagement processes Support 2018 UBCM Convention

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Legislative Services	<ul style="list-style-type: none"> •Host the 2018 UBCM Convention 	<ul style="list-style-type: none"> •Improve access to information via updated governance •Contracts and agreements process update •Fees and charges policy updates 	<ul style="list-style-type: none"> •Provide employee training on Freedom of Information & Protection of Privacy Act (FOIPPA) and records management •Policy and procedure review to update in line with customer service strategy 	<ul style="list-style-type: none"> •Liability risk assessment process •Council awards and recognitions •Committee of the Whole broadcasts to the web. •Carry out the 2018 general local government election 	<ul style="list-style-type: none"> •Reduce paper based records management by supporting and promoting online electronic document and records management system (EDRMS) 		<ul style="list-style-type: none"> •Review and update Council core policies and bylaws •Improve and enhance internal information governance standards •Facilitate timely and fair FOIPPA processes •Support Council Meetings and related document production
Environmental Stewardship	<ul style="list-style-type: none"> •Continue to deliver geese management program at beaches to improve user experience 	<ul style="list-style-type: none"> •Support the processing and enforcement of the Environmental Bylaw including issuance of Tree Cutting Permits •Provide timely feedback to municipal Development Permit and Building Permit referral processes •Support decision-making through the addition of key environmental information to the RMOW GIS. •Continue to lead Community Wildfire Protection Program as per the Community Energy and Climate Action Plan 	<ul style="list-style-type: none"> •Support the annual free yard waste drop-off programs 	<ul style="list-style-type: none"> •Support environmental programming through GO Fest •Support public communications initiatives related to environmental stewardship 	<ul style="list-style-type: none"> •Continue to develop and implement policies, bylaws and work programs that support and promote the RMOW's environment protection and sustainability objectives •Support annual environmental monitoring programs, including species at risk •Publish water quality database for beaches, lakes and streams •Administer Cheakamus Community Forest •Support Whistler Bear Advisory Committee, Forest & Wildlands Advisory Committee •Actively support the management of invasive species 		<ul style="list-style-type: none"> •Maximize the use of grant funding to support additional studies/initiatives •Continue to execute on the 2015 Community Wildfire Protection Plan •Continue to monitor and track Whistler's ecosystems to guide planning and operational initiatives

7.2.2 Taking Action - Corporate and Community Services

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision- making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Finance & Fiscal Planning		<ul style="list-style-type: none"> •Continue to align TCA data with asset management plans •Improve accuracy of capital asset data and integrate with capital asset management planning •Develop an asset management investment plan to assist with long and short term financial planning 	<ul style="list-style-type: none"> •Continue to identify, plan and implement further system enhancements •Improve procurement approval structure in finance system to support revised procurement policy •Work with bylaw to streamline parking pass sales to residents •Add and promote online access to property tax and other external customer account/payment services via Tempest •Engage users of financial information annually to review requirements and continuously improve processes 	<ul style="list-style-type: none"> •Publish quarterly reports to community within 90 days of fiscal quarter end •Support annual community life survey 	<ul style="list-style-type: none"> •Investigate opportunities to reduce paper record storage and handling through electronic document management. E.g. Supplier invoices can be viewed from within the financial system 		<ul style="list-style-type: none"> •Implement revised procurement policy in order to demonstrate value for money is achieved •Encourage communication and provide support systems for fee and charge agreements of municipal departments •Improve integration of payroll process into financial reporting and budgeting
Information Technology	<ul style="list-style-type: none"> •Continue to support the execution of the customer service strategy •Continue to collaborate and provide technical services support to special events •Continue to be a key contributor to the Technology Advisory Committee 	<ul style="list-style-type: none"> •Ensure that GIS services are effectively integrated into community and staff support services •Continue to develop geographic information system (GIS) platform conversion to ESRI •Strategic plan to support organizational work plans over a time/resource allocation process 	<ul style="list-style-type: none"> •Provide leadership on improvement of staff's knowledge and capability with computer-based systems •Ensure optimization of core application systems (both internal and external facing) software and hardware •Implement organizational work order system with customer relationship management capabilities 	<ul style="list-style-type: none"> •Continue to explore and implement electronic means of increasing access to municipal data, plans and services •Ensure reliable video web streaming of Council meetings 	<ul style="list-style-type: none"> •Facilitation of the migration from paper based systems to electronic data and records management •Implement and continually improve electronic services such as video-conferencing to reduce the participants carbon footprint 	<ul style="list-style-type: none"> •Facilitation of communication around use of Wi-Fi networks to assist the cultural plan •Implement public facing, accurate and interactive web maps to assist the guest experience 	<ul style="list-style-type: none"> •Ensure reliability, availability and security of all IT infrastructure and services for RMOW and RMOW owned facilities •Support the enhancement of internal records management systems •Expand and augment fiber infrastructure and server room capacity. •Continue to update core municipal software systems and execute planned hardware replacements

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Bylaw Enforcement	<ul style="list-style-type: none"> •Oversee effective animal control program •Oversee parks and trails patrol program 	<ul style="list-style-type: none"> •Further Sea to Sky road closure in resort protocol •Bylaw enforcement & Compliance working group 	<ul style="list-style-type: none"> •Promote prompt response to calls for service •Implement parking meter upgrades •Implement Bylaw Adjudication •Oversee Bylaw revisions and amendments 	<ul style="list-style-type: none"> •Actively liaise with business owners and operators regarding relevant regulations and guidelines 	<ul style="list-style-type: none"> •Ensure effective enforcement of existing environmental bylaws •Whistler Bear Advisory Committee 		<ul style="list-style-type: none"> •Continue to patrol Whistler Village to investigate complaints from the community in order to gain bylaw compliance in a considerate and measured manner •Continue proactive enforcement of illegal nightly rentals and assist with business licensing for legal nightly rentals
RCMP	<ul style="list-style-type: none"> •Foot patrols of Whistler Village as a means to engage residents and visitors in positive interactions on public safety matters •Continue to work with FE&A to support growth in safe, secure events. •May Long Weekend Committee 	<ul style="list-style-type: none"> •Annual performance plan for policing priorities 2018/2019 •Public Safety Working Group – SLRD •Special events public safety plans •Staff up vacant senior RCMP member roles 	<ul style="list-style-type: none"> •Liaise with food, beverage and accommodation sectors to enhance resident and visitors experiences with respect to public safety issues 	<ul style="list-style-type: none"> •Bi-annual reporting to Council on crime statistics and as required critical event specific •Walk Safe Program •Creation of strategic plan for policing 	<ul style="list-style-type: none"> •Patrols of parks, trails and waterways •Support Conservation Officer Services with human and wildlife and natural environment conflict matters 	<ul style="list-style-type: none"> •RCMP ceremonial dress (Red Serge) patrols on special occasions such as Canada Day and Victoria Day •RCMP as ambassadors of public safety 	<ul style="list-style-type: none"> •Provide all Policing Services to the RMOW •Complete RCMP facility maintenance upgrades •Provide regular reporting to RMOW on crime trends, public safety concerns and administrative matters
Fire Rescue Services	<ul style="list-style-type: none"> •Continue focus on fire prevention as a means to reducing financial harm to community and cost of suppression to municipality 	<ul style="list-style-type: none"> •Fire Services Review •Annual Reporting and monitoring •Wildfire mitigation work by fire crews 	<ul style="list-style-type: none"> •Continue collaboration with SLRD on boundary fire risks to the RMOW •Complete confined space portion of training facility and enhance props 	<ul style="list-style-type: none"> •Continue school outreach fire prevention program •Patrols of parks and trails •Community garden debris collection and waste •wood chipping programs •Firefighting vehicle replacement 	<ul style="list-style-type: none"> •Continue to execute on Fire Smart Fuel thinning Treatment Plan •Intervene to eliminate fire threats posed by illegal dumping of materials and/ or use of forested land for high risk activities •Installation of 2 year pilot testing wildfire sensors 	<ul style="list-style-type: none"> •WFRS in ceremonial dress on special occasions to support community initiatives and events where possible •Firesmart ambassadorship 	<ul style="list-style-type: none"> •Improve wildfire response capabilities with transition to 3 rapid response vehicles •Continue perusing options to existing data collection record management systems •Provide Fire and Rescue service and protection to Community
Emergency Program	<ul style="list-style-type: none"> •Comprehensive Emergency Management Plans 	<ul style="list-style-type: none"> •Completion of Community Recovery Plans 	<ul style="list-style-type: none"> •Continued collaboration on ESS handoff at critical events using the newly adopted Red Cross support model 	<ul style="list-style-type: none"> •Collaborate with community, regional and provincial partners on important public safety and awareness matters 	<ul style="list-style-type: none"> •Protection plans for critical infrastructure and disaster prevention awareness 		<ul style="list-style-type: none"> •Support Emergency Planning and Coordination across RMOW •Review Seismic and emergency power supply

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Recreation	<ul style="list-style-type: none"> Continue to enhance partnerships to improve guest experiences in recreation 	<ul style="list-style-type: none"> Meadow Park Sports Centre (MPSC) revitalization and core infrastructure replacement program 	<ul style="list-style-type: none"> Implement new comprehensive departmental software system Ongoing reviews of facilities use and organized programs Continue accessibility upgrades and improvements Ongoing Recreation infrastructure replacement 	<ul style="list-style-type: none"> Coordinate and support involvement with Recreation and Leisure Advisory Committee Collaborate with other recreation providers to ensure civic levels of service and seek partnership opportunities where appropriate 	<ul style="list-style-type: none"> Continue to monitor energy systems and seek ways of reducing energy costs 	<ul style="list-style-type: none"> Work with Manager of Cultural Planning and Development on piloting suitable cultural programs within recreation facilities 	<ul style="list-style-type: none"> Upgrade, replace and where possible extend the life of aging indoor infrastructure at MPSC Continue to deliver cost effective and desirable recreation programs/ services Continue to maintain clean, well-groomed XC trails and well maintained recreation facilities Cardio Room Expansion planning and design
Whistler Public Library	<ul style="list-style-type: none"> Create a space that is inspiring, functional and adaptable: space changes Phase 1 	<ul style="list-style-type: none"> Make inclusiveness visible: build cultural and diversity competency 	<ul style="list-style-type: none"> Expand adult outreach Build community, technology capacity and literacy through collaborative spaces and technology: implement cashless printing 	<ul style="list-style-type: none"> Build a framework for strong partnerships 	<ul style="list-style-type: none"> Strive to reduce our environmental footprint: reduce paper consumption Grow our capacity for shared resources: increase circulation of non-traditional items 	<ul style="list-style-type: none"> Raise expectations for the library experience: implement Deweyless browsing 	<ul style="list-style-type: none"> Execute on the recommendations of the 2018-21 Whistler Public Library Strategic Plan Update the library policy manual and review on a yearly basis Offer resources and programs that promote the library as a place that "inspires wonder" Improve Health & Safety practices

7.2.3 Taking Action - Resort Experience

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Planning Services	<ul style="list-style-type: none"> •Continue the planning and installation of the Cultural Connector project •Participate in the Village enhancement and Village Squares and Mall rejuvenation initiatives •Continue to administer the street banner program •Continue to implement municipal park and Valley Trail wayfinding improvements •Update Valley Trail and Recreational Trail maps and associated information •Advance design and construction of Village washrooms in Day Lots, Cultural Connector, Whistler Olympic Plaza, Gateway Loop 	<ul style="list-style-type: none"> •Lead Update to Community Vision and Official Community Plan •Develop Wildfire Protection Development Permit requirements •Support and lead housing initiatives related to Infill housing, private sector developments and Cheakamus Crossing Phase 2 •Continue to advance initiatives identified in the Recreation & Leisure Master Plan •Continue village square and mall rejuvenation completing remaining Way-finding work •Improve tracking systems for monitoring zoning and development projects •Maintain Bed Unit and Commercial Core Inventories •Process applications and maintain, amend, interpret and enforce bylaws for OCP, zoning, land use contracts, covenant modifications, development permits, signage, liquor licenses, business licenses, and Crown referrals •Develop six washroom facilities in high traffic areas of the Village •Undertake a Parks master Plan of major resort parks 	<ul style="list-style-type: none"> •Support Park Accessibility Program •Further develop and implement Planning Department customer service initiatives •Advance amendments to the zoning bylaw to improve interpretation and consistency. •Advance legislated Land Use Contract Discharge and adoption of replacement zoning •Continue to create and update communications for relevant capital projects 	<ul style="list-style-type: none"> •Engage the community on key planning initiatives including the Community Vision and OCP update, and housing initiatives. •Advance construction of artificial turf field at Bayly Park in Cheakamus crossing •Continue to engage the Recreation and Leisure Advisory Committee and the Public Art Committee •Support community-engagement processes (e.g. Cultural Plan, RLMP, Parks initiatives) •Continue to engage Advisory Design Panel, Liquor Licensing Advisory Committee and other Committees of Council •Identify and engage stakeholder groups related to specific park capital projects 	<ul style="list-style-type: none"> •Coordinate development permit requirements for protection of the natural environment and Riparian Area Regulations •Work closely with other departments on implementation of various initiatives such as waste handling and recycling facilities, and BC Building Step Code, within land use regulations and procedures 	<ul style="list-style-type: none"> •Advance the recommendations of the Whistler Community Cultural Plan and the Cultural Tourism Development Strategy •Implement public art piece in Upper Village stroll along Cultural Connector as part of the Cultural Connector Project 	<ul style="list-style-type: none"> •Continue to ensure service excellence in responding to public inquiries related to municipal land use and development bylaws and procedures •Continue to explore additional revenue opportunities across municipal park and public space assets •Oversee public art program •Develop visitor services centre adjacent to Gateway Loop

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Building Department Services		<ul style="list-style-type: none"> Continue to work with Planning Department on OCP regulations related to Firesmart Support Planning with density planning in SF Neighbourhoods 	<ul style="list-style-type: none"> Continue to facilitate retrieval and archiving of historical documentation Support designers, developers, builders in the interpretation of regulations Continue to formalize policies and interpretations to ensure the highest levels of consistency when responding to the public Continue to improve information exchange with the public, and formalize customer feedback process Continue to develop and implement new customer service initiatives 	<ul style="list-style-type: none"> Encourage staff to attend Canadian Home Builder Association (CHBA) luncheons, Homeowner Protection Office (HPO) seminars and similar local community initiatives Hold Step Code workshops for local builders and design professionals 	<ul style="list-style-type: none"> Actively enforce the improved energy efficiency requirements of the new BC Building Code Support project uptake of the Power Down Home Energy Assessment Incentive program Implement the Step Code Amend Building Bylaw to include requirement to meet step code energy requirements 		<ul style="list-style-type: none"> Apply and enforce BC Building Code, Building Bylaw, Zoning Bylaw, Provincial and Federal regulations Continue to improve tracking system for monitoring building permit files Respond to legal challenges, provide interpretation of regulations Digitize building permit construction plans to SharePoint
Cultural Planning and Development	<ul style="list-style-type: none"> Advance strategic planning for the RMOW's Festivals, Events & Animation (FE&A) program for 2019 and beyond Lead the development of a strategy & plan to establish the west side of Alta Lake as a cultural precinct Develop and advance learning and education initiatives for visitors 	<ul style="list-style-type: none"> Lead the ongoing review of Whistler's Cultural Tourism Development Strategy (CTDS) and Whistler's Community Cultural Plan (WCCP) Draft a policy for temporary use of specific RMOW facilities by artists, scientists, curators and other cultural specialists Advance development of Whistler-centric geological sites consistent with the prerequisites for UNESCO Geopark designation 	<ul style="list-style-type: none"> Lead the community wide interpretive panel renewal initiative 	<ul style="list-style-type: none"> Organize and participate in FE&A Oversight Committee meetings Advance in-resort alignment on CTDS and WCP priorities, process, and communication across Whistler's not-for-profit cultural sector and among Whistler businesses involved in the arts, heritage, and natural history 	<ul style="list-style-type: none"> Draft Whistler's Natural History Strategy & Plan Develop and advance life-long learning initiatives for residents 	<ul style="list-style-type: none"> Draft Whistler's Heritage Strategy & Plan Explore funding opportunities for RMOW cultural capital projects and RMOW cultural programs. Explore external funding opportunities for RMOW learning & education programming initiatives Support funding applications by Whistler-based not-for-profit cultural organizations Continue to advance the integration of performers and programs from the Sea-to-Sky corridor into FE&A Support the implementation of WCCP and CTDS by Whistler-based ACH organizations 	<ul style="list-style-type: none"> Coordinate annual Fee for Service reporting with Arts Whistler, the Whistler Museum & Archive Society, and the Whistler Chamber of Commerce

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Park & Trail Operations	<ul style="list-style-type: none"> •Continue to construct and maintain public recreational trail networks •Continue to build and install recreational trail signage 		<ul style="list-style-type: none"> •Execute on the reconstruction of 5 Whistler Parks tennis courts •Continue to improve park accessibility •Improvements to the infield drainage systems of the Spruce Grove ball diamonds 	<ul style="list-style-type: none"> •Incorporate park and trail user satisfaction survey information in development of operating plans •Continue to work with local community organizations to test programs in Municipal Parks •Continue the Alpine and Recreational trail programs including building of authorized trails on Sproatt Rainbow Trail 	<ul style="list-style-type: none"> •Advance Cheakamus Crossing Valley Trail light replacement program 	<ul style="list-style-type: none"> •Continue to work with local community organizations to test programs in Municipal Parks 	<ul style="list-style-type: none"> •Provide project management for Municipal park, village and capital projects •Provide site supervision to ensure the timely, efficient and effective delivery of projects •Efficiently maintain park areas, park buildings to a high standard •Continue Valley Trail Reconstruction Project •Replacement of Lost Lake beach cut bridge •Advance recreational trailhead improvements

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Building Maintenance Services	<ul style="list-style-type: none"> •Support the Village Square Mall rejuvenation project 	<ul style="list-style-type: none"> •Assist in the development of an asset management program •Continue development of a facility asset management policy and procedure 	<ul style="list-style-type: none"> •Continue to assist in the development of a customer service request portal and work order system •Continue with needs assessments for Fire and RCMP facilities •Continue to improve building accessibility •Lead ongoing Municipal Hall customer service upgrades 	<ul style="list-style-type: none"> •Continue to liaise with community stakeholders on large scale construction projects 	<ul style="list-style-type: none"> •Advance Building System Management review and findings •Continue to monitor and optimize building energy performance 	<ul style="list-style-type: none"> •Continue to upgrade and improve booking locations and opportunities in parks for arts and cultural programs 	<ul style="list-style-type: none"> •Continue to lead the Whistler Village Land Company (WVLC) parkade rehabilitation program •Continue to lead Municipal Hall improvements with the replacement of the roof as well as building improvements •Continue to execute upgrades to Public Works Yard facility •Continue to execute on Building Asset Replacement Program •Emergency power installation at PWY
Village Maintenance	<ul style="list-style-type: none"> •Assist in the coordination of Village and Mall rejuvenation projects 		<ul style="list-style-type: none"> •Monitor condition and identify hazards in public areas within Village 	<ul style="list-style-type: none"> •Liaise with property managers and retailers to understand challenges and successes of service delivery •Engage with building landlords and businesses to ensure high maintenance standards in Village 	<ul style="list-style-type: none"> •Oversee collection of litter pick up, collection and sorting of recyclables in Village 	<ul style="list-style-type: none"> •Review festival impacts to the Village and make adjustments as deemed necessary 	<ul style="list-style-type: none"> •Continually maintain professional standards of resort operations and best practices •Coordinate snow clearing , de-icing, sanding of walkways •Undertake minor maintenance of infrastructure •Provide special event support •Maintain Village flag and banner program •Manage patio licenses, WVLC parking leases •Execute seasonal lighting program

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Village Events & Animation	<ul style="list-style-type: none"> •Oversee development of partnership and service agreements for FE&A and other initiatives •Assist in the development of FE&A strategies and plans; execute the FE&A program; monitor FE&A impacts •Participate in the development of policy for conferences and groups use of RMOW parking areas •Further develop investment criteria for FEA program •Engage and manage event producers associated with the delivery of Municipal FE&A program •Support Tourism Whistler event and conference sales initiatives •Support 3rd party event producer's use of and access to parks, trails, playfields, Village, Olympic Plaza 		<ul style="list-style-type: none"> •Olympic Plaza enhancements including upgrade and expansion of existing WIFI services and replacement of wood trench covers 	<ul style="list-style-type: none"> •Participate in Whistler Events Working Committee •Participate in May Long Weekend Committee •Lead & support FE&A Working Group •Participate in FE&A Oversight Committee 	<ul style="list-style-type: none"> •Provide tools and require plans to support delivery of sustainable festivals & events 	<ul style="list-style-type: none"> •Refine resource and cost tracking systems for specific festivals and event programs •Engage and manage service suppliers associated with ongoing management of Whistler Olympic Plaza and delivery of FE&A program •Participate in Alliance for Cultural Tourism •Refine Village Animation strategy to align with FE&A, WCCP, CTDS plans/criteria •Coordinate ongoing communication and meetings with the FE&A Working Group 	<ul style="list-style-type: none"> •Maintain comprehensive schedule for park, field and village facility bookings •Administer film and photo permitting on RMOW lands •Administer outdoor facility permitting on RMOW lands •Oversee delivery of Village Host Program •Further develop delivery of Bike Host Program

7.2.4 Taking Action - Infrastructure Services

2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Development Services		<ul style="list-style-type: none"> •Provide technical support for the migration of data to the new GIS platform 			<ul style="list-style-type: none"> •Assume operational and maintenance responsibilities of the Van West Water Utility •Work with the Province and owner of the Van West Water Utility to comply with the Water Utility Act regulations 		<ul style="list-style-type: none"> •Continue to demonstrate excellence (accurate & timely) in processing permit applications •Continue timely delivery of record information to BC OneCall requests (designers, contractors, utility companies)
Roads & Flood Protection	<ul style="list-style-type: none"> •Complete construction of Gateway Loop Enhancement project •Complete upgrade of Day lot 5 	<ul style="list-style-type: none"> •Complete flood hazard risk assessment of all significant water courses in Whistler •Continue traffic studies and initiatives to support TAG 	<ul style="list-style-type: none"> •Repaving and renewal of priority core municipal roads and reconstruction of other areas •Construct pedestrian side walk along Alpha Lake Road in Function Junction 		<ul style="list-style-type: none"> •Continue to execute the flood protection maintenance program for Fitzsimmons Creek •Continue air quality monitoring at Cheakamus Crossing 		<ul style="list-style-type: none"> •Monitor and maintain existing environmental storm water control systems •Undertake required maintenance as per the results of the 2015 bridge inspection report •Ongoing monitoring and maintenance of the Fitzsimmons Creek Debris Barrier •Complete the replacement of controllers and road sensors for Municipal Traffic Lights •Complete Tapley's flood protection improvements

<p>2015-2018 Corporate STRATEGIES (to move toward above Goals)</p>	<p>1. Implement key visitor experience and economic development strategies</p>	<p>2. Advance progressive community planning tools, policies and processes</p>	<p>3. Execute on organizational commitments to improve customer service</p>	<p>4. Ensure community engagement is structured to effectively support municipal decision-making</p>	<p>5. Implement strategies and practices to drive improved environmental performance outcomes</p>	<p>6. Advance cultural tourism development opportunities across the community</p>	<p>7. Demonstrate excellence in the delivery of core municipal services and facility management</p>
<p>Utilities (Water & Sewer)</p>		<ul style="list-style-type: none"> •Continue to gather and analyze information in order to update the Comprehensive Water Conservation and Supply Plan •Complete the Liquid Waste Management Plan update 	<ul style="list-style-type: none"> •Continue to closely monitor benchmarking indicators, for improvement, particularly in the category of complaints and responses 	<ul style="list-style-type: none"> •Continue to enhance the visibility and reputation of RMOW drinking water professional staff, and promote confidence in the system 	<ul style="list-style-type: none"> • Continue to gather and analyze information in order to update the Comprehensive Water Conservation and Supply Plan •Implement requirements from the Water Sustainability Act 		<ul style="list-style-type: none"> • Execute annual water, sewer and WWTP reconstruction projects •Continue to update water, sewer and WWTP inventory to improve future asset replacement management •Inspect and maintain service records for the maintenance of all water, sewer and WWTP infrastructure assets •Continue to meet or exceed the regulatory requirements and deliver high quality potable water to the businesses, residences, and industries of Whistler, for domestic uses and fire protection. •Continue source water monitoring to inform the long-term water supply strategy • Continue the major water infrastructure renewal program (21 Mile Aquifer Supply Well and Emerald UV and Pump Station) •Continue to meet or exceed the regulatory requirements for wastewater treatment. •Continue to pursue measures for control of inflow and infiltration across the sewer system •Continue testing and inspection of Van West water system •Improve capacity of Compost Facility that processes WWTP biosolids

Transit and TDM

<ul style="list-style-type: none"> •Continue to support the Transportation Advisory Group (TAG) process •Refine the TAG Transportation Action Plan for 2018 based on the results of the 2017 actions (such as expanding the complimentary weekend and holiday Monday transit service during peak summer) • Support TAG in completing the medium-term and long-term Transportation Action Plans •Continue free Village Shuttle program 	<ul style="list-style-type: none"> •Integrate TAG’s vision, goals and long-term objectives into the Official Community Plan refresh process •Integrate the relevant Whistler Local and Regional transit policies and transit future network map published in the 2015 BC Transit Sea-to-Sky Transit Future Plan into the Official Community Plan refresh process •Work with BC Transit to review Gondola Transit Exchange design and capacity to meet the Whistler Transit System short and long-term needs •Support BC Transit’s development of more meaningful ridership metrics •Support BC Transit’s exploration of regional transit for the Sea-to-Sky corridor 	<ul style="list-style-type: none"> •Support the BC Transit Sea to Sky Transit Future Plan implementation •Work with the Transit Management Advisory Committee to plan the 2018/2019 and 2019/2020 Whistler Transit System Expansion •Support BC Transit’s implementation of the real-time data and the NextBus function on the Whistler Transit System •Work with BC Transit and the Ministry of Transportation and Infrastructure to complete installation of new bus shelters on Highway 99 	<ul style="list-style-type: none"> •Continue to be available to community members when Transit and Transportation Action Plan matters are an issue •Work with the Transit Management Advisory Committee to develop and test the feasibility of an Express Bus Pilot Project •Continue to dialogue with resort stakeholders to provide for the Transit needs of visitors to the community 	<ul style="list-style-type: none"> •Support BC Transit’s transition of the Whistler Transit System fleet to CNG powered buses in Whistler •Encourage residents, employees and visitors to Whistler to reduce their personal transportation GHG emissions by providing viable lower emission transportation options and continuing to work toward more equitable pricing to encourage low GHG emissions travel 		<ul style="list-style-type: none"> •Continue to work with BC Transit to explore new revenue sources and efficiencies in service delivery
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2015-2018 Corporate STRATEGIES (to move toward above Goals)	1. Implement key visitor experience and economic development strategies	2. Advance progressive community planning tools, policies and processes	3. Execute on organizational commitments to improve customer service	4. Ensure community engagement is structured to effectively support municipal decision-making	5. Implement strategies and practices to drive improved environmental performance outcomes	6. Advance cultural tourism development opportunities across the community	7. Demonstrate excellence in the delivery of core municipal services and facility management
Solid Waste			<ul style="list-style-type: none"> •Continue to increase public participation in solid waste outreach programs •Complete construction of a new recycling and garbage depot facility at Nesters 	<ul style="list-style-type: none"> •Continue Solid Waste Bylaw outreach program (commercial and strata diversion of organics and recycling from landfill waste stream) 	<ul style="list-style-type: none"> •Continue to operate the innovative composting facility that serves the entire region with biosolids processing and solid waste diversion •Continue assessing bio-solid disposal options •Implement updated Solid Waste Bylaw 		<ul style="list-style-type: none"> •Continue to execute on the updated Solid Waste Management Strategy •Implement solid waste annual reconstruction plan •Repair compost heating system •Implement solid waste streetscape bin improvements
Central Services, Garage & Stores					<ul style="list-style-type: none"> •Continue progress towards a more efficient fleet through the replacement of a number of RMOW vehicles including fire vehicles and roads and park maintenance vehicles •Consider the rapidly evolving technology of low and zero-emission vehicles and equipment when making any fleet replacements 		<ul style="list-style-type: none"> •Continue to practice progressive and innovative fleet management administration •Complete capital maintenance and replacement of Public Works Yard fuel pumps, update of hazardous waste container and relocation of used oil reservoir



8 THE 2018–2022 FIVE-YEAR FINANCIAL PLAN

The Resort Municipality of Whistler (RMOW) manages a budget of \$87.5 million on behalf of the resort community providing municipal programs, services and infrastructure to approximately 12,000 permanent residents and an average daily population of more than 30,000, which includes part-time and seasonal residents and more than three million visitors per year. As Whistler is a resort municipality, the organization also works closely with resort partners to further the resort and community's overall success.

- A summary of the 2018 budget by fund, with comparisons to the 2017 budget is attached as Appendix B
- A summary of the 2017 Financial Summary with 2018 Budget by Department is attached as Appendix C

7.2.5 2018 Budget in Perspective

Preparation of the 2018 budget is guided by the RMOW Corporate Plan and evidence gathered through ongoing committees meetings, surveys and studies. The Solid Waste Management Strategy, Recreation and Leisure Master Plan, and Cultural Plan and Cultural Tourism Development Strategy, to name a few, and are part of a year round planning process.

