



# WHISTLER

## AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL  
TUESDAY, MARCH 20, 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**

Adoption of the Regular Council Meeting Agenda of March 20, 2018.

### **ADOPTION OF MINUTES**

Adoption of the Regular Council Meeting Minutes of March 6, 2018.

### **PUBLIC QUESTION AND ANSWER PERIOD**

### **MAYOR'S REPORT**

### **ADMINISTRATIVE REPORTS**

A Bylaw for the  
Prohibition of  
Once-Through  
Cooling  
Devices Within the  
Resort Municipality  
of Whistler  
File No. 220  
Report No. 18-027

*A presentation by municipal staff.*

**That** Council permit staff to engage community stakeholders and proceed with the development of a bylaw prohibiting the use and installation of once-through cooling devices within the Resort Municipality of Whistler.

Lower Mainland  
Local Government  
Association –  
Resolution for  
Consideration –  
Collection of  
Unpaid Bylaw  
Fines  
File No. 4700.5  
Report No. 18-029

*A presentation by municipal staff.*

**That** Council approve the draft resolution attached to this report as Appendix “A” to be sent to the Lower Mainland Local Government Association regarding the collection of unpaid bylaw fines; and

**That** Council endorse that a letter be sent to the Insurance Corporation of BC regarding the collection of unpaid bylaw fines in response to the Insurance Corporation of BC Rate Fairness Survey.

SEC0018 – 8030  
Alpine Way Flood  
Proofing  
Exemption and  
DP1541 – 8010  
Alpine Way  
Development  
Permit

*A presentation by municipal staff.*

**That** Council approve the issuance of Development Permit DP1541 for the development of a flood control training berm within the road allowance at Wedge Park as shown in the Site Servicing Plans Key-2, ESC-1, ESC-2, ESC-3, ESC-DET-1, R-1, W-1, XS-1, DET-4 prepared by Creus Engineering Limited dated 2017-10-26, attached as Appendix C to Administrative Report to Council No.18-

File No. SEC0018,  
DP1541  
Report No.18-031

031 subject to the following conditions to the satisfaction of the General Manager of Resort Experience:

1. Registration of an easement for the construction, servicing and maintenance of the training berm located within the road allowance at Wedge Park between Malamute Estates Limited and the Resort Municipality of Whistler,
2. Environmental Monitoring for the duration of the development works, and
3. Receipt of a landscape security for 135% of the cost of landscaping the sides of the training berm with native planting and hydro seeding; and further

**That** Council grant an exemption in accordance with section 524 of the *Local Government Act* – “Requirements in Relation to Flood Plain Areas”, to permit construction of new buildings within the flood proofing area specified in “Zoning and Parking Bylaw 303, 2015” at 8030 Alpine Way as shown in Site Plan A1.0A, prepared by Lamoureux Architect Inc., dated 12/ March 18 subject to the following conditions to the satisfaction of the General Manager of Resort Experience:

1. Registration of a Section 219 covenant for the exemption, indemnifying the Municipality and attaching the Flood Construction Level Report prepared by LaCas Consultants Incorporated, dated October 11, 2017, confirming that the proposed building designs and locations are safe for the intended use; and
2. Registration of a Section 219 covenant for regular Environmental Monitoring during construction of the works proposed under DP1541 and SEC0018.
3. Registration of a covenant that restricts development of the lands to that proposed under SEC0018, and limits any further proposed development to a maximum of 200 square metres, which would be subject to future approval requirements.

SEC0026 – 2208  
Lake Placid  
Road  
File No. SEC0026  
Report No. 18-032

*A presentation by municipal staff.*

**That** Council grant an exemption in accordance with section 524 of the *Local Government Act* – “Requirements in Relation to Flood Plain Areas”, to permit a building addition to an existing dwelling to be constructed within flood proofing area specified in “Zoning and Parking Bylaw 303, 2015” at 2208 Lake Placid Road as shown in Architectural Plans A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15 prepared by Permit Masters dated 09/ 08/ 2017, attached as Appendix “B” to Administrative Report to Council No.18-032; and further

**That** Council authorize the Mayor and Municipal Clerk to execute a Section 219 covenant on the title of the subject property for this exemption, indemnifying the Municipality and attaching the geotechnical report prepared by EXP Geotechnical, dated March 8, 2018 confirming that the proposed building location and design are safe for the intended residential use.



LUC008—Alpine  
Meadows Land  
Use Contract  
Termination  
File No. LUC008  
Report No. 18-033

*A presentation by municipal staff.*

**That** Council direct staff to schedule a second Public Hearing for “Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017”.

2018 Emerald  
Pump Station  
Upgrades  
File No. 271.4  
Report No. 18-028

*A presentation by municipal staff.*

**That** Council award the contract in the amount of \$1,069,391.00 (exclusive of GST) to Carver Construction Ltd. in accordance with their tender proposal dated October 6, 2017; and

**That** Council amend the Five-Year Financial Plan 2017–2021 to reflect this award, as well as updated cost estimates and Clean Water and Wastewater Fund grant amounts.

#### **MINUTES OF COMMITTEES AND COMMISSIONS**

Recreation and  
Leisure Advisory  
Committee

Regular Meeting Minutes of the Recreation and Leisure Advisory Committee of January 11, 2018.

#### **BYLAWS FOR THIRD READING**

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

**That** “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017” be given third reading as revised.

#### **BYLAWS FOR ADOPTION**

Bylaw Notice  
Enforcement Bylaw  
No. 2174, 2018

**That** “Bylaw Notice Enforcement Bylaw No. 2174, 2018” be adopted.

Land Use Contract  
Termination Bylaw  
(Brio) No. 2169, 2018

**That** “Land Use Contract Termination Bylaw (Brio) No. 2169, 2018” be adopted.

#### **OTHER BUSINESS**

FWAC  
Membership  
Extensions

Notification of the Forest and Wildland Advisory Committee members’ term extensions.

## **CORRESPONDENCE**

Cannabis Sales Revenue Sharing File No. 2014	Correspondence from Aaron Stone, Mayor of the Town of Ladysmith, dated February 28, 2018, requesting support from British Columbia municipalities regarding implementing a Cannabis Sales Revenue Sharing program.
AVICC Resolution Re: Common Asset Management Policy File No. 2014	Correspondence from John Ward, Director of Legislative and Corporate Services, and Deputy Chief Administrative Officer, City of Courtenay, dated February 13, 2018, advising of the City of Courtenay's submission to the Association of Vancouver Island and Coastal Communities Annual General Meeting regarding a Common Asset Management Policy.
Brain Tumour Foundation of Canada Light Up Request File No. 3009.01	Correspondence from Susan Marshall, Chief Executive Officer, Brain Tumour Foundation of Canada, dated March 1, 2018, requesting that on May 22, 2018 the Fitzsimmons Bridge be lit up orange to support Brain Tumour Awareness Month.
Vacant Lot with Employee Suite Covenant File No. 3009	Correspondence from Shauna O'Callaghan, dated March 6, 2018, regarding an Employee Covenant registered on title and construction concerns.
Whistler Music Video File No. 3009	Correspondence from Martin Mayer, dated March 6, 2018, showcasing his Whistler Music Video.
2018 Budget Feedback File No. 4530	Correspondence from Dawn Titus, dated March 7, 2018, regarding the Cultural Connector project.
SLRD RGS Bylaw File No. 2014	Correspondence from Jack Crompton, Squamish-Lillooet Regional District Board Chair, dated March 7, 2018, regarding the adoption of the "Regional Growth Strategy Bylaw No.1062, 2008, Amendment Bylaw No. 1514-2017".
Condo Tourism Fees File No. 3009	Correspondence from Mary Meratla, received March 7, 2018, regarding condo Tourism Fees.
Opposition to RZ1146 File No. RZ1146	Correspondence from Trevor and Judy Hill, dated March 7, 2018, expressing opposition for Rezoning Application No. RZ1146.

BC HEROS Proposal File No. 3009	Correspondence from Hanz Dysarsz, BC HEROS Executive Director, and Ted Clarke, BC HEROS Vice-President, dated March 13, 2018, regarding BC HEROS' proposal for better emergency pre-hospital care.
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Resident Rental Housing File No. 3009	Correspondence from Ken Melamed, dated March 13, 2018, regarding resident rental housing in Whistler.
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Correspondence received after the Public Hearing of February 6, 2018 for RZ1132 File No. RZ1132	Correspondence from Ru Mehta, dated February 11, 2018, expressing support for Rezoning Application No. RZ1132.
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Correspondence received after the Public Hearing of February 6, 2018 File No. RZ1132	Correspondence from Theresa Ginter, dated February 22, 2018, expressing opposition for Rezoning Application No. RZ1132
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Correspondence regarding RZ1132 File No. RZ1132	Correspondence from Kaori and Ray Zage, dated March 6, 2018, expressing thanks to Council and staff regarding Rezoning Application No. RZ1132.
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Support for RZ1132 File No. RZ1132	<p>Correspondence, received from March 13, 2018 through March 14, 2018, expressing support for Rezoning Application No. RZ1132 from the following individuals:</p> <ul style="list-style-type: none"> <li>• Chris Enns;</li> <li>• Graham Sibbald; and</li> <li>• Henrick Zessel.</li> </ul>
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Opposition to RZ1144 – 2077 Garibaldi Way File No. RZ1144	<p>Correspondence, received from March 9, 2018 to March 14, 2018, expressing opposition to Rezoning Application No. 1144 – 2077 Garibaldi Way from the following individuals:</p> <ul style="list-style-type: none"> <li>• Kerry Martin;</li> <li>• Patricia Moore;</li> <li>• Harriet Parnis;</li> <li>• Bruce Hall;</li> <li>• Marnie Gibson;</li> <li>• Paul and Jane Manning;</li> <li>• Alan Erickson;</li> <li>• M. Janice Erickson;</li> <li>• Mike and Elaine McRory;</li> <li>• Connie Cathers;</li> <li>• Arthur Weinstein;</li> </ul>
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- Marilyn Weinstein;
- Terry Spence;
- Bruce Goldsmid;
- Robin Innes;
- Bernard Cramford;
- Heather Rivers;
- Roland Pfaff; and
- Nila Dougalis.

Update on Working  
Group on  
Responsible  
Conduct  
File No. 2014

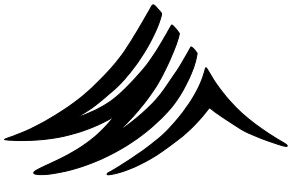
Correspondence from, Selina Robinson, Minister of Municipal Affairs and Housing, Wendy Booth, President, UBCM, and Patti Bridal, President, LGMA, dated March 6, 2018, updating on the progress of the Working Group for Responsible Conduct.

LMLGA Call for  
Resolutions and  
Nominations and  
LMLGA AGM and  
Convention, and  
CivX 2018  
File No. 2014

Correspondence from Jamee Justason, Executive and Association Services Coordinator, UBCM, dated March 14, 2018, calling for resolutions to LMLGA, Nominations for the LMLGA Executive, the LMLGA AGM and convention and CivX 2018.

## **TERMINATION**

**That** the Regular Council Meeting of March 20, 2018 be terminated.



# WHISTLER

## MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL  
TUESDAY, MARCH 6, 2018, STARTING AT 5:30 P.M.**

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

### **PRESENT:**

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

Chief Administrative Officer, M. Furey  
General Manager of Infrastructure Services, J. Hallisey  
General Manager of Corporate and Community Services, N. McPhail  
General Manager of Resort Experience, J. Jansen  
Director of Planning, M. Kirkegaard  
Director of Corporate, Economic and Environmental Services, T. Battiston  
Director of Finance, K. Roggeman  
Municipal Clerk, B. Browning  
Manager of Communications, M. Comeau  
Manager of Protective Services, S. Story  
Senior Planner, M. Laidlaw  
Senior Planner, J. Belobaba  
Economic Development Officer, T. Metcalf  
Protective Services Planning Analyst, K. Creery  
Planner, R. Brennan  
Planner, A. Antonelli  
Council Coordinator, S. Termuende

*Mayor Nancy Wilhelm-Morden recognized the attendance of Freedom of the Resort Municipality holder, Ms. Sue Adams.*

### **ADOPTION OF AGENDA**

Agenda

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

**That** Council adopt the March 6, 2018 Regular Council Meeting Agenda as amended to include correspondence from John Wood, Jill Almond and Janice Lloyd, received between March 2 and March 4, 2018, regarding the 2018 Budget.

CARRIED

### **ADOPTION OF MINUTES**

Minutes

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

**That** Council adopt the Regular Council Meeting Minutes of February 20, 2018 and the Public Hearing Minutes of February 20, 2018 for Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017 and Land Use Contract Termination Bylaw (Brio) No. 2169, 2018.

CARRIED

Public Question  
and Answer Period

**PUBLIC QUESTION AND ANSWER PERIOD**

Bruce Hall  
2, 2070 Garibaldi  
Way  
Re: RZ1144 –  
2077 Garibaldi  
Way

Mr. Hall expressed thanks to Council for holding the Public Open House regarding Rezoning Application No. RZ1144. Mr. Hall also expressed thanks for Council and staff responses to his previous questions at past Council Meetings regarding this Rezoning Application.

Mr. Hall wanted to confirm that as part of this Rezoning Application, a traffic study, a geotechnical report and an environmental impact study must be done on this site. Mr. Hall sought clarification regarding the steps that the Resort Municipality of Whistler will take in ensuring these studies are impartial, conducted without bias and available to general public.

Mayor Nancy Wilhelm-Morden stated that these studies would be made available. The General Manager of Resort Experience Jan Jansen stated that professional engineers will be conducting the reports. He stated that the engineers have professional qualifications and will maintain high standards in conducting these reports.

Mr. Hall stated that currently there is a small buffer of topography and trees on the property line of the development as currently proposed. Mr. Hall asked what Council and staff would do to ensure that encroachment would not happen and noted that potentially the property buffer could be expanded.

General Manager of Resort Experience Jan Jansen stated that staff will work with the developer to discuss tree buffers and topography on the property and will provide comment regarding tree buffers to the applicant.

Mr. Hall noted that a stop work order was issued on the property in Fall 2017 due to the developer trucking in rock fill without a permit. Mr. Hall sought clarification regarding whether further action was taken regarding legal action on the stop work order.

General Manager of Resort Experience Jan Jansen stated that a stop work order was issued and notice of the order was put on the property file to ensure that action would be taken should any further work in contravention of the stop work order continued.

Tracey Rozsypalek  
329, 2055  
Lake Placid  
Road  
Re: RZ1132

Ms. Rozsypalek wished to speak to Rezoning Application No. RZ1132.

Mayor Nancy Wilhelm-Morden advised the public that the Public Hearing for “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017” has been closed and that Council could not receive further information on the Bylaw at this time.

**PRESENTATIONS AND DELEGATIONS**

RCMP 2017  
Year-End Statistics  
and  
RCMP Strategic

Staff Sergeant Paul Hayes and Inspector Jeff Christie gave a presentation regarding the RCMP 2017 Year-End Statistics and Strategic Plan.

## Plan

Mayor's Task  
Force on Resident  
Housing Initiatives  
Progress Update

Chief Administrative Officer Mike Furey and Economic Development Officer Toni Metcalf gave a presentation regarding the Mayor's Task Force on Resident Housing Initiatives Progress Update.

## MAYOR'S REPORT

Mayor's Report

Mayor Nancy Wilhelm-Morden thanked Councillor Grills for stepping in as Acting Mayor for her while she was away.

### Thanks to Those that Attended the Community Vision Forum:

Last night, the RMOW hosted the Community Vision Forum. This event is the one of the major community engagement activities in the process to renew Whistler's Community Vision and Official Community Plan (OCP). Thank you to the more than 150 people who joined the event. The presentations were also streamed live on the RMOW's Facebook page for those who could not attend. The event provided direct community feedback and input into the core questions in shaping Whistler's Vision. There are many other opportunities for the community to share their thoughts and get involved. There is more information about the My Future Whistler online idea book, the Postcards to the Future and updates on future OCP engagement events on the website at [whistler.ca/MyFutureWhistler](http://whistler.ca/MyFutureWhistler).

### Community Life Survey Update:

The annual Community Life Survey is now closed. Following the phone surveys conducted in February, the online survey was also available until last week and received 440 responses. Thank you to everyone who took the time for the phone or online survey. The feedback from these will be collated and are a major contribution to the 2019 corporate planning process and to other community planning work. The Survey results will be presented to Council in the spring.

### Water Open House – March 22, 2018:

The RMOW is in the process of updating the water bylaw to address water conservation targets for Whistler. The proposed bylaw looks to put more responsibility on property owners and managers to monitor and conserve their water usage. There will be a Water Open House event for the community on March 22, 2018 from 4:30 p.m. to 6:30 p.m. at the Whistler Conference Centre in the Spearhead Room.

### Congratulations to Local Olympic Athletes:

This Friday, the 2018 PyeongChang Paralympic Winter Games begins. There are several local Sea to Sky athletes competing in various events. On behalf of Council, Mayor Nancy Wilhelm-Morden congratulated Alex Cairns, Mollie Jepsen, Ethan Hess and John Leslie on the major achievement of qualifying and wished them the best of luck. Mayor Nancy Wilhelm-Morden also congratulated the 19 local athletes on their achievements in PyeongChang. The local athletes competing in the Olympics and Paralympics will be recognised by Council at a presentation at the Regular Council meeting on April 10, 2018. Mayor Nancy Wilhelm-Morden advised that the athletes will also be invited as special guests for the Canada Day Parade on July 1, 2018.

### FireSmart Grants Available to Community Groups:

FireSmart Canada is encouraging community groups to participate in projects that reduce wildfire risk. Community groups can apply for a \$500 award for community

work or projects that contribute to becoming FireSmart in 2018. Groups can conduct activities such as clean-up days, can host a workshop or raise awareness through other initiatives. Wildfire prevention, home and land protection and increasing awareness is so important to the Whistler community. Mayor Nancy Wilhelm-Morden encouraged community groups who may be interested to apply. Applications take 10 minutes and are open until March 9, 2018. Visit FireSmart Canada's Website at [firesmartcanada.ca](http://firesmartcanada.ca) for more information.

Recreation Guide Available Online March 9, 2018

The RMOW's Spring Summer Recreation Guide will be available online starting Friday, March 9, 2018. The guide includes the array of classes and programs available within Whistler. Resident registration for programs begins on March 18, 2018. See [whistler.ca/recreation](http://whistler.ca/recreation) for more details.

**ADMINISTRATIVE REPORTS**

Bylaw Notice  
Enforcement  
Bylaw and  
Screening Officer  
Bylaw Notice  
Council Policy  
File No. 4700.50  
Report No.18-025

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

**That** Council consider giving first, second and third readings to the "Bylaw Notice Enforcement Bylaw No. 2174, 2018";

**That** Council adopt the Screening Officer Bylaw Notice Council Policy.

CARRIED

RZ1141 - 4700  
Glacier Drive -  
Discharge of Land  
Use Contract  
File No. 546  
Report No.18-024

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

**That** Council authorize further review and processing of Rezoning Application No. RZ1141; and

**That** Council direct staff to prepare a bylaw for the lands at 4700 Glacier Drive to terminate the Land Use Contract, and create zoning that would permit renovation and moderate expansion of the development, as described in Administrative Report to Council No. 18-024.

CARRIED



RZ1135 – Nesters  
Crossing - CTI1  
Zone Amendment  
File No. RZ1135  
Report No.18-023

*Councillor J. Crompton declared a conflict of interest due to his business interests at the site and left Council Chambers at 7:24 p.m.*

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

**That** Council authorize further review and processing of Rezoning Application RZ1135; and,

**That** Council direct staff to prepare a zoning amendment bylaw for RZ1135 that would provide for select amendments that have been requested and are recommended for support, and exclude amendments that have been requested and are not recommended for support, generally listed as follows and further described in Administrative Report to Council No. 18-023:

Requested amendments recommended for support:

- 1) Add shipping agent and freight forwarders as permitted uses;
- 2) Add coffee shop or restaurant, with a maximum size of 95 square metres;
- 3) Remove amenity and density bonus provisions that have been fulfilled;
- 4) Continue to restrict the maximum permitted floor area of all buildings and structures on all parcels in the CTI1 Zone to 18,581 square metres and add a table that clarifies the allocation of the maximum permitted gross floor area between parcels consistent with existing covenants;
- 5) Change the screening requirements for all uses on parcels adjacent to the railway, to permit a landscaped berm in place of a 2.4 metre high solid wall.

Requested amendments not recommended for support:

- 6) Permit auxiliary residential dwelling unit to be occupied by anyone employed on the premises, not just for a caretaker or watchman or similarly employed person;
- 7) Permit indoor storage generally, not just for businesses;
- 8) Permit landscaping supply and nursery, not just landscaping services;
- 9) Permit guard and security service;
- 10) Remove minimum 20 metre setback from the right of way of Highway 99;
- 11) Increase the maximum number of residential dwelling units permitted per parcel from 1 to 4;
- 12) Remove the requirement that a minimum of 10 per cent of a parcel shall be landscaped, with such landscaping to be located to the maximum extent possible in the setback area adjacent to the front parcel line; and

**That** the motion be amended by deleting the coffee shop as an amendment recommended for support.

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

**That** the motion be amended by including all requested amendments as recommended for support.

*OPPOSED: Mayor N. Wilhelm-Morden, Councillor S. Maxwell, Councillor J. Grills*

DEFEATED

Moved by Councillor J. Grills

Seconded by Councillor S. Maxwell

**That** the motion be amended to add permitting indoor storage generally, not just for businesses as an amendment recommended for support.

CARRIED

**That** Council authorize further review and processing of Rezoning Application RZ1135; and,

**That** Council direct staff to prepare a zoning amendment bylaw for RZ1135 that would provide for select amendments that have been requested and are recommended for support, and exclude amendments that have been requested and are not recommended for support, generally listed as follows and further described in Administrative Report to Council No. 18-023:

Requested amendments recommended for support:

- 1) Add shipping agent and freight forwarders as permitted uses;
- 2) Remove amenity and density bonus provisions that have been fulfilled;
- 3) Continue to restrict the maximum permitted floor area of all buildings and structures on all parcels in the CT11 Zone to 18,581 square metres and add a table that clarifies the allocation of the maximum permitted gross floor area between parcels consistent with existing covenants;
- 4) Permit indoor storage generally, not just for businesses;
- 5) Change the screening requirements for all uses on parcels adjacent to the railway, to permit a landscaped berm in place of a 2.4 metre high solid wall.

Requested amendments not supported:

- 6) Add coffee shop or restaurant, with a maximum size of 95 square metres;
- 7) Permit auxiliary residential dwelling unit to be occupied by anyone employed on the premises, not just for a caretaker or watchman or similarly employed person;
- 8) Permit landscaping supply and nursery, not just landscaping services;
- 9) Permit guard and security service;
- 10) Remove minimum 20 metre setback from the right of way of Highway 99;
- 11) Increase the maximum number of residential dwelling units permitted per parcel from 1 to 4;
- 12) Remove the requirement that a minimum of 10 per cent of a parcel shall be landscaped, with such landscaping to be located to the maximum extent possible in the setback area adjacent to the front parcel line.

*OPPOSED: Councillor C. Jewett*

CARRIED

DP1599 – 8056  
Nesters Road (Lot  
3) – Phase 2  
Industrial Building  
File No. DP1599  
Report No.18-021

*Councillor J. Crompton declared a conflict of interest due to his business interests at the site and remained outside of Council Chambers.*

Moved by Councillor C. Jewett  
Seconded by Councillor S. Maxwell

**That** Council approve the issuance of Development Permit DP1599 for a proposed multi-tenant industrial building at 8056 Nesters Road as illustrated on plans A1.0, A2.0, A2.1, A2.2, A3.0, A3.01 and A4.1 submitted on January 16, 2018, prepared by ATA Architectural Design Ltd., landscape plan L1.0 dated Oct. 27, 2017, prepared by Tom Barratt Ltd., and civil plans drawings 12 and 13 dated Oct. 27, 2017, prepared by Creus Engineering Ltd., all attached as Appendix “B”, to Administrative Report to Council No. 18-021, subject to the resolution of the detailed items specified in the letter attached as Appendix “D” to Administrative Report to Council No. 18-021 to the satisfaction of the General Manager of Resort Experience.

CARRIED

*Councillor J. Crompton re-entered the Meeting at 8:21 p.m.*

Infill Housing –  
Proposed Project  
Approach  
File No. 7729.04  
Report No.18-026

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

**That** Council endorse the proposed project approach for Infill Housing Projects as an outcome of the Mayor’s Task Force on Resident Housing as presented in Appendix “A” and attached to Administrative Report to Council No.18-026; and

**That** Council endorse the proposed stakeholder engagement strategy as presented in Appendix “B” and attached to Administrative Report to Council No.18-026; and further,

**That** Council direct staff to proceed with the project as presented.

CARRIED

RZ1132 – 2010-  
2011 Innsbruck  
Drive – Revised  
CL3 Zone  
Amendments for  
Creekside Plaza  
File No. RZ1132  
Report No.18-022

Moved by Councillor J. Ford  
Seconded by Councillor S Anderson

**That** Council consider rescinding second reading of “Zoning Amendment Bylaw (Creekside Plaza), No. 2165, 2017” and revising the Bylaw to correct the civic address of the permitted packaged liquor sales use in the amendment of Schedule “D” to the “Zoning and Parking Bylaw No. 303, 2015” to 2011 Innsbruck Drive, and to add to the CL3 Zone Regulations an additional regulation: “Retail sale of packaged liquor is permitted only in the building in the CL3 zone that is furthest from the intersection of Lake Placid Road and the Sea to Sky Highway.”;

**That** Council consider giving second reading to “Zoning Amendment Bylaw (Creekside Plaza), No. 2165, 2017” as revised; and further

**That** Council authorize staff to schedule a Public Hearing for “Zoning Amendment Bylaw (Creekside Plaza), No. 2165, 2017” as revised.

CARRIED

2018 Budget  
Guidelines  
File No. 4530  
Report No.18-020

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

**That** Council direct the Director of Finance to prepare the “Five-Year Financial Plan 2018-2022 Bylaw” based on these specific guidelines:

1. To implement a 2.25 per cent increase to property value taxes in 2018 (excluding non-market and property count changes);
2. To implement a 1.1 per cent increase to sewer parcel taxes and user fees in 2018 (excluding property count changes);
3. To implement a 4.5 per cent increase solid waste parcel taxes and fees in 2018 (excluding property count changes);
4. To implement a 0.0 per cent change to water parcel taxes and user fees in 2018 (excluding property and count changes); and

To include the project amounts as described in Appendix “A” and attached to Administrative Report to Council No.18-020.

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

**That** the motion be amended to change the public project description for T071 to include a feasibility study for a Pedestrian tunnel walkway from the east side of Highway 99 which extends to the west side of Highway 99.

*OPPOSED: Councillor C. Jewett*

CARRIED

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

**That** the motion be amended to remove the Artificial Turf Field project.

*OPPOSED: Mayor N. Wilhelm-Morden, Councillor J. Grills, Councillor S. Anderson and Councillor J. Crompton*

DEFEATED

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

**That** the motion be amended to add the following projects:

1. Reanalyze the west side sewer;
2. Analyze the sidewalks and pedestrian needs;
3. Post all bylaws online;
4. Reinstall the Council Software project;
5. Within C003 project, add nonpartisan signage notifying of an election taking place;
6. Create a Community Engagement Policy;
7. Add the following staff positions:
  - a. Sustainability Coordinator; and
  - b. Behavior Change Communications Officer, and

To remove the following projects:

1. \$366,000 budget from Village Events and Animation;
2. Reduce the Fee for Service Agreement from three years to one year; and
3. Reduce funding granted to Arts Whistler to fund the Sustainability Coordinator and Behavior Change Communications Officer staff positions:

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

DEFEATED

**That** Council direct the Director of Finance to prepare the “Five-Year Financial Plan 2018-2022 Bylaw” based on these specific guidelines:

5. To implement a 2.25 per cent increase to property value taxes in 2018 (excluding non-market and property count changes);
6. To implement a 1.1 per cent increase to sewer parcel taxes and user fees in 2018 (excluding property count changes);
7. To implement a 4.5 per cent increase solid waste parcel taxes and fees in 2018 (excluding property count changes);
8. To implement a 0.0 per cent change to water parcel taxes and user fees in 2018 (excluding property and count changes); and

To include the project amounts as described in Appendix “A” and attached to Administrative Report to Council No.18-020; and

To change the public project description for T071 to include a feasibility study for a pedestrian tunnel walkway from the east side of Highway 99 which extends to the west side of Highway 99.

*OPPOSED: Councillor J. Ford and Councillor S. Maxwell*

CARRIED

## MINUTES OF COMMITTEES AND COMMISSIONS

Whistler Bear  
Advisory  
Committee

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

**That** the Regular Meeting Minutes of the Whistler Bear Advisory Committee of January 10, 2018 be received.

CARRIED

Forest and  
Wildland Advisory  
Committee

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

**That** the Regular Meeting Minutes of the Forest and Wildland Advisory Committee of January 10, 2018 be received.

CARRIED

## BYLAWS FOR RESCINDING SECOND READING

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

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

**That** Council rescind second reading of “Zoning Amendment Bylaw (Creekside Plaza)

No. 2165, 2017”.

CARRIED

**BYLAWS FOR SECOND READING AS REVISED**

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

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

**That** “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017” be given second reading as revised.

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

**That** “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017” be amended to exclude the sale of packaged liquor.

CARRIED

**That** “Zoning Amendment Bylaw (Creekside Plaza) No. 2165, 2017” be given second reading as amended to exclude the sale of packaged liquor and as revised.

CARRIED

**BYLAWS FOR FIRST, SECOND AND THIRD READINGS**

Bylaw Notice  
Enforcement  
Bylaw  
No. 2174, 2018

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

**That** “Bylaw Notice Enforcement Bylaw No. 2174, 2018” be given first, second and third readings.

CARRIED

**CORRESPONDENCE**

Support of  
RZ1144 –  
2077  
Garibaldi Way  
File No. RZ1144

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

**That** correspondence, received from February 14, 2018 through February 28, 2018, expressing support for Rezoning Application No. 1144 – 2077 Garibaldi Way from the following individuals be received and referred to staff:

- Christopher Bozman, Canadian Home Builders’ Association Sea to Sky;
- Adrienne Deeks, Owner, Ruby Tuesday Accessories Ltd.;
- Russel McNolty, on behalf of Rob Velonosi, Rainbow Electric; and
- Chris Watson, Travel Consultant, Tourism Whistler.

CARRIED

Opposition to  
RZ1144 –  
2077  
Garibaldi Way  
File No. RZ1144

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

**That** correspondence, received from February 14, 2018 through February 28, 2018, expressing opposition to Rezoning Application No. 1144 – 2077 Garibaldi Way from the following individuals be received and referred to staff:

- Brian and Maureen Hatton;
- Robin and Roberta Macfarlane;
- Lynn Spark;
- Catherine Larin;
- Pete Lee;
- Karen Buchanan;
- Mike Beckman;
- Sheila Saon;
- Samuel Renon;
- Martin Savage;
- Megan Burke;
- Steve Noble;
- Jim and Gord Wilson;
- Janet Skelly;
- Zoë Lomoro;
- Jon Chaudhari;
- Patrick Smyth;
- John Evison and Monica Sloan;
- Angela Mellor;
- Rick Hanna;
- Frank and Frida Noc;
- Colin Posch;
- Neil Appleby;
- Devun Walsh;
- Kenny Gemmill;
- Linda Nicolas;
- Brock Andrew;
- Marina Andrew;
- Edgar Daryl Crozier;
- Michael Perreten;
- David Diebolt;
- Brenda Ryujin; and
- Anne Fisher.

CARRIED

2018 Budget Input  
Alta Lake Sewer  
Project  
File No. 4530

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

**That** correspondence from Bob McDonald, dated February 16, 2018, regarding the Alta Lake Road Sewer Project be received and referred to staff.

CARRIED

2018 Budget Input  
Road Safety  
Upgrades  
File No. 4530

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

**That** correspondence from Peter Ladner, dated February 18, 2018 regarding road safety upgrades in Whistler be received and referred to staff.

CARRIED

Kinder Morgan  
Pipeline Opposition  
File No. 3009

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

**That** correspondence from Peter McCartney, Climate Campaigner, Wilderness

Committee, received February 15, 2018, expressing opposition to the Kinder Morgan Pipeline project be received.

CARRIED

Hypertension  
Canada Light Up  
Request  
File No. 3009.01

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

**That** correspondence from Crystal Ceres, Communications and Membership Associate, Hypertension Canada, dated February 15, 2018, requesting that on May 17, 2018 the Fitzsimmons Bridge be lit up red in support of World Hypertension Day be received and referred to staff to implement.

CARRIED

LMLGA Call for  
Nominations to  
LMLGA Executive  
File No. 2014

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

**That** correspondence from Jamee Justason, Executive and Association Services Coordinator, dated February 20, 2018, calling for nominations to join the 2018 to 2019 Lower Mainland Local Government Association Executive be received.

CARRIED

Completion of  
FireSmart Project:  
SWPI-703:  
Whistler FireSmart  
2017  
File No. 2014

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

**That** correspondence from Peter Ronald, Programs Officer, received February 19, 2018, advising Council that the reporting requirements for FireSmart Project: SWPI-703: Whistler FireSmart 2017 have been met be received and referred to staff.

CARRIED

Approval of  
Strategic Wildfire  
Prevention  
Initiative Grant  
File No. 2014

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

**That** correspondence from Peter Ronald, Programs Officer, received February 20, 2018, informing Council that the Resort Municipality of Whistler's Application to the Strategic Wildfire Prevention Initiative for SWPI-831: Block 1, CCF3 and CCF4 has been approved be received and referred to staff.

CARRIED

Housing in  
Whistler  
File No. 3009

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

**That** correspondence from Matthew O'Neill, dated February 22, 2018, expressing concern regarding affordable housing in Whistler be received and referred to staff.

CARRIED

Canadian  
Trigeminal  
Neuralgia  
Association Light  
Up Request  
File No. 3009.01

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

**That** correspondence from Kathy Somers, Group Leader, Canadian Trigeminal Neuralgia Association, requesting that on October 7, 2018 the Fitzsimmons Bridge be lit up teal in support of International Trigeminal Neuralgia Day be received and referred to staff to implement.

CARRIED



Taxi Service in  
Whistler  
File No. 3009

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

**That** correspondence from Randall L. Ziegenhagen, dated February 22, 2018, providing feedback on taxi services in Whistler be received and referred to staff.

CARRIED

Prevention of Child  
Sex Trafficking  
File No. 3009

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

**That** correspondence from Cathy Peters, dated February 27, 2018, regarding the prevention of child sex trafficking be received.

CARRIED

2018 Budget  
Feedback  
File No. 4530

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

**That** correspondence from John Wood, dated March 2, 2018 regarding forest fire prevention item of the 2018 Budget and March 4, 2018 regarding the way finding signage item of the 2018 Budget be received and referred to staff.

CARRIED

2018 Budget  
Feedback  
File No. 4530

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

**That** correspondence from Jill Almond, dated March 4, 2018 regarding the Gateway Loop Enhancement Project, the Cultural Connector and the Artificial Turf Soccer Field items of the 2018 Budget be received and referred to staff.

CARRIED

2018 Budget  
Feedback  
File No. 4530

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

**That** correspondence from Janice Lloyd, dated March 4, 2018 regarding allocating funds from the 2018 Budget for a Community Centre 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 March 6, 2018 be terminated at 10:17 p.m.

CARRIED

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Mayor, N. Wilhelm-Morden

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Municipal Clerk, B. Browning



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** March 20, 2018  
**FROM:** Infrastructure Services  
**SUBJECT:** A BYLAW FOR THE PROHIBITION OF ONCE-THROUGH COOLING DEVICES WITHIN THE RESORT MUNICIPALITY OF WHISTLER

**REPORT:** 18-027  
**FILE:** 220

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Infrastructure Services be endorsed.

### RECOMMENDATION

**That** Council permit staff to engage community stakeholders and proceed with the development of a bylaw prohibiting the use and installation of once-through cooling devices within the Resort Municipality of Whistler.

### REFERENCES

Appendix “A” – Capital Regional District, once-through cooling FAQ and Data

February 5, 2013 Comprehensive Water Conservation and Supply Plan Administrative Report to Council (not attached)

October 6, 2015 Comprehensive Water Conservation and Supply Plan Update Administrative Report to Council (not attached)

### PURPOSE OF REPORT

The purpose of this Report is to describe the reasons for prohibiting the use of potable drinking water used in certain types of cooling, refrigeration, and ice-making equipment within the Resort Municipality of Whistler.

### DISCUSSION

In March 2004, the municipality completed a Long-Term Water Supply Plan. This study presented a comprehensive approach for ensuring that the municipal water utility continued to deliver high-quality domestic water and fire protection into the future. Major elements of the study included water conservation, water metering, water quality improvements, groundwater development and water distribution/storage improvements.

The Water Supply Plan was updated in 2012, and in February 2013 an initial comparison of potential water conservation and supply projects was made, evaluating each project on a cost per unit of water basis. The projects were prioritized on a least cost basis – whether it was for new supply or for conservation. In 2015, the Water Conservation and Supply Plan project comparisons were updated with new information, and the Once-Through Cooling (OTC) Water Use Bylaw remained the highest ranked project (lowest cost for the highest potential benefit).

While an initial bylaw for this purpose was drafted in 2009, this administrative report recommends advancing the creation of a bylaw that will phase out the use of OTC equipment in Whistler.

A prohibition of OTC equipment will align the Resort Municipality of Whistler with other jurisdictions including the City of Vancouver, City of Abbotsford, and the Capital Regional District.

OTC equipment refers to cooling equipment (generally, ice-making machines as well as air conditioning and refrigeration equipment) which rely upon the temperature of the municipal water supply for cooling purposes. The water passes through the subject piece of equipment and is simply discarded down the sanitary sewer system. Basically, it is cooling equipment that uses cold potable drinking water to simply cool the refrigeration condenser coils and then immediately discharge the water directly into the wastewater drain.

The amount of potable water that this equipment employs for this purpose can be significant. For example, a well-maintained typical small-medium OTC unit (1 ton, 12,000 BTU/hour, roughly 1 hp), uses approximately 6L water/minute. These units typically run about 12 hours per day and are adequate to cool a suite up to 550 square feet. This consumption rate can potentially add up to approximately 1,600 cubic meters per year per unit (enough to fill half an Olympic-sized swimming pool)<sup>1</sup>.

This type of equipment uses the most water during the warmest periods of the year and contributes to the peak-flow amounts. Most of this type of equipment is located in the Whistler Village areas where our water system has the largest challenges with meeting peak flow demands.

Use of this equipment leads to an increase in demand for potable water in conjunction with a similar increase in the volume having to be treated at the Wastewater Treatment Plant.

In order to prevent the continued installation of OTC equipment, this bylaw is necessary to ensure that these types of coolers, air conditioners and icemakers will be effectively phased-out and replaced with alternative systems such as recirculating or air cooled equipment.

The financial benefits of this initiative are threefold;

1. This will lead to a reduction in operational costs associated with the provision of potable water within the municipality.
2. This will also lead to the reduction of operational costs associated with the treatment of wastewater.
3. Finally, this will lead to savings in capital costs by deferring infrastructure upgrades required to meet peak demands associated with both water supply and treatment.

The incremental gains and reduction in peak flows achieved over time through this bylaw should lead to savings in both operational and capital costs associated with our distribution and treatment of potable water.

This bylaw proposes the following:

- a) To prohibit the new installation of OTC equipment that is connected to the municipal water distribution system.

To prohibit the (re)installation of OTC equipment connected to the municipal water distribution system.

<sup>1</sup> Capital Regional District–*Once Through Cooling Frequently Asked Questions* - as reported in the Water Conservation Business Fact Sheets on their website, [https://www.crd.bc.ca/docs/default-source/water-conservation-pdf/2017-otc-faq-v2.pdf?sfvrsn=f43e33ca\\_2](https://www.crd.bc.ca/docs/default-source/water-conservation-pdf/2017-otc-faq-v2.pdf?sfvrsn=f43e33ca_2)

- b) To grandfather existing OTC equipment. The RMOW is currently investigating the best strategy for a complete phase out of existing OTC equipment. Based on stakeholder feedback, this may involve timelines predicated on a date, lifespan of the equipment, predetermined repair threshold, or a combination there of.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	This bylaw will move Whistler buildings toward more efficient use of our freshwater resources.
Energy	Energy is generated, distributed, and used efficiently, through market transformation, design, and appropriate end uses.	This bylaw is structured to improve efficiencies within the system, and to ensure the end uses are appropriate to the potable water resource itself.
Water	Water supply is distributed reliably, equitably and affordably – and is managed proactively within the context of effective and efficient emergency preparedness.	The total volume of water used in once-through cooling equipment can be substantial. This volume creates pressures on the remainder of the system which can be proactively reduced through the introduction of this bylaw.
Water	All potable water is used sparingly and only used to meet appropriate needs.	Once-through cooling equipment is unnecessarily consumptive of potable water resources.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Economic	The Whistler economy provides opportunities for achieving competitive return on invested capital.	To ensure that the bylaw did not move away from this DOS, this bylaw proposes to regulate the installation of this equipment only after the useful life of existing equipment is realized (i.e. through the plumbing permit process associated with any future (re)installations).

## OTHER POLICY CONSIDERATIONS

The Whistler 2020 Water Strategy envisions a future where, “all potable water is used sparingly and only used to meet appropriate needs” and, “residents and visitors are educated about, and encouraged to protect and conserve natural water resources”. The continued wasteful use of fresh water resources is at odds with these policy considerations, and therefore it is the opinion of staff that this bylaw will provide a meaningful step towards our description of success for managing our fresh water resources.

## BUDGET CONSIDERATIONS

RMOW staff are currently conducting an internal audit to ascertain which if any municipal facilities currently use OTC equipment.

Minor expenses for this initiative are anticipated such as stakeholder engagement and public outreach activities.

Impacts on businesses currently using this equipment will be mitigated by grandfathering existing OTC equipment thereby deferring replacement costs until current equipment reaches the end of its useful life or the potential period established within the bylaw.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

Beginning in spring of 2018, the consultation process will focus on targeted communications with stakeholders affected by this regulation. A public engagement letter will be sent out to stakeholders explaining the upcoming changes in regards to OTC equipment and outlining the date for a formal meeting to discuss proposed regulations. Stakeholders' concerns will be reviewed by staff and if necessary, modifications to improve outcomes and unanticipated hardships will be addressed where consistent with RMOW objectives and public interest.

As the bylaw will only impact building operators at the time of infrastructure replacement, there will be time for building management and owners to be made aware of the changes to the regulations.

## **SUMMARY**

Community outreach and bylaw development will be designed to phase out OTC equipment in our community. The equipment targeted in this initiative can use a significant volume of municipal potable water for cooling benefits and then discard the water to waste without any further benefit.

It is recommended that council permit staff to engage community stakeholders and proceed with the development of a bylaw prohibiting the use and installation of once-through cooling (OTC) devices within the Resort Municipality of Whistler.

Respectfully submitted,

Luc Perreault AScT, CPWII  
ENGINEERING TECHNOLOGIST  
for  
James Hallisey, P. Eng  
GENERAL MANAGER OF INFRASTRUCTURE SERVICES

# Once through Cooling

## Frequently Asked Questions



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### At a Glance

The Water Conservation Bylaw (Bylaw 4099) now includes the Once-through-Cooling (OTC) Ban:

- effective January 1st, 2019
- includes commercial and industrial air conditioners, refrigerators, coolers and ice machines

## 1. What is Once-through-Cooling (OTC) Equipment?

Once-through cooling (OTC) technology (also known as single-pass cooling systems) are systems that use clean potable water from a municipal source for the purpose of removing heat before discharging the water directly to the sewer. Typical examples of OTC equipment may include:

- Refrigeration compressor units for walk-in coolers and freezers
- Ice-making machines
- Server room cooling systems
- Air conditioners
- Heat pumps
- X-ray machines
- Wok stoves
- Hydraulic equipment
- Degreasers
- Welding Equipment
- Other industrial or laboratory type equipment

## 2. What kinds of businesses use OTC equipment?

OTC equipment can be found in a wide variety of businesses. Typically, it is found in:

- Restaurants and bars
- Food wholesale/retail/processing facilities
- Universities, colleges, and schools
- Hotels and motels
- Office buildings
- Medical facilities
- Laboratories
- Industrial facilities
- Other industrial, commercial, or institutional facilities.

### 3. I've heard that the CRD has banned OTC equipment – how does this affect me?

In May of 2016, CRD Water Conservation Bylaw (Bylaw 4099) was amended, prohibiting the use of water in "Once through Cooling Equipment;" this will be in effect January 1st, 2019. This means that any person in the Capital Regional District, who is on municipal water and is using OTC equipment must discontinue the use of this equipment on or before this date. In most cases, this will mean de-commissioning the use of the OTC equipment and upgrading to an air-cooled unit or retrofitting the OTC unit to a re-circulating system.

### 4. I'm in the refrigeration industry. Can I continue to sell or distribute OTC equipment?

The bylaw prohibits the use of water in OTC equipment. Selling or distributing this equipment puts your customers at risk of violating these regulations and subsequent enforcement action by the CRD.

### 5. What does it cost to replace OTC equipment with air-cooled equipment?

The actual cost to replace OTC equipment in a restaurant or food service facility can vary widely depending on numbers, sizes and types of OTC systems currently operating, and conditions that may prevent or complicate direct replacement with equivalent air-cooled systems. For example, remote air-cooled condensers (outdoor) are more expensive than those located inside the building; similarly, heat loading affects costs (walk-in coolers are less expensive to cool than walk-in freezers); also, the complexity of the system affects cost (chilled-loop systems are considerably more expensive than straight air-cooled condensers).

A simple replacement, **where no additional engineering work is required**, of an OTC unit in a restaurant with an equivalent air-cooled unit (located inside the building) can cost between \$3,000 and \$5,000 dollars. The total expected annual savings of water costs is \$5,000 for a typical 1 ton (12,000 BTU/hr) unit.

### 6. How much water does an OTC unit use and how much is that in water utility costs?

A typical small-medium OTC unit (1 ton, 12,000 BTU/hour, roughly 1 hp), with no maintenance issues uses approximately 6L/minute for an average of \$5,000/year. These would typically run about 12 hours a day, which adds up to approximately 1,600 cubic meters per year per unit (enough to fill half an Olympic-sized swimming pool). By switching to an air-cooled unit, a facility can save about \$3.14 per cubic meter (CRD water rate + CRD sewer rate) of water saved for a total annual savings of \$5,000.

### 7. We've got so much water, why do we need to save it?

While the reservoir may fill up quickly during rainy periods, drinking-water usage doubles in the summer, primarily due to more intensive irrigation demands with lawn and garden watering. Population growth and increasing per-capita water consumption will eventually require expansion of our water supply system. Costly expansion can only be deferred through ongoing water conservation.

### 8. What is your plan for phasing out OTC equipment by 2019?

Over the next two years, CRD staff will work with the refrigeration and air conditioning industry to discuss the ban, address concerns, and strategize ways of supporting affected industries, such as the hotel, food services, and office sectors. CRD Staff will work directly with businesses transitioning from OTC equipment to air-cooled or re-circulating equipment to

provide them with informational resources and water use estimates. It is important to note that the CRD offered rebate incentives from 2007 to 2014. During this time, the CRD issued businesses over \$260,000 in rebates to change out over 200 units to air-cooled units.

## 9. Does the OTC Ban include other types of once-through-water commercial equipment, such as such as non-re-circulating dental vacuum systems?

While operation of dental vacuum systems can waste a lot of water, the ban in the water conservation bylaw refers to once-through-**cooling** equipment only. The CRD business water conservation program is currently evaluating ways to inform commercial operations of alternative options for re-circulating systems and best practices for increasing operating efficiencies.

## 10. I heard there was a rebate for replacing this equipment. Is this rebate still available?

The CRD is no longer offering rebates for replacement of OTC equipment. The CRD offered rebate incentives from 2007 to 2014, issuing businesses over \$260,000 in rebates to change out over 200 units to air-cooled units.

## 11. Why now? What authority and decision is driving this ban?

This ban is just one component of a 2016 amendment to the CRD Water Conservation Bylaw. The ban is designed to eliminate the use of OTC equipment in the region, following seven years of rebate incentives. The use of OTC equipment is, in many cases considered an antiquated and wasteful practice, and a final phasing out of OTC equipment use is projected to save significant water. This translates to increased longevity of our water supply. The ban was signed off by the CRD Board and is aligned with other Canadian cities, such as Waterloo, Abbotsford, Mission, Edmonton, Calgary, and Guelph; and major jurisdictions in the US including Los Angeles, Miami, New York, and Boston. The City of Vancouver has also proposed a ban on the use of OTC equipment with is targeted to be in effect in 2019.

## 12. What are the fines associated with non-compliance to the ban?

Fine amounts are dependent on whether there is a stage water restriction in effect. *Schedule 26 To Bylaw No. 1857* has assigned fines ranging from \$250 for OTC equipment use to \$500 for OTC equipment use during Stage 3. Fines can be applied daily.

## 13. How long do I have to replace my unit?

All units must be replaced or retrofitted with a re-circulating system before January 1st, 2019.

## 14. What do I do with my OTC equipment once it is decommissioned?

De-commissioned OTC equipment may be disposed of at scrap metal recycling facilities within the region. In many cases, the service providers doing the replacing or retrofitting will take care of this, as they are obligated by code to provide decommissioning services when installing a new unit.

All refrigeration units are required to be decommissioned by law, *Environmental Code of Practice for the Elimination of Fluorocarbon Emissions from Refrigeration and Air Conditioning Systems* (CEPA 1999), before being sent to a scrap metal recycling yard (metal recycling depots will take them once decommissioned). Professionally decommissioned units will be tagged and have paperwork as proof of decommissioning. This will need to accompany the unit when dropping off. Most



scrap metal recycling yards can also provide this service for a fee. As of February 2017, the following depots accept OTC units:

- **Ellice (Bay Street Industrial area)**

If the refrigerant is removed by a professional, and there is a tag on the unit / paperwork to verify, then the drop off cost is \$15 (steel charge – no quantity/size limit). A fee of \$15 is charged when the refrigerant has been removed by a professional and verified with a tag on the unit and associated paperwork. Units dropped off with the refrigerant not removed or without a verification tag and associated paperwork will be charged \$32.

- **Schnitzer (Bay Street Industrial area)**

A fee of \$20 per unit is applied to remove refrigerant. If the refrigerant has been removed professionally (with accompanying paperwork), then they will pay for the metal.

- **Hartland (Central Saanich area)**

\$26 gate fee plus \$20 per unit for refrigerant removal (even if it has already been professionally removed).

- **A&P Disposal (Sooke)**

No charge for refrigerant removal.

## 15. How many OTC units are there in Victoria?

It is estimated that there are still over 200 OTC units in operation, however this number is based on industry consultation done in 2007 and has not been verified. CRD staff are frequently discovering new OTC units in operation through Cross Connection and Source Control inspections.

## 16. My OTC unit is in a small space with limited ventilation. How will other technologies address space restrictions?

An air-cooled unit requires ample cool air in order to operate effectively. Small, confined spaces particularly close to hot kitchens can cause excessive strain on an air-cooled system. If your existing OTC unit is in a confined space, potential solutions include:

- Improved ventilation to enable direct replacement with air-cooled equipment
- Relocating the heat pump to a suitable location with adequate ventilation within the building
- Installing a closed-loop cooling system (where municipal water is used multiple times (i.e. re-circulated) before being discharged)
- Installing a chilled-water system where a chiller is installed on a rooftop or other exterior location. This is the most costly solution, typically applied when there are several OTC units located in a common area.

## 17. What about OTC units that re-circulate water?

OTC units that have been retro-fitted to re-circulate water are allowable under the bylaw. Facilities may be inspected for verification of the system.



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625 Fisgard Street, Victoria BC

250.360.3000

[www.crd.bc.ca](http://www.crd.bc.ca)

## OTC Replacement in Restaurants

The term Once-through cooling (OTC) refers to cooling equipment that transfers waste heat to water, which passes only once through the equipment before being discharged to a drain. The process requires a substantial volume of water, and is considered by today's standards to be expensive, wasteful and inefficient. Among the most common uses of OTC are restaurant refrigeration systems, including condensing units for walk-in coolers and freezers and other refrigerated cases, ice makers and soft-serve ice cream machines. As part of their commitment to reducing water consumption, the Capital Regional District and the City of Vancouver are both preparing to prohibit the use of OTC effective January 1, 2019 in the CRD, and January 1, 2020 in the City of Vancouver.

Most restaurants do not have any OTC systems, and those that do often only have one OTC appliance that will cost a few thousand dollars to replace with an air cooled system. The water and sewer cost savings usually pay for the full cost of eliminating OTC within a few years, and these cost savings continue afterward. In cases where a facility has multiple OTC systems, or a system requires an engineered solution where ventilation is inadequate for direct replacement with air cooled systems, the initial investment may be substantial, but often includes opportunities to recover energy from the waste heat. In these cases, the payback is typically short and reliable, and the ongoing savings can significantly improve the business's profitability.

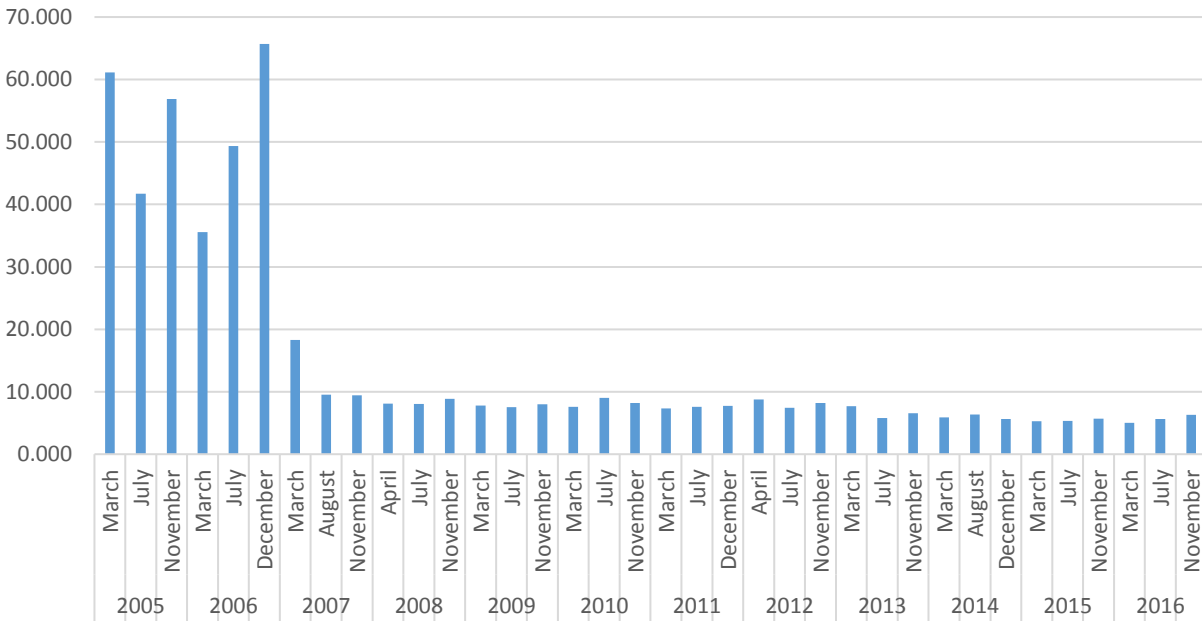
The actual cost to eliminate OTC in a facility can vary widely depending on numbers, sizes and types of OTC systems currently operating, and conditions that may prevent or complicate direct replacement with equivalent air-cooled systems. Based on many retrofits that have been completed in recent years in Greater Vancouver and Greater Victoria, retrofit costs and utility cost savings are typically in the ranges shown in the table below.

Retrofit Scenario	Typical Retrofit Cost	Typical Annual Cost Savings	Typical Simple Payback Period
Replace a OTC condensing unit with an air-cooled equivalent for a <b>walk-in cooler</b> (3/4 to 1 hp)	\$2,500 to \$4,000	\$1,000 to \$3,000	1 to 3 years
Replace a OTC condensing unit with an air-cooled equivalent for a <b>walk-in freezer</b> (1 to 2 hp)	\$3,000 to \$5,000	\$1,500 to \$4,000	1 to 3 years
Replace a OTC condensing unit with an air-cooled outdoor equivalent for a <b>walk-in cooler or freezer</b> (3/4 to 2 hp)	\$5,000 to \$7,000	\$1,000 to \$3,000	2 to 5 years
Replace a OTC condensing unit with an air-cooled equivalent for a <b>refrigerated case</b> (1/3 hp)	\$1,500 to \$2,500	\$300 to \$1,000	3 to 7 years
Replace a OTC <b>ice maker</b> with an air-cooled equivalent	\$3,500 to \$12,000	\$1,000 to \$4,000	3 to 7 years
Replace a OTC <b>ice maker</b> with an air-cooled equivalent with a remote refrigeration condenser	\$5,000 to \$15,000	\$1,000 to \$4,000	5 to 10 years
Install a <b>closed-loop chilled water system</b> with an outdoor chiller to serve existing water-cooled equipment	\$20,000 to more than \$100,000	Varies depending on scope of retrofit	

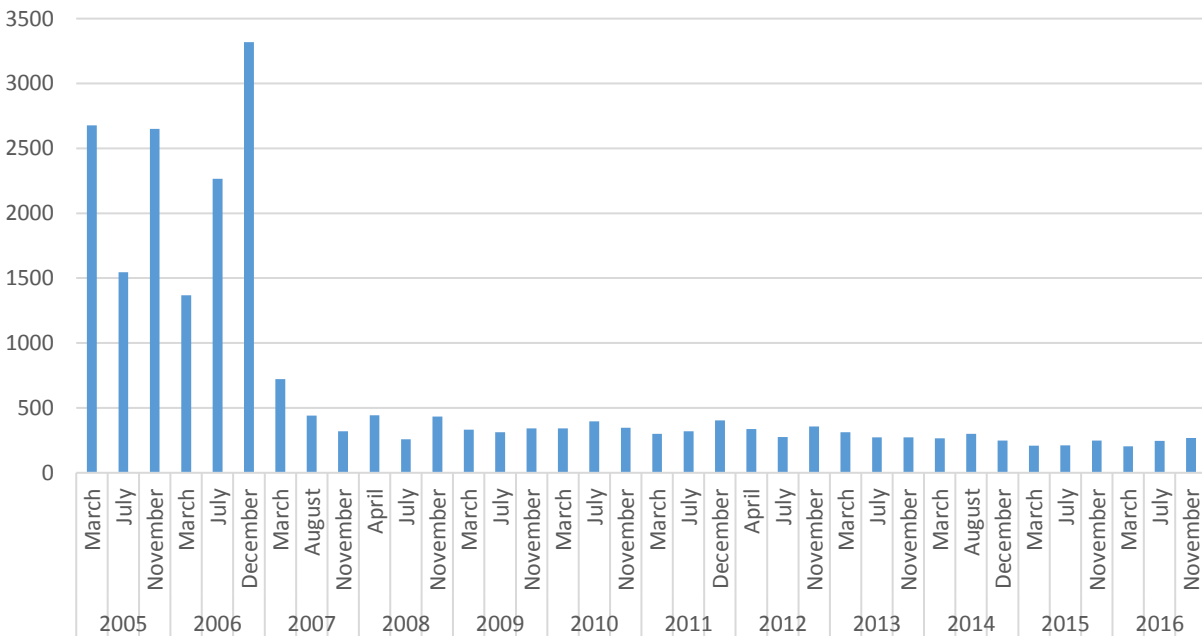
Refrigeration experts understand that the operating conditions for restaurant refrigeration systems can be very demanding, including hot ambient air, and oily particles in the air that can clog heat exchangers. Without regular maintenance, these conditions can cause premature failure of air cooled systems. However, properly installed, adequately ventilated and regularly serviced equipment will provide several years of reliable service in most restaurant environments.

*The information provided in this info sheet is intended to assist the owners of restaurants and food service facilities with planning for replacement or retrofitting of existing OTC systems to comply with regulations that will come into effect January 1, 2019 in the CRD. The CRD will not be liable for the accuracy of the information presented in this document.*

**Actual water billing from local restaurant that switched out  
OTC in 2007 - Average Water Consumption Per Day (m<sup>3</sup>)  
(Arranged by Billing Period)**



**Actual water billing from local restaurant that switched out  
OTC in 2007 - Total Water Consumption (m<sup>3</sup>) Per Billing Period**





# REPORT ADMINISTRATIVE REPORT TO COUNCIL

**REPORT:** 18-029

**FILE:** 4700.50

**SUBJECT:** LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION – RESOLUTION  
FOR CONSIDERATION – COLLECTION OF UNPAID BYLAW FINES

**COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER**

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

## RECOMMENDATION

**That** Council approve the draft resolution attached to this report as Appendix “A” to be sent to the Lower Mainland Local Government Association regarding the collection of unpaid bylaw fines; and

**That** Council endorse that a letter be sent to the Insurance Corporation of BC regarding the collection of unpaid bylaw fines in response to the Insurance Corporation of BC Rate Fairness Survey.

## REFERENCES

Appendix “A” – Draft LMLGA 2018 resolution

“B” – Draft letter to ICBC Rate Fairness Survey

## PURPOSE OF REPORT

The purpose of this Report is to provide Council with a proposed resolution to be submitted by the Resort Municipality of Whistler (RMOW) for consideration by the Lower Mainland Local Government Association (LMLGA) at their annual conference taking place May 9 to 11, 2018. Council is also asked to consider sending a proposed letter to the Insurance Corporation of BC (ICBC) regarding the collection of unpaid bylaw fines in response to the ICBC Rate Fairness Survey.

## DISCUSSION

## COLLECTION OF UNPAID BYLAW FINES

Staff have discussed the limited options available to local governments to collect unpaid bylaw fines during the development of the Bylaw Notice Enforcement Bylaw. Collection of unpaid bylaw fines is a significant issue for local governments in British Columbia. The Union of BC Municipalities (UBCM) has raised concerns in the past with the Province regarding collection of unpaid fines. The City of Vancouver has close to 6 Million dollars in unpaid fines as of 2016. Unpaid bylaw fines are an issue relevant to a number of local governments in British Columbia.

If bylaw fines are unpaid after 90 days, staff can send the unpaid fines to collection agencies. The collection agencies split the fines recovered by taking a percentage of the unpaid fine amount. There is no guarantee that the fines will be collected by a collection agency.

Under Sections 260 to 262 of the *Community Charter*, municipalities have broad authority to recover unpaid amounts, including prosecution and enforcement by civil court proceedings. Small claims court is an option as well and a payment hearing through the courts can be arranged to require a debtor to repay any unpaid bylaw fines. Staff can file payment hearing requests online but they still have to serve the debtor in person which adds to costs. These payment hearings have to be filed individually and this process takes 2-3 days of staff time to complete including attending the payments at the North Vancouver courts.

If a person has multiple parking tickets and does not pay their fines, bylaw staff can request that the vehicle is towed if the vehicle is parked on public property. The person would then owe the tow fee to recover their vehicle.

Staff would like to request that ICBC collect any unpaid bylaw fines on behalf of municipalities at the time of auto insurance or driver's licence renewal. This would lead to more bylaw fines being collected and would increase the non-tax revenue for the municipalities. A revenue sharing agreement with ICBC could be entered into where the revenue from collected unpaid bylaw fines would be shared between ICBC and the municipalities. This would ensure that there is some revenue generation for ICBC and also there would be no additional financial burden on ICBC with the proposed changes. Another option would be that ICBC charge an administration fee to cover costs that the debtor would pay at the time of insurance or driver's licence renewal.

ICBC currently has a "Rate Fairness" survey that the RMOW can provide comments regarding our above request. Staff has drafted a letter in Appendix B to suggest the above request as an official comment from the RMOW in the "Rate Fairness" survey.

The purpose of submitting this resolution to LMLGA and letter to ICBC is to collect any unpaid bylaw fines. The LMLGA conference is May 9-11, 2018 in Whistler. Deadlines for resolutions to LMLGA is March 23, 2018.

Based on the above, and in accordance with the LMLGA's submission requirements for resolutions, Staff have prepared a draft resolution for Council's consideration attached in Appendix A. A draft letter to ICBC from the Mayor is attached in Appendix B.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	Resort community partners work together to identify shared spending priorities, share resources, and leverage funds and financing opportunities.	There is an opportunity for an increase in non-tax revenue in collecting unpaid bylaw fines.

The draft resolution and letter to ICBC does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

## OTHER POLICY CONSIDERATIONS

None.

## **BUDGET CONSIDERATIONS**

There are no budget considerations.

## **SUMMARY**

Collecting unpaid bylaw fines through ICBC would help improve bylaw compliance and increase non-tax revenue. The purpose of submitting the LMLGA resolution and letter to ICBC is to collect unpaid bylaw fines owed to BC municipalities including the RMOW.

Respectfully submitted,

Kevin Creery  
PLANNING ANALYST  
PROTECTIVE SERVICES  
For  
Norm McPhail  
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES

**COLLECTION OF UNPAID BYLAW FINES**

**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 labor intensive;

**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 the Union of BC Municipalities request that the Province and the Insurance Corporation of BC collect outstanding bylaw fines on behalf of municipalities at the time of auto insurance and/or driver's licence renewal.



**THE RESORT MUNICIPALITY OF WHISTLER**

4325 Blackcomb Way  
Whistler, BC Canada V0N 1B4  
[www.whistler.ca](http://www.whistler.ca)

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

ICBC Rate Fairness Survey  
Sent via email:  
[citizenengagement@gov.bc.ca](mailto:citizenengagement@gov.bc.ca)

March 20, 2018

David Eby  
Attorney General of BC

Dear Minister Eby,

Thank you for the opportunity to comment on the ICBC Rate Fairness Survey.

The Resort Municipality of Whistler (RMOW) would like to offer a solution to generate some additional revenue for the Insurance Corporation of BC (ICBC). Municipalities lose a significant amount of non-tax revenue annually because of unpaid bylaw fines. Non-tax revenue sources such as bylaw fines help offset costs to municipal services and reduce the property tax burden on residents. 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. We request that the Province and the Insurance Corporation of BC change legislation to allow ICBC to collect outstanding bylaw fines at the time of auto insurance or driver's licence renewal.

A revenue sharing agreement with ICBC where the collected unpaid bylaw fines would be shared between ICBC and the municipalities would be beneficial to each organization. In addition, ICBC could charge an administration fee to debtors to recover any costs associated with collecting unpaid bylaw fines.

Partnering with the Province and ICBC to recover unpaid bylaw fines would help generate some additional non-tax revenue for both ICBC and Municipalities to ensure rate fairness. We would be happy to discuss our request further with the Province and ICBC at your convenience.

Sincerely,

Mayor  
Nancy Wilhelm-Morden  
Resort Municipality of Whistler





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** March 20, 2018

**REPORT:** 18-031

**FROM:** Resort Experience

**FILE:** SEC0018, DP1541

**SUBJECT:** SEC0018 – 8030 ALPINE WAY FLOOD PROOFING EXEMPTION and  
DP1541 – 8010 ALPINE WAY DEVELOPMENT PERMIT

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the issuance of Development Permit DP1541 for the development of a flood control training berm within the road allowance at Wedge Park as shown in the Site Servicing Plans Key-2, ESC-1, ESC-2, ESC-3, ESC-DET-1, R-1, W-1, XS-1, DET-4 prepared by Creus Engineering Limited dated 2017-10-26, attached as Appendix C to Administrative Report to Council No.18-031 subject to the following conditions to the satisfaction of the General Manager of Resort Experience:

1. Registration of an easement for the construction, servicing and maintenance of the training berm located within the road allowance at Wedge Park between Malamute Estates Limited and the Resort Municipality of Whistler,
2. Environmental Monitoring for the duration of the development works, and
3. Receipt of a landscape security for 135% of the cost of landscaping the sides of the training berm with native planting and hydro seeding; and further

**That** Council grant an exemption in accordance with section 524 of the *Local Government Act* – “Requirements in Relation to Flood Plain Areas”, to permit construction of new buildings within the flood proofing area specified in “Zoning and Parking Bylaw 303, 2015” at 8030 Alpine Way as shown in Site Plan A1.0A, prepared by Lamoureux Architect Inc., dated 12/ March/ 18 subject to the following conditions to the satisfaction of the General Manager of Resort Experience:

1. Registration of a Section 219 covenant for the exemption, indemnifying the Municipality and attaching the Flood Construction Level Report prepared by LaCas Consultants Incorporated, dated October 11, 2017, confirming that the proposed building designs and locations are safe for the intended use; and
2. Registration of a Section 219 covenant for regular Environmental Monitoring during construction of the works proposed under DP1541 and SEC0018.
3. Registration of a covenant that restricts development of the lands to that proposed under SEC0018, and limits any further proposed development to a maximum of 200 square metres, which would be subject to future approval requirements.

### REFERENCES

#### DP1541

Location: Wedge Park (no civic address)  
Legal: Block D, District Lot 4755, Group 1 NWD, and District Lots 7248 and 7923.  
Owners: Resort Municipality of Whistler  
Zoning: LP1 (Leisure Park One)

#### SEC0018

Location: 8030 Alpine Way  
Legal: District Lot 1759 Group 1 NWD, except portions in Plans 12579 and 13114  
Owners: White Glacier International Ltd.  
Zoning: RR1 (Rural Resource One)

Appendix “A” – Location Map

Appendix “B” –Development Plan 8030 Alpine Way

Appendix “C” – Wedge Park Site Servicing Plans

## PURPOSE OF REPORT

This report presents files SEC0018 (a flood proofing exemption application for development at 8030 Alpine Way) and DP1541 (a development permit application to construct a flood protection training berm in the road allowance at Wedge Park). These files are connected as the proposed flood protection solution for the development at 8030 Alpine Way under SEC0018 requires completion of the flood protection works proposed under DP1541.

Council has the authority to exempt a parcel from flood proofing requirements enacted by bylaw under Section 524 of the *Local Government Act* provided a report prepared by a professional geotechnical engineer or geoscientist is received stating that the land may be used safely for the use intended.

The proposed development of the flood protection training berm requires an easement agreement with the Municipality, as it is partially located within the existing road allowance that accesses 8030 Alpine Way across Wedge Park, which is Municipal property. This easement is subject to Council approval, therefore the development permit required for the berm is also presented to Council for consideration relative to the applicable development permit guidelines.

## DISCUSSION

The subject property, located at 8030 Alpine Way, is a low lying parcel situated on the west shore of Green Lake (see Appendix “A”). The property is bounded by Wedge Park to the north and the west and Dream River Park to the south. This property has been commonly known as the “Edgewater Lodge” property. In January 2015 the lands changed ownership and over the past three years the new owners have been working on a plan for redevelopment of the property as shown in Appendix B.

The redevelopment plans for the property at 8030 Alpine Way include removal of the existing Edgewater Lodge facilities and residence, which were located within the riparian setback area of Green Lake, and development of five new buildings and a pavilion for residential and indoor recreation uses, which are permitted by the RR1 (Rural Resource One) Zone. The development of the lands is not subject to development permit approval, as the property is not in a designated development permit area under the existing Official Community Plan; however, provincial Riparian Area Regulations (RAR) apply. The proposed buildings are located based on the recommendations of an Environmental Report prepared by the applicant’s Qualified Environmental Professional, Cascade Environmental Resource Group (CERG). The province has accepted the RAR Assessment for the proposed development prepared by CERG and the recommendations that there would be no adverse impacts associated with the proposed development. The RAR Assessment was conducted for both the proposed development located on 8030 Alpine Way, as well as for the proposed training berm on Wedge Park.

The proposed development is before Council for approval as the lands are subject to general flood protection regulations that apply from the municipality's zoning bylaw, and the proposed site specific solution to addressing flood protection requires an exemption to these regulations. As introduced above, the proposed solution involves construction of a flood protection training berm within the existing road allowance that accesses 8030 Alpine Way, across Wedge Park, which is municipal property. The Wedge Park property is located within a development permit area, designated for protection of the natural environment and protection of development from hazardous conditions.

The remainder of this report further describes the proposed flood protection solution and applicable considerations for Council. The details of the proposed solution and associated plans are contained in extensive reports prepared by the applicant's flood protection (LaCas Consultants Incorporated ("LCI"), geotechnical (EXP Geotechnical) and civil engineers (Creus Engineering).

#### **DP1541: Wedge Park**

File DP1541 proposes to construct a training berm in Wedge Park protecting 8030 Alpine Way from flooding associated with Nineteen Mile Creek. As noted, the proposed berm was designed by the applicants' engineering consultant Creus Engineering in conjunction with recommendations of flood consultants LaCas Consultants Inc. The proposed berm would be incorporated into the existing road that bisects the park and provides access to 8030 Alpine Way. Essentially, the road would be raised and repaved at the elevation specified in LCI's berm design. All associated costs would be borne by the developer of 8030 Alpine Way. The applicant has provided an environmental report prepared by CERG in support of this concept. This development was part of the RAR assessment that was accepted by the Province.

#### **SEC0018: 8030 Alpine Way**

Floodplain Exemption Application SEC0018 requests Council's consideration to exempt the proposed development from the flood proofing regulations contained in Section 5.4 – "Flood Proofing Requirements" of "Zoning and Parking Bylaw 303, 2015". As noted, the lands are low lying and the proposal is for five buildings plus a pavilion all as shown in Appendix "B". The locations and elevations of the buildings would comply with the flood proofing report prepared by LCI.

The specific exemptions are noted below:

<b>Zoning Bylaw Section</b>	<b>Requirement</b>	<b>Comment</b>
5.4 (2) (a)	No building shall be constructed within 30 metres of the high water mark of Nineteen Mile Creek.	The applicants' consultants, LCI (Flood Proofing) and Creus (Servicing), have provided a coordinated design solution incorporating a training berm and associated revisions to the flood construction levels for each building. The reports for the berm
5.4 (2) (a)	No building shall be constructed within 30 metres of the high water mark of Alta Creek.	
5.4 (2) (a)	No building shall be constructed within 7.5 metres of a lake.	
5.4 (2) (e)(v)	No building shall be constructed with the underside of a wooden floor system or top of concrete slab of any area used by habitation, business, or storage of goods damageable by floodwaters which is lower than 3 metres above the high water mark of Nineteen Mile Creek.	

5.4(2)(e)(vi)	No building shall be constructed with the underside of a wooden floor system or top of concrete slab of any area used by habitation, business, or storage of goods damageable by floodwaters which is lower than 1.5 metres above the high water mark of a lake, swamp, or pond.	and the flood proofing exemption meet the requirements of Section 524 of the LGA.
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Apart from the flood proofing exemptions described above, the proposed development conforms with all other requirements of “Zoning and Parking Bylaw 303, 2015”.

LCI has confirmed that without the flood protection training berm, any structures on the land would necessarily need to be built on approximately six metres of fill. This is considered to be a less favourable solution for the proposed development.

Given the sensitive nature of the lands and the proximity to riparian environments, staff recommend registration of an environmental monitoring covenant to ensure that the recommendations of the applicants’ Qualified Environmental Professional (Cascade Environmental Resource Group) are implemented during the construction phase.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	<p>This project complies with all requirements contained in Zoning and Parking Bylaw 303, 2015 apart from generally applicable flood protection regulation.</p> <p>The applicants have engaged a professional geotechnical engineer, LaCas Consultants Incorporated (LCI), to prepare a complete design solution for this difficult property.</p> <p>Per the requirements of the Local Government Act, LCI have prepared a report prepared confirming that the project, as designed, is safe for the use intended.</p>
Natural Areas	An ecologically functioning and viable network of critical natural areas is protected and, where possible restored.	This proposal ensures protection of the riparian areas associated with Nineteen Mile Creek, Alta Creek, and Green Lake. CERG has provided a RAR report that has been accepted by the Province.
	Indigenous biodiversity is maintained.	As above
	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	In addition to the RAR noted above, this application consists of sensitive site planning whereby four highly localized areas have been identified on this property as appropriate for development of structures.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	Limits to growth are understood and respected.	The proposed development is permitted under existing zoning, and as part of this application

		the property owner has agreed to no further development on the property with the exception of a potential building of up to 2,000 square feet.
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## OTHER POLICY CONSIDERATIONS

### Zoning and Parking Bylaw 303, 2015

The property is zoned Rural Resource One (RR1) Zone. This zone permits a wide range of uses including a detached dwelling, as well as indoor and outdoor recreation, school, church, storage and works yard, and auxiliary buildings and uses. The maximum floor area for a detached dwelling is 465 square metres, and other uses are permitted with buildings up to 2,000 square metres of gross floor area (GFA). There are no site coverage regulations for the zone.

The proposed development is for a detached dwelling with a GFA of 465 square metres, three principal buildings for private indoor recreation use of 295, 338 and 336 square metres, a 93 square metres indoor swimming pool building, retention of an existing open air shed, and a pavilion of 56 square metres. The proposed uses and densities conform to the zone regulations for the RR1 zone.

Apart from the flood proofing exemptions addressed in this report, the proposed development conforms to all other requirements of "Zoning and Parking Bylaw 303, 2015".

### Official Community Plan Development Permit Guidelines

#### DP1541

Wedge Park is located in Development Permit Area No. 13. The lands are designated for:

1. Protection of the natural environment
2. Protection of development from hazardous conditions

DP Area 13 provides guidelines for development as outlined in the accompanying table:

Guideline	Comment
17.4.1 (a)	<p>The Municipality may require that site planning and works be constructed to preserve or enhance the natural water courses.</p> <p>All site planning for this proposal was done with consideration of the natural water courses. The applicants' environmental consultant has provided an RAR review that has been accepted by the Province.</p> <p>Environmental monitoring will be required.</p> <p>Staff require that the sloping sides of the training berm are naturalized with native planting and hydro seeding. A landscape estimate is pending. Bonding, in the amount of 135% of the landscape estimate, per Council Policy G-09, will be required as a condition of issuance of DP1541.</p>

17.4.1 (b)	The area contains important wetlands and fish and wildlife habitats, which the Municipality may require to be protected from development. The Municipality may require that natural water courses be preserved and dedicated. The Municipality may require, where the Minister of Environment, Lands, and Parks has requested it, that vegetation or trees be planted or retained to protect banks or fisheries.	<p>The applicants' environmental consultant has identified potential areas for development.</p> <p>All proposed work would be completed per the Riparian Areas Regulation and assessment accepted by the Province thereby ensuring adequate protection of sensitive ecosystems associated with the creeks and lake.</p> <p>Environmental monitoring will be required.</p>
17.4.1 (c)	In order to ensure adequate protection from seasonal flooding and the high water table, the Municipality may require land to remain free of development, and may require landscaping where the Minister of Environment, Lands, and Parks has requested it, to control erosion or protect banks.	<p>The applicants' consultants have identified potential areas for development.</p> <p>All proposed work would be completed per the Riparian Areas Regulation and assessment accepted by the Province thereby ensuring adequate protection of sensitive ecosystems associated with the creeks and lake.</p> <p>Environmental monitoring will be required.</p>

### Legal Encumbrances

An easement would need to be granted for the works in the road allowance within Wedge Park. This easement would address access to, and servicing of the adjacent lands, along with the berm itself. There is a value that is associated with granting this easement. Staff are in receipt of legal advice confirming that easement values typically range between 25% and 50% of assessed value of the land. In the case of the Wedge Park easement, the applicant has agreed to 50% of assessed value which represents the upper range and is estimated at \$38,784. RMOW solicitors have confirmed that is an acceptable approach.

In addition, covenants to be registered are the Flood Protection covenant, an Environmental Monitoring covenant and a covenant restricting development to that proposed under SEC0018, along with potential for an additional 200 square metres subject any further approval requirements.

### BUDGET CONSIDERATIONS

The municipality's direct costs of processing and reviewing this application are covered through applicable application fees.

As noted above, staff recommend that the cost of granting an easement through Wedge Park should be based on 50% of assessed land value. This totals \$38,784.

### COMMUNITY ENGAGEMENT AND CONSULTATION

The required sign describing Development Permit DP1541 is posted on the property. No comments have been received. A notice of disposition of land will be required to be advertised prior to entering into the easement.

No community engagement is required related to Floodplain Exemption Application SEC0018.

## **SUMMARY**

This report seeks Council's approval of the issuance of Development Permit DP1562, an application to develop a flood proofing training berm through Wedge Park. This report further seeks Council's consideration to grant a flood proofing exemption for development at 8030 Alpine Way as described in this report.

Respectfully submitted,

Roman Licko

PLANNING ANALYST

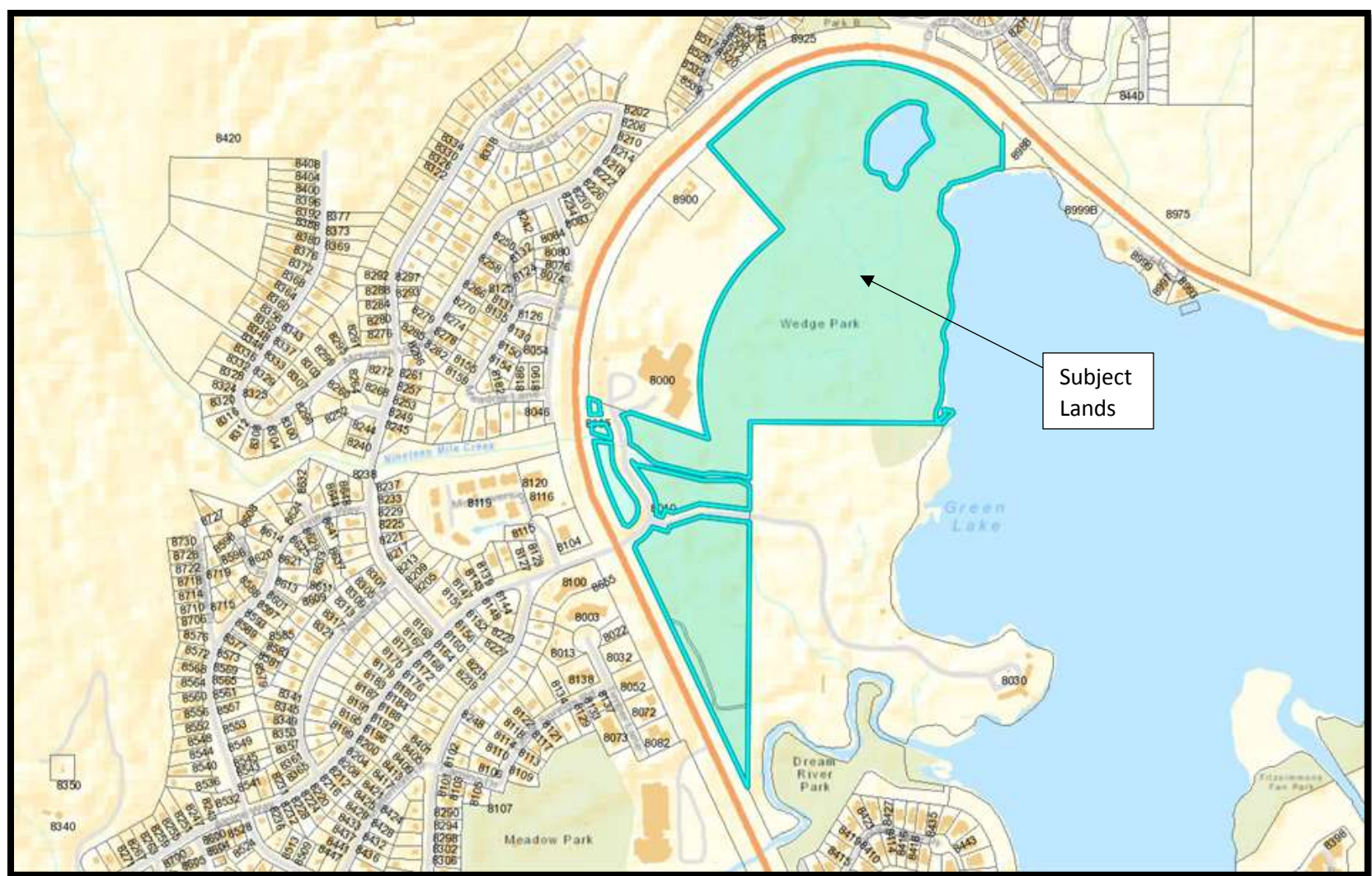
for

Jan Jansen

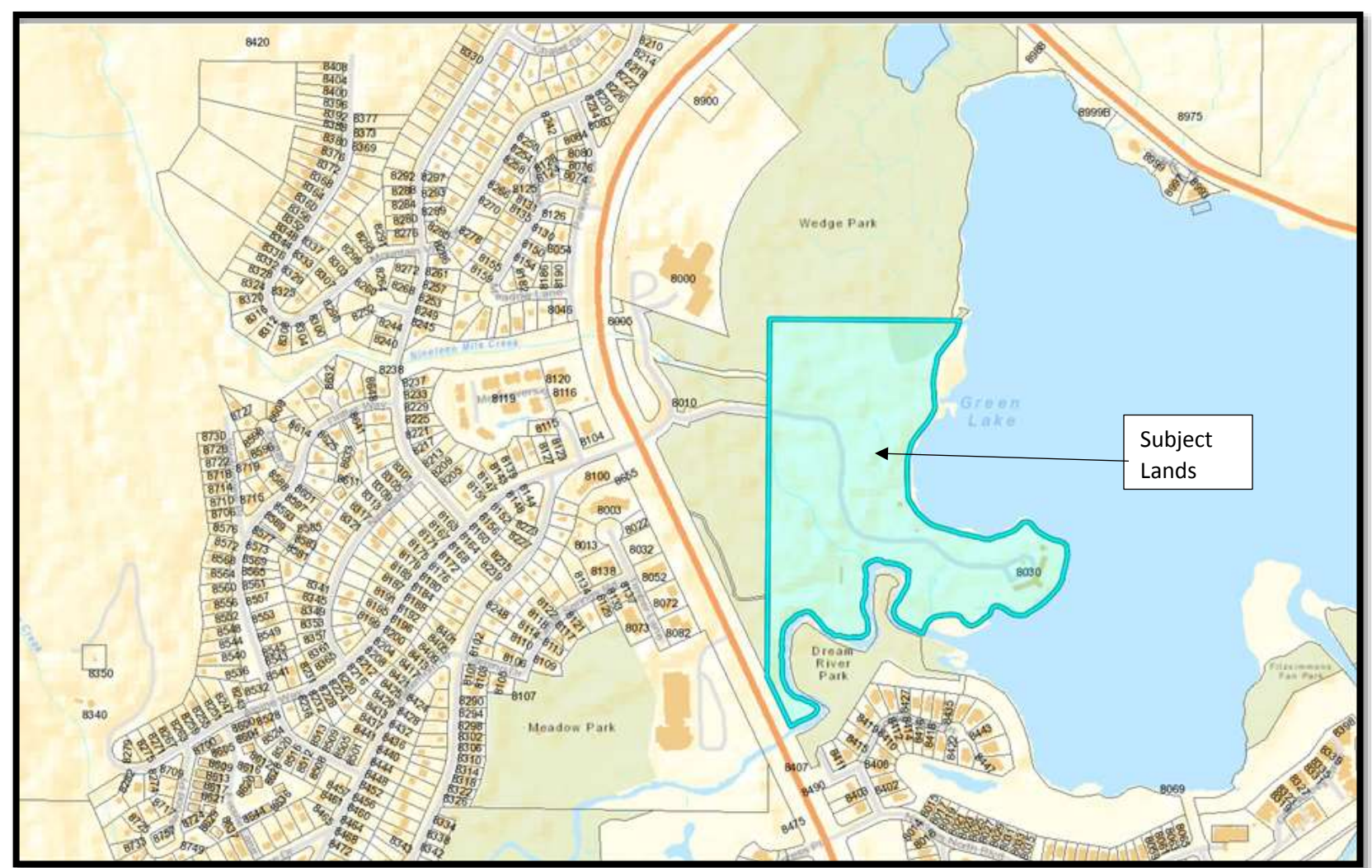
GENERAL MANAGER OF RESORT EXPERIENCE



DP1541 – Wedge Park



SEC0018 – 8030 Alpine Way





## Appendix B



ENVIRONMENTAL PLAN (2)  
SCALE: 1" = 120' [1:1440]

		<b>KEY PLAN</b> 		<b>DATE</b> 18.06.2018 <b>BY</b> J.S. <b>CHKD</b> J.S. <b>APP'D</b> J.S.		<b>PROJECT NO.</b> 01501		<b>PROJECT</b>		<b>DATE</b> 12/04/18 <b>DATE</b>		<b>ISSUED</b>		<b>ISSUING TITLE</b>		<b>REVISION NO.</b>		<b>CHANGING NO.</b>	
		<b>KEY PLAN</b> 		<b>DATE</b> 18.06.2018 <b>BY</b> J.S. <b>CHKD</b> J.S. <b>APP'D</b> J.S.		<b>PROJECT NO.</b> 01501		<b>PROJECT</b>		<b>DATE</b> 12/04/18 <b>DATE</b>		<b>ISSUED</b>		<b>ISSUING TITLE</b>		<b>REVISION NO.</b>		<b>CHANGING NO.</b>	
		<b>KEY PLAN</b> 		<b>DATE</b> 18.06.2018 <b>BY</b> J.S. <b>CHKD</b> J.S. <b>APP'D</b> J.S.		<b>PROJECT NO.</b> 01501		<b>PROJECT</b>		<b>DATE</b> 12/04/18 <b>DATE</b>		<b>ISSUED</b>		<b>ISSUING TITLE</b>		<b>REVISION NO.</b>		<b>CHANGING NO.</b>	
		<b>KEY PLAN</b> 		<b>DATE</b> 18.06.2018 <b>BY</b> J.S. <b>CHKD</b> J.S. <b>APP'D</b> J.S.		<b>PROJECT NO.</b> 01501		<b>PROJECT</b>		<b>DATE</b> 12/04/18 <b>DATE</b>		<b>ISSUED</b>		<b>ISSUING TITLE</b>		<b>REVISION NO.</b>		<b>CHANGING NO.</b>	
		<b>KEY PLAN</b> 		<b>DATE</b> 18.06.2018 <b>BY</b> J.S. <b>CHKD</b> J.S. <b>APP'D</b> J.S.		<b>PROJECT NO.</b> 01501		<b>PROJECT</b>		<b>DATE</b> 12/04/18 <b>DATE</b>		<b>ISSUED</b>		<b>ISSUING TITLE</b>		<b>REVISION NO.</b>		<b>CHANGING NO.</b>	
		<b>KEY PLAN</b> 		<b>DATE</b> 18.06.2018 <b>BY</b> J.S. <b>CHKD</b> J.S. <b>APP'D</b> J.S.		<b>PROJECT NO.</b> 01501		<b>PROJECT</b>		<b>DATE</b> 12/04/18 <b>DATE</b>		<b>ISSUED</b>		<b>ISSUING TITLE</b>		<b>REVISION NO.</b>		<b>CHANGING NO.</b>	
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		<b>KEY PLAN</b> 		<b>DATE</b> 18.06.2018 <b>BY</b> J.S. <b>CHKD</b> J.S. <b>APP'D</b> J.S.		<b>PROJECT NO.</b> 01501		<b>PROJECT</b>		<b>DATE</b> 12/04/18 <b>DATE</b>		<b>ISSUED</b>		<b>ISSUING TITLE</b>		<b>REVISION NO.</b>		<b>CHANGING NO.</b>	
		<b>KEY PLAN</b> 		<b>DATE</b> 18.06.2018 <b>BY</b> J.S. <b>CHKD</b> J.S. <b>APP'D</b> J.S.		<b>PROJECT NO.</b> 01501		<b>PROJECT</b>		<b>DATE</b> 12/04/18 <b>DATE</b>		<b>ISSUED</b>		<b>ISSUING TITLE</b>		<b>REVISION NO.</b>		<b>CHANGING NO.</b>	
		<b>KEY PLAN</b> 		<b>DATE</b> 18.06.2018 <b>BY</b> J.S. <b>CHKD</b> J.S. <b>APP'D</b> J.S.		<b>PROJECT NO.</b> 01501		<b>PROJECT</b>		<b>DATE</b> 12/04/18 <b>DATE</b>		<b>ISSUED</b>		<b>ISSUING TITLE</b>		<b>REVISION NO.</b>		<b>CHANGING NO.</b>	

June 2018, Mar  
Time covered: 15

## Appendix C

CLIENT:

WHITE GLACIER INTERNATIONAL

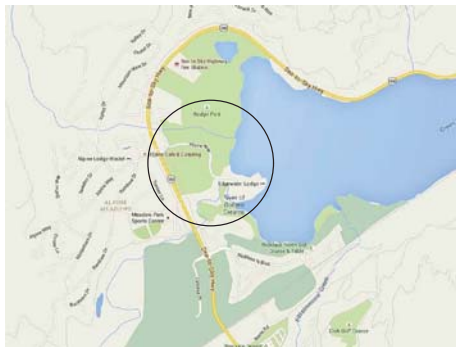
PROJECT:

WHITE GLACIER  
WHISTLER, BC

CONTRACT:

SITE SERVICING

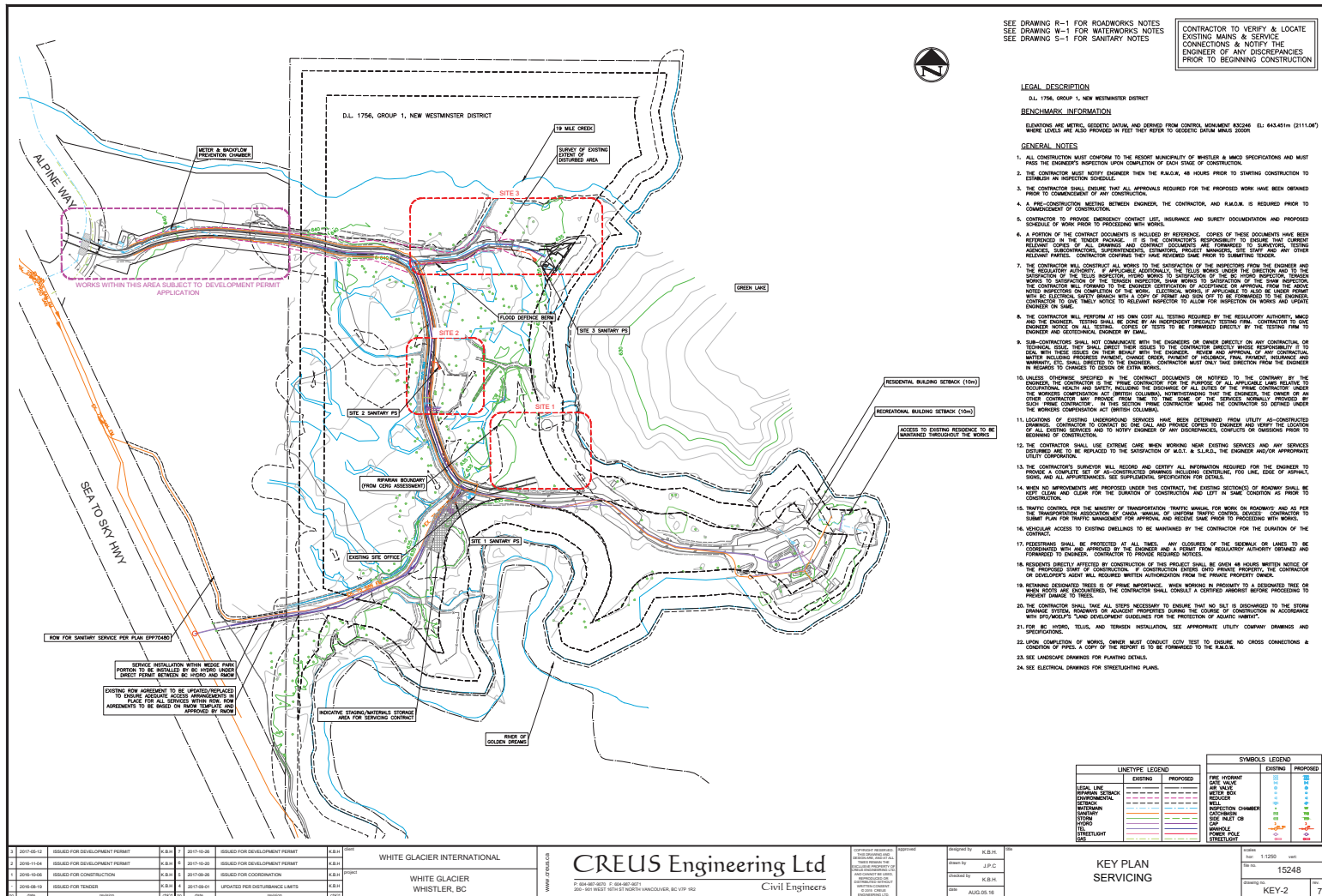
DRAWING LIST - SITE SERVICING	
Key Plan - Servicing	KEY-2
Erosion & Sediment Control Plan	ESC-1
Erosion & Sediment Control Plan	ESC-2
Erosion & Sediment Control Plan	ESC-3
Erosion & Sediment Control Details	ESC-DET-1
Roadworks - Driveway Plan & Profile (STA. 0+100-0+300)	R-1
Waterworks - Plan & Profile (STA. 0+100-0+400)	W-1
Roadworks - Driveway Cross Sections (STA. 0+100-0+300)	XS-1
Detail Sheet	Det-4

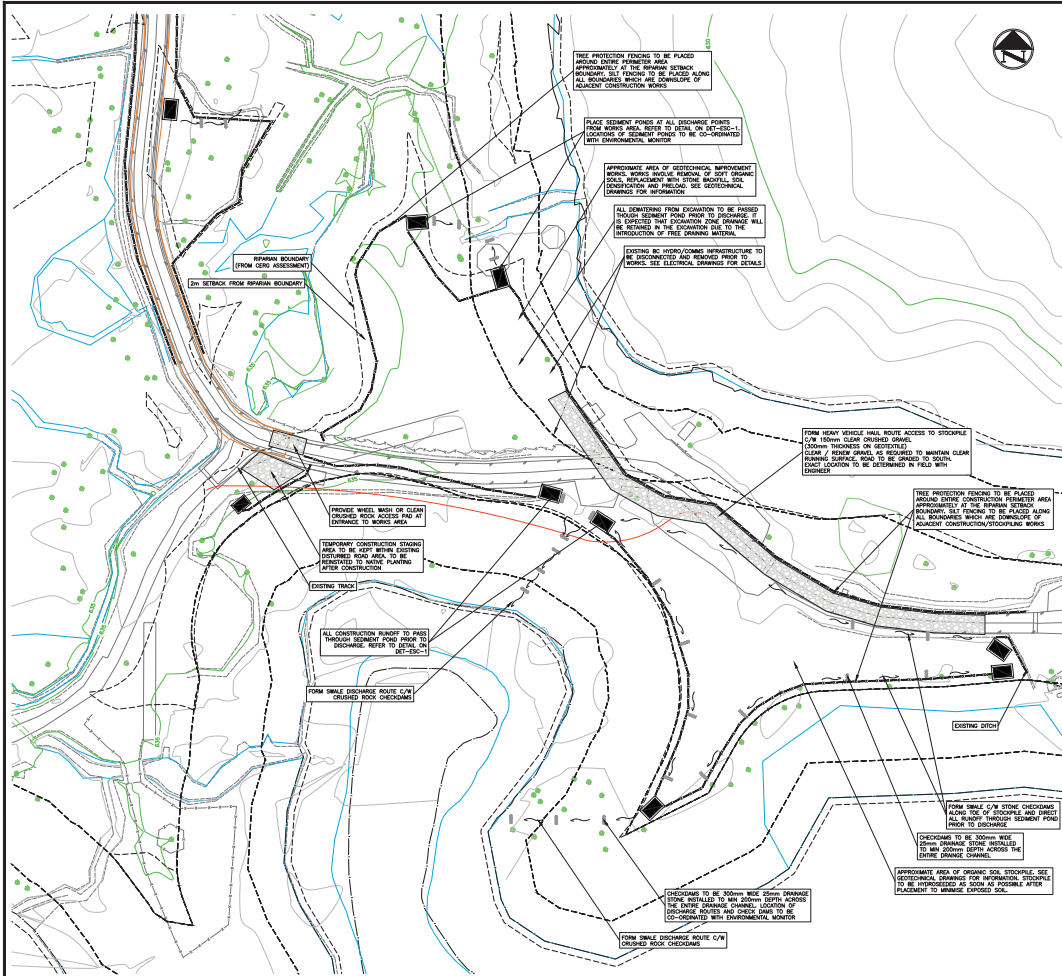


CREUS Engineering Ltd.

ISSUED FOR DEVELOPMENT PERMIT

2017-10-26





# SILTATION CONTROL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING A SILTATION AND EROSION CONTROL SYSTEM AS SHOWN ON THESE DRAWINGS AS WELL AS ANY ADDITIONAL TEMPORARY WORKS NECESSARY TO PREVENT SILT DISCHARGES TO THE STORM DRAINAGE SYSTEM.
2. THE CONTRACTOR SHALL CONSTRUCT ALL NECESSARY SILTATION AND EROSION CONTROL WORKS BEFORE COMMENCING ANY OTHER ON-SITE CONSTRUCTION OTHER THAN FILLING TRENCHES.
3. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THAT NO SILT IS DISCHARGED TO THE STORM DRAINAGE SYSTEM, WATERWAYS, RIVERS, LAKE, OR ADJACENT PROPERTIES DURING THE COURSE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL INSPECT THE SILTATION AND EROSION CONTROL WORKS, FROM TO, DURING AND IMMEDIATELY FOLLOWING RAINFALL EVENTS AND UNDERTAKE ANY REMEDIAL WORK REQUIRED FOR FUNCTIONAL OPERATION.
5. THE CONTRACTOR SHALL CLEAN OUT SEDIMENT TRAPS ON A REGULAR BASIS TO ENSURE DEPTH OF SEDIMENT ACCUMULATION DOES NOT EXCEED 250.
6. SILT BAGS MUST BE INSTALLED, MONITORED AND REPLACED AT ALL CATCHMENTS WHICH MAY BE AFFECTED BY CONSTRUCTION.
7. WHEN SPECIFIED, ALL ON-SITE SURFACE RUN-OFF IS TO BE DIRECTED TO WATER FILTRATION SYSTEM AND THEN DISCHARGED TO THE STORM SYSTEM, AS SHOWN IN THE DRAWING. NO SURFACE RUN-OFF IS TO EXIT THE SITE UNLESS ROUTED THROUGH THE WATER FILTRATION SYSTEM.
8. ALL EXPOSED CUTS/SLOPES/STOCKPILES ARE TO BE COVERED WITH SHOTCRETE OR POLYETHYLENE LINING. ALL STOCKPILED MATERIALS MUST BE COVERED WITH POLYETHYLENE SHEETING AND SURROUNDED WITH A 1.5' FENCE. SHEETING MUST BE INSPECTED ON A REGULAR BASIS AND ANY DISPERSED OR DAMAGED SHEETING MUST BE IMMEDIATELY REPLACED. SHEETING SHALL BE SECURED TO THE STOCKPILE WITH STAPLES OR OTHER MEANS TO PREVENT WIND-UP. SHEETING SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE STOCKPILE.
9. NO SEDIMENT SHALL BE TRACKED ONTO PUBLIC PROPERTY (INCLUDING STREETS) OR OTHER PRIVATE PROPERTY. GULCH STREET INTERSECTIONS AS INDICATED ON FLOWING ON ROADS IS PROHIBITED. IN DRY PERIODS, OR AS DIRECTED BY THE ENGINEER, APPROPRIATE DUST SUPPRESSION MEASURES MUST BE UNDERTAKEN.
10. THE CONTRACTOR WILL NOT PERMIT THE DIRECT OR INDIRECT DISCHARGE FROM ANY PROPERTY OF WATER THAT DOES NOT AT ALL TIMES MEET OR EXCEED THE REQUIREMENTS SET OUT IN THIS DRAWING.
11. THE CONTRACTOR SHALL PLACE, STORE, TRANSPORT, OR DISPOSE OF ANY "PROHIBITED SUBSTANCE" IN SUCH A MANNER SO AS TO PREVENT THE UNLAWFUL ESCAPE OF THE SUBSTANCE INTO THE "DRAINAGE SYSTEM".
12. CONSTRUCTION AND MAINTENANCE OF THE SILTATION AND EROSION CONTROL SYSTEM SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF FISHERIES AND OCEANOGRAPHY OF ENVIRONMENT, LANDS AND FORESTS LAND DEVELOPMENT GUIDELINES FOR THE PROTECTION OF AQUATIC HABITAT AND SECTION 33(1) OF THE WATER RESOURCES CONSTRUCTION DOCUMENTS (WRMS).
13. THE DISCHARGE CRITERIA FROM THE WATER FILTRATION SYSTEM INCLUDES A PH OF BETWEEN 6.5-8.5 AND A TOTAL SUSPENDED SOLIDS (TSS) CONCENTRATION OF LESS THAN OR EQUAL TO 10mg/L (OTHERWISE TO APPLY ABOVE "PROHIBITED SUBSTANCE" OR LESS THAN OR EQUAL TO 50mg/L). ONLY AFTER TO BE DISCHARGED ABOVE "PROHIBITED SUBSTANCE" - CREUS ENGINEERING LTD. SHOULD BE REQUIRED TO INSPECT THE SEDIMENT CONTROLS IN PLACE, MONITOR THE DISCHARGE ON A WEEKLY BASIS AND DURING OR AFTER EACH SIGNIFICANT RAINFALL. NO DISCHARGE OF PROHIBITED SUBSTANCES, SUSPENDED SOLIDS, OR ANY OTHER MATERIALS, OR ANY MATERIALS THAT COULD BE A "PROHIBITED SUBSTANCE" OR "PROHIBITED SUBSTANCE" SHALL BE DISCHARGED FROM THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO PROHIBITED SUBSTANCES ARE DISCHARGED FROM THE SITE. IT IS NOT TO EXCEED THESE PARAMETERS LISTED IN "PROHIBITED SUBSTANCES" OR "PROHIBITED SUBSTANCE" AS PUBLISHED BY MINISTRY OF ENVIRONMENT, WATER MANAGEMENT BRANCH MARCH 1996, AND "WATER QUALITY CONTROL GUIDELINES FOR BRITISH COLUMBIA" AS PUBLISHED BY WATER MANAGEMENT GROUPS, BRITISH COLUMBIA RESEARCH COMMISSION, JUNE 1995.
14. INSPECTION, MONITORING AND TESTING OF THE "CONSTRUCTION WORK" BY CREUS ENGINEERING, IN CASE OF A SILTATION CONTROL EMERGENCY CALL 604-967-1000.
15. ALL CONCRETE SUPPLY TRUCKS SHALL BE EQUIPPED WITH WASH BUCKET SYSTEM FOR FLAME UNDER HOODS OR INTO STORM SEWER SYSTEM.
16. AS CONSTRUCTION PROGRESSES AND INTERFERED FLOWS ARE REDUCED, THE SEDIMENT AND EROSION CONTROL PLAN MAY BE ADJUSTED ACCORDING TO THE DISCRETION OF THE ENGINEER. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED UNDER THE DISCRETION OF THE ENGINEER OR APPROVED AUTHORITY.
17. DISCHARGEMENT ALL SEDIMENT CONTROL SYSTEMS ONLY AFTER HARD SURFACES ARE IN PLACE AND SURFACE WATER SURFACES DIRECTED TO THE STORM WATER SYSTEM. ALL SEDIMENT TO BE REMOVED OFF SITE AND DISPOSED APPROPRIATELY. ANY REQUIRED PERMITS TO BE OBTAINED BY THE CONTRACTOR PRIOR TO DISCHARGEMENT.

DEFINITIONS:

"EXCESSIVE SUSPENDED SOLIDS DISCHARGE" MEANS THE DISCHARGE OF A FLUID CONTAINING "TOTAL SUSPENDED SOLIDS" OF 25 MILLIGRAMS PER LITRE ABOVE BACKGROUND TOTAL SUSPENDED SOLIDS OF THE RECEIVING ENVIRONMENT DURING THE WORKS OF CONSTRUCTION.