The Resort Municipality of Whistler's 2018 budget includes increases of:

- **2.25 per cent** to property tax revenues
- **1.1 per cent** to sewer parcel taxes and user fees
- **4.5 per cent** to solid waste and recycling fees
- **No change** to water parcel taxes and user fees

Representative changes to tax and utilities for a property valued at \$600,000 in 2017 with average property appreciation:

Residential	Business
Tax = \$28	Tax = \$127
Utilities = \$18 (fixed rates)	Utilities = \$8 (fixed rates)

These changes enable the municipality to maintain existing service levels, accommodate inflationary costs and ensure continued contributions to reserves to maintain and replace infrastructure (for example, water mains, pipes and facility roofs) in the future.

7.2.6 Sources of Municipal Revenue

Municipal revenue comes from a variety of sources with the majority (65 per cent) coming from property and utility taxes. Other sources of revenue include Municipal and Regional District Tax (MRDT or Hotel Tax), Resort Municipality Initiative (RMI) and fees and charges (for example, user fees for recreation programs, drop-ins and memberships, building permit fees).

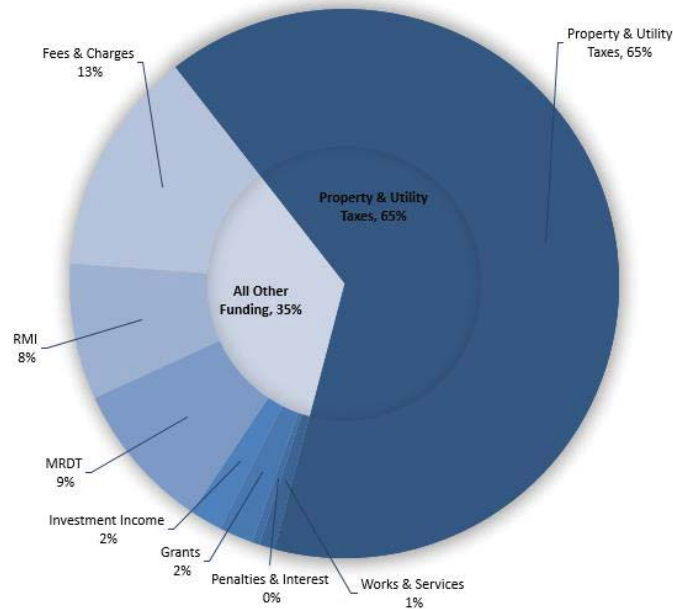
The overall revenue to the resort has shown modest growth over the 2017 budget. Taxation revenue increases due to new growth (also known as "Non Market Change") to the assessment roll is expected to increase property tax revenues up by 0.58 per cent. Fees and Charges and MRDT revenues has increased over 2017 due to the continued strong economic activity in the resort. This helps to offset some increased costs and supports continuing efforts to maintain the high service levels to residents and visitors. Investment income and works and services charges are both showing small declines due to continued low interest rates and fewer development cost charges in 2018. An important aspect of 2018 budget preparation and balancing revenues and expenditures is anticipating how future year's revenue requirements impact tax and fee changes. Increasing revenue requirements are normal for local governments, as with other organizations and individuals, but we work towards not experiencing large changes from one year to the next.

7.2.7 Uses of Municipal Revenue

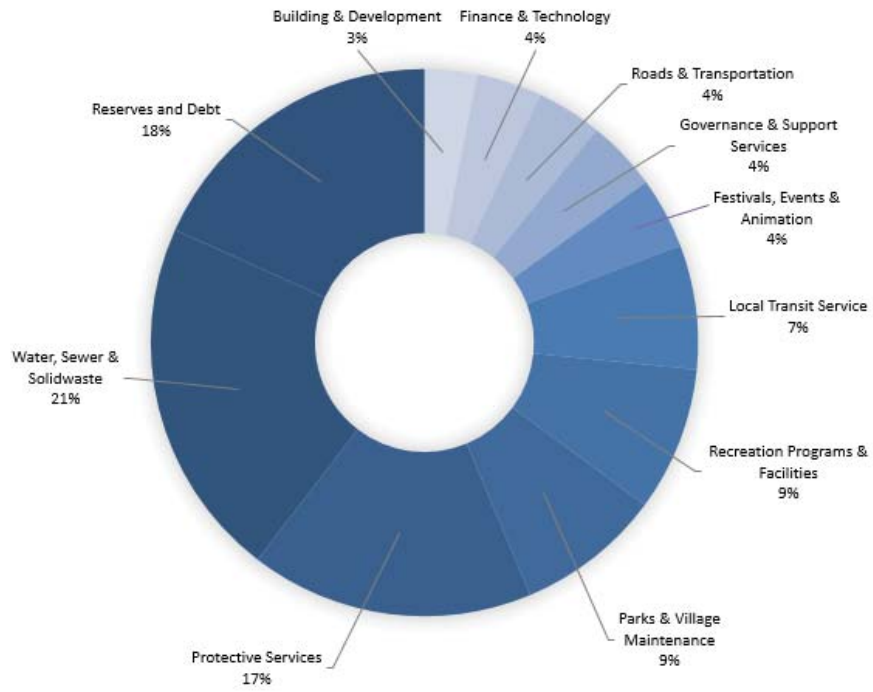
As seen on the chart below, municipal services touch every aspect of daily life and are provided by employees, who reside in Whistler and throughout the Sea to Sky corridor. These services range from providing drinking water, sewer and solid waste disposal, snow clearing, and roads maintenance to fire, police, bylaw, transit and public library services.

During the annual budget process, work has been done to find economies that, along with revenue increases, can offset increased expenditures. This combination of finding economy and revenue increases enables revenues to equal expenditures for 2018, while continuing with stable reserve contributions for future opportunities and, asset maintenance and replacement.

Where Does Municipal Funding Come From?



Your Tax Dollars at Work



7.2.8 Key Projects for 2018

Proposed projects for 2018 include more than 185 project descriptions with a total possible expenditure of \$40 million. These projects represent significant community investments to support corporate goals and strategies and Council priorities, and the following major projects account for more than half of the total project budget:

- Community Wildfire Protection
- Village Square & Mall Rejuvenation-Wayfinding
- Cultural Connector
- Upgrade Roads
- Upgrade Day Lot 5
- Fleet Replacement
- Nesters Waste Depot Site
- Upgrade-Emerald Water System
- Replacement-Sewer Mains
- Composter Wood Chip Storage Building Construction
- Recreate Infrastructure Replacement

These significant projects reflect community investments that support corporate goals, including a vibrant local economy and resort community, stewardship of natural assets and ongoing progressive infrastructure management. More information about these projects can be found at whistler.ca/budget.

Funding for projects comes from municipal reserves, the Province of British Columbia's Resort Municipality Initiative grant, Municipal and Regional District Tax (hotel tax), and other sources such as grants. This means that project budgets do not impact current year revenue requirements.

9 APPENDICES

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E	Corporate Plan Indicators	whistler.ca/monitoring

Appendix A

2017 Audited Financial Statements

Resort Municipality of Whistler
 Consolidated Financial Statements
 For the year ended December 31, 2017

Resort Municipality of Whistler
 December 31, 2017

Council

Mayor
 Councillors

Nancy Wilhelm-Morden
 Jack Crompton
 Jen Ford
 John Grills
 Sue Maxwell
 Cathy Jewett
 Steve Anderson

Appointed Officers

Administrator
 Director of Finance (Acting)
 General Manager of Corporate and Community Services
 General Manager of Infrastructure Services
 General Manager of Resort Experience
 Corporate Officer

Mike Furey
 Maureen Peatfield
 Norm McPhail
 James Hallisey
 Jan Jansen
 Brooke Browning

Solicitors

Young, Anderson

Bankers

Royal Bank of Canada
 BlueShore Financial

Auditors

BDO Canada LLP

Police

Royal Canadian Mounted Police

Resort Municipality of Whistler
December 31, 2017Resort Municipality of Whistler
Consolidated Financial Statements
For the year ended December 31, 2017

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Management's Responsibility for Financial Reporting

The Council of the Resort Municipality of Whistler ("RMOW") has delegated the responsibility for the integrity and objectivity of the financial information contained in the consolidated financial statements to the management of the RMOW. The consolidated financial statements which, in part, are based on informed judgments and estimates, have been prepared by management in accordance with Canadian public sector accounting standards, which have been applied on a basis consistent with that of the preceding year.

To assist in carrying out their responsibility, management maintains an accounting system and internal controls to provide reasonable assurance that transactions are executed and recorded in accordance with authorization, and that financial records are reliable for preparation of financial statements.

The Mayor and Council oversee management's responsibilities for the financial reporting and internal control systems. Mayor and Council review internal financial statements on a regular basis, and the Audit and Finance Committee meets periodically with management and the independent auditors to satisfy themselves that management's responsibilities are properly discharged. Council annually reviews and approves the consolidated financial statements.

The RMOW's independent auditors, BDO Canada LLP, are engaged to express an opinion as to whether these consolidated financial statements present fairly the RMOW's consolidated financial position, financial activities and cash flows in accordance with Canadian public sector accounting standards. Their opinion is based on procedures they consider sufficient to support such an opinion in accordance with Canadian generally accepted auditing standards.

The consolidated financial statements have, in management's opinion, been properly prepared within reasonable limits of materiality and in accordance with Canadian public sector accounting standards.



Maureen Peatfield
Director of Finance (Acting)
May 8, 2018



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 Fax: 604 932 3704
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BDO Canada LLP
 202 • 1200 Alpha Lake Road
 Whistler, BC, V0A 1B1
 Canada

Independent Auditor's Report

To the Mayor and Council of the
 Resort Municipality of Whistler

We have audited the accompanying consolidated financial statements of the Resort Municipality of Whistler, which comprise the Consolidated Statement of Financial Position as at December 31, 2017 and the Consolidated Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform an audit to obtain reasonable assurance whether the consolidated financial statements are free of material misstatement.

An audit includes performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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 BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the International BDO network of independent member firms.



Independent Auditor's Report

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Resort Municipality of Whistler as at December 31, 2017, and its consolidated results of operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Emphasis of Matter

Without modifying our opinion, we draw attention to Note 21 to the financial statements, which explains that certain comparative information for the period ended December 31, 2016 has been restated.

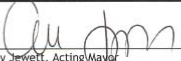
BDO Canada LLP

Chartered Professional Accountants

Whistler, British Columbia
 May 8, 2018

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Resort Municipality of Whistler Consolidated Statement of Financial Position		
As at December 31	2017	2016 (Restated - Note 21)
Financial assets		
Cash	\$ 1,702,266	\$ 2,376,833
Accounts receivable (Note 3)	6,659,977	5,897,546
Portfolio investments (Note 4)	98,334,516	104,764,542
Olympic Village held for resale	-	3,134,881
Investment in government business enterprises (Note 5)	1,462,495	1,402,500
	<u>108,159,254</u>	<u>117,776,304</u>
Liabilities		
Accounts payable (Note 6)	11,866,212	11,248,995
Employee future benefits (Note 7)	485,300	488,800
Landfill closure (Note 8)	1,125,307	1,214,905
Deferred revenue	2,769,141	2,659,963
Deferred contributions	1,479,363	1,432,559
Debt (Note 9, Schedule 2)	27,555,084	27,899,619
	<u>45,280,607</u>	<u>44,945,041</u>
Net financial assets	<u>62,878,647</u>	<u>72,831,263</u>
Non-financial assets		
Olympic Village held for future development (Note 10)	1,777,635	-
Inventory	290,573	314,511
Prepays	712,383	635,368
Tangible capital assets (Note 11)	467,449,065	450,041,369
	<u>470,229,856</u>	<u>450,991,248</u>
Accumulated surplus (Note 12)	<u>\$ 533,108,503</u>	<u>\$ 523,822,511</u>


Cathy Jewett, Acting Mayor


Maurcén Pootfield, Director of Finance (Acting)

The accompanying summary of significant accounting policies and notes are an integral part of these consolidated financial statements. 5

Resort Municipality of Whistler Consolidated Statement of Operations			
For the year ended December 31	2017 Financial Plan (Note 19)	2017 Actual	2016 Actual (Restated - Note 21)
Revenue (Schedule 4)			
Taxation revenue (Note 13)	\$ 45,395,654	\$ 45,316,960	\$ 44,188,413
Government transfers and grant revenue (Schedule 3)	13,223,863	18,698,991	17,059,309
Fees and charges (Note 14)	24,735,118	26,619,768	24,801,110
Investment income	1,603,799	2,171,631	2,422,601
Contribution from developers	-	-	3,428,564
Works and services charges	999,823	715,954	1,025,466
Gain (loss) on disposal of tangible capital assets	80,500	(646,321)	(360,283)
Income (loss) from government business enterprises (Note 5)	-	59,995	(50,879)
Other income	1,757,910	1,669,752	1,916,206
Olympic Village unit sales	1,866,667	3,823,986	1,325,100
	<u>89,663,234</u>	<u>98,430,716</u>	<u>95,755,607</u>
Expenses (Note 18 and Schedule 4)			
General government services	9,047,502	8,795,466	8,027,693
Resort experience	13,529,783	12,549,770	12,144,073
Infrastructure services	22,984,219	22,969,343	22,124,111
Corporate and community services	20,806,865	21,101,103	19,284,599
Infrastructure maintenance and amortization	33,670,404	18,957,680	16,137,331
Wholly-owned subsidiaries	3,106,240	4,771,362	3,457,449
	<u>103,145,013</u>	<u>89,144,724</u>	<u>81,175,256</u>
Annual surplus (deficit)	<u>(13,481,679)</u>	<u>9,285,992</u>	<u>14,580,351</u>
Accumulated surplus, beginning of year	<u>523,822,511</u>	<u>523,822,511</u>	<u>509,242,160</u>
Accumulated surplus, end of year	<u>\$ 510,340,832</u>	<u>\$ 533,108,503</u>	<u>\$ 523,822,511</u>

The accompanying summary of significant accounting policies and notes are an integral part of these consolidated financial statements. 6

Resort Municipality of Whistler
Consolidated Statement of Change in Net Financial Assets

For the year ended December 31	2017 Financial Plan	2017 Actual	2016 Actual
	(Note 19)		
Annual surplus	\$ (13,481,679)	\$ 9,285,992	\$ 14,580,351
Acquisition of tangible capital assets	(25,757,937)	(31,290,178)	(26,314,265)
Amortization of tangible capital assets	12,058,807	12,146,434	11,564,903
Loss on sale of tangible capital assets	-	646,321	360,283
Transfer from property for resale to tangible capital assets	-	-	(1,280,374)
Proceeds on sale of tangible capital assets	-	1,089,727	278,263
	<u>(13,699,130)</u>	<u>(17,407,696)</u>	<u>(15,391,190)</u>
Acquisition of supplies inventory	-	23,938	(28,578)
Net use (acquisition) of prepaid expenses	-	(77,215)	106,703
Transfer of Olympic Village lands to non-financial assets	-	(1,777,635)	-
	<u>-</u>	<u>(1,830,912)</u>	<u>78,125</u>
Change in net financial assets for the year	(27,180,809)	(9,952,616)	(732,714)
Net financial assets, beginning of year	72,831,263	72,831,263	73,563,977
Net financial assets, end of year	<u>\$ 45,650,454</u>	<u>\$ 62,878,647</u>	<u>\$ 72,831,263</u>

The accompanying summary of significant accounting policies and notes are an integral part of these consolidated financial statements.

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Resort Municipality of Whistler
Consolidated Statement of Cash Flows

For the year ended December 31	2017	2016
Cash provided by (used in)		
Operating transactions		
Annual surplus	\$ 9,285,992	\$ 14,580,351
Items not utilizing cash:		
Amortization	12,146,434	11,564,903
Cost of sales Olympic Village units	1,557,247	450,000
Revaluation of landfill post-closure care costs	(89,598)	(99,128)
Loss on disposal of capital assets	646,321	360,283
Revaluation of post employment benefits	(3,500)	(53,100)
(Income) loss from government business enterprises	(59,995)	50,879
Changes in non-cash working capital balances	(42,308)	2,701,729
Net cash provided by operating transactions:	<u>23,440,593</u>	<u>29,555,917</u>
Capital transactions		
Cash used to acquire tangible capital assets	(31,290,178)	(26,314,265)
Proceeds on sale of tangible capital assets	1,089,727	269,045
Net cash used by capital transactions:	<u>(30,200,451)</u>	<u>(26,045,220)</u>
Investing transactions		
Sale (purchase) of portfolio investments	6,430,026	(1,400,505)
Financing transactions		
Debt proceeds	2,300,000	92,680
Repayment of long-term debt	(2,644,735)	(2,735,206)
Net cash used by financing transactions:	<u>(344,735)</u>	<u>(2,642,526)</u>
Decrease in cash during the year	(674,567)	(532,334)
Cash, beginning of year	2,376,833	2,909,167
Cash, end of year	<u>\$ 1,702,266</u>	<u>\$ 2,376,833</u>
Supplemental information		
Interest paid	\$ 1,751,703	\$ 1,885,491

The accompanying summary of significant accounting policies and notes are an integral part of these consolidated financial statements.

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies

The Resort Municipality of Whistler ("RMOW") is responsible for preparation and fair presentation of its consolidated financial statements in accordance with Canadian public sector accounting standards ("PSAS") for governments using guidelines developed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. The accounting policies of the RMOW include the following:

Reporting Entity	These consolidated financial statements consolidate the accounts of all the Funds of the RMOW and all entities controlled by the RMOW. Controlled entities include:
Whistler Village Land Co. Ltd.	- Owns and operates various parking and other structures in the RMOW.
Whistler Housing Authority Ltd.	- Provision, administration and management of resident restricted housing for individuals and families that live and work in the Whistler area.
Emerald Forest Trust	- Recipient of Emerald Forest parklands.
591003 BC Ltd.	- Ownership of a portion of Emerald Forest parklands.
Whistler 2020 Development Corp.	- This wholly-owned subsidiary of the RMOW was responsible for the development and subsequent sale of the 2010 Winter Olympic and Paralympic Games Athletes' Village (the "Olympic Village") and holds the remaining parcels held for future development.
Cash	Cash is made up of the total of the bank account balances of the RMOW and its subsidiaries, petty cash and operating till floats. It is adjusted for deposits and accrued interest held by the RMOW and its subsidiaries for security deposits held in connection with building, development, and other permits, security deposits on rental units and prepaid rent.
Portfolio Investments	Portfolio investments include term deposits, bonds, bond funds and Municipal Finance Authority of British Columbia (MFA) pooled investments, by which market based unit values are allocated amongst the participants in the investment pool. Portfolio investments are carried at cost plus accrued interest but are written down to net realizable value when there has been, in management's opinion, a permanent decline in value.
Investments in Government Business Enterprises	The RMOW's investments in Whistler.com and Tourdex.com are accounted for using the modified equity method.

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies (Continued)

Non-Financial Assets
Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of goods and services. They have useful lives extending beyond the current year and are not intended for sale in ordinary course of operation.

Tangible Capital Assets
Tangible capital assets are a special class of non-financial assets and are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight line basis over the estimated life of the tangible capital asset commencing once the asset is put into use.

Type	Major Asset Category	Useful Life Range
General	Land	n/a
	Land improvements	9 - 100 years
	Buildings	2 - 80 years
Infrastructure	Equipment	4 - 52 years
	Transportation	10 - 75 years
	Water	4 - 100 years
	Sewer	20 - 100 years
	Drainage	15 - 100 years

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

The RMOW does not capitalize interest costs associated with the construction of a tangible capital asset.

Leases
The RMOW records leases that transfer substantially all the risks and benefits of ownership to the RMOW as capital leases. The related equipment is capitalized at its fair market value at the time of acquisition and is amortized at the same rates as purchased equipment. An offsetting obligation is also recorded which is reduced as lease payments are made after accounting for the implied interest portion.

All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies (Continued)

Inventory of Materials and Supplies	Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.
Employee Benefit Plans	<p>The RMOW records liabilities for accrued employee benefits in the period in which they are earned. A summary of these benefits is as follows:</p> <ul style="list-style-type: none"> - Employees are entitled to compensation for unused vacation credit when they leave the RMOW's employment. The amount of any carried forward vacation credit is limited and any excess is paid out annually. - Employees may accumulate unused sick leave during their term of employment but are not entitled to compensation for unused sick leave when they leave the RMOW's employment. The amount of unused sick leave carried forward annually is limited.
Revenue Recognition	<p>Taxes and parcel taxes are recognized as revenue in the year they are levied.</p> <p>Through the British Columbia Assessments appeal process, taxes may be adjusted by way of supplementary roll adjustments. Estimates are made of potential adjustments to taxes. Any additional adjustments required over that estimate are recognized at the time they are awarded. Levies imposed by other taxing authorities are not included as taxes for municipal purposes. Levies imposed for Regional District services and other taxing authorities are not included.</p> <p>Charges for sewer, water, and solid waste are recorded as user fees as the services are provided.</p> <p>Connection fee revenues are recognized when the connection has been established.</p> <p>Sales of service and other revenue are recognized on an accrual basis when earned.</p>
Government Transfers	Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Any resulting liability is recognized in the statement of operations as the stipulation liabilities are settled.

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies (Continued)

Interest on Debt	RMOW records interest expense on an accrual basis.
Deferred Revenue and Deferred Contributions	<p>Deferred revenue results from the collection of taxes, revenue from business licences and other sources that are related to the next fiscal year.</p> <p>Deferred contributions represent funds collected from third parties for use in specific capital projects and may be refundable to the contributor in certain circumstances.</p>
Financial Plan Amounts	The Financial Plan amounts reflect the Five Year Financial Plan as adopted on April 25, 2017, with minor subsequent reallocations, reclassifications, and consolidations of subsidiary budgets to conform with the financial statement presentation.
Use of Estimates	The preparation of consolidated financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements, and the reported revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. The areas requiring the greatest level of estimation for the RMOW are the landfill closure, useful lives of tangible capital assets, certain employee future benefit liabilities, Olympic Village held for future development, valuation and contingent liabilities.
Financial Instruments	The RMOW's financial instruments consist of cash, accounts receivable, portfolio investments, accounts payable, and debt. Unless otherwise indicated, it is management's opinion that the RMOW is not exposed to any significant interest, credit or currency risks arising from these financial instruments.
Segmented Information	RMOW segments its operations for financial reporting purposes based upon areas of managerial responsibility. This information is provided in Schedule 4.

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies (Continued)

Olympic Village Held for Future Development	Subsidiary Whistler 2020 Development Corp. ("WDC") developed the Athletes' Village for the 2010 Olympic and Paralympic Games. WDC has sold all of the residential properties and development lots. Remaining lots are held for future development.
Trusts Under Administration	Public sector accounting standards require that trusts administered by a government should be excluded from the government reporting entity, (see Note 17).

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

2. Nature of Operations

The Resort Municipality of Whistler ("RMOW") is a local government situated in the province of British Columbia, Canada. The RMOW is subject to the laws and regulations of the provincial statutes of the *Community Charter*, the *Local Government Act* and the *Resort Municipality of Whistler Act*. Local governments in Canada are not subject to income tax. The RMOW provides community services to its taxpayers and as a world class destination resort it is responsible for creating and maintaining an infrastructure to serve a population much in excess of the number of full time residents.

The RMOW is one of many Whistler organizations that have partnered in Whistler 2020 which is a long-term community-wide plan that is guided by our values and sustainability principles and sets out a shared vision of what the resort community will look like in a successful and sustainable future. The RMOW has structured the organization to adhere to the priorities outlined in Whistler 2020 and the consolidated financial statements have also been prepared using this same organizational structure.

3. Accounts Receivable

	2017	2016
Property taxes	\$ 1,569,538	\$ 1,712,791
Other governments	2,947,508	2,028,271
Other	2,142,931	2,156,484
	<u>\$ 6,659,977</u>	<u>\$ 5,897,546</u>

4. Portfolio Investments

	2017	2016
<u>Municipal Finance Authority Pooled Funds</u>		
Short-term bond fund	\$ 18,809,568	\$ 36,663,922
Other		
Mutual funds	-	316
Bonds	24,322,358	16,649,997
Term deposits	54,022,739	50,039,510
Accrued interest and other	1,179,851	1,410,797
	<u>\$ 98,334,516</u>	<u>\$ 104,764,542</u>

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

4. Portfolio Investments (continued)

Bonds consist of provincial government bonds and corporate bonds. Bond maturities range from 2020 to 2026 and have yields ranging between 2.00% and 3.23%.

Term deposits consist of Guaranteed Investment Certificates maturing from July 2018 to July 2020 and have yields ranging from 1.7% to 2.90%.

MFA pooled funds are recorded at their fair value which approximates cost. In 2017, MFA pooled funds yielded 2.00% (2016 - 1.38%).

Other investments are recorded at cost less impairment, if any.

5. Investment in Government Business Enterprises

In 2004, RMOW purchased 50% of the outstanding shares of Whistler.com Systems Inc. along with 50% of the shares of its affiliate Tourdex.com Systems Inc., a locally based company that provides reservation services for properties in Whistler. Purchase price was \$925,000.

Condensed Financial Information for 2017:

	Whistler.com	Tourdex.com
Financial assets	\$ 3,119,141	\$ 331,052
Non financial assets	48,041	-
	<u>3,167,182</u>	<u>331,052</u>
Liabilities	2,060,126	274,733
Debt	-	-
Equity	<u>1,107,056</u>	<u>56,319</u>
	<u>\$ 3,167,182</u>	<u>\$ 331,052</u>
Revenues	\$ 2,389,606	\$ -
Expenses	<u>2,267,121</u>	<u>2,495</u>
Net income (loss)	<u>122,485</u>	<u>(2,495)</u>
RMOW's portion	<u>\$ 61,243</u>	<u>\$ (1,248)</u>
	<u>2017</u>	<u>2016</u>
Investment in government business enterprises, opening	1,402,500	1,453,379
Income (loss) from government business enterprises	59,995	(50,879)
Investment in government business enterprises, ending	<u>1,462,495</u>	<u>1,402,500</u>

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

6. Accounts Payable

	2017	2016
Other governments	\$ 299,861	\$ 329,875
Public transit and RCMP	2,064,206	1,955,037
Trade accounts	7,572,027	7,281,458
Payroll	1,930,118	1,682,625
	<u>\$11,866,212</u>	<u>\$ 11,248,995</u>

7. Employment Future Benefits

The RMOW provides paid sick leave to qualifying employees. Unused amounts up to a maximum of 120 days can be banked for future use. Management has accounted for this liability based on the results of an actuarial valuation done by an independent firm. The valuation uses a projected benefit actuarial valuation method pro rated on services, and will be reviewed on a periodic basis. The 2017 extrapolation is based on actual data as at December 31, 2017. The rate of compensation increase, based on age, gender, inflation and job description, ranged from 2.58% to 4.50% annually. The RMOW has fully expensed the employee future benefits. In 2017, the actuarial valuation used a discount rate of 2.9% (2016 - 3.4%).

	2017	2016
Balance, beginning of year	\$ 488,800	\$ 541,900
Current service costs, including interest	2,700	2,600
Benefits paid	(6,200)	(55,700)
Balance, end of year	<u>\$ 485,300</u>	<u>\$ 488,800</u>
Accrued benefit obligation	\$ 238,000	\$ 221,900
Unamortized net actuarial gain	247,300	266,900
Accrued benefit liability	<u>\$ 485,300</u>	<u>\$ 488,800</u>

8. Landfill Future Closure and Post-Closure Care Costs

The RMOW operated a landfill site until its closure in 2005. The RMOW is obligated by government legislation to fund closure and post closure costs related to this site. In 2017 the recorded liability amount was decreased from \$1,214,905 to \$1,125,307 to reflect changes to the RMOW's estimated future post closure care costs. The liability is calculated based on the discounted estimated future cash flows associated with post-closure activities. Estimated future cash flows are discounted at 3.34% (2016 - 3.61%) and inflation is estimated at 1.00% (2016 - 1.00%) per annum.

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

9. Debt

Details of outstanding debt are outlined in Schedule 2.

Future payments required are as follows:

	RMOW	Subsidiaries	Total	Interest
2018	\$ 1,244,327	\$ 885,584	\$ 2,129,911	\$ 1,736,335
2019	973,631	1,050,476	2,024,107	1,524,322
2020	973,631	3,715,231	4,688,862	1,455,952
2021	973,631	955,009	1,928,640	1,331,549
2022	3,210,122	394,446	3,604,568	1,231,836
Thereafter	5,665,634	1,275,838	6,941,472	6,698,155
Sinking fund earnings	6,237,524		6,237,524	
	<u>\$ 19,278,500</u>	<u>\$ 8,276,584</u>	<u>\$ 27,555,084</u>	<u>\$ 13,978,149</u>

Collateral for debt for rental housing includes a first charge against rental housing and related assets, corporate guarantees, a general security agreement and assignment of rents.

During the year, the RMOW advanced \$2,300,000 in interim financing to the Whistler Housing Authority to finance the construction of employee restricted housing. This was funded through the issue of short-term debt with the Municipal Finance Authority ("MFA"). This debt is an obligation of the RMOW. The loan bears interest at MFA's variable interim financing interest rate, which at December 31, 2017 was 1.84%. Interest on the loan is payable monthly and full repayment is due within 5 years of issue.

10. Olympic Village Held for Future Development

Subsequent to the completion of the 2010 Olympic and Paralympic Games, the RMOW developed the athlete's housing for resale and has since sold all of the developed lots to third parties. The RMOW, through a subsidiary, holds title to other parcels in the area which are not planned to be immediately developed. These parcels are being held for future development and are recorded at cost.