"PROHIBITED SUBSTANCE" MEANS: PESTICIDES, HERBICIDES, FERTILIZERS, SOAPS, DETERGENTS, HOUSEHOLD AND COMMERCIAL WASTE, CLEANING COMPOUNDS, PAINTS, SOLVENTS, CHEMICALS, CHLORINATED MATERIALS, WASTE OIL, OR ANY MATERIALS OR SUBSTANCE WHICH IS A "PROHIBITED PRODUCT", "PROHIBITED", "TOXIC SUBSTANCE", "DANGEROUS SUBSTANCE", "INFECTIOUS MATERIAL", "DANGEROUS GOOD", OR "DANGEROUS SUBSTANCE" AS DEFINED IN THE "PROHIBITED SUBSTANCES" OR "PROHIBITED SUBSTANCE" AS PUBLISHED BY MINISTRY OF ENVIRONMENT, WATER MANAGEMENT BRANCH MARCH 1996, AND "WATER QUALITY CONTROL GUIDELINES FOR BRITISH COLUMBIA" AS PUBLISHED BY WATER MANAGEMENT GROUPS, BRITISH COLUMBIA RESEARCH COMMISSION, JUNE 1995.

ON ANY SEDIMENT, ROCK, GRAVEL, SAND, CLAY, SILT, SEDIMENT, EARTH, CONSTRUCTION OR EXCAVATION MATERIAL, CONCRETE, EXPOSED SURFACES, WASTE MATERIAL, OR OTHER SURFACES, WHICH ARE INTRODUCED INTO A DRAINAGE SYSTEM, WILL BE AT THE POINT OF DISCHARGE, MEANS IN AN "EXCESSIVE SUSPENDED SOLIDS DISCHARGE" OR A PH VALUE OUTSIDE OF THE RANGE 6.5 - 8.5, OR A TEMPERATURE INCREASE OF 2 DEGREES CELSIUS OR MORE.

OPERATION & MAINTENANCE SCHEDULE		
SEDIMENT CONTROL BMP	MAINTENANCE ACTIVITY	FREQUENCY
ENGINEER'S INSPECTION	ENGINEER TO REVIEW AND DOCUMENT WORKS AND ALERT CONTRACTOR OF ANY REQUIRED CHANGES.	- MAY TO OCT. ONCE EVERY 2 WEEKS - NOV. TO APR. WEEKLY - AFTER ALL SIGNIFICANT RAINFALL EVENTS - 2 WEEKS OR AS DETERMINED BY ENGINEER
ACCESS ROADS	SWEEP	DAILY OR AS REQUIRED
GRAVEL PAD	REPLACE WITH CLEAN CRUSH ROCK AS REQUIRED	AS REQUIRED
SEDIMENT POND	REMOVE ACCUMULATED SEDIMENT	ONCE A MONTH, BEFORE & AFTER ANY SIGNIFICANT RAINFALL EVENT OR AS REQUIRED
WHEEL WASH	REMOVE ACCUMULATED SEDIMENT & WASH WHEELS	ONCE A MONTH, BEFORE & AFTER ANY SIGNIFICANT RAINFALL EVENT OR AS REQUIRED

**LINE TYPE LEGEND**

- PROTECTIVE FENCE WITH SILT FENCE
- SEDIMENT CONTROL POND
- SETTLING POND
- EXIST FLOW ROUTING
- CHECK DAM

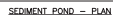
CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICES CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION







RUNOFF FROM DEMOLITION AREA TO BE DIRECTED TO SEDIMENT POND. SEE DETAIL BELOW. TREATED WATER TO BE PIPED OR PUMPED TO THE EXISTING STORM SYSTEM ON SITE. LOCATION OF SEDIMENT POND TO BE DETERMINED BY ENGINEER ON SITE. INITIAL TREATMENT POND SIZE TO BE 3.0m X 3.0m. POND TO BE UP-SIZED AS REQUIRED BY ENGINEER AND ULTIMATELY REPLACED WITH STORM WATER MANAGEMENT SYSTEM AT LATER STAGE IN DEVELOPMENT.



- NOTES
1. PROTECTIVE FENCING MATERIAL SHALL BE "DUPONT VEXAR L-70" PLASTIC SAFETY FENCING OR EQUAL (COLOR ORANGE).
  2. FENCING POSTS AND ANCHOR POSTS SHALL BE STANDARD MILD STEEL PAINTED "T" POSTS.
  3. TENSION WIRE AND GUY WIRE SHALL BE 9 GAUGE GALVANIZED M STEEL WIRE.
  4. BINDING WIRE SHALL BE 9 GAUGE ALUMINUM WIRE.
  5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

### PROTECTIVE FENCE DETAILS

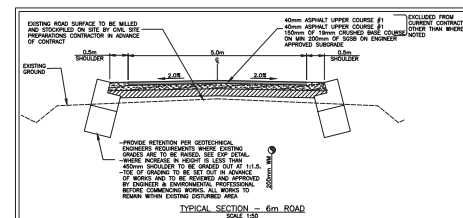
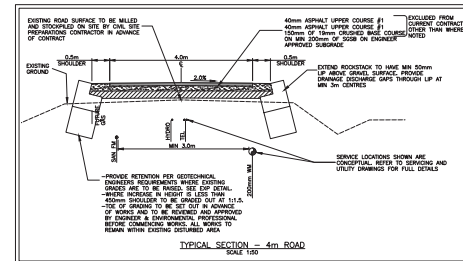


								LAMOUREUX ARCHITECT INC.		www.lamooureux.com		CREUS Engineering Ltd		registered professional engineer 10000 Highway 101, Suite 200 Richmond, BC V6V 1H2 Tel: 604-273-1111 Fax: 604-273-1112 E: info@creus.ca W: www.creus.ca		designed by K.B.H. checked by J.P.C. approved by K.B.H. issued by K.B.H.		EROSION AND SEDIMENT CONTROL DETAILS		15248		15248	
2017-10-06 ISSUED FOR DEVELOPMENT PERMIT		K.B.H.		K.B.H.		K.B.H.		WHITE GLACIER WHISTLER, BC		www.creus.ca		J. P. C. 10000 Highway 101, Suite 200 Richmond, BC V6V 1H2 Tel: 604-273-1111 Fax: 604-273-1112 E: info@creus.ca W: www.creus.ca		designed by K.B.H. checked by J.P.C. approved by K.B.H. issued by K.B.H.		EROSION AND SEDIMENT CONTROL DETAILS		15248		ESC-DET-1		2	

CONTRACTOR TO VERIFY & LOCATE  
EXISTING MAINS & SERVICE  
CONNECTIONS & NOTIFY THE  
ENGINEER OF ANY DISCREPANCIES  
PRIOR TO BEGINNING CONSTRUCTION

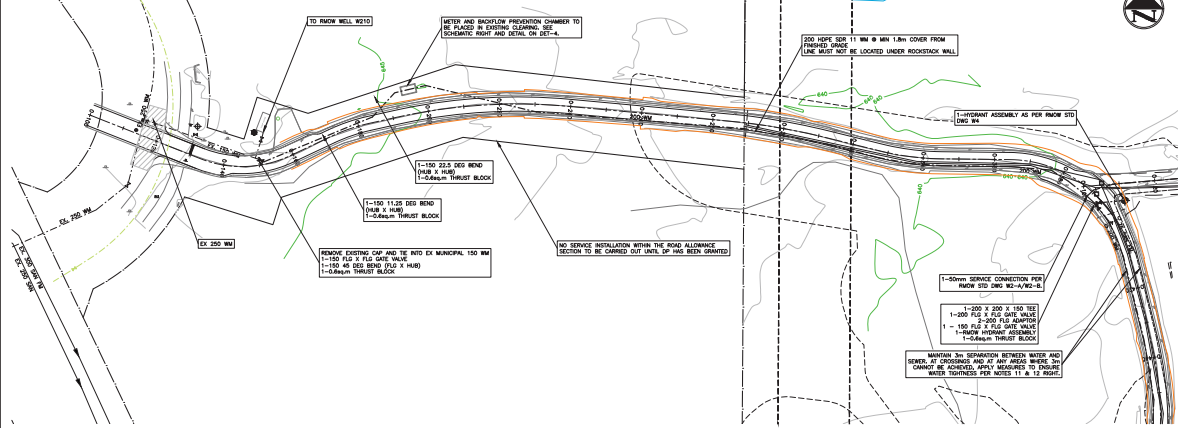


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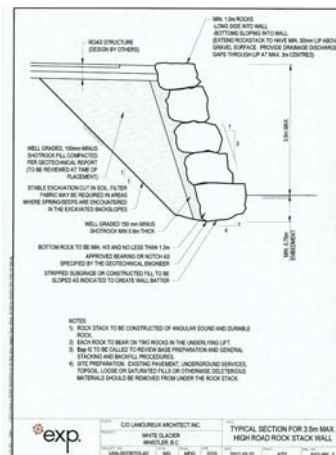
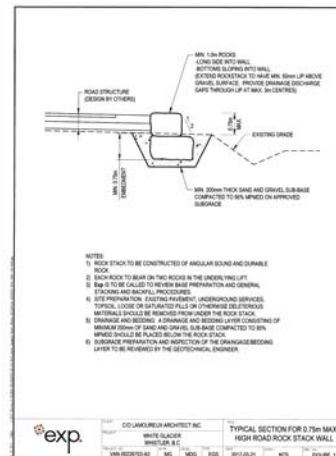
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WORKS DEPICTED ON THIS DRAWING TO BE CONSTRUCTED BY THE CONTRACTOR AWARDED THE WHITE GLACIER CIVIL SERVING PHASE 1 CONTRACT. DRAWING IS INCLUDED FOR REFERENCE ONLY WHERE PROVIDED WITHIN DRAWING SETS FOR OTHER CONTRACTS.





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## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** March 20, 2018

**REPORT:** 18-032

**FROM:** Resort Experience

**FILE:** SEC0026

**SUBJECT:** SEC0026 – 2208 LAKE PLACID ROAD

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council grant an exemption in accordance with section 524 of the *Local Government Act* – “Requirements in Relation to Flood Plain Areas”, to permit a building addition to an existing dwelling to be constructed within flood proofing area specified in “Zoning and Parking Bylaw 303, 2015” at 2208 Lake Placid Road as shown in Architectural Plans A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15 prepared by Permit Masters dated 09/ 08/ 2017, attached as Appendix “B” to Administrative Report to Council No.18-032; and further

**That** Council authorize the Mayor and Municipal Clerk to execute a Section 219 covenant on the title of the subject property for this exemption, indemnifying the Municipality and attaching the geotechnical report prepared by EXP Geotechnical, dated March 8, 2018 confirming that the proposed building location and design are safe for the intended residential use.

### REFERENCES

Location: 2208 Lake Placid Road  
Legal: Lot 14, District Lot 4749, Plan LMP13642  
Owner: Kristin Rochelle Awde  
Zoning: RS1 (Single Family Residential One)

Appendix “A” – Location Map

Appendix “B” – Architectural Plans

### PURPOSE OF REPORT

This report seeks Council’s consideration to grant an exemption to the flood proofing requirements under “Zoning and Parking Bylaw 303, 2015” for 2208 Lake Placid Road, located in the Whistler Creek neighbourhood.

Council has the authority to exempt a parcel from flood proofing requirements enacted by bylaw under Section 524 of the *Local Government Act* provided a report prepared by a professional geotechnical engineer or geoscientist is received stating that the land may be used safely for the use intended.

### DISCUSSION

The subject property is a developed parcel on the east side of Lake Placid Road in the Whistler Creek neighbourhood as shown on the Location Map in Appendix A. There is an existing two storey dwelling on the lands that was constructed in 1996 under Building Permit B964990. Municipal records indicate that this dwelling currently has a gross floor area of 252 m<sup>2</sup>.

The nearest shoreline of Alpha Lake is located approximately 130 metres to the northwest. Nita Lake is located approximately 565 metres to the north and the outlet of Whistler Creek into Nita Lake is located approximately 825 metres to the northeast. The nearest bank of Whistler Creek is approximately 700 metres to the northeast.

The current owners wish to renovate the dwelling and construct an addition whereby the newly developed main floor would be built at the same elevation as the existing dwelling. This requires an exemption under Section 524 or the *Local Government Act* to the flood proofing requirements in Part 5 of “Zoning and Parking Bylaw 303, 2015”.

The specific exemptions are noted in the table below:

Zoning Bylaw Section	Requirement		Proposed per EXP
5.4(2) (e ) (v)	3 m above High Water Mark of Whistler Creek		150 mm above adjacent grade
5.4(2) (e ) (viii)	For alluvial fan, 1 m above finished grade surrounding building or per (e ) (i) thru (vii) whichever is higher		150 mm above adjacent grade

The applicants have provided a geotechnical report (prepared by EXP Geotechnical) addressing the flood proofing requirements in “Zoning and Parking Bylaw 303, 2015” and further stating that the proposed building location and design are safe for the intended residential use. Staff recommend that the geotechnical report be attached to the title in perpetuity by way of a Section 219 covenant indemnifying the Municipality.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	This project complies with all “Zoning and Parking Bylaw 303, 2015” requirements apart from flood proofing. Per the <i>Local Government Act</i> , a report prepared by a professional geotechnical engineer has been provided stating that the project, as designed, is safe for the intended residential use.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	None	

## OTHER POLICY CONSIDERATIONS

### Zoning and Parking Bylaw 303, 2015

Apart from the flood proofing exemption addressed in this report, all other aspects of the proposed development comply with Zoning Bylaw requirements.

### **BUDGET CONSIDERATIONS**

The municipality's direct costs of processing and reviewing this application are covered through applicable application fees.

### **COMMUNITY ENGAGEMENT AND CONSULTATION**

None required.

### **SUMMARY**

This application is before Council for consideration to exempt a proposed building addition to an existing dwelling at 2208 Lake Placid Road from the flood proofing requirements of "Zoning and Parking Bylaw 303, 2015". Per the requirements of Section 524 of the *Local Government Act*, a report in support of this application has been submitted by a professional geotechnical engineer stating that the proposed building location and design are safe for the intended residential use.

Respectfully submitted,

Roman Licko  
PLANNING ANALYST  
for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE

SEC0026 – 2208 Lake Placid Road



SEC0026 – 2208 Lake  
Placid Road

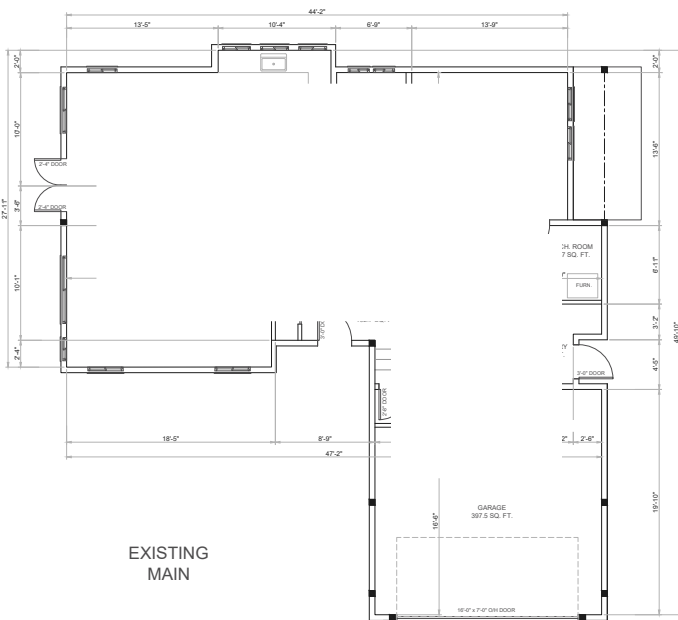




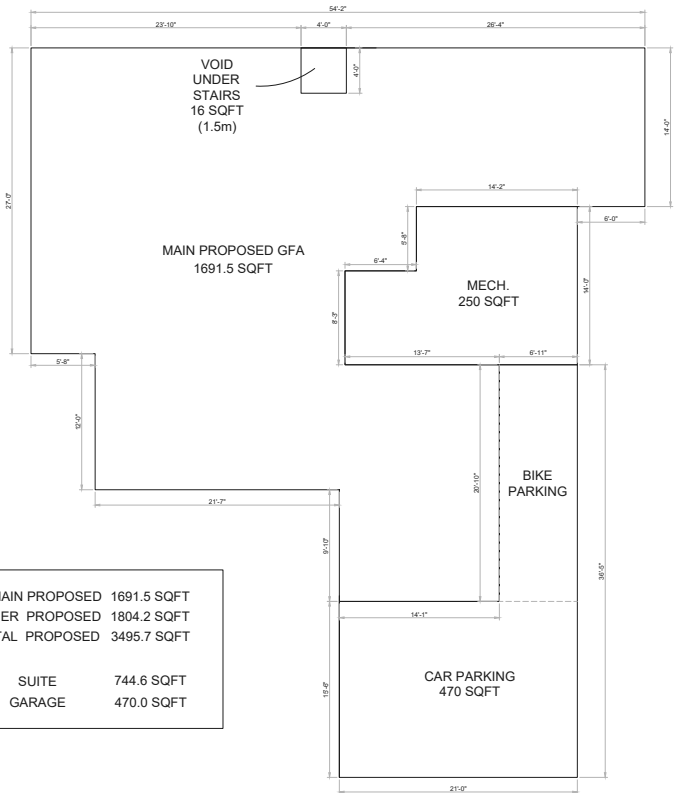
NOTES:



NOTES:



EXISTING  
MAIN



MAIN PROPOSED	1691.5 SQFT
UPPER PROPOSED	1804.2 SQFT
TOTAL PROPOSED	3495.7 SQFT

SUITE	744.6 SQFT
GARAGE	470.0 SQFT

ARCHITECTURAL TECHNOLOGIST  
CERTIFIED ENGINEER  
(TECHNOLOGIST)  
PMT MASTER BUILDER  
see Matthew  
804 628 9960 ext.209  
cell jason@perritmasters.ca

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604 616 1265

**STRUCTURAL ENGINEER**  
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 in Peoria Engineering  
 Tel: 616-467-1791  
[www@helppeaksengineering.com](mailto:www@helppeaksengineering.com)  
[www.helppeaksengineering.com](http://www.helppeaksengineering.com)

**CONTRACTOR**

Griggs  
Stone Build and Design  
1-6090 Whittier Way  
Box 65  
Hilder BC  
Box 908 0025  
aui@gbstonehilder.com

**CONSTRUCTION NOTES:**  
 ALL ELECTRICAL AND PLUMBING FIXTURES ARE FOR  
 ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE  
 OBTAINED, AND COMPLIANCE SHOULD BE ENSURED  
 PRIOR TO INSTALLING. FURNACE AND HOT WATER  
 TANK LOCATIONS TO BE VERIFIED ON SITE.  
 AN INTERCONNECTED SMOKE ALARM IS REQUIRED  
 ON ALL FLOOR LEVELS PER ARTICLE 9.10.19 OF  
 THE 2012 IBC (BIRMINGHAM CODE 2012).

INTERCONNECTED SMOKE ALARM IS REQUIRED FOR ALL FLOOR LEVELS PER ARTICLE 9.10.10 OF 2012 IBC BUILDING CODE 2012.

IF STRUCTURAL WORK (BEAM, COLUMN, JOIST, SLAB OR BEARING WALL ALTERATION) REQUIRES SEPARATE PERMIT.

PRIVATE PERMITS ARE REQUIRED PRIOR TO ANY MECHANICAL AND/OR ELECTRICAL WORK.

CONSTRUCTION TO COMPLY WITH THE 2012 IBC BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTORS PRESENT.

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DIMENSIONS TO BE MEASURED ON SITE  
BY CONTRACTOR.

PID: 018-679-653  
DL: 4749  
LEGAL: LMP13642 Lot 14

2208 LAKE PLACID RD

Page Number	Date
A3	02/08/2017

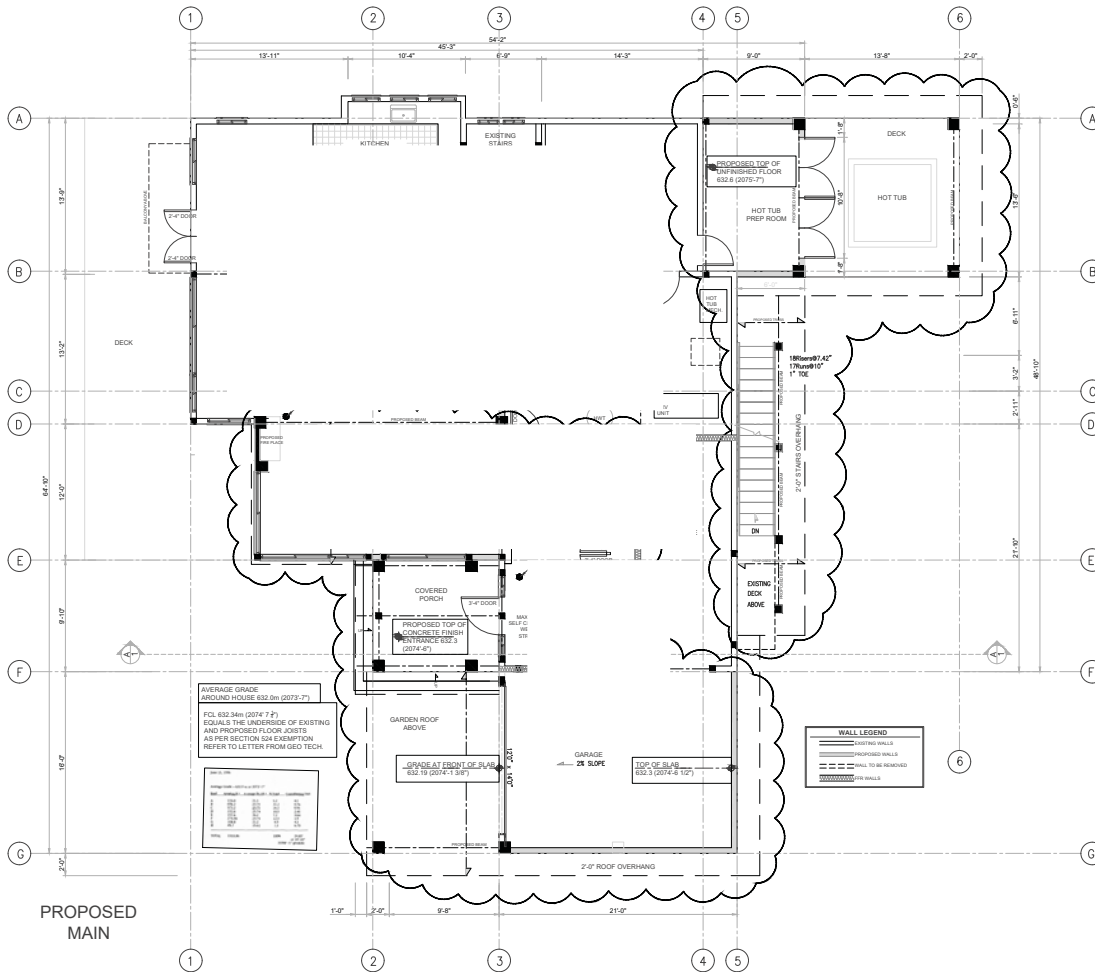
SCALE: UNLESS NOTED  $\frac{1}{4}"=1'-0"$

**HERMIT MASTERS**  
EDMONTON VANCOUVER CALGARY

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NOTES:



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CONTRACTOR  
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CONSTRUCTION NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL BUILDING CODE (NBC) AND THE 2015 ALBERTA BUILDING CODE (ABC).  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC) AND THE 2015 ALBERTA ELECTRICAL CODE (AEC).  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL PLUMBING AND MECHANICAL CODE (NPM) AND THE 2015 ALBERTA PLUMBING AND MECHANICAL CODE (APM).  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND THE 2015 ALBERTA FIRE PROTECTION ASSOCIATION (AFPA).  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL CANADIAN STANDARD (NCS) AND THE 2015 ALBERTA CANADIAN STANDARD (ACS).  
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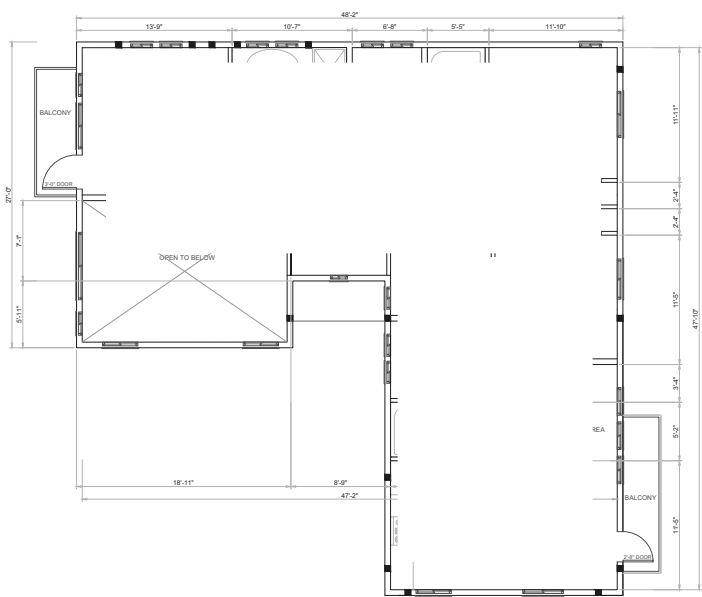
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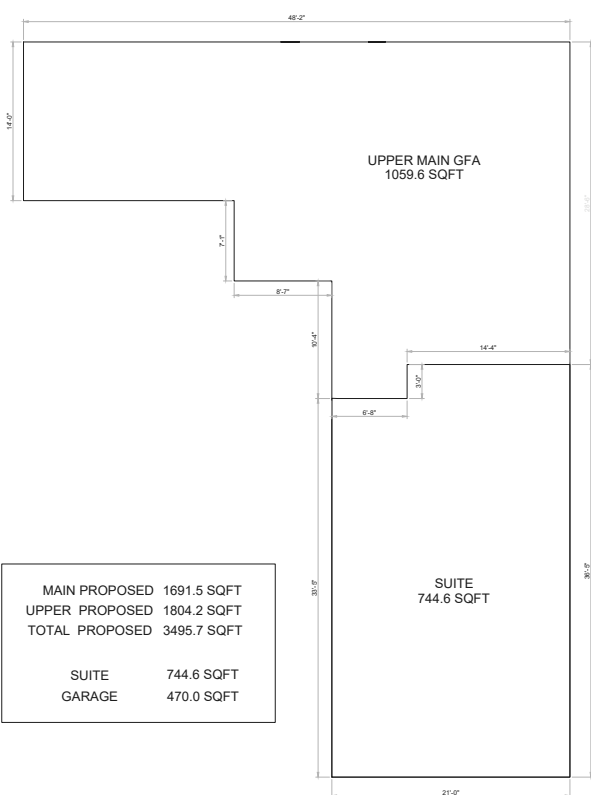
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34. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL CANADIAN STANDARD (NCS) AND THE 2015 ALBERTA CANADIAN STANDARD (ACS).

NOTES:



EXISTING UPPER



MAIN PROPOSED	1691.5 SQFT
UPPER PROPOSED	1804.2 SQFT
TOTAL PROPOSED	3495.7 SQFT

SUITE	744.6 SQFT
GARAGE	470.0 SQFT

[illegible]

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NOTES:

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Fax: 780-442-1112  
Email: info@permitmasters.ca

CONSTRUCTION NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 BUILDING CODE.  
2. ALL ELECTRICAL AND PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 BUILDING CODE.  
3. ALL MECHANICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 BUILDING CODE.  
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 BUILDING CODE.  
5. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 BUILDING CODE.  
6. ALL WORK SHALL BE SUBJECT TO FIELD INSPECTIONS.  
7. THIS DOCUMENT IS THE PROPERTY OF PERMIT MASTERS. THE UNAUTHORIZED REPRODUCTION OR DISTRIBUTION WILL BE PROSECUTED.  
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 BUILDING CODE.

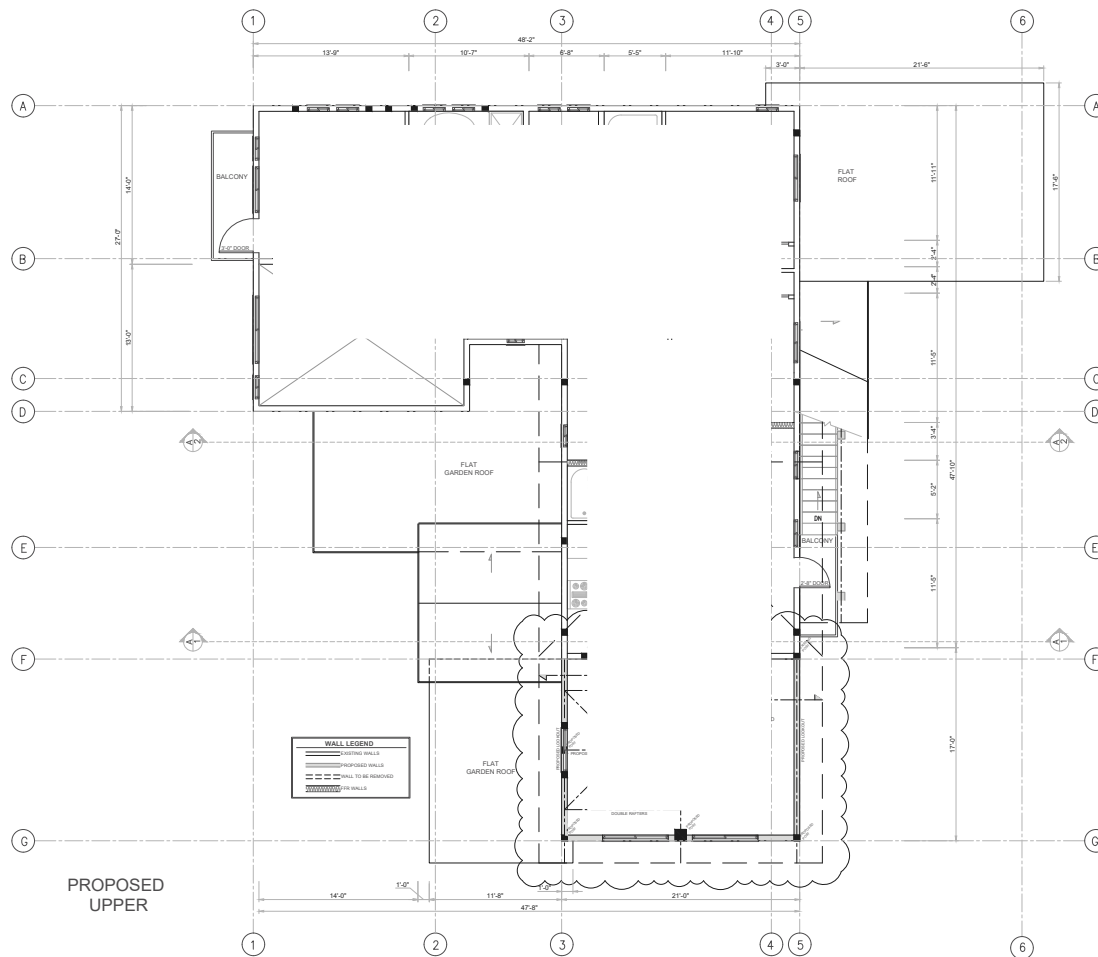
PERMIT: 2015-679-655  
L.L.B. 14  
LEGAL: LMP13642 L.L.B. 14

2015 L.L.B. 14  
2015 L.L.B. 14  
2015 L.L.B. 14

SCALE: UNLESS NOTED 3/4"=1'-0"

PERMITMASTERS

EDMONTON, ALBERTA, CANADA



PROPOSED  
UPPER

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NOTES:

ARCHITECTURAL TECHNOLOGIST  
CERTIFIED ENGINEER  
(TECHNOLOGY)  
PERMIT NUMBER: 2018-01-01  
1000-0000-0000-0000  
2018-01-01-0000-0000

GEOTECH ENGINEER  
2018-01-01-0000-0000  
2018-01-01-0000-0000  
2018-01-01-0000-0000  
2018-01-01-0000-0000

STRUCTURAL ENGINEER  
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2018-01-01-0000-0000  
2018-01-01-0000-0000

CONTRACTOR  
2018-01-01-0000-0000  
2018-01-01-0000-0000  
2018-01-01-0000-0000  
2018-01-01-0000-0000

CONSTRUCTION NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC BUILDING CODE.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC ELECTRICAL CODE.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC PLUMBING CODE.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC MECHANICAL CODE.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC FIRE CODE.  
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC SAFETY CODE.  
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC ENVIRONMENTAL CODE.  
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC HEALTH CARE CODE.  
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC EDUCATION CODE.  
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC RECREATION CODE.  
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC TRANSPORTATION CODE.  
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC UTILITIES CODE.  
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC WASTE MANAGEMENT CODE.  
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC WATER SUPPLY CODE.  
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC SEWERAGE AND WASTE WATER CODE.  
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC RAINFALL MANAGEMENT CODE.  
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC SOIL CONSERVATION CODE.  
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC FLOOD MANAGEMENT CODE.  
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC CLIMATE CHANGE CODE.  
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC ENERGY CODE.  
21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC GREEN BUILDING CODE.  
22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC SUSTAINABLE DEVELOPMENT CODE.  
23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC SOCIAL INCLUSION CODE.  
24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC CULTURAL HERITAGE CODE.  
25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC HISTORIC PRESERVATION CODE.  
26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC LANDSCAPE ARCHITECTURE CODE.  
27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC GARDENING CODE.  
28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC PEST MANAGEMENT CODE.  
29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC WEED MANAGEMENT CODE.  
30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC TREE MANAGEMENT CODE.  
31. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC WILDLIFE MANAGEMENT CODE.  
32. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC BIRD MANAGEMENT CODE.  
33. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC INSECT MANAGEMENT CODE.  
34. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC MAMMAL MANAGEMENT CODE.  
35. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC AMPHIBIAN MANAGEMENT CODE.  
36. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC REPTILE MANAGEMENT CODE.  
37. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC FISH MANAGEMENT CODE.  
38. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC SHELLFISH MANAGEMENT CODE.  
39. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC MARINE MAMMAL MANAGEMENT CODE.  
40. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC BIRDPOND MANAGEMENT CODE.  
41. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC WETLAND MANAGEMENT CODE.  
42. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC RIVER MANAGEMENT CODE.  
43. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC LAKE MANAGEMENT CODE.  
44. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC COASTAL MANAGEMENT CODE.  
45. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC OCEAN MANAGEMENT CODE.  
46. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC ARCTIC MANAGEMENT CODE.  
47. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC ANTARCTIC MANAGEMENT CODE.  
48. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC SPACE MANAGEMENT CODE.  
49. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC OUTER SPACE MANAGEMENT CODE.  
50. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 BC DEEP SPACE MANAGEMENT CODE.

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CONTRACTING TO BE COMPLETED ON SITE.  
BODY CONSTRUCTION.

PD: 018-679-685  
CL: 4748  
LEGAL: LMP13642 L16 14

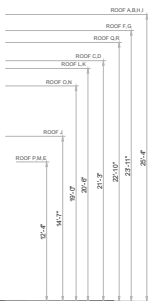
2018 LAWS PLACED RD  
TY7019-MD

A7 09082011

SCALE: UNLESS NOTED 3/4"=1'-0"

PERMITMASTERS  
EDMONTON, ALBERTA, CANADA

## ROOF CALCULATIONS



## ROOF CALCULATIONS

ROOF	AREA	%	HEIGHT	TOTAL
Roof A	602.9	17%	25.25	4.34
Roof B	715.4	20%	25.25	5.15
Roof C	70.1	2%	21.25	0.42
Roof D	70.1	2%	21.25	0.42
Roof E	342.5	10%	12.4	1.21
Roof F	121.5	3%	23.92	0.83
Roof G	121.5	3%	23.92	0.83
Roof H	150.6	4%	25.25	1.08
Roof I	255.6	7%	25.25	1.84
Roof J	104.3	3%	14.6	0.43
Roof K	265.2	8%	20.5	1.55
Roof L	234.8	7%	20.5	1.37
Roof M	149.1	4%	12.33	0.52
Roof N	72.5	2%	19	0.39
Roof O	72.5	2%	19	0.39
Roof P	128.5	4%	12.33	0.45
Roof Q	15.2	0%	22.83	0.10
Roof R	15.2	0%	22.83	0.10
	3507.5	100%		21.49

ATTC EXISTING SHALL CONFORM TO 15 IN 12 (BCBC 2012). ALL NEW SHALL BE NOT LESS THAN 15 IN 12 OF THE ISOLATED CEILING AREA.

## PROPOSED ROOF

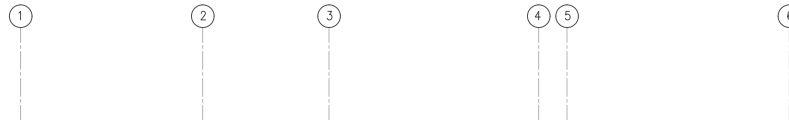
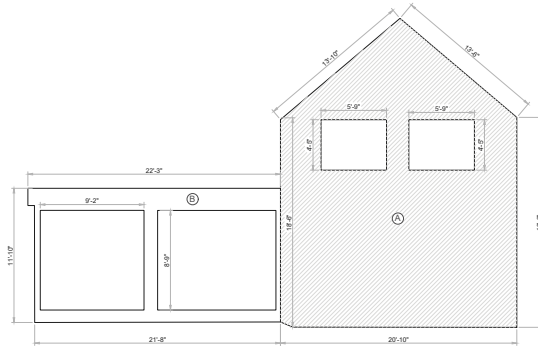
MAX AVERAGE ROOF HEIGHT 7.6m (24'-11")  
ROOF HEIGHT 6.5m (21' 5 3/8")  
THEREFORE ALLOWABLE

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NOTES:

WEST ELEVATION  
WALL AREA A = 257 SQFT (24 SQ M)  
LIMITING DISTANCE = 11'-2" (3.4m)  
ALLOWABLE OPENINGS= 26.3% (R 12 SQ M)  
ACTUAL OPENINGS= 4.7 SQM (51 SQFT)  
THEREFORE WITHIN ALLOWANCE

WEST ELEVATION  
WALL AREA B = 235 SQ FT 24 SQ M  
LIMITING DISTANCE = 37'-0" (11.3m)  
ALLOWABLE OPENINGS= LIMITLESS  
ACTUAL OPENINGS= NOT REQUIRED



WEST  
PROPOSED ELEVATION

ARCHITECTURAL TECHNOLOGIST  
CERTIFIED ENGINEER  
TECHNOLOGIST  
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403-243-1111

CONTRACTOR  
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Canada  
403-243-1111

CONSTRUCTION NOTES:

1. ALL MATERIALS SHALL BE TO SPECIFICATION AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

2. ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

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Diagram of a house with various rooms and dimensions. The house has a main body and a smaller addition. Rooms are labeled A, B, C, D, and E. Dimensions are given in feet and inches. Room A is a large room with a fireplace and a window. Room B is a smaller room. Room C is a room with a window. Room D is a room with a window. Room E is a small room. The diagram shows the layout of the house and the placement of the rooms.

**PROPOSED NORTH ELEVATION**

**ROOF CALCULATION**

Roof Section	Width	Height	Area
Roof A-B	12'-0"	12'-0"	144.00
Roof B-C	12'-0"	12'-0"	144.00
Roof C-D	12'-0"	12'-0"	144.00
Roof D-E	12'-0"	12'-0"	144.00
Roof E-F	12'-0"	12'-0"	144.00
Roof F-G	12'-0"	12'-0"	144.00
Roof G-H	12'-0"	12'-0"	144.00
Roof H-I	12'-0"	12'-0"	144.00
Roof I-J	12'-0"	12'-0"	144.00
Roof J-K	12'-0"	12'-0"	144.00
Roof K-L	12'-0"	12'-0"	144.00
Roof L-M	12'-0"	12'-0"	144.00
Roof M-N	12'-0"	12'-0"	144.00
Roof N-O	12'-0"	12'-0"	144.00
Roof O-P	12'-0"	12'-0"	144.00
Roof P-Q	12'-0"	12'-0"	144.00
Roof Q-R	12'-0"	12'-0"	144.00
Roof R-S	12'-0"	12'-0"	144.00
Roof S-T	12'-0"	12'-0"	144.00
Roof T-U	12'-0"	12'-0"	144.00
Roof U-V	12'-0"	12'-0"	144.00
Roof V-W	12'-0"	12'-0"	144.00
Roof W-X	12'-0"	12'-0"	144.00
Roof X-Y	12'-0"	12'-0"	144.00
Roof Y-Z	12'-0"	12'-0"	144.00
Roof Z-AA	12'-0"	12'-0"	144.00
Roof AA-AB	12'-0"	12'-0"	144.00
Roof AB-AC	12'-0"	12'-0"	144.00
Roof AC-AD	12'-0"	12'-0"	144.00
Roof AD-AE	12'-0"	12'-0"	144.00
Roof AE-AF	12'-0"	12'-0"	144.00
Roof AF-AG	12'-0"	12'-0"	144.00
Roof AG-AH	12'-0"	12'-0"	144.00
Roof AH-AI	12'-0"	12'-0"	144.00
Roof AI-AJ	12'-0"	12'-0"	144.00
Roof AJ-AK	12'-0"	12'-0"	144.00
Roof AK-AL	12'-0"	12'-0"	144.00
Roof AL-AM	12'-0"	12'-0"	144.00
Roof AM-AN	12'-0"	12'-0"	144.00
Roof AN-AO	12'-0"	12'-0"	144.00
Roof AO-AP	12'-0"	12'-0"	144.00
Roof AP-AQ	12'-0"	12'-0"	144.00
Roof AQ-AR	12'-0"	12'-0"	144.00
Roof AR-AS	12'-0"	12'-0"	144.00
Roof AS-AT	12'-0"	12'-0"	144.00
Roof AT-AU	12'-0"	12'-0"	144.00
Roof AU-AV	12'-0"	12'-0"	144.00
Roof AV-AW	12'-0"	12'-0"	144.00
Roof AW-AX	12'-0"	12'-0"	144.00
Roof AX-AY	12'-0"	12'-0"	144.00
Roof AY-AZ	12'-0"	12'-0"	144.00
Roof AZ-BB	12'-0"	12'-0"	144.00
Roof BB-BC	12'-0"	12'-0"	144.00
Roof BC-BD	12'-0"	12'-0"	144.00
Roof BD-BE	12'-0"	12'-0"	144.00
Roof BE-BF	12'-0"	12'-0"	144.00
Roof BF-BG	12'-0"	12'-0"	144.00
Roof BG-BH	12'-0"	12'-0"	144.00
Roof BH-BI	12'-0"	12'-0"	144.00
Roof BI-BJ	12'-0"	12'-0"	144.00
Roof BJ-BK	12'-0"	12'-0"	144.00
Roof BK-BL	12'-0"	12'-0"	144.00
Roof BL-BM	12'-0"	12'-0"	144.00
Roof BM-BN	12'-0"	12'-0"	144.00
Roof BN-BO	12'-0"	12'-0"	144.00
Roof BO-BP	12'-0"	12'-0"	144.00
Roof BP-BQ	12'-0"	12'-0"	144.00
Roof BQ-BR	12'-0"	12'-0"	144.00
Roof BR-BS	12'-0"	12'-0"	144.00
Roof BS-BT	12'-0"	12'-0"	144.00
Roof BT-BU	12'-0"	12'-0"	144.00
Roof BU-BV	12'-0"	12'-0"	144.00
Roof BV-BW	12'-0"	12'-0"	144.00
Roof BW-BX	12'-0"	12'-0"	144.00
Roof BX-BY	12'-0"	12'-0"	144.00
Roof BY-BZ	12'-0"	12'-0"	144.00
Roof BZ-CA	12'-0"	12'-0"	144.00
Roof CA-CB	12'-0"	12'-0"	144.00
Roof CB-CC	12'-0"	12'-0"	144.00

[illegible]



NOTES:

SOUTH ELEVATION  
WALL AREA A = 1435.1 SQ FT (132.4 SQ M)  
LIMITING DISTANCE = 92'-6" (28.2m)  
ALLOWABLE OPENINGS: UNLIMITED  
ACTUAL OPENINGS: NOT REQUIRED

A

 MID-POINT DE ROCHE

### UNDERSIDE OF CELL

UPPER FLOOR PLAN

FCL 632.34m (2074' 7 3/4")  
EQUALS THE UNDERSIDE OF EXISTING  
AND PROPOSED FLOOR JOISTS  
AS PER SECTION 524 EXEMPTION  
REFER TO LETTER FROM GEO TECH.

1. NAME OF APPLICANT .....  
 2. DATE .....  
 3. ADDRESS .....  
 4. PHONE .....

**ARCHITECTURAL TECHNOLOGIST  
(CERTIFIED ENGINEER  
TECHNOLOGIST)**  
PERMIT SINKER 8845TLER  
Jason Mathias  
T: 904 629 9960 ext.209  
Email:jason@permitinkers.com

GEO TECH ENGINEER

275-0001 Maybume Dr.  
Sumaby BC V5G 4R0  
Canada  
604 874 1265

**STRUCTURAL ENGINEER**  
Ben Towner P-Eng  
Tain Peaks Engineering  
Cell: 406-963-1751  
btowner@tainpeakengineering.com  
www.tainpeakengineering.com

**CONTRACTOR**  
Kai Gregg  
Gibbons Build and Design  
111-6290 Whidder Way  
PO BOX 65  
Whidder IC  
T 907.938.0225

CONSTRUCTION NOTES:

ANY AND ALL INFORMATION RELATED TO ELECTRICAL AND PLUMBING FIXTURES ARE FOR ILLUSTRATION ONLY. PROPER PERMIT SHOULD BE APPLIED, AND COMPLIANCE SHOULD BE ENSURED PRIOR TO INSTALLING FURNACE AND HOT WATER

AN INTERCONNECTED SMOKE ALARM IS REQUIRED FOR ALL FLOOR LEVELS PER ARTICLE 9.15.19 OF THE BOSC BUILDING CODE 2012.

SEPARATE PERMITS ARE REQUIRED PRIOR TO ANY PLUMBING/GAS AND/OR ELECTRICAL WORK.

ALL CONSTRUCTION TO COMPLY WITH THE 2012  
BOC BUILDING CODE.

PERMIT ISSUED SUBJECT TO FIELD INSPECTOR'S  
APPROVAL.

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COPIED, OR IN ANY MANNER DISSEMINATED  
OUTSIDE THE PROJECT.

DISPOSITIONS TO BE MEASURED ON SITE  
BY CONTRACTOR

PID: 018-679-653  
DL: 4740  
LEGAL: LMP13642 Lot 14

2208 LAKE PLACID RD

Drawing Number: A11		Date: 09/08/2017
Scale: UNLESS NOTED, 1"=1'-0"		

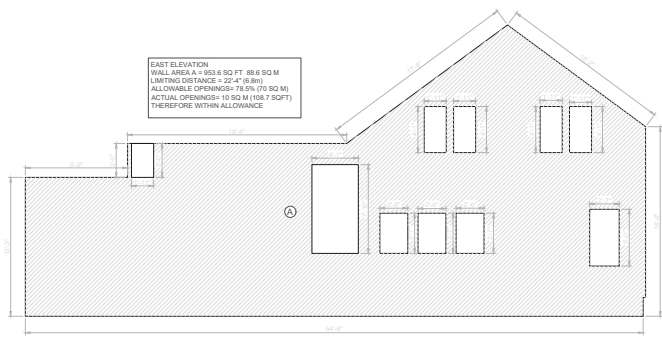
**PERMITMASTERS**

EDMONTON VANCOUVER CALGARY

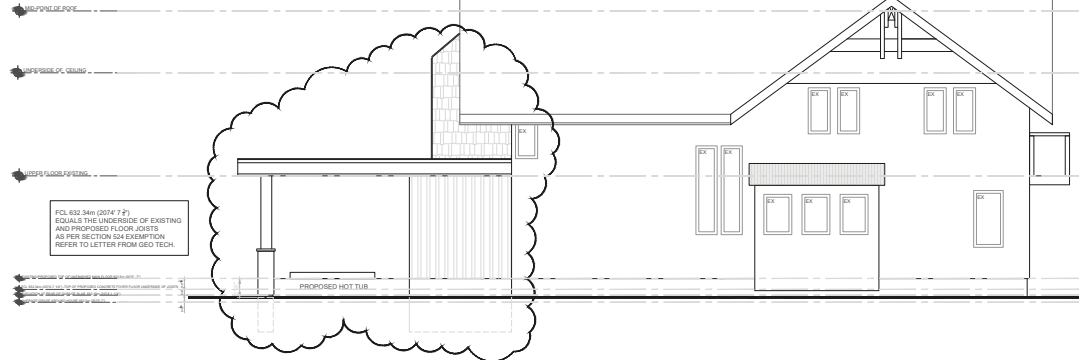
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NOTES:

EAST ELEVATION  
WALL AREA A = 903.6 SQ FT 88.6 SQ M  
LIMITING DISTANCE = 22'-4" (6.8m)  
ALLOWABLE OPENINGS = 78.5% (73 SQ M)  
ACTUAL OPENINGS = 10 SQ M (108.7 SQ FT)  
THEREFORE WITHIN ALLOWANCE



6 5 4 3 2 1



PROPOSED EAST  
ELEVATION

ARCHITECTURAL TECHNOLOGIST  
CERTIFIED ENGINEER  
PERMIT MASTER AND LTD.  
1000 10th Ave NW  
Edmonton, Alberta T6A 1A1

GEOTECH ENGINEER  
GEO CONSULTANTS LTD.  
1000 10th Ave NW  
Edmonton, Alberta T6A 1A1

STRUCTURAL ENGINEER  
1000 10th Ave NW  
Edmonton, Alberta T6A 1A1

CONTRACTOR  
1000 10th Ave NW  
Edmonton, Alberta T6A 1A1

CONSTRUCTION NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 BUILDING CODE.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 BUILDING CODE.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 BUILDING CODE.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 BUILDING CODE.  
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 BUILDING CODE.

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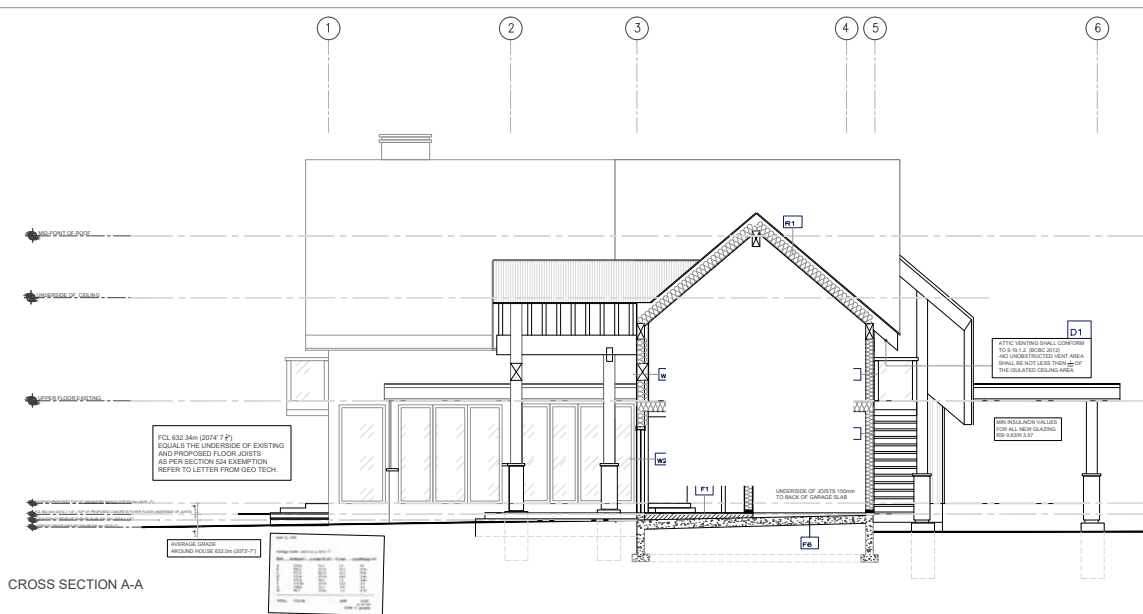
PERMIT MASTERS  
EDMONTON, ALBERTA, CANADA

PD: 015-679-465  
CL: 4146  
LEGAL LMP13642 Lvl 14

2018 LANE PLACED RD  
TYNOR RD  
ATD 09082011

SCALE: UNLESS NOTED 3/4"=1'-0"

PERMIT MASTERS  
EDMONTON, ALBERTA, CANADA



CROSS SECTION A-A

WALL ASSEMBLIES

- TYPICAL FOUNDATION WALL**
- 1. DRAINAGE MAT (DRAINAGE OR DRAIN)
  - 2. 4" CONCRETE WALL (1/2" MIN. THICK)
  - 3. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 4. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 9. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)
- EXTERIOR FRAMED WALL**
- 1. EXTERIOR FRAMING
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 3. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 9. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)
- INTERIOR FRAMED WALL**
- 1. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)
- DEMISING WALL - 1 HR FIRE RESISTANCE RATING**
- 1. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)

ROOF ASSEMBLIES

- CEDAR SHINGLE**
- 1. CEDAR SHINGLE TO MATCH EXISTING
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 3. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 4. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)
- FLAT ROOF**
- 1. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 3. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 9. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)

FLOOR ASSEMBLIES

- CONCRETE SLAB ON GRADE**
- 1. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 3. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 4. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 5. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 7. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 8. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 9. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)
- WOOD FRAMED FLOOR**
- 1. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 3. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 8. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 9. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)
- CONCRETE TOPPING ON FRAMED FLOOR**
- 1. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 3. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)

INSULATED FRAMED FLOOR

- INSULATED FRAMED FLOOR**
- 1. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 3. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 4. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 5. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 6. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 7. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 8. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 9. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)
- TYPICAL GARAGE FLOOR**
- 1. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 2. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 3. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 4. 1/2" CONCRETE WALL (1/2" MIN. THICK)
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  - 8. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 9. 1/2" CONCRETE WALL (1/2" MIN. THICK)
  - 10. 1/2" CONCRETE WALL (1/2" MIN. THICK)

SUMMARY OF EFFECTIVE R-VALUE OF CONSTRUCTION ASSEMBLIES

BUILDING ASSEMBLY	ZONE 6 - 4000 TO 4999
CEILING BELOW ATTIC	4.07 (R-28.2)
CERAMIC, GELING AND FLAT ROOF	4.67
WALL	1.36
FLOOR OVER UNHEATED SPACE	4.67
FOUNDATION WALL	2.68
UNHEATED FLOOR ABOVE FINISH LINE	1.96
HEATED FLOORS	2.32

ALL WINDOWS TO BE DOUBLE GLAZED, VINYL FRAMED, LOW-E, 1/2" MIN. ARGON GAS INSULATED SPACER, US 1.60, MEETS MINIMUM PRESCRIPTIVE STANDARD.

SKYLIGHTS - TO MEET MINIMUM PRESCRIPTIVE STANDARD US 1.60.

EXTERIOR DOORS TO MEET MINIMUM PRESCRIPTIVE STANDARD US 1.60.

GAS FIRED TANKLESS HOT WATER HEATER FOR DOMESTIC WATER AND HYDRONIC HEATING SYSTEM ENERGY FACTOR TO MEET OR EXCEED 0.80

GENERAL SPECIFICATIONS

THESE DRAWINGS HAVE BEEN PREPARED BY PERMIT MASTERS TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2013). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE BUILDER'S RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF PERMIT MASTERS IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE.

DIMENSIONS TAKE PRECEDENCE TO SCALED DRAWINGS.

PERMIT MASTERS WILL NOT BE RESPONSIBLE FOR DEPARTURES FROM AND/OR CHANGES TO PLANS.

NOTES

ARCHITECTURAL TECHNOLOGIST  
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TEL: 604-681-1111  
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CONTRACTOR  
PERMIT MASTERS LTD.  
1000 WEST 10TH AVE  
VANCOUVER, BC V6H 1A6  
TEL: 604-681-1111  
WWW.PERMITMASTERS.COM

CONSTRUCTION NOTES  
1. ALL WINDOWS TO BE DOUBLE GLAZED, VINYL FRAMED, LOW-E, 1/2" MIN. ARGON GAS INSULATED SPACER, US 1.60, MEETS MINIMUM PRESCRIPTIVE STANDARD.  
2. SKYLIGHTS - TO MEET MINIMUM PRESCRIPTIVE STANDARD US 1.60.  
3. EXTERIOR DOORS TO MEET MINIMUM PRESCRIPTIVE STANDARD US 1.60.  
4. GAS FIRED TANKLESS HOT WATER HEATER FOR DOMESTIC WATER AND HYDRONIC HEATING SYSTEM ENERGY FACTOR TO MEET OR EXCEED 0.80.

PERMIT MASTERS LTD.  
1000 WEST 10TH AVE  
VANCOUVER, BC V6H 1A6  
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[illegible]



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** March 20, 2018  
**FROM:** Resort Experience  
**SUBJECT:** LUC008—ALPINE MEADOWS LAND USE CONTRACT TERMINATION

**REPORT:** 18-033  
**FILE:** LUC0008

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council direct staff to schedule a second Public Hearing for “Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017”.

### REFERENCES

Appendix “A” – Written Submission from CR Design Build

Administrative Report to Council No. 08-006, LUC008—Alpine Meadows Land Use Contract Termination dated January 23, 2018 (Not attached).

### PURPOSE OF REPORT

The purpose of this report is to recommend that Council direct Staff to schedule a second Public Hearing for Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017 so as to meet requirements for procedural fairness.

### DISCUSSION

#### Background

On January 23, 2018 Council gave first and second readings to Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017 and authorized staff to schedule a Public Hearing for the same. In accordance with the *Local Government Act* requirements, mail notification for the hearing was sent on February 6<sup>th</sup> and newspaper ads were published in the February 8<sup>th</sup> and 15<sup>th</sup> issues of Pique Newsmagazine. Each of these notices provided mailing and email instructions for making written submissions for the Public Hearing. The Public Hearing was held on February 20<sup>th</sup>.

Prior to the Public Hearing, CR Design & Build provided a written submission to some members of Council. The submission, attached as Appendix “A”, was not submitted to the Legislative Services Department or at the Public Hearing. Consequently, only some members of Council saw the document prior to the Public Hearing and members of the public were not able to review the document prior to the hearing even though its contents were known to some members of Council. Generally speaking, Public Hearing submissions must be submitted “publicly” so as to allow all members of the public to review and comment on all submissions made. The most practical way to ensure procedural fairness in these circumstances is to hold a second Public Hearing.

### **Proposed Public Hearing**

Staff are recommending that a second Public Hearing be held for Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017. If this recommendation is endorsed by Council, Staff will schedule the Public Hearing for April 10<sup>th</sup> 2018 and carry out mail and newspaper notification requirements in accordance with the *Local Government Act*. Written submissions made during the last Public Hearing, including the submission from CR Design & Build, will be included in the public information package that is available for public inspection prior to and during the Hearing.

### **WHISTLER 2020 ANALYSIS**

The Public Hearing requirements and process outlined in this report are related to *Local Government Act* requirements. The proposed course of action does not move the community away from or towards any of the objectives of Whistler2020.

### **OTHER POLICY CONSIDERATIONS**

Holding a second Public Hearing allows the RMOW to meet requirements for procedural fairness. No RMOW policies are impacted by this recommendation.

### **BUDGET CONSIDERATIONS**

The cost of holding a second Public Hearing can be covered with funds allocated in the Planning Department's 2018 budget.

### **COMMUNITY ENGAGEMENT AND CONSULTATION**

By holding a second Public Hearing, the RMOW will be ensuring procedural requirements of the *Local Government Act* are met.

### **SUMMARY**

This report recommends that Council direct Staff to schedule a second Public Hearing for Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017. Staff are recommending a second hearing so as to ensure procedural fairness requirements are met.

Respectfully submitted,

Jake Belobaba  
SENIOR PLANNER  
for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE

## PURPOSE OF REPORT:

"Recommending Council to consider terminating this proposed bylaw as is proposed by RMDW staff"

## LAND USE CONTRACT TERMINATION BYLAW (ALPINE MEADOWS) NO. 2166, 2017

This Report recommends that Council consider giving first and second readings to "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017". The proposed Bylaw will terminate the Alpine Meadows Land Use Contract and zone four un zoned lots to RS1 with site-specific lot size and density provisions. If approved, the Alpine Meadows Land Use Contract will be terminated and discharged from the title of the affected properties and the zoning will take effect one year from the date of adoption of the Bylaw.

## DISCUSSION

### Background

Land Use Contracts (LUCs) existed as a regulatory tool between 1970 and 1980 and were used in place of zoning and other development bylaws to regulate virtually all aspects of development (land use, siting, infrastructure, amenities, form and character, environmental etc.). LUCs could "lock in" development regulations and could only be amended or discharged by agreement between the Municipality and land owner. LUCs were legislated out of use in the early 1980s, however LUCs entered into prior to that remained in force.

In May of 2014, the *Local Government Act* was amended to automatically terminate all LUCs on June 30, 2024. The same legislation requires municipalities to zone all lands subject to LUCs by June 30, 2022. The *Local Government Act* now also allows unilateral, local government-initiated termination of LUCs, provided zoning is in place prior to termination. Whistler currently has eight LUCs in force.

On May 3, 2016, staff provided a Report to Council which outlined the new legislation and recommended an approach for early termination of all LUCs in Whistler. Staff recommended terminating one to two LUCs per year. Later, a schedule was developed, with the Alpine Meadows and Brio LUCs being the first scheduled for termination.

The Alpine Meadows LUC was enacted in 1978 to authorize a 22 lot subdivision in the Alpine neighbourhood. Originally, the LUC applied to all 22 properties but most of these properties were later rezoned to RS1 and the LUC was discharged from their titles. Today, only seven properties are subject



to the Alpine Meadows LUC, as shown on the Subject Property map in Appendix "A". Four of these lots are large (12,271-15,400m<sup>2</sup>), panhandle lots abutting the wooded area near Nineteen Mile Creek and have panhandle frontage on Mountain View Drive (the "panhandle lots"). Three of the seven properties are smaller, but still relatively large (1,500-1,730 m<sup>2</sup>), rectangular lots directly fronting Mountain View Drive (the "smaller lots"). The smaller lots have been "zoned over" with RS1 zoning. However, this zoning does not apply until the LUC is terminated. There is no zoning in place on the panhandle lots.

The Alpine Meadows LUC has a number of requirements which are summarized below:

1. Infrastructure: the LUC requires the construction of infrastructure (specifically a cul-de-sac, sewer service and a water system) in conjunction with the original subdivision. There are also companion clauses relating to the timeframe of completion, deposits, and the provision of as-built drawings. These regulations are no longer relevant as this infrastructure has been completed. (8388 and 8384 Mountain View Dr have already incurred significant infrastructure costs in addition to works and services paid at time of Building Permit. These include but are not limited water main extension, hydroelectric infrastructure and sewer and telecommunication)
2. Subdivision and development: the LUC contains clauses related to the registration of subdivision plans, the phasing of development and requirements to obtain municipal permits. These events have already occurred, or are required by other bylaws and therefore these clauses are no longer relevant.
3. Fees and taxes: the LUC requires payment of impost fees and taxes. Staff believe these fees have been paid and therefore these clauses are no longer relevant.
4. Miscellaneous clauses: the LUC contains general legal clauses pertaining to indemnification, contract interpretation etc. These merely support interpretation and application of the LUC and need not be carried forward into zoning or other regulatory bylaws.
5. Zoning Bylaw Applicability: The land use regulations in the LUC appear to be the only aspect of the LUC that remains relevant. The LUC "locks in" zoning regulations in effect under the 1978 version of Zoning Bylaw 9. Under these rules, the panhandle lots were zoned 'Rural Resource Zone (RR1)' and the smaller lots were zoned 'Single Family Residential Zone (R1)'. Comparatively, the Zoning Bylaw 9 R1 Zone is akin to the RS1 Zone under the current Zoning Bylaw (Zoning Bylaw 303, 2015) and the Zoning Bylaw 9 RR1 Zone is akin to the RR1 Zone in the Zoning Bylaw 303. For comparison, copies of the Bylaw 9 R1 and RR1 zones and the Bylaw 303 RS1 and RR1 zones are included as Appendices "C"- "F". The LUC also exempts all the lots from new zoning regulations that came into force after the LUC was adopted. The most notable of these new rules are driveway gradient regulations under Part 5 of the current zoning bylaw. Staff note that given the steep sloping terrain and narrow frontages of the panhandle lots, providing access that complies with these gradient requirements may be a challenge for owners. This is discussed in greater detail below.

## Proposed Bylaw

For the panhandle lots, the proposed Bylaw will rezone the lots to RS1, establish a minimum lot size of 12,265m<sup>2</sup>, and set a maximum floor area for a detached dwelling of 465m<sup>2</sup>. Although the LUC regulations for the panhandle lots were more akin to current RR1 zoning, staff felt that RS1 zoning with site-specific lot size and density restrictions was a better reflection of the surrounding neighbourhood. [limiting axillary building to 1 and further limiting an auxiliary building with an auxiliary residential dwelling unit to 110m<sup>2</sup> while the existing zoning allows for multiple auxiliary building covering roughly up to 4,086m<sup>2</sup>]

The RR1 Zone permits a wide range of uses which would not be compatible with the surrounding neighbourhood, which is comprised of detached single family dwellings with RS1 zoning. [4 lots left out to due access and servicing issues].

The RS1 zone is also more favorable with respect to auxiliary residential dwellings (permits detached suites and suites with up to two bedrooms). The RS1 zone allows a maximum floor area of 465m<sup>2</sup> for lots over 1,329m<sup>2</sup>. However, there is a clause in the RS1 zone that reduces this area to 325m<sup>2</sup> for the panhandle lots because they have frontages less than 24 meters wide. The proposed Bylaw will exempt the panhandle lots from this clause, as it was felt by staff that the large lot size and depth of the panhandles would offset the building massing created by the additional floor area. The LUC limits the size of a single detached dwelling to 2,500ft<sup>2</sup> (approximately 230m<sup>2</sup>). The site-specific minimum lot size for the panhandle lots is intended to prevent further subdivision, as the terrain and panhandle configuration make further subdivision impractical. For the smaller lots, the proposed Bylaw simply confirms the existing RS1 zoning and there are no site-specific provisions for these lots.

The proposed Bylaw will also terminate the Alpine Meadows LUC from all seven properties. In addition to the zoning taking effect on the seven parcels, general provisions of "Zoning and Parking Bylaw No. 303, 2015" will apply [e.g. the GFA exclusion rules, driveway gradient requirements etc.] [This is why variances needed for access should be considered at the time of rezoning, the owners of these properties have historically been guided to the general provisions of Bylaw 303 which have been incorrectly applied to these lots therefore advising the owners of these properties that development was not possible without variances] The *Local Government Act* delays the effect of any bylaw terminating a land use contract and the discharge of the document from the title of affected properties for one year. Subsequently, if the proposed Bylaw is approved by Council, the LUC will be terminated and the zoning will take effect one year from the date of adoption of the Bylaw (approximately February 2019). There are two aspects of the proposed Bylaw that do not perfectly align with the development authorized by the LUC.

The first is the driveway regulations rules in the Zoning Bylaw versus the driveway regulations (or lack thereof) in the LUC. With the termination of the LUC, the driveway gradient regulations in the current Zoning Bylaw will take effect. Similar regulations did not exist in the LUC. Driveway access for these properties is challenging given the steep terrain in the area and staff anticipate that unconventional access solutions will be warranted in most cases. [We have solutions that we would like to propose to the RMOW however we have not been provided with the audience to present these solutions and the RMOW has always avoided any interventions in the process between the parties that have a vested interest in these properties]

Property owners have already begun to utilize such solutions. Unfortunately, it is not practical anticipate the variety of potential driveway solutions in zoning regulations, however, owners have a number of other

options to address this issue. These include:

- Working collectively to secure shared or alternative access routes over more favourable terrain, through private easements and/or access agreements.
- Developing access routes under the LUC regulations within the one year "grace period" noted above. (This would render the buildings legal non-conforming unless and access route that met current bylaws were established and or variances granted related to the hardships created by this new zoning)
- Applying to the Board of Variance to extend the period of LUC applicability up to 2024, thus extending the "grace period" to six years allowing more time to construct access under the LUC rules. (This should be done concurrent with the rezoning of these properties)
- Seeking a variance for the driveway gradient requirements in the Zoning Bylaw once they take effect either through the Board of Variance or a Development Variance Permit.

The second aspect is construction that has occurred under the LUC that will not comply with the new zoning. Staff have confirmed that on one property, permits have been issued for large auxiliary buildings that will not comply with floor area rules for auxiliary buildings in the RS1 Zone (The LUC does not have a floor area limit for non-residential buildings). Under Division 14 of the *Local Government Act*, these buildings will become "legally non-conforming" and can remain in place until demolished, destroyed or unused for a period of six months or more. The owner's builder was advised of this prior to issuance of a building permit and the owners elected to proceed with construction. (The owner of 8388 has spent years of perusing his legal rights and to access and construct on his property. He acquired the neighbouring property in 2016 furthering his commitment. It is our position that to the knowledge of the planning and building department the owner of lots 8384 and 8388 applied for auxiliary buildings in order to challenge and establish the development potential of these properties, given many years of conflicting advice from the RMOW)

## Analysis

Four overarching principles were developed as part of the process presented to Council on May 3, 2016. Those four principles are provided below, each with an accompanying analysis showing how these principles have been applied.

Principle	Comments	Comments
1. Adherence to legislation: New regulations will be drafted and adopted in accordance with the requirements of the Community Charter and Local Government Act. In cases where applicable legislation prohibits land use contract regulations from being enacted in current municipal bylaws, these regulations cannot be carried forward.	The new regulations have been drafted in accordance with the requirements of applicable legislation. No regulations were discovered in the Alpine Meadows LUC that could not be carried forward into zoning as a result of current legislative requirements.	The new regulation has not been drafted in accordance to the requirements of the Community Charter and Local Government act. This is a case where applicable legislation would prohibit the land use contract regulation from being enacted in current municipal bylaws therefore these regulations as proposed should not be carried forward.
2. Public engagement: Local Government Act requirements will be met and additional consultation with affected property owners will occur.	The recommendations in this report are consistent with Local Government Act requirements. With only seven properties affected by the bylaw it was more efficient for staff to consult directly with property owners. Staff carried this out prior to the bylaw proceeding to Council. See 'Community Consultation and Engagement' below.	The owner of 8388 and 8384 Mountain View and his representing agents do not agree with this comment and feel that there has been very little consultation despite efforts made by the owners representing agents.
3. Alignment of regulations: Wherever possible, existing land use contract development rights will be preserved and mirrored in new land use regulations. Similarly, site specific land use contract modifications will be incorporated where practical. "Spent" regulations—i.e. regulations that no are longer applicable—will not be carried forward into new regulations.	The proposed RS1 zoning appropriately mirrors the rules in the Alpine Meadows Land Use Contract. Applying RS1 zoning to the panhandle lots instead of RR1, deviates somewhat from the original rules of the LUC. However, given the existing and likely development of these lots for single-family dwellings, the RS1 zoning is more appropriate as it offers more development rights to property owners and better aligns with existing development in the neighbourhood. The additional permitted floor area is consistent with that of the surrounding neighbourhood and appropriate for the size and configuration of the panhandle lots. Creating driveway gradient regulations that reconcile the absence of such rules in the LUC and current zoning rules is not practical. However, property owners have a number of options for establishing access. Staff will work with owners on a site-specific basis to help address access challenges. One property will have auxiliary buildings that do not conform to the floor area requirements of the RS1 Zone. However, these buildings will have legal non-conforming status, allowing them to remain. LUC regulations not related to land use (e.g. infrastructure, subdivision, fees etc.) are "spent" regulations and there is no need to carry these regulations forward in zoning or other municipal bylaws.	4 large lots zoned RR1 under Bylaw 9 and remainder, all the lower lots in the subdivision which are considerable smaller in size, were zoned R1 at the time of the adoption of the LUC 1873 affording the 4 larger lots greater diversity and development potential
4. Consistent and equitable approach: Through collective engagement, affected property owners will be treated consistently and fairly through the termination and rezoning process. There will be no fees charged to property owners for the termination and zoning process.	No fees have been charged to property owners for this process. This is the first LUC to be terminated, and these considerations will be applied to the future termination of other LUCs. During discussions with staff the owners of the panhandle lots expressed interest in constructing larger detached dwellings given the size of the lots. The LUC sets a maximum floor area for a detached dwelling of 232m <sup>2</sup> and does not permit "excluded GFA". The proposed zoning is consistent with the RS1 maximum of 465m <sup>2</sup> and excluded GFA rules under Part 5 of Bylaw 303 will apply. Staff do not recommend a maximum exceeding 465m <sup>2</sup> . The 465m <sup>2</sup> limit is appropriate given the surrounding neighbourhood and size and layout of the panhandle lots. Adhering to the 465m <sup>2</sup> limit ensures fairness to owners of other properties regulated by LUCs who will be getting "like-for-like" zoning and owners of properties not regulated by LUCs who must rezone to obtain additional development rights. This is discussed in greater detail under 'Community Engagement and Consultation' below.	The owner of 8388 and 8384 Mountain View and his representing agents requested to work with the RMOW Planning department in an owner requested rezoning application. This would have saved taxpayers unnecessary expense and making efficient use of council's time. This way access and other issues that may arise from the rezoning of these lots would be resolved and provided for in one transition process. We also feel that staff's suggestion that the proposed zoning is consistent with the RS1 and the owner is not requesting more allowable GFA that that in most RS or RE zonings. The owner is simply requesting that he be allowed further auxiliary buildings and uses than he would be afforded in RS1 zoning

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments	Comments
Built Environment	1. 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.	The RMOW has until 2024 to conform to requirements of the act and until 2022 to inform the owner of the zoning that the property will be converted into
Built Environment	9. 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.	This statement is misleading in that the proposed zoning allows for greater flexibility as Building Code determines

## OTHER POLICY CONSIDERATIONS

The proposed LUC termination directly supports two strategies identified in the RMOW's 2017 Corporate Plan.

Policy Source	Policy	Comments	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, eliminate regulatory confusion and allow for a more effective regulatory framework to better manage growth.	The proposed bylaw contradicts the timely and responsible approach to meet Provincial requirements for LUC termination. Any future development will need relaxations to the proposed bylaws requiring variances for hardship; that could be considered and adopted prior to rezoning
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.	We suggest that customer service is being compromised and in order to improve upon that we would suggest that consultation and a commitment to finding positive solutions for the vested parties and the community at large



Section 4.13 of the Official Community Plan (the "OCP") provides criteria for evaluating rezoning proposals. An analysis of the relevant criteria from section 4.13 is provided in the table below. Staff consider that the proposed rezoning and LUC termination satisfies these requirements as noted:

Comment			Comments
4.13.2	Proposed OCP amendments or rezonings that increase the bed-unit capacity of the Municipality will only be considered if the development: a) provides clear and substantial benefits to the community and the resort; b) is supported by the community, in the opinion of Council; c) will not cause unacceptable impacts on the community, resort, or environment; and d) meets all applicable criteria set out in the	The rezoning and LUC termination process do not result in an increase in bed units for the affected properties, eliminate regulatory confusion and allow for a more effective regulatory framework to better manage growth.	RSE zoning which would be a more suited zoning for the size of the properties would not result in an increase in bed units for the affected properties
4.13.3	All proposed developments must meet the following mandatory conditions: a) The project must be capable of being served by Municipal water, sewer and fire protection services, or by an alternate means satisfactory to the Municipality. b) The project must be accessible via the local road system. c) The project must comply with all applicable policies of the OCP. d) The applicant must have complied with the Environmental Impact Assessment process in Schedule D and in addition all proposed developments must be evaluated, to the satisfaction of the Municipality, to assess impacts on: - traffic volumes and patterns on Highway 99; - traffic volumes and patterns on the local road system; overall patterns of development of the community and resort; - Municipal finance; - views and scenery; - existing community and recreation facilities; - employee housing; - community greenhouse gas emissions; and e) The project must exhibit high standards of design, landscaping, and environmental sensitivity.	No new development is being proposed as part of LUC termination and rezoning process. Impact assessments would have been completed when the original subdivision occurred and all the properties are served by municipal infrastructure. The properties effected by the proposed bylaw are located in a designated development area on Schedule B of the OCP.	The proposed zoning should take into consideration the challenges that exist with access to these properties. Any municipally zoning over these properties will prevent any development of these properties and render all buildings legal non conforming. It is possible to comply with municipal zoning related to access with variances that should be put into place prior to or in concurrence.

## BUDGET CONSIDERATIONS

The termination of Whistler's LUCs is a planned, multi-year project required to be undertaken by the RMOW. Subsequently, all costs of preparing the Bylaw and required public notifications are provided for under the Planning Department budget.

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## COMMUNITY ENGAGEMENT AND CONSULTATION

The May 3, 2016 Report to Council outlined a consultation approach that relied on annual open houses [one annual "general" open house and LUC-specific open houses]. Staff revisited this approach and determined that rather than an annual open house it was more effective to consult only with the affected property owners for each Land Use Contract as each LUC was brought forward. For the Alpine LUC, which affected a small number of owners, staff corresponded directly with each owner and offered to meet individually with each owner. Going forward, consultation methods will be determined on a case-by-case basis and are expected to include LUC-specific open houses as well as correspondence and opportunities for input by affected property owners

On November 29, 2017 staff sent mail notification to the owners of each of the seven properties regulated by the Alpine Meadows Land Use Contract offering to meet individually with each owner. Three owners replied to the notification, all of whom owned one or more of the panhandle lots. Staff met directly or spoke over the phone with each of these owners. The owner of the property with the large auxiliary buildings noted earlier in this Report, had questions about legal non-conforming status. Staff researched this issue and referred the owner to the building permit history and rules for legal non-conforming density in the *Local Government Act*. One owner expressed an interest in constructing a home with a minimal impact on the land and was advised that staff can review the proposal once a design is prepared in preparation for a building permit or other approvals. All three owners expressed an interest in larger permitted floor area for detached dwellings, given the large size and layout of the panhandle lots. There was a specific interest in "RSE" (i.e. RSE1, RSE2 etc.) zoning. Staff investigated this option and determined that with the exception of one<sup>1</sup> all of the RSE zones have a maximum floor area for detached dwellings of 465m<sup>2</sup>. As noted earlier in this Report, the LUC permits a maximum permitted floor area for detached dwellings of 232m<sup>2</sup> and the GFA exclusion rules, which did not exist in the LUC will apply once the zoning takes effect. Almost all single family zones in the Zoning Bylaw set a maximum floor area for detached dwellings of 465m<sup>2</sup> or less. Subsequently, staff felt that setting this same limit for the panhandle lots was appropriate as it is consistent with other residential zones throughout the RMOW and with the RS1 zoning for the adjacent neighbourhood. The owners were advised of this and that exceeding 465m<sup>2</sup>

Mail notification sent to the owners for feedback from panhandle lot owners, and if they wish to discuss the proposed termination.

- October 25, 2016, Meeting arranged with planning Lot 29
- November 17, 2016 Meeting held with Planning
- November 23 Lot 29 Rezoning Application 1069 and Development Permit Application 1100 officially terminated by previous owner.
- November 24, 2016 Response from RMOW Planning RS1
- **March 17, 2017 Request meeting with Planning to discuss ways of moving forward with Owner driven Rezoning Application to discharge LUC**

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- o Dec 14, 2017 Received LUC Termination Letter from RMOW Planning
- o December 15, 2017 Called RMOW Planning meeting request
- o December 18, 2017 Owner Meeting with RMOW Planning
- o January 8, 2018 RMOW email response to Owner Inquiry
- o Jan 22, 2018 RMOW 1st and 2nd reading passes RMOW Council

#### Feedback from 3 of the 4 panhandle land owners.

- One owner had questions regarding non-conforming status of auxiliary buildings – information provided to them (Planning department in the meeting appeared to have very little information regarding the existing approved buildings and uses that have been allowed under the current LUC)
- Another had questions regarding architectural choices during construction, advised that this can be dealt with regular permitting process
- All three owners expressed concern that the large size of the lots in relation to the regulations for properties with narrow frontage was limiting to what could be built. Expressed an interest in RSE zoning and increasing floor area for detached dwellings, however staff said 465m<sup>2</sup> for a detached dwelling on those properties would be appropriate given their size and set back from the road. (This in our opinion is not accurate, The owner of 8388 and 8384 is not requesting increasing floor area exceeding that allowed under RS1. Rather a zoning allowing more than one auxiliary building and is not restricted to 110 m<sup>2</sup> if that auxiliary building were to include and auxiliary residential building with auxiliary building for the use of parking)
- RS1 Zone has provision that if your frontage is less than 24m<sup>2</sup> your floor area for a detached dwelling is reduced to just over 300m<sup>2</sup>. (Panhandle lots have a road frontage of 9.14m)
- GFA exclusion rules apply

#### Alignment of regulation

- not going with RR1 Zoning, instead deciding to go with the RS1 zoning with some site specific conditions.
- This zoning is consistent with surrounding neighborhood, in terms of use and density (Zoning use RS-E is consistent with the surrounding neighbourhood in that it does not increase density and would permit a proportionate number of auxiliary buildings to the size of the lots)
- Further sub-division prohibited
- Some non-conformity for existing development: Local Government Act allows this development to remain in place.

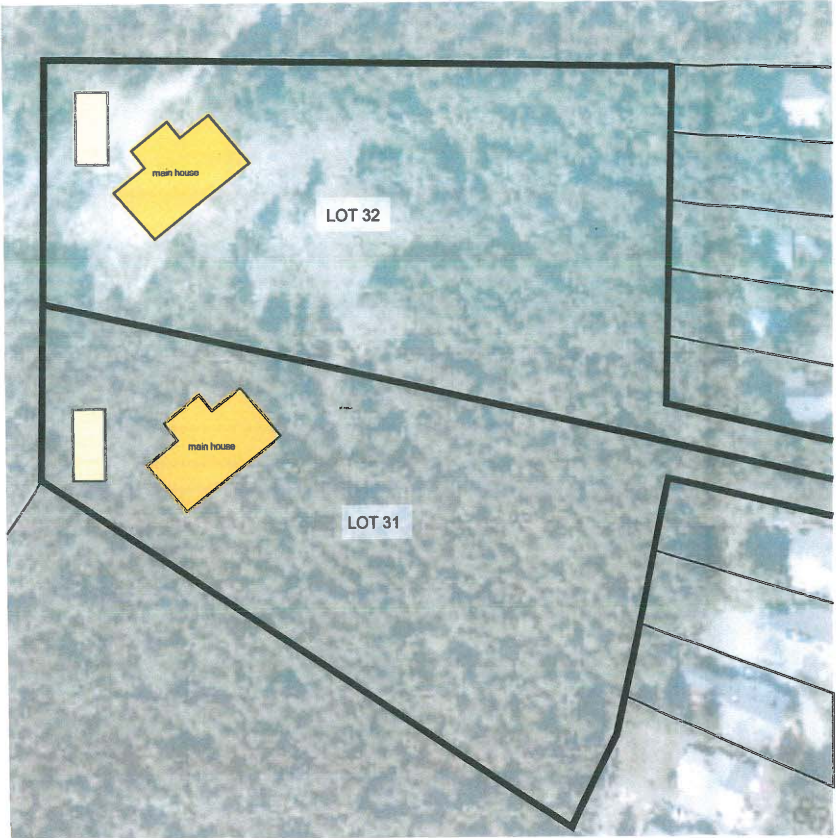
#### 4) Consistent and equitable approach

- No fees charged to property owners (Property owner of 8388 and 8384 Mountain View Drive has requested to RMOW Planning department to consider an owner driven rezoning application in which the costs would be borne by the property owner thus saving taxpayers money)
- 'Like for like' zoning, attempting to match the LUC contract rules as closely as possible with the new zoning rules (The new proposed RS1 zoning does not represent the like for like zoning for these 4 properties that have RR1 zoning under the LUC)
- Property owners do have the opportunity to apply for development applications, variances, rezoning etc., to address site-specific concerns. (Variances to address site specific concerns should be addressed at the time of rezoning)



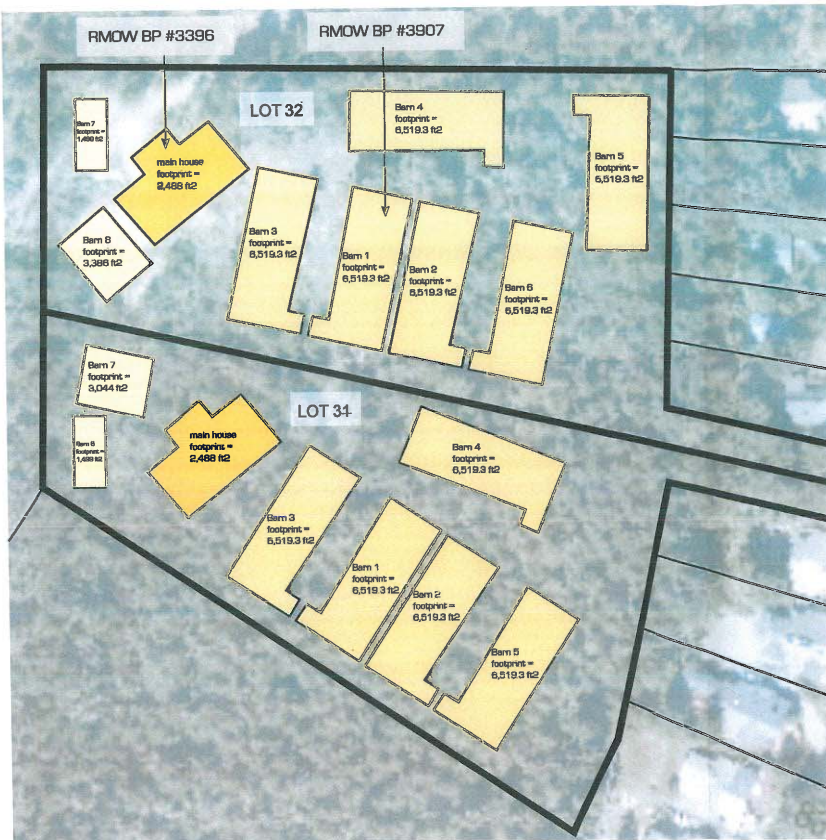
### Included Appendices

1. **Diagram showing the maximum allowable buildings both single family detached dwelling and auxiliary buildings allowed under the current zoning**
  - Both lots are currently allowed a site coverage of 33% which equates to a site coverage of 46,488ft<sup>2</sup> and 39,626ft<sup>2</sup>
  - Each property is allowed 2500ft<sup>2</sup> single family dwelling and the remainder for auxiliary uses
2. **Diagram showing the proposed allowable buildings both single family detached dwelling and 1 auxiliary building**
3. **Site plan demonstrating the existing access and requirements for off street parking**
4. **Plan showing the existing infrastructure and amenities in the adjacent area**
5. **Plan showing one proposed solution that would allow access to these lots as well as potentially providing a solution to trail parking and RMOW access to infrastructure.**
6. **Plan showing a potential road access that could meet the requirements of current bylaws.**
  - The property owner is asking for councils support to apply to crown to extend access from the end of Mountain View Drive to connect with the existing Forest Service Road.
7. **Existing Zoning Map**
  - mapping the different zoning areas that existing in Alpine.
  - At one time, all of alpine was under Land Use Contracts
8. **RMOW Residential Estate Zone Chart**
  - Most Residential Estate Zones do not allow for larger single family detached buildings but do allow for greater diversity and possibilities for accessory buildings and uses
9. **List of Residential Multifamily and Commercial Zones that are present in Alpine Meadows Subdivision**



**PROPOSED RS1 ZONING**  
**MAXIMUM ALLOWABLE PERMITTED FOOTPRINT**

-  Main Property
-  Auxiliary Building allowed under Proposed RS1 Zoning

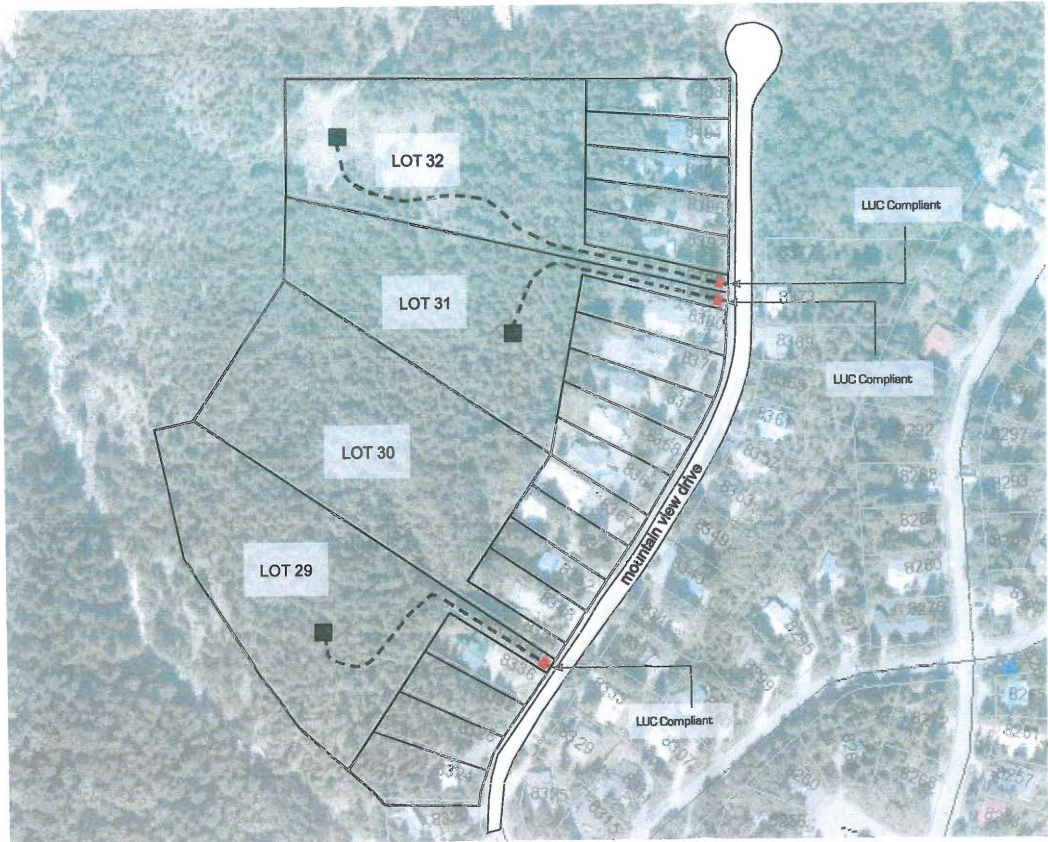


ALPINE LUC  
MAXIMUM ALLOWABLE PERMITTED FOOTPRINT

- Main Property
- Barn

LOT 32	LOT 31
PLOT SIZE = 140,873 ft <sup>2</sup>	PLOT SIZE = 132,089 ft <sup>2</sup>
PLOT COVERAGE ALLOWED = 33% = 46,488 ft <sup>2</sup>	PLOT COVERAGE ALLOWED = 33% = 39,626 ft <sup>2</sup>
MAIN HOUSE Footprint = 2,488 ft <sup>2</sup>	MAIN HOUSE Footprint = 2,488 ft <sup>2</sup>
BARN 1-6 (footprint @ 6,519 ft <sup>2</sup> ) Footprint = 39,115 ft <sup>2</sup>	BARN 1-5 (footprint @ 6,519 ft <sup>2</sup> ) Footprint = 32,595 ft <sup>2</sup>
BARN 7 (footprint @ 1,499 ft <sup>2</sup> ) Footprint = 1,499 ft <sup>2</sup>	BARN 6 (footprint @ 1,499 ft <sup>2</sup> ) Footprint = 1,499 ft <sup>2</sup>
BARN 8 (footprint @ 3,386 ft <sup>2</sup> ) Footprint = 3,386 ft <sup>2</sup>	BARN 7 (footprint @ 3,386 ft <sup>2</sup> ) Footprint = 3,044 ft <sup>2</sup>
<b>46,488 ft<sup>2</sup></b>	<b>39,626 ft<sup>2</sup></b>

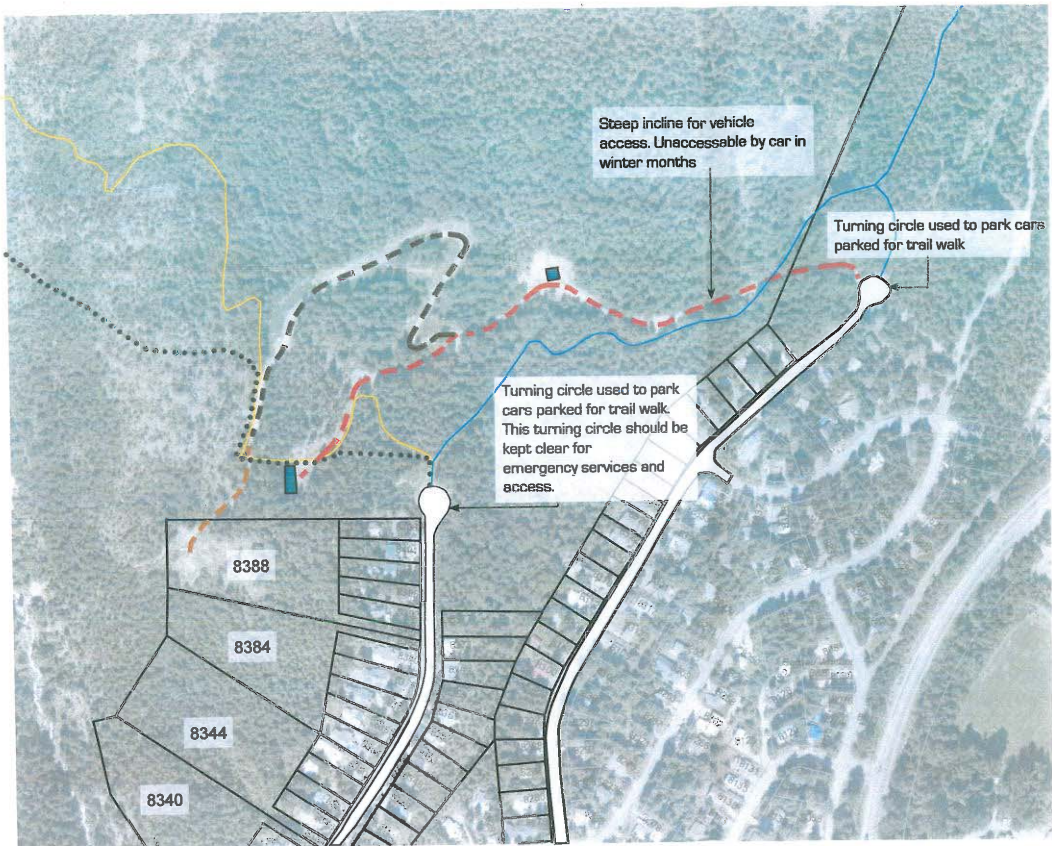




not to scale

EXISTING PROPERTY ACCESS

-  Property
-  Existing Access Route
-  Street Parking Stalls

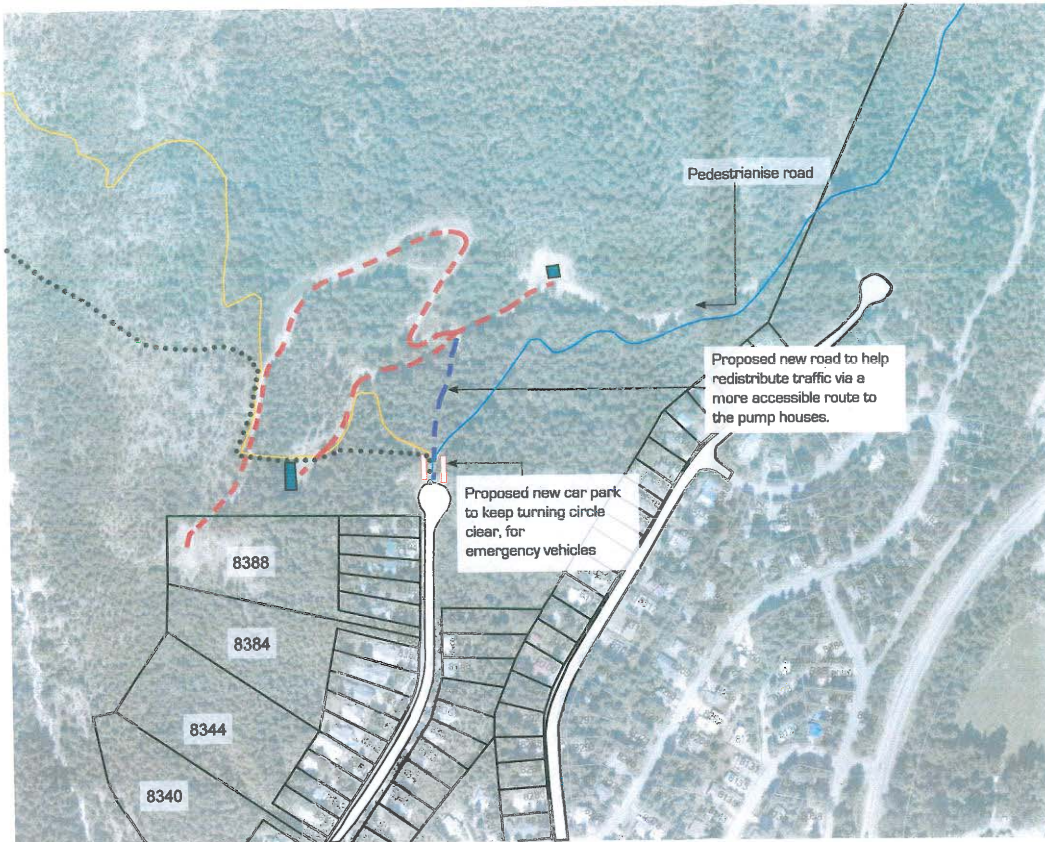


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## EXISTING ROAD ACCESS

- Howler Bike Trail  
Client of plot 32 obtained approval from WORCA, and worked with them to improve the Bike trail.
- No View Bike Trail
- - - Forest Service Road
- - - Improvement of Forest Service Road after client of Plot 32 obtained approval from Ministry of Forests in 2004 to make improvements to the road and for the client to regain access to their property.
- ⋯ Skywalk Trail  
Client of plot 32 obtained approval from the Alpine Club, and worked with them to improve the walking trail.
- RMOW Owned

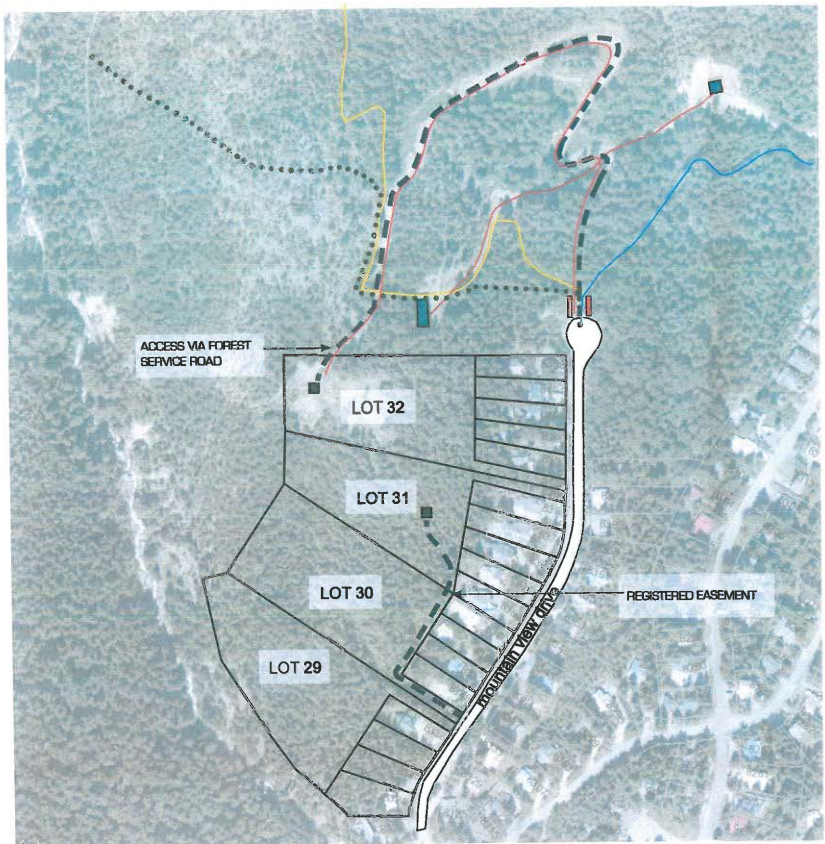




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### PROPOSED ROAD ACCESS

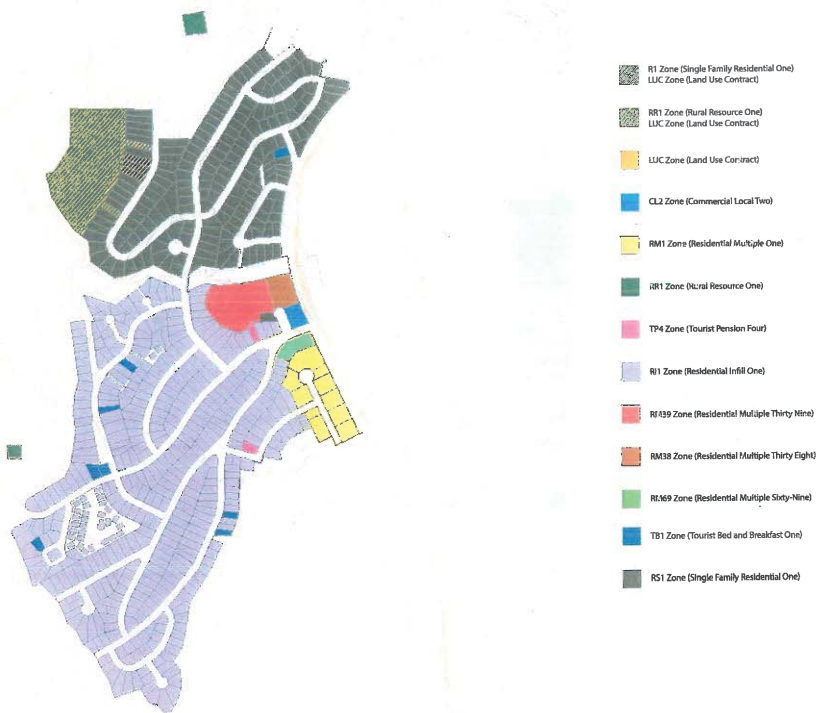
- Howler Bike Trail
- No View Bike Trail
- Forest Service Road
- Proposed Forest Service Road
- ..... Skywalk Trail
- RMOW Owned



PROPOSED PROPERTY ACCESS

- Property
- Proposed Access Routes
- Howler Bike Trail
- No View Bike Trail
- Forest Service Road (proposed)
- Skywalk Trail
- RMDW Owned
- Car Park

not to scale





BYLAW							
	RS-E1 Residential Single Estate One	RS-E2 Residential Single Estate Two	RS-E3 Residential Single Estate Three	RS-E4 Residential Single Estate Four	RS-E5 Single Family Estate Five	RS-E6 Residential Single Estate Six	RS-E7 Residential Single Estate Seven
Condition							
Permitted Uses	Auxiliary buildings and uses, auxiliary residential dwelling, detached dwelling, park and playground.	One auxiliary building for parking use, one other auxiliary building, one auxiliary residential, one detached dwelling, park and playground.	Two auxiliary units for parking, one detached auxiliary residential unit, one auxiliary residential unit for employees, one detached dwelling, one auxiliary building for arena, park and playground.	Auxiliary buildings and uses, auxiliary residential dwelling, detached dwelling, park and playground.	Auxiliary buildings and uses, auxiliary residential dwelling unit (provided it is served by a community sewer), detached dwelling, park and playground.	One auxiliary building for parking, one other auxiliary building, one detached dwelling, nature conservation park	One building for gym, one for spa, one detached dwelling.
Notes	Auxiliary residential dwelling (provided it is served by community sewer system located in sewer specified area serviced by)	One auxiliary residential dwelling (contained within principal building or in auxiliary unit with parking)					
Density							
Max permitted GFA	465m <sup>2</sup> / floor space ratio 0.35 (lowest figure)	max 465m <sup>2</sup> (may be increased to 697m <sup>2</sup> )	465m <sup>2</sup>	465m <sup>2</sup> / floor space ratio 0.35 (lowest figure)	465m <sup>2</sup> / floor space ratio 0.35 (lowest figure)	465m <sup>2</sup>	505m <sup>2</sup>
Max permitted GFA (frontage less than 30m)	325m <sup>2</sup> / floor space ratio 0.35 (lowest figure)			325m <sup>2</sup> / floor space ratio 0.35 (lowest figure)			
Max height	7.6m	8m	7.6m	7.6m		8m	
Min parcel area	10 Ha			1000m <sup>2</sup>	116	116	2,126ha
Min site coverage	30%	30%	30%	35%	30%	30%	15%
Min front setback	7.6m	24m (created by subdivision)		7.6m	7.6m	7.6m	125m
Min side set back (GFA<325m)	3m	3m	3m	3m	7.6m		
Min side set back (GFA>325m)	6m	6m	6m	6m		7.6m	10m
Min rear setback	7.6m	7.6m	6m	7.6m	7.6m	7.6m	10m
Detached dwelling permitted	One	One	One	One (the placing of more than one building containing a dwelling unit on a parcel is prohibited)	One	One (max GFA = 465m <sup>2</sup> )	
Auxiliary Building:							
Permitted	Unlimited	One for parking, one other unit, one residential dwelling (located within principal building or in auxiliary unit with parking)	Two permitted for parking, one detached residential unit, one residential dwelling for employee housing, one unit for arena use	Unlimited. Auxiliary residential dwelling unit has to be resident restricted, contained within the principal residential building.	Unlimited. One auxiliary residential dwelling unit permitted provided it is served by a community sewer.		
Max floor area (containing both parking and residential unit)	111m <sup>2</sup>	parking + residential 45m <sup>2</sup>	56.7m <sup>2</sup> (height 5m)		75m <sup>2</sup> . Total combined floor area in any combination on principal or auxiliary is 135m <sup>2</sup>	75m <sup>2</sup>	70m <sup>2</sup> (based within principal dwelling)
Max floor area of parking							
Max floor area (containing only residential unit)	30m <sup>2</sup>						
Max GFA for auxiliary detached residential dwelling			153m <sup>2</sup> (111.5m <sup>2</sup> for employee housing)				
Max floor area (any other use)		35m <sup>2</sup>				75m <sup>2</sup>	
Auxiliary Residential Unit GFA	32.5m <sup>2</sup> - 80m <sup>2</sup> / shall not exceed 40% of GFA on a parcel	40m <sup>2</sup> - 75m <sup>2</sup>	153m <sup>2</sup> (111.5m <sup>2</sup> for employee housing)	32.5m <sup>2</sup> - 75m <sup>2</sup> / shall not exceed 35% of GFA on a parcel	shall not exceed 35% of GFA on a parcel		
Auxiliary Residential Unit notes	2x bed, 2x bath, 1x living room, 1x kitchen. Not to be used for tourist accommodation	GFA shall not exceed 30% of total GFA of a detached dwelling in which it is located. Can be increased to 112m <sup>2</sup> for employee housing). Auxiliary residential unit shall contain at least one bedroom, and only one kitchen.		up to two beds, one bath, one kitchen, one living, no other rooms.	up to two beds, two bath, one kitchen, one living.		GFA of spa = max 184m <sup>2</sup> , GFA of gym = max 33.5m <sup>2</sup>
Auxiliary Unit notes			Max GFA for arena use = 2000m <sup>2</sup>				
Height	Min 2 storeys, max 7m	5m (7m if used for both parking and residential)				7m	
Min setback		3m					

## ZONING BYLAWS

[illegible]

[illegible]



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** March 20, 2018

**REPORT:** 18-028

**FROM:** Infrastructure Services

**FILE:** 271.4

**SUBJECT:** EMERALD PUMP STATION UPGRADES

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Manager of Infrastructure Services be endorsed.

### RECOMMENDATION

**That** Council award the contract in the amount of \$1,069,391.00 (exclusive of GST) to Carver Construction Ltd. in accordance with their tender proposal dated October 6, 2017; and

**That** Council amend the Five-Year Financial Plan 2017–2021 to reflect this award, as well as updated cost estimates and Clean Water and Wastewater Fund grant amounts.