Resort Municipality of Whistler
Notes to Financial Statements

December 31, 2017

11. Tangible Capital Assets

	General					Infrastructure					2017 Total
	Land	Land improvements	Buildings	Equipment	Transportation	Water	Sewer	Drainage	Work in progress		
Cost, beginning of year	\$ 96,102,564	\$ 40,734,106	\$ 163,654,171	\$ 62,447,795	\$ 76,290,545	\$ 85,743,020	\$ 54,312,413	\$ 22,452,388	\$ 3,515,174	\$ 605,252,176	
Additions	6,539,758	697,971	844,909	1,726,350	4,505,591	800,751	14,760	223,639	15,936,449	31,290,178	
Transfers	-	-	-	-	-	-	-	-	-	-	
Disposals & adjustments	(139,328)	-	(188,037)	(1,142,538)	(716,580)	(551,297)	-	-	(827,586)	(3,565,366)	
Cost, end of year	102,502,994	41,432,077	164,311,043	63,031,607	80,079,556	85,992,474	54,327,173	22,676,027	18,624,037	632,976,988	
Accumulated amortization, beginning of year	-	8,581,112	61,141,035	22,353,015	24,465,453	19,035,233	13,264,011	6,370,948	-	155,210,807	
Amortization	-	830,786	4,060,109	3,027,352	1,905,097	1,316,606	706,259	300,225	-	12,146,434	
Adjustments	-	-	-	-	-	-	-	-	-	-	
Disposals	-	-	(144,138)	(1,046,812)	(353,958)	(284,410)	-	-	-	(1,829,318)	
Accumulated amortization, end of year	-	9,411,898	65,057,006	24,333,555	26,016,592	20,067,429	13,970,270	6,671,173	-	165,527,923	
Net book value, year ended 2017	\$ 102,502,994	\$ 32,020,179	\$ 99,254,037	\$ 38,698,052	\$ 54,062,964	\$ 65,925,045	\$ 40,356,903	\$ 16,004,854	\$ 18,624,037	\$ 467,449,065	
Net book value, year ended 2016	\$ 96,102,564	\$ 32,152,994	\$ 102,513,136	\$ 40,094,780	\$ 51,825,092	\$ 66,707,787	\$ 41,048,402	\$ 16,081,440	\$ 3,515,174	\$ 450,041,369	

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

11. Tangible Capital Assets (Continued)

(a) Assets under construction:

Assets under construction having a cost of approximately \$18,624,037 (2016 - \$3,515,174) have not been amortized. Amortization of these assets will commence when the assets are put into service.

(b) Works of art and historical treasures:

The RMOW manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts and sculptures located at Municipal sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

12. Accumulated Surplus

Accumulated surplus consists of:

	2017	2016
Reserve funds (Schedule 1)	\$ 73,145,777	\$ 84,334,627
Investment in Olympic Village held for future development	1,777,635	3,334,883
Unallocated surplus	18,291,110	14,011,451
Investment in tangible capital assets	439,893,981	422,141,550
	<u>\$533,108,503</u>	<u>\$523,822,511</u>

Reserve Fund

(a) Reserve funds

Reserve funds are funds that have been internally restricted by Council. Formal establishing bylaws have been adopted pursuant to the *Community Charter, Local Government Act*, and *Resort Municipality of Whistler Act* which define how these reserves are to be used.

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

12. Accumulated Surplus (Continued)

Reserve Fund (Continued)

(b) Resort Municipality Initiative and Municipal and Regional District Tax (Schedule 1)

The Municipal and Regional District Tax (MRDT) is funded by a tax on room rentals which is collected by the Province of British Columbia with a portion remitted to the RMOW monthly.

The Province of British Columbia created the Resort Municipality Initiative (RMI) to support the expansion, development and improvement of resorts in British Columbia to increase tourism, economic development and employment. In 2017, RMI funding was recognized for receipts received in the year relating to the funding period of April 1, 2017 to March 31, 2018.

Expenditures from both these funds are restricted to those set out in the establishing Order in Council for the MRDT and to an agreement between the RMOW and the Province of British Columbia for the RMI funding.

13. Taxation Revenue

Taxation revenue for general municipal purposes comprises the following amounts:

	2017	%	2016	%
Total taxation and levies	<u>\$69,041,058</u>	<u>100.00</u>	<u>\$ 67,717,155</u>	<u>100.00</u>
Hospital District	554,657	0.80	548,300	0.81
Regional District	782,841	1.13	635,433	0.94
B.C. Assessment Authority	699,852	1.01	712,223	1.05
Municipal Finance Authority	3,003	0.00	2,499	0.00
Province - school	21,683,745	31.41	21,630,287	31.94
	<u>23,724,098</u>	<u>34.35</u>	<u>23,528,742</u>	<u>34.74</u>
Municipal taxation and levies	37,063,889		35,966,943	
1% Utility tax	526,143		552,858	
Parcel and frontage taxes	7,726,928		7,668,612	
Net municipal taxation	<u>\$45,316,960</u>	<u>65.65</u>	<u>\$ 44,188,413</u>	<u>65.26</u>

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

14. Fees and Charges

	2017	2016
Fees and charges are comprised as follows:		
Permits and fines	\$ 4,966,654	\$ 4,308,701
Admissions and programs	2,154,979	2,056,015
Facility rental	4,040,764	3,949,674
Fares	3,133,857	2,712,681
User fees - utility funds	12,323,514	11,774,039
	<u>\$26,619,768</u>	<u>\$ 24,801,110</u>

15. Contingent Liabilities

- (a) The RNOW and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trustee pension plan. The board of trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2017, the Plan has about 193,000 active members and approximately 90,000 retired members. Active members include approximately 38,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation as at December 31, 2015 indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, \$1,927 million was transferred to the rate stabilization account and \$297 million of the surplus ensured the required contribution rates remained unchanged. The next valuation will be as at December 31, 2018 with results available later in 2019. The Resort Municipality of Whistler paid \$2,049,743 (2016 - \$1,857,704) for employer contributions while employees contributed \$1,762,835 (2016 - \$1,612,290) to the plan in fiscal 2017.

Employers participating in the Plan record their pension expense as the amount of employer contributions during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and costs to individual entities participating in the Plan.

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

15. Contingent Liabilities (Continued)

- (b) A number of legal claims have been initiated against the RNOW in varying and unspecified amounts. The outcome of these claims cannot reasonably be determined at this time. Any ultimate settlements will be recorded in the year the settlements occur.
- (c) The Whistler Village Land Co. Ltd., a subsidiary of the RNOW, has consented to the granting of a mortgage by Whistler Resort Association ("Tourism Whistler") from the Royal Bank of Canada by way of a sublease of the leasehold interest of the Conference centre facility, in the principal sum of \$5,887,500. Tourism Whistler currently holds a 99 year lease on the conference centre property. The RNOW has not guaranteed the mortgage but has allowed the asset to be used as security.

16. Commitments

The RNOW has an agreement with Tourism Whistler to pay to them an annual amount of \$17,800 plus 50% of the proceeds from the Municipal and Regional District Tax to a maximum of \$367,000, set in 1990. Both amounts are indexed to the Consumer Price Index. The current year contributions were \$666,707 (2016 - \$654,275).

In 2011 a second agreement with Tourism Whistler adds an additional amount of \$1,000,000 to be paid to Tourism Whistler calculated on a baseline of \$3.45 million of Municipal and Regional District Tax received. Any difference between the actual amount received and the baseline amount is split equally between the RNOW and Tourism Whistler. This agreement is in effect as long as the RNOW also receives this funding from the province. The current year contributions were \$2,400,912 (2016 - \$2,172,087).

17. Trust Funds

Not recorded in these consolidated financial statements are the Cemetery fund and refundable building, damage and security deposits. The following is a summary of trust fund transactions for the year:

	2017	2016
Balances, beginning of year	\$ 1,850,951	\$ 2,014,578
Contributions received	567,233	568,603
	2,418,184	2,583,181
Less: expenses and transfers	456,306	732,230
Balances, end of year	<u>\$ 1,961,878</u>	<u>\$ 1,850,951</u>

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

18. Expenses by Object

	2017	2016
Payroll	\$29,923,622	\$ 28,589,800
Goods and services	36,276,235	33,735,516
Interest charges on debt	1,801,515	1,877,480
Infrastructure maintenance	7,529,269	5,056,685
Landfill liability adjustment expense (Note 8)	(89,598)	(99,128)
Cost of sales Olympic Village units	1,557,247	450,000
Amortization (Note 11)	12,146,434	11,564,903
	<u>\$89,144,724</u>	<u>\$ 81,175,256</u>

19. Financial Plan

Financial Plan amounts represent the Financial Plan bylaw adopted by Council on April 25, 2017 as adjusted to match the required presentation in the Statement of Operations and the Statement of Change in Net Financial Assets in accordance with PSAS. This adjustment is necessary because certain revenue items in the Financial Plan are not considered revenues for PSAS purposes including transfers from reserves and other internal sources, collection of works and services charges and debt proceeds. Similarly capital expenditures and debt principal repayments are not considered expenses for PSAS purposes. The Financial Plan amounts are also presented on a consolidated basis and include the budgets for all entities that form part of the RMOW's reporting entity.

The following shows how these two different bases are reconciled:

	2017
Excess of expenditure over revenue per Financial Plan bylaw	\$ (37,661,609)
Subsidiary budgets not included in bylaw	2,041,432
Debt proceeds	(5,000,000)
Debt principal repayments	1,380,561
Capital expenditure	<u>25,757,937</u>
Annual deficit on a PSAS basis	<u>(13,481,679)</u>
Acquisition of tangible capital assets	(25,757,937)
Amortization	<u>12,058,807</u>
Change in net financial assets	<u>\$ (27,180,809)</u>

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Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

20. Comparative Figures

Certain comparative figures have been reclassified to conform with the current year's presentation.

21. Prior Period Adjustment

During 2017, a review of the RMOW's tangible capital assets identified that the RMOW had understated its consolidated tangible capital asset net book value and accumulated surplus in prior years. The RMOW has restated the comparative figures to present the revised tangible capital assets and accumulated surplus with respect to this understatement.

	2016 previously stated	Adjustment	2016 Restated
Consolidated Statement of Financial Position			
Tangible capital assets	\$ 442,449,990	\$ 7,591,379	\$ 450,041,369
Accumulated surplus	516,231,132	7,591,379	523,822,511
Consolidated Statement of Operations			
Accumulated surplus, beginning of year	501,650,781	7,591,379	509,242,160
Annual surplus	14,580,351	-	14,580,351
Accumulated surplus, end of year	<u>516,231,132</u>	<u>7,591,379</u>	<u>523,822,511</u>

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Resort Municipality of Whistler Schedule 1 - Consolidated Schedule of Reserves				
For the year ended December 31				
	Balance 2016	Total Contributions	Total Expenditures	Balance 2017
General fund				
Municipal and regional district tax	\$ 3,397,762	\$ 6,315,172	\$ 6,129,359	\$ 3,583,575
Resort municipality initiative	6,691,066	6,983,677	6,802,931	6,871,812
Vehicle replacement	4,298,943	1,061,926	886,472	4,474,397
General operating	6,562,468	2,172,844	2,391,435	6,343,877
General capital	23,078,365	5,175,391	17,324,931	10,928,825
Library	276,521	30,009	35,957	270,573
Parking	452,836	8,293	-	461,129
Parkland	6,753	63	6,581	235
Recreation W/C	3,870,753	349,140	417,067	3,802,826
Transportation W/C	7,613,484	324,476	2,816,184	5,121,776
Employee housing	349,651	8,490	358,141	-
	<u>56,598,602</u>	<u>22,429,481</u>	<u>37,169,058</u>	<u>41,859,025</u>
Water fund				
Water capital	1,980,166	3,069,877	2,456,027	2,594,016
Water operating	5,237,210	567,414	129,751	5,674,873
Water W/C	644,071	48,557	165,043	527,585
	<u>7,861,447</u>	<u>3,685,848</u>	<u>2,750,821</u>	<u>8,796,474</u>
Sewer fund				
Sewer capital	8,327,207	2,088,675	756,558	9,659,324
Sewer operating	1,698,161	425,845	-	2,124,006
Sewer W/C	9,552,775	360,412	-	9,913,187
	<u>19,578,143</u>	<u>2,874,932</u>	<u>756,558</u>	<u>21,696,517</u>
Solid waste fund				
Solid waste capital	(479,991)	521,184	34,097	7,096
Solid waste operating	184,423	2,906	51,503	135,826
	<u>(295,568)</u>	<u>524,090</u>	<u>85,600</u>	<u>142,922</u>
Total reserves	<u>83,742,624</u>	<u>29,514,351</u>	<u>40,762,037</u>	<u>72,494,938</u>
Controlled entities reserves				
Whistler Housing Authority	592,003	181,668	122,832	650,839
Total	<u>\$ 84,334,627</u>	<u>\$ 29,696,019</u>	<u>\$ 40,884,869</u>	<u>\$ 73,145,777</u>

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Resort Municipality of Whistler Schedule 2 - Consolidated Schedule of Debt					
As at December 31					
Bylaws	Purpose	Maturity	Interest rate	Balance outstanding 2017	2016
General fund					
1842	Millennium Place	2018	5.150%	\$ 385,284	\$ 755,749
1841	Library - FCM loan	2029	2.230%	2,458,859	2,663,764
	WHA interim financing	2022	1.940%	2,300,000	-
				<u>\$ 5,144,143</u>	<u>\$ 3,419,513</u>
Sewer utility fund					
726/1529	Emerald sewer system	2021	3.050%	\$ 597,526	\$ 729,558
1839	WWTP upgrade	2028	5.150%	9,669,168	10,358,552
				<u>\$ 10,266,694</u>	<u>\$ 11,088,110</u>
Solid waste fund					
1840	5 year term loan	2017	1.720%	\$ -	\$ 136,228
	Transfer station	2028	5.150%	3,867,667	4,143,421
				<u>\$ 3,867,667</u>	<u>\$ 4,279,649</u>
Subsidiary companies					
	Housing loan - Legacy Way	2020	3.886%	\$ 3,262,816	\$ 3,387,697
	Housing loan - Dave Murray Place	2021	2.800%	1,671,720	2,001,127
	Housing loan - Lorimer Road	2019	2.750%	333,143	432,476
	Housing loan - Seppo's Way	2025	6.800%	3,008,901	3,291,247
				<u>\$ 8,276,580</u>	<u>\$ 9,112,547</u>
Total due				<u>\$ 27,555,084</u>	<u>\$ 27,899,819</u>

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Resort Municipality of Whistler			
Schedule 3 - Consolidated Schedule of Government Transfers and Grants			
For the year ended December 31	2017 Financial Plan	2017 Actual	2016 Actual
(Note 19)			
Provincial transfers			
Unconditional			
Provincial revenue sharing	\$ 240,000	\$ 229,606	\$ 239,349
Small community grant	327,000	326,277	326,874
	<u>967,000</u>	<u>955,883</u>	<u>966,223</u>
Conditional			
Municipal and regional district tax	6,080,619	6,251,824	5,794,174
Resort municipality initiative	5,014,416	6,860,609	10,003,614
Victim services	54,000	54,283	53,835
Kids on the go - recreation	20,000	30,317	20,812
Provincial grants to library	55,000	54,673	55,272
LED Streetlight Replacement Grant	-	109,452	-
BC Housing grant to WHA	-	2,436,548	-
Provincial fuel thinning project funding	-	-	1,217
Training Subsidy - HAMS Asset Management	-	2,475	-
Other provincial grants	16,000	-	-
	<u>11,240,035</u>	<u>15,800,381</u>	<u>15,928,924</u>
Federal transfers			
Conditional			
Community works grant - gas tax - federal	470,000	472,681	466,922
Emerald Water Quality Upgrades	-	1,610,962	-
Canadian Housing and Mortgage Corporation	-	60,000	-
Fire Hydrant Maintenance	5,000	-	-
Community Energy & Climate Action Plan	-	-	12,570
Community Wildfire Protection	765,476	10,763	-
MPSC Valley Trail Extension	87,602	90,102	-
Fire Smart Neighbourhood Program	-	12,000	-
Water Annual Reconstruction	2,461	-	-
	<u>1,330,539</u>	<u>2,256,508</u>	<u>479,492</u>
Total government grants	<u>13,137,574</u>	<u>\$ 18,612,772</u>	<u>\$ 16,974,639</u>
Grants in lieu of taxes	<u>86,289</u>	<u>\$ 86,219</u>	<u>\$ 84,670</u>
	<u>\$ 13,223,863</u>	<u>\$ 18,698,991</u>	<u>\$ 17,059,309</u>

Resort Municipality of Whistler
Schedule 4 - Schedule of Segmented Operations

	GENERAL GOVERNMENT SERVICES	RESORT EXPERIENCE	INFRASTRUCTURE SERVICES	CORPORATE & COMMUNITY SERVICES	INFRASTRUCTURE MAINTENANCE AND AMORTIZATION	WHOLLY-OWNED SUBSIDIARIES	2017	2016
REVENUES								
Taxation revenue	37,590,032	-	7,726,928	-	-	-	45,316,960	44,188,413
Government transfers and grant revenue	13,524,928	-	472,681	369,080	1,835,754	2,496,548	18,698,991	17,059,309
Fees and charges	333,104	1,528,192	15,497,986	5,944,155	-	3,316,331	26,619,768	24,801,110
Investment income	1,768,005	-	337,382	-	-	66,244	2,171,631	2,422,601
Contribution from developers	-	-	-	-	-	-	-	3,428,564
Works and services charges	713,954	2,000	-	-	-	-	715,954	1,025,466
Gain (loss) on disposal of tangible capital assets	-	-	37,845	-	(667,252)	(16,914)	(646,321)	(360,283)
Income (loss) from government business enterprises	59,995	-	-	-	-	-	59,995	(50,879)
Other income	62,313	433,424	383,829	743,533	18,839	27,814	1,669,752	1,916,206
Olympic Village unit sales	-	-	-	-	-	3,823,986	3,823,986	1,325,100
	<u>54,052,331</u>	<u>1,963,616</u>	<u>24,456,651</u>	<u>7,056,768</u>	<u>1,187,341</u>	<u>9,714,009</u>	<u>98,430,716</u>	<u>95,755,607</u>
EXPENSES								
Payroll	3,206,238	7,785,359	5,692,235	12,872,393	367,397	-	29,923,622	28,589,800
Goods and services	5,381,060	4,652,241	16,248,363	8,213,159	142,001	1,639,411	36,276,235	33,735,516
Interest charges on debt	208,168	-	1,118,343	-	-	475,004	1,801,515	1,877,480
Infrastructure maintenance	-	112,170	-	15,551	6,937,385	464,163	7,529,269	5,056,685
Landfill liability adjustment expense	-	-	(89,598)	-	-	-	(89,598)	(99,128)
Cost of sales Olympic Village units	-	-	-	-	-	1,557,247	1,557,247	450,000
	<u>8,795,466</u>	<u>12,549,770</u>	<u>22,969,343</u>	<u>21,101,103</u>	<u>7,446,783</u>	<u>4,135,825</u>	<u>76,998,290</u>	<u>69,610,353</u>
Amortization	-	-	-	-	11,510,897	635,537	12,146,434	11,564,903
	<u>8,795,466</u>	<u>12,549,770</u>	<u>22,969,343</u>	<u>21,101,103</u>	<u>18,957,680</u>	<u>4,771,362</u>	<u>89,144,724</u>	<u>81,175,256</u>
Surplus (deficit)	45,256,865	(10,586,154)	1,487,308	(14,044,335)	(17,770,339)	4,942,647	9,285,992	14,580,351
Transfer to/from Other funds	27,607,442	(4,719,000)	6,221,629	824,779	(30,072,034)	137,184	-	-
Net Change in Financial Equity	17,649,423	(5,867,154)	(4,734,321)	(14,869,114)	12,301,695	4,805,463	9,285,992	14,580,351

Appendix B RMOW 2018 Budget Summary

Bylaw No. 2176, 2018

	General Fund	Solidwaste Fund	Water Fund	Sewer Fund	Total 2018 Budget	Total 2017 Budget	Change 2018-2017	Change 2018-2017
Revenue								
Property and Parcel Taxes	39,078,978	0	3,889,402	4,088,852	47,057,232	46,076,943	980,289	2.13%
Grants	747,782	470,000	0	0	1,217,782	1,182,000	35,782	3.03%
Fees and Charges	10,797,111	5,721,632	2,956,397	3,777,805	23,252,944	22,799,551	453,393	1.99%
Investment income	1,534,566	0	0	0	1,534,566	1,583,799	(49,233)	-3.11%
RMI	6,500,000	0	0	0	6,500,000	5,014,416	1,485,584	29.63%
MRDT	7,153,332	0	0	0	7,153,332	6,080,619	1,072,713	17.64%
Works and Services Charges	520,951	0	39,653	188,697	749,301	999,823	(250,522)	-25.06%
	66,332,720	6,191,632	6,885,452	8,055,354	87,465,157	83,737,151	3,728,006	
Expenses								
Payroll and Goods & Services	51,272,821	5,813,816	1,690,870	2,930,306	61,707,813	60,177,130	1,530,683	2.54%
Adjustments					0	0	0	0.00%
Debt Interest	204,968	309,000	0	809,250	1,323,218	1,354,304	(31,086)	-2.30%
Residents and Partners	5,177,677	0	0	0	5,177,677	4,461,916	715,761	16.04%
Depreciation	6,907,582	1,615,486	2,544,262	773,562	11,840,893	11,425,210	415,683	3.64%
Contingency	512,728	58,138	16,909	29,303	617,078	601,771	15,307	2.54%
	64,075,777	7,796,440	4,252,041	4,542,421	80,666,678	78,020,331	2,646,347	
Operating Surplus before the following:	2,256,943	(1,604,809)	2,633,411	3,512,933	6,798,479	5,716,820	1,081,659	
Non Operating Amounts								
Deduct Transfers to Reserves	(10,996,753)	(319,187)	(3,581,443)	(2,497,662)	(17,395,046)	(15,761,469)	(1,633,577)	
Deduct Debt Principal	(475,600)	(201,490)	0	(567,236)	(1,244,326)	(1,380,561)	136,235	
Add back Depreciation	6,907,582	1,615,486	2,544,262	773,562	11,840,893	11,425,210	415,683	
	(4,564,771)	1,094,809	(1,037,181)	(2,291,335)	(6,798,479)	(5,716,820)	(1,081,659)	
Net Operating Position	0	0	0	0	0	0		
Project Funding								
Grants	773,105	0	557,500	800,000	2,130,605	860,539		
Other sources of funding	1,020,479	0	9,459		1,029,938	144,724		
Transfers from Reserves	27,134,629	395,000	4,156,541	5,532,000	37,218,170	41,997,867		
Debt Proceeds	2,700,000	0	0	0	2,700,000	5,000,000		
	31,628,213	395,000	4,723,500	6,332,000	43,078,713	48,003,131		
Project Expenditures								
Non-Capital	8,649,755	70,000	230,500	540,000	9,490,255	8,635,054		
Infrastructure Maintenance	10,760,653	250,000	3,343,000	2,735,000	17,088,653	13,610,140		
Capitalizable	12,217,805	75,000	1,150,000	3,057,000	16,499,805	25,757,937		
	31,628,213	395,000	4,723,500	6,332,000	43,078,713	48,003,131		
Net Project Postion	0	0	0	0	0	0		

Appendix C 2017 Actual and 2018 Budget Department Summary

Appendix C contains a summary of budgeted departmental operating revenues and costs for the fiscal year January through December, 2018. Amounts are also provided for 2016 actuals and 2017 actuals and budget. Operating amounts are typically for work that is carried out from one year to the next.

All amounts are presented on a non-consolidated basis which may give rise to 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. This information is presented in the same format and order as the quarterly financial reports that are prepared during the year.

Certain types of revenue and costs not allocated to a specific department are not included in this document. Examples are property taxes, investment income and reserve contributions. These amounts are not allocated as they are not directly related to operational activities. In addition, the scope of work, environmental conditions, council priorities and other factors will give rise to variations in year over year changes. As such, this document is intended to provide an overview of the financial resources required to provide services and, revenues generated, at a departmental level.

Resort Municipality Of Whistler Comparative Summary of Department Operations (Unaudited)

Division 1100 Mayor and Council	2016 Actual Results	2017 Budget	2017 Actual Results	2018 Budget
Mayor & Council				
Revenues	0	0	0	0
Expenses	398,715	428,728	405,463	442,354
Total	398,715	428,728	405,463	442,354
Mayor and Council Total	398,715	428,728	405,463	442,354

Division 1200 CAO Office	2016 Actual Results	2017 Budget	2017 Actual Results	2018 Budget
Administrator				
Revenues	0	0	0	0
Expenses	468,010	429,261	426,670	438,053
Total	468,010	429,261	426,670	438,053
Communications				
Revenues	0	0	0	0
Expenses	464,055	538,259	476,082	553,590
Total	464,055	538,259	476,082	553,590
Corporate, Economic & Environmental Services				
Revenues	(26,894)	(17,700)	(15,974)	(17,000)
Expenses	1,318,578	1,615,985	1,538,945	1,639,252
Total	1,291,684	1,598,285	1,522,971	1,622,252
Human Resources				
Revenues	0	0	0	0
Expenses	841,393	860,686	944,166	945,056
Total	841,393	860,686	944,166	945,056
CAO Office Total	3,065,141	3,426,491	3,369,889	3,558,951

Division 5000 Resort Experience	2016 Actual Results	2017 Budget	2017 Actual Results	2018 Budget
Cultural Planning and Development				
Revenues	(83,241)	0	(9,867)	0
Expenses	167,902	170,326	183,459	172,270
Total	84,661	170,326	173,592	172,270
Village Events and Animation				
Revenues	(3,516,659)	(3,554,923)	(3,212,035)	(3,545,923)
Expenses	3,387,624	3,767,679	3,361,875	3,753,159
Project Expenditures	0	0	0	0
Total	(129,035)	212,756	149,841	207,236
Division Administration				
Revenues	(76,491)	(75,000)	(51,950)	(75,000)
Expenses	404,165	397,297	394,858	394,621
Total	327,674	322,297	342,909	319,621
Resort Operations				
Revenues	(1,451,737)	(2,454,285)	(2,483,172)	(2,496,143)
Expenses	4,887,037	5,138,461	5,156,110	5,394,861
Project Expenditures	0	0	0	0
Total	3,435,300	2,684,176	2,672,938	2,898,718

Division 6000 Infrastructure Services	2016 Actual Results	2017 Budget	2017 Actual Results	2018 Budget
General Manager				
Revenues	0	0	0	0
Expenses	385,569	320,772	357,557	332,643
Project Expenditures	0	0	0	0
Total	385,569	320,772	357,557	332,643
Development Services/Energy Mgmt				
Revenues	(35,788)	(126,000)	(33,427)	(58,268)
Expenses	511,921	748,161	545,138	707,568
Grants & Contributions	0	0	0	0
Total	476,133	622,161	511,711	649,300
Transportation				
Revenues	(2,917)	0	(2,139)	(4,000)
Expenses	2,358,977	2,430,579	2,289,636	2,589,226
Project Expenditures	0	0	0	0
Total	2,356,060	2,430,579	2,287,497	2,585,226
Central Services				
Revenues	(2,797,841)	(2,855,779)	(2,574,468)	(3,494,660)
Expenses	2,264,688	2,284,749	2,174,031	2,427,015
Total	(533,152)	(571,030)	(400,437)	(1,067,645)

Environmental Operations				
Revenues	(2,216,323)	(2,350,041)	(2,170,484)	(2,397,971)
Expenses	2,216,323	2,332,876	2,150,380	2,397,971
Total	0	(17,165)	(20,104)	0
Solid Waste				
Revenues	(6,412,834)	(6,411,439)	(6,852,009)	(6,935,344)
Expenses	5,679,219	5,548,360	6,007,023	6,362,816
Total	(733,615)	(863,079)	(844,987)	(572,528)
Transit				
Revenues	(3,852,892)	(3,791,800)	(4,325,905)	(4,501,250)
Expenses	6,444,049	6,627,400	6,707,827	7,003,771
Total	2,591,157	2,835,600	2,381,922	2,502,521
Water Fund				
Revenues	(6,731,489)	(6,738,741)	(6,839,870)	(6,845,799)
Expenses	3,185,446	3,255,623	3,218,750	3,287,100
Project Expenditures	0	0	0	0
Total	(3,546,043)	(3,483,118)	(3,621,120)	(3,558,699)
Sewer Fund				
Revenues	(7,858,852)	(7,673,394)	(8,091,258)	(7,879,157)
Expenses	4,506,950	4,796,456	4,822,096	4,973,653
Total	(3,351,902)	(2,876,938)	(3,269,162)	(2,905,504)
Infrastructure Services Total	(2,355,794)	(1,602,219)	(2,617,124)	(2,034,685)

Division 7000 Corporate and Community Services	2016 Actual Results	2017 Budget	2017 Actual Results	2018 Budget
Finance				
Revenues	(104,707)	(96,860)	(88,101)	(97,390)
Expenses	1,912,901	1,981,428	1,979,374	2,064,590
Total	1,808,194	1,884,568	1,891,272	1,967,200
Information Technology				
Revenues	(64,808)	(64,800)	(64,800)	(64,800)
Expenses	1,421,071	1,515,308	1,532,441	1,595,230
Total	1,356,263	1,450,508	1,467,641	1,530,430
Protective Services				
Revenues	(3,147,782)	(2,947,900)	(3,514,572)	(3,543,455)
Expenses	5,473,053	5,852,172	6,473,516	6,653,998
Grants & Contributions	0	0	(1,467)	0
Total	2,325,271	2,904,272	2,957,477	3,110,543
Fire Rescue Service				
Revenues	(17,692)	(38,200)	(47,785)	(38,200)
Expenses	4,388,935	4,475,262	4,371,154	4,441,855
Total	4,371,243	4,437,062	4,323,369	4,403,655

Whistler Public Library				
Revenues	(169,927)	(163,700)	(176,009)	(166,900)
Expenses	1,095,287	1,156,287	1,168,688	1,205,013
Total	925,361	992,587	992,679	1,038,113
Recreation				
Revenues	(1,338,328)	(1,210,546)	(1,252,527)	(1,327,501)
Expenses	2,023,494	2,082,085	2,034,441	2,385,433
Total	685,167	871,539	781,913	1,057,932
Meadow Park Sports Centre				
Revenues	(1,818,499)	(1,768,621)	(1,963,614)	(1,924,710)
Expenses	3,330,612	3,555,795	3,576,639	3,639,481
Total	1,512,113	1,787,174	1,613,025	1,714,771
Corporate and Community Services General				
Revenues	0	0	0	0
Expenses	268,927	278,660	292,521	290,647
Total	268,927	278,660	292,521	290,647
Corporate and Community Services Total	13,252,539	14,606,371	14,319,898	15,113,291



Statements. A reconciliation to the financial statement balances is at the end of the remuneration and supplier payment schedules.