### PURPOSE OF REPORT

The purpose of this report is to inform Council of the process and outcomes of the 2018 Emerald Pump Station Upgrade project tender process, and to request approval to proceed with 2018 construction work for the Emerald Pump Station Upgrades totalling the amount of \$1,069,391.00 (exclusive of GST).

In addition, the report discusses the \$2,085,810 Clean Water and Wastewater Fund (“CWWF”) grant for this project, and the resulting net effect of the grant and revised cost to the Water reserve fund.

### DISCUSSION

The Resort Municipality of Whistler’s (RMOW) Emerald water system currently utilizes three groundwater wells within proximity of the Emerald Pump Station, two of which have been recently confirmed to be under the influence of surface water (GUDI). The use of these two wells has been minimized over the past several years, and extracted groundwater is combined and disinfected with chlorine at the water pump station in Emerald Park. The use of chlorine only provides a portion of the multi-barrier protection against pathogens required by Vancouver Coastal Health and recommended in the Health Canada drinking water guidelines. As a result, Vancouver Coastal Health has mandated overdosing with chlorine to partially mitigate the identified pathogen risks in Emerald Estates until the new Ultra-Violet Light (UV) Disinfection Station is constructed.

In addition, corrosion in the Emerald Water System has been identified as a potential significant local concern and asset management issue.

Staff have also identified issues with the existing water control and treatment station at Emerald Park (the “Pump Station”), which is nearing its end of life and is in need of electrical and safety-related upgrades.

As a result, a two-phase project was included in the 2017-2021 Financial Plan, with the first phase being construction of a new water treatment facility (the “UV Station”) near the existing Emerald Reservoir, and the second phase being to rehabilitate the well and controls at the Pump Station in Emerald Park.

The new UV Station will house the new ultra-violet light disinfection reactors, new chlorination systems and include provision for future corrosion control. The water from the three wells will continue to be combined in the existing Pump Station. The existing pumps will pump the untreated water through the existing raw water pipe to the new UV Station. This project will improve drinking water quality in the area by allowing a reduction in the chlorination levels while meeting the Vancouver Coastal Health Authority’s drinking water requirements. Furthermore, a future corrosion control system may be implemented to improve the lifespan of the Emerald Water System infrastructure.

The key objectives for this project in 2018 are:

- Complete Phase 1 work by implementing and commissioning the new UV Station and;
- Award Phase 2 Pump Station Upgrade Tender and begin work in spring of 2018.

Additional information for the first phase of the Emerald Water System Upgrade project is detailed in the Emerald UV Station tender recommendation report dated May 23, 2017.

## **2017 - 2018 PROJECT WORK SUMMARY**

The Emerald water system upgrades consist of two phases of work that are expected to be substantially complete in the fall of 2018.

At the time of this report the construction for the Emerald UV Station is 90 per cent complete with communications and commissioning work remaining. The UV station is schedule to be substantially complete in April 2018.

The Phase 1 works at the Emerald UV Station site include:

- Constructing a new UV Station near the existing Emerald Reservoir
- Connecting the new UV Station to the existing 200 mm raw water main
- Extending power supply and communication lines to the new UV Station site

The Phase 2 Emerald Pump Station upgrades work is planned for spring of 2018. This work consists of:

- Restoration of the existing Emerald pump station building;
- An electrical panel upgrade to MCC;
- Building extension to the north to allow for HVAC and electrical upgrades;
- New mechanical room;
- Removal of confined space issues;
- An accessible public washroom and;
- A park irrigation room;
- Water main tie-ins to the existing water supply to the reservoir;
- New soak-a-way manhole; and
- An upgrade to the existing W201-1 well.

## TENDER RESULTS

The tender for upgrades to the Emerald Pump Station (Phase 2) was publicly advertised from February 7 to 27, 2018. A non-mandatory site meeting was held for this project on February 15, 2018 with eight contractor or sub-contractor representatives in attendance.

Note: All costs stated in this discussion and subsequent sections are exclusive of GST.

Six tenders were received as follows:

TENDERER		TOTAL PRICE (EXCLUDING GST)	VARIANCE TO ENGINEER'S ESTIMATE
1	Carver Construction Ltd.	\$1,069,391.00	-9.4%
2	CHB Services Ltd.	\$1,125,540.00	-4.7%
3	Westport Construction Group Ltd.	\$1,299,000.00	10.0%
4	Tritech Group Ltd.	\$1,299,591.54	10.1%
5	Quma Construction Inc.	\$1,404,100.00	18.9%
6	Kingston Construction Ltd.	\$1,573,328.20	33.3%
Engineer's Estimate (Opus)		\$1,180,713.60	

The tender process was public and competitive, and the lowest bidder is well qualified to do the work.

The project engineer has recommended the RMOW accept the lowest bid at \$1,069,391.00

Staff recommends Council accept the low bid for the work and award the contract to Carver Construction Ltd.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	<ul style="list-style-type: none"> <li>Whistler lives within its financial means</li> <li>The resort community effectively and efficiently balances its costs and expenditures</li> <li>The long-term consequences of decisions are carefully considered</li> </ul>	The tendering process was competitive due to the large scope of work and number of responses: six bids were received, all from qualified bidders.
Water	Whistler's potable water supply system delivers water of excellent quality, which meets or exceeds all relevant health standards, and meets benchmark aesthetic standards whenever possible.	Completion of this project will allow the RMOW to have a multi-barrier treatment system in place consisting of UV and chlorination resulting in higher quality water in Emerald Estates.

Water	Water supply, wastewater management and flood control infrastructure minimize energy requirements, and favour sustainably managed materials and resources.	Due to new guidelines from Health Canada the upgraded pump station will be upgraded to have its infrastructure and well heads above ground.
Water	With respect to water resources, capital and long-term costs are managed in a financially prudent and fiscally responsible manner.	More durable materials and electrical upgrades result in lower long-term costs and a competitive tender process was effective due to the large scope of work.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	None.	

## **OTHER POLICY CONSIDERATIONS**

None.

## **BUDGET CONSIDERATIONS**

### **Clean Wastewater Fund Grant (CWWF)**

A Federal-Provincial grant was announced in late March 2017 awarding funds to the RMOW that will cover a significant portion of the Emerald Water System Upgrade project costs. The grant amounts are \$1,256,512 and \$829,298 from the federal and provincial governments respectively for a total of \$2,085,810.

The two phases of this project fulfill the requirements of the CWWF grant program in a number of ways, including:

- 1) Reduced green-house gas emissions and environmental impacts related to a reduction in chlorine usage.
- 2) Improving the safety and quality of the drinking water.
- 3) Extending the useful life of existing assets.
- 4) Mitigating risk to the existing assets.

The current approved budget is as follows for the Emerald Water System Upgrade Project – E114:

<b>RMOW Budget</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Total</b>
Phase 1: UV Stn Engineering, CM and	\$172,000	\$100,000	\$100,000		\$372,000
Phase 1: UV Stn Construction (inc contingency and road work) - E114-		\$1,100,000	\$630,000		\$1,730,000
<b>PHASE I TOTAL</b>	<b>\$172,000</b>	<b>\$1,200,000</b>	<b>\$730,000</b>		<b>\$2,102,000</b>
Phase 2: Pump Station Engineering - E114-03		\$100,000	\$100,000		\$200,000
Phase 2: Pump Station Construction - E114-04		\$0	\$1,400,000	\$50,000	\$1,450,000
<b>PHASE II Total</b>	<b>\$0</b>	<b>\$100,000</b>	<b>\$1,500,000</b>	<b>\$50,000</b>	<b>\$1,650,000</b>
<b>Total</b>	<b>\$172,000</b>	<b>\$1,300,000</b>	<b>\$2,230,000</b>	<b>\$50,000</b>	<b>\$3,752,000</b>

Carver Construction's low bid of \$1,069,391.00 (excluding GST) does not include any contingency for indeterminate amounts. The project team has added a 10 per cent contingency amount (\$112,000) to account for these unknowns and other risks during construction. The total estimated construction amount for Phase 2 work is therefore \$1,181,391 that is within the current budget amount for 2018.

When the CWWF Grant amount is taken into account, however, the total reserve demand is decreased significantly vs. the current budget: total RMOW cost drops from \$3,752,000 to \$1,666,190.

<b>RMOW Budget</b>					
<b><i>Grant Benefit Analysis</i></b>	2016	2017	2018	2019	Total
RMOW Cost without Grant	\$172,000	\$1,300,000	\$2,230,000	\$50,000	\$3,752,000
CWWF Grant	\$142,760	\$1,079,000	\$864,050	\$0	\$2,085,810
<b>Net RMOW Cost with Grant</b>	<b>\$29,240</b>	<b>\$221,000</b>	<b>\$1,365,950</b>	<b>\$50,000</b>	<b>\$1,666,190</b>

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

The access to the Emerald Pump Station and Emerald Park is via Highway 99 and Emerald Drive. RMOW staff are actively engaged with the home owners and public with regards to this project and its impact to the surrounding community via a number of communication forums.

## **SUMMARY**

The tender process was public and competitive, and the lowest bidder is well qualified to do the work.

The project engineer has recommended the RMOW accept the lowest bid at \$1,069,391.00 exclusive of GST.

Staff recommends Council accept the low bid for the work, and award the contract to Carver Construction Ltd.

Respectfully submitted,

Tammy Shore, P. Eng.  
CAPITAL PROJECTS MANAGER  
for  
James Hallisey, P. Eng.  
GENERAL MANAGER, INFRASTRUCTURE SERVICES





# WHISTLER

## MINUTES

**REGULAR MEETING OF THE RECREATION LEISURE  
ADVISORY COMMITTEE  
THURSDAY JANUARY 11, 2018, STARTING AT 4:00 PM.  
Municipal Hall, Flute Room  
4325 Blackcomb Way, Whistler, BC V0N 1B4**

### **PRESENT:**

Bob Calladine, Member at Large  
Chris Kaipio, Member at Large  
Colin Pitt-Taylor, Member at Large  
Dave Clark, Member at Large  
Eric Wight, Member at Large  
Jan Jansen, General Manager Resort Experience, RMOW  
John Konig, Member at Large  
Josie Chuback, Member at Large  
Martin Pardoe, Manager, Resort Parks Planning, RMOW  
Meredith Kunza, Tourism Whistler representative  
Murray Lunn, Chair  
Roger Soane, Member at Large  
Roger Weetman, Recreation Manager, RMOW  
Stephanie Sloan, Member at Large  
Shannon Perry, Recording Secretary, RMOW  
Councillor, Jen Ford

### **REGRETS:**

Ian Currie, Howe Sound School District 48 representative

### **ADOPTION OF AGENDA**

Included new business: Committee recommendation for Whistler Sport Legacy to join the Recreation Leisure Advisory Committee

Removed from the Agenda; None

Moved by Roger Soane  
Seconded by Bob Calladine

**That** Recreation Leisure Advisory Committee adopt the regular Recreation Leisure Advisory Committee agenda of Thursday January 11, 2018

CARRIED

### **ADOPTION OF MINUTES**

Moved by Bob Calladine

Seconded by Josie Chuback

**That** Recreation Leisure Advisory Committee adopt the regular Recreation Leisure Advisory Committee regular minutes of November 9, 2017

CARRIED

## **PRESENTATIONS/DELEGATIONS**

Future of indoor tennis

A discussion regarding the future of indoor tennis in Whistler. Recreation Leisure Advisory Committee members were presented with Appendix A – Johns email.

### **Questions / Discussion:**

Whistler Tennis Club has being in the Whistler community for over 25 years. The facility had 16,000 players on the courts in 2016. At the moment the club is also facilitating programs such as the youth soccer programs 1-2 days a week & Thai chi. Squash members are also interested in working with the Tennis Club.

The Tennis Club is very busy and successful with their junior program. It was noted that tennis players are not currently getting all the court time they want. Tennis thrives best in an organized format or centre which includes public access.

Staff suggest it would be beneficial to revisit what facilities Whistler has for a community of 12,000 and to determine what population of Whistler residents play tennis.

Recent Tourism Whistler studies demonstrate that less than 1% of visitors come to Whistler to play tennis. It is felt that tennis is an added activity and not a visitation driver. That said, Tennis Club 2016 statistics indicate that 50% of facility attendees are visitors.

In terms of compatibility between different sports (ie youth soccer and tennis) both sports are obviously very different but having the centre as a multipurpose court has been beneficial for the organisation and the community - it works well.

If a large rezoning application where to come forward a discussion involving the community would need to occur to determine community needs. The parcel of land that the club currently resides is one of the biggest undeveloped land parcels in Whistler.

**That** Recreation Leisure Advisory Committee support the future of organized tennis in Whistler and the continued existence of an indoor/outdoor tennis centre that is multi-functional, for other recreation and leisure activities.

Moved by John Konig  
Second by Roger Soane

Opposed by one

CARRIED

Community  
planning/visioning in  
advance of potential  
rezoning's

A discussion regarding a range of possible community amenities that could be secured through potential future rezoning's including the Holborn (now Beattie) site and other potential rezonings.

Community amenity suggestions from the Committee;

- An indoor multi-purpose recreation facility not unlike a smaller version of Richmond's Olympic Oval, or the range of facilities explored in the 2015 Whistler Multi-Use Recreation Facility Investigative Study
- Valuable land, preferably lakeshore.
- Athletic running track.
- Meadow Park Sports Centre expansion.

Bike traffic from day lots  
to village

A discussion regarding potential improvements that would reduce car/pedestrian conflicts. Recreation Leisure Advisory Committee member suggested there is a desire to have bikes off the road and off the Valley Trail along Blackcomb Way due to congestion and conflicts.

Members suggestions:

- Make permanent the temporary Ironman and Grand Fondo Blackcomb Way pedestrian overpass between Whistler Olympic Plaza and Lot 4
- Relocate the two existing yellow maze gates along the Blackcomb Way Valley Trail on top of the dyke..
- Widen Blackcomb Way to permit dedicated bike lanes on both sides.

Roger Soane left the meeting due to conflict of interest 5:15 p.m.

## OTHER BUSINESS

Whistler Sport Legacy as  
Recreation Leisure  
Advisory Committee  
Representative

Recreation Leisure Advisory Committee member suggested the Whistler Sports Legacy is a valuable organisation in the Whistler community, is constructive on the Committee, and should be considered for partner membership similar to that of Tourism Whistler and School District 48.

## Questions / Discussion:

Does this open the door to Whistler Blackcomb joining the Committee as a community group, or other significant community groups like WORCA? Whistler Blackcomb is a for-profit organisation and would therefore not be permitted. WORCA is represented on the municipal Forest and Wildland Advisory Group and is a member of the municipal Trail Planning Working Group (TPWG). TPWG notes and discussions are shared with RLAC.

The Committee discussed and agreed there is value having Whistler Sport Legacy as a partner representative on the Committee. Whistler Sport Legacy are not on other RMOW Committees of Council.

**That** Recreation Leisure Advisory Committee recommend that the Terms of reference be amended to include Whistler Sport Legacy as a partner member of the Recreation Leisure Advisory Committee.

Moved by Josie Chuback  
Second Stephanie Sloan

CARRIED

Roger Soane entered the meeting 5:40 p.m.

Member Comment      Meadow Park Sports Centre communication and public relations going great.

Whistler Olympic Plaza      Recreation Leisure Advisory Committee member suggested that there need to be more urgency with the spring opening of the lawn at Whistler Olympic Plaza.

There was a brief discussion. The snow play mound does not adversely affect the lawn opening date. Extra efforts are undertaken to expedite opening, efforts that are not utilized on other municipal lawn areas. The lawn is a critical piece of summer programming for the resort where the intensity of use is significantly greater than a golf course. If not satisfactorily ready, then there is a risk to all summer resort programming.

#### **NEXT MEETING**

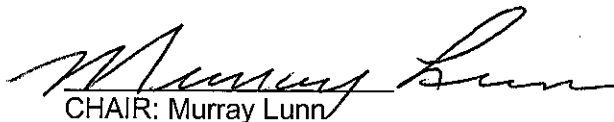
Tentative February 8, 2018 at 4 pm

#### **ADJOURNMENT**

Moved by Stephanie Sloan

**That** Recreation Leisure Advisory Committee adjourn the January 11, 2018 Recreation Leisure Advisory Committee meeting at 5:55 pm

CARRIED

  
CHAIR: Murray Lunn

Organized tennis in Whistler has been an important asset to the community for at least 38 years.

In 1979, the Whistler Valley Tennis Club was established on the shores of Nita Lake, on privately held land, owned by John Taylor. Where the Nita Lake lodge is now located. It consisted of 5 courts, 1 of which was covered with a bubble in the winter months. It was established as a non profit club and run by a volunteer board of directors.

It was a very active club, with a paid tennis professional, court booking , round robins, tournaments and social events. In 1990 there were 250 members.

In the mid 1990's the land was up for sale and unfortunately the municipality did not make a deal with the owner and the community lost the club.

In 1988, under Official Community Plan guidelines, Whistler's municipal council decided that for the community to become a successful international destination, it needed to develop into a four season resort. A proposal call was put forward offering bed units (development rights) in exchange for amenities.

Three proponents were successful. The Fairmont Hotel Group could develop the Chateau Whistler if they built the Robert Trent Jones golf course.

Kaleb Chan and Golf BC could develop the Nicklaus North neighbourhood if they delivered the championship course designed by "The Bear" Jack Nicklaus.

And Park Georgia was granted 1200 bed units, to develop a 500 room, five star hotel and townhouse complex, provided they:

deliver a world-class indoor tennis facility,

an 18,000 square foot destination spa, and a golf teaching academy.

Park Georgia's presentations showed an internationally acclaimed Bjorn Borg Tennis Centre, with the capacity to host televised professional tournaments.

There was a stadium court, four indoor courts and twelve outdoor courts. The architectural drawings detailed an impressive facility.

These amenities would have greatly enhanced the Whistler four season resort experience, which was the community's objective.

The tennis club we are in today was only meant to be a temporary facility used until the new hotel and tennis center was completed. It opened its doors in 1991 as the Whistler Racquet and Golf Club. In the mean time, Park Georgia built the Montebello Townhouses, phases 1 & 2, which sold very quickly and profitably. After selling the 125 townhomes, Park Georgia then sold the remaining undeveloped land, including this tennis club, and left town, leaving the community with barely a shadow of what was promised. A temporary tennis facility requiring lots of maintenance.

The new owners, the Holborn group, were aware that with the purchase of the property came an existing commitment to the resort and community, but they later argued that the obligation had already been met and that it had not been properly documented in the original agreement.

Perhaps the municipality did not properly document the agreement, but the intent was clear and several prominent politicians of the day will testify to that fact.

The Holborn Group later decided that the hotel project was not viable because of low occupancy rates and an oversupply of hotel rooms in the resort.

In May 2005, they applied to rezone the property, to change it from a phase 2 hotel designation to a phase 1 mix of townhouses and condominiums.

In 2008, after three years of difficult negotiations, which the tennis association was actively involved in, the application to rezone passed third reading. Two major points were agreed upon: the configuration of the facility and the ownership.

Holborn agreed to build a permanent structure which included 5 indoor courts, and 7 outdoor courts. The courts would be built to tournament specifications with options for stadium seating. The facility had a large fitness area, viewing lounge, reception/pro shop, restaurant with patio, swimming pool, space for squash

courts and underground parking. The developer had also agreed to turn over the ownership of the facility to the municipality. The value of this amenity was estimated to be between 18 to 20 million dollars.

Another major issue was the time frame for delivering the amenity. The community had already waited over 17 years for an amenity that was promised when the original 1200 bed units were granted.

The tennis association pushed hard for a deal that would guarantee the amenity would be delivered in a reasonable time frame and that the developer would adequately maintain the current facility and staff, so that there would be an ongoing business to hand over.

The timing that was agreed to in the bylaw, was that the developer must deliver the indoor racquet and fitness facility within 6 years of the bylaw passing the 4th reading, and deliver the remaining outdoor courts, swimming pool, terraces, landscaping within 8 years of the by-law passing.

The Holborn Group did not proceed to the 4th reading because they did not want the clock to start ticking. They continued to hold the property and spent very little money maintaining the facility. They listed the property for sale couple of years ago and it sold to the Beedie Group. They are a Vancouver based, multi-generational development company that takes pride in being a good corporate citizen, that listens to the needs and concerns of the communities where they build. We believe that a substantial amenity, a tennis center, is still owed to the for community for the development rights that were originally granted.

## Current Situation

Currently there is a three indoor/four outdoor court facility in Whistler just north of Marketplace. It has successfully operated in this location for twenty years without the help of municipal funding or Tourism Whistler marketing. The manager, Kirk Paterson, has dramatically increased business since the facility was shut down for several months to provide an operational centre for Olympic volunteers. Organized tennis has a long, successful history in Whistler. The Whistler Valley Tennis club on the shores of Nita Lake opened in 1979.

Tennis should be part of the discussion for a bad weather strategy. The sport is showing phenomenal growth worldwide. A 2014 national research study on the health of the sport of tennis in Canada. The study shows that in the past 12 months, more than 6.5 million Canadians played tennis at least once. This is a 32% increase over 2012 when the last participation numbers were tracked. Popularity of the sport is also on the rise with 51% of Canadians saying they are either somewhat or very interested in the sport, up from 38% in 2012, with BC/Lower Mainland showing the highest numbers. The popularity of the game is expected to gain momentum with the young Canadian, Denis Shapovalov's recent success at the US Open and Rogers Cup. Milos Raonic and Eugenie Bouchard, reached a top ten ranking in the world. The latest USA statistics for tennis participation show annual increases between 9.6% and 12.5% while other traditional sports have shown a decline. China has over 30 million tennis players that play regularly. The Chinese government's goal is to increase these numbers by 15% annually. Tennis is the third most popular organized physical activity in Australia.

Indoor racquet sports are a critical component (bad weather strategy) to diversify the recreational activities offered in the resort. Tennis is a great complimentary activity to skiing. There is a strong statistical correlation that many skiers are also tennis players, and therefore vacation in resorts which offer both activities. A significant number of weekenders and guests from the lower mainland are tennis players. Not including private clubs, there are eleven indoor facilities in the lower mainland. Tennis players often come from a social economic background that have a higher disposable income to spend on travel. Tennis is a multi-generational activity with many different age groups playing together. As many women play tennis as men.



Recent surveys show that one of the top things that people like about traveling is meeting locals. Tennis provides a unique opportunity for tourist and locals to play and socialize together. Programming at the Whistler Racquet club includes clinics, drill sessions, tournaments, competitive leagues, and drop-in socials, and for all age groups. These programs foster interaction between locals, seasonal residents, weekenders, and destination visitors.

Tennis only thrives in a club environment. Scattered public courts with no programming don't provide the recreational value that a well run club can offer to the community. For the past 15 years the Whistler Racquet Club (WRC) has provided an in-school program for children from kindergarten to grade seven. Many children have followed up with additional subsidized lessons and some have developed into elite young players, winning international tournaments, and obtaining university scholarships. Tennis teaches children sportsmanship and fair play. You are your own referee. Also, the soccer league is now regularly using the indoor courts. A new, larger facility will benefit other user groups such as; squash, indoor exhibitions, trade shows, etc.

Tennis BC is a key partner with the WRC. They are encouraging the club to run increasingly more tournaments because of our successful track record. These events are already putting heads in beds. Tennis BC and Tennis Canada have expressed strong interest in hosting regular sanctioned tournaments in Whistler. But unfortunately the current facility, which is privately owned, is in a state of disrepair and will require substantial expenditure in the near to medium term.

The original draft document produced for the Recreation and Leisure Master Plan stated that "The property owner has an outstanding commitment to deliver a world class facility as per the 1988 development agreement. The RMOW should ensure this commitment is fulfilled." Whistler's tennis players fully support that statement but this line was dropped from the final document. Two issues are critical to the future of tennis in Whistler; that when the tennis lands development proceeds the agreed upon recreational amenity is delivered to the community in a timely fashion. Until that time the RMOW should, in the strongest possible terms, emphasize to the developer the importance of properly maintaining the current facility with reasonable opening hours.

**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 \_\_\_\_ 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.

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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."

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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  
BYLAW NOTICE ENFORCEMENT BYLAW NO. 2174, 2018**

**A bylaw respecting the enforcement of bylaw notices**

---

**WHEREAS** the Council of the Resort Municipality of Whistler may, by bylaw, enforce its bylaws by bylaw notice under the *Local Government Bylaw Notice Enforcement Act*;

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

**Citation**

1. This bylaw may be cited for all purposes as “Resort Municipality of Whistler Bylaw Notice Enforcement Bylaw No. 2174, 2018”.

**Definitions**

2. In this bylaw:

“Act” means the *Local Government Bylaw Notice Enforcement Act* and regulations enacted thereunder;

“Registry” means the Resort Municipality of Whistler Bylaw Notice Dispute Adjudication Registry established pursuant to s. 10 of this bylaw.

“Regulation” means the *Bylaw Notice Enforcement Act Regulation*.

“RMOW” means the Resort Municipality of Whistler.

3. Subject to section 2, the terms in this bylaw have the same meaning as the terms defined in the *Act*.

**Bylaw Contraventions and Form**

4. The bylaw contraventions designated in Schedule “A” attached hereto and forming part of this bylaw may be dealt with by bylaw notice under this bylaw.

5. A bylaw notice under this bylaw shall be in the form prescribed by the *Act*, if any, or may otherwise be in a form approved by the Corporate Officer of the RMOW provided that the bylaw notice complies with s. 4 of the *Act*.

### **Penalties for Bylaw Contraventions**

6. The penalty for a bylaw contravention designated in Schedule “A” of this bylaw is as follows:
  - (a) subject to subsections (b), to (d), the penalty amount set out in Column A3 of Schedule “A” corresponding to the bylaw contravention;
  - (b) if payment is received by the RMOW within 14 days of the person receiving or being presumed to have received the bylaw notice under the *Act*, the discounted penalty set out in Column A2 of Schedule “A”;
  - (c) if payment is received by the RMOW more than 14 days after the person received or is presumed to have received the bylaw notice under the *Act*, the penalty set out in Column A3 of Schedule “A”; and
  - (d) if a person who disputes a bylaw notice enters into and complies with a compliance agreement, where available as specified in Column A4 of Schedule “A”, the discounted penalty set out in Column A2 of Schedule “A”.

### **Period for Paying or Disputing a Bylaw Notice**

7. A person who receives a bylaw notice may, within 14 days of the date on which the person received or is presumed to have received the bylaw notice under the *Act*:
  - (a) pay the discounted penalty set out in s. 6(b), or
  - (b) request dispute adjudication

by submitting the appropriate form to dispute the bylaw notice and delivering it in person during regular office hours to RMOW municipal hall, by mail, or electronically through the RMOW website.
8. A person may pay the penalty after 14 days of receiving or being presumed to have received the bylaw notice under the *Act* in accordance with s. 6, but no person may dispute the bylaw notice after 14 days of receiving or being presumed to have received the bylaw notice under the *Act*.

9. If a person was not served personally with a bylaw notice and advises the RMOW, in accordance with the requirements of section 25 of the *Act*, that they did not receive a copy of the original bylaw notice, the time limits for responding to a bylaw notice under this bylaw do not begin to run until a copy of the bylaw notice is reissued and delivered to the person in accordance with the *Act*.

### **Bylaw Notice Dispute Adjudication Registry**

10. The Registry is established as a bylaw notice dispute adjudication system in accordance with the *Act* to provide for the hearing and determination of disputes in respect of whether:
  - (a) the contravention alleged in a bylaw notice occurred as alleged; or
  - (b) the terms and conditions of a compliance agreement were observed or performed.
11. The postal and civic address of the Registry is: RMOW Bylaw Notice Dispute Adjudication Registry, 4325 Blackcomb Way, Whistler, BC, V0N 1B4
12. Every person who is unsuccessful in a dispute adjudication in relation to a bylaw notice or a compliance agreement must pay the RMOW an additional fee of \$25 for the purpose of recovering the costs of the Registry.

### **Screening Officers**

13. The position of screening officer is established.
14. The following are designated classes of persons that may be appointed by the RMOW as screening officers:
  - 14.1 Supervisor, Bylaw Services; Senior Bylaw Enforcement Officer, Bylaw Enforcement Officer; Parking Officer; Administrative Assistant, Bylaw Services; and Customer Service Associate.and Council may appoint screening officers from these classes of persons by name or office or otherwise.
15. The powers, duties and functions of screening officers are as set out in the *Act* and include the following:



- (a) the ability to review all records related to the alleged bylaw contravention, including the subject bylaw and any other bylaws and policies of the RMOW pertaining to the matter and the disputant's history of bylaw compliance;
- (b) where requested by the person against whom a contravention is alleged, to communicate:
  - (i) information respecting the nature of the contravention;
  - (ii) the provision of the bylaw contravened;
  - (iii) the facts on which the contravention allegation is based;
  - (iv) the penalty for a contravention;
  - (v) the potential for a discounted penalty;
  - (vi) the potential for a penalty;
  - (vii) the opportunity to proceed to a bylaw notice dispute adjudication hearing;
  - (viii) the opportunity to enter into a compliance agreement (if applicable); and
  - (iv) the fees payable in relation to the Registry;
- (c) to communicate with any, or all, of the following for the purposes of performing their powers, duties and functions under this bylaw or the *Act*:
  - (i) the person against whom a bylaw contravention is alleged, or their representative;
  - (ii) the person who issued the bylaw notice;
  - (iii) a complainant or their representative regarding a bylaw contravention allegation;
  - (iv) RMOW staff regarding interpretation of the bylaw alleged to have been contravened and any other relevant enactments, and the disputant's history of bylaw compliance; and

- (v) any other persons relevant to the performance of their powers, duties and functions.
  - (d) where permitted under Column A4 of Schedule “A” to this bylaw, to prepare and enter into compliance agreements under the *Act* with persons who dispute bylaw notices including establishment of terms and conditions for compliance that the screening officer considers necessary or advisable, including time periods for payment of penalties and compliance with the bylaw and provision for payment of a reduced amount of the penalty specified in the bylaw notice calculated as set out in Column A2 of Schedule “A”;
  - (e) to cancel bylaw notices in accordance with the *Act* and RMOW’s policies; and
  - (f) to review and determine applications to set aside bylaw notice debts in accordance with section 5 of the *Regulation*.
16. The bylaw contraventions in relation to which a screening officer may enter into a compliance agreement are listed in Column A4 of Schedule “A”.
17. The maximum duration of a compliance agreement is one year.
18. A screening officer may not screen a bylaw notice which he or she has issued.

### **Bylaw Enforcement Officers**

19. Persons acting as any of the following are designated as bylaw enforcement officers for the purposes of this bylaw and the *Act*:
- (a) members of the Royal Canadian Mounted Police (RCMP); and
  - (b) bylaw enforcement officers under section 36 of the *Police Act*.

### **Severability**

20. If any word, phrase, clause, sentence, subsection or section in this bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, the word, phrase, clause, sentence, subsection or section shall be severed from the bylaw and the remainder of the bylaw shall be deemed to have been adopted without the severed word, phrase, clause, sentence, subsection or section.

GIVEN FIRST, SECOND AND THIRD READINGS this 6th day of March, 2018.

ADOPTED BY COUNCIL this \_\_\_\_day of \_\_\_\_\_, 2018.

---

Nancy Wilhelm-Morden  
Mayor

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Brooke Browning  
Municipal Clerk

I HEREBY CERTIFY that this is  
a true copy of "Bylaw Enforcement  
Bylaw No. 2174, 2018"

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Brooke Browning  
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER**

**LAND USE CONTRACT TERMINATION BYLAW (BRIO) NO. 2169, 2018**

**A BYLAW TO TERMINATE A LAND USE CONTRACT AND AMEND THE RESORT MUNICIPALITY  
OF WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015**

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**WHEREAS** the Council may, by bylaw, terminate a land use contract; and

**WHEREAS** the Council must not adopt a bylaw to terminate a land use contract unless it has adopted a zoning bylaw that will apply to the land on the date the termination bylaw comes into force; and

**WHEREAS** the Council may in a zoning bylaw pursuant to the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone;

**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 “Land Use Contract Termination Bylaw (Brio) No. 2169, 2018”.
2. Part 24 Schedule “A” to Zoning and Parking Bylaw No. 303, 2015 is amended by assigning the Single Family Residential One (RS1) designation to the parcels identified on Schedule 1 to this bylaw, and by assigning the Two Family Residential One (RT1) designation to the parcels identified in Schedule 2 to this bylaw.
3. The Land Use Contract registered in the Land Title Office under charge No. F56921 (the “Land Use Contract”) is terminated.
4. The Municipal Clerk shall notify:
  - 4.1 the Land Title Office in accordance with section 548 of the *Local Government Act*; and,
  - 4.2 owners of land subject to the Land Use Contract in accordance with section 549 of the *Local Government Act*.
5. This bylaw comes into force one year after the date the bylaw is adopted.

Given FIRST and SECOND READINGS this 6th day of February, 2018.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this 20th day of February, 2018.

Given THIRD READING this 20th day of February, 2018

**Land Use Contract Termination Bylaw (Brio) No. 2169, 2018**  
**Page 2**

Approved by the Minister of Transportation and Infrastructure this 1st day of March, 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 "Land Use Contract Termination  
Bylaw (Brio) No. 2169, 2018

\_\_\_\_\_  
Brooke Browning  
Municipal Clerk

**Schedule 1 to Land Use Contract Termination Bylaw (Brio) No. 2169, 2018**

Parcels to be zoned RS1 (Single Family Residential One)

Civic Address	PID	Legal Description
3401 Panorama Ridge	007-256-248	Lot 22 Block M District Lot 4750 Plan 17791
3381 Panorama Ridge	007-256-060	Lot 17 Block M District Lot 4750 Plan 17791
3373 Panorama Ridge	007-256-043	Lot 15 Block M District Lot 4750 Plan 17791
3274 Arbutus Drive	007-286-325	Lot 15 Block I District Lot 4750 Plan 17377
3258 Arbutus Drive	002-591-138	Lot 19 Block I District Lot 4750 Plan 17377
3242 Juniper Place	002-626-161	Lot 2 Block M District Lot 4750 Plan 17791
3006 Brio Entrance	004-583-183	Lot 10 Block J District Lot 4750 Plan 17377
3121 Hawthorne Place	005-516-846	Lot 6 Block J District Lot 4750 Plan 17377
3301 Panorama Ridge	007-256-400	Lot 1 Block L District Lot 4750 Plan 17791



**Schedule 2 to Land Use Contract Termination Bylaw (Brio) No. 2169, 2018**

Parcels to be zoned RT1 (Two Family Residential One)

Civic Address	PID	Legal Description
3001 Brio Entrance	002-546-141	Strata Lot 2 District Lot 4750 Strata Plan VR 1341
3003 Brio Entrance	006-529-321	Strata Lot 1 District Lot 4750 Strata Plan VR 1341
3104 Panorama Ridge	004-911-717	Strata Lot 1 District Lot 4750 Strata Plan VR 907
3106 Panorama Ridge	006-190-898	Strata Lot 2 District Lot 4750 Strata Plan VR 907







February 28, 2018

File: 0400-20-01

The Honourable Selina Robinson  
Minister of Municipal Affairs and Housing  
Parliament Buildings  
Victoria, BC V8V 1X4

Dear Minister Robinson:

**Re: Cannabis Sales Revenue Sharing**

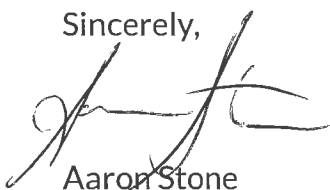
On behalf of the Council of the Town of Ladysmith, please accept this letter regarding the need for cannabis sales revenue sharing with local governments within the Province of BC.

The Town of Ladysmith is joining with other BC local governments to request that we be involved in the process of establishing a regulatory approach to the legalization of cannabis and that cannabis tax revenue be fairly distributed amongst all levels of government. Current discussions regarding revenue sharing involve the federal and provincial governments with no inclusion of local governments.

The Town of Ladysmith Council is requesting your support by agreeing to 50 percent of the provincial share of the cannabis tax sharing formula be provided to local government. This is an adequate and equitable share to help support costs and services incurred by local governments.

Thank you for your consideration.

Sincerely,



Aaron Stone  
Mayor

**C: UBCM Member Municipalities**



**Legislative Services Department**  
**830 Cliffe Avenue**  
**Courtenay, B.C.**  
**V9N 2J7**



**Phone (250) 334-4441**  
**Fax (250) 334-4241**  
**jward@courtenay.ca**

City File No.: 390-20

February 13, 2018

Association of Vancouver Island  
And Coastal Communities  
525 Government Street  
Victoria, B.C. V8V 0A8

**Re: 2018 Resolution – Asset Management**

Please be advised that the City of Courtenay submits the following resolution for the 2018 AVICC Annual General Meeting:

***Common Asset Management Policy***  
***City of Courtenay***

*WHEREAS the purposes of a British Columbia municipality and regional district include providing for stewardship of the public assets of its community;*

*AND WHEREAS, the powers, duties and functions of British Columbia municipal and regional district Chief Administrative Officers include:*

- (a) overall management of the operations of the local government;*
- (b) ensuring that the policies, programs and other directions of the council or board are implemented; and*
- (c) advising and informing the council or board on the operation and affairs of the local government.*

*NOW THEREFORE BE IT RESOLVED THAT the Association of Vancouver Island Coastal Communities supports sound Asset Management practices as the means to achieve local Sustainable Service Delivery;*

*THAT BC municipalities and regional districts, their respective CAOs and staffs would benefit from guidance to a common communications approach to enhance Asset Management Practices; and*

*THAT the AVICC recommends the Union of BC Municipalities Resolve to develop and implement such a common communications approach in partnership with the LGMA and Asset Management BC.*

I trust the above is satisfactory, and please do not hesitate to contact me if you require further information.

Yours truly,

ORIGINAL SIGNED BY

John Ward, CMC  
Director of Legislative and Corporate Services  
Deputy Chief Administrative Officer

## **BACKGROUND**

### **Common Asset Management Policy**

Asset Management BC (AMBC) has been providing awareness of Asset Management best practices for nearly a decade and throughout that time senior City Staff have been closely affiliated with AMBC. The City has benefited from that relationship by adopting many of the practices AMBC devised or has otherwise supported and after several years, the positive impacts are beginning to be felt.

AMBC is a group of Associations, governments and first nations with a collective interest in Asset Management. It's important to emphasize that AMBC quite deliberately refers to itself as a "Community of Practice", meaning it does not depend upon or represent a particular entity or sector. Therefore, the various observations and suggested practices are motivated only by objectivity and excellence in Asset Management practices.

Given its chosen position as a neutral party, it might be considered presumptuous of AMBC to offer advice to elected officials without it first being requested. That is possibly why there has not yet been a collation of policy practices offered in support of CAOs and council/board elected officials where, from a public administrator's perspective, something of that nature would be very useful. Ironically, our affiliation with AMBC has helped us to recognize that this form of guidance does exist, but it is located in various places and has not been provided or promoted in a coherent, unified way. The guidance is located in statutes, senior government publications and Courtenay Council's Asset Management Policy.

Beyond the operational aspects, to be successful over the long-term a local government AM program depends upon three intertwined yet distinct communications channels and their respective content:

1. The **relationship between council members/regional directors with their constituents** to consider and agree upon continuing levels of service balanced with the constituents' willingness to pay;
2. The **relationship between council members/regional directors and their respective CAOs** to agree upon policy objectives (and reporting) and provision of the means to achieve them; and
3. The **relationship between municipal/regional district CAOs and their staffs** to set the operational and capital work plans in place to achieve sustainable service delivery through sound AM practices.

These three channels have their origins in the following references:

- *Community Charter (CC)* and *Local Government Act (LGA)*;  
<http://www.bclaws.ca/>
- Auditor General for Local Government (AGLG) Perspectives Series Booklet, “Asset Management for Local Governments”;  
<https://www.aglg.ca/> and
- City of Courtenay **Policy #1670.00.02** “Asset Management Policy”.  
<http://www.courtenay.ca/EN/main/city-hall/asset-management.html>

#### COUNCIL/BOARD MEMBERS AND CONSTITUENTS:

As most will know, municipalities and regional districts are distinct, but are both referred to as ‘local governments’ and the *Community Charter* and *Local Government Act* are the two principal sources of their respective authority. These statutes provide for the purposes of these two forms of local government. One purpose is “providing for stewardship of the public assets of its community”.<sup>1</sup> They also stipulate that ‘the powers, duties and functions of a municipality or regional district are to be exercised and performed by its council or board’<sup>2</sup> as the case may be.

The BC AGLG provides even more succinct guidance to the elected officials:

“Local residents, as service customers and taxpayers, expect to be advised and consulted on how you are spending tax dollars... It is important for you to... engage and educate members of the community on what asset management involves, why it is important and the implications if your local government fails to proactively manage publicly-owned assets. This communication provides an opportunity for your local government to ask the community about their service level expectations and their willingness to pay the costs of meeting those expectations.”<sup>3</sup>

This guidance is echoed the City’s Asset Management Policy: “...council members are responsible for adopting policy and ensuring that sufficient resources are applied to manage the City’s capital assets” and for providing “...those we serve with services and levels of service for which they are willing to pay”.<sup>4</sup>

#### COUNCIL/BOARD AND THEIR CAOs:

The *CC* and *LGA* speak to this relationship, too: CAOs’ powers, duties and functions include overall management of operations of the local government; ensuring that the policies, programs and other directions of the council/board are implemented; and advising and informing the council/board on the operation and affairs of the local government.<sup>5</sup>

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<sup>1</sup> *Community Charter* s. 7 and *Local Government Act* s. 185.

<sup>2</sup> *Community Charter* s. 114 and *Local Government Act* s. 194.

<sup>3</sup> Auditor General for Local Government (AGLG) Perspectives Series Booklet, “Asset Management for Local Governments”, pp. 17-18.

<sup>4</sup> This latter policy statement is reiterated in the City of Courtenay Strategic Priorities 2016-2018.

<sup>5</sup> Paraphrased for convenience from *Community Charter* s. 147 and *Local Government Act* s. 235.

The AGLG also considers this relationship:

“Elected officials have a stewardship responsibility and an oversight role, while staff are responsible for implementation and for reporting back to the council/board. It is important for both parties to understand and respect the distinction between governance and management and to maintain an appropriate balance of accountability... As elected officials, you can help ensure effective asset management by supporting staff in their efforts to develop and implement asset management planning.”<sup>6</sup>

Council’s AM Policy commits to “Ensuring necessary capacity and other operational capabilities are provided” and to “...providing sufficient financial resources to accomplish them”. As a reflection of the legislation and AGLG guidance, the Policy goes on: “The Chief Administrative Officer has responsibility for Asset Management plans, strategies and procedures as well as reporting to Council on the effectiveness of Asset Management practices and their outcomes.”

#### CAOs AND THEIR STAFF:

Communications as part of this relationship is a matter of leadership style and public administration practices. How these manifest themselves locally is a function of the individuals’ education and experience along with ongoing professional development. This is offered by agencies such as the Local Government Management Association of BC and more formalized training through various academic institutions.

While the statutes do not speak to this particular relationship, the AGLG does provide some guidance:

“Asset management is a highly integrated activity requiring staff from across the local government to interact and share knowledge and data. It requires a shift to a new business model based on sustainable service delivery. To succeed, your chief administrative officer must champion asset management, select the right group of staff from finance, planning, operations, information technology and engineering, give them the proper authority and make them accountable for action.”<sup>7</sup>

This AGLG guidance coincides with the City’s AM Policy as provided above.

As is obvious, the guidance to successfully develop these three channels of communication does exist. However, it would be more effective if it were coalesced in a singular form that could be consistently referred to by local governments wishing to more effectively develop Asset Management for Sustainable Service Delivery. One way of accomplishing this could be for BC local governments to collectively request it be done on their behalf by an organization or agency such as Asset Management BC.

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6 Auditor General for Local Government (AGLG) Perspectives Series Booklet, “Asset Management for Local Governments”, pp. 17 & 13.

7 Auditor General for Local Government (AGLG) Perspectives Series Booklet, “Asset Management for Local Governments”, p. 18.

March 1, 2018

Mayor and Council  
**RESORT MUNICIPALITY OF WHISTLER**  
4325 Blackcomb Way  
Whistler, B.C. V0N 1B6

Dear Mayor and Council,

### **Lighting Request - May**

Please consider this request to light up the Fitzsimmons Covered Bridge to raise awareness of brain tumours in Brain Tumour Awareness Month.

Brain tumours are unpredictable and complex. They can affect vision, hearing, memory, balance and mobility. Their effects are physical, emotional, financial, and last a lifetime. There is no cure.

Brain Tumour Foundation of Canada was founded 36 years ago, when Kelly Northey, an 8-year-old girl, died of a brain tumour. Her father, Steve Northey was determined that her death would not be in vain.

We're here to help anyone affected by any type of brain tumour. Support from donors, corporations and community foundations means the estimated 55,000 Canadians living with a brain tumour can find hope. Hope through research. Hope through patient and survivor support. Hope for a cure.

Brain Tumour Awareness Month is our time to shed light on this devastating condition.

We would be grateful for the lighting request to take place on May 22, 2018.

Grey is traditionally the colour of the brain, but that does not light up well, so we are requesting orange, the most distinctive colour of our logo.

You can find more information on Brain Tumour Awareness Month at [www.braintumour.ca/BTAM](http://www.braintumour.ca/BTAM) or please contact Amy Mathias [amathias@braintumour.ca](mailto:amathias@braintumour.ca) for more information.

Yours sincerely,



Susan Marshall  
Chief Executive Officer





## Landmark Lighting Request Form

Please complete the form and scan/email to [corporate@whistler.ca](mailto:corporate@whistler.ca).

This application does not guarantee that your event lighting request will be approved or your date is available.

We will contact you to confirm the status of your request.

<b>Contact Name</b>	
<b>Organization</b>	
<b>Business Address</b>	
<b>City/Province/Postal Code</b>	
<b>Business Phone Number</b>	
<b>Business Email</b>	
<b>Website Address</b>	
<b>Brief description of the event associated with your request</b> <i>(Information here will be used for communications and the sign on the bridge. Max 75 words. RMOW will edit copy if necessary.)</i>	
<b>Optional: Social Media Campaign Title</b> <i>(include hashtags)</i>	
<b>Landmark Choice</b>	<input type="checkbox"/> <b>Fitzsimmons Covered Bridge</b>
<b>Date of Event</b>	
<b>Colour Request</b>	

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**From:** Shauna 'Callaghan [<mailto:shauna@shaunaocallaghan.com>]

**Sent:** Tuesday, March 06, 2018 16:10

**To:** Wanda Bradbury <[WBradbury@whistler.ca](mailto:WBradbury@whistler.ca)>; Jen Ford <[jford@whistler.ca](mailto:jford@whistler.ca)>; Jack Crompton <[jcrompton@whistler.ca](mailto:jcrompton@whistler.ca)>; Steve Anderson <[sanderson@whistler.ca](mailto:sanderson@whistler.ca)>; John Grills <[jgrills@whistler.ca](mailto:jgrills@whistler.ca)>

**Cc:** [marla@whistlerhousing.ca](mailto:marla@whistlerhousing.ca); Melissa Laidlaw <[mlaidlaw@whistler.ca](mailto:mlaidlaw@whistler.ca)>; Tracy Napier <[tnapier@whistler.ca](mailto:tnapier@whistler.ca)>

**Subject:** Employee Covenant causing lack of employee housing solutions: 7409 Tree Top Lane

Dear Nancy Wilhelm-Morden and Fellow Counsel

I am writing to hopefully find a solution to my housing crisis.

At the moment, I own a vacant lot in Whistler with employee suite covenant registered on title. Sadly, the employee suite covenant is in fact impairing my ability to provide housing for myself by not allowing this property to be developed in stages. I am fortunate enough to have a lot but it remains that there is no way of developing it strictly due to the employee suite requirement. I can not afford to build a typical home in Whistler as construction costs exceed \$1.2M easily.

I am looking to build something affordable. A 1200 square foot house for my family-employee auxiliary dwelling. A typical lane house would be ideal. Unfortunately, the covenant for employee housing says it must be provided at the same time as the main dwelling. I can see that being beneficial; if I was not the employee or the local. But in this case it has handicapped me from being able to have employee housing without supplying market housing. I simply do not have the funds.

I would appreciate a timeline to build out this lot but allow me to start with a structure that we can live in in the meantime. I could agree to no final occupancy and a flag to title until the main dwelling is constructed at a later date. Could this be granted?

My daughter had cancer last year which has affected me financially. At the moment, I have four born and raised Whistler children living at home. We are currently renting and on the employee WHA list. If a solution or encouragement can be reached quickly with the RMOW then I will attempt to build employee housing for us on our lot. We are in immediate need for housing.

Unfortunately, If this is a long administrative process and no answers are forthcoming quickly then I am forced to sell. I am not able to carry the lot with the added expense of any financial burdens due to administrative delays.

Is there a possibility to come up with a solution to get this solved? I am sure we all agree that the intent was to supply employee housing rather than impair it. I would like not to be forced to rely on the system of WHA moving forward.

Your help is appreciated. Feel free to give me a call with any questions 604-905-9105

Thanks for also serving our town all these years.

Kindly,

Shauna O'Callaghan

**From:** Martin Mayer [<mailto:hello@martinmayermusic.com>]  
**Sent:** Tuesday, March 06, 2018 13:23  
**To:** Mayor's Office <[mayorsoffice@whistler.ca](mailto:mayorsoffice@whistler.ca)>  
**Cc:** Wanda Bradbury <[WBradbury@whistler.ca](mailto:WBradbury@whistler.ca)>  
**Subject:** "Whistler" Music Video

Dear Mayor Nancy Wilhelm-Morden & Whistler City Councillors,

My name is Martin Mayer, a pianist and composer from Vancouver. I have been an avid fan of Whistler since moving to the West Coast in 2004.

On my most recent album, recent in early January, I wrote and recorded an original instrumental piece titled "Whistler" – my tribute to the beauty, energy, vibrant setting and stunning nature. We also filmed a music video at Bryan Adam's studio in Vancouver on Elton John's piano from the 1970s.

I wanted to take a moment to share this video with you, as I truly feel that the music captures the spirit of Whistler. You can enjoy it here -> <https://www.youtube.com/watch?v=GyQy71S14dI>

Perhaps there might be a future performance opportunity where this piece could be performed in Whistler, say Canada Day or as a special song with the VSO's summer concert. I am open to all possibilities.

Thank you in advance for taking the time, I hope you enjoy the music, and I look forward to hearing from you!

Kind regards,  
Martin



MARTIN MAYER

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Submitted on Wednesday, March 7, 2018 - 14:54

Full Name dawn titus  
Mailing Address 8440 Bear Paw Trail, Whistler BC  
Civic Address (if different from mailing address)  
Email Address [madeiradawn2004@yahoo.ca](mailto:madeiradawn2004@yahoo.ca)  
Phone Number 6049671437  
Your feedback  
To Mayor and Council ~

I realize this is a 'day late', but I am hoping to be provided with more information with regards to the Cultural Connector budget item.

There seems to be nothing available online detailing what 900k+ might be used for on the proposed project.

Please note, I would have love to have attended the Open House but had already planned to be away before that date was released to the public. There were many questions brought forward at last night's council meeting regarding budget items and the process itself. Were there details provided at the Open House with regards to the Cultural Connector project?

Thank you  
Dawn Titus



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March 7, 2018

Dear Affected Local Government or Improvement District:

**RE: Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1514-2017 – ADOPTION**

---

The Squamish-Lillooet Regional District (SLRD) initiated an amendment of the *Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008* to address specific text amendments in support of the SLRD Regional Growth Strategy (RGS) *Goal 1: Focus Development into Compact, Complete, Sustainable Communities* - specifically to:

- *Replace the first bullet under Strategic Direction 1.1 a) with: Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities.*
- *Amend the Master-Planned Communities land use designation description by replacing the phrase “Significant future growth will be accommodated in these communities” with:*
  - *For existing SLRD master planned communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD master planned communities are not supported.*
  - *New master planned communities and/or urban areas are not supported outside of the established settlement areas.*
- *Remove the Destination Resort language found on pages 24-26 of the RGS Bylaw.*

Written notice was given to affected local governments and the minister on the 17<sup>th</sup> day of May, 2017. Unanimous acceptance was received by affected local governments as of the 8<sup>th</sup> day of January 2018. On February 28, 2018 the following resolutions were passed by the SLRD Board:

*THAT Bylaw No. 1514-2017, cited as “Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017”, be given third reading.*

*THAT Bylaw No. 1514-2017, cited as "Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008 Amendment Bylaw No. 1514-2017", be adopted.*

*THAT pursuant to s.443 of the Local Government Act, the Board direct staff to send a copy of the regional growth strategy to the affected local governments, any greater boards and improvement districts within the SLRD, and the Minister of Municipal Affairs and Housing.*

As per the above resolutions, and in accordance with section 443 of the *Local Government Act*, please find enclosed a consolidated copy of Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008. The RGS Bylaw is also available on the SLRD website: <https://www.slrd.bc.ca/inside-slrd/bylaws/regional-growth-strategy-bylaw>

The SLRD Board is appreciative of your organizations contributions to this process.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jack Crompton', with a long horizontal stroke extending to the right.

Jack Crompton  
Board Chair  
Squamish-Lillooet Regional District

enclosures: Squamish-Lillooet Regional District Regional Growth Strategy Bylaw  
No. 1062, 2008 (Consolidated March 2018)

SQUAMISH-LILLOOET REGIONAL DISTRICT

**BYLAW NO. 1062, 2008, AMENDMENT BYLAW NO. 1356-2014**

**A Bylaw to Amend the Regional Growth Strategy for the Squamish-Lillooet Regional District**

WHEREAS the Local Government Act provides for a regional district to undertake the development, adoption, implementation, monitoring and review of a regional growth strategy under Part 25,

AND WHEREAS the Squamish-Lillooet Regional District adopted a regional growth strategy on June 28, 2010,

NOW THEREFORE, the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. Schedule "A" attached to and forming part of Bylaw 1062, 2008 is hereby deleted and replaced with a new Schedule "A" as attached.
2. This Bylaw may be cited as "Squamish-Lillooet Regional District Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1356-2014".
3. If any section, subsection, clause or phrase of this Bylaw is for any reason deemed invalid by a Court of Law, such a decision shall not affect the validity of the remaining sections, subsections, clauses or phrases of this Bylaw.