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

Only municipal staff, administration and overhead costs are required to prepare the SOFI report. These costs are accommodated within the annual operating budget of the municipality.

COMMUNITY ENGAGEMENT AND CONSULTATION

The SOFI is being presented to and received by Mayor and Council at an open meeting and will be available to members of the public via the municipal website or hardcopy upon request.

SUMMARY

The Schedules pertaining to the Statements of Information for the year of 2017 have been prepared in compliance with the legislated requirements and require Council approval before being submitted to the Ministry of Community, Sport & Cultural Development.

Respectfully submitted,

Maureen Peatfield
ACTING DIRECTOR OF FINANCE
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES

**RESORT MUNICIPALITY OF
WHISTLER**

2017

**STATEMENTS OF
FINANCIAL INFORMATION**

2017 Statements of Financial Information Report

June 2018

Background

What is the 'Statements of Financial Information' Report (SOFI) report? The SOFI report is a regulatory requirement for all British Columbian municipalities, submitted by June 30 each year to the Ministry of Community, Sport and Cultural Development. The purpose of the SOFI is to report the financial statements and disbursements for employee remuneration, goods and services. Financial Information Act (FIA) regulations require that the SOFI is available for public examination for 3 years once released.

The SOFI includes the municipality's audited financial statements and schedules regarding remuneration paid to the Mayor and Council, a listing of the municipal employees and their positions who have remuneration over the threshold amount of \$75,000, amounts paid to suppliers of goods and/or services to which the municipality paid a total of exceeding \$25,000 including GST and any other taxes during the year, and all grants awarded by the municipality to not-for-profit organizations for the reporting year.

The schedules are prepared for the provincial government, and are prepared according to the FIA regulations. It should be noted that SOFI schedules are not the Resort Municipality of Whistler (RMOW) financial statements. Amounts appearing in the SOFI report are based on when payments were made rather than the accrual basis normally used for financial statement presentation. Further, the schedules are a consolidation of Whistler 2020 Development Corp, Whistler Housing Authority, RMOW, and other subsidiary companies.

How to interpret the financial information:

Staff remuneration

The remuneration amounts disclosed in the SOFI report incorporate a number of inclusions: any form of salary, wages, taxable benefits, payment into trust or any form of income deferral paid by the corporation to the employee or on behalf of the employee during the fiscal year being reported upon. It also includes monies that the employee may not receive such as the employee portion of Canada Pension Plan premiums and Employment Insurance. Depending on the year, in addition to regular pay, total remuneration may include overtime pay, statutory holiday pay, payments of accrued vacation, sick and banked overtime, and retroactive pay rate changes. With each of these variables changing from year to year, the remuneration amounts will fluctuate annually.

Staff expenses

The figures under expenses include employee costs such as: mileage to meetings, event registration fees, and professional accreditation. The FIA specifically states that expenses "...are not limited to expenses that are generally perceived as perquisites or bestowing personal benefit, and may include expenditures required for employees to perform their job functions".

Supplier payments

For goods or services purchased by the organization, the SOFI report includes a summary of payments made to outside organizations which total more than \$25,000 for the reporting year. In the case of the RMOW, this may include payments to such organizations as: BC Hydro, Bell Canada, the Receiver General of Canada and various other companies for goods and services. The report also summarizes payments made as grants to not-for-profit organizations the municipality supports in Whistler.

Recoveries/ reimbursements

It is important to note that the report does not include any recoveries. So if a staff member, or contracted service provider was paid an amount, and any portion of that amount was then reimbursed, the reimbursed amount is not reflected in the report. As an example, some event producers reimburse the RMOW for RCMP costs but this reimbursement does not reduce the amount reported.

Resort Municipality of Whistler

Statement of Financial Information Approval

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

Acting Director of Finance,

Council Member on behalf of Council

Name: Maureen Peatfield

Name: _____

Sign: M. Peatfield

Sign: _____

Date: June 19, 2018

Date: _____



THE RESORT MUNICIPALITY OF WHISTLER

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

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

Management Report

The Financial Statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles or stated accounting principles, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Mayor and Council are responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through their Finance and Audit Committee. The Audit Committee meets with management and the external auditors at least once per year.

The external auditors, BDO Canada LLP, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their examination includes a review and evaluation of the corporation's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full and free access to the Finance and Audit Committee.

On behalf of The Resort Municipality of Whistler

Maureen Peatfield
Acting Director of Finance

June 5, 2018

Prepared pursuant to Financial Information Regulation, Schedule 1, section 9

Resort Municipality of Whistler
Consolidated Financial Statements
For the year ended December 31, 2017

**Resort Municipality of Whistler
December 31, 2017**

Council

Mayor
Councilors

Nancy Wilhelm-Morden
Jack Crompton
Jen Ford
John Grills
Sue Maxwell
Cathy Jewett
Steve Anderson

Appointed Officers

Administrator
Director of Finance (Acting)
General Manager of Corporate and Community Services
General Manager of Infrastructure Services
General Manager of Resort Experience
Corporate Officer

Mike Furey
Maureen Peatfield
Norm McPhail
James Hallisey
Jan Jansen
Brooke Browning

Solicitors

Young, Anderson

Bankers

Royal Bank of Canada
BlueShore Financial

Auditors

BDO Canada LLP

Police

Royal Canadian Mounted Police

**Resort Municipality of Whistler
Consolidated Financial Statements
For the year ended December 31, 2017**

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Resort Municipality of Whistler
December 31, 2017

Management's Responsibility for Financial Reporting

The Council of the Resort Municipality of Whistler ("RMOW") has delegated the responsibility for the integrity and objectivity of the financial information contained in the consolidated financial statements to the management of the RMOW. The consolidated financial statements which, in part, are based on informed judgments and estimates, have been prepared by management in accordance with Canadian public sector accounting standards, which have been applied on a basis consistent with that of the preceding year.

To assist in carrying out their responsibility, management maintains an accounting system and internal controls to provide reasonable assurance that transactions are executed and recorded in accordance with authorization, and that financial records are reliable for preparation of financial statements.

The Mayor and Council oversee management's responsibilities for the financial reporting and internal control systems. Mayor and Council review internal financial statements on a regular basis, and the Audit and Finance Committee meets periodically with management and the independent auditors to satisfy themselves that management's responsibilities are properly discharged. Council annually reviews and approves the consolidated financial statements.

The RMOW's independent auditors, BDO Canada LLP, are engaged to express an opinion as to whether these consolidated financial statements present fairly the RMOW's consolidated financial position, financial activities and cash flows in accordance with Canadian public sector accounting standards. Their opinion is based on procedures they consider sufficient to support such an opinion in accordance with Canadian generally accepted auditing standards.

The consolidated financial statements have, in management's opinion, been properly prepared within reasonable limits of materiality and in accordance with Canadian public sector accounting standards.



Maureen Peatfield
Director of Finance (Acting)
May 8, 2018

Independent Auditor's Report

To the Mayor and Council of the
Resort Municipality of Whistler

We have audited the accompanying consolidated financial statements of the Resort Municipality of Whistler, which comprise the Consolidated Statement of Financial Position as at December 31, 2017 and the Consolidated Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform an audit to obtain reasonable assurance whether the consolidated financial statements are free of material misstatement.

An audit includes performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Independent Auditor's Report

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Resort Municipality of Whistler as at December 31, 2017, and its consolidated results of operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Emphasis of Matter

Without modifying our opinion, we draw attention to Note 21 to the financial statements, which explains that certain comparative information for the period ended December 31, 2016 has been restated.

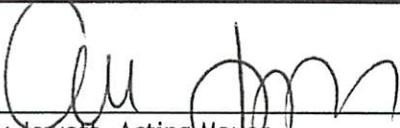
BDO Canada LLP

Chartered Professional Accountants

Whistler, British Columbia
May 8, 2018

Resort Municipality of Whistler
Consolidated Statement of Financial Position

As at December 31	2017	2016
		(Restated - Note 21)
Financial assets		
Cash	\$ 1,702,266	\$ 2,376,833
Accounts receivable (Note 3)	6,659,977	5,897,546
Portfolio investments (Note 4)	98,334,516	104,764,542
Olympic Village held for resale	-	3,334,883
Investment in government business enterprises (Note 5)	1,462,495	1,402,500
	108,159,254	117,776,304
Liabilities		
Accounts payable (Note 6)	11,866,212	11,248,995
Employee future benefits (Note 7)	485,300	488,800
Landfill closure (Note 8)	1,125,307	1,214,905
Deferred revenue	2,769,141	2,659,963
Deferred contributions	1,479,563	1,432,559
Debt (Note 9, Schedule 2)	27,555,084	27,899,819
	45,280,607	44,945,041
Net financial assets	62,878,647	72,831,263
Non-financial assets		
Olympic Village held for future development (Note 10)	1,777,635	-
Inventory	290,573	314,511
Prepays	712,583	635,368
Tangible capital assets (Note 11)	467,449,065	450,041,369
	470,229,856	450,991,248
Accumulated surplus (Note 12)	\$ 533,108,503	\$ 523,822,511



 Cathy Jewett, Acting Mayor



 Maureen Peatfield, Director of Finance (Acting)

Resort Municipality of Whistler Consolidated Statement of Operations

For the year ended December 31	2017 Financial Plan (Note 19)	2017 Actual	2016 Actual (Restated - Note 21)
Revenue (Schedule 4)			
Taxation revenue (Note 13)	\$ 45,395,654	\$ 45,316,960	\$ 44,188,413
Government transfers and grant revenue (Schedule 3)	13,223,863	18,698,991	17,059,309
Fees and charges (Note 14)	24,735,118	26,619,768	24,801,110
Investment income	1,603,799	2,171,631	2,422,601
Contribution from developers	-	-	3,428,564
Works and services charges	999,823	715,954	1,025,466
Gain (loss) on disposal of tangible capital assets	80,500	(646,321)	(360,283)
Income (loss) from government business enterprises (Note 5)	-	59,995	(50,879)
Other income	1,757,910	1,669,752	1,916,206
Olympic Village unit sales	1,866,667	3,823,986	1,325,100
	89,663,334	98,430,716	95,755,607
Expenses (Note 18 and Schedule 4)			
General government services	9,047,502	8,795,466	8,027,693
Resort experience	13,529,783	12,549,770	12,144,073
Infrastructure services	22,984,219	22,969,343	22,124,111
Corporate and community services	20,806,865	21,101,103	19,284,599
Infrastructure maintenance and amortization	33,670,404	18,957,680	16,137,331
Wholly-owned subsidiaries	3,106,240	4,771,362	3,457,449
	103,145,013	89,144,724	81,175,256
Annual surplus (deficit)	(13,481,679)	9,285,992	14,580,351
Accumulated surplus, beginning of year	523,822,511	523,822,511	509,242,160
Accumulated surplus, end of year	\$ 510,340,832	\$ 533,108,503	\$ 523,822,511

The accompanying summary of significant accounting policies and notes are an integral part of these consolidated financial statements.

Resort Municipality of Whistler
Consolidated Statement of Change in Net Financial Assets

For the year ended December 31	2017	2017	2016
	Financial Plan	Actual	Actual
	(Note 19)		
Annual surplus	\$ (13,481,679)	\$ 9,285,992	\$ 14,580,351
Acquisition of tangible capital assets	(25,757,937)	(31,290,178)	(26,314,265)
Amortization of tangible capital assets	12,058,807	12,146,434	11,564,903
Loss on sale of tangible capital assets	-	646,321	360,283
Transfer from property for resale to tangible capital assets	-	-	(1,280,374)
Proceeds on sale of tangible capital assets	-	1,089,727	278,263
	<u>(13,699,130)</u>	<u>(17,407,696)</u>	<u>(15,391,190)</u>
Acquisition of supplies inventory	-	23,938	(28,578)
Net use (acquisition) of prepaid expenses	-	(77,215)	106,703
Transfer of Olympic Village lands to non-financial assets	-	(1,777,635)	-
	<u>-</u>	<u>(1,830,912)</u>	<u>78,125</u>
Change in net financial assets for the year	(27,180,809)	(9,952,616)	(732,714)
Net financial assets, beginning of year	72,831,263	72,831,263	73,563,977
Net financial assets, end of year	\$ 45,650,454	\$ 62,878,647	\$ 72,831,263

The accompanying summary of significant accounting policies and notes are an integral part of these consolidated financial statements.

Resort Municipality of Whistler
Consolidated Statement of Cash Flows

For the year ended December 31

2017

2016

Cash provided by (used in)

Operating transactions

Annual surplus	\$ 9,285,992	\$ 14,580,351
Items not utilizing cash:		
Amortization	12,146,434	11,564,903
Cost of sales Olympic Village units	1,557,247	450,000
Revaluation of landfill post-closure care costs	(89,598)	(99,128)
Loss on disposal of capital assets	646,321	360,283
Revaluation of post employment benefits	(3,500)	(53,100)
(Income) loss from government business enterprises	(59,995)	50,879
Changes in non-cash working capital balances	<u>(42,308)</u>	<u>2,701,729</u>

Net cash provided by operating transactions 23,440,593 29,555,917

Capital transactions

Cash used to acquire tangible capital assets	(31,290,178)	(26,314,265)
Proceeds on sale of tangible capital assets	<u>1,089,727</u>	<u>269,045</u>

Net cash used by capital transactions (30,200,451) (26,045,220)

Investing transactions

Sale (purchase) of portfolio investments	<u>6,430,026</u>	<u>(1,400,505)</u>
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Financing transactions

Debt proceeds	2,300,000	92,680
Repayment of long-term debt	<u>(2,644,735)</u>	<u>(2,735,206)</u>

Net cash used by financing transactions (344,735) (2,642,526)

Decrease in cash during the year (674,567) (532,334)

Cash, beginning of year 2,376,833 2,909,167

Cash, end of year \$ 1,702,266 \$ 2,376,833

Supplemental information

Interest paid	<u>\$ 1,751,703</u>	<u>\$ 1,885,491</u>
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Resort Municipality of Whistler Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies

The Resort Municipality of Whistler ("RMOW") is responsible for preparation and fair presentation of its consolidated financial statements in accordance with Canadian public sector accounting standards ("PSAS") for governments using guidelines developed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada. The accounting policies of the RMOW include the following:

Reporting Entity These consolidated financial statements consolidate the accounts of all the Funds of the RMOW and all entities controlled by the RMOW. Controlled entities include:

Whistler Village Land Co. Ltd.	- Owns and operates various parking and other structures in the RMOW.
Whistler Housing Authority Ltd.	- Provision, administration and management of resident restricted housing for individuals and families that live and work in the Whistler area.
Emerald Forest Trust	- Recipient of Emerald Forest parklands.
591003 BC Ltd.	- Ownership of a portion of Emerald Forest parklands.
Whistler 2020 Development Corp.	- This wholly-owned subsidiary of the RMOW was responsible for the development and subsequent sale of the 2010 Winter Olympic and Paralympic Games Athletes' Village (the "Olympic Village") and holds the remaining parcels held for future development.

Cash Cash is made up of the total of the bank account balances of the RMOW and its subsidiaries, petty cash and operating till floats. It is adjusted for deposits and accrued interest held by the RMOW and its subsidiaries for security deposits held in connection with building, development, and other permits, security deposits on rental units and prepaid rent.

Portfolio Investments Portfolio investments include term deposits, bonds, bond funds and Municipal Finance Authority of British Columbia (MFA) pooled investments, by which market based unit values are allocated amongst the participants in the investment pool. Portfolio investments are carried at cost plus accrued interest but are written down to net realizable value when there has been, in management's opinion, a permanent decline in value.

Investments in Government Business Enterprises The RMOW's investments in Whistler.com and Tourdex.com are accounted for using the modified equity method.

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies (Continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of goods and services. They have useful lives extending beyond the current year and are not intended for sale in ordinary course of operation.

Tangible Capital Assets

Tangible capital assets are a special class of non-financial assets and are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight line basis over the estimated life of the tangible capital asset commencing once the asset is put into use.

Type	Major Asset Category	Useful Life Range
General	Land	n/a
	Land improvements	9 - 100 years
	Buildings	2 - 80 years
	Equipment	4 - 52 years
Infrastructure	Transportation	10 - 75 years
	Water	4 - 100 years
	Sewer	20 - 100 years
	Drainage	15 - 100 years

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

The RMOW does not capitalize interest costs associated with the construction of a tangible capital asset.

Leases

The RMOW records leases that transfer substantially all the risks and benefits of ownership to the RMOW as capital leases. The related equipment is capitalized at its fair market value at the time of acquisition and is amortized at the same rates as purchased equipment. An offsetting obligation is also recorded which is reduced as lease payments are made after accounting for the implied interest portion.

All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies (Continued)

**Inventory of
Materials and
Supplies**

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

**Employee Benefit
Plans**

The RMOW records liabilities for accrued employee benefits in the period in which they are earned. A summary of these benefits is as follows:

- Employees are entitled to compensation for unused vacation credit when they leave the RMOW's employment. The amount of any carried forward vacation credit is limited and any excess is paid out annually.
- Employees may accumulate unused sick leave during their term of employment but are not entitled to compensation for unused sick leave when they leave the RMOW's employment. The amount of unused sick leave carried forward annually is limited.

**Revenue
Recognition**

Taxes and parcel taxes are recognized as revenue in the year they are levied.

Through the British Columbia Assessments appeal process, taxes may be adjusted by way of supplementary roll adjustments. Estimates are made of potential adjustments to taxes. Any additional adjustments required over that estimate are recognized at the time they are awarded. Levies imposed by other taxing authorities are not included as taxes for municipal purposes. Levies imposed for Regional District services and other taxing authorities are not included.

Charges for sewer, water, and solid waste are recorded as user fees as the services are provided.

Connection fee revenues are recognized when the connection has been established.

Sales of service and other revenue are recognized on an accrual basis when earned.

**Government
Transfers**

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Any resulting liability is recognized in the statement of operations as the stipulation liabilities are settled.

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies (Continued)

Interest on Debt RMOW records interest expense on an accrual basis.

**Deferred Revenue
and Deferred
Contributions**

Deferred revenue results from the collection of taxes, revenue from business licences and other sources that are related to the next fiscal year.

Deferred contributions represent funds collected from third parties for use in specific capital projects and may be refundable to the contributor in certain circumstances.

**Financial Plan
Amounts**

The Financial Plan amounts reflect the Five Year Financial Plan as adopted on April 25, 2017, with minor subsequent reallocations, reclassifications, and consolidations of subsidiary budgets to conform with the financial statement presentation.

Use of Estimates

The preparation of consolidated financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements, and the reported revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. The areas requiring the greatest level of estimation for the RMOW are the landfill closure, useful lives of tangible capital assets, certain employee future benefit liabilities, Olympic Village held for future development, valuation and contingent liabilities.

**Financial
Instruments**

The RMOW's financial instruments consist of cash, accounts receivable, portfolio investments, accounts payable, and debt. Unless otherwise indicated, it is management's opinion that the RMOW is not exposed to any significant interest, credit or currency risks arising from these financial instruments.

**Segmented
Information**

RMOW segments its operations for financial reporting purposes based upon areas of managerial responsibility. This information is provided in Schedule 4.

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

1. Significant Accounting Policies (Continued)

**Olympic Village
Held for Future
Development**

Subsidiary Whistler 2020 Development Corp. ("WDC") developed the Athletes' Village for the 2010 Olympic and Paralympic Games. WDC has sold all of the residential properties and development lots. Remaining lots are held for future development.

**Trusts Under
Administration**

Public sector accounting standards require that trusts administered by a government should be excluded from the government reporting entity, (see Note 17).

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

2. Nature of Operations

The Resort Municipality of Whistler ("RMOW") is a local government situated in the province of British Columbia, Canada. The RMOW is subject to the laws and regulations of the provincial statutes of the *Community Charter*, the *Local Government Act* and the *Resort Municipality of Whistler Act*. Local governments in Canada are not subject to income tax. The RMOW provides community services to its taxpayers and as a world class destination resort it is responsible for creating and maintaining an infrastructure to serve a population much in excess of the number of full time residents.

The RMOW is one of many Whistler organizations that have partnered in Whistler 2020 which is a long-term community-wide plan that is guided by our values and sustainability principles and sets out a shared vision of what the resort community will look like in a successful and sustainable future. The RMOW has structured the organization to adhere to the priorities outlined in Whistler 2020 and the consolidated financial statements have also been prepared using this same organizational structure.

3. Accounts Receivable

	2017	2016
Property taxes	\$ 1,569,538	\$ 1,712,791
Other governments	2,947,508	2,028,271
Other	2,142,931	2,156,484
	\$ 6,659,977	\$ 5,897,546

4. Portfolio Investments

	2017	2016
<u>Municipal Finance Authority Pooled Funds</u>		
Short-term bond fund	\$ 18,809,568	\$ 36,663,922
<u>Other</u>		
Mutual funds	-	316
Bonds	24,322,358	16,649,997
Term deposits	54,022,739	50,039,510
Accrued interest and other	1,179,851	1,410,797
	\$ 98,334,516	\$ 104,764,542

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

4. Portfolio Investments (continued)

Bonds consist of provincial government bonds and corporate bonds. Bond maturities range from 2020 to 2026 and have yields ranging between 2.00% and 3.23%.

Term deposits consist of Guaranteed Investment Certificates maturing from July 2018 to July 2020 and have yields ranging from 1.7% to 2.90%.

MFA pooled funds are recorded at their fair value which approximates cost. In 2017, MFA pooled funds yielded 2.00% (2016 - 1.38%).

Other investments are recorded at cost less impairment, if any.

5. Investment in Government Business Enterprises

In 2004, RMOW purchased 50% of the outstanding shares of Whistler.com Systems Inc. along with 50% of the shares of its affiliate Tourdex.com Systems Inc., a locally based company that provides reservation services for properties in Whistler. Purchase price was \$925,000.

Condensed Financial Information for 2017:

	<u>Whistler.com</u>	<u>Tourdex.com</u>
Financial assets	\$ 3,119,141	\$ 331,052
Non financial assets	48,041	-
	<u>3,167,182</u>	<u>331,052</u>
Liabilities	2,060,126	274,733
Debt	-	-
Equity	1,107,056	56,319
	<u>\$ 3,167,182</u>	<u>\$ 331,052</u>
Revenues	\$ 2,389,606	\$ -
Expenses	2,267,121	2,495
Net income (loss)	<u>122,485</u>	<u>(2,495)</u>
RMOW's portion	<u>\$ 61,243</u>	<u>\$ (1,248)</u>
	<u>2017</u>	<u>2016</u>
Investment in government business enterprises, opening	1,402,500	1,453,379
Income (loss) from government business enterprises	59,995	(50,879)
Investment in government business enterprises, ending	<u>1,462,495</u>	<u>1,402,500</u>

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

6. Accounts Payable

	2017	2016
Other governments	\$ 299,861	\$ 329,875
Public transit and RCMP	2,064,206	1,955,037
Trade accounts	7,572,027	7,281,458
Payroll	1,930,118	1,682,625
	\$ 11,866,212	\$ 11,248,995

7. Employment Future Benefits

The RMOW provides paid sick leave to qualifying employees. Unused amounts up to a maximum of 120 days can be banked for future use. Management has accounted for this liability based on the results of an actuarial valuation done by an independent firm. The valuation uses a projected benefit actuarial valuation method pro rated on services, and will be reviewed on a periodic basis. The 2017 extrapolation is based on actual data as at December 31, 2017. The rate of compensation increase, based on age, gender, inflation and job description, ranged from 2.58% to 4.50% annually. The RMOW has fully expensed the employee future benefits. In 2017, the actuarial valuation used a discount rate of 2.9% (2016 - 3.4%).

	2017	2016
Balance, beginning of year	\$ 488,800	\$ 541,900
Current service costs, including interest	2,700	2,600
Benefits paid	(6,200)	(55,700)
Balance, end of year	\$ 485,300	\$ 488,800
Accrued benefit obligation	\$ 238,000	\$ 221,900
Unamortized net actuarial gain	247,300	266,900
Accrued benefit liability	\$ 485,300	\$ 488,800

8. Landfill Future Closure and Post-Closure Care Costs

The RMOW operated a landfill site until its closure in 2005. The RMOW is obligated by government legislation to fund closure and post closure costs related to this site. In 2017 the recorded liability amount was decreased from \$1,214,905 to \$1,125,307 to reflect changes to the RMOW's estimated future post closure care costs. The liability is calculated based on the discounted estimated future cash flows associated with post-closure activities. Estimated future cash flows are discounted at 3.34% (2016 - 3.61%) and inflation is estimated at 1.00% (2016 - 1.00%) per annum.

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

9. Debt

Details of outstanding debt are outlined in Schedule 2.

Future payments required are as follows:

	RMOW	Subsidiaries	Total	Interest
2018	\$ 1,244,327	\$ 885,584	\$ 2,129,911	\$ 1,736,335
2019	973,631	1,050,476	2,024,107	1,524,322
2020	973,631	3,715,231	4,688,862	1,455,952
2021	973,631	955,009	1,928,640	1,331,549
2022	3,210,122	394,446	3,604,568	1,231,836
Thereafter	5,665,634	1,275,838	6,941,472	6,698,155
Sinking fund earnings	6,237,524		6,237,524	
	<u>\$ 19,278,500</u>	<u>\$ 8,276,584</u>	<u>\$ 27,555,084</u>	<u>\$ 13,978,149</u>

Collateral for debt for rental housing includes a first charge against rental housing and related assets, corporate guarantees, a general security agreement and assignment of rents.

During the year, the RMOW advanced \$2,300,000 in interim financing to the Whistler Housing Authority to finance the construction of employee restricted housing. This was funded through the issue of short-term debt with the Municipal Finance Authority ("MFA"). This debt is an obligation of the RMOW. The loan bears interest at MFA's variable interim financing interest rate, which at December 31, 2017 was 1.84%. Interest on the loan is payable monthly and full repayment is due within 5 years of issue.

10. Olympic Village Held for Future Development

Subsequent to the completion of the 2010 Olympic and Paralympic Games, the RMOW developed the athlete's housing for resale and has since sold all of the developed lots to third parties. The RMOW, through a subsidiary, holds title to other parcels in the area which are not planned to be immediately developed. These parcels are being held for future development and are recorded at cost.

Resort Municipality of Whistler
Notes to Financial Statements

December 31, 2017

11. Tangible Capital Assets

	General					Infrastructure					2017 Total
	Land	Land improvements	Buildings	Equipment	Transportation	Water	Sewer	Drainage	Work in progress		
Cost, beginning of year	\$ 96,102,564	\$ 40,734,106	\$ 163,654,171	\$ 62,447,795	\$ 76,290,545	\$ 85,743,020	\$ 54,312,413	\$ 22,452,388	\$ 3,515,174	\$ 605,252,176	
Additions	6,539,758	697,971	844,909	1,726,350	4,505,591	800,751	14,760	223,639	15,936,449	31,290,178	
Transfers	-	-	-	-	-	-	-	-	-	-	
Disposals & adjustments	(139,328)	-	(188,037)	(1,142,538)	(716,580)	(551,297)	-	-	(827,586)	(3,565,366)	
Cost, end of year	102,502,994	41,432,077	164,311,043	63,031,607	80,079,556	85,992,474	54,327,173	22,676,027	18,624,037	632,976,988	
Accumulated amortization, beginning of year	-	8,581,112	61,141,035	22,353,015	24,465,453	19,035,233	13,264,011	6,370,948	-	155,210,807	
Amortization	-	830,786	4,060,109	3,027,352	1,905,097	1,316,606	706,259	300,225	-	12,146,434	
Adjustments	-	-	-	-	-	-	-	-	-	-	
Disposals	-	-	(144,138)	(1,046,812)	(353,958)	(284,410)	-	-	-	(1,829,318)	
Accumulated amortization, end of year	-	9,411,898	65,057,006	24,333,555	26,016,592	20,067,429	13,970,270	6,671,173	-	165,527,923	
Net book value, year ended 2017	\$ 102,502,994	\$ 32,020,179	\$ 99,254,037	\$ 38,698,052	\$ 54,062,964	\$ 65,925,045	\$ 40,356,903	\$ 16,004,854	\$ 18,624,037	\$ 467,449,065	
Net book value, year ended 2016	\$ 96,102,564	\$ 32,152,994	\$ 102,513,136	\$ 40,094,780	\$ 51,825,092	\$ 66,707,787	\$ 41,048,402	\$ 16,081,440	\$ 3,515,174	\$ 450,041,369	

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

11. Tangible Capital Assets (Continued)

(a) Assets under construction:

Assets under construction having a cost of approximately \$18,624,037 (2016 - \$3,515,174) have not been amortized. Amortization of these assets will commence when the assets are put into service.

(b) Works of art and historical treasures:

The RMOW manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts and sculptures located at Municipal sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

12. Accumulated Surplus

Accumulated surplus consists of:

	2017	2016
Reserve funds (Schedule 1)	\$ 73,145,777	\$ 84,334,627
Investment in Olympic Village held for future development	1,777,635	3,334,883
Unallocated surplus	18,291,110	14,011,451
Investment in tangible capital assets	439,893,981	422,141,550
	\$ 533,108,503	\$ 523,822,511

Reserve Fund

(a) Reserve funds

Reserve funds are funds that have been internally restricted by Council. Formal establishing bylaws have been adopted pursuant to the *Community Charter*, *Local Government Act*, and *Resort Municipality of Whistler Act* which define how these reserves are to be used.

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

12. Accumulated Surplus (Continued)

Reserve Fund (Continued)

(b) Resort Municipality Initiative and Municipal and Regional District Tax (Schedule 1)

The Municipal and Regional District Tax (MRDT) is funded by a tax on room rentals which is collected by the Province of British Columbia with a portion remitted to the RMOW monthly.

The Province of British Columbia created the Resort Municipality Initiative (RMI) to support the expansion, development and improvement of resorts in British Columbia to increase tourism, economic development and employment. In 2017, RMI funding was recognized for receipts received in the year relating to the funding period of April 1, 2017 to March 31, 2018.

Expenditures from both these funds are restricted to those set out in the establishing Order in Council for the MRDT and to an agreement between the RMOW and the Province of British Columbia for the RMI funding.

13. Taxation Revenue

Taxation revenue for general municipal purposes comprises the following amounts:

	2017	%	2016	%
Total taxation and levies	\$ 69,041,058	100.00	\$ 67,717,155	100.00
Hospital District	554,657	0.80	548,300	0.81
Regional District	782,841	1.13	635,433	0.94
B.C. Assessment Authority	699,852	1.01	712,223	1.05
Municipal Finance Authority	3,003	0.00	2,499	0.00
Province - school	21,683,745	31.41	21,630,287	31.94
	23,724,098	34.35	23,528,742	34.74
Municipal taxation and levies	37,063,889		35,966,943	
1% Utility tax	526,143		552,858	
Parcel and frontage taxes	7,726,928		7,668,612	
Net municipal taxation	\$ 45,316,960	65.65	\$ 44,188,413	65.26

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

14. Fees and Charges

	2017	2016
Fees and charges are comprised as follows:		
Permits and fines	\$ 4,966,654	\$ 4,308,701
Admissions and programs	2,154,979	2,056,015
Facility rental	4,040,764	3,949,674
Fares	3,133,857	2,712,681
User fees - utility funds	12,323,514	11,774,039
	\$26,619,768	\$ 24,801,110

15. Contingent Liabilities

- (a) The RMOW and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trusted pension plan. The board of trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2017, the Plan has about 193,000 active members and approximately 90,000 retired members. Active members include approximately 38,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation as at December 31, 2015 indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, \$1,927 million was transferred to the rate stabilization account and \$297 million of the surplus ensured the required contribution rates remained unchanged. The next valuation will be as at December 31, 2018 with results available later in 2019. The Resort Municipality of Whistler paid \$2,049,743 (2016 - \$1,857,704) for employer contributions while employees contributed \$1,762,835 (2016 - \$1,612,290) to the plan in fiscal 2017.

Employers participating in the Plan record their pension expense as the amount of employer contributions during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and costs to individual entities participating in the Plan.

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

15. Contingent Liabilities (Continued)

- (b) A number of legal claims have been initiated against the RMOW in varying and unspecified amounts. The outcome of these claims cannot reasonably be determined at this time. Any ultimate settlements will be recorded in the year the settlements occur.
 - (c) The Whistler Village Land Co. Ltd., a subsidiary of the RMOW, has consented to the granting of a mortgage by Whistler Resort Association ("Tourism Whistler") from the Royal Bank of Canada by way of a sublease of the leasehold interest of the Conference centre facility, in the principal sum of \$5,887,500. Tourism Whistler currently holds a 99 year lease on the conference centre property. The RMOW has not guaranteed the mortgage but has allowed the asset to be used as security.
-

16. Commitments

The RMOW has an agreement with Tourism Whistler to pay to them an annual amount of \$17,800 plus 50% of the proceeds from the Municipal and Regional District Tax to a maximum of \$367,000, set in 1990. Both amounts are indexed to the Consumer Price Index. The current year contributions were \$666,707 (2016 - \$654,275).

In 2011 a second agreement with Tourism Whistler adds an additional amount of \$1,000,000 to be paid to Tourism Whistler calculated on a baseline of \$3.45 million of Municipal and Regional District Tax received. Any difference between the actual amount received and the baseline amount is split equally between the RMOW and Tourism Whistler. This agreement is in effect as long as the RMOW also receives this funding from the province. The current year contributions were \$2,400,912 (2016 - \$2,172,087).

17. Trust Funds

Not recorded in these consolidated financial statements are the Cemetery fund and refundable building, damage and security deposits. The following is a summary of trust fund transactions for the year:

	<u>2017</u>	<u>2016</u>
Balances, beginning of year	\$ 1,850,951	\$ 2,014,578
Contributions received	567,233	568,603
	<u>2,418,184</u>	<u>2,583,181</u>
Less: expenses and transfers	456,306	732,230
Balances, end of year	<u>\$ 1,961,878</u>	<u>\$ 1,850,951</u>

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

18. Expenses by Object

	2017	2016
Payroll	\$ 29,923,622	\$ 28,589,800
Goods and services	36,276,235	33,735,516
Interest charges on debt	1,801,515	1,877,480
Infrastructure maintenance	7,529,269	5,056,685
Landfill liability adjustment expense (Note 8)	(89,598)	(99,128)
Cost of sales Olympic Village units	1,557,247	450,000
Amortization (Note 11)	12,146,434	11,564,903
	\$ 89,144,724	\$ 81,175,256

19. Financial Plan

Financial Plan amounts represent the Financial Plan bylaw adopted by Council on April 25, 2017 as adjusted to match the required presentation in the Statement of Operations and the Statement of Change in Net Financial Assets in accordance with PSAS. This adjustment is necessary because certain revenue items in the Financial Plan are not considered revenues for PSAS purposes including transfers from reserves and other internal sources, collection of works and services charges and debt proceeds. Similarly capital expenditures and debt principal repayments are not considered expenses for PSAS purposes. The Financial Plan amounts are also presented on a consolidated basis and include the budgets for all entities that form part of the RMOW's reporting entity.

The following shows how these two different bases are reconciled:

	2017
Excess of expenditure over revenue per Financial Plan bylaw	\$ (37,661,609)
Subsidiary budgets not included in bylaw	2,041,432
Debt proceeds	(5,000,000)
Debt principal repayments	1,380,561
Capital expenditure	25,757,937
Annual deficit on a PSAS basis	(13,481,679)
Acquisition of tangible capital assets	(25,757,937)
Amortization	12,058,807
Change in net financial assets	\$ (27,180,809)

Resort Municipality of Whistler
Notes to the Consolidated Financial Statements

December 31, 2017

20. Comparative Figures

Certain comparative figures have been reclassified to conform with the current year's presentation.

21. Prior Period Adjustment

During 2017, a review of the RMOW's tangible capital assets identified that the RMOW had understated its consolidated tangible capital asset net book value and accumulated surplus in prior years. The RMOW has restated the comparative figures to present the revised tangible capital assets and accumulated surplus with respect to this understatement.

	2016 previously stated	Adjustment	2016 Restated
Consolidated Statement of Financial Position			
Tangible capital assets	\$ 442,449,990	\$ 7,591,379	\$ 450,041,369
Accumulated surplus	516,231,132	7,591,379	523,822,511
Consolidated Statement of Operations			
Accumulated surplus, beginning of year	501,650,781	7,591,379	509,242,160
Annual surplus	14,580,351	-	14,580,351
Accumulated surplus, end of year	516,231,132	7,591,379	523,822,511

Resort Municipality of Whistler
Schedule 1 - Consolidated Schedule of Reserves

For the year ended December 31

	Balance 2016	Total Contributions	Total Expenditures	Balance 2017
General fund				
Municipal and regional district tax	\$ 3,397,762	\$ 6,315,172	\$ 6,129,359	\$ 3,583,575
Resort municipality initiative	6,691,066	6,983,677	6,802,931	6,871,812
Vehicle replacement	4,298,943	1,061,926	886,472	4,474,397
General operating	6,562,468	2,172,844	2,391,435	6,343,877
General capital	23,078,365	5,175,391	17,324,931	10,928,825
Library	276,521	30,009	35,957	270,573
Parking	452,836	8,293	-	461,129
Parkland	6,753	63	6,581	235
Recreation W/C	3,870,753	349,140	417,067	3,802,826
Transportation W/C	7,613,484	324,476	2,816,184	5,121,776
Employee housing	349,651	8,490	358,141	-
	<u>56,598,602</u>	<u>22,429,481</u>	<u>37,169,058</u>	<u>41,859,025</u>
Water fund				
Water capital	1,980,166	3,069,877	2,456,027	2,594,016
Water operating	5,237,210	567,414	129,751	5,674,873
Water W/C	644,071	48,557	165,043	527,585
	<u>7,861,447</u>	<u>3,685,848</u>	<u>2,750,821</u>	<u>8,796,474</u>
Sewer fund				
Sewer capital	8,327,207	2,088,675	756,558	9,659,324
Sewer operating	1,698,161	425,845	-	2,124,006
Sewer W/C	9,552,775	360,412	-	9,913,187
	<u>19,578,143</u>	<u>2,874,932</u>	<u>756,558</u>	<u>21,696,517</u>
Solid waste fund				
Solid waste capital	(479,991)	521,184	34,097	7,096
Solid waste operating	184,423	2,906	51,503	135,826
	<u>(295,568)</u>	<u>524,090</u>	<u>85,600</u>	<u>142,922</u>
Total reserves	<u>83,742,624</u>	<u>29,514,351</u>	<u>40,762,037</u>	<u>72,494,938</u>
Controlled entities reserves				
Whistler Housing Authority	592,003	181,668	122,832	650,839
Total	<u>\$ 84,334,627</u>	<u>\$ 29,696,019</u>	<u>\$ 40,884,869</u>	<u>\$ 73,145,777</u>

Resort Municipality of Whistler
Schedule 2 - Consolidated Schedule of Debt

As at December 31

Bylaws	Purpose	Maturity	Interest rate	Balance outstanding	
				2017	2016
General fund					
1842	Millennium Place	2018	5.150%	\$ 385,284	\$ 755,749
1841	Library - FCM loan	2029	2.230%	2,458,859	2,663,764
	WHA interim financing	2022	1.940%	2,300,000	-
				\$ 5,144,143	\$ 3,419,513
Sewer utility fund					
726/1529	Emerald sewer system	2021	3.050%	\$ 597,526	\$ 729,558
1839	WWTP upgrade	2028	5.150%	9,669,168	10,358,552
				\$ 10,266,694	\$ 11,088,110
Solid waste fund					
	5 year term loan	2017	1.720%	\$ -	\$ 136,228
1840	Transfer station	2028	5.150%	3,867,667	4,143,421
				\$ 3,867,667	\$ 4,279,649
Subsidiary companies					
	Housing loan - Legacy Way	2020	3.886%	\$ 3,262,816	\$ 3,387,697
	Housing loan - Dave Murray Place	2021	2.800%	1,671,720	2,001,127
	Housing loan - Lorimer Road	2019	2.750%	333,143	432,476
	Housing loan - Seppo's Way	2025	6.800%	3,008,901	3,291,247
				\$ 8,276,580	\$ 9,112,547
Total due				\$ 27,555,084	\$ 27,899,819

Resort Municipality of Whistler
Schedule 3 - Consolidated Schedule of Government Transfers and Grants

For the year ended December 31	2017 Financial Plan	2017 Actual	2016 Actual
	(Note 19)		
Provincial transfers			
Unconditional			
Provincial revenue sharing	\$ 240,000	\$ 229,606	\$ 239,349
Small community grant	327,000	326,277	326,874
	<u>567,000</u>	<u>555,883</u>	<u>566,223</u>
Conditional			
Municipal and regional district tax	6,080,619	6,251,824	5,794,174
Resort municipality initiative	5,014,416	6,860,609	10,003,614
Victim services	54,000	54,283	53,835
Kids on the go - recreation	20,000	30,517	20,812
Provincial grants to library	55,000	54,673	55,272
LED Streetlight Replacement Grant	-	109,452	-
BC Housing grant to WHA	-	2,436,548	-
Provincial fuel thinning project funding	-	-	1,217
Training Subsidy - NAMS Asset Management	-	2,475	-
Other provincial grants	16,000	-	-
	<u>11,240,035</u>	<u>15,800,381</u>	<u>15,928,924</u>
Federal transfers			
Conditional			
Community works grant - gas tax - federal	470,000	472,681	466,922
Emerald Water Quality Upgrades	-	1,610,962	-
Canadian Housing and Mortgage Corporation	-	60,000	-
Fire Hydrant Maintenance	5,000	-	-
Community Energy & Climate Action Plan	-	-	12,570
Community Wildfire Protection	765,476	10,763	-
MPSC Valley Trail Extension	87,602	90,102	-
Fire Smart Neighbourhood Program	-	12,000	-
Water Annual Reconstruction	2,461	-	-
	<u>1,330,539</u>	<u>2,256,508</u>	<u>479,492</u>
Total government grants	13,137,574	\$ 18,612,772	\$ 16,974,639
Grants in lieu of taxes	86,289	\$ 86,219	\$ 84,670
	<u>\$ 13,223,863</u>	<u>\$ 18,698,991</u>	<u>\$ 17,059,309</u>

Resort Municipality of Whistler
Schedule 4 - Schedule of Segmented Operations

	GENERAL GOVERNMENT SERVICES	RESORT EXPERIENCE	INFRASTRUCTURE SERVICES	CORPORATE & COMMUNITY SERVICES	INFRASTRUCTURE MAINTENANCE AND AMORTIZATION	WHOLLY-OWNED SUBSIDIARIES	2017	2016
REVENUES								
Taxation revenue	37,590,032	-	7,726,928	-	-	-	45,316,960	44,188,413
Government transfers and grant revenue	13,524,928	-	472,681	369,080	1,835,754	2,496,548	18,698,991	17,059,309
Fees and charges	333,104	1,528,192	15,497,986	5,944,155	-	3,316,331	26,619,768	24,801,110
Investment income	1,768,005	-	337,382	-	-	66,244	2,171,631	2,422,601
Contribution from developers	-	-	-	-	-	-	-	3,428,564
Works and services charges	713,954	2,000	-	-	-	-	715,954	1,025,466
Gain (loss) on disposal of tangible capital assets	-	-	37,845	-	(667,252)	(16,914)	(646,321)	(360,283)
Income (loss) from government business enterprises	59,995	-	-	-	-	-	59,995	(50,879)
Other income	62,313	433,424	383,829	743,533	18,839	27,814	1,669,752	1,916,206
Olympic Village unit sales	-	-	-	-	-	3,823,986	3,823,986	1,325,100
	54,052,331	1,963,616	24,456,651	7,056,768	1,187,341	9,714,009	98,430,716	95,755,607
EXPENSES								
Payroll	3,206,238	7,785,359	5,692,235	12,872,393	367,397	-	29,923,622	28,589,800
Goods and services	5,381,060	4,652,241	16,248,363	8,213,159	142,001	1,639,411	36,276,235	33,735,516
Interest charges on debt	208,168	-	1,118,343	-	-	475,004	1,801,515	1,877,480
Infrastructure maintenance	-	112,170	-	15,551	6,937,385	464,163	7,529,269	5,056,685
Landfill liability adjustment expense	-	-	(89,598)	-	-	-	(89,598)	(99,128)
Cost of sales Olympic Village units	-	-	-	-	-	1,557,247	1,557,247	450,000
	8,795,466	12,549,770	22,969,343	21,101,103	7,446,783	4,135,825	76,998,290	69,610,353
Amortization	-	-	-	-	11,510,897	635,537	12,146,434	11,564,903
	8,795,466	12,549,770	22,969,343	21,101,103	18,957,680	4,771,362	89,144,724	81,175,256
Surplus (deficit)	45,256,865	(10,586,154)	1,487,308	(14,044,335)	(17,770,339)	4,942,647	9,285,992	14,580,351
Transfer to/from Other funds	27,607,442	(4,719,000)	6,221,629	824,779	(30,072,034)	137,184	-	-
Net Change in Financial Equity	17,649,423	(5,867,154)	(4,734,321)	(14,869,114)	12,301,695	4,805,463	9,285,992	14,580,351

RESORT MUNICIPALITY OF WHISTLER
SCHEDULE A
SCHEDULE OF REMUNERATION AND EXPENSES

Year ending December 31, 2017

ELECTED OFFICIALS

Name	Position	Remuneration	Expense
Anderson, Steven	Councillor	34,368	444
Crompton, Jack	Councillor	34,368	615
Ford, Jennifer	Councillor	34,368	3,222
Grills, John	Councillor	34,368	1,254
Janyk, Andree	Councillor	16,515	612
Jewett, Cathy	Councillor	5,290	58
Maxwell, Susan	Councillor	34,368	6,860
Wilhelm-Morden, Nancy	Mayor	85,000	4,711
		278,647	17,776

OTHER EMPLOYEES

Name	Position	Remuneration	Expense
Adams, Lloyd	Computer Systems Coordinator	90,486	3,304
Andrea, Robert	Manager Village Animation	132,248	8
Battiston, Ted	Director Corporate, Economic & Environmental Services	132,248	-
Beaubien, Courtney	Policy Planner	91,828	1,100
Belobaba, Jake	Senior Planner	111,082	25
Beresford, Heather	Manager Environmental Stewardship	117,263	842
Beswetherick, Paul	Supervisor Horticulture/Turf	82,257	884
Boatwright, Ryan	Utilities Operator II	80,115	358
Booker, Heather	RCMP Public Liaison	78,173	-
Brennan, Robert	Planner	96,422	941
Brereton, Douglas	WWTP Operator 4	86,665	-
Brooksbank, Timothy	Supervisor Roads	90,662	347
Browning, Trish	WWTP Supervisor	93,554	9,207
Buchholz, Brian	Firefighter Inspector	111,032	-
Burns, Christine	Supervisor, Program Services	88,426	326
Butler, Eric	Accountant	79,916	1,679
Cartwright, Phil	Systems Analyst	80,667	6,593
Chalk, Timothy	Supervisor Capital Projects	99,818	2,780
Cipolla, John	Firefighter Captain	125,930	-
Comeau, Michele	Manager Communications	123,800	1,963
Coughlin, Wayne	Electrician	78,469	-
Creery, Kevin	Planning Analyst	77,956	1,082
Crevier, Simon	Plan Checker	76,669	420
Dal Santo, Emma	Transportation Demand Management Coordinator	96,996	1,420
Debou, Lindsay	Acting Manager of Protective Services/Bylaw Supervisor	103,331	1,266
Delbosco, Anthony	Firefighter Inspector	111,442	419
Dennien, Wayne	Electrician	84,037	499
Dent, Mark	Computer Systems Administrator	82,889	2,100
Doyle, Stephen	Firefighter Inspector	119,945	1,287
Dunlop, Jim	Engineering Technologist	93,371	474
Eckersley, Bruce	WWTP Millwright	80,102	490
Ertel, Jeff	Manager of Development Services, Approving Officer	124,147	85
Evans, David	Firefighter Inspector	120,144	210
Finnerty, Andrew	Leadhand - Roads	78,282	-
Furey, Michael	Chief Administrative Officer	250,292	6,659
Grant, Gary	Facility Maintenance Supervisor	78,875	-
Hallisey, James	General Manager - Infrastructure Services	159,299	973
Harvey, William	Utilities Operator	110,220	3,135
Heppell, Christopher	Firefighter Inspector	130,605	534
Houlding, Jason	Firefighter Inspector	108,892	-
Illingworth, Jake	Firefighter Inspector	105,583	-
Ing, Kerry	Manager, Information Technology	117,432	4,848

James, Jennifer	Utilities Operator	91,070	3,175
Jansen, Jan	General Manager of Resort Experience	180,031	1,638
Jazic, Derek	Journeyman Gardener	79,849	-
Johnson, Jennifer	RCMP Supervisor	78,296	-
Kauffman, Dan	Firefighter Inspector	112,831	-
Kearns, Neil	WWTP Operator	87,672	1,823
Kindret, Kevin	Journeyman Carpenter	79,435	1,200
Kirkegaard, Michael	Director of Planning	149,890	1,134
Klassen, Jay	Building Official III	80,112	2,142
Kozin, Paul	WWTP Operator II	87,077	383
Kuiper, Marc	Firefighter Inspector	126,129	-
Laidlaw, Melissa	Senior Planner	87,983	282
Licko, Roman	Planning Analyst	92,746	-
Livingstone, Adam	Journeyman Carpenter	77,683	500
Lutke, Brian	Engineering Technologist	87,278	85
MacConnachie, Alan	Firefighter Inspector	111,073	-
MacFayden, Hamish	WWTP Operator	94,004	2,303
McCrary, James	Planning Analyst	92,610	714
McDonald, Craig	Firefighter Captain	115,390	-
McPhail, Norm	General Manager, Corporate and Community Services	179,283	378
Mellor, Keith	Firefighter Inspector	110,422	-
Mitchell, Andrew	Journeyman Carpenter	79,388	-
Mooney, Joseph	Manager Building Department	123,453	420
Murray, Kevin	Purchasing Agent	83,555	4,681
Nelson, Chris	Deputy Fire Chief	140,794	1,565
Otten, Nancy	Village Supervisor	77,717	577
Pardoe, Martin	Manager Resort Parks Planning	124,607	1,597
Patterson, David	Manager of Resort Operations	133,494	-
Paul, Heather	Computer Systems Analyst	84,620	6,572
Peatfield, Maureen	Manager of Financial Services	109,333	5,401
Perreault, Luc	Engineering Technologist	77,500	5,280
Playfair, Geoffrey	Fire Chief	151,138	3,358
Pocock, Vanessa	GIS Coordinator	76,694	5,502
Poilly, Richard	Firefighter Inspector	92,011	1,226
Rae, John	Manager, Cultural Planning & Development	118,776	755
Riess, Chris	Acting Bylaw Supervisor/Senior Bylaw Officer	83,558	943
Roggeman, Ken	Director of Finance	150,087	5,183
Ross, Daniel	Electrician	78,222	1,026
Rozsa, Peter	Journeyman Automotive Technician	86,602	490
Rushbrook, David	Firefighter Captain	136,427	93
Russell, Lorne	Parks and Trails Supervisor	89,511	520
Savage, Frank	Parks Planner	79,538	-
Schritt, Todd	Small Engine Technician	86,918	526
Shore, Tammy	Capital Projects Manager	92,973	998
Sibbald, Darcie	Firefighter Inspector	116,304	105
Simpson, Shaun	Utilities Operator	87,641	4,419
Tanner, Mark (Ivo)	Plumbing / Building Official	92,075	447
Thuma, Ron	Heavy Duty Technician	86,745	434
Tilley, Craig	Firefighter Inspector	90,368	-
Toole, Elizabeth	WWTP Operator	88,260	-
Tracy, Elizabeth	Library Director	136,014	4,646
Tsujimura, Caine	Firefighter Inspector	109,188	-
Tucker, Andrew	Acting Utilities Group Manager	105,257	3,556
Van Engelsdorp, Bob	Firefighter Inspector	112,763	4,818
Vandeberg, Christa	Festival, Events & Animation Supervisor	88,370	-
Velan, Nick	Firefighter Inspector	97,794	-
Vertefeuille, Kim	Firefighter Inspector	123,975	-
Warzybok, Agnieszka	Human Resources Advisor	89,561	1,851
Weetman, Roger	Manager Recreation	124,885	2,600
White, Nadine	Public Services Librarian	86,411	860
Wike, Christopher	Utilities Supervisor	106,461	213
Wood, Denise	Director Human Resources	150,160	2,909

Zucht, Marla	General Manager, WHA	126,678	-
Other Employees	Various	13,674,952	122,536
		<u>24,633,213</u>	<u>268,122</u>

OTHER AMOUNTS

Employer Contributions to:

- Canada Pension Plan	850,017	
- Employment Insurance	360,124	
- MSP	554,529	
- Municipal Superannuation	2,877,365	
- Health Insurance	1,184,961	
	<u>5,826,995</u>	

SUMMARY

Elected Officials	278,647	17,776
Other Employees	24,633,213	268,122
Other Amounts	5,826,995	-
Total	<u>30,738,855</u>	<u>285,898</u>

Prepared under the Financial Information Regulation, Schedule 1, section 6 (2),(3),(4),(5)&(6)

RESORT MUNICIPALITY OF WHISTLER
SCHEDULE B
SCHEDULE SHOWING PAYMENTS MADE FOR THE PROVISION OF GOODS OR SERVICES
Year ending December 31, 2017

Supplier Payments - Alphabetical	Total
10 Eighty Production Technologies Inc	144,141
689065 BC Ltd	41,181
99 HVAC Solutions	26,312
A & H Drilling Ltd.	37,512
Acklands - Grainger Inc.	65,785
ADP Canada Co.	91,037
AECOM Canada Ltd.	99,030
Agile42 Consulting Ltd.	33,216
Alldec-Armson Sales Ltd	64,546
Allied Plumbing Heating & Air Conditioning	65,399
Alpenglow Productions Corp	26,250
Alpine Lock & Safe Ltd.	32,924
Alpine Paving (1978) Ltd.	3,261,316
Another View Landscaping Ltd.	39,621
Aon Reed Stenhouse Inc.	426,067
Architectural Graphics Inc	137,423
Associated Engineering (BC) Ltd	93,776
ATS Traffic - British Columbia Ltd.	37,244
Avocette Technologies Inc.	258,170
AWARE	45,729
B. Cusano Contracting (2007) Inc.	1,192,465
B.A. Blackwell & Associates Ltd.	57,523
BC Communications	51,867
BC Hydro (Master Billing)	1,932,613
BC Libraries Cooperative	25,322
BC Transit	6,563,536
BCT Fencing Ltd.	129,831
BDO Canada LLP	170,105
Beaver Electrical Machinery Ltd.	37,719
Bell Canada	82,180
BI Purewater	46,301
Bio Bag Canada Inc.	26,065
Black Tusk Fire & Security Inc.	71,698
Blackcomb Helicopters LP	38,431
Blueberry Digital Ltd	27,965
Brand LIVE Management Group Inc.	403,550
Brenntag Canada Inc.	173,967
Brent Harley & Associates	31,891
Bromley Projects Limited	92,400
Broomfield, Jody	51,065

Cale Systems Inc	114,381
Canadian National	39,199
Carneys Waste Systems	246,342
CARO Analytical Services	66,632
Carver Construction Ltd	513,829
Cascade Environmental Resource Group	126,940
Cat Rental Store, The	52,080
CCMET Inc.	45,683
CDW Canada Corp	138,729
CHB Services Ltd.	507,847
Cheakamus Community Forest	47,513
Ciofani Resources	440,135
CMac Concrete Ltd	44,468
C-Mac Contracting Ltd.	49,522
Coast Aggregates Ltd.	78,181
Coastal Mountain Excavations	327,207
Continental Pole	26,050
Corona Excavations	960,161
Corporate Electric Limited	201,422
Creative Transportation Solutions	37,065
Custom Air Conditioning Ltd.	271,065
Cutting Edge Signs	85,942
Dakota Reclamators Ltd	249,176
Doug Bush Survey Services	50,544
EB Horsman & Son	49,048
E-Comm Emergency Communications	101,793
Energy 1 Services Ltd	162,261
ESRI Canada	33,429
Evergreen Projects Ltd.	3,309,668
Fasken Martineau DuMoulin LLP	57,563
fastPark	28,122
Filter Pro Services Canada Ltd	34,533
Finning (Canada)	220,186
Fitness Town Commercial BC Inc.	34,714
FortisBC-Natural Gas	289,935
Forum Research Inc.	33,495
Found Design LLC (d/b/a MERJE)	67,580
Gagne, Daniel	40,787
Gavan Construction Company Ltd	145,031
GCR Rail Crossings	30,136
Gescan	163,316
Gilbert, Jessa	27,237
Global Knowledge	27,874
Grant Thornton LLP	35,000
Haakon Industries	114,221
Hach Sales & Service Canada LP	71,609

Harbourview Electric Ltd.	25,898
Harding Forklift Service LTD.	38,502
Hilton Whistler Resort & Spa	50,920
Howler Contracting Limited	38,068
ICBC	145,602
Inland Kenworth Parker Pacific Langley	198,821
Inside Out Enterprises	94,022
Integral Group Consulting (BC) LLP	69,965
Ironman Canada Inc.	283,485
ISL Engineering and Land Services Ltd.	291,688
Jacob Bros Construction	1,102,401
Joyride Bike Parks Inc.	195,431
Kal Tire	29,058
Kerr Wood Leidal Associates Ltd. Consulting Engine	741,931
King Luminaire	284,210
Kingston Construction Ltd	859,965
Komatsu Rents	50,064
Konecranes Canada Inc	29,818
Konica Minolta Business Solutions (Canada) Ltd.	25,544
KSalin Land Planning	50,562
Lafarge Canada Inc	59,225
Langley Concrete Limited Partnership	55,582
Leader Silviculture Ltd.	42,000
Lock-Block Ltd	43,708
Long View Systems Corporation	175,206
Lordco Auto Parts	91,291
LTS Infrastructure Services LP	57,765
Maglin Site Furniture Inc.	44,436
Marsh Canada Ltd	149,845
MDB Insight	41,076
Meadowlands Horticultural Inc	26,231
Mertin Nissan Ltd	34,859
Metro Concrete Restoration Ltd	29,501
Metro Motors Ltd.	217,327
Metro Roofing & Sheet Metal Ltd	208,975
Microsoft Corporation	95,487
Mills Office Productivity	38,735
Ministry of Finance	54,980
MJP & Associates	105,116
Moneris	385,347
Morrison Hershfield Limited	25,327
Mountain Berry Landscaping	90,675
Mountain Country Property Management Ltd	274,784
Mountain Crests	33,383
Municipal Insurance Assoc. Of British Columbia	357,628
Municipal Social Fund	34,031