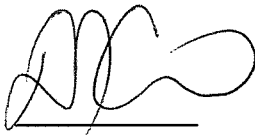
READ A FIRST TIME this 27th day of October, 2014.

READ A SECOND TIME this 27th day of October, 2014.

REFERRED TO AFFECTED LOCAL GOVERNMENTS on the 30 day of October, 2014.

READ A THIRD TIME this 28th day of January, 2015

ADOPTED this 28th day of January, 2015



Jack Crompton  
Chair

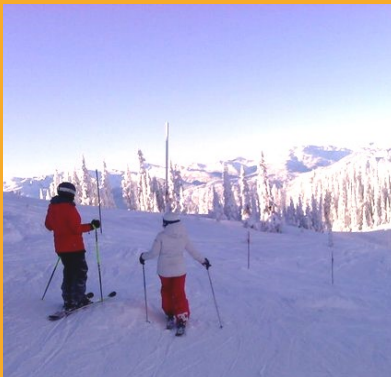


Peter DeJong  
Secretary





**Squamish ~ Lillooet**  
**REGIONAL DISTRICT**  
**Regional Growth Strategy**



**Exploring New Opportunities**  
**Consolidated March 2018**

**SLRD Regional Growth Strategy Bylaw No. 1062, 2008, Amendment Bylaw No. 1356-2014**



## Our Mission

To enhance the quality of life of constituents through the facilitation of regional and community services for the benefit of present and future generations.

The Squamish Lillooet Regional District Regional Growth Strategy authorizing bylaw No. 1062 was adopted in 2008.

Without changing the content, the bylaw has been modified slightly for publication purposes.

For more information, please contact the Squamish Lillooet Regional District:

PO Box 219, 1350 Aster Street, Pemberton BC V0N 2L0

Toll Free: 1-800-298-7753

Phone: 604-893-6371



## SUMMARY OF AMENDMENTS

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### CONSOLIDATED FOR CONVENIENCE ONLY

Consolidated bylaws are consolidated for convenience only and are merely representative. Each consolidated bylaw consists of the original bylaw text and maps, together with current amendments which have been made to the original version. Copies of all bylaws (original and amendments) may be obtained from the SLRD Planning and Development Department.

BYLAW NO.	SUMMARY OF BYLAW AMENDMENTS	DATE OF ADOPTION
1356 – 2014	Regional Growth Strategy Housekeeping Amendment Bylaw	January 28, 2015
1367 - 2014	Text Amendment	March 18, 2015
1514 - 2017	Growth Management Text Amendments	February 28, 2018

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# PART 1

## Introduction

The Regional Growth Strategy for the Squamish-Lillooet Regional District (SLRD) is an initiative of the SLRD, the District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton and the District of Lillooet. The purpose of a regional growth strategy under Part 25 of the *Local Government Act* is to

**“promote human settlement that is socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.”**

The SLRD Regional Growth Strategy is the result of several years of public consultation and intergovernmental dialogue. It supports collaborative planning and consensus-based problem solving across the region.

The Regional Growth Strategy is intended to provide a broad policy framework describing the common direction that the regional district and member municipalities will follow in promoting

development and services which are sustainable, recognizing a long term responsibility for the quality of life for future generations. A sustainable future is one that provides for balanced economic, social and environmental well-being and that acknowledges the duty to use land and resources in a way that does not diminish their natural capacities and intrinsic values. The SLRD Board recognizes the benefit of endorsing a science and systems based framework for planning towards sustainability. To this end, we understand the benefit of creating a long term vision informed by the key (science-based) principles of sustainability, and then 'looking back' to the present to reveal the steps which will take us to closer to our chosen vision. Subsequent planning and decision-making will be guided by our vision of a sustainable future, including the *smart growth* principles that form the basis of the Regional Growth Strategy Memorandum of Understanding which was established at the outset of the process.



The Regional Growth Strategy will assist all parties with an interest in the region to:

1. Work together to address matters of common regional concern;
2. Demonstrate respect for each other's jurisdictions and processes;
3. Maintain good communications and coordination with respect to land use and other decisions of a regional and sub-regional nature;
4. Create a long term vision informed by the key principles of sustainability and embark on a path to our future in a manner that finds a responsible balance between the environmental, economic, and social needs of our communities.



The SLRD Regional Board initiated a regional growth strategy in July, 2003 recognizing that the region was facing a unique combination of opportunities and challenges, including the following:

- Responsibility for co-hosting the 2010 Winter Olympics and the desire by all residents to benefit from related socio-economic opportunities;
- Infrastructure and legacies associated with this significant international event, including major upgrading of the Sea to Sky Highway;
- Urban and rural land use pressures and the desire for managed growth in the southern part of the region (Sea to Sky corridor);
- Declining employment and the desire for managed economic recovery in the northern part of the region;
- Leadership in land and resource management being taken by First Nations with traditional territory in the region and the desire for improved relations and better cross-cultural communication with our First Nations neighbours;
- Active promotion of crown land development by the Province and its agencies and the desire for a coordinated, collaborative approach among all levels of government.

The project began with initial regional issue-identification and the development of a shared vision and goal statements. Early on, member municipalities requested the flexibility to design their own approaches to achieving the vision and goals of this strategy through Official Community Plans and other means of local decision making. In 2005, the SLRD and its members developed a Regional Growth Strategy Memorandum of Understanding (MOU), a “bridging” document based on the principles of smart growth, in order to guide decision-making on key regional issues until the RGS was adopted. Following this, a draft RGS was created based on earlier consultation results and the principles contained in the MOU.

There was extensive consultation involved in developing a draft RGS. Provincial agencies and neighbouring regional districts were consulted and their interests were taken into account in the development of this strategy. Significant efforts were also made to involve aboriginal communities in the development of this framework. It is important to acknowledge that First Nations Land Use Plans and Provincial Land and Resource Management Plans exist alongside the Regional Growth Strategy. A key focus has been to encourage coordination and cooperation between local, senior and First Nations governments in providing greater economic certainty and balancing community development, recreation and tourism, and environmental protection in the region.

While the growth strategy will guide the SLRD and its member municipalities with respect to land use decisions in accordance with their legislative authority, it does not alter the role of senior governments to manage crown land uses in the public interest, nor does it commit their agencies to a particular course of action. Its intention is to guide development and encourage collaborative approaches toward a sustainable future.

Through this approach to decision-making, we will embark on a path to our future in a manner that works toward a prosperous balance between the environmental, economic, and social needs of our communities.





# PART 2

## Context

### Overview

The Squamish-Lillooet Regional District is a complex region, comprising a wide range of landscapes and lifestyles and covering a total area of 16,500 square kilometers of land. Straddling the southern Pacific Ranges of the Coast Mountains, the SLRD encompasses a diversity of ecosystems and biogeoclimatic zones, from the wet Coastal Western Hemlock zone along Howe Sound, to the drier Interior Douglas Fir zone of the Lillooet River watershed. The land is varied and includes steep mountainous terrain, heavily forested areas, glaciers, river valleys and floodplains. Approximately 20% of the SLRD landscape is located within parks and protected areas, yet the least protection is afforded to the biologically diverse, lower elevation areas that are also most desirable for human settlement. The SLRD contains a range of settlement types from remote aboriginal communities, to small, historic mining

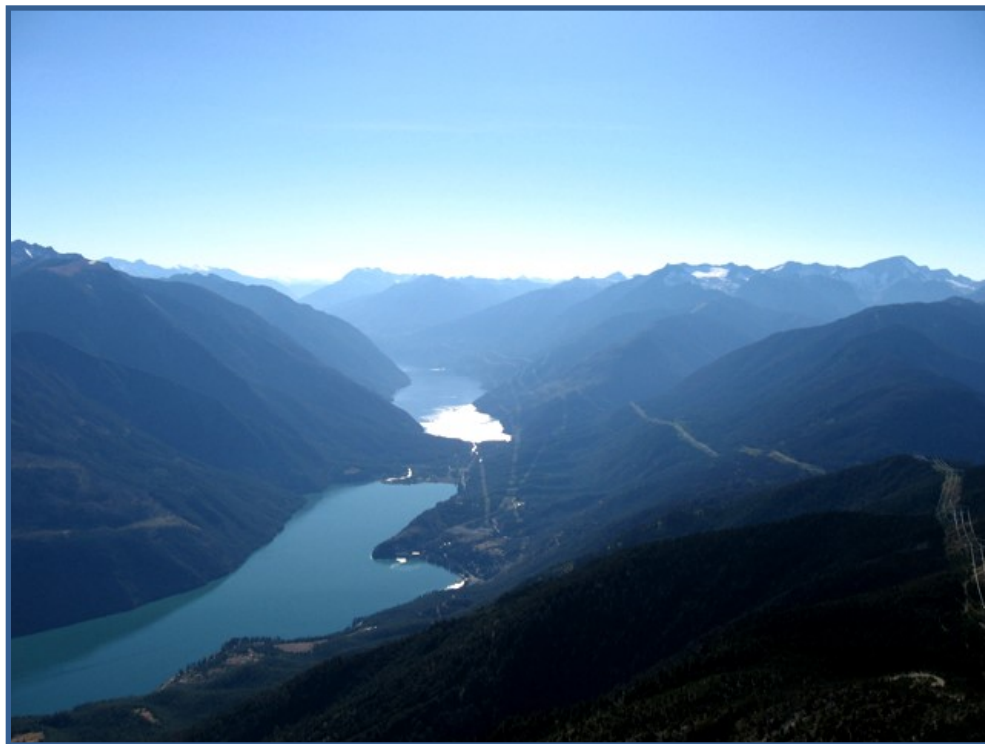
towns like Bralorne, to the international mountain destination resort municipality of Whistler.

There are four incorporated municipalities and four electoral areas in the SLRD, as shown on Figure 1 – SLRD Context Map. The four municipalities are: the District of Lillooet, the Village of Pemberton, the Resort Municipality of Whistler and the District of Squamish. The four electoral areas are: Area A (Upper Bridge River Valley), Area B (Pavilion Lake / Yalakom Valley), Area C (Pemberton Valley / Mount Currie to D’Arcy corridor) and Area D (Howe Sound East / Upper Squamish Valley / Squamish to Whistler corridor / Callaghan Valley). All four municipalities and three electoral areas (Areas B, C and D) participated in the development of the RGS. The Regional Growth Strategy does not apply to Electoral Area A, which was permitted to opt out of the RGS.



There are several First Nations which have reserve lands and asserted traditional territory partially or wholly located within the boundaries of the SLRD, as shown on Figure 2 – Aboriginal Communities. The majority belong to the Squamish Nation and the St'át'imc. The traditional territory of the St'át'imc includes the participating St'át'imc communities of Lil'wat (Mount Currie), N'Quát'qua (Anderson Lake), Shalalth (Seton Lake), Nxw'sten (Bridge River), Sekw'el'wás (Cayoose Creek), T'it'q'et (Lillooet), Ts'kw'aylacw (Pavilion), and Xaxl'ip (Fountain) Bands. The In-SHUCK-ch Nation also partially overlaps with the SLRD boundaries and consists of the Samahquam, Skatin and Douglas Bands.

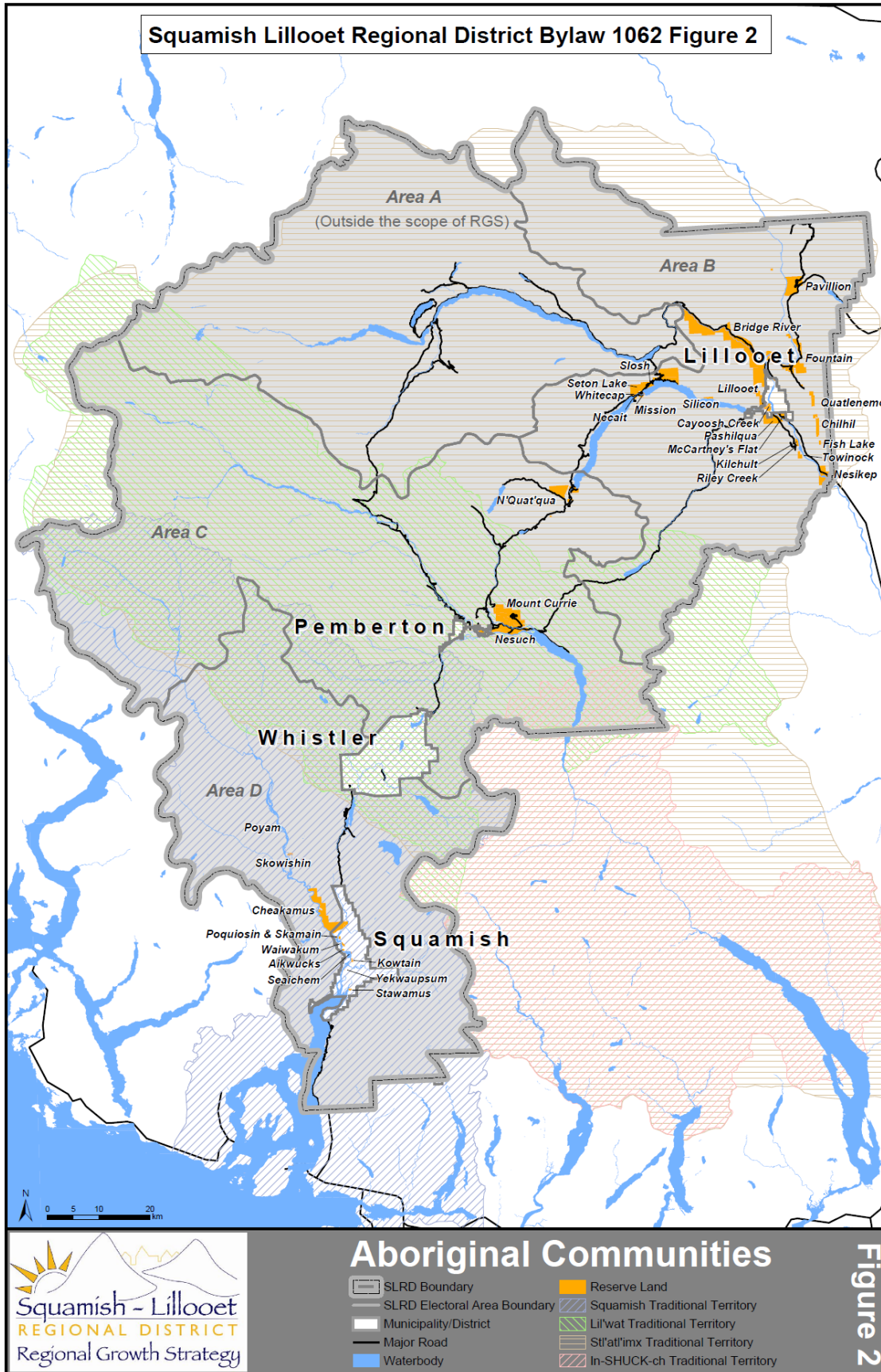
Economic change has been dramatic in the region, with primary resource extraction and manufacturing in decline and being replaced by tourism and service sector jobs as a primary source of income. This trend has been particularly evident in the southern area of the SLRD. The northern part of the SLRD, including Lillooet and surrounding electoral areas, has been challenged by slow population growth and economic change over the past 5-10 years, while the southern communities of the Sea-to-Sky Corridor faced higher growth rates and escalating housing costs. This has created challenges for regional planning, as the needs and goals of these sub-regions vary significantly.







Squamish Lillooet Regional District Bylaw 1062 Figure 2

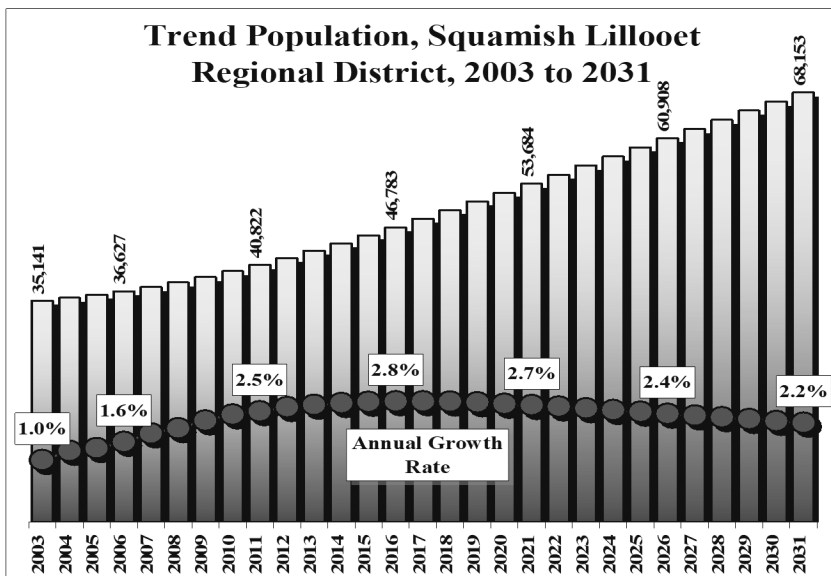


## Population Projections

The rate of population growth in the region has been consistently higher than the provincial average, although there has been a province-wide slowing trend over time. The population of the SLRD more than doubled from 16,232 residents to 35,225 residents in the thirty year period from 1976 to 2006 (Census Canada). During this time period, the population in the region increased at an annual rate of approximately 3.9%, while the provincial population increased by 2.3% over the same period. Some of the primary factors driving growth include lifestyle reasons, increasing demand for recreational services, economic and employment opportunities, natural beauty and environmental qualities, and proximity to the Lower Mainland.

Strong, sustained growth is predicted for the SLRD in the next thirty years. The population of the region is projected to almost double again in the period from 2003 to 2031: from 35,141 residents to 68,153 residents (Urban Futures). Figure 3 shows a gradual increase in the annual growth rate from less than one percent in the near term to approximately 2.8 % per year by 2016 before declining to 2.2 percent by 2031 (Urban Futures).

**Figure 3: Population Trend**

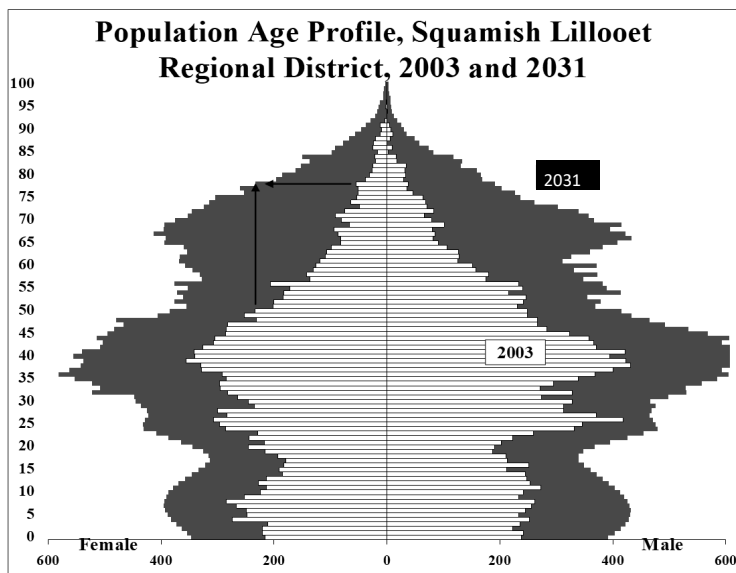


Source: Urban Futures, 2004

During this period of overall growth, the mix of age groups within the population is expected to change substantially. Figure 4 compares the 2003 and projected 2031 age structure. Senior citizens will form a much larger demographic, resulting in greater demands for health care, housing, recreation and other services related to older age groups. Population growth in First Nations communities will outpace growth in other areas. First Nations populations will have a much younger age profile, resulting in high demands for housing, education and job opportunities. A more detailed analysis of population trends and projections is found in the 2005 SLRD Regional Growth Strategy Base Case Report.

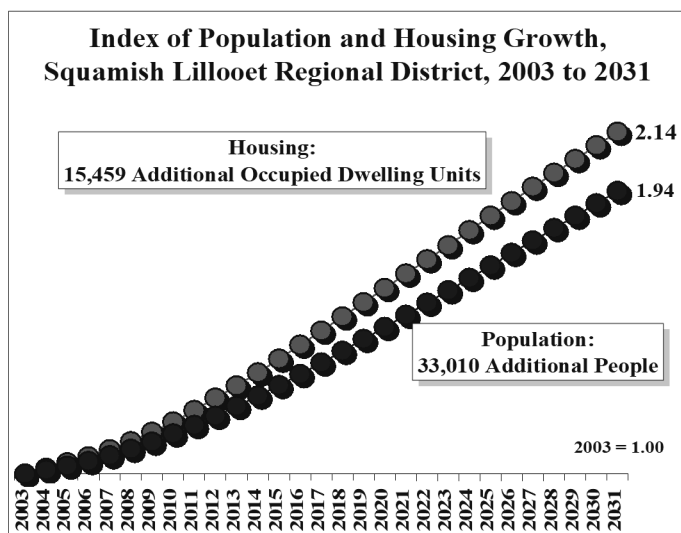
Population change will play a significant role in driving future housing occupancy demand in the region over the next three decades. This is due to the lifecycle of housing occupancy where the propensity to maintain a household increases with age. Figure 5 shows population increasing 94% (33,000 new residents) and housing occupancy demand increasing by 114% between 2003 and 2031(15,459 new dwelling units).

**Figure 4: Population Age Profile Trend**



Source: Urban Futures, 2004

**Figure 5: Population and Housing Growth**



Source: Urban Futures, 2004

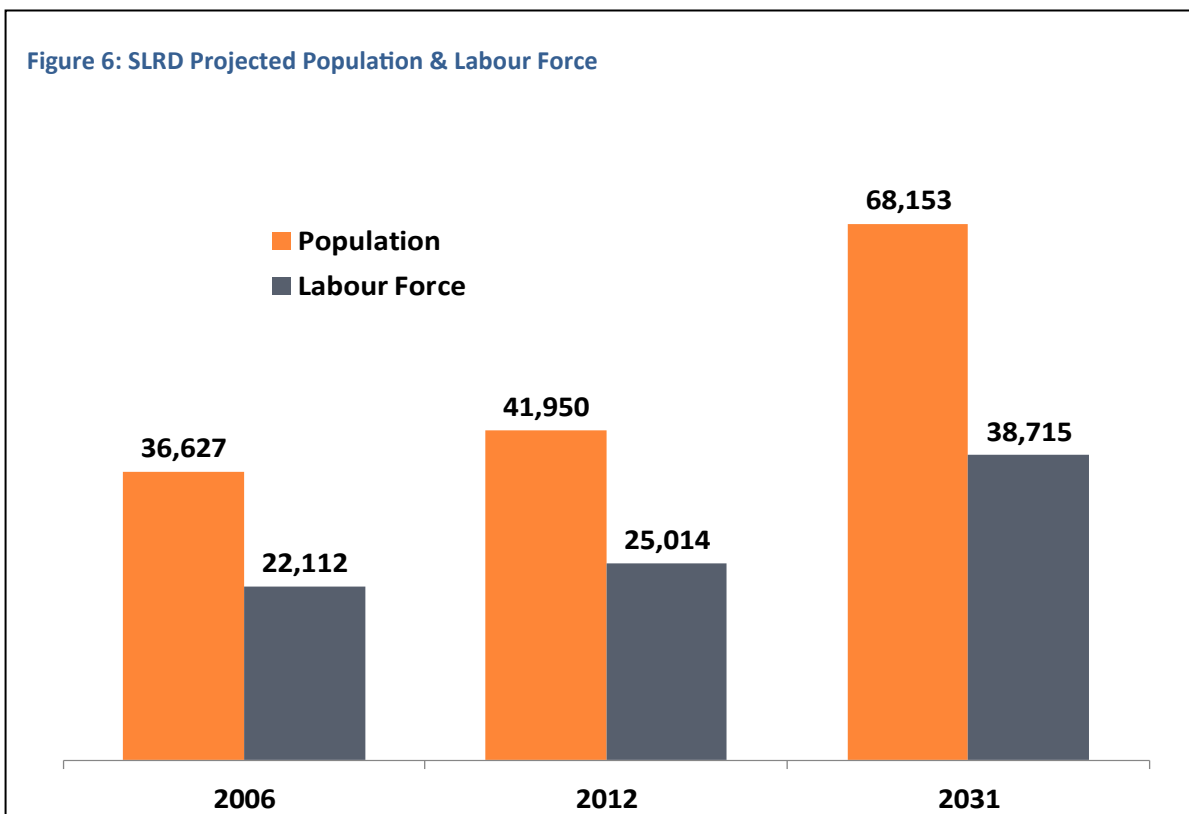
## Employment Projections

Despite the SLRD having among the youngest populations in BC, the 55+ population is projected to grow by almost four times the rate of the under 55 population over the next couple of decades.

This aging of the population will cause the regional labour force to grow at a somewhat lower rate (55%) than the total population (62%) from 2012 to 2031.

Using a projected unemployment rate of 7%, and assuming that the same proportion of commuters and those with jobs that have no fixed place of work, the SLRD's future (2012—2031) labour force has the following composition:

- 28,950 jobs with a fixed place of work in the SLRD
- 6,100 employed residents with no fixed place of work (such as construction workers)
- 950 more employed residents who commute out of the region than external residents who commute into the SLRD
- 2,700 unemployed residents.



## What type of growth is desirable?

The SLRD and its partners recognize the importance of planning for a sustainable future based on a long term vision and the intermediate steps required to take us to our chosen vision. The vision of a sustainable future includes:

- Living within the limits imposed by natural systems;
- Reducing our dependence on non-renewable resources;
- Encouraging zero-waste, re-use and recycling;
- Minimizing disturbance of ecological and physical processes;
- Managing land, water and air wisely and efficiently;

- Recognizing and reducing human impacts leading to climate change;
- Understanding the interconnections among economy, society and environment; and
- Distributing resources and opportunities fairly and with an awareness of future generations.

Sustaining the region's exceptional quality of life and stunning natural beauty while managing projected increases in population in the south and stimulating economic recovery in the north is a key priority. Determining what constitutes positive growth for the SLRD and the many communities and rural areas within its boundaries is not a simple matter, as the goals for the diverse parts of the SLRD differ:

**For urban areas, there is the need to plan for compact, complete and sustainable communities, to accommodate expected growth over the next 30 years, and to ensure that urban densities are being achieved in the designated growth areas.**

**For rural areas, land use patterns should support traditional rural lifestyles and economic transitions, while at the same time protect environmental values and resources on which both the urban and rural areas depend, and prevent sprawl and extension of urban services into the rural land base.**



## RGS Smart Growth Principles<sup>1</sup>

The Squamish-Lillooet Regional District and member municipalities collaboratively developed and endorsed *smart growth* principles that are included within a *Memorandum of Understanding* established to guide the preparation of the RGS. These include:

1. Direct urban development towards existing communities (avoiding urban and rural sprawl);
2. Build compact, complete, mixed-use neighbourhoods;
3. Create walkable communities;
4. Promote a variety of low impact transportation options;
5. Advocate a range of affordable housing options;
6. Foster distinct, attractive, economically sustainable communities with a strong sense of place;
7. Protect and promote responsible stewardship of green spaces and sensitive areas;
8. Ensure the integrity of a productive agricultural and forestry land base;
9. Endorse energy efficient infrastructure;
10. Ensure early and ongoing public involvement that respects community values and visions;
11. Cultivate a culture of cooperation, coordination and collaboration between local governments, provincial agencies, federal agencies, and First Nations.



<sup>1</sup>The RGS Smart Growth principles summarize the core values that have guided the development of the RGS and that will also guide its application in the Squamish

## PART 3

### The Strategy

#### Vision

Our vision of the Squamish-Lillooet Regional District in 2025 and beyond is of a region comprised of diverse, distinct and liveable communities that share a commitment to:

- Practice economic, social and environmental sustainability;
- Protect the region's natural beauty;
- Enhance the region's world-class outdoor recreation;
- Foster balanced and equitable economic growth; and

#### Goals

The SLRD and its members will strive to achieve the following nine goals. These broad statements provide the strategic directions that will be used to address growth management challenges over the next 20 years.

**GOAL 1** Focus Development into Compact, Complete, Sustainable Communities

**GOAL 2** Improve Transportation Linkages and Options

**GOAL 3** Support a Range of Quality Affordable Housing

**GOAL 4** Achieve a Sustainable Economy

**GOAL 5** Protect Natural Eco-system Functioning

**GOAL 6** Encourage the Sustainable Use of Parks and Natural Areas

**GOAL 7** Create Healthy and Safe Communities

**GOAL 8** Enhance Relations with Aboriginal Communities

**GOAL 9** Improve Collaboration among Jurisdictions



# GOAL 1

## Focus Development into Compact, Complete, Sustainable Communities

The Regional Growth Strategy aims to encourage compact, complete sustainable communities as the basis for land use planning throughout the region. 'Compact, Complete, Sustainable Communities' refers to settlement that takes a long-term view of the quality of life for future generations, promotes the efficient use of land at higher population densities with greater transportation choices, protects agriculture, natural areas and open spaces, and provides an opportunity to live and work in the same community. Focussing settlements into compact, complete, sustainable communities or nodes moves us toward a vision of sustainable, highly liveable communities with accessible services, public spaces, parks, and cultural and recreation amenities.

The Regional Growth Strategy provides a smart growth framework that recognizes a range of opportunities to apply these principles across different settlement types. The purpose of this framework is not to limit development in the region but rather to shape the pattern and quality of development along a more sustainable path. Population growth and settlement development will be primarily directed to compact Urban Areas and Master Planned Communities on the basis of smart growth principles. New urban communities will not be considered outside of the established settlement areas. Non-Settlement Areas that have important agricultural, environmental, back-country recreational, aesthetic and natural resource values will be protected.

It is recognized that detailed planning is required in some parts of the region to further determine the appropriate boundaries for 'compact, complete, sustainable communities' during the initial period of the RGS. Special provisions are also included to encourage economic development and urban growth and revitalization in the Lillooet area.

### Compact, complete, sustainable communities will be achieved by:

- **Developing Compact Urban Form**  
Accommodating major growth within the urban boundaries of Squamish, Whistler, Pemberton and Lillooet, with appropriate policies for in-fill and increased population density.
- **Establishing Long-term Settlement Boundaries**  
Delineating the existing and future settlement areas and, in accordance with *smart growth* principles, provide for the phased extension of urban boundaries to clearly distinguish the urban/non-urban edge.
- **Maintaining Nodal Development in the Sea to Sky Corridor**  
Concentrating development in the Howe Sound to D'Arcy corridor into compact, well-planned centres separated by natural resource and rural land uses and avoid the potential for continuous or dispersed linear development.

- **Encouraging Urban Growth and Revitalization in Lillooet**

Supporting urban development of central Lillooet as the major service centre in the northern sub-region in conjunction with economic development initiatives.

- **Promoting More Complete Communities**

Providing for a mix of land uses in community development, particularly at Porteau Cove, Furry Creek and Britannia Beach, to enhance the potential for more integrated, complete communities.

- **Protecting Rural / Resource Landscapes**

Maintaining the integrity of 'non-settlement' lands that have particular physical constraints or values, and ensure rural residential or resort development is compatible with the rural landscape.

- **Protecting the Agricultural Land Base** Protecting the productivity of farmland through Agricultural Planning.



## Settlement Planning Map

A *Regional Settlement Planning Map*, attached as Map 1, identifies the settlement types and provides the spatial context for growth management strategies. The purpose of this map within the RGS is to guide the land use and community planning processes by defining the long-term urban boundaries where they are known, identifying areas where further planning is required to determine such boundaries, and assisting in delineating the defined non-settlement areas within the region.

Land use designations have been mapped to assist the implementation of Goal 1 of the RGS. These include:

- **Urban Areas** – areas designated in Official Community Plans or otherwise identified for existing and future urban growth, including serviced rural residential areas that are contiguous with and functionally part of existing urban areas, but excluding non-settlement areas that have agricultural, environmental, open space, parks and protected areas, hazard lands and other limited use constraints. Table 1 lists the identified Urban Areas.
- **Non-Urban Settlement Areas** – areas designated in Official Community Plans or otherwise classified as *Master Planned Community*, *Rural Community* and *Serviced Residential* settlements and for long-term low density *Rural Residential* land uses, excluding areas that have agricultural, environmental, open space, parks and protected areas, hazard lands and other limited use

constraints. Table 1 lists the Non-Urban Settlements: Master Planned Community, Serviced Residential, Rural Community, and Rural Residential Areas.

- **Non-Settlement Areas** – lands designated as Agricultural Land Reserve (ALR), limited use, environmentally sensitive and hazard lands, parks, open space or protected areas, and Crown forest lands where major settlement development will be discouraged.

The Settlement Areas Planning Map provides a general guide for a regional settlement pattern that reflects a commitment to compact, complete, sustainable communities. This is a conceptual map with an expression of intent with regard to settlement and non-settlement boundaries that will assist more detailed land use planning within Official Community Plans.

- **Special Planning Areas**, identified on the *Whistler Settlement Plan Map 1b* and the *Lillooet Settlement Plan Map 1d* as “Subregional Planning Study Area” indicates where further planning may be required. Further review and updating of Official Community Plans may refine the RGS settlement policies and area designations in these Special Planning Areas. Subsequent amendment to the RGS may be required and this is provided for in the RGS Implementation Process.

## Strategic Directions:

1.1 The SLRD and member municipalities agree that:

- a) The RGS *Settlement Planning Map* will be used in conjunction with Official Community Plans to:
- direct growth and settlement development towards Member Municipalities and existing SLRD Master Planned Communities;
  - maintain the rural, low density character of Serviced Residential and Rural Residential Areas, and
  - protect and maintain Non-Settlement Areas.

Official Community Plans should:

- (i) establish policies that are consistent with the Regional Settlement Planning Map;
- (ii) direct major settlement growth to the Urban Areas and Master Planned Communities;
- (iii) prevent major settlement growth in Non-Settlement Areas; and
- (iv) encourage Smart Growth strategies appropriate to the settlement types and local circumstances.

Member municipalities shall:

- (i) prepare and update Regional Context Statements which identify the relationship between an Official Community Plan and the SLRD Regional Growth Strategy (and if applicable, how the Official Community Plan is to be made consistent with the RGS over time);

- (ii) submit the Regional Context Statements to the Squamish Lillooet Regional District Board for approval as per s. 866 of the Local Government Act; and
- (iii) once the context statement is approved, amend their Official Community Plan to include the approved Regional Context Statement.

If, after the adoption of a Regional Context Statement in an Official Community Plan, a municipality proposes to amend its Official Community Plan and the amendment may affect the Regional Context Statement, the municipality will consult with the Squamish-Lillooet Regional District before proceeding with the Official Community Plan amendment.

- b) **Urban Areas**, as shown on the *Regional Settlement Planning Map 1*, the *Squamish Settlement Planning Map 1a*, the *Whistler Settlement Planning Map 1b*, and the *Pemberton/Mount Currie Settlement Planning Map 1c*, will accommodate most of the future population growth, consistent with *smart growth* principles applied in Official Community Plans for the District of Squamish, Resort Municipality of Whistler, and Village of Pemberton.<sup>2</sup> The objective for these areas is to encourage compact, mixed-use urban communities within well-defined urban boundaries.

- c) **Master-planned Communities** refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove, as shown on the *Regional Settlement Planning Map* and the *Howe Sound Settlement Planning Map 1e*.
  - For existing SLRD master planned communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD master planned communities are not supported.
  - New master planned communities and/or urban areas are not supported outside of the established settlement areas.

The objective for these areas is to encourage compact, clustered residential and local commercial, mixed use developments with distinct edges and full community water and sewer services.



<sup>2</sup>The Base Case Study estimated that 84 % of projected population in 2010 and 87% in 2025 will reside within the existing municipal areas, compared to the current 83% of population in 2005.

d) **Rural Communities** are historical, small-scale settlements such as Mount Currie, D'Arcy, and Seton Portage/Shalalth, as shown on the *Regional Settlement Planning Map*. The objective for these areas is to encourage compact residential and local commercial and small-scale mixed use developments within distinct small villages or development nodes with community water and sewer services.

e) **Serviced Residential Areas** will be located at Black Tusk Village, Pinecrest Estates and WedgWoods as shown on the *Regional Settlement Planning Map*. The objective for these areas is to maintain rural character, encourage compact, clustered, low-density and primarily residential development with community water and sewer services, surrounded by non-settlement resource lands.

(Amendment Bylaw No. 1367)

f) **Rural Residential Areas** will maintain their predominant rural character and land use within defined areas, as shown on the *Regional Settlement Planning Map*. These areas provide for a variety of rural land uses, particularly low density residential land use on larger parcels with on-site services. The objective for these areas is to protect the rural landscape and to prevent small-lot subdivision and development sprawl outside of the defined areas. Rural Residential Areas will remain with very low density land uses over the long term, except in exceptional circumstances where they may be in transition to Urban Areas, as

h) **Non-settlement Areas** will be maintained in a predominantly non-settled state without significant urban or rural land development and in accordance with *smart growth* principles which direct residential development toward compact communities and maintain the integrity of the resource lands that separate the settlement areas. Major land developments will be limited to agricultural developments in the Agricultural Land Reserve, resource extraction and industrial uses (forestry, mining, etc.) on resource lands, Backcountry Resorts and Destination Resorts without residential components. Residential development in the designated Non-Settlement Areas will be discouraged by generally maintaining subdivision minimum parcel sizes of 40 ha.



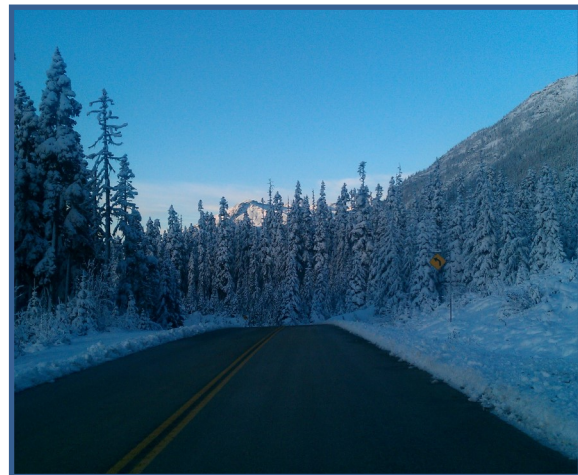
i) **Special Planning Areas** will provide for more detailed subregional planning and will include the areas identified as "Subregional Planning Study Area" on the *Whistler Settlement Plan Map 1b* and the *Lillooet Settlement Plan Map 1d*.



Some subregional planning work has been completed in the Lillooet area through the Economic Development Assessment Strategy and Action Plan for the Northern SLRD. The objectives of any additional work would be to further define land use and economic development strategies, in conjunction with Goal 4 of the RGS – Achieve a Sustainable Economy. No subregional planning work has been completed to date in the Callaghan area.

- j) **Future Growth Nodes** as shown on the Pemberton/Mount Currie Settlement Planning Map 1c are areas deemed to have potential for the development of residential (Mosquito/Ivey Lake and the Benchlands), commercial or industrial uses (Rutherford Creek area and the Pemberton airport). These areas will require further review to determine their development potential. The objective within these areas is to encourage compact, mixed use communities within well-defined boundaries.

- k) **Settlement Planning Map Amendment** – Proposed changes to designation boundaries, through RGS revision, must be based on clearly defined *smart growth* principles and demonstrate a commitment to the concept of ‘Compact, Complete, Sustainable Communities’ as described in the RGS.



**Table 1: Description of Settlement Planning Map**

Classification		Area Descriptions		OCP Designations
<b>URBAN AREAS</b>		Urban means a closely built up settlement characterized by buildings, asphalt, concrete, and a systematic street pattern within an incorporated municipality. Urban areas include residential, commercial, industrial, transportation, communications, utilities, and mixed urban land uses.		
District of Squamish		Includes the downtown, residential neighbourhoods, university, industrial and business parks, restricted industrial and transportation and utilities areas within the OCP. Excludes the ALR, Limited Use and the Parks and Ecological Reserves and Open Space areas that define the outer edge of the 'Urban' area.		Downtown Residential Neighbourhoods Commercial Industrial and Business Park University and Residential Neighbourhood Institutional Transportation Facilities & Util.
Municipality of Whistler		Includes all lands as shown on Map 1b: Whistler Settlement Planning Map.		As set out in the OCP.
Village of Pemberton		Includes the Village of Pemberton and the future "Benchland" growth node as well as "Future growth nodes" at Ivey/Mosquito Lake and Lil'wat Nation lands and "Future industrial growth nodes" at the Pemberton airport and the Rutherford Creek area.		Includes existing Village of Pemberton and Mt. Currie lands as well as "Future Growth Nodes" at Ivey/Mosquito Lake, Pemberton airport and Rutherford Creek.
District of Lillooet		Text to be defined / incorporated pending the results of the sub-regional planning study		To be further considered in a Special Planning Area process.
<b>NON-URBAN AREAS</b>		Non-urban includes any unincorporated or incorporated settlement area , and includes small Rural Communities, Serviced Residential areas and Rural Residential areas.		
<b>Serviced Residential</b>		<b>Serviced Residential</b> means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.		
Black Tusk Village, Pinecrest Estates and WedgeWoods		Includes the rural residential areas and one commercial property as shown in the Black Tusk Village/Pinecrest Estates Sub-area Plan, Electoral Area D OCP, excluding hazard areas and environmentally sensitive areas and Resource Management designated areas. Also includes the WedgeWoods Residential Area as shown on the Electoral Area C South Settlement Plan.		<b>Planned Community (PC)</b> designation covers existing residential communities of Black Tusk Village and Pinecrest Estates <b>Commercial (C)</b> designation on north edge of Black Tusk Village <b>Rural Residential (RR)</b> designation covers the residential community of WedgeWoods.
<b>Master Planned Community</b>		<b>Master Planned Communities</b> refers to larger scale developments that are non-urban, mixed use and are planned on a comprehensive basis		
Furry Creek		Includes the boundaries of the Furry Creek community in the Howe Sound East Sub-Area Plan		<b>Planned Community</b> – shown on Schedule B Howe Sound East Sub-Area 3 Plan
Porteau Cove		Includes the boundaries of the Porteau Cove Community Development Plan in the Howe Sound East Sub-Area Plan		<b>Planned Community</b> – shown on Schedule B Howe Sound East Sub-Area 3 Plan

Britannia Beach	Includes the boundaries of the Britannia Beach community in the Howe Sound East Sub-Area Plan: - Britannia North mine and existing townsites with the surrounding area, and land currently owned by MacDonald Realty, the BC Museum of Mining, and the Crown (waterfront area); - Britannia South surrounding Minaty Bay and the adjacent private property known locally as the Makin Lands.	<b>Planned Community</b> – all designations shown on Map B2 Britannia Beach Land Use Plan, Schedule B Howe Sound East Sub-Area 3 Plan
<b>Rural Community</b>	<b>Rural Communities</b> means settlements that are closely built up, with a mix of land uses, community water and sewer systems, and a systematic street pattern. Rural Communities generally have a population of less than 1,000 people.	
Mount Currie	Includes Mt. Currie Indian Reserve and transfer lands. To be included in a Special Planning Area sub-regional planning process.	While Indian Reserves are not subject to RGS, Mt. Currie is included for planning purposes.
D'Arcy	Includes the small area at D'Arcy 'townsite'; could possibly include some adjacent rural residential east of the railway tracks	EA 'C' OCP, January 2000 - Residential - Commercial
Seton Portage/ Shalalth	Includes area between Anderson and Seton Lakes and the area on the east end of Seton Lake, following the Residential and Commercial designation boundaries.	Seton Portage/ Anderson/ Seton Lakes OCP, 2005 - Residential - Commercial
<b>Rural Residential</b>	<b>Rural Residential</b> means a settlement that contains dispersed residential uses usually on small acreage parcels which are not serviced by community water or sewer services.	
Pemberton Fringe	Includes the Pemberton Fringe area, a semi-rural landscape on the edge of an established small, yet urban, community. It is primarily a farming community of large lots; however, due to some quirks of history the area is host to several very small pockets of urban-sized residential lots and urban-type uses such as the community sports fields, located on a former school site. Excludes ALR lands.	EA 'C' OCP, January 2000; to be further considered in a Special Planning Area sub-regional planning process.
Lillooet Lake Estates	Includes all of the subdivision on the north shore of Lillooet Lake	
Birken and Devine	Small, historic communities and large lot subdivisions such as Owl Ridge. Only the communities of D'Arcy and Devine have a community water system. All communities rely on in-ground, on-site septic disposal. Includes all of the area of Rural Residential in the OCP	EA 'C' OCP, January 2000 - Rural Residential
Pavilion Lake	To be identified as per zoning	
East Lillooet	Includes the rural residential and airport lands but excluding ALR and most of the Open Space and Outdoor Recreation Commercial areas. No community water and sewer systems. Airport opportunities and resort potential under consideration.	District of Lillooet OCP: - Rural Residential - Residential; - Institutional/industrial (airport)
Cheekye	To be identified as per zoning	
Paradise Valley/Upper Cheakamus	As identified on Revised Map 1a	
<b>NON-SETTLEMENT AREAS</b>	Includes all other areas	



## GOAL 2

### Improve Transportation Linkages and Options

The Regional Growth Strategy intends to promote transportation choices across the region and to support an improved regional transportation system that sustains compact, liveable communities, economic vibrancy and a healthy environment.

The Regional Growth Strategy:

- (i) Encourages the development of neighbourhoods and communities that are compact with a mix of land uses, well-connected streets and trails, and a pedestrian friendly environment to encourage active forms of transportation.*
- (ii) Supports minimizing auto-dependency where possible, and increasing transportation choices and connectivity within the region and between the region and the Lower Mainland and the Interior.*
- (iii) Supports the development of a regional transit system that is convenient, efficient, integrated with land uses and other transportation modes, and is financially sustainable.*
- (iv) Supports improving the efficiency and effectiveness of the regional road network (access, mobility, safety, reliability), making better use of capacity and managing issues such as traffic volumes, speed, noise and air quality.*

Transportation needs in the regional growth strategy have been identified as an expression of local priorities for improvements. Where the province has responsibility for local roads, improvement decisions will be based on a proper evaluation that considers cost and benefits and impact on safety. In the northern part of the region, safety concerns, the need for highway service improvement, and the lack of public and/or private transportation options are the primary transportation issues. Improvements to the Duffey Lake Road and other northern routes [Hurley Forest Service Road (FSR), In-Shuck-CH FSR, Highway 40, Highway 12, and the Highline Road / Douglas Trail] are suggested in order to improve accessibility, enhance safety and support economic development.

In the southern part of the region, safety concerns and level of service/capacity constraints have been addressed by the Sea-to-Sky Highway upgrade. The transportation focus is thus to integrate land uses in a way that minimizes auto-dependency, to maintain and further improve current levels of transit ridership, human-powered modes of transportation and car-pooling, and to facilitate the development of an efficient regional approach to transit service. Ensuring compact land use patterns with high quality pedestrian environments and a mix of land uses will increase transport options, reduce air pollution and lower the risk of accidents.

## Transportation will be improved by:

- Building cooperation among stakeholders and pursuing collaborative regional transportation solutions that anticipate projected population growth.
- Adhering to *smart growth* principles to create compact, walkable communities and neighbourhoods that provide transportation choices and support efficient public transit.
- Promoting a Transportation Demand Management (TDM) approach, increasing average vehicle occupancy, in the Sea to Sky Corridor that support an integrated and viable transportation system that is efficient, clean, flexible, convenient, attractive and affordable.
- Expanding alternative transportation choices/options to reduce reliance on single-occupant vehicle travel within neighbourhoods and communities.
- Addressing connectivity (inter-regional and intra-regional) between communities, especially in the north and with adjacent regions.
- Working collaboratively to promote a high level of highway service across the region (access, mobility, safety and reliability) that will move more people, goods and services efficiently.

## Strategic Directions:

2.1 The SLRD and member municipalities agree to:

- a) Strongly encourage compact, mixed use developments that allow for minimized use of vehicles and encourage walking, cycling and the use of public transit.



This will be pursued by implementing Goal 1 – Compact, Complete, Sustainable Communities, whereby land uses are integrated so that people can easily accomplish basic trips on foot or bicycles; retail development is clustered near residential to attract more walking trips; residential developments are in close proximity (within walking distance) to parks, schools, transit, shops and services; pedestrian friendly environments exist that are safe, vibrant, and interesting for those who walk, cycle and take transit; and streets and trail networks are highly interconnected, reducing distance and time needed to get from one place to another.

- b) Consider a model for the provision of regional transit services that will:
- assess opportunities to develop regular bus services between the major centres;
  - initiate further transit studies and initiatives with the aim of increasing transit ridership;
  - undertake long range transit planning, implementing transit provisions in the Sea to Sky Highway upgrade project and integrating transit facilities within updated Official Community Plans;
  - improve connectivity of ferry/rail/bus infrastructure, especially in downtown Squamish;
  - consider marine transportation opportunities between Squamish and Vancouver/ Richmond; and
  - encourage transportation improvements and transit opportunities in regional tourism development, including tourism operators promoting transit use by their employees and customers.

- c) Work with the Ministry of Transportation and other agencies to improve the safety and reliability of the regional road network, taking account of priorities identified by the member councils of the regional district and First Nations.

*Table 2: Regional Road Network Improvement Priorities* identifies regional priorities. These will be pursued by encouraging priority road improvements that reflect safety and reliability needs in the region. Particular note is made of the Duffey Lake – Lillooet – Highway 12 route

improvements that will enhance economic development and urban growth opportunities in the Lillooet area, the potential upgrades in the Whistler-Pemberton corridor, and long range planning of southern alternative routes. Discussions with Ministry of Forests are also proposed to address road access and maintenance issues in certain rural areas.

- d) Encourage the continued development of trails and bicycle routes that provide for safe hiking and biking in the region.

This will be pursued through discussions with community organisations, Sea to Sky Trail and Friendship Trail (Pemberton to Mt. Currie) participants, the Ministry of Transportation, the Ministry of Tourism, Sport and the Arts, CN Rail and property owners. The trail/routes will facilitate transportation alternatives and outdoor recreation activities within a regional trails and bicycle network.

- e) Approach the issue of regional air service in a coordinated manner, undertaking a SWOT analysis (strengths, weaknesses, opportunities) that takes into account regional demands, and the various advantages and constraints associated with the existing airports infrastructure and business plans.

This will be pursued in conjunction with Goal 4 – Achieve a Sustainable Economy.

- f) Continue to support region-wide 911 and cell phone service to enhance the safety of the public in remote areas in the event of an accident or emergency situation through improved communication with emergency responders.
- g) Support broadband internet services that promote local employment opportunities close to home (encouraging telecommuting) and reducing travel needs.

These will both be pursued in conjunction with economic development functions of the regional district and discussions with service providers to enhance region-wide cell phone service for better travel safety in remote areas, and broadband internet services that promote economic development / local employment opportunities close to home.

2.2 Road system improvement priorities at the regional level are summarized in the Regional Road Network Improvement Priorities on Table 2. These are presented as a guide for gradual long-term upgrading of the road system recognizing that provincial funding allocations are based on cost-benefit evaluations.



**TABLE 2: Regional Road Network Improvement Priorities**

Capital Improvements	Rehabilitation Improvements
<b>Southern routes (south of Pemberton)</b>	
<ul style="list-style-type: none"> <li>• Traffic safety improvements to the Hwy #99 Whistler-Pemberton route</li> <li>• Construct a Highway #99 “Suicide Hill” solution to switchback turns, erosion and excessive grade</li> <li>• Traffic calming and speed restriction signage at 18 Mile on the Upper Squamish River Road</li> <li>• Highway capacity and safety improvements in accordance with a Sea to Sky Corridor Sustainable Transportation Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade access and improve connectivity between Squamish Port, CN Rail and Highway 99. This will contribute towards a future strategic, integrated, sustainable transportation plan.</li> <li>• Single lane bridges on Garibaldi Park Rd (Ring Creek)</li> </ul>
<b>Northern routes (north and east of Pemberton)</b>	
<ul style="list-style-type: none"> <li>• Upgrade all single lane bridges on Duffey Lake Road</li> <li>• Address the Texas Creek slide area on Highway 12 possibly through construction of a tunnel</li> <li>• Upgrade the Hurley Forest Service Road, preferably to highway status, to support potential sales of Crown Land, the development of tourism opportunities and to provide a vital link to the Bridge River Valley</li> <li>• Redesign existing wide turns through the Fountain Reserve including the underpass on Highway #99 where there is no vision until in the turn</li> <li>• Address high risk areas on Highway 40 between Lillooet and Gold Bridge including widening from the dam to Gold Bridge, roadside barriers and paving</li> <li>• Build an alternate route connecting Harrison and Mount Currie including upgrades to Lillooet Lake Road</li> </ul>	<ul style="list-style-type: none"> <li>• Address erosion and undermining of highways throughout the sub-region</li> <li>• Expedite subsurface rehabilitation and repaving of all highways in the sub-region including Highway #97 – Lillooet to Cache Creek, Pemberton Valley Road, Pemberton to Anderson Lake</li> <li>• Upgrade to year round, no weight restriction roads to stimulate local economy particularly in rural Lillooet</li> <li>• Undertake improvements to Duffey Lake Road communications including installation of communications boxes or consistent cellular coverage</li> <li>• Add a rail crossing on Portage Road in Pemberton for connectivity and safety</li> <li>• Replace all one lane bridges in the sub-region including Devine and Birken</li> <li>• Provide parking facilities for boats/trailers at Anderson Lake ‘end of road’</li> <li>• Widen shoulders and/or provide dedicated routes required between Whistler and D’Arcy to accommodate the significant volume of bicyclists and pedestrians</li> </ul>



## GOAL 3

### Support a Range of Quality Affordable Housing

The Regional Growth Strategy aspires to improve the provision of quality affordable housing and support a range of housing types in the region.<sup>3</sup> Affordable housing is intended for households of low and moderate incomes - those that have household earning 80% or less than the area's median income reported by Statistics Canada in the previous Census. However, many low to middle income regional residents and employees face affordability issues. In the south especially, affordability is an issue even with above-average household incomes that may exceed affordable housing benchmarks. Whistler has gained important experience in its efforts to house three-quarters of its workforce in the municipality. Also, with increasing numbers of seniors in the region, it will be crucial to create a variety of housing options that meet these particular needs.

Affordable housing is recognized as a regional issue, needing cooperative approaches that build upon a common strategy to support a range of quality affordable housing across the region.