Nicholas, Paul	82,066
Norseman Engineering Ltd.	63,238
Northland Excavating Ltd.	35,638
One Time Electrical	27,888
Opus International Consultants (Canada) Ltd.	491,173
Pacific Restorations (1994) Ltd	27,352
Pacific Sign Group Inc. DBA Knight Signs	332,803
Palmer Environmental Consulting Group Inc.	50,054
Parkland Refining (B.C.) Ltd	395,432
Parsons	69,332
PBX Engineering Ltd	25,440
Pique Magazine	81,618
Piteau Associates	37,879
Ponte Bros. Contracting Ltd.	754,540
Precision Service & Pumps Inc.	92,760
QCA Systems Ltd	137,815
R.F. Binnie & Associates Ltd.	105,009
Ramtech Environmental Products	34,786
Read Jones Christoffersen Ltd.	97,350
Receiver General	3,457,508
Regional Disposal	2,710,441
Rocky Mountain Phoenix	127,055
Rona Inc.	41,159
Sabre Excavation Corp	25,063
Sabre Rentals	74,903
Scada Controls Central Ltd.	37,994
Schimek, Laurie-Anne	44,558
School District #48	175,179
Sea To Sky Courier & Freight Ltd.	31,183
Sea To Sky Fire Prevention	111,181
Sea to Sky Invasive Species Council	34,060
Sea to Sky Security (2008) Ltd	38,937
Sea to Sky Soils & Composting Inc	73,500
Sea to Sky Web & Print	70,631
Sherwin-Williams Company, The	26,732
Silverback Treeworks Ltd	50,569
Slope Side Supply	144,912
Snow Mountain Projects	33,069
SNS Group	41,114
Solana Development Ltd	25,441
Spanmaster Structures Ltd	38,055
Spearhead Huts Society	150,000
Spearhead Plumbing and Heating	48,400
Squamish-Lillooet Regional District	1,405,202
Stark Contracting & Management	110,355
Summit Valve and Controls Inc	37,240

Super Save Enterprises Ltd	30,939
Superior City Contracting Services Ltd.	36,704
Swing Time Distributors	26,882
SWM Services	43,307
T2 Ontario	37,761
Telus (Master Billing) Telus Communications(B.C.)	244,202
Tempest Development Group, The	35,169
Terra Law Corporation	31,222
Three Star Amil Cleaning Services	194,267
TKT Contracting Ltd	53,641
Tom Barratt Ltd.	51,061
Tough Mudder Events Ltd	181,125
Tourism Whistler	3,794,242
Triton Auto & Ind. Ltd.	49,263
Turbo Plumbing & Heating	180,768
Turning Point Resolutions Inc	175,912
UNIT4 Business Software Corporation	143,250
United Library Services Inc.	41,542
Valkyrie Law Corporation	45,064
Valley Maintenance Janitorial	51,373
Valley Traffic Systems Inc	56,593
Valmet Ltd	57,030
Vancouver Symphony Society	190,936
Van-Kel Irrigation	38,994
Veltex Heating Ltd	42,382
Wanderlust Festival LLC	99,750
Waterhouse Environmental Services Corporation	102,452
Watermark Communications Inc.	303,450
West Coast Building Restoration Inc.	151,706
West Systems Inc.	122,541
Whistler Aggregates Ltd.	37,211
Whistler All Time Moving Ltd.	99,447
Whistler Arts Council	410,392
Whistler Blackcomb Mtn Resorts	555,827
Whistler Centre for Sustainability	97,960
Whistler Coast Construction Group Ltd.	31,859
Whistler Community Services Society	215,400
Whistler Excavations Ltd.	451,813
Whistler Film Festival Society	98,000
Whistler Fireworks	30,450
Whistler Glass Ltd.	26,012
Whistler Learning Centre Society	93,333
Whistler North Developments Ltd	6,500,000
Whistler Off Road Cycling Association	45,000
Whistler Printing & Publishing (Question)	55,091
Whistler Resort Management	26,332

Whistler Skating Club	39,767
Whistler Sport Legacies	46,369
Wilco Civil Inc.	4,072,445
WSP Canada Inc	31,051
Xylem Canada Company	65,331
Young Anderson, Barristers and Solicitors	211,600

65,370,127

Total Suppliers under \$25,000

5,328,253

70,698,380

Grants in Aid

WAG	80,000
Whistler Arts Council	655,200
Whistler Chamber of Commerce	145,000
Whistler Museum And Archives Society	165,000
Whistler Off Road Cycling Association	50,000

Total over \$25,000

1,095,200

Total grants under \$25,000

134,575

Total Grants in Aid

1,229,775

RECONCILIATION

Total Employee Earnings (Schedule 1 Section 2 - 6)	30,738,855
Total Supplier payments	70,698,380
Adjustment for GST rebates received	-1,616,555
Grants in Aid	1,229,775
Cost of Sales Cheakamus Crossing	1,557,247
Interest on long term debt	1,801,515
Purchase of Capital Assets	-26,314,265
Amortization	12,146,434
Landfill Closure	89,598
Other Items, Accrual / Cash accounting differences	-1,186,260

89,144,724

From Financial Statements

Total Expenditures

89,144,724

Resort Municipality of Whistler

Statement of Severance Agreements

There were three severance agreements under which payments commenced between the Resort Municipality of Whistler and non-unionized employees during the fiscal year of 2017

The agreements were for 52, 30, and 6 weeks based on salary and benefits



MINUTES

TRANSPORTATION ADVISORY GROUP (TAG) WORKSHOP 14 THURSDAY, March 15, 2018 STARTING AT 9:05 A.M.

In the Meeting Room Flute – Resort Municipality of Whistler
4325 Blackcomb Way, Whistler, BC, V0N 1B4

PRESENT:

- Chair – Mayor, N. Wilhelm-Morden
- RMOW Councillor, C. Jewett
- RMOW Councillor, S. Anderson
- RMOW – CAO, M. Furey
- Citizen-at-Large, B. Murray
- Citizen-at-Large, J. Sobieniak
- Citizen-at-Large, C. Doak
- Whistler Blackcomb – VP Information Technology, M. Sedgwick
- Tourism Whistler – VP Market Development & Sales, K. Goodwin
- Whistler Chamber of Commerce – GM, The Whistler Experience, M. Facundo
- MOTI – Operations Manager, Howe Sound & Sunshine Coast, D. Legault (*by phone*)
- BC Transit – Senior Planner, L. Megenbir
- RMOW – General Manager Infrastructure Services, J. Hallisey
- RMOW – GM of Resort Experience, J. Jansen
- RMOW – TDM Planner & Recording Secretary, E. DalSanto

GUESTS:

- Whistler Blackcomb – Director of Community & Government Relations, S. McCullough
- Whistler Blackcomb – Manager Maintenance Planning, M. King
- RMOW – Bylaw Supervisor, L. DeBou

FACILITATOR:

- Whistler Centre for Sustainability – Executive Director, C. Ho

REGRETS:

- Citizen-at-Large, S. Pass
- BC Transit, Senior Regional Transit Manager, L. Trotter

ADOPTION OF AGENDA

AGENDA

- Moved by C. Jewett
- Seconded by B. Murray
- That** the Transportation Advisory Group (TAG) adopt the agenda of Thursday, March 15, 2018 as circulated.

CARRIED

ADOPTION OF MINUTES

- Moved by C. Jewett
- Seconded by B. Murray
- That** the Transportation Advisory Group (TAG) adoption of the Minutes of Monday, January 8, 2018 TAG workshops as circulated.

CARRIED

PRESENTATIONS/DELEGATIONS

Updates and Discussion of Transportation Actions:

R. Drdul has been hired to monitor the results of the 2017/2018 Transportation Action Plan. Detailed parking and traffic surveys took place on weekends in January and February. Data continues to be collected into April. The final report will be completed in late spring.

Staff updated TAG on the preliminary results of the winter 2017/2018 monitoring program.

- Average daily traffic counts on Highway 99 at Brio are tracking slightly lower than 2017 and 2016 but higher than 2015
- Number of vehicles entering Whistler at Function Junction are higher than in 2017 but trips starting and ending in Whistler are lower than in 2017
- Ridership on the Whistler transit system is higher than last winter
- Day Lots 1-5 are at or below 90% occupancy target
 - Day Lots 4 and 5 had 10% and 70% availability, respectively, on all survey days.
 - Day Lots 1-3 were above the 90% occupancy target on all survey days
- Many vehicles in Day Lots 1–3 due to monthly passes
- Overtime parking in Village lots and on Blackcomb Way
- Creekside underground parkade is full most days
- Whistler Blackcomb will share occupancies in Day Lots 6, 7 and 8
- Private lots have limited availability
- The majority of Lot 4 and 5 carpool passes are “convenience carpools” consisting of two vehicles from the same address
- On-street parking counts have been and continue to be conducted in neighbourhood in Brio, Whistler Cay and White Gold. The average number of vehicles parked in these locations during off-peak season was higher than peak season.

TAG discussed the primary winter results, the consultant’s recommendations as well as J. Wood’s letter regarding on-street parking in neighbourhoods circulated with the agenda package. TAG recommends the following next steps:

1. Install parking meters on Blackcomb Way with the same pricing as Main Street as outlined in the 2017 Transportation Action Plan.
2. Keep Commercial Bus Parking in Day Lot 4 and charge by the hour to a daily maximum during peak season. Complimentary staging in Day Lot 4 will only be considered for the bus companies that lease one of the four reserved bays in Gateway Loop.
3. Continue monitoring on-street parking in neighbourhoods adjacent to the Village and throughout the Valley.
4. More work needs to be done on pricing monthly passes before any new passes are introduced for Day Lots 1-3, either to supplement or replace the current monthly pass. If a 20-time pass is implemented, pricing for each day of the pass should be no less than 50% of the price for daily passes.
5. Ensure that the electronic and paper maps showing parking in Whistler are complete and accurate.
6. Proceed with a pilot project to display parking availability at the Conference Centre underground lot.

D. Legault and L. DeBou left at 10:00 a.m.

**Confirming CTIF
Goals and Criteria
Confirming CTIF
Criteria and Desired
outcomes**

Community Transportation Initiative Fund (CTIF) Criteria

C. Ho summarized the results of the CTIF Exercise initiated at the January 2018 workshop and completed by TAG members electronically. She then facilitated finalizing resulting revisions to the draft Goals and Criteria. Listed below are the recommended purpose, goals, criteria and other information to help guide the Day Lot Operating Committee on the allocation of Community Transportation Initiative Funds.

CTIF Purpose:

Provide a funding mechanism to support preferred transportation initiatives that benefit the resort community.

CTIF Goals:

- Improve affordability
- Improve transportation (including experience) for residents and visitors
- Increase transit frequency and reliability
- Reduce congestion
- Create transportation choice
- Solve more than one issue
- Address year-round transportation challenges
- Promote and supports preferred modes of transportation
- Reduce environmental impact

CTIF Criteria:

- Simple to administer
- Cost-effective (use is monitored)
- Flexible, depending on resort needs
- Ensure long-term viability of CTI fund
- Scalable
- Minimal requirement/costs for communications

Additional information required to make a decision on a proposed initiative

- Monitoring process
- Incremental benefits
- Cost (and compared to overall budget/other initiatives)
- Whether other funding opportunities has been explored
- Is not a core transportation service of RMOW or Whistler Blackcomb/Vail Resorts
-

Break

10:15 a.m. to 10:25 a.m.

Highway Capacity Update

MoTI has initiated the study to look at increasing capacity on Highway 99 from Function to Lorimer Road. A draft report should be circulated this summer.

J. Hallisey presented the result of the report prepared by the Parson's group to address what it would take to improve Highway 99 capacity through regional transit between Metro Vancouver and Whistler. The model illustrated that 150 trips would need to be diverted from cars to transit in the peak hour between Horseshoe Bay and Squamish and 100 trips would need to be diverted from cars to transit between Squamish and Whistler. The technical memo was circulated to TAG as part of the agenda package.

**2018 Official
Community Plan
(OCP) Refresh**

Discussion of TAG and Official Community Plan (OCP) Vision and Goals

The 2018 Whistler OCP refresh project involves taking the 2011 OCP (see Official Community Plan Adoption Bylaw No. 1983, 2011), which was adopted May 7, 2013 as the starting point and updating it based on the current realities, studies, strategies and initiatives over the past five years.

Staff reviewed the input from the March 5, 2018 OCP Community Visioning Session and reorganized the Transportation policies in Chapter 9 under the eight TAG goals.

C. Ho facilitated an exercise to review the review and revise the transportation policies.

M. Sedgwick left at 10:50 a.m.

ACTION: Staff will revise the Transportation policies based on the feedback and circulate a revised draft of objectives and policies for a special TAG Working Group meeting on March 22 from 2:30 – 4:00 p.m. focused on completing the OCP transportation policy review.

M. Facundo left at 11:30 a.m.

Correspondence

Letter from J. Wood regarding restrictions to parking in neighbourhoods

ACTION: Staff will respond to J. Wood informing him of the preliminary results of the 2107/2018 monitoring program and the expanded monitoring that will take place this spring and early summer.

Letter from A. MacConnachie regarding parking for Fire Fighters

This letter was received and discussed by TAG at the June 15, 2017 workshop. It was forwarded to RMOW staff. This letter was recirculated in this agenda package as the minutes from June 15, 2017 did not reflect the discussion as the Correspondence section of the Minutes were missed.

N. Wilhem-Morden received a response from the Ministry of Transportation and Infrastructure that there are no plans to add additional barriers on Highway 99 between Whistler and Metro Vancouver and that the Ministry has invested in variable speed signs between Whistler and Squamish to encourage safer driving behaviours.

Communications Task Team Update and Discussion

The task team is reviewing summer messaging and will update materials to include messaging related to progress on Regional Transit, how parking fees (CTIFs) are being used to create other transportation options for residents, employees and visitors.

OTHER BUSINESS/UPDATES

The next two TAG workshops will be scheduled in April/May and June/July 2018. Staff will explore inviting a speaker such as Gord Price or Gord Lovegrove to present on innovative transportation initiatives, and to open up the talk to the community.

ADJOURNMENT

Moved by S. Anderson
That Transportation Advisory Group (TAG) adjourn the March 15, 2018 TAG workshop at 12:01p.m.

CARRIED


CHAIR: N. Wilhelm-Morden


RECORDING SECRETARY: E. DalSanto



WHISTLER

File 546

MINUTES

**TRANSPORTATION ADVISORY GROUP (TAG)
WORKSHOP 15
THURSDAY, May 17, 2018 STARTING AT 9:02 A.M.**

**In the Meeting Room Flute – Resort Municipality of Whistler
4325 Blackcomb Way, Whistler, BC, V0N 1B4**

PRESENT:

Chair – Mayor, N. Wilhelm-Morden
RMOW Councillor, C. Jewett
RMOW Councillor, S. Anderson
RMOW – CAO, M. Furey
Citizen-at-Large, J. Sobieniak
Citizen-at-Large, S. Pass
Citizen-at-Large, C. Doak
Whistler Blackcomb – Director of Community & Government Relations, S. McCullough
Whistler Chamber of Commerce – GM, The Whistler Experience, M. Facundo
MOTI – Operations Manager, Howe Sound & Sunshine Coast, D. Legault
BC Transit, Senior Regional Transit Manager, L. Trotter
RMOW – General Manager Infrastructure Services, J. Hallisey
RMOW – TDM Planner & Recording Secretary, E. DaSanto

GUESTS:

RMOW – Bylaw Supervisor, L. DeBou
Whistler Centre for Sustainability – Community Planning and Monitoring Specialist, D. Wilson

FACILITATOR:

Whistler Centre for Sustainability – Executive Director, C. Ho

REGRETS:

Citizen-at-Large, B. Murray
Tourism Whistler – VP Market Development & Sales, K. Goodwin
RMOW – GM of Resort Experience, J. Jansen

ADOPTION OF AGENDA

AGENDA

Moved by S. Anderson
Seconded by C. Jewett
**That the Transportation Advisory Group (TAG) adopt the agenda of
Thursday, May 17, 2018 as circulated.**

CARRIED

ADOPTION OF MINUTES

Moved by C. Jewett
Seconded by S. McCullough
**That the Transportation Advisory Group (TAG) adoption of the Minutes
of Monday, March 15, 2018 TAG workshops as circulated.**

CARRIED

PRESENTATIONS/DELEGATIONS

Introductions

S. McCullough, Director of Community & Government Relations, and member of the Day Lot Operating Committee, has been appointed by Vail Resorts to be the Whistler Blackcomb representative on the Transportation Advisory Group replacing Mark Sedgwick, VP Information Technology.

Updates and Discussion of Transportation Actions:

SD#48 Transportation and Housing Forum April 6, 2018:

E. DalSanto summarized the School District #48 transportation presentations at the April 6, 2018 Transportation and Housing Forum. Dignitaries that attended included the following elected officials: the provincial MLA for the area, Mayors of Squamish, Whistler and Pemberton, Councillor C. Jewett, School Board representatives and representatives from the Lil'wat Nation and Squamish Nation. Ideas could be grouped as solutions to school parking problems, to issues of human and animal safety on Highway 99, as well as to traffic issues.

RMOW website:

www.whistler.ca/MovingWhistler will continue to be the key location for transportation reports, updates and findings. The layout is being refreshed to make it easier to find information.

May 8, 2018 Council Presentation and Administrative Report to Council :

E. DalSanto summarized the presentation by R. Drdul on the 2017 Transportation Action Plan winter monitoring results at the regular meeting of Council on May 8, 2018. The presentation included information presented to TAG at the March 15, 2018 workshop, final Day Lot average winter occupancies 62% vs 56% in 2016, final sales of monthly parking passes, and preliminary transit ridership of approximately 10% increase from winter 2016/2017. The final report will be posted on www.whistler.ca/MovingWhistler.

Council endorsed TAG's recommendations from the March 15, 2018 meeting and authorized RMOW staff to work with partners to move forward on the actions.

C. Ho facilitated a discussion to determine TAG's most important actions to keep focusing on/adjust moving forward, which include:

- Monitoring neighbourhood parking
- Neighbourhood transportation improvements (sidewalks, traffic calming, etc.)
- Barriers to riding transit – bring back the 10x transit passes
- Continue and expand free transit in the summers
- Secure bike parking
- Designated commercial bus parking – continue to pay attention to
- Keep considering affordability
- Balance between visitor experience and transportation demand management/costs
- Transit queue jumper lane – still being explored
- Regional transit planning
- Communications – e.g. infographic (simple)
- Valley Trail monitoring (safety, etc.)

- Keep working on the “work with” actions
- Taxis/other forms of public transport/transit

While R. Drdul's report provided recommendations on implementation of multiple day parking passes, E. DalSanto indicated that it would not be feasible to implement a new pass before the end of 2018.

ACTION 1:

S. McCullough and J. Hallisey to review options for introducing a 20 times parking pass with the Day Lot Operating Committee and report back to TAG.

ACTION 2:

MOTI staff to report back to TAG at the next meeting with the status of the Sea to Sky Highway Capacity Study and the Sea to Sky Highway Road Closure report recommendations.

Community Input on the Vision

Community Input on the Vision from the March 5, 2018 Forum

C. Ho summarized the transportation related input from the March 5 Community Forum by Goals. Much of the input was related to potential transportation actions vs. vision or goals.

TAG members noted that transit is more than just BC Transit service. It includes different ways to move people around that is not in the private vehicle.

L. DeBou left at 9:58 a.m.

Transportation Indicators

Transportation Indicators Update

D. Wilson gave a quick overview of the RMOW's Community Monitoring Program, how indicators are represented and the most recent results of the Community Life Survey. Indicators are represented by colours in two concentric circles: the outer circle represents performance toward a target while the inner circle represents the trend year to year.

He then summarized the existing transportation related indicators measured by the RMOW in four categories:

1. Quality – Satisfaction and Safety
2. Environment and Vehicles
3. Behaviour
4. Land Use

Items of note:

- Indicators are used to highlight progress toward vision and goals.
- There is no indicator for resiliency of the transportation system
- The number of visitors travelling by bus (highway coach) has grown more in the summer than in the winter months.
- Progress on reducing vehicle emissions is probably related to vehicle technology and not reduction in trips.
- Other specific metrics such as parking availability in the Day Lots is not represented in this top-level set of indicators.

- GHG indicators are absolute numbers and not per capita visitation numbers.
- The Community Life Survey highlighted transportation to be the 2nd most important issue (housing was most important) to be addressed by local leaders.

M. Furey left at 10:30 a.m.

ACTION 3:

Staff will circulate the transportation indicator slides to TAG members with the workshop minutes.

ACTION 4:

TAG has requested that the indicator "Proximity to Quality Transit" be updated to reflect the 2018/2019 transit expansion.

Break

10:40 a.m. to 10:50 a.m.

J. Sobieniak left at 10:50 a.m.

2018 OCP Refresh Update

Official Community Plan (OCP) Transportation Chapter Summary

J. Hallisey summarized how the Transportation chapter of the OCP has been revised and the next steps of the OCP Refresh and editing process. At this point, staff are not looking for further input into the policies, unless there was something critical missing.

TAG members suggested including a mention of reducing GHGs in the 'Our Shared Future' section.

Transportation Plan and Long-Term Actions

Whistler 2028 Transportation Plan Framework

C. Ho presented a recommended framework for the Long-Term Action plan that is based on the structure of the Official Community Plan instead of the structure used for both the short-term and medium-term Transportation Action Plans. TAG members agreed with the recommended structure of Goal – Policy – Action(s) – Indicator(s).

C. Ho facilitated an exercise to prioritize the transportation goals and to review the list of long-term actions that have been developed and gathered by TAG at over the past year.

ACTION 5:

C. Ho will provide a homework assignment for TAG members to think about local, regional and global trends that we need to consider when developing and prioritizing long-term transportation actions.

Correspondence

Letter from E. Marriner requesting a representative from private transportation companies on the Sea-to-Sky Multimodal Evacuation Plan Steering Committee

Moved by S. Anderson
Seconded by C. Doak

That the Transportation Advisory Group (TAG) recommends S. Pass, TAG Citizen-at-Large and Manager of Operations & Business Development, Whistler Connection Ltd., be nominated to join the Sea-to-Sky Multimodal Evacuation Plan Steering Committee to assist in coordinating private carriers and represent the private transportation company perspective in developing the evacuation plan.

OTHER BUSINESS/UPDATES

The TAG workshops will be May 31. Another TAG workshop will be scheduled for Thursday, June 21 to continue finalizing the long-term actions and associated indicators.

TERMINATION

Moved by S. Anderson
Seconded by S. Pass

That Transportation Advisory Group (TAG) May 17, 2018 TAG workshop be terminated at 12:01p.m.

CARRIED



CHAIR: N. Wilhelm-Morden



RECORDING SECRETARY: E. DalSanto

**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 __ day of _____, 2018.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this __ day of _____, 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.

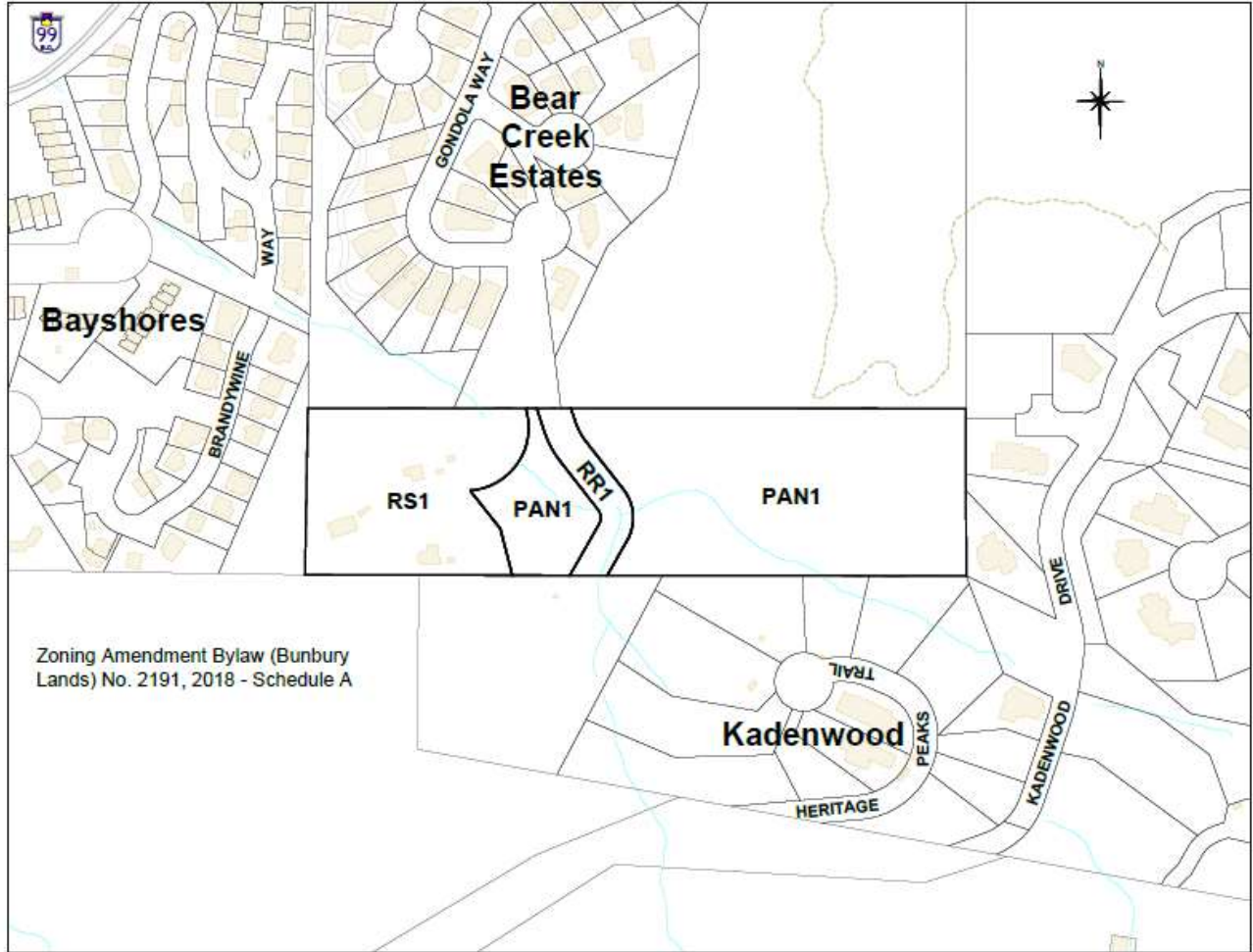
Nancy Wilhelm-Morden,
Mayor

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
LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (3373 Panorama Ridge)
NO. 2196, 2018**

**A BYLAW TO DISCHARGE A LAND USE CONTRACT AND AMEND THE WHISTLER ZONING AND
PARKING BYLAW NO.303, 2015**

WHEREAS Council may, in a zoning bylaw pursuant to Sections 479 and 525 of the *Local Government Act*, R.S.B.C. 2015, c. 1 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, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met; and

WHEREAS a land use contract may, under s.546 of the *Local Government Act*, be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

WHEREAS the owners of the lands legally described as Lot 15, Block M, District Lot 4750, Plan 17791 have agreed in writing to the discharge of the land use contract charging those lands;

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 "Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018"
2. Zoning and Parking Bylaw No. 303, 2015 is amended by:
 - (a) amending Schedule "A" Zoning Map by changing the zoning designation of the lands described as Lot 15, Block M, District Lot 4750, Plan 17791 to RS1 (Single Family Residential One) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule "1".
3. That certain land use contract registered in the Vancouver Land Title Office under No. F56921 on August 17, 1978 is discharged from the lands described in Section 2(a), and the Corporate Officer shall register a discharge of that land use contract in respect of such lands, together with a certified copy of this bylaw, in the Land Title Office in accordance with the *Land Title Act* and Section 546 of the *Local Government Act*.
4. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST AND SECOND READINGS this ____ day of____, ____.

Pursuant to Section 890 of the Local Government Act, a Public Hearing was held this _____ day of _____, _____.

GIVEN THIRD READING this _____ day of _____, _____.

Approved by the Minister of Transportation this _____ day of _____, _____.

Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018
Page 2

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

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of "Land Use Contract Discharge and Zoning Amendment Bylaw (3373 Panorama Ridge) No. 2196, 2018".

Brooke Browning,
Municipal Clerk

SCHEDULE 1

**3373 Panorama Ridge
(Lot 15, Block M, District Lot 4750, Plan 17791)
to be zoned RS1 (Single Family Residential One)**



Subject Lands
3373 Panorama Ridge

**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2172, 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 (Prism Lands) No. 2172, 2018”.
2. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is amended by changing the zoning designation of the land with the following legal description from RS-E1 to RS-E8: District Lot 3361, Group 1 New Westminster District Except Firstly: Part in Reference Plan 1066, Secondly: Part on Plan 14962, Thirdly: Part on Plan 17731, Fourthly: Part on Plan 22573, Fifthly: Part on Highway Plan 119.
3. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is amended in Part 24 by adding Single Estate Eight RS-E8 under the heading “Residential Zones” in Schedule “A” Legend of Zones.
4. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is further amended in Part 12 by adding as Section 53 the regulations attached to and forming part of this Bylaw as Schedule 1.

GIVEN FIRST READING this 8th day of May, 2018.

GIVEN SECOND READING this 8th day of May, 2018.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this 22nd day of May, 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 (Prism Lands) No. 2172, 2018.”

Brooke Browning,
Municipal Clerk

SCHEDULE 1

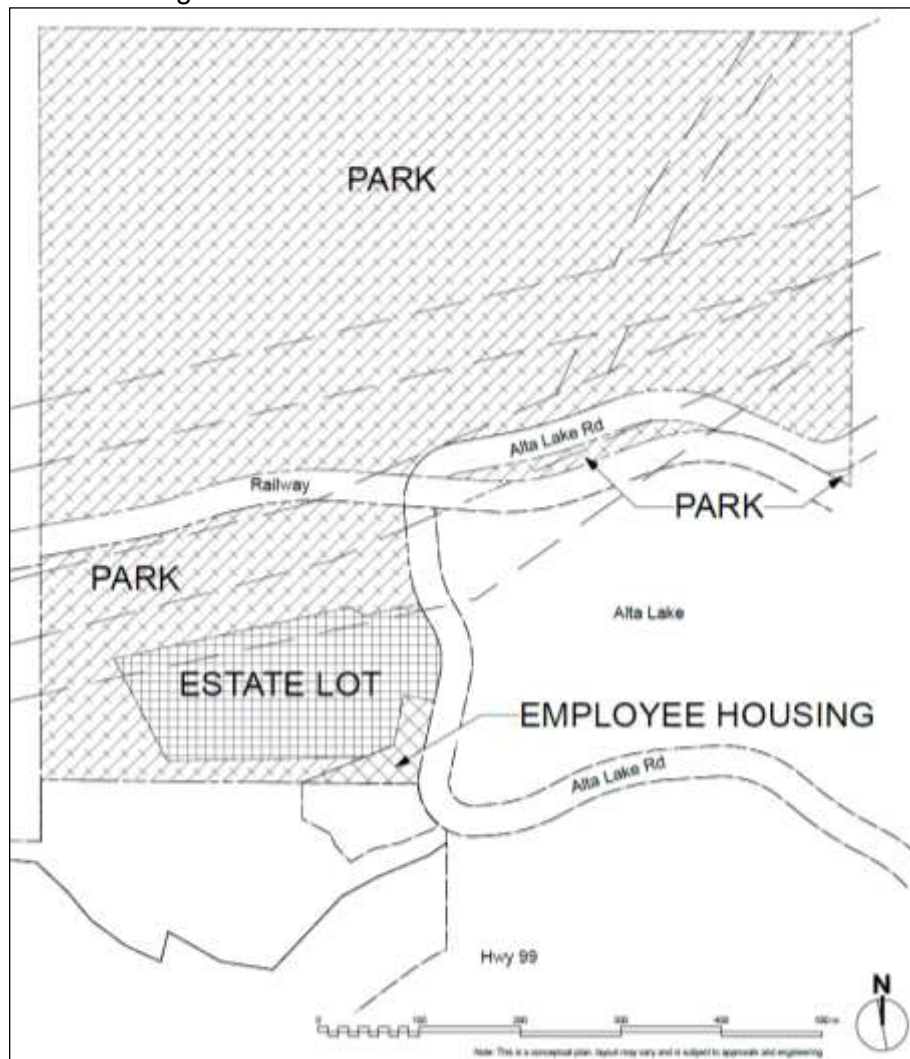
53. RS-E8 Zone (Residential Single Estate Eight)

Intent

- (1) The intent of this zone is to provide for low density detached dwelling residential use with greater density of development permitted as a condition of the provision of amenities and land for affordable housing.

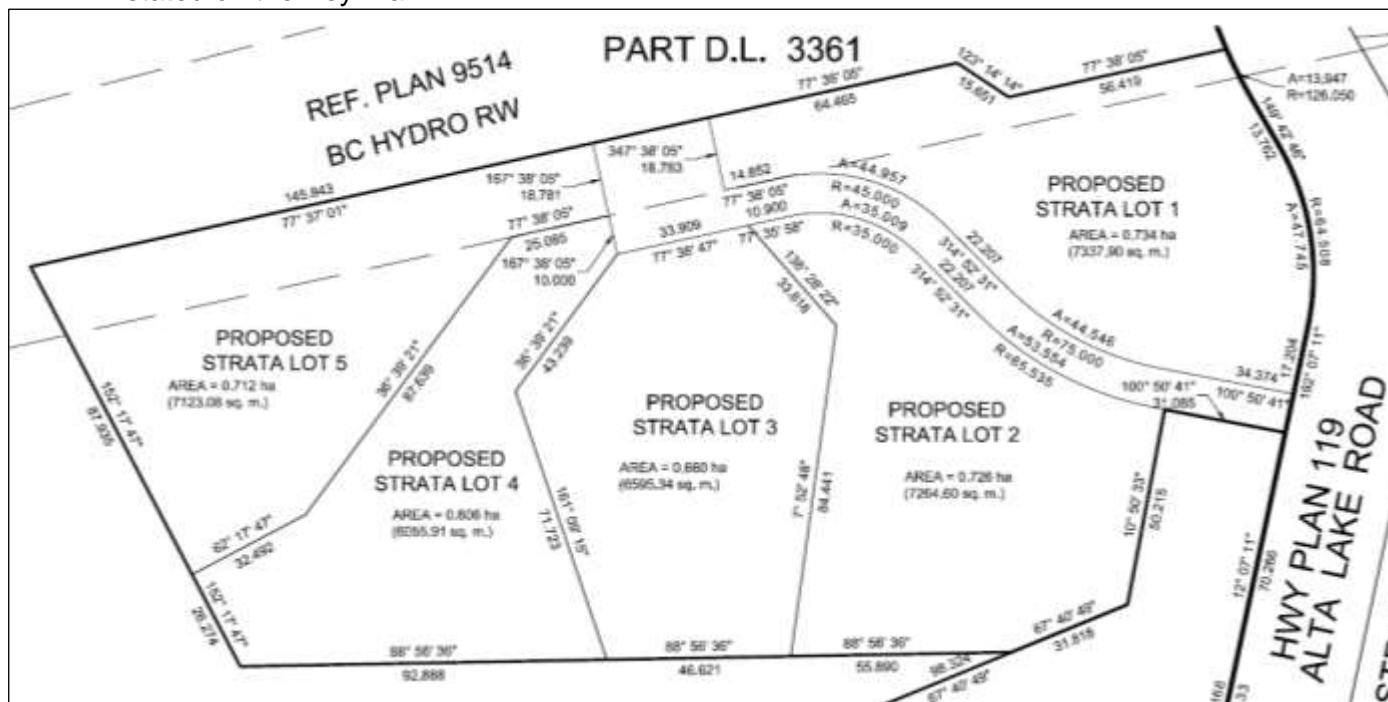
Subdivision and Use of Park, Housing and Estate Lot Parcels

- (2) The land in the RS-E8 Zone may be subdivided only as follows, and only in the following sequence:
 - (a) to create the three parcels illustrated in the following Key Plan, comprising a 98-acre parcel in the northerly portion of the lands (the “Park Parcel”), a 1-acre parcel in the southerly portion of the lands (the “Employee Housing Parcel”), and an 9-acre portion between those two portions (the “Estate Lot Parcel”), each of which parcels must have an area no more than 5% greater than and no more than 5% less than the stated areas: and



Key Plan of initial subdivision

- (b) to create from the Estate Lot Parcel the five parcels illustrated in the following Key Plan, and the subdivision may vary from the Key Plan but not so as to create any number of parcels greater than five or any lot with an area that varies by more than 5% from the area stated on the Key Plan:



Key Plan of five-lot residential subdivision

- (3) The subdivision described in paragraph (2)(b) may be approved by the Approving Officer and deposited in the Land Title Office only if the owner of the land has transferred the Park Parcel and the Employee Housing Parcel to the Resort Municipality of Whistler for nominal consideration, free and clear of all encumbrances except those approved in writing by the Resort Municipality.
- (4) Unless the land in the RS-E8 Zone is subdivided in accordance with paragraphs (2)(a) and (b) by December 31, 2018, it shall be subject to the regulations for the RS-E1 Zone.
- (5) The Employee Housing Parcel and buildings and structures on the Employee Housing Parcel shall be subject to the regulations for the RS-E1 Zone unless it has been consolidated with Lot 1 District Lots 1754 and 3361 Group 1 New Westminster District Plan BCP7872, and having been so consolidated shall, despite anything in this Section 53, be subject to the regulations for the RM51 Zone.
- (6) The Park Parcel once it has been created in accordance with subsection (2) shall be subject to the regulations for the LP4 Zone.
- (7) The parcels created by subdivision of the Estate Lot Parcel and buildings and structures on those parcels shall be subject to the regulations for the RS-E1 Zone, other than subsections 34(5) and (9), may not be further subdivided, and the maximum permitted gross floor area for all auxiliary buildings on each parcel is 35 square metres not including the maximum permitted gross floor area of any auxiliary residential dwelling unit.

**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2165, 2017**

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 (Creekside Plaza) No. 2165, 2017”.
2. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is amended in Part 9 section 6 by replacing the regulations for the CL3 zone with the regulations attached to and forming part of this Bylaw as Schedule 1.

GIVEN FIRST READING this 23rd day of January, 2018.

GIVEN SECOND READING this 23rd day of January, 2018.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this 6th day of February, 2018.

SECOND READING RESCINDED this 6th day of March, 2018.

GIVEN SECOND READING AS REVISED this 6th day of March, 2018.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this 20th day of March, 2018.

GIVEN THIRD READING this 10th day of April, 2018.

Approved by the Minister of Transportation and Infrastructure this 16th day of April, 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 (Creekside Plaza) No. 2165, 2017."

Brooke Browning,
Municipal Clerk

SCHEDULE 1

6. CL3 Zone (Commercial Local Three)

Intent

- (1) The intent of this zone is to provide for small commercial uses and auxiliary employee housing, adjacent to a residential area.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
 - (a) auxiliary buildings and auxiliary uses;
 - (b) residential dwelling units for employee housing, auxiliary to other uses located in the CL3 zone;
 - (c) restaurant and establishments licenced for the sale and consumption of alcoholic beverages on the premises;
 - (d) office;
 - (e) personal services; and
 - (f) retail.
- (3) The second storey of a principal building shall not be used for retail or restaurant uses.
- (4) No portion of the first storey of a building may be used for auxiliary residential dwelling units.
- (5) Auxiliary residential dwelling units are permitted only in the building in the CL3 zone that is nearest the intersection of Lake Placid Drive and the Sea to Sky Highway.

Density

- (6) The maximum permitted floor space ratio is 0.48.
- (7) The maximum permitted gross floor area of buildings and structures for all uses in the CL3 zone is 1,515 square metres, of which not more than 263 square metres shall be for auxiliary residential dwelling use for employee housing.

Height

- (8) The maximum permitted height of a building is 7.6 metres.

Parcel Size

- (9) The minimum permitted parcel area is 2,500 square metres. The minimum frontage is 1/10th of parcel perimeter.

Site Coverage

- (10) The maximum permitted site coverage is 27 percent.

Setbacks

- (11) The minimum permitted setback is 5.0 metres from all parcel boundaries.

Off-street Parking and Loading

- (12) 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

- (13) A maximum of two principal buildings on a parcel are allowed.

**RESORT MUNICIPALITY OF WHISTLER
HOUSING AGREEMENT BYLAW NO. 2193, 2018**

**A BYLAW TO AUTHORIZE THE MUNICIPALITY TO ENTER INTO A HOUSING AGREEMENT
UNDER S. 483 OF THE LOCAL GOVERNMENT ACT**

WHEREAS:

A. The owner of the land located at 2010 and 2011 Innsbruck Drive and more particularly described as:

PID 003-021-262
Lot 30, except Part in Plan 21390, Block F District Lot 4749 Plan 20204

(the "Land")

wishes to develop employee housing on the Land; and,

B. The City wishes to enter into a housing agreement in order to secure use of the four dwelling units to be located on the Land for employee housing, in perpetuity.

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 "Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2018".
2. Council hereby authorizes the Municipality to enter into a housing agreement with the owner of the Land in the form attached to this Bylaw as Schedule "A" (the "Housing Agreement").
3. The Mayor and the Municipal Clerk are authorized to execute the Housing Agreement and the Municipal Clerk is authorized to sign and file in the Land Title Office a notice of the Housing Agreement, as required by the *Local Government Act*.

GIVEN FIRST, SECOND and THIRD READINGS this 5th day of June, 2018.

ADOPTED by Council this ___ day of _____, 2018.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of "Housing Agreement Bylaw (Creekside Plaza) No. 2193, 2017."

Brooke Browning,
Municipal Clerk

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

HOUSING AGREEMENT, 219 COVENANT AND RENT CHARGE AND INDEMNITY

This Agreement, dated for reference the ___ day of _____, 2018 is

BETWEEN:

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

(the "Municipality")

AND:

(the "Owner")

WHEREAS:

- A. Section 219 of the Land Title Act permits the registration of a covenant of a negative or positive nature in favour of the Resort Municipality of Whistler (the "Municipality") in respect of the use of land or construction on land;
- B. The Owner (hereinafter defined) is the registered owner of the Land (hereinafter defined);
- C. The Owner and the Municipality wish to enter into this Agreement to provide for affordable employee housing on the terms and conditions set out in this Agreement, and this Agreement is both a covenant under section 219 of the *Land Title Act* and a housing agreement under s. 483 of the *Local Government Act*.

THIS AGREEMENT is evidence that in consideration of the mutual promises contained in it and in consideration of the payment of \$2.00 by the Municipality to the Owner, the receipt and sufficiency of which is hereby acknowledged by the Owner, the parties agree as follows:

PART I – DEFINITIONS

- 1. In this Agreement the following words have the following meanings:

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

- (a) "Agreement" means this Agreement together with the General Instrument, being the Form C under the Land Title (Transfer Forms) Regulations, as amended, and all schedules and addenda to the Form C charging the Land;
- (b) "CCPI" means the Core Consumer Price Index for Canada published from time to time by the Bank of Canada, or its successor in function;
- (c) "Daily Amount" means \$500.00 per day as of December 31, 2005, adjusted in accordance with section 14;
- (d) "Dwelling Unit" means a residential dwelling unit located or to be located on the Land;
- (e) "Employee" means a person who is employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business located on the Land;
- (f) "Employee in Municipality" means a person who is employed or self-employed for an average of not less than 20 hours per week on an annual basis at a business either within the boundaries of the Municipality or at the Whistler Olympic Park and which holds a Municipality business license or recognized equivalent;
- (g) "Employee Unit" means a Dwelling Unit used and occupied pursuant to a Tenancy Agreement by at least one Employee, and is not occupied by an Owner;
- (h) "Gross Floor Area" means the habitable gross floor area of each Employee Unit and includes enclosed sunrooms but does not include crawl spaces, open patios, open balconies or parking spaces. If the Employee Unit is a strata lot as defined by the *Strata Property Act*, the gross floor area measurements will be based on the gross floor area shown corresponding to the Employee Unit on the Strata Plan filed in the LTO (hereinafter defined) in respect of the Land. If the Employee Unit is not a strata lot as defined by the *Strata Property Act*, the gross floor area measurements will be made in accordance with the procedure for determining gross floor area set out in the *Strata Property Act* as if the Employee Unit were a strata lot;
- (i) "Land" means the land described in Item 2 of the General Instrument to which the Agreement is attached and which forms part of this agreement, and any part into which said land is Subdivided;
- (j) "LTO" means the New Westminister/Vancouver Land Title Office or its successor;
- (k) "Owner" means the Transferor described in the General Instrument and any subsequent owner of the Land or of any part into which the Land is Subdivided, and includes any person who is a registered owner in fee simple of an Employee Unit from time to time;
- (l) "Subdivide" means to divide, apportion, consolidate or subdivide the Land, or the ownership or right to possession or occupation of the Land into two or more lots, strata lots, parcels, parts,

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

portions or shares, whether by plan, descriptive words or otherwise, under the Land Title Act, the Strata Property Act, or otherwise, and includes the creation, conversion, organization or development of "cooperative units" or "shared interests in land" as defined in the Real Estate Act;

- (m) "Tenancy Agreement" means a tenancy agreement, lease, license or other agreement granting rights to occupy an Employee Unit; and
- (n) "Tenant" means an occupant of an Employee Unit by way of a Tenancy Agreement.

PART II – SUBDIVISION, USE OF LAND AND CONSTRUCTION OF EMPLOYEE UNITS

- 2. The Owner covenants and agrees with the Municipality as follows:
 - (a) the Land will not be Subdivided;
 - (b) the Land will not be developed and no building or structure will be constructed on the Land unless as part of the construction and development of any such building or structure, the Owner also designs and constructs to completion, in accordance with a building permit issued by the Municipality and in accordance with any development permit issued by the Municipality, at least four Employee Units on the Land;
 - (c) the Owner will meet or exceed the construction standards for Employee Units as specified by the Municipality in a development permit issued by the Municipality in respect of development on the Land; and
 - (d) the Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement is registered against title to the Land in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Land.
- 3. Notwithstanding the definition of "Land" in section 1 herein, for the purpose of stipulating the maximum allowable number of Dwelling Units on the Land and for the purpose of stipulating the number of required Employee Units to be constructed on the Land by the Owner pursuant to this Part II, and for the purpose of the definitions of Dwelling Unit and Employee in section 1, but for no other purposes, "Land" means the entire area of the legal parcel described in Item 2 of the General Instrument as at the date of registration of the General Instrument at the LTO.

PART III - USE AND OCCUPANCY OF EMPLOYEE UNITS

- 4. The Owner agrees that no Dwelling Unit on the Land shall be used or occupied except as an Employee Unit, subject to the following terms of this section 4, and the terms of section 6. If the Owner has for a continuous period of at least 60 days made commercial best efforts to rent an Employee Unit using all reasonable means, including advertising the Employee Unit for rent in the local newspapers, and has

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

been unable to enter into a Tenancy Agreement with an Employee, that Employee Unit may be occupied by an Employee in Municipality, in satisfaction of the requirements of this Section 4, for the duration of that person's tenancy in the Employee Unit.

5. Within three days after receiving notice from the Municipality, the Owner will in respect of each Employee Unit, deliver, or cause to be delivered, to the Municipality a statutory declaration, substantially in the form attached as Schedule "A", sworn by the Owner, containing all of the information required to complete the statutory declaration. The Municipality may request such a statutory declaration in respect of the Employee Units no more than four times in any calendar year. The Owner hereby irrevocably authorizes the Municipality to make such inquiries as it considers necessary and reasonable in order to confirm that the Owner is complying with this Agreement, and irrevocably authorizes and directs the recipient, including, but not limited to the provincial issuing authority for drivers licences, of the request for information from the Municipality to provide such information to the Municipality.
6. If the Owner cannot comply with the occupancy requirements for any Employee Unit for reasons of hardship, the Owner may request that the Municipality alter the Owner's obligations with respect to that Employee Unit on terms acceptable to the Municipality, but no such request may be made later than 30 days after the Municipality has delivered to the owner a written notice of breach of this Agreement under Part VII herein. The request must set out the circumstances of the hardship involved and the reasons why the Owner cannot comply with the occupancy requirements, and must describe the hardship to the Owner that compliance would cause. The Owner agrees that the Municipality is under no obligation to grant any relief, and may proceed with its remedies under this Agreement, and at law and in equity, despite the Owner's request or the hardship involved, and the Owner agrees that the relief, if any, is to be determined by the Municipality in its sole discretion.

PART IV - DISPOSITION AND ACQUISITION OF EMPLOYEE UNITS

7. The Owner will not permit an Employee Unit to be disposed of by sublease or assignment of a Tenancy Agreement except in compliance with this Agreement.
8. The Owner will give prior written notice of this Agreement to any person to whom it proposes to dispose of an Employee Unit.
9. The Owner must not rent or lease any Employee Unit except to an Employee or an Employee in Municipality in accordance with the following additional conditions:
 - (a) the Employee Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the Owner will attach a copy of this Agreement to the Tenancy Agreement;
 - (c) the Owner will include in the Tenancy Agreement a clause requiring the Tenant to comply with the use and occupancy restrictions contained in Part III of this Agreement;

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

- (d) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement in accordance with the *Residential Tenancy Act* if the Tenant uses or occupies, or allows use or occupation of, the Employee Unit in breach of the use or occupancy restrictions contained in this Agreement;
 - (e) the Tenancy Agreement will identify all occupants of the Employee Unit, and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Employee Unit for more than 30 consecutive days in any calendar year;
 - (f) the Tenancy Agreement will provide for termination of the Tenancy Agreement by the Owner in situations where the Employee Unit is occupied by more than the number of people the Municipality's building inspector determines can reside in the Employee Unit given the number and size of bedrooms in the Employee Unit and in light of any relevant standards set by the Municipality in any bylaws of the Municipality;
 - (g) the Tenancy Agreement will provide that the Owner will have the right, at the Owner's option, to terminate the Tenancy Agreement should the Tenant remain absent from the Employee Unit for three consecutive months or longer, notwithstanding the timely payment of rent; and
 - (h) the Owner will deliver a copy of the Tenancy Agreement to the Municipality upon demand.
10. The Owner will terminate any Tenancy Agreement where the Tenant uses, occupies or allows use or occupation of an Employee Unit in breach of this Agreement, such termination to be in accordance with the terms of the Tenancy Agreement and the *Residential Tenancy Act* (British Columbia).
11. The Municipality may, in its sole discretion, provide written consent to the Owner from time to time to do something that is otherwise not permitted under this Agreement, on such terms and conditions as the Municipality considers desirable.
12. The Owner will be solely responsible for screening Tenants to determine whether or not they qualify to occupy the Employee Unit in accordance with this Agreement.

PART VI - DEMOLITION OF EMPLOYEE UNIT

13. The Owner will not demolish an Employee Units unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Employee Unit, and the Owner has delivered to the Municipality a copy of the engineer's or architect's report; or
 - (b) the Employee Unit is damaged or destroyed, to the extent of 40% or more of its value above

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

the foundations, as determined by the Municipality in its sole discretion, acting reasonably,
and

- (c) a demolition permit for the Employee Unit has been issued by the Municipality (unless the Building has, or the Dwelling Units have been destroyed by an accident, act of God, or sudden and unanticipated force) and the Employee Unit has been demolished under that permit.

Following demolition, and a reconstruction of a replacement Dwelling Unit, the Owner will use and occupy the replacement Dwelling Unit as an Employee Unit in compliance with this Agreement. Section 2(b) will apply to the construction of the replacement Dwelling Unit to the same extent and in the same manner as at section applies to the construction of the original Dwelling Unit.

PART VII - DEFAULT AND REMEDIES

- 14. The Owner acknowledges that the Municipality requires employee housing to attract employees to work for local businesses and that these businesses generate tax and other revenue for the Municipality and economic growth for the community. The Owner therefore agrees that, in addition to any other remedies available to the Municipality under this Agreement or at law or equity, if an Employee Unit is used or occupied in breach of this Agreement, the Owner will pay to the Municipality, as a rent charge under section 15, the Daily Amount to the Municipality for each day of the breach of this Agreement. The Daily Amount is increased on January 1 of each year by an amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase in the CCPI between that previous January 1 and the immediately preceding December 31. The Daily Amount is due and payable immediately upon receipt by the Owner of an invoice from the Municipality for the same.
- 15. The Owner hereby grants to the Municipality a rent charge under s. 219 of the *Land Title Act* (British Columbia), and at common law, securing payment by the Owner to the Municipality of any amount payable by the Owner pursuant to this Agreement. The Owner agrees that the Municipality, at its option, may enforce payment of such outstanding amount in a court of competent jurisdiction as a contract debt, by an action for and order for sale, by proceedings for the appointment of a receiver, or in any other method available to the Municipality in law or in equity.

PART VIII - INTERPRETATION

- 16. In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

forms of the same word or expression have corresponding meanings;

- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) the provisions of s. 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes employees, agents, officers and invitees of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

PART 1X - MISCELLANEOUS

17. **Housing Agreement.** The Owner acknowledges and agrees that this:

- (a) Agreement constitutes a covenant under s.219 of the *Land Title Act* and a housing agreement entered into under s. 483 of the *Local Government Act*;
- (b) where an Employee Unit is a separate legal parcel the Municipality may file a notice of housing agreement under s.483 of the *Local Government Act* in the LTO against title to the Employee Unit; and
- (c) where Employee Units are not separate legal parcels, or have not yet been constructed, or where the land has not yet been Subdivided to create the Employee Units, the Municipality may file a notice of housing agreement under s. 483 of the *Local Government Act* in the LTO against title to the Land.

18. **Management.** The Owner covenants and agrees that it will furnish good and efficient management of

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

the Employee Units and will permit representatives of the Municipality to inspect the Employee Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Employee Units in a satisfactory state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Land. Notwithstanding the forgoing, the Owner acknowledges and agrees that the Municipality, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Employee Units.

19. **Indemnity.** The Owner will indemnify and save harmless the Municipality and each of its elected officials, officers, directors, employees and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:
- (a) any act or omission of the Owner, or its officers, directors, employees, agents, contractors or other persons for whom at law the Owner is responsible;
 - (b) the Owner's ownership, lease, operation, management or financing of the Land or any Employee Unit; or
 - (c) any act or omission of the Municipality or any of its elected officials, board members, officers, directors, employees, agents or contractors in carrying out or enforcing this Agreement, except where such act or omission constitutes a breach of this Agreement by the Municipality or by any other person for whom at law the Municipality is responsible.
20. **Release.** The Owner by this Agreement releases and forever discharges the Municipality and each of its elected officials, officers, directors, employees and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, lease, operation or management of the Land or any Employee Unit which has been or at any time after the commencement of this Agreement may be given to the Owner by all or any of them.
21. **Survival.** The obligations of the Owner set out in sections 14, 19, and 20 will survive termination of this Agreement.
22. **Municipalities Powers Unaffected.** This Agreement does not:
- (a) affect or limit the discretion, rights, duties or powers of the Municipality under any enactment or at common law, including in relation to the use or subdivision of the Land;
 - (b) impose on the Municipality any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
 - (c) affect or limit any enactment relating to the use or subdivision of the Land; or

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

(d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Land.

23. **Agreement for Benefit of Municipality only.** The Owner and the Municipality agree that:

- (a) this Agreement is entered into only for the benefit of the Municipality;
- (b) this Agreement is not intended to protect the interests of the Owner, any tenant, or any future owner, lessee, occupier or user of the Property, the Land or the building or any portion thereof, including any Employee Unit; and
- (c) the Municipality may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

24. **No Public Law Duty.** Where the Municipality is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the Municipality is under no public law duty of fairness or natural justice in that regard and agrees that the Municipality may do any of those things in the same manner as if it were a private party and not a public body.

25. **Notice.** Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of Owner set out in the records at the LTO, and in the case of the Municipality addressed:

To: Clerk, Resort Municipality of Whistler,
4325 Blackcomb Way, Whistler, BC V0N 1B4

And to: Whistler Housing Authority,
325-2400 Dave Murray Place, Whistler, BC V0N 1B2

or to the most recent postal address provided in a written notice given each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

26. **Enuring Effect.** This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

27. **Severability.** If any provision of this Agreement is found to be invalid or unenforceable such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

28. **Waiver.** All remedies of the Municipality will be cumulative and may be exercised by the Municipality in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the Municipality exercising

SCHEDULE A TO HOUSING AGREEMENT BYLAW NO. 2193, 2018

any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

29. **Sole Agreement.** This Agreement, and any documents signed by the Owners contemplated by this Agreement, represent the whole agreement between the Municipality and the Owner respecting the use and occupation of the Employee Units, and there are no warranties, representations, conditions or collateral agreements made by the Municipality except as set forth in this Agreement.
30. **Further Assurance.** Upon request by the Municipality the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the Municipality to give effect to this Agreement.
31. **Covenant Runs with the Land.** This Agreement burdens and runs with the Land and every parcel into which it is Subdivided. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Land. Notwithstanding anything contained herein, neither the Owner named herein nor any future owner of the Land or any portion thereof shall be liable under any of the covenants and agreement contained herein where such liability arises by reason of an act or omission occurring after the Owner named herein or any future owner ceases to have a further interest in the Land.
32. **Equitable Remedies.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the Municipality for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.
33. **No Joint Venture.** Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the Municipality or give the Owner any authority to bind the Municipality in any way.
34. **Applicable Law.** Unless the context otherwise requires, the laws of British Columbia will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia. Without limiting the above, in the event of any conflict between any provision of this Agreement and the Residential Tenancy Act, this Agreement is without effect to the extent of the conflict.