The Regional Growth Strategy:

- (i) Supports a regional forum for affordable housing that will serve to strengthen communication and coordination of local efforts by municipalities, housing authorities and community organizations.*
- (ii) Encourages higher-density and mixed use neighbourhoods with housing close to where residents live, work and play as part of the*

*solution to the affordability issue. This strategy could involve incentives for targeted affordable units, infill housing, units above commercial space and mixed use developments that address the needs of families, singles, seniors and low-income earners.*



#### Expanded housing choice and affordability will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional affordable housing solutions.
- Adhering to *smart growth* principles to create communities that advocate a range of affordable housing options within Official Community Plans.
- Creating a range of housing types for seniors and other population groups with special needs and lifestyles.
- Securing a range of housing that remains affordable for local employees and residents over the long-term.

<sup>3</sup>Affordable housing means rental or ownership housing priced so that monthly payments are less than 30% of gross household income.

- Integrating affordable housing in existing communities and in close proximity to services.
- Promoting consistent affordable housing policies across the region, drawing upon lessons learned to date.

## Strategic Directions:

### 3.1 The SLRD and member municipalities agree to:

- Establish a regional Affordable Housing Strategy that encourages innovative and alternative methods for the provision of affordable housing, such as regional housing trust funds, partnerships with non-profit organizations, and exchange of experiences.

This will be pursued in discussions between member municipalities and electoral areas, and through the creation of an affordable housing committee within the regional district.

- Adopt policies and regulations that support live-work studio space, mixed-use neighbourhoods, and a variety of residential intensification strategies such as allowing secondary suites, providing for 'flex-housing' (a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time), encouraging infill housing and small lot development, density bonusing and other tools that will support housing affordability. This will be pursued in the review and updating of Official Community Plans and the overall development of an affordable housing strategy within the region.

- Encourage affordable housing self-help initiatives by community organizations and individuals to maintain and/or increase the supply of affordable housing (e.g., community housing land trusts, non-profit, locally controlled entities that acquire and hold land in perpetuity so that it can be used for affordable housing).

This will be pursued in discussions with these organizations and in the review and updating of OCPs to identify affordable housing land supply options, and by maximizing the use of existing provincial and federal government housing programs and advocating for increased funding for affordable housing.

- Adopt financial tools that will assist in the delivery of accessible family housing, such as cash-in-lieu of social housing contributions, waiving development cost charges, property tax exemptions, and lands grants.

This will be pursued as part of an affordable housing strategy and in decision making by the Regional Board in regard to social housing proposals.

- Adopt, as appropriate, deed-restricted price, resale control, rent geared to income and other options to increase the supply of affordable housing and create housing that remains affordable in perpetuity.

This will be pursued by as part of an affordable housing strategy and through discussions on lessons learned by the Whistler Housing Authority and in affordable housing experiences in Squamish and Pemberton.

This will be pursued in the review of residential and commercial development proposals and in the review and updating of Official Community Plans in regard to congregate care and independent living developments for seniors.

- f) Encourage cooperation with community service groups and private developers to supply low-cost housing options for seniors with the aim of maximizing independence and self reliance and promoting continued socialization and the ability to age in place.





# GOAL 4

## Achieve a Sustainable Economy

The Regional Growth Strategy supports the development of a healthy economy as a vital component of a liveable, sustainable region. Fostering economic development throughout the regional district where social, economic, environmental, and community values are addressed in a balanced and sustainable manner is of particular importance. Sustainable economic development will contribute to the liveability of the region, helping to sustain the quality of life we all desire and will help reverse the economic decline in the northern part of the region. Throughout the region, economic development efforts need to be proactive and collaborative, identifying economic partnerships and opportunities and implementing workable strategies to achieve them.

The Regional Growth Strategy:

- (i) Promotes northern development initiatives that contribute to a wider geographic balancing of economic growth throughout the region.*
- (ii) Supports strengthening transportation linkages within the region and with the Interior and the Lower Mainland that support new investment.*
- (iii) Supports undertaking various investment strategies (industrial, tourism, agriculture, etc.) at a regional and sub-regional level that complement sustainable economic development and diversification and assist the transition from traditional resource industries.*

### A sustainable economy will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional economic development solutions.
- Adhering to *smart growth* principles to foster distinct, attractive, economically sustainable communities with a strong sense of place.
- Diversifying the regional economy, including support for opportunities in Arts and Culture, and expanding the opportunity for a range of employment types and pay levels.
- Supporting small businesses and encouraging local spending.
- Recognizing the existing and potential regional, provincial and international markets for agricultural products.
- Engaging the business community to provide leadership and support for sustainable economic development initiatives, including partnering with First Nations.
- Improving regional transportation infrastructure.

- Increasing the supply of affordable housing for people living in the region; and addressing the affordability of goods and services for local residents, particularly for those with low or moderate incomes to increase residents' ability to remain in the region and add to its social fabric.
- Exploring the potential for a regional industrial development strategy.
- Protecting farmland for agricultural purposes.



## Strategic Directions:

### 4.1 The SLRD and member municipalities agree to:

- a) Implement the SLRD Northern Economic Development Strategy completed in 2013, which involved a broad range of business and community interests, the Province and the Federal Government in establishing a northern economic development partnership.

Implementation will be pursued by undertaking a series of strategic initiatives outlined in the report that will guide future investment in the Lillooet area economy in collaboration with First Nations and the newly formed SLRD economic development function.

- b) Support urban growth and revitalization efforts in Lillooet to expand the range of opportunities for community development beyond the Sea to Sky corridor, and to further encourage *smart growth* policies adopted in RGS Goal 1 - 'Compact, Complete, Sustainable Communities'.

This will be pursued by sub-regional economic development initiatives and updating of the Lillooet Official Community Plan and transportation improvements in conjunction with the Ministry of Transportation and the St'át'imc.

- c) Consider developing further specific sector-based development strategies appropriate to the region. For example: Regional Industrial Strategy; Regional Aggregate Resources Strategy; Regional Tourism Strategy; Regional Arts and Cultural strategy (focussing on tourism, arts, culture, performing arts); Alternative Energy; Education; Agriculture; Timber and non-timber Forest Resources; and local manufacturing which utilizes local resources.

This may be pursued by re-establishing a SLRD economic development function and targeting specific, comparative advantages for further assessment and promotion of regional economic investment.

- d) Strengthen the multi-modal transportation systems as a key component of economic diversification.

This will be pursued as described under RGS Goal 2 – Improve Transportation Linkages and Options.

- e) Work together to enhance the national and international awareness of the SLRD and its member municipalities as welcoming environments for sustainable business investments.

This will be pursued by re-establishing a SLRD economic development function and recognizing the economic development opportunities associated with providing adequate supply of

industrial land with good access to the Interior and the Lower Mainland.

- f) Implement adopted Agricultural Plans for Lillooet sub-region and the Pemberton Valley in conjunction with First Nations, Ministry of Agriculture and the Agricultural Land Commission.

Implementation is pursued by the regional district staff in consultation with the Electoral Area Agricultural Advisory Committees, member municipalities, local stakeholders, and the Ministry of Agriculture - subject to availability of funding.



- g) Further the work undertaken by the SLRD to advance a regional Independent Power Production (IPP) development strategy in context with integrated watershed management that provides a framework for long term IPP development. This will be pursued by the regional district in collaboration with UBCM.

## GOAL 5

### Protect Natural Ecosystem Functioning

The Regional Growth Strategy seeks to protect ecosystem functioning and to conserve and steward its natural assets. These assets include both renewable and non-renewable resources including living organisms, water, air, land, vegetation and the habitats and ecological processes that support living organisms. The quality of life in the region is directly dependent on maintaining our natural assets. Population growth in the SLRD is based in large part on the quality of life offered by the region, and with future opportunities in the tourism industry dependent on the natural environment, the Regional Growth Strategy intends to protect environmental quality and retain its spectacular natural assets.

The Regional Growth Strategy:

- (i) Supports minimizing adverse impacts by carefully managing where and how development occurs, how wastes are reduced and how resources are managed; and*
- (ii) Supports promoting ecological restoration and enhancement opportunities.*

The Regional Growth Strategy embraces *smart growth* principles to guide future development and settlement patterns in a manner that best conserves natural capital and promotes natural ecosystem functioning. Issues that are of concern to the region's residents include: air quality, reduction of greenhouse gas emissions, climate change, visual

quality, water quality, wildlife habitat fragmentation, environmental degradation and natural hazards.



#### Natural ecosystem functioning will be protected by:

- Protecting critical and sensitive habitats and ecological areas.
- Promoting connectivity through landscape level planning and maintaining and creating wildlife corridors.
- Maintaining the integrity of watershed processes and promoting the use of best management practices in land use planning and vegetation management (e.g., land use planning and management based on natural units and systems such as drainage, watersheds and ecosystems).
- Maintaining healthy air and water quality throughout the region.

- Promoting best management practices in water conservation and surface/ground water management.
- Implementing a regional strategy aimed at reducing solid and liquid wastes.
- Undertaking noxious weed and invasive species control initiatives.
- Promoting public education of environmental issues and stewardship.
- Being prepared for the potential consequences of climate change on the region's natural resources.
- Adopting Provincial Greenhouse Gas (GHG) reduction targets to see a reduction in emissions by 33% in year 2020 and 80% in 2030.<sup>4</sup>

## Strategic Directions

### 5.1 The SLRD and member municipalities agree to:

- Consolidate existing information into an inventory (data set) of regional ecologically-sensitive areas and biodiversity values, and further develop the Sea to Sky Sensitive Habitat Atlas as a planning tool (or coarse filter) for determining significant ecologically sensitive areas (ESA's) and natural biodiversity of the region that will assist in land use decision-making.  
  
This will be pursued through collaboration with federal and provincial agencies, regional districts and local conservation organizations.

- Promote Best Management Practices, including bylaws that encourage development design that limits environmental impact and promotes integrated storm water management, to manage surface water, drainage and groundwater to protect the supply and quality of water resources.

This will be pursued by incorporating appropriate measures in OCPs, regulatory bylaws and public works programs.



- Investigate the need for a regional or sub-regional water conservation strategy, aimed at educating residents on water conservation methods and reducing water consumption and introduction of tools for water conservation and demand management (e.g., metering, pricing incentives).

This will be pursued through ongoing drinking water improvement plans and review of community water service operations.

<sup>4</sup>Provincial Greenhouse Gas (GHG) reduction targets apply only to the SLRD Electoral Areas; member municipalities have their own GHG reduction targets.



- d) Strive for continuous improvement of regional air quality.

This will be pursued through implementation of the Sea to Sky Air Quality Management Plan and the region-wide use of good planning principles such as *smart growth*, the promotion of a carbon-neutral region, support of new technologies, and the use of clean energy sources.

- e) Strive toward achieving Zero Waste as a means of reducing waste generation levels beyond the current 50% target.

This will be pursued by implementation of the SLRD Solid Waste Management Plan.



- f) Take an active approach to responsible vegetation management, including, where appropriate, consideration of alternatives to herbicides in rights-of-way maintenance, and cost-effective measures to control the spread of noxious weeds and alien invasive species.

This will be pursued by promoting alternatives to chemical treatments, and investigating introduction of a noxious weed bylaw and awareness program (e.g. restricting fill movements, etc.).

- g) Encourage community involvement and stewardship efforts, including the adoption of Bear Smart programs at the local level, and habitat conservation, restoration and enhancement.

This will be pursued through discussions with federal and provincial agencies and conservation organizations.

- h) Explore the feasibility of preparing a regional climate change strategy that would examine the potential consequences of global warming on the region's flora, fauna and water supplies and identifies strategies for taking local action on climate change.

This will be pursued through discussions with federal and provincial agencies, conservation organizations and the Union of BC Municipalities, and through the promotion of energy efficiency and conservation.

- i) Utilize the SLRD Integrated Sustainability Plan, adopted March 2013, to inform policy direction with regards to RGS Strategic Direction and decision making.

## GOAL 6

### Encourage the Sustainable Use of Parks and Natural Areas

The Regional Growth Strategy advocates the sustainable use and appropriate management of parks and natural areas, to protect wildlife habitat and corridors and to maintain open space for active and passive recreation.

Natural area conservation is a priority in the two most urban municipalities within the SLRD (e.g. see RMOW 2020, District of Squamish Official Community Plan, 2009). However, a broader perspective is necessary given that SLRD communities, and in particular the smaller municipalities and settlement areas throughout most of the region, are characterized by predominantly “natural” and rural surroundings. The RGS promotes the sustainable use and management of parks and natural areas on a regional level in context with the Provincial Land and Resource Management Plans. Promoting the sustainable use and management of parks and natural areas on a regional level will contribute to their management by other levels of government. Defining areas for new local and regional parks and green space will create a legacy for future generations and ensure a diversity of recreational opportunities.

The Regional Growth Strategy:

*(i) Supports maintaining the designated non-settlement areas for rural, agricultural and forestry land uses (including agricultural development in the Agricultural Land Reserve), and the protection of ecological and recreational values.*

*(ii) Supports the establishment of a regional district ‘Green Plan’ network of local and regional parks and greenways for the purpose of recreational activities, wildlife habitats and natural ecological functions, consistent with the Provincial LRMP.*



**A diversity of sustainable outdoor recreational opportunities will be created and enhanced by:**

- Establishing a regional network of greenways for ecosystem, wildlife and recreational functions.
- Promoting responsible stewardship of green spaces and sensitive areas.

- Protecting public access to public lands and waterways in conjunction with the Lillooet and Sea to Sky Land and Resource Management Plans (LRMPs).
- Promoting / ensuring a variety of accessible recreational facilities.
- Ensuring opportunities for wilderness /natural (primitive) experiences.
- Recognizing significant places noted in First Nations Land Use Plans.
- Harmonizing local, provincial & First Nations Land Use plans with respect to recreation.
- Building upon our reputation as a world-class outdoor recreation destination.

This will be pursued by investigating the potential for a regional parks system and region-wide conservation strategy. A 'no net loss' policy for important natural areas will also be considered as part of a Conservation Strategy.

- c) Support the creation (and management) of an inter-connected network of regional green spaces / corridors to serve as recreation and wildlife corridors, growth boundaries and wildfire interface areas.

This will be pursued by considering preparation of a regional district 'Green Plan' in collaboration with local conservation and recreation organizations and First Nations and in conjunction with actions to implement RGS Goal 5 and relevant provisions of the Provincial LRMPs.

## Strategic Directions

6.1 The SLRD and member municipalities agree to:

- a) Support the retention and continued operation of existing provincial parks as recreational and natural areas and support adventure tourism activities that are appropriate to the long term goals of the park.
- b) Explore the various options for managing green spaces and natural areas at a regional level (e.g. the establishment of a regional parks function).

- d) Continue supporting the development of the Sea to Sky Trail as a regional amenity, continue advancing the goals of the Sea to Sky Recreation Trails Program and explore possibilities to connect the Sea to Sky Trail to, or have it become part of, the Trans Canada Trail.

This will be pursued in collaboration with provincial, regional and local land managers including the Agricultural Land Commission, land owners in the ALR, clubs and stakeholders to preserve and maintain existing trails and plan new trails for the future.



- e) Compile (from existing sources) and undertake a new inventory of the variety and features of recreational opportunities & facilities available in the region and linkage opportunities.

This inventory will be pursued by coordinating trail planning with settlement and transportation plans and considering trails within a regional parks system. It will identify forest road recreation access opportunities and issues, boat launching potential and other backcountry recreation interests of regional stakeholders.

- f) Continue to support local, voluntary organizations in stewardship of recreational areas and natural assets.

This will be pursued in conjunction with federal, provincial and private sector environmental conservation and restoration programs.



# GOAL 7

## Create Healthy and Safe Communities

The Regional Growth Strategy supports the creation of healthy, secure, safe and accessible communities. A healthy community approach is one that is continually improving the physical and social environments that people live, learn, work and play in. They are mutually supportive and allow individuals the opportunity to live in a healthy, safe and meaningful society.

The SLRD and its partners acknowledge that local governments have the ability to influence many of the determinants of community health and safety, given the interaction between land use and design, transportation planning, environmental protection, multi-hazard mitigation and recreation. The healthy communities approach includes community involvement, political commitment, volunteerism, partnerships among different community interests, and public policy that supports community health. Building complete communities with compact development can promote healthy lifestyles, including walking or cycling to work and services, and will improve environmental sustainability. The following statement is found in the *Winds of Change* Document for Pemberton – Mount Currie:

**“neighbours, friends and relatives working together to reduce the harmful effects of drugs and alcohol on our communities”,**

and provides a model for community action on social issues.

The Regional Growth Strategy:

- (i) *Supports the integration of health promotion and emergency preparedness in community planning and development.*
- (ii) *Promotes cooperative, community-based initiatives to address health and safety issues.*

### Healthy and safe communities will be created by:

- Developing mixed-use, pedestrian-oriented, complete communities and neighbourhoods.
- Maintaining and strengthening sense of place, with a strong community spirit.
- Creating opportunities for improving the quality of life so that people will choose to live and remain in the region.
- Enhancing accessibilities for people with disabilities.
- Promoting high quality (level, range and appropriateness) health, social, cultural, educational, recreational, and commercial services to meet the needs of people of various ages, abilities, and income levels.
- Respecting and celebrating ethnic and cultural diversity, including First Nations heritage.

- Ensuring a safe community through attention to drug awareness, policing, and emergency preparedness.
- Bringing provincial and community partners together to work in collaboration towards the common goal of keeping our communities safe.
- Supporting 911 emergency services through-out the region.

This will be pursued through discussions with provincial and federal agencies. It will build upon the *Winds of Change: A Healing Vision* – a Pemberton, Mount Currie program based on the four principles of promoting healthy lifestyle choices, increasing awareness, improving services and community leadership and responsibility.



## Strategic Directions

7.1 The SLRD and member municipalities agree to:

- Work in conjunction with regional health authorities, local social development organizations, School Districts, RCMP and Tribal Police to promote healthy public policy.
- Encourage a regional strategic plan, in conjunction with the RCMP and Tribal Police, which would focus on crime prevention, harm reduction, rehabilitation and reintegration, and restorative justice.

- Ensure land use planning encourages the development of healthy, compact and walkable communities that promote safety through environmental design and *smart growth* principles, natural hazards protection and *FireSmart* principles, and provisions for seniors and universal, accessible design.

This will be pursued in the review and updating of Official Community Plans.



- d) Undertake integrated, coordinated emergency preparedness planning on a regional basis, including strategic planning for fire protection services, natural hazards management and expanding 911 emergency services.

This will be pursued by a Regional District committee and staff.

- e) Encourage a well-functioning system of volunteerism that recognizes and acknowledges the ongoing contributions of those who improve our communities' well-being.

This will be pursued by engaging community organizations and citizens in the planning and delivery of appropriate social and community support services.

- f) Work in conjunction with appropriate local agencies and vulnerable, at-risk populations to address short-term solutions and long-term strategies.

This will be pursued through discussions with provincial and federal agencies.

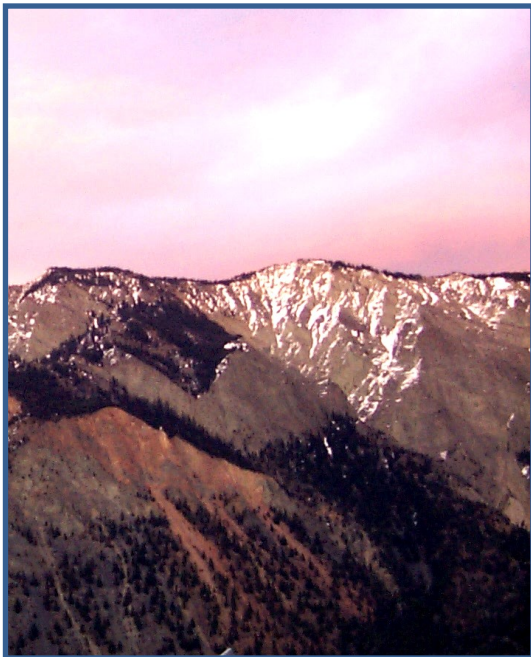
- g) Support the development of infrastructure / recreational trail and greenway systems that link communities with regional parks.



# GOAL 8

## Enhance Relations with Aboriginal Communities

The Regional Growth Strategy seeks to enhance our working relationships with the Squamish, Lil'wat and St'át'imc. The SLRD recognizes the significant opportunity to build constructive and enduring relationships with aboriginal communities through the RGS process, and this work provides a foundation for continued constructive dialogue into the future on regional land use and growth management issues. As part of the RGS public consultation process, the SLRD board and staff sought innovative and effective ways to involve the First Nations communities of the region in the development of the RGS, through invitations to participate in orientation and information-sharing, Elected Officials Forums and technical working groups.<sup>5</sup>



As well, a sub-regional planning study for the Village of Pemberton, SLRD Electoral Area C and the Lil'wat Nation was undertaken within the Regional Growth Strategy for managing long-term urban growth in the Pemberton-Mt. Currie area and to address other areas of interest in Area C.

In addition to land use planning, building strong and respectful working relationships with First Nations is especially important given the many development pressures and challenges in the region and the complexity of issues facing all levels of government. While the Squamish, Lil'wat and St'át'imc are not signatories to a RGS under the Local Government Act, there are mutual benefits in coordinating land use and servicing issues. The strategic direction under RGS recognizes the implications for aboriginal communities and endeavours to set up processes to align Regional District and First Nations' visions and plans, without prejudice to treaty negotiations or other negotiations with senior governments, recognizing that we have a common interest in a sustainable future.

The Regional Growth Strategy:

- (i) *Supports expanding the means of dialogue and cooperation with First Nations.*
- (ii) *Supports establishing MOU's between aboriginal communities and local governments that address issues of mutual concern.*

<sup>5</sup>The Lil'wat Nation's involvement in the RGS does not constitute in any way consultation and accommodation for any infringement of any aboriginal rights and aboriginal title, whether or not substantiated in law, of the Lil'wat Nation and neither in any way does such involvement abrogate or derogate from the aboriginal rights and aboriginal title of the Lil'wat Nation nor is it intended to provide, and it does not provide, a release, settlement or agreement for any claims or infringement of aboriginal rights and aboriginal title, arising directly or indirectly, in

## Relations with Aboriginal Communities will be enhanced by:

- Formalizing communication and information-sharing protocols.
- Building a co-operative relationship by continuing to support Community Forums.
- Understanding and respecting the differences between the distinct government authorities, their jurisdictions and responsibilities.
- Acknowledging that the residents in the entire region are best served by native and non-native governments working together in a spirit of cooperation.
- Advocating resolution and accommodation of Aboriginal title and rights.
- Encouraging land use planning and service partnerships and other collaborative activities among the SLRD, member municipalities and aboriginal communities.

## Strategic Directions

8.1 The SLRD and member municipalities agree to:

- a) Support processes that advocate the fair and timely resolution of asserted aboriginal rights and title for all aboriginal communities falling within the SLRD's boundaries.  
This will be pursued through ongoing consultation with First Nations and senior governments.

- b) Establish a SLRD-First Nations Liaison Committee to work on information sharing protocols and consultation tools on matters of joint interest such as land use planning, servicing, economic development, etc.

This will be pursued through discussions with First Nations.

- c) Consultation with aboriginal communities with regards to the development of Official Community Plans and further regional growth strategy implementation plans shall be encouraged and proceed without prejudice to any aboriginal rights or title that may currently exist, or be further defined through treaty or other processes.

This will be pursued through referral of OCPs to adjacent First Nations.

- d) Encourage First Nations to consult with local governments on the development of their land use plans.

This will be pursued by discussions with First Nations and referral processes to encourage coordinated local government – Indian Reserve land use planning and to jointly improve servicing efficiency and community liveability.

- e) Continue using tools, such as Protocol / Communications Agreements and Memorandums of Understanding, with all interested First Nation

## GOAL 9

### Improve Collaboration among Jurisdictions

bands in the region to assist with improving relationships.

Decision making over land use, health, safety, natural resources, environmental protection and many other issues of concern to residents within the regional district is a shared responsibility. The Regional Growth Strategy intends to improve collaboration between all levels of government within the region: municipal, regional, provincial, federal and First Nations. Better collaboration can lead to improved coordination and cooperation which in turn can reduce duplication and inefficiencies in local governance and improve service delivery. It also builds on the core competencies of existing jurisdictions so that limited resources are utilized efficiently.

The Regional Growth Strategy supports *expanding the opportunities for participation and communication in Regional District decision making.*

#### Collaboration among jurisdictions will be improved by:

- Making decisions in ways that are inclusive, coordinated, and transparent, based on mutual respect, respect for the rights of others, and a culture of collaborative management.
- Promoting early and on-going communication, and collaborative dialogue among jurisdictions with an interest in the regional district.

- Continuing to develop a collaborative, multi-faceted approach to governance.

### Strategic Directions

9.1 The SLRD and member municipalities agree to:

- a) Continue using the round table format (i.e., RGS Elected Officials Forums) on a regular basis as a means for continued cross-regional communication and coordination.

This will be pursued through consultation activities related to a variety of regional issues.





- b) Encourage SLRD member municipality staff (administrators, planners, finance, engineering, etc.) to develop mechanisms by which they may share information, collaborate and co-operate with their respective peers across the jurisdictions including, but not limited to: regular staff meetings, referral systems, working committees, etc.

This will be pursued by through collaborative approaches to regional and trans-boundary issues.

This will be pursued through consultation activities related to a variety of regional issues.

- d) Utilize ground rules and other protocol measures established in advance to assist with inter-jurisdictional disputes and conflict resolution.

This will be pursued through consultation activities related to a variety of regional issues.

- c) Establish MOU's, protocol agreements and working committees between various jurisdictions (i.e., local, regional, First Nation, provincial and federal) to improve collaboration and coordination.





# PART 4

## Implementation and Monitoring

The RGS is intended as a strategic guide to future land use development and services in accordance with the *Local Government Act*. The operational challenges will include managing settlement growth in a manner that is consistent with the RGS *smart growth* principles while also preventing development sprawl in the rural and resource areas, improving transportation systems in a way that enhances efficiency, safety and sustainability goals, and developing the processes for communication and cooperation between local government, provincial and federal agencies and First Nations in a common commitment to responsible land use planning and management.

### Implementation Process

The RGS implementation process will involve the following tasks:

- a) The development and adoption of Regional Context statements within Official Community Plans, as required by the *Local Government Act*;
- b) Continued development of a RGS implementation program based on the directives contained in *the RGS* where the SLRD undertakes the required follow-up action;
- c) The development and application of specific Implementation Agreements between SLRD and member municipalities, provincial agencies and First Nations , where they can assist in addressing mutual concerns;

- d) Progress reporting to the Regional Board on implementation of the RGS strategic directives presented in the preceding pages;
- e) Monitoring of key indicators (Table 3) and Integrated RGS & ISP Goals (Appendix B).
- f) Implementation of the Northern Economic Development Study and completed Agricultural Plans, which may result in amendments to the RGS.

### Implementation Agreements

Implementation Agreements (IA) will provide operational tools for ongoing RGS implementation. These agreements will identify processes and activities to implement certain provisions of the RGS.

The implementation agreements will provide for the development of collaborative land use planning processes and relationships with a focus on the following implementation objectives:

- ***To resolve specific issues related to the application of the RGS including delineating the final settlement area boundaries where this may be required.***

It is proposed to prepare a RGS *Implementation Agreement on Growth Management* – an MOU between SLRD and the member municipalities that further defines the manner in which long-term settlement growth and development will be

encouraged consistent with the RGS. This will focus on preparation of Regional Context Statements to be included within Official Community Plans and the role of the RGS Settlement Planning Map in growth management and definition of regional significance.

- ***To further coordinate and harmonize local government planning and Crown land and resource management decision making.***

It is proposed that a RGS *Implementation Agreement on Crown Land - RGS Coordination* be prepared - an MOU between SLRD and relevant provincial agencies that outlines the process for coordination of RGS directives with implementation of regional LRMPs and the application of Crown land adjudication processes in the context of RGS.

- ***To further develop effective dialogue and working relationships with First Nations regarding their economic development aspirations and best practices/sustainable land use strategies.***

It is proposed to prepare *RGS Implementation Agreements on First Nations Land Use Planning and Development* – MOUs between SLRD and specified First Nations that establish an arrangement, without prejudice to ongoing treaty negotiations, for information exchange and coordination of land use planning of Crown land transfers and other land development initiatives in an effort to encourage cooperative approaches to long term development and sustainability.

## Performance Monitoring

Monitoring has two purposes – to measure progress in RGS implementation and to measure substantive improvements in the core conditions or results that are targeted by the RGS.

To facilitate the monitoring and reporting process, Table 3 presents the key indicators that will be used to measure overall implementation of the RGS. Data sources and reporting procedures will be specified in the Implementation Process. More detailed monitoring may occur using a broader range of quality of life and environmental indicators as shown in Appendix B.

## Minor Amendments

Squamish-Lillooet Regional District and member municipalities will work to ensure Official Community Plan policies are consistent with the RGS *Settlement Planning Map*, or provide for a process that will lead to consistency over time, recognizing the economic, social and environmental benefits of compact community development, with particular attention to growth management that assists economic development in Pemberton and revitalization of the Lillooet area. The following outlines the criteria and process for considering minor amendments to the SLRD Regional Growth Strategy.

## Criteria for a Minor Amendment

Criteria under which a proposed amendment to the Regional Growth Strategy may be considered a minor amendment include the following:

1. Where a land use or development proposal is inconsistent with the Regional Growth Strategy, and, in the opinion of the Board:
  - a) is not considered to be of regional significance in terms of scale, impacts or precedence; and
  - b) contributes to achieving a compact, complete and sustainable community.
2. Text and map amendments which are not directly related to enabling specific proposed developments may be considered minor if, in the opinion of the Board, the amendment is not of regional significance.

## Minor Amendment Process

- a) On receipt of an application from a member municipality to amend the Regional Growth Strategy, SLRD staff will prepare a preliminary report for review by the RGS Steering Committee. Steering Committee comments and recommendations will be forwarded to the Regional Board to assist in its decision on whether the application should be processed as a minor amendment.
- b) The SLRD Board will assess a land use or development proposal or text amendment in terms of the minor amendment criteria.

The Board may resolve, by an affirmative vote of 2/3 of the board members attending the meeting, to proceed with an amendment application as a minor amendment. Where the Board resolves to proceed with an amendment application as a minor amendment, the Board will:

- i. determine the appropriate form of public consultation required in conjunction with the proposed minor amendment;
- ii. give 30 days written notice to each affected local government, including notice that the proposed amendment has been determined to be a minor amendment. The notice shall include a summary of the proposed amendment and any staff reports, other relevant supporting documentation and the date, time and place of the board meeting at which the amending bylaw is to be considered for first reading;
- iii. consider the written comments provided by the affected local governments prior to giving first reading to the proposed amendment bylaw.
- c) At the time of consideration of first reading, the Board will determine whether a public hearing on the RGS minor amendment bylaw is required.
- d) The minor amendment bylaw shall be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy under section 791 of the *Local Government Act* and SLRD Procedural Bylaw No. 1260-2012.

**Table 3: Key Indicators of RGS Goals**

<b>GOAL 1</b>  <b>Focus Development into Compact, Complete, Sustainable Communities</b>	<ul style="list-style-type: none"> <li>• Regional Context Statements within OCPs conform with and assist the RGS implementation.</li> <li>• Major development applications are consistent with RGS directives and land use designations.</li> <li>• Increased population densities within Settlement Areas as a result of <i>smart growth</i> strategies.</li> <li>• Increased proportion of compact, mixed use developments in settlement growth.</li> </ul>
<b>GOAL 2</b>  <b>Improve Transportation Linkages and Options</b>	<ul style="list-style-type: none"> <li>• Highway safety and reliability improvements implemented as planned.</li> <li>• Decrease in fatalities per km travel.</li> <li>• Decreased intra and inter-region travel times between major centres for commercial transport.</li> <li>• Increased average number of occupants per vehicle.</li> <li>• Increased transit ridership and transit proportion of travel demand.</li> <li>• Transit authority or commission established and actively promoting transit.</li> <li>• Regional trails and bicycling network implemented and being used.</li> </ul>
<b>GOAL 3</b>  <b>Support a Range of Quality Affordable Housing</b>	<ul style="list-style-type: none"> <li>• Diversity of housing stock including number of affordable units.</li> <li>• Affordable housing strategy established and actively assisting housing initiatives as viewed by participants.</li> <li>• Explicit affordable housing policies and regulations integrated into OCPs and zoning bylaws.</li> <li>• Number of new initiatives by community organizations and the private sector to finance affordable housing.</li> <li>• Number of new affordable housing units established, including seniors housing.</li> </ul>
<b>GOAL 4</b>  <b>Achieve a Sustainable Economy</b>	<ul style="list-style-type: none"> <li>• Northern development strategy established and resulting in increased economic investment.</li> <li>• Increased employment and income in the northern sub-region.</li> <li>• Increased proportion of urban population and development in Lillooet and Pemberton.</li> <li>• Increased number of tourists and tourism expenditures.</li> <li>• Increased agricultural investment, employment and income.</li> <li>• Increase in irrigated areas, and stable and secure sources of irrigation water.</li> </ul>

<b>GOAL 5</b>	<ul style="list-style-type: none"> <li>• Area of representative ecosystem types under protection status.</li> <li>• Adoption and implementation of a regional water conservation strategy and rates of water consumption per capita.</li> <li>• Compliance with federal and provincial air and water quality standards and objectives.</li> <li>• Achievement of waste reduction targets and implementation of the solid waste management plan.</li> <li>• Number of initiatives to conserve, restore or enhance natural habitats and ecosystems and areas under such initiatives.</li> </ul>
<b>Protect Natural Ecosystem Functioning</b>	
<b>GOAL 6</b>	<ul style="list-style-type: none"> <li>• Area of parks and greenways and km of trails per capita.</li> <li>• Resident and visitor participation rates in outdoor recreation activities.</li> <li>• Community participation and stewardship initiatives for parks and green spaces.</li> <li>• Scope and range of recreation facilities.</li> </ul>
<b>Encourage the Sustainable Use of Parks and Natural Areas</b>	
<b>GOAL 7</b>	<ul style="list-style-type: none"> <li>• Decreased community crime rates.</li> <li>• Participation rates in sports, recreation and health-related activities.</li> <li>• Status of emergency preparedness plans.</li> </ul>
<b>Create Healthy and Safe Communities</b>	
<b>GOAL 8</b>	<ul style="list-style-type: none"> <li>• MOU's and agreements adopted between the regional district and aboriginal communities.</li> <li>• Number of regional district meetings involving aboriginal representatives.</li> </ul>
<b>Enhance Relations with Aboriginal Communities</b>	
<b>GOAL 9</b>	<ul style="list-style-type: none"> <li>• Number of participatory forums related to RGS implementation.</li> <li>• Status of RGS monitoring and reporting.</li> </ul>
<b>Improve Collaboration among Jurisdictions</b>	

## Roles and Responsibilities

### Squamish-Lillooet Regional District:

- Assist in the development and approval of Regional Context Statements and Amendments.
- Ensure Regional Context Statements are consistent with the *Agricultural Land Commission Act* and regulations.
- Adopt Regional Context Statements that serve to implement RGS directives within electoral area Official Community Plans.
- Chair and provide technical support to RGS Steering Committee.
- Coordinate follow-up implementation of the RGS directives in accordance with an Implementation Agreement.
- Monitor and report on implementation of the RGS directives.
- Monitor Quality of Life & Environmental Indicators.

### Member Municipalities:

- Adopt Regional Context Statements that serve to implement RGS directives within Official Community Plans.
- Assist and cooperate in the implementation of the RGS directives.

### Inter-Governmental Advisory Committee:

- Assist and advise on implementation of RGS directives.

## Glossary of Terms

**Affordable housing** means rental or ownership housing priced such that it costs less than 30% of gross household income. Affordable housing is intended for households of low and moderate incomes - those that have household incomes that are 80% or less of the median income reported by Statistics Canada in the previous Census.

**Backcountry Resort** refers to a commercial recreation development with a maximum of 100 bed units that focuses on one or more recreation/adventure tourism activities that provide a high quality recreation opportunity and which may include accessory commercial activities but no residential development other than staff accommodations.

**Board** means the Regional Board of the Squamish-Lillooet Regional District; for the purposes of the RGS only those Board members who participate in the RGS service may participate in RGS decision making.

**Community** means an identifiable or distinct settlement of people, living and interacting with one another in a defined geographic area, who may share a common culture, values and norms and similar environmental conditions.

**Complete community** means a type of settlement where necessary and desired services, features and attributes allow residents to live, work, play, shop, and learn within close proximity of their home. A more complete community is one where there is a range of opportunities for day-to-day activities, resulting in jobs closer to where people live,

accessibility to transit, shops and services near home, and a wider range of housing types.

**Destination Resort Development** means self contained, master planned tourism developments in areas of significant natural amenity that provide single or multi-season recreational activities and facilities focusing on intensively developed recreation infrastructure that is directly associated with the provision of sport, leisure, entertainment or similar recreation activities; and which includes real estate development primarily oriented to short term visitor accommodation (50% of total bed units or more).

**FireSmart** means structured and practical solutions or mitigative approaches to reduce the hazard posed by interface fires to communities and homes.

**Flex Housing** means a multi-unit built form designed for adaptability of units to accommodate changing



family size and needs over time with a minimum of expense (e.g. UniverCity Highlands neighbourhood in Burnaby; for further information <http://www.cmhc-schl.gc.ca/en/co/buho/flho/index.cfm>).

**Healthy community** is one that is continually creating and improving those physical and social environments and expanding those community resources that enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.

**Natural Capital:** refers to living organisms (i.e., plants, animals, bacteria), water, air, land, non-renewable stocks (i.e. oil and gas, minerals). The value of natural capital is based on the quantity & quality of the *goods* (timber, food, fuel, genetic resources, biochemicals) and *services* that flow from these stocks. Services are those that are essential, support all life and are extremely complex; and include climate regulation, water purification, waste treatment, erosion control, air quality management, nutrient recycling, photosynthesis, soil formation, pest and disease control, and protection from extreme weather damage. Natural capital is one approach to ecosystem valuation, an alternative to the traditional view of all non-human life as passive natural resources, and to the idea of ecological health.

**Neighbourhood** means a local, identifiable area within a settlement area, either **urban** or **non-urban**, which has some quality or character which distinguishes it from other areas.

**Non-market housing** means housing that is owned or controlled by a government or non-profit entity and is rented to low or moderate income households at less than market rent, or made available for purchase at less than market value.

**Non-settlement area** means an area predominantly used for agriculture, rangeland, forestry, outdoor recreation or resource extraction uses or areas of undisturbed natural environments. Non-settlement areas include watersheds, conservation areas, farmland, forests, and major parks and large areas of unsurveyed Crown land. They may be characterized by some sparse settlement and localized, historic subdivisions. Parcel areas are generally greater than 15 hectares (40 acres) in non-settlement areas.

**Non-urban** means any unincorporated or incorporated settlement areas, and includes small **Rural Communities**, **Serviced Residential** areas and **Rural Residential** areas.

**Regional** refers to the Squamish-Lillooet Regional District and its member municipalities.

**Rural Communities** means settlements that are closely built up, with a mix of land uses, community water and sewer systems, and a systematic street pattern. Rural Communities generally have a population of less than 1,000 people.

**Rural Residential** means a settlement that contains dispersed residential uses usually on small acreage parcels which are not serviced by community water or sewer services.

**Serviced Residential** means a settlement that contains primarily residential uses serviced by community water and/or sewer systems.

**Settlement area** means an area of predominantly residential use at varying densities. These may be either **urban** or **non-urban**.

**Smart Growth** means a pattern of development that makes efficient use of our limited land base and our existing infrastructure systems, protects important resource lands and natural areas, promotes a wide variety of transportation and housing options, creates more complete communities, and fosters high quality and environmentally sensitive development practices. Smart growth recognizes the connections between development and quality of life, and leverages new growth to improve the community.

**Transportation Demand Management:** programs designed to reduce demand for transportation through various means, such as the use of transit and of alternative work hours.



**Urban** means a closely built up settlement characterized by buildings, asphalt, concrete, and a systematic street pattern within an incorporated municipality. Urban areas include residential, commercial, industrial, transportation, communications, utilities, and mixed urban land uses. Undeveloped land completely surrounded by developed areas, such as cemeteries, golf courses, and urban parks is recognized within urban areas. The extent of urban areas is determined by the existence of a dense systematic street pattern and the relative concentration of buildings.



**Urban Containment Boundary** refers to a set of land-use regulations that prohibit urban level development outside a certain boundary; a regulatory tool used to shape the geographical pattern of urban growth.

**Zero Waste** means the goal of eliminating waste wherever possible by encouraging a systems approach to avoid the creation of waste in the first place. A Zero Waste Systems approach turns material outputs from one process into resources for other processes.

#### **PLANNING TERMS:**

**Vision:** an overall description of our desired future.

**Goals:** elements that collectively comprise the realization of our vision.

**Strategic Directions:** actions designed to guide RGS implementation.

# APPENDIX A

## Consultation Process used to develop the RGS

The RGS developed through four stages of consultation. Each stage was designed to include engagement of residents, elected officials, First Nations, provincial and federal government agencies, neighbouring regional districts and other stakeholders. A Steering Committee, comprised of SLRD and member municipality administrators and planners, provided leadership throughout the process.

### **Stage 1 (July – December 2004) focused on identifying growth management priorities, goals and objectives.**

The consultation in this stage included a Regional Ideas Symposium, a series of four public engagement workshops, an Elected Officials Forum, an Intergovernmental Advisory Committee meeting, and various communications activities.

### **Stage 2 (January 2005 – January 2006) focused on reviewing and developing the results of Stage 1 and developing a pre-RGS MOU.**

The primary consultation activity in this stage was collection of feedback through online and hard copy feedback forms and dialogue with Mayor and Council of each member municipality and with the Electoral Area Directors Committee. Feedback forms focused primarily on the draft goals. Dialogue with member councils and electoral area directors focused primarily on the draft vision

statement. Meetings of the Intergovernmental Advisory Committee and the Elected Officials Forum addressed both the vision and goals. The SLRD and member municipalities developed the RGS Memorandum of Understanding.

### **Stage 3 (January 2006 - May 2007) focused on developing a draft RGS.**

Consultation in this stage included formation and engagement of five technical working groups, two Elected Officials Forums, and two Intergovernmental Advisory Committee meetings, and meetings with First Nations. The results were used in developing the draft RGS.

### **Stage 4 (June 2007 to June 2008) involves a final public review of the draft RGS.**

Consultation activities in Stage 4 include further consultation with First Nations, a second series of four public open houses, an Elected Officials Forum, first and second reading of the RGS Bylaw, a formal 120 day referral of the RGS bylaw to member municipalities and a public hearing in four locations.

## APPENDIX B

### Quality of Life and Environmental Indicators<sup>6</sup>

The following is the new rationale for using the more updated, streamlined and measurable ISP indicators as a realistic set of data for the RGS going forward.

Table 4 outlines a series of indicators developed for the purposes of tracking and evaluating trends in community growth and development. Each indicator has an accompanying description in order to obtain data. The indicators are based not only on *smart growth* principles but align with the proposed indicators of the SLRD Integrated Sustainability Plan, thereby allowing collection of data to serve two monitoring programs within the SLRD.

An important outcome of the regional growth strategy will be to monitor these indicators over time to evaluate the progress made, or changes occurring within these key parameters, as a measure of how well the region is managing the overall quality of life in communities.



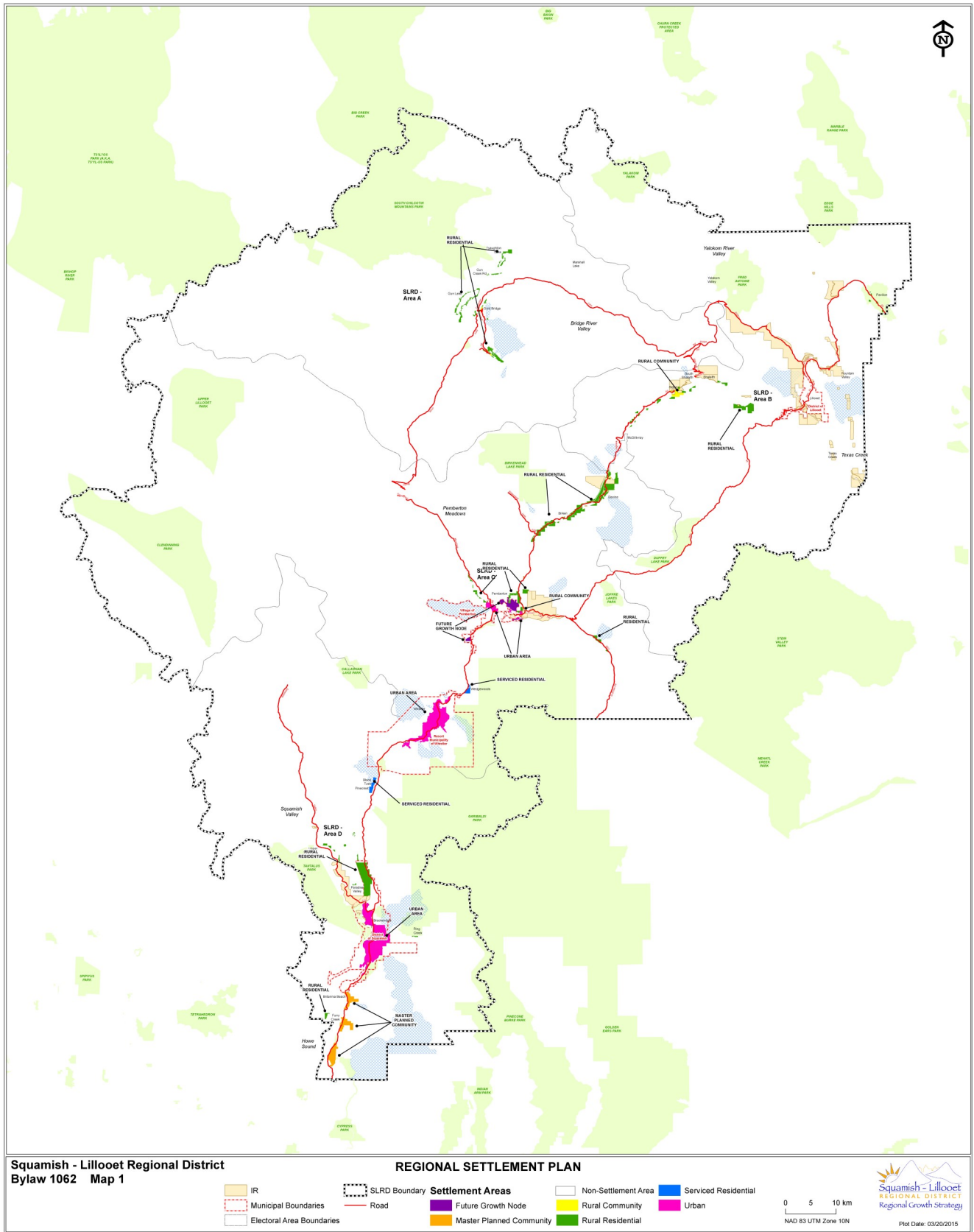
<sup>6</sup>This material derives from Section 2 of the Base Case Report.

**Table 4: Integrated RGS & ISP Goals**

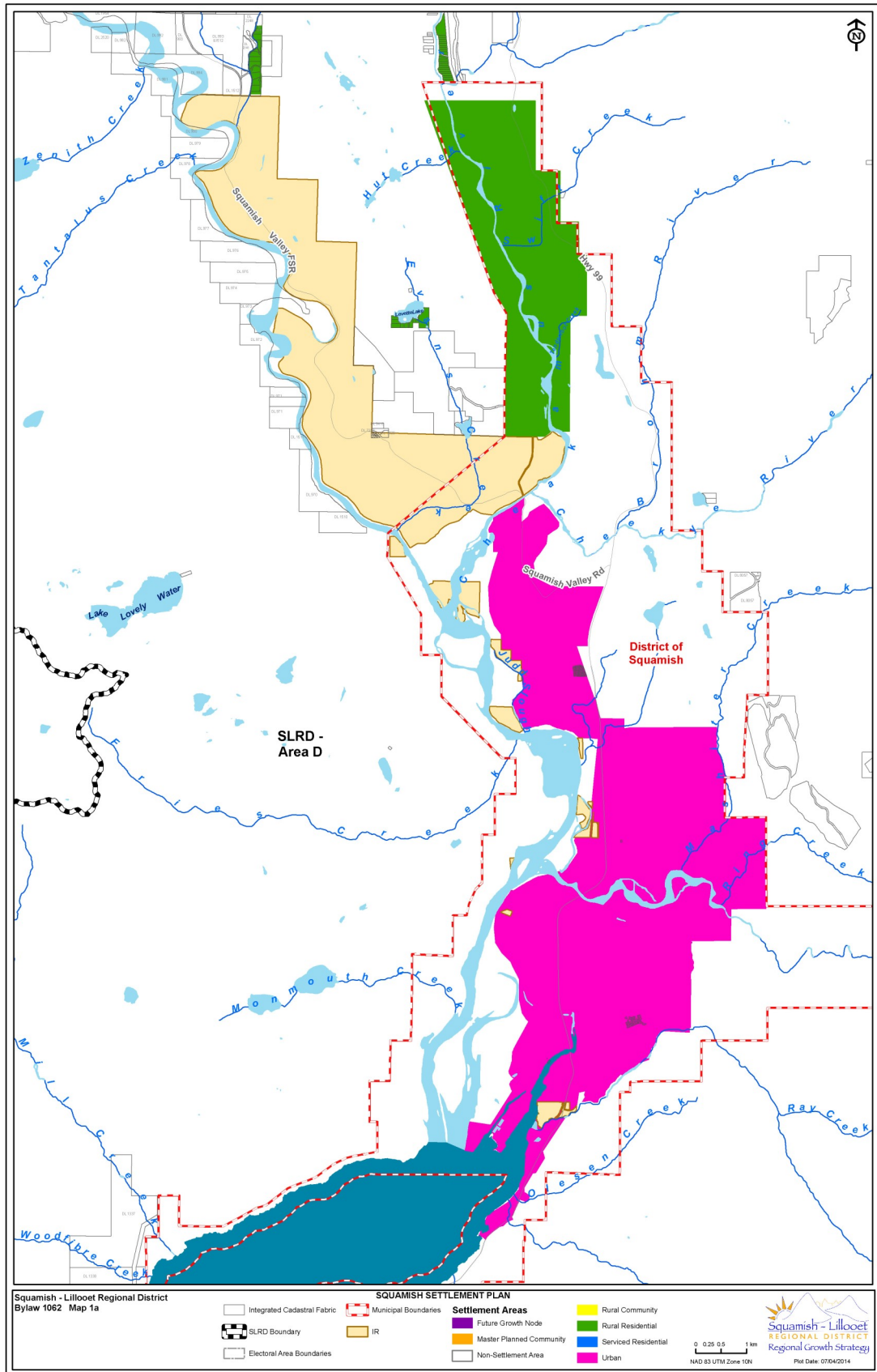
RGS & ISP Goal	Indicators	Description
<b>GOAL 1</b>	Energy Use	Total energy used.
<b>Focus Development into Compact, Complete, Sustainable Communities</b>	Greenhouse Gas Emissions	Total greenhouse gas (GHG) emissions.
	Material Use	Estimated amount of all materials used (includes landfilled, recycled, composted etc...).
	Population Density	Population per ha of developed land.
	Mixed Use	Ha of mixed use where possible for new areas.
<b>GOAL 2</b>	Highway safety	Fatalities on certain highways.
<b>Improve Transportation Linkages and Options</b>	Transit Commutes	% commuting to work via transit.
	Number of vehicles	ICBC Vehicle ownership data.
	Travel Time between Key Centres	Length of trip time between major Sea to Sky <u>Centres</u> .
<b>GOAL 3</b>	Housing Affordability	Ratio of median income to median assessed residential property value.
<b>Support a Range of Quality Affordable Housing</b>	Housing Diversity	Diversity of housing stock in settlement areas, including mixed use where possible for new areas.
<b>GOAL 4</b>	Diversity of Primary Industry	Labour force breakdown by primary industry.
<b>Achieve a Sustainable Economy</b>	Median Income	Real median income of SLRD based tax filers.
	Total Income	Total income reported by SLRD based tax filers.
	Room Revenue	Room Revenue for the SLRD tourism Communities.
	Active Farms	Total ha of active farms
	Population	Population and Sustainable Population Ratios.
	Connectivity	Number of communities (and/or residents and businesses) with access to high speed communications technology.

<b>GOAL 5</b>	Species at Risk	Number of vascular species at risk within the SLRD.
<b>Protect Natural Ecosystem Functioning</b>	Regional Air Quality	Number of hours where the AQI for Whistler and Squamish is worse than low.
<b>GOAL 6</b>	Recreation Facilities	Recreation facilities and parks/fields area.
<b>Encourage the Sustainable Use of Parks and Natural Areas</b>	Commercial Recreation Participants	Number of commercial recreation participant trips.
<b>GOAL 7</b>	Child Development	Proportion of total kindergarten children considered vulnerable based on the Early Childhood Development Index (EDI).
<b>Create Healthy and Safe Communities</b>	Drinking Water Quality	Drinking Water Quality Index
	Socio-Economic Index	BC Stats Socio-Economic Index.
	Recreation activities by residents ( Health Survey)	
	Trail Length	
<b>GOAL 8</b>	First Nations Referral Response Rate	Proportion of SLRD referrals that receive a response from First Nation governments.
<b>Enhance Relations with Aboriginal Communities</b>		
<b>GOAL 9</b>	Voter Turnout	Proportion of the registered voters voting in SLRD Community/Electoral Area elections.
<b>Improve Collaboration among Jurisdictions</b>	RGS Collaboration	Number of RGS steering committee meetings.