INSERT PRIORITY AGREEMENT

RESORT MUNICIPALITY OF WHISTLER

WATER TAX BYLAW NO. 2192, 2018

A BYLAW TO IMPOSE A WATER TAX

WHEREAS a Municipality may construct, acquire, operate and maintain trunk water main and water supply systems and may establish rates and charges to be imposed upon land and improvements and may provide a formula for imposing the cost of those municipal works and services;

AND WHEREAS pursuant to Section 200 of the *Community Charter*, the Municipality may impose a parcel tax to provide all or part of the funding for a service;

AND WHEREAS the benefiting area herein defined is that area of land within the Municipality which, in the opinion of Council, benefits or will benefit from the trunk water main and water supply systems of the Municipality;

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 "Water Tax Bylaw No. 2192, 2018".
2. In this Bylaw,
 - "benefiting area" means that area of land in which is located every parcel a boundary of which is within one hundred (100) meters of any part of a trunk water main and for which there is access permitting installation and maintenance of a connecting water line between the parcel and the trunk water main; and
 - "parcel" means a parcel of real property in the benefiting area and includes a strata lot.
3. A rate and charge of two hundred, seventy six dollars and fifty-nine (\$276.59) is hereby imposed as a tax against each parcel for the year ending December 31, 2018.
4. The owner of each parcel shall pay not later than July 3, 2018 the tax imposed by Section 3 hereof against that parcel.

GIVEN FIRST, SECOND and THIRD READINGS this 5th day of June, 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 "Water Tax Bylaw
No. 2192, 2018".

Brooke Browning,
Municipal Clerk



May 23, 2018

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

Attention: Mayor and Council

Dear Mayor and Council,

At the April 23rd meeting of the Whistler 2020 Development Corporation (WDC) Board, the Chair was authorized and instructed to send a letter to Mayor and Council, attaching the approved Business Plan amendment, and conveying the status of the approved plan, the outstanding debt and the position of the WDC Board. This letter is intended to fulfill the intent of the WDC Board resolution.

2018 Business Plan Amendment

The WDC Business Plan was originally drafted and approved in 2006. There have been a number of updates and amendments since, including a comprehensive update in 2014, and the most recent 2018 amendment approved at the April 23, 2018 Board meeting. A draft version of the 2018 amendment was provided to Council in July 2017 and January 2018. The final approved Business Plan is attached hereto. The plan provides insight as to significant changes that have taken place since 2014 and offers a number of recommendations based on the guiding principles that have under-pinned the business plan and WDC's activities from the outset. Important amongst the recommendations are:

1. That detailed planning be initiated in Cheakamus, including both Phase 2 lands and lower Cheakamus lands.
2. That market development be pursued on a limited basis, as has been the mandate in the past, to generate sufficient revenue to fund required infrastructure, provide 'seed' or equity funding for resident restructured housing projects, and retire current debt of approximately \$8 million.
3. That existing debt be retired as soon as reasonably possible.
4. That any current or future capital requirements be generated from limited market development, plus other viable sources, as has always been the case in the past, and not by way of borrowing additional funds.

Outstanding Debt

WDC has been pleased to have helped facilitate the completed Whistler Housing Authority (WHA) project at 1310 Cloudburst Drive and the project planned for later this year at 1020 Legacy Way. As Council is aware, these serviced and building ready sites provided by WDC at no cost, were critical to realizing the existing WDC Business Plan, and in particular the debt repayment obligation.

These lands were part of the WDC for-sale market land inventory and were lands that WDC had incurred costs in relation to both servicing and site preparation. The lands, with an estimated value of +/- \$8

million at point of transfer to WHA, would have at least retired the WDC debt if they had been sold for market lots, as was provided within the approved WDC Business Plan.

Depending on the timing of the sale of these properties, they would have generated sufficient revenue to retire the debt and would have provided funds for seed money for the development of the next phase at Cheakamus given the changes in land value in Whistler.

As a consequence, the WDC debt remains outstanding and is increasing as interest charges continue to be applied. We have provided advice to Council on how this debt could be eliminated (in our Business Plan Update) through the sale of a limited number of market lots as originally provided for in the approved WDC Business Plan. This is an important matter that needs to be resolved and relates directly to the solvency of WDC going forward.

There appears to be some misunderstanding on how the first phase of Cheakamus Crossing was funded. In the recent presentations, it has been stated that the first phase was funded through 'Olympic' funding. This is true in part, but it should also be recognized that significant additional funding was required. VANOC, through funding made available from the Government of Canada and the Province of BC, provided \$35.5 million towards servicing costs, the land was provided at no extra cost by the Province of BC through the Community Land Bank Agreement, \$8 million was provided by the Resort Municipality of Whistler (RMOW) through RMI funding, \$68.5 million was provided through the sale of resident restricted housing, \$7.2 million was provided by the WHA (for the WHA rental building), \$8.9 million by Hostelling International (for the Hostel) with the residual amount of approximately \$36.5 million being provided through market sales.

Current Situation

The RMOW staff has assumed primary responsibility for a number of the initiatives WDC was proposing within the WDC Business Plan Update by including them within their work program. Specifically, these initiatives include the planning, servicing and developing of the next phase at Cheakamus. We also note that staff will be looking at how these initiatives will be financed and that the delivery model is yet to be determined.

We note in contrast, that in the first phase of Cheakamus Crossing, WDC was responsible for these functions and more. WDC assumed responsibility for the planning (with input from the WHA on housing mix), public engagement, the funding strategy, the servicing and development. WDC acted as the land developer and managed the building of each project.

In the presentation on March 6, it was noted that the WDC was involved in the next phase of Cheakamus. It is important to not overstate the role we have had. Our involvement has been limited to the Chair providing some advice on the planning, timing, scale of investment required and the need for market development as a funding source. It is likely important to clarify the role, if any, that WDC as a whole will have in the next phase of Cheakamus. As mentioned earlier, staff is now responsible and accountable for the roles assumed by WDC in the first phase.

In the presentations and through subsequent discussions, we understand staff is looking at the funding strategy for the next phase of Cheakamus Crossing. Although we are likely not privy to all the information and possible options, we have noted in the WDC Business Plan Update, that the market housing will be a key funding source.

We recognize that land is a limited resource and therefore, if market housing is used to help fund the next phase of Cheakamus, every effort should be made to minimize the amount of market housing by

developing/selling market lands with the highest value and lowest risk. As such, in the WDC Business Plan Update, it has been recommended that consideration be given to the Alpine Legacy Lands as a possible short term and long term funding source.

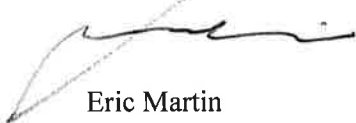
Mention has been made that a possible funding source could be the selling of surplus RMOW lands. Although this may be a viable funding option, the evaluation process should recognize that these lands could be sold and developed for the benefit of the whole community (without limitation on how the funds would be used) while the revenue from Community Land Bank lands can only be used for the development of resident housing and ancillary uses. The possible selling of surplus RMOW lands for resident housing should be carefully evaluated when they could potentially be required for community projects at some time in the future.

Creating additional resident housing at Cheakamus supported by market development will likely provide Council with the opportunity to establish affordability strategies that meet the needs of the community. The same way may not be true for infill development from the private sector.

Summary

In summary, through the 2018 Business Plan update and various presentations to Council, WDC has provided the Municipality with a road map to the future based on the management model and guiding principles that have been successful in the past. From recent presentations to Council by staff and the WHA, it appears that the RMOW wants to move in a different direction which it has complete discretion to do. This includes establishing a new development entity ("WDC 2") with a different structure and oversight model. Based on this approach, there appears to be no active ongoing role for WDC and its directors. The role of designing and constructing the Olympic Village and the initial phase of Cheakamus Crossing at a cost of about \$165 million has been largely accomplished with only the issue of the debt repayment and/or reconciliation remaining unresolved. In the circumstances and after conferring with the independent directors, it appears an appropriate point in time for the independent directors to step aside and allow the RMOW to carry on. As a community, we should be very proud of what has been accomplished in the past 14 years and we look forward to the continued evolution of Cheakamus.

Sincerely,



Eric Martin
Chair - WDC

**WHISTLER 2020 DEVELOPMENT CORPORATION
MAY 2018 BUSINESS PLAN UPDATE**

PURPOSE

The Whistler 2020 (WDC) Business Plan has been updated from time to time since the original plan was issued in 2006. This update takes into consideration significant changes in the economy and local community since the last significant Business Plan update in late 2014.

BACKGROUND

The last update to the Whistler 2020 Business Plan was completed in December 2014 and presented to Council in January 2015. The report had two primary components, namely:

Part 1- A comprehensive summary of the Whistler Olympic Village/Cheakamus Crossing including project history, background, information related to the process of development and project outcomes

Part 2- An evaluation of the economic conditions presently as at 2014 and an examination of short, medium, and longer term opportunities for development of the Cheakamus and other legacy lands with corresponding financial and other implications.

The 2014 Business Plan offered three distinct strategic options for moving forward at that time. These options were approved by the WDC Board and then presented to Council for review and consideration. The first option could be considered a 'stay the course' strategy, the second a more aggressive approach to development beyond the Phase 1 Lands, and the third option being ostensibly a 'stand still' alternative.

Both the WDC Board and Council endorsed the first option, which included the following:

- Continue to sell market development parcels in Phase I
- Reduce debt to the extent possible
- Consider holding one or two parcels for future resident restricted housing
- No development of Phase 2 or the Lower Cheakamus lands nor investment in related infrastructure to achieve additional debt reduction until further consideration

In addition to the foregoing direction adopted by WDC in late 2014 and by the RMOW in early 2015, the two overriding principles remained from the inception of WDC, namely:

- Establish the land bank pursuant to the Community Land Bank Agreement to support resident restricted housing and approved ancillary uses

- Minimize financial risk to the Whistler taxpayers by adopting key risk reduction strategies with the goal of a 'break even' outcome including full debt repayment.

As noted in the last Business Plan update, the Plan "is intended to be an evolving, living document which is reviewed from time to time and amended as appropriate. The primary task going forward in the medium to long term is to properly manage the assets and consider opportunities that are aligned with the Business Plan and broader community principles and objectives." There have been very significant changes in the last 3-4 years that have important implications for this plan. Amongst the significant changes are the following:

1. The deep economic recession had very adverse effects on the Whistler economy but by 2014 was largely over and more normalized conditions had returned. There was an uptick in the local economy, which accelerated in the 2015-2017 period and land values returned to pre-economic downturn levels.
2. Whereas housing shortages for local employees post-Olympics were not in evidence, accelerating improvements in the economy after 2012 started to create housing challenges for employees and employers, which became chronic by 2015-2017
3. Although there are significant opportunities in the medium to long term to create development sites for resident restricted housing; in the short term, serviced and zoned sites for employee and resident restricted housing are very limited and lead times to build housing stock are 2-3 years minimum. In recognition of this evolving challenge, WDC in conjunction with Municipal Council and the WHA re-designated several serviced and subdivided market development parcels in the Cheakamus Crossing for resident restricted development under the direction of the WHA. Included in this re-designation were Lot 1 to accommodate two WHA rental buildings, Lot 16 to create an additional rental building, and the potential to also develop the Road 7 site at the base of the Phase 2 lands.

IMPLICATIONS FOR WDC

The decision to designate the remaining market development parcels for resident restricted housing, while positive in terms of creating new employee inventory, has a significant impact on the ability of WDC to retire the remaining debt owed to the RMOW taxpayer. Based on the 2014 Business Plan amendment, sale of the remaining market parcels was projected to reduce the debt to just under \$2 million. With the enhanced value realized by market increases between 2014 and the present, and based on a conservative approach using current assessed values and/or comparable sales, the debt would have been paid in its entirety, thus satisfying one of the original primary objectives of WDC. However, given the current commitment to re-designate remaining market parcels to resident restricted, the outstanding unpaid debt was in the the order of \$7.7 million (plus interest accrual) by the end of the 2017 fiscal year. This revised outlook requires WDC to examine various options on a going forward basis.

CURRENT SITUATION

In May 2017, a draft amendment to the WDC Business Plan was presented to the WDC Board and later, to Municipal Council. No action was taken on the amendment at that time inasmuch as it was presented as a 'draft' and there were two significant initiatives underway at the time that were potentially influential, namely:

1. The work of the Mayor's Task Force on Resident Housing that ultimately made a number of recommendations to accelerate the delivery of additional resident restricted housing through a number of specific initiatives including further development at Cheakamus Crossing
2. Planning work undertaken jointly by WDC and the RMOW to identify opportunities in the Cheakamus Phase 2 lands and lower Cheakamus lands for both resident restricted and market housing.

Subsequent to the completion of those two initiatives and to further assess the merits of market housing in other legacy lands (particularly Alpine), with the purpose of providing funding for the development of additional resident housing and retiring the WDC debt to the RMOW taxpayer, WDC initiated a preliminary planning exercise to assess the potential for single family market lots in Alpine as an option to developing further market housing in Cheakamus.

WDC has looked at the Alpine lands as a means of minimizing the market development required, as compared to market housing options in Cheakamus, to support the delivery of resident housing.

DISCUSSION

Recent work described above has brought new and valuable information to deliberations related to the draft business plan amendment. Various factors that must be considered are as follows:

1. Very preliminary conceptual planning for Phase 2 lands that was undertaken as part of the original work prior to the Olympic Games in 2005/2006 was further developed in late 2017. Although there is considerable potential for resident restricted and market housing in Phase 2 the yields are likely less than previously anticipated due to more difficult topography and site constraints and infrastructure costs appear to be significant
2. The recent planning work also focused on the lower Cheakamus lands, previously viewed to have longer term (10+ years) development potential. The studies identified short to medium term opportunities, particularly for resident restricted housing sites, likely at significant lower

infrastructure costs on a per unit basis than the Phase 2 lands and enhanced options for more efficient building types.

3. The housing crisis that has arisen in the last 3 years for local residents and employees, which was not predicted in 2014, has been somewhat addressed in Cheakamus by conversion of revenue-generating, market sites to resident restricted development. While helping to address the crisis by making shovel-ready sites available to the Whistler Housing Authority (WHA) at no cost, the WDC's revenue loss is equivalent to the outstanding WDC debt to the RMOW of almost \$8 million, such that the debt has not been retired contrary to the objectives of the business plan.
4. So as to properly plan and prepare for the short to medium term, 3-10 years from today, and ensure that adequate sites will be available for resident restricted projects in particular, detailed planning needs to be started now including infrastructure design and construction. Several million dollars will be required and revenue sources need to be assessed and identified as additional debt is not an option.
5. Options for market housing also need to be assessed to address requirements for repayment of existing debt, infrastructure costs and 'seed' funding for future resident restricted projects. By way of rough estimate, the existing debt of just under \$8 million, and the cost of servicing sites for an additional 1000+ affordable rental beds in the lower Cheakamus lands is likely \$4-5M. The upper Phase 2 lands are hard to service and are generally unsuitable for affordable resident housing for the most part. A market single family subdivision of, say, 30 lots in this area sold to a developer would likely raise \$15-20M. The proceeds of such a sale would put the WHA in a position where it could finance, build, and rent an additional 1000 or more beds of affordable resident housing at rents near \$2/sqft/month. Limited market development by way of single family lots could be looked at as an option in Alpine, where less lots would be required to achieve the same revenue targets.

RECOMMENDATIONS

Based on the draft business plan amendment presented to the Board and the RMOW in May 2017 and the additional information generated as outlined above, it is recommended WDC proceed as follows

1. Establish as a priority, the necessary planning, design, engineering, and infrastructure initiatives to deliver significant resident restricted rental housing sites in lower Cheakamus
2. Develop market housing options in Cheakamus, or Alpine Legacy lands, as an option to generate sufficient revenue to fund infrastructure for lower Cheakamus, generate surplus equity for 'seed' funding for future resident restricted projects and retire debt. The market development would require no additional bed units to those already allocated in Cheakamus, and would simply restore the bed units previously reallocated from market bed units to resident restricted units to help alleviate this housing crisis.
3. Retire existing debt in the order of \$8 million borrowed from RMOW sources as soon as reasonably possible
4. Confirm that any current and future capital requirements be generated from limited market housing development as has been prescribed in the initial 2006 business plan and all subsequent amendments, and not through borrowing additional funds



Pamela Goldsmith-Jones

Member of Parliament
West Vancouver - Sunshine Coast - Sea to Sky Country

May 28, 2018

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

Dear Mayor and Council,

On April 2, 2018, the governments of Canada and British Columbia announced the signing of a bilateral agreement to make \$3.9 billion in federal funding available over the next decade for infrastructure projects across British Columbia.

Today, British Columbia will start accepting applications from local governments and First Nations for the new Environmental Quality Program, which provides funding for improvements to community drinking water, waste water and storm water infrastructure. Applications for funding under the Environmental Quality Program can be submitted through the Investing in Canada Infrastructure Program-British Columbia (ICIP-BC) website at www.gov.bc.ca/Investing-in-Canada-Infrastructure-Program as of May 31, 2018, and will be accepted until August 29, 2018. Approved projects will be made public in the spring of 2019.

Here are your contacts for further information or assistance:

In Ottawa, Morgan McCullough: pam.goldsmith-jones.a2@parl.gc.ca

For West Vancouver-Sea to Sky Corridor, Ravneet Minhas: pam.goldsmith-jones.c1c@parl.gc.ca

For the Sunshine Coast, Lucie McKiernan: pam.goldsmith-jones.c1b@parl.gc.ca

It is very helpful to us if you could please copy our office on your application submission.

Sincerely,

Pamela Goldsmith-Jones, M.P.
West Vancouver-Sunshine Coast-Sea to Sky Country

Confederation Building, Room 583 | 6367 Bruce Street
Ottawa, ON K1A 0A6 | West Vancouver, BC V7W 2G5
Tel: 613 947 4617 Fax: 613 947 4620 | Tel: 604 913 2660 Fax: 604 913 2664

pam.goldsmith-jones@parl.gc.ca
www.pgoldsmithjones.ca

From: Joslyn Young <joslyn.young@cn.ca>

Date: June 6, 2018 at 3:05:19 PM PDT

To: wbradbury@whistler.ca

Cc: mfurey@whistler.ca

Subject: NOTICE - CN RIGHT-OF-WAY VEGETATION CONTROL

Reply-To: Joslyn Young <joslyn.young@cn.ca>



Dear Mayor Wilhelm-Morden:

With Summer weather here, CN is clearing its right-of-way from any vegetation that may pose a safety hazard.

If not managed properly, trees, brush or other vegetation can severely compromise public safety, including by impeding the view motorists have of incoming trains, increasing the risk of crossing accidents. Moreover, unwanted vegetation can damage the integrity of the railway, increasing the risk of derailment, interfere with signals and switches, contribute to track side fires, compromise employee safety, reduce visibility for train crews at road crossings, of signals and other track side warning devices, to name only a few risks.

Our annual vegetation control program is designed to mitigate these risks by eliminating brush, weeds and other undesirable vegetation.

CN shares its vegetation control plans with any authority upon request. If you would like any additional information about this program, please call the CN Public Inquiry Line at [1-888-888-5909](tel:1-888-888-5909) or email us at contact@cn.ca.

Thank you,

 Joslyn Young

Manager, Public Affairs, British Columbia Region
Corporate Services

11717 138th Street
2nd Floor
Surrey, BC V3R 6T5

T: **604-582-3617**
C: **778-847-3616**



*Our purpose is to grow and support CN's people, business and reputation.
Notre raison d'être est de faire évoluer et d'appuyer le personnel, les activités et la réputation du CN.*

Dear Mayor and Council,

I wrote the message below regarding the zoning of the area north of lot 4, see map attached. It was received by council on January 30 and referred to staff. I have not received any notification one way or the other since. It is now nearly 5 months ago. Can I be kept aware of what if any progress is underway or contemplated?

Yours truly

John Wood

From: John and Karen Wood [<mailto:jkwood2@shaw.ca>]
Sent: January 3, 2018 6:33 PM
To: 'mayorsoffice@whistler.ca' <mayorsoffice@whistler.ca>
Cc: 'stermuende@whistler.ca' <stermuende@whistler.ca>
Subject: Preservation of forest and wet lands north of Lot 4

Dear Mayor and council,

I write to ask that the land north of Lorimer Road across from Parking lot number 4 be rezoned. Please see photo attached of the area on the RMOW zoning map.

The first area is identified as LMP 44058 currently zoned RR4 to be rezoned to be a park. I suggest zoning LP3

RR4 Zone (Rural Resource Four) (Bylaw No. 1361)

Intent

(1) The intent of this zone is to provide for the development of resource uses and other forms of development that are compatible with resource uses and resort activities in the Municipality.

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 provided it is contained within a principal residential or hostel building;
- (c) agriculture;
- (d) cemetery;
- (e) church;
- (f) detached dwelling;
- (g) hostel;
- (h) indoor and outdoor recreation;
- (i) park and playground;
- (j) public institution;
- (k) public storage and works yard;
- (l) rental, outdoor recreation equipment and supplies;
- (m) resource use;
- (n) school; and
- (o) storage of explosives.

LP3 Zone (Leisure Park Three) (Bylaw No. 1200)

Intent

(1) The intent of this zone is to provide land for recreational use and enjoyment.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

- (a) outdoor recreation; and
- (b) park.

The second area is north of this area currently identified as park LMP 31561 be rezoned as environmental protected area. I suggesting zoning LP2.

LP2 Zone (Leisure Park Two) (Bylaw No. 961)

Intent

(1) The intent of this zone is to provide an area for passive recreation and nature conservation.

Permitted Uses

(2) The following uses are permitted and all other uses are prohibited:

(a) auxiliary uses; and

(b) nature conservation park.

If there are different zoning definitions that would be more appropriate than my suggestion I hope you will use them.

With continued development pressure in Whistler I hope you will agree with me that this land should not be built on or paved.

The relatively natural forest is an asset to be preserved if this place is to remain the resort it was perceived to be. It provides a natural environment for wildlife and plant species. Other benefits may be in the shade and the maintaining of water quality. If it was deemed to be needed it would be a nice area for nature walking trails. Perhaps a nice place for visitors to escape the village activity if they wished. The trail development would hopefully be done to minimize environmental impact.

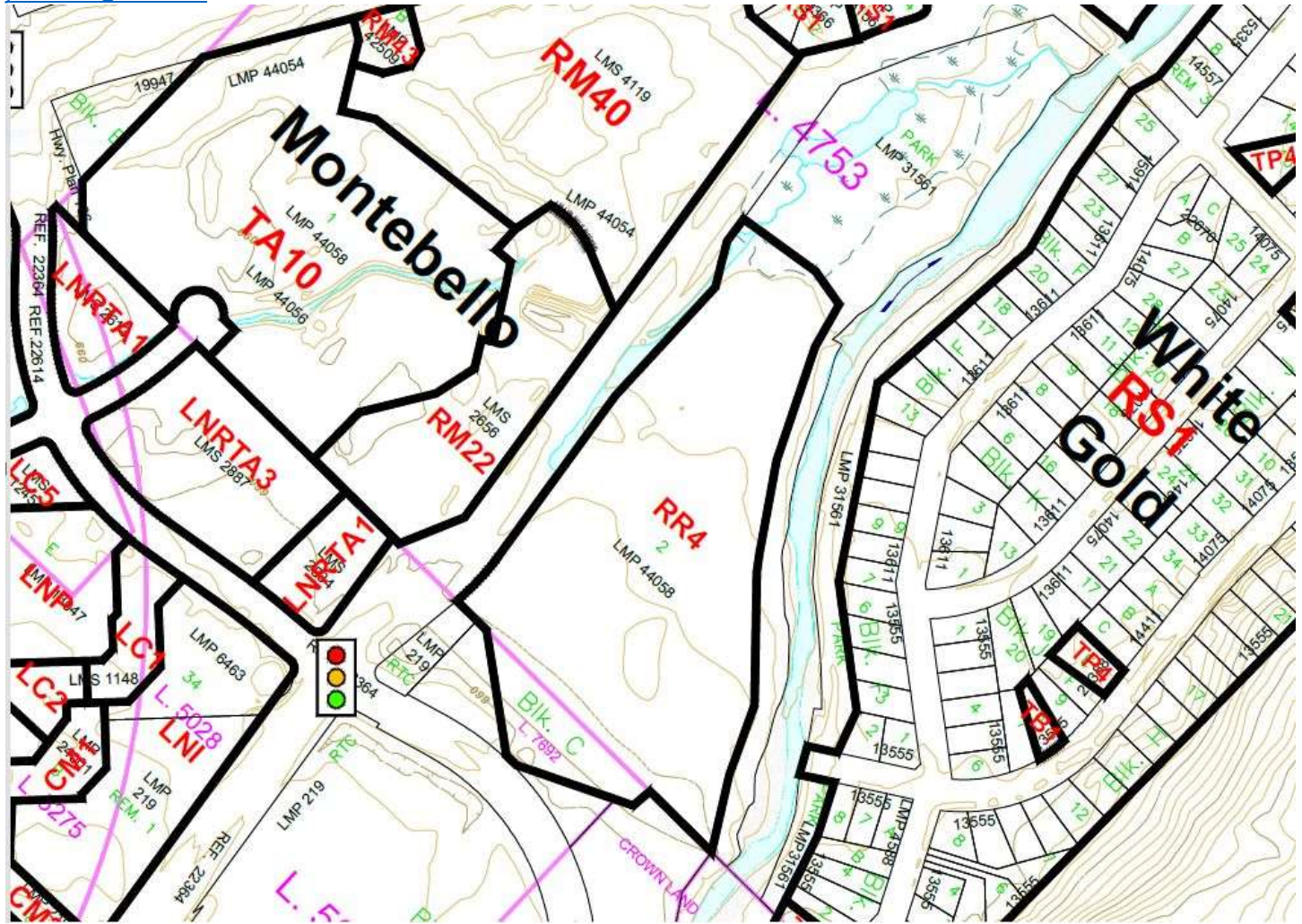
The wet lands below it (north) are not really useable for park as they are marshy lands that are an important precious remaining natural habitat for wildlife and plant species. This area I believe must be left completely alone for the sake of the environment, the plants and animals who need it. Any development of the currently zoned RR4 lands would impact these wetlands negatively as I am sure it relies on the shade and the cool clean fresh water that drains from the existing forest.

I hope this suggestion gives council the opportunity to revise the zoning of this area to ensure that it is kept much as it is for future visitors, residents and for our wildlife plants and animals to enjoy.

Yours truly,

John and Karen Wood
8573 Drifter Way
Whistler, BC
V0N 1B8
604 932-5109

J cell 604-916-8735
K cell 604-910-5276 (KARN)



June 1, 2018

Mayor Nancy Wilhelm-Morden
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

Dear Mayor Wilhelm-Morden:

Re: 2018 Resolutions

UBCM is in receipt of the attached resolution(s) endorsed by your Council. Your resolution(s) received endorsement at the LMLGA Spring 2018 AGM.

The resolution(s) will be presented to the UBCM membership for their consideration at the 2018 UBCM Convention in September.

Please feel free to contact Jamee Justason, Information & Resolutions Coordinator, if you have any questions about this process.

Tel: 604.270.8226 ext. 100 Email: ijustason@ubcm.ca

Sincerely,



Director Wendy Booth
President

Enclosure



Unaddressed Admail

Whistler

Whereas unaddressed admail contributes to waste when it is not wanted and may go unrecycled;

And whereas unaddressed mail from local governments is not included in the exemptions allowing other governments to use unaddressed admail;

And whereas this barrier may hinder local governments from encouraging residents to use "no junk mail" stickers to reduce their amount of recycling and waste:

Therefore be it resolved that UBCM ask Canada Post to include local governments in its list of exemptions for delivering unaddressed admail, thereby allowing local governments to use unaddressed admail to reach their citizens;

And be it further resolved that UBCM ask Canada Post to develop a system to allow recipients to OPT IN for admail rather than needing to opt out.

Convention: Decision:

June 1, 2018

Mayor Nancy Wilhelm-Morden
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

Dear Mayor Wilhelm-Morden:

Re: 2018 Resolutions

UBCM is in receipt of the attached resolution(s) endorsed by your Council. Your resolution(s), as amended, received endorsement at the LMLGA Spring 2018 AGM.

The resolution(s) will be presented to the UBCM membership for their consideration at the 2018 UBCM Convention in September.

Please feel free to contact Jamee Justason, Information & Resolutions Coordinator, if you have any questions about this process.

Tel: 604.270.8226 ext. 100 Email: jjustason@ubcm.ca

Sincerely,



Director Wendy Booth
President

Enclosure



Collection of Unpaid Bylaw Fines

Whistler

Whereas municipalities lose a significant amount of non-tax revenue annually because of unpaid bylaw fines;

And whereas non-tax revenue sources such as a bylaw fines help offset costs to municipal services and reduce the property tax burden on residents;

And whereas the current methods available to Municipalities for the collection of bylaw fines are slow, expensive and labour intensive; and

And whereas the collection of bylaw fines with the cooperation of the Province and the Insurance Corporation of BC will ensure prompt payment of any unpaid bylaw fines:

Therefore be it resolved that UBCM request that the Province and the Insurance Corporation of BC collect outstanding **traffic related** bylaw fines on behalf of municipalities at the time of auto insurance and/or driver's licence renewal.

Convention Decision:

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**
 - o matty@moejoes.com 604-966-4646
 - o greg@moejoes.com 604-698-7430
- **Graham Page – Buffalo Bills Bar & Grill**
 - o graham@gibbonswhistler.com 604-935-7729
- **Danny Hawkins – Tommy Africa's**
 - o danny@tommyafricas.com 604-388-4151
- **Brendon King – Garfinkel's**
 - o quatchi@gibbonswhistler.com 604-907-4121
- **Kody Kellins – Maxx Fish**
 - o info@maxxfish.com 604-626-1667
- **Terry Clark – Gibbons Whistler**
 - o 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

A handwritten signature in black ink, appearing to read 'Eric Griffith', written over the word '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 as 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



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 tenent 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



RESTAURANT ASSOCIATION OF WHISTLER

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

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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