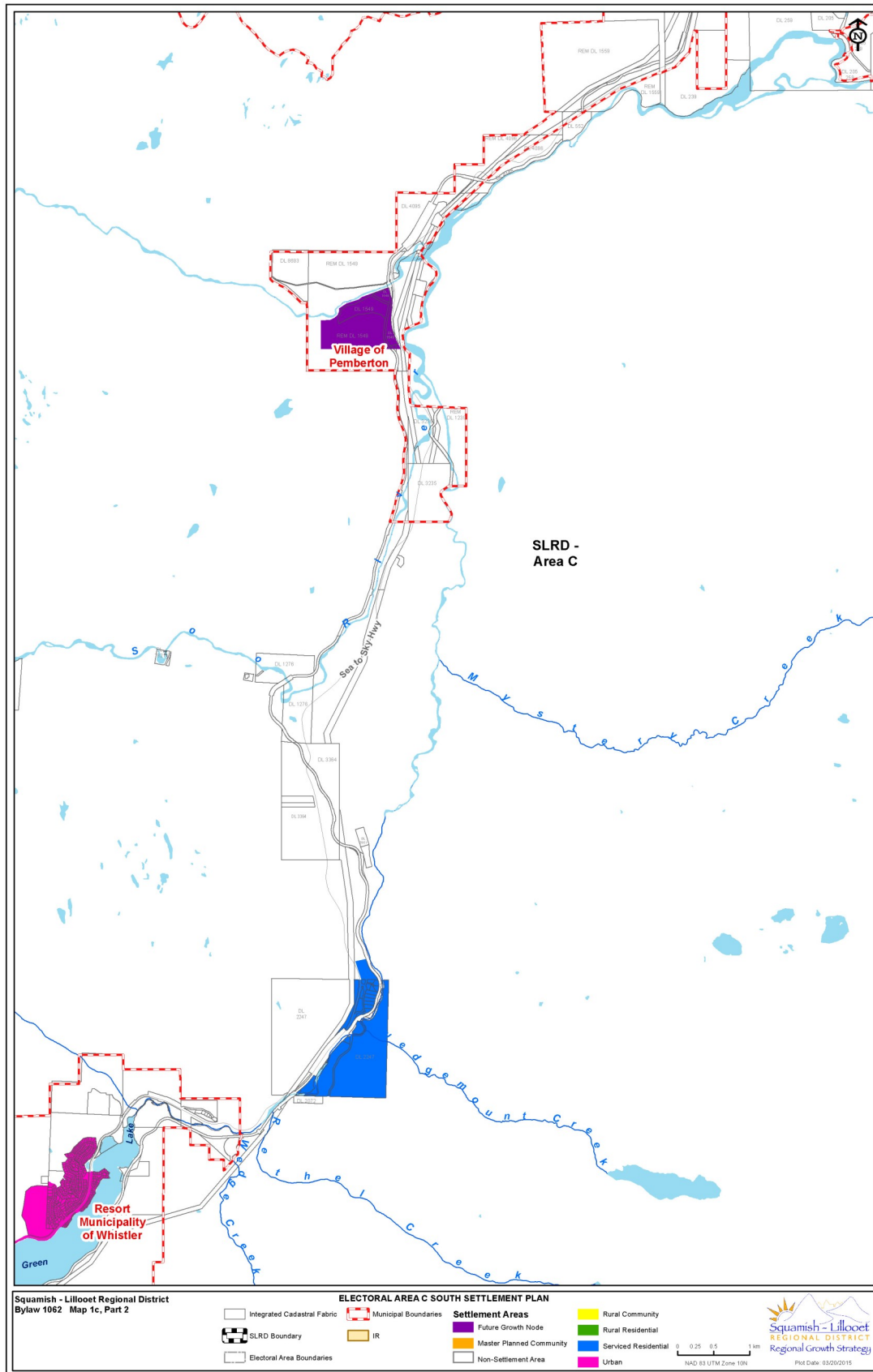
## REGIONAL GROWTH STRATEGY MAPPING





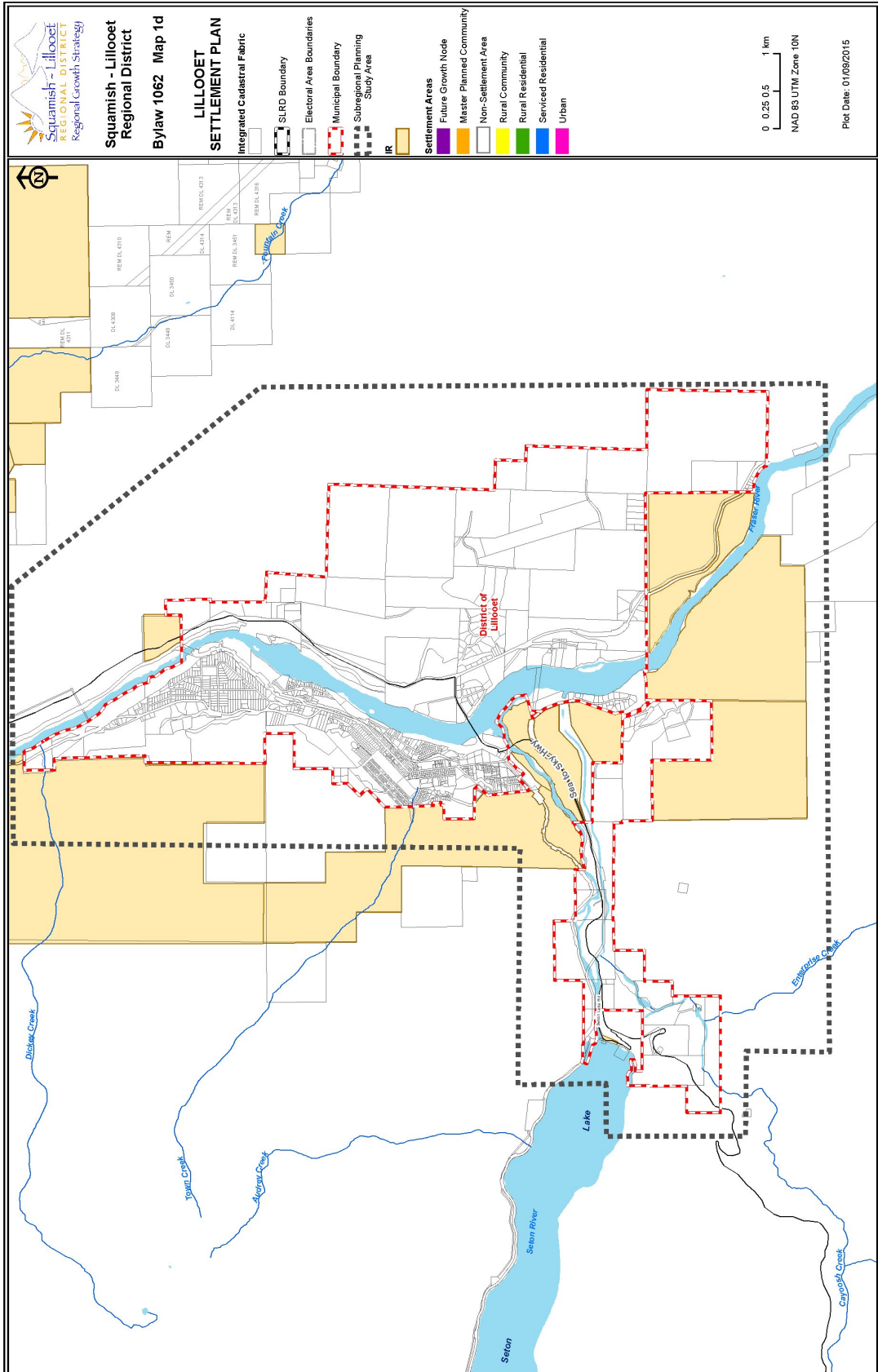


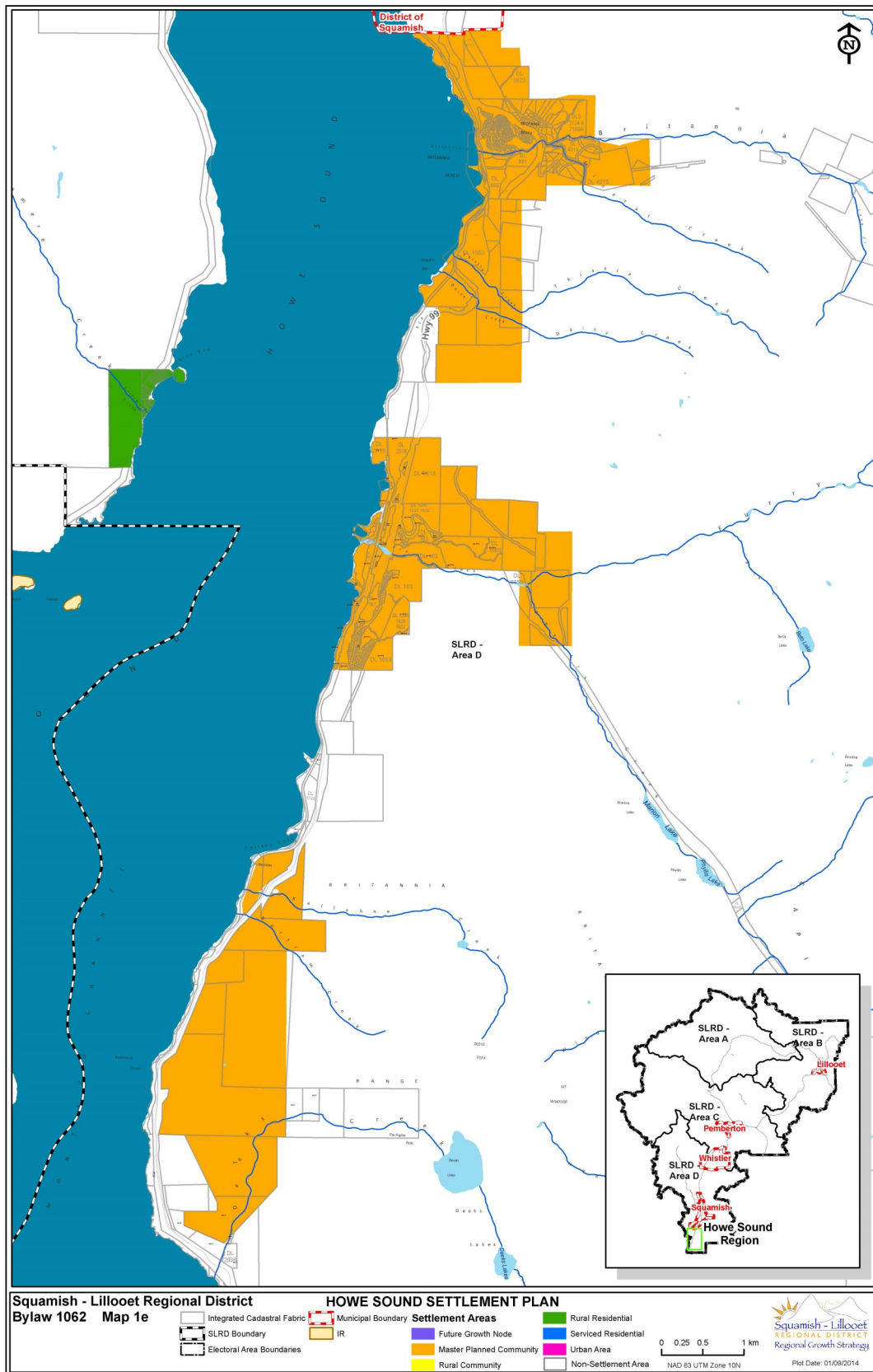


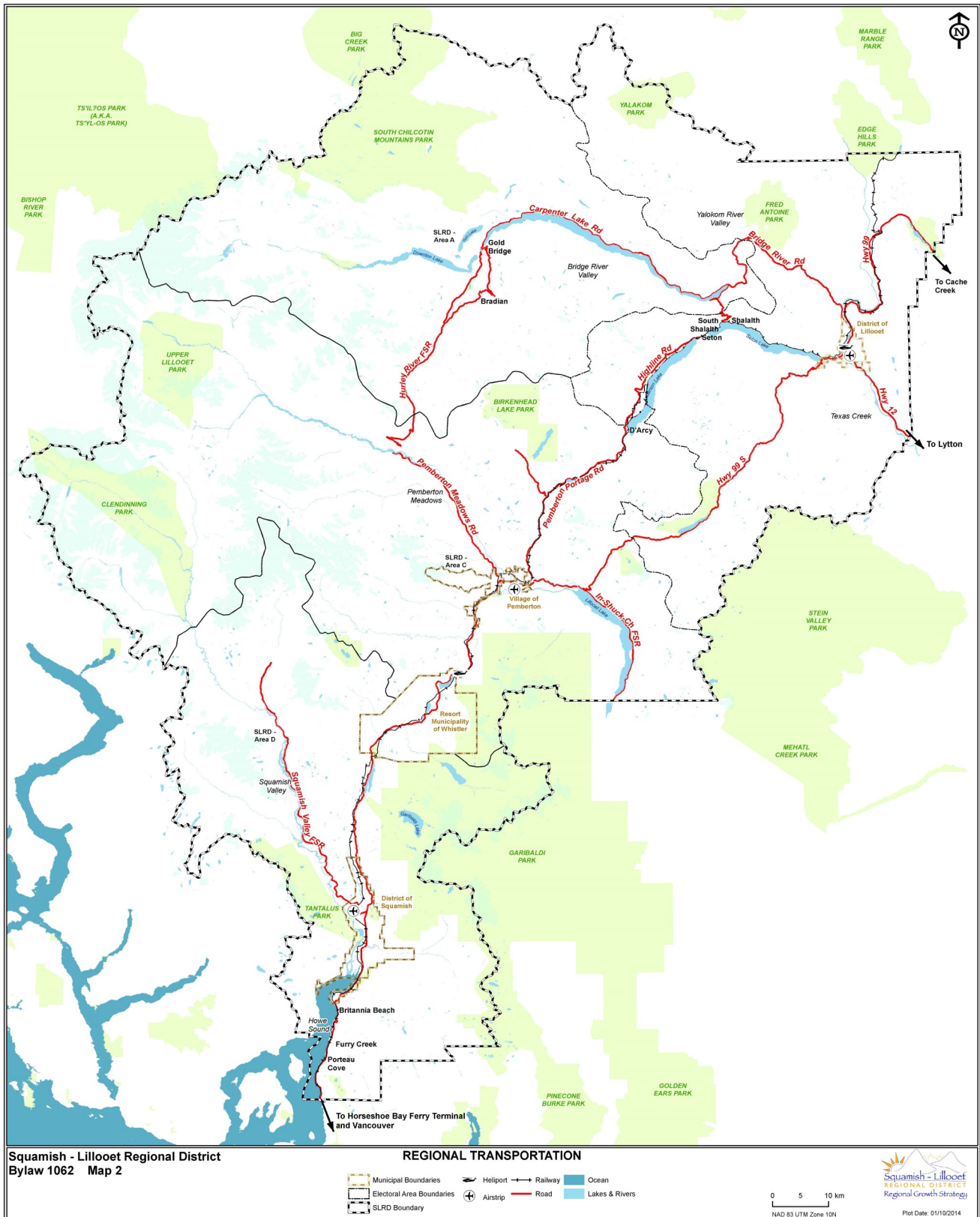




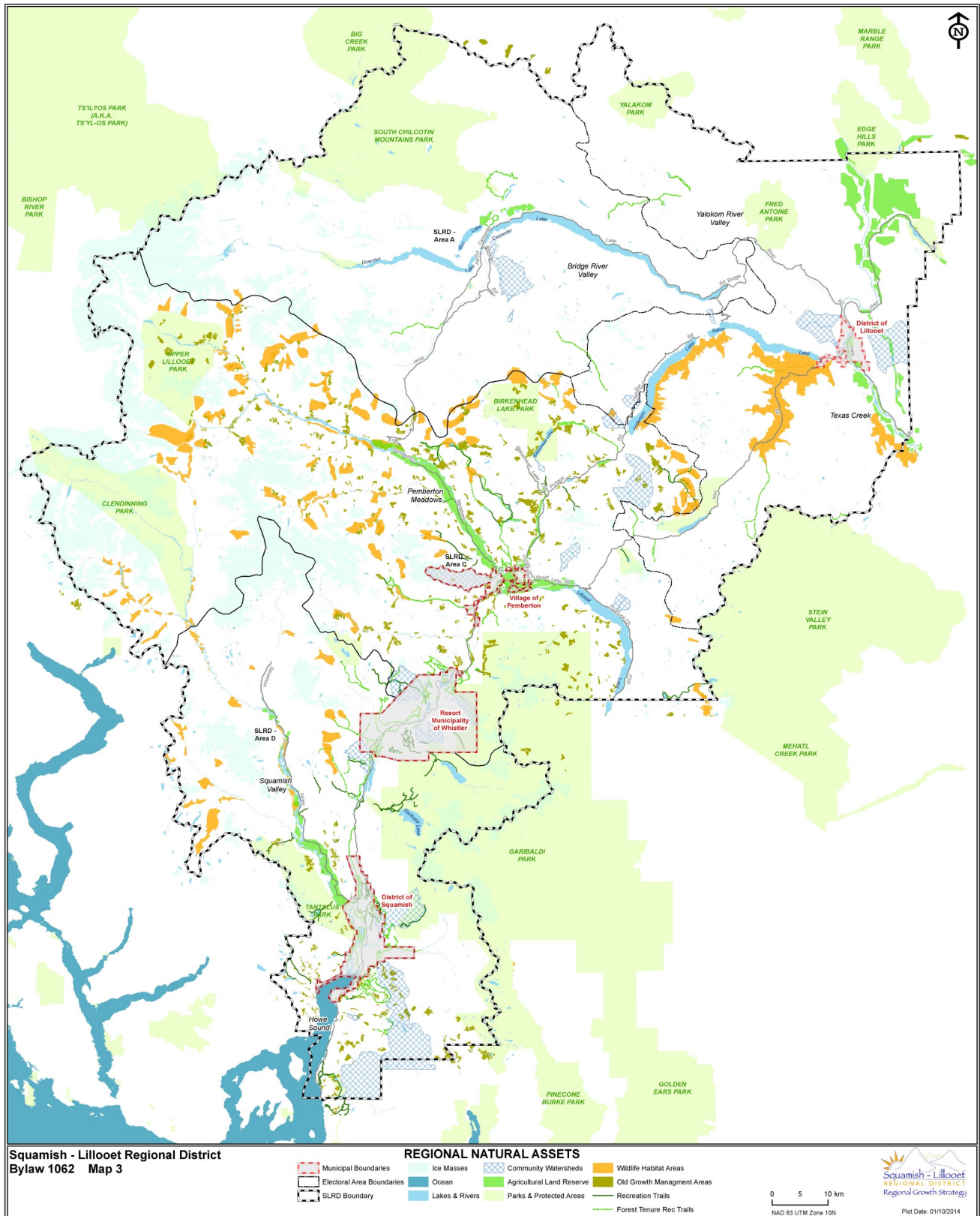












209-4910, Spearhead Place,  
Whistler, B.C.,  
VON 1B4.

Tourism Whistler,  
4010 Whistler Way,  
Whistler, B.C.,  
VON 1B4

2018-03-04

**Attn: Barrett Fisher, President & CEO, Tourism Whistler.**  
**CC., Mayor and Council Municipality of Whistler**

Dear Ms Fisher,

I have just received the invoice for the Tourism fees due March 31st. I find these fees totally unacceptable. I am a senior 77 years old. I moved to this condo in the Benchlands in August 2016 after my husband passed away suddenly. Previously I lived in Nicklaus North for twenty years and have paid Tourism fees since I moved here. In Nicklaus North I paid \$400 per year as a non renter. I have never rented my home.

I am only on a small pension and find the fees unreasonable.

When I paid the fees last year I put a note on the cheque to say I thought this amount was too high. I never got a reply from your office. I think for people in my situation a long time local not renting the property that only the nominal fee should be charged as I paid when I was in Nicklaus North. This is over priced and totally wrong. I know the Benchlands is mainly rented accommodation, however, there are people like myself who actually live here.

I would like you to re-assess my charges. I intend to bring this up with the Mayor and council. Because of health reasons I did not bring it to their attention before.

I look forward to your early response on this matter.

Yours truly,



Mary Meratla

15. PLEASE BRING THIS MATTER UP AT COUNCIL MEETING.

**Trevor & Judy Hill  
28-7124 Nancy Greene Drive  
Fitsimmons Walk  
Whistler, BC V0N 1B7 Canada  
Phone: 623-203-8667**

March 7<sup>th</sup>, 2018

Mayor and Council  
**RESORT MUNICIPALITY OF WHISTLER**  
4325 Blackcomb Way  
Whistler, B.C. V0N 1B6

Dear Sirs:

We are writing to you to express our concerns, along with many of our neighborhood in Fitzsimmonds Walk, and make some suggestions/requests for major changes to this rezoning application. We purchased 7124 Unit 28 Nancy Greene Drive (Fitzsimmons Walk) November 2016 and prior to purchase as part of the diligence in purchasing in the area we researched the zoning of the vacant lot 7104 Nancy Greene Drive that is behind our property. Based on the posted information on your website, we made our purchase decision in large part because this vacant lot is zoned RS-E1 (for example little risk of any industrial, commercial, multi-tenant apartment rezoning and removal of the existing coniferous trees along the property line which would negatively affect our town home value). RMW zoned this north-east land to be a single home development use at 7104 Nancy Greene Drive and HWY 99 (like the home built on the north-east corner of Lorimer Drive and HWY 99). See attached RS-E1 zone bylaw and map of vacant lot at 7104 Nancy Greene Drive.

As shared with other members of the community, our specific issues & concerns with the current vacant lot RS-E1 zoning compared to this developer's rezoning application for 7104 Nancy Greene Drive are as follows:

- 1) RWM Zoning Intent-The intent of this current zone is to provide low density detached dwelling residential use Developer Rezoning Intent - The developer's intent is to rezone the land to develop it to maximize the building onto the land, to build a very large high density multi-tenant apartment building of 5 floors, 65 apartments, 119 bedrooms and 53,342 square feet of apartment space and only 10,500 square feet of underground garage parking for only 20 parking spaces and some storage lockers. A developer project to maximize profits only. In addition, we believe the landlord will not have controls to prevent tenants from storing bikes, garbage cans, etc. on the numerous balconies and ground floor land outside their apartments.
- 2) RWM Zoning Intent- Permitted Uses- The intent of this zone is for permitted uses of an auxiliary residential dwelling, auxiliary buildings and uses, detached dwelling, park and playground. Developer Rezoning Intent- Permitted Uses - The developers intent is the same as above in number 1). Developer wants to build a large multi-residential building that is not even close to current zoning permitted uses.
- 3) RWM Zoning Intent- Density - The intent of this zone density is to allow for maximum permitted gross floor area of detached dwelling of 465 square meters or a floor space ratio of 0.35, whichever is lower. Maximum permitted floor area for auxiliary parking use contained in principal or auxiliary building is 70 square meters. Developer Rezoning Intent- Density - The developers intent is the same as in number 1). Maximize density for maximum rental profit and resale value.

**Trevor & Judy Hill  
28-7124 Nancy Greene Drive  
Fitzsimmons Walk  
Whistler, BC V0N 1B7 Canada  
Phone: 623-203-8667**

This project is way too dense and large for the site. This project is so large and dense for this site the developer needs to request a large variance to reduce parking from 92 to 39 stalls. We don't believe any visitor parking is provided. In addition, an apartment building with 65 units, 119 bedrooms and 238 beds or more will significantly increase traffic on Nancy Greene Drive and Blackcomb Way.

- 4) RWM Zoning Intent- Height - The intent of this zone height is a maximum permitted height of a building is 7.6 meters. This is about 3 floors plus underground parking or basement. Developer Rezoning Intent- Height- The developer's intent is the same as in number 1). Maximize the height to 5 floors with no regard to the privacy of neighbouring properties. The height of this proposed project should be no more than 3 floors plus underground garage, similar to the neighbouring Fitzsimmons Walk development.
- 5) RWM Zoning Intent- Site Coverage - The intent of this zone site coverage is a maximum permitted site coverage of a development is 35%. The site is 2,816.6 square meters X 35% = 985.81 square meters. Developer Rezoning Intent - Site Coverage- The developers intent is the same as in number 1). Maximize the site coverage way beyond 35% to almost 100% including walk ways, balconies, building & parking. This project covers way too much of the site land thus requiring him to remove all of the existing coniferous trees along the property line of the Fitzsimmons development.
- 6) RWM Zoning Intent- Setbacks- The intent of the zone setbacks is for a minimum permitted front setback of 7.6 meters. Also, minimum permitted side setbacks for a gross floor area of detached dwelling of less than 325 square meters is 3 meters and for a gross floor area of detached dwelling of from 325 square meters to a maximum of 465 square meters is 6 meters. Developer Rezoning Intent- Setbacks- The developer's intent is the same as in number 1). Maximize the high density building onto the site thus proposing (requiring) minimum setbacks from Fitzsimmons Walk property lines of only 3 meters for his huge 5 floor building.

As one of the enticements for us we believe Whistler is not Vancouver! Developer must be legally enforced to setback way more than 6 meters, to perhaps 15 meters and leave untouched all the existing coniferous trees in between the proposed apartment building and the Fitzsimmons Walk Buildings H, and J and the WHA condo building A (see attached Fitzsimmons Walk strata plan of lot). As a suggestion, RMW should consider providing more adjacent development land closer to the HYW 99 or less setback on HYW 99 for this project.

Other Issues- ***Proposed Project Renderings and site plan (see attached)*** We notice in the developer's proposed project renderings and site plan that there are no existing coniferous trees left in the setbacks and property lines. Also, shown in the rendering is the developer's planned large community garden in the sunny south east section of the site bordering the Fitzsimmons Walk town home building H units 1, 2 and 3. The developer would have to cut down and remove all the existing large trees so his garden can get sun and in addition he would have to remove all the massive high rock along this same property line to put a side walk right on the property line bordering building H units 1, 2 and 3. The developer can not be permitted to do this.

**Trevor & Judy Hill  
28-7124 Nancy Greene Drive  
Fitzsimmons Walk  
Whistler, BC V0N 1B7 Canada  
Phone: 623-203-8667**

Finally, with 65 units, 119 bedrooms and potentially greater than 238 beds how will RMW or WHA control the number of occupants/tenants renting and sub renting apartments, bedrooms, beds? The building is supposed to be housing for Whistler employees only. How will RMW or WHA or landlord control or even know if apartments or bedrooms are sub rented to AirB&B or occupants that are not employees?

To summarize:

We are not against the new development of a multi-tenant WHA rental apartment building providing it respects similar height as Fitzsimmons Walk, is of a lower density, has larger side set-backs bordering Fitzsimmons Walk and a legal commitment from the developer that he will not remove existing rock or cut down any of the existing tall full growth spruce, pine & cedar at the back of building H and J and the WHA condo building A. In addition, the new project should provide additional underground garage parking spaces closer to that required by the zoning and storage like the Fitzsimmons Walk Development or a similar WHA condominium project (like what Cressy Development built in Fitzsimmons Walk). Finally, the apartment building to be built should be a concrete structure, and not a wood structure, with high construction quality and much less density. This project needs to have the highest fire protection building code standards.

Yours truly,

A handwritten signature in blue ink, appearing to be 'Trevor & Judy Hill', written over a light blue circular stamp.

Trevor and Judy Hill

Attachments:

- Resort Municipality of Whistler RS-E1 Zoning and Parking Bylaws (303,2015, 34)
- Project Strata Plan, Renderings and Site plan



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**34. RS-E1 Zone (Residential Single Estate One) (Bylaw No. 1523)****Intent**

- (1) The intent of this zone is to provide for low density detached dwelling residential use.

**Permitted Uses**

- (2) The following uses are permitted all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
  - (b) auxiliary residential dwelling unit provided it is serviced by a community sewer system that is located in a sewer specified area serviced by: (Bylaw No. 1621)
    - (i) A sewage treatment plant with a design treatment capacity or greater than 500 cubic metres per day; or
    - (ii) A sewage holding tank, the installation and operation of which complies in all respects with "Public and Private Sewer Usage Regulation Bylaw No. 551, 1987.
  - (c) detached dwelling; and
  - (d) park and playground.

**Density**

- (3) The maximum permitted gross floor area of a detached dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (4) Notwithstanding subsection (3), the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area of a bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached dwelling shall not exceed 465 square metres.
- (5) Notwithstanding subsections (3) and (4), the maximum permitted gross floor area of a detached dwelling sited on a parcel having a frontage of less than 24 metres is 325 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (6) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.
- (7) Notwithstanding paragraph 3 (1) (a) of Part 5, the maximum floor area of an auxiliary building containing both auxiliary parking use and an auxiliary residential dwelling unit is 110 square metres and the maximum permitted gross floor area for an auxiliary building containing only an auxiliary residential dwelling unit is 90 square metres. (Bylaw No. 1621)

**Height**

- (8) The maximum permitted height of a building is 7.6 metres.

**Parcel Area**

- (9) The minimum permitted parcel area is 40 hectares.

**Site Coverage**

- (10) The maximum permitted site coverage is 35 percent.

**Setbacks**

- (11) The minimum permitted front setback is 7.6 metres

- (12) The minimum permitted side setback is as follows:

<b>Gross Floor Area of Detached Dwelling</b>	<b>Minimum Side Setback</b>
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

- (13) The minimum permitted rear setback is 7.6 metres.

- (14) Notwithstanding subsections (11) to (13), no detached dwelling located within a bare land strata plan shall be less than:

- (a) 7.6 metres from the boundaries of that plan;
- (b) 7.6 metres from an internal access road; and
- (c) A distance from any other detached dwelling calculated as the sum of the following distances for each dwelling:

<b>Gross Floor Area of Dwelling</b>	<b>Distance</b>
325 square metres or less	3 metres
Greater than 325 square metres	6 metres

- (15) No addition shall be made to a detached dwelling in existence on January 28, 2002 which increases the gross floor area of that dwelling beyond 325 square metres, unless the entire dwelling including the addition is sited within a minimum setback area of six metres on each side of the detached dwelling.

**Off-street Parking and Loading**

- (16) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.



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**Other Regulations**

- (17) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (18) The maximum permitted number of bedrooms in a detached dwelling is 4.
- (19) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres. (Bylaw No. 1621)
- (20) In no case shall the gross floor area of the auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel. (Bylaw No. 1621)
- (21) An auxiliary residential dwelling unit shall contain up to two bedrooms and two bathrooms, one living room and only one kitchen. (Bylaw No. 1621)
- (22) Auxiliary residential dwelling unit shall not be used for tourist accommodation and all other uses not expressly permitted in this section is prohibited.
- (23) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use. (Bylaw No. 1621)
- (24) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres. (Bylaw No. 1621)  
(Bylaw No. 1656)

**Temporary Commercial and Industrial Uses**

- (25) The land in the RSE1 Zone (Residential Single Estate One) located within District Lot 2941 at universal transverse mercator coordinates 493006E/ 554576N is designated as an area in which temporary commercial and industrial use permits may be issued to permit temporary commercial and industrial uses related to, or associated with, the administration and operation of the 2010 Winter Olympic and Paralympic Games.  
(Bylaw No. 1792)





# STRATA PLAN OF LOT 1, D.L. 4753, GP.1 N.W.D. PLAN BCP39540

STRATA PLAN BCS 3599

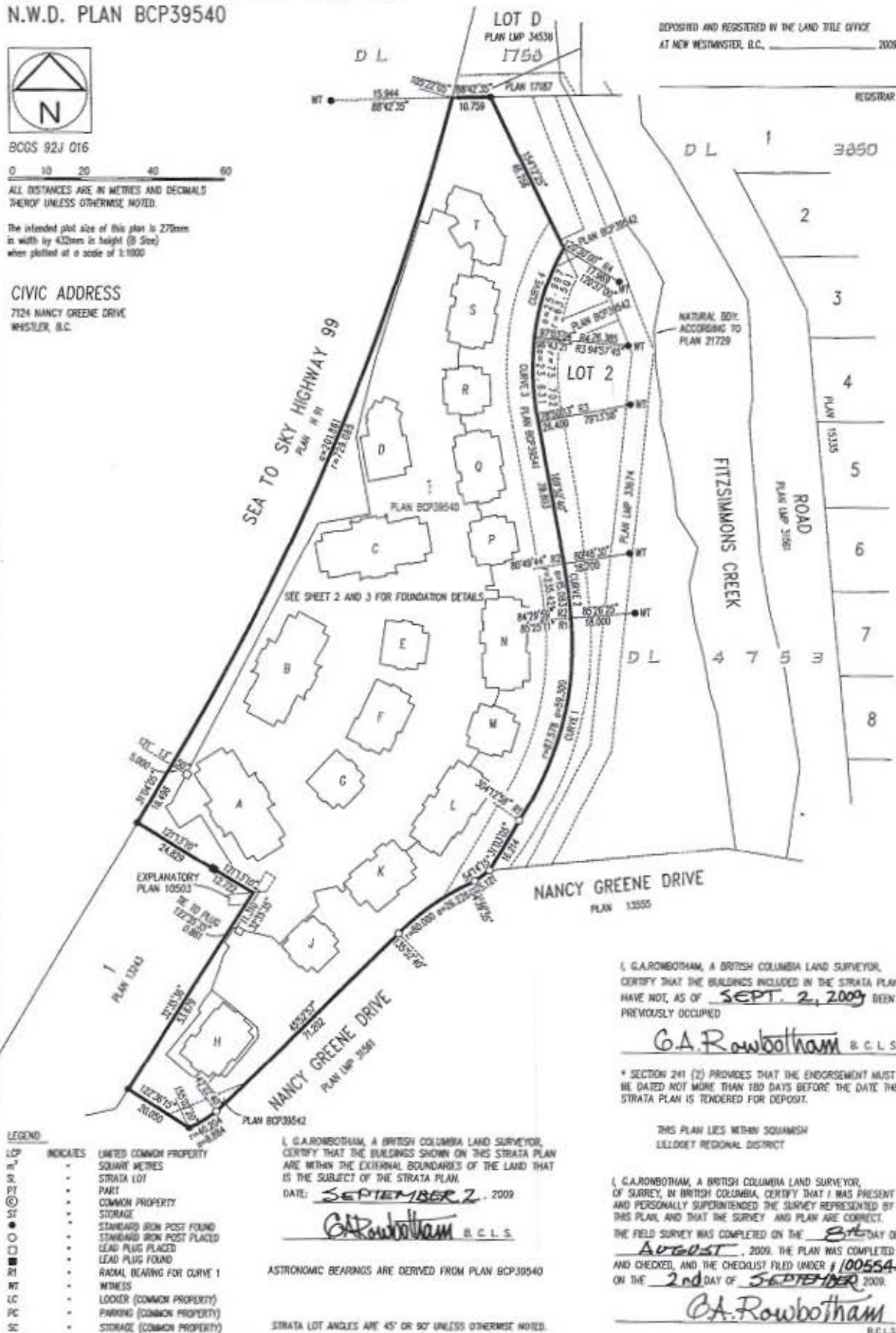
DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE  
AT NEW WESTMINSTER, B.C. 2009

BCGS 92J 016

0 10 20 40 60

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE NOTED.The intended plot size of this plan is 270mm  
in width by 432mm in height (B Size)  
when plotted at a scale of 1:1000

## CIVIC ADDRESS

7124 NANCY GREENE DRIVE  
WHISTLER, B.C.I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDINGS INCLUDED IN THE STRATA PLAN  
HAVE NOT, AS OF SEPT. 2, 2009 BEEN  
PREVIOUSLY OCCUPIEDG.A. Rowbotham B.C.L.S.\* SECTION 241 (2) PROVIDES THAT THE ENDORSEMENT MUST  
BE DATED NOT MORE THAN 180 DAYS BEFORE THE DATE THE  
STRATA PLAN IS TENDERED FOR DEPOSIT.THIS PLAN LIES WITHIN SQUAMISH  
LILLOOET REGIONAL DISTRICTI, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,  
OF SURREY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT  
AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY  
THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.THE FIELD SURVEY WAS COMPLETED ON THE 24 DAY OF  
AUGUST, 2009. THE PLAN WAS COMPLETED  
AND CHECKED, AND THE CHECKLIST FILED UNDER 100554  
ON THE 2nd DAY OF SEPTEMBER, 2009.G.A. Rowbotham  
B.C.L.S.

LEGEND	INDICATES	UNITED COMMON PROPERTY
LCP	INDICATES	UNITED COMMON PROPERTY
m <sup>2</sup>	-	SQUARE METRES
S	-	STRATA LOT
PT	-	PART
©	-	COMMON PROPERTY
ST	-	STORAGE
●	-	STANDARD IRON POST FOUND
○	-	STANDARD IRON POST PLACED
□	-	LEAD PLUG FOUND
■	-	LEAD PLUG PLACED
RI	-	RADIAL BEARING FOR CURVE 1
WT	-	WETNESS
LC	-	LOCKER (COMMON PROPERTY)
PC	-	PARKING (COMMON PROPERTY)
SC	-	STORAGE (COMMON PROPERTY)

I, G.A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,  
CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN  
ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT  
IS THE SUBJECT OF THE STRATA PLAN.DATE: SEPTEMBER 2, 2009G.A. Rowbotham B.C.L.S.

ASTRONOMIC BEARINGS ARE DERIVED FROM PLAN BCP39540

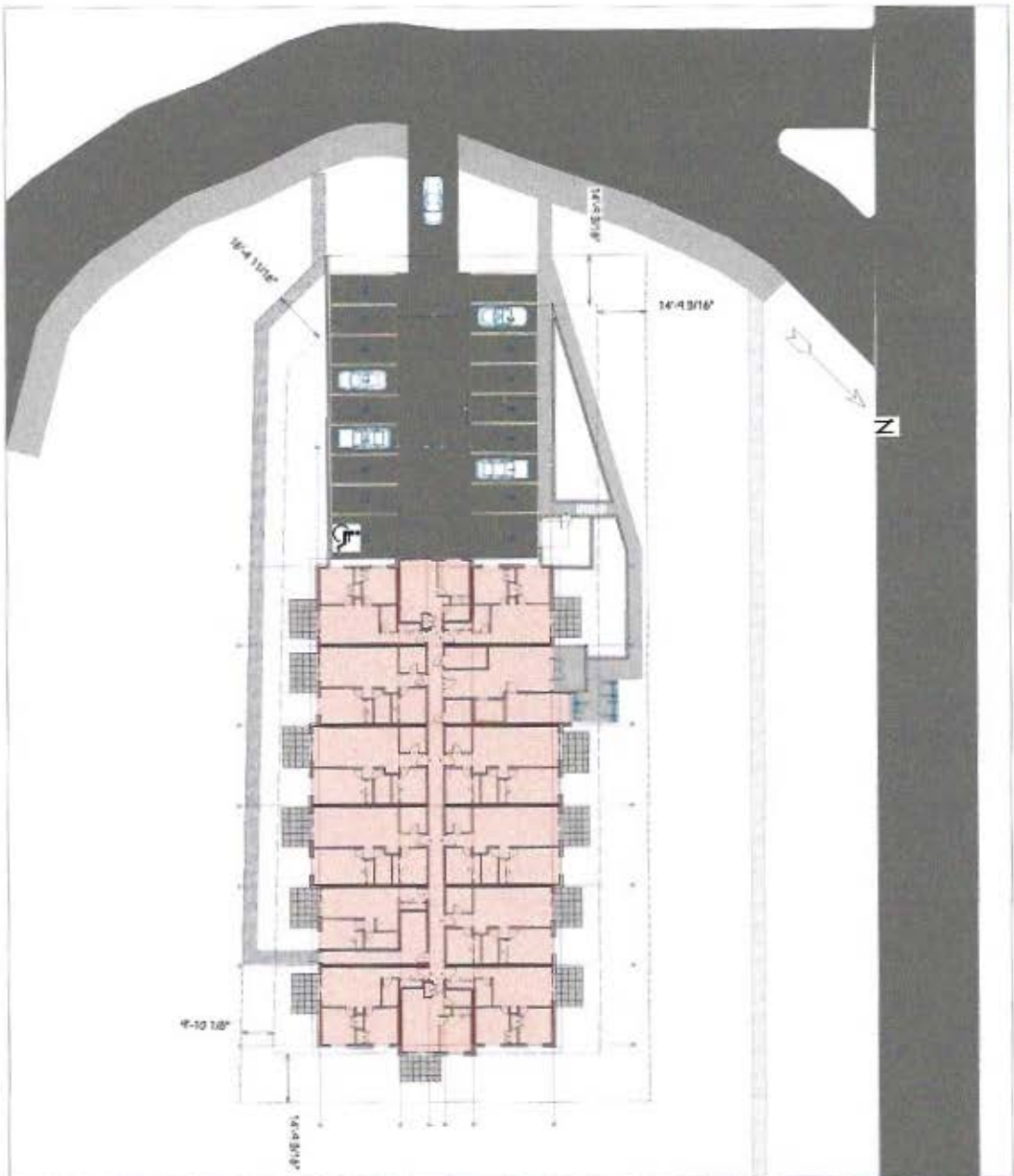
STRATA LOT ANGLES ARE 45° OR 90° UNLESS OTHERWISE NOTED.

PLAN SHOWING LOT 1, BLOCK B, D.L. #121, GP. 1, N.W.D., PLAN 1242



OWNER: INNOVATION BUILDING GROUP	PROJECT: PROPOSED 3/4 1/2 UNIT DEVELOPMENT
DATE: 1/9/2018	SCALE: 1"=20'
DRAWN BY: J. B. BROWN	CHECKED BY: J. B. BROWN
PROJECT: PROPOSED 3/4 1/2 UNIT DEVELOPMENT	DATE: 1/9/2018
SCALE: 1"=20'	DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN	DATE: 1/9/2018

NOTE: PRELIMINARY SITE PLAN!  
Current road position is an estimate.



Site Plan

REVISION	DATE	BY	CHK

**VIDORRA DEVELOPMENTS**

1104 Nancy Green Drive  
By Vidorra Developments  
&  
Innovation Building Group

DESIGNING PROVIDED BY  
**Innovation BUILDING GROUP**  
1104 Nancy Green Drive, Suite 100, Vancouver, BC V6E 2K6  
(604) 271-1104

DATE:	1/9/2018
SCALE:	1"=20'
SHEET:	A-100



[illegible]

**From:** Ted Clarke [mailto:[tedc@bcheros.org](mailto:tedc@bcheros.org)]

**Sent:** Tuesday, March 13, 2018 03:54

**To:** Jen Ford <[jford@whistler.ca](mailto:jford@whistler.ca)>; Cathy Jewett <[cjewett@whistler.ca](mailto:cjewett@whistler.ca)>; Jack Crompton <[jcrompton@whistler.ca](mailto:jcrompton@whistler.ca)>; John Grills <[jgrills@whistler.ca](mailto:jgrills@whistler.ca)>; Nancy Wilhelm-Morden <[nwilhelm-morden@whistler.ca](mailto:nwilhelm-morden@whistler.ca)>; Steve Anderson <[sanderson@whistler.ca](mailto:sanderson@whistler.ca)>; Sue Maxwell <[smaxwell@whistler.ca](mailto:smaxwell@whistler.ca)>; Wanda Bradbury <[WBradbury@whistler.ca](mailto:WBradbury@whistler.ca)>

**Subject:** BC HEROS proposal for better emergency prehospital medical care

March 13, 2018

To: Mayor and Council:

BC HEROS is contacting you today for two reasons:

First, to make you fully aware of the dismal state of BC's prehospital system. Second, to ask for your support and formal endorsement of our online petition addressed to Premier Horgan, which demands major changes to how the BC government chooses to deliver prehospital critical care in all regions of the province, including rural areas.

As a municipally-elected official you might already know that B.C. Emergency Health Service's current response times are extraordinarily long and that BCEHS has just 22 Advanced Life Support ambulances and just four helicopters dedicated for medical purposes (two in Richmond, one in Kamloops and one in Prince Rupert). These are not the hallmarks of a modern, high-functioning EMS model and clearly BCEHS is failing all British Columbians in all regions and communities. The resulting low levels of service directly and indirectly contribute to unnecessary suffering for primary care needs patients and increases morbidity and mortality for all urgent and critical care needs patients. Far too many of our loved ones are sustaining permanent injuries and even dying from completely treatable but time-sensitive conditions, due in whole or in part, to BCEHS' failing service provision levels and its chosen outdated EMS model.

The following comments of Health Minister Dix and BCEHS executive vice-president, Linda Lupini are from a story published last week in the Castlegar News. They are official statements.

(Go to: <https://www.castlegarnews.com/news/health-minister-says-coming-changes-will-make-difference-in-rural-communities/> to read both interviews).

When asked about comparisons that show that Alberta has more emergency health services per capita and per square kilometre, Dix suggested that more doesn't always mean better.

Minister Dix clearly doesn't understand how modern EMS works - more is definitely better because it means faster ambulance responses. Faster responses mean sooner pain management for primary care patients and the potential saving of limbs and lives for urgent and critical care needs patients. BCEHS currently provides no Advanced Life Support emergency prehospital care for 1.5 million British Columbians. So yes, Minister, more is definitely better in this case. Minister Dix contradicts himself in this interview several times and contradicts the executive vice-president of BCEHS in this regard.

Dix also thinks that the staffing model of BCEHS is one of the things that has to change. "When people say that the (EMS) service has been inadequate in rural B.C. — I agree with that," stated Dix. "That's why we have to respond with better service than we have had. We have to respond with changing times."

We at BC HEROS strongly agree.

Comparisons with Alberta show that B.C. has a lot fewer Advanced Life Support (ALS) ambulances — 28 in this province compared to about 250 in Alberta.

Actually, Alberta Health Services operates 258 ALS ambulances which are utilized in virtually every Alberta town and city. BCEHS operates just 28 ALS ambulances (six of which are dedicated to special patient interfacility transport), and they serve just 14 BC communities. The Alberta College of Paramedics states it has 2,668 ALS paramedics in the province. BC has just 240 ALS paramedics. Compared to Alberta, BC has 800,000 more residents, 243,000 more square kilometres of land area, as well as 27,000 km of coastline and far more challenging topography than Alberta. Also, Alberta has two Level 1 treatment centres, one in the north in Edmonton, and one in the south in Calgary. All of BC's are in the Lower Mainland and Victoria.

What that means to your constituents in B.C. is when they call 911 for a medical emergency, they **will most likely** get a Basic Life Support (also known as Primary Care Paramedic) ambulance response, even if they live in or near one of our largest communities. If they live in rural B.C. or a smaller community they **will for sure** get a BLS ambulance (or even

lower level of attendant training). The problem is exacerbated by the fact most BLS attendants in those smaller centres are part-timers, meaning even longer response times, especially at night.

When Lupini was asked if BCEHS plans to drastically increase the number of ALS ambulances and the Advanced Care Paramedics (ACP) required to staff them, she said that is not in the organization's plans. "We look at our call volume and the types of calls we get and the number and frequency across the province and then we staff accordingly," Lupini explained. "A primary care paramedic (PCP) - and primary care paramedics make up most of our workforce - can respond adequately and competently and so can the emergency medical responders that are one level below PCP to most of our calls."

Statistically, 20 per cent of all ambulance calls in western societies require Advanced Life Support or higher (doctor) responses. That's how it's been done in modern EMS models worldwide for the past 50-plus years, but not in BC. Why? How does BCEHS's chosen, low-functioning EMS model assure better/best possible patient outcomes for our loved ones compared to the other, long-proven modern EMS models in use in other EMS jurisdictions? It doesn't.

Lupini said that calls that you would send an ACP to would include about two per cent of calls designated as highest acuity such as drowning, trauma and breathing problems and in addition there would be fewer than 20 per cent of other calls that you would want an ALS car at to support the PCPs. "We are not really concerned about the number of advanced care paramedics with regard to our high acuity calls. In almost all cases when we need an advanced care paramedic or we think it would enhance our response, we can send an advance care paramedic," said Lupini. In areas outside of urban centres, however, that would likely require flying them into the site as most ACPs are located in larger cities such as Vancouver.

Lupini states she is not really concerned about the low number of ALS paramedics within BC's EMS system. She should be concerned. Based on other western EMS jurisdictions, up to five per cent of all ambulance calls are critical care needs calls, which adds up to 21,150 patients. Even if it's only two per cent, that still translates to more than 10,000 of our loved ones in need of ALS-or-higher care in the prehospital setting. Remember that 31 per cent (1.5 million) BC residents who live, work and play in rural communities have no access to ALS prehospital care. How many of these patients, our loved ones, are dying because of the indifference of Lupini and the government to their critical care needs? The death of one salvageable patient is unacceptable to us but that does not seem to appear to bother the current BC NDP 'peoples' government,

"We don't really look at our workforce and say we need more ACPs," said Lupini. "We look at it and say what are all of the different types of calls we go to, how many are there and how quickly can we get the right care to the patient? We do not have frequent situations where a patient has had a bad outcome or died because we did not have an Advanced Care Paramedic."

What if that rare, infrequent case was someone you know and love? Would not want to know the province is doing everything it can to save them on the worst day of their life, just like other provinces and countries that have modern EMS systems would do? Lupini is basically saying those people are not worth the investment and must instead depend on slow emergency responses and rides in ambulances that do not go on logging roads, do not have four-wheel drive and are staffed most likely by BLS attendants who do not offer pain relief, can't administer life-saving drugs or blood products and are not trained in providing medical procedures which make our ALS paramedics so valuable.

Point of fact: BCEHS does not track patient outcomes through the 'chain of survival', nor through the "chain of rehabilitation." They stop monitoring the progress of patients once they drop them at the hospital door. Most fire rescue-operated EMS operations in the U.S. are staffed with predominantly ALS paramedics. BC EHS has less than six per cent ALS staff. Most European EMS jurisdictions make widespread use of specially-trained doctors. So who is right and who is wrong? Are you willing to bet your loved one's life on Lupini's flawed reasoning and misunderstanding of how modern EMS operates?

"All the paramedics at a scene can only do what they can do," she said. "We need the infrastructure, the equipment, the health-care team, surgery and other interventions. The idea that you can do a lot at the scene is not necessarily the case."

Shockingly, Lupini doesn't seem to understand how capable an ALS paramedic is in the field. Short of being able to do what a doctor can do, they are extremely capable, able to perform procedures such as intubations. Without question an ALS paramedic can do vastly more than 94 per cent of attendants BCEHS, simply because Primary Care Paramedics (also referred to as Basic Life Support) attendants make up 94 per cent of the BCEHS paramedic workforce. That's why we are calling on the government to up-train all BCEHS BLS attendants to ALS status as soon as possible and provide that training without cost close to the communities in which those attendants work.



Other socialized EMS jurisdictions, e.g. other provinces and countries, recognized decades ago that by adopting modern, proven EMS best practices, their residents and societies would benefit from much sooner, much higher levels of medical care, as well as realize lower associated healthcare system costs. Their prehospital care/EMS models today rely mainly on extensive use of Advanced Life Support paramedics, along with multi-speciality doctors as well as nurse-practitioners, EMT firefighters and even Search and Rescue personnel. Their common-sense philosophy is: sooner medical interventions saves lives, and money. Hence, all their first responders are legally allowed to provide full-spectrum medical care to any person, regardless of where they present. That is still NOT the case in BC. Only a smaller subset of BC's almost 24,000 first responders are allowed to treat and transport even critical care needs patients, and BC HEROS feels that this approach causes far too many of our loved ones with treatable but time-sensitive conditions to end up with permanent injuries, in longterm care and even dead, due mainly to the restrictions of the 1974 Emergency Health Service Act.

"The best thing you can do as a provincial response is to co-ordinate your ground crew to get a patient either by helicopter to a fixed wing [airplane] and a fixed wing to Vancouver or a helicopter to a community hospital to stabilize the patient and then decide where is the best trauma centre given the diagnosis," explained Lupini.

Again, Lupini is showing her complete lack of modern EMS knowledge. First BC needs far more dedicated and capable EMS aviation resources, given our topography, distances and other challenges, BCEHS should have far more aviation assets than it does. Furthermore, BCEHS should have aircraft that have much better all-weather capabilities than the ones we currently contract. They are completely inadequate and are the wrong aircraft types for the mission. There are helicopters fully capable of retrieving patients in any location using hoists which can fly them directly to Vancouver hospitals from most parts of the province without the need to refuel.

According to Lupini: "It's fair to say that if you live close to a trauma centre you are probably going to be in a better situation if you are suffering trauma than someone who lives very far away. There's no doubt about that," she said. "If you ask me whether it would be a huge improvement or enhancement to our response to British Columbians to have everybody at an ACP level — I would have to tell you honestly I'm not sure that is true."

Lupini is either lying or grossly incompetent in making such a statement. To be clear, all patients would benefit greatly from an all-ALS prehospital care model, even primary care needs patients, in terms of vastly better pain management. In fact, it would then become possible for some primary care patients to be discharged on the spot without needing an ambulance ride to the hospital – like they do it in other parts of the world. But not in BC.

Time is the killer for time-sensitive conditions, including trauma. The distance away from a trauma centre is important but it does not have to be the reason for needless deaths. Many EMS jurisdictions worldwide recognised this many decades ago and went to doctor-led rapid response medical air rescue model which brings definitive medical treatment right to the patient at the scene, but not BC. We still live in the '50's when it comes to the use of proven best practices medical air rescue approaches.

Lupini also explained that utilizing more helicopters may not be the best answer for better transportation as in most cases it is necessary to transport a patient farther than a helicopter can fly to get to a trauma centre, so more fixed-wing aircraft may offer a better solution.

Clearly Lupini is not an aviation expert either. Regionally-based rotor-wing medical air rescue resources can deliver patients to a trauma centre much sooner than any centrally-located fixed wing air ambulance. A fleet of several Sikorsky S-92 fully anti-iced medical helicopters can have patients at our Level 1 trauma centres hours sooner than even the fastest air ambulance jets because they can bring patients the accident scene directly to Vancouver at 280 kilometres per hour in all but the worst conditions without transport-induced trauma and can take the patient right to the hospital helipad. No need for a ground ambulance ride from the airport!

"BCEHS has been looking at rural and remote in a very broad way," added Lupini. "We want to be creative and innovative in how we respond to some of the health needs in those communities."

Castlegar city councillor Sue Heaton-Sherstibitoff is among a growing number of civic politicians tired of the rhetoric coming from BCEHS management and expressed in the Castlegar News her disgust over the continuing disregard for residents of smaller cities and rural regions.

"They have marginalized us," Heaton-Sherstibitoff said. "I would think that rural areas would need a higher level of a paramedic as we have major industry where a lot of serious accidents happen and we live in vast areas where we have to

travel to get health care. So to say that they're going to keep those positions in the bigger centres where they already have more hospitals which are closer — doesn't make sense for rural B.C.

"Are rural citizens less important than those in Vancouver? I just feel like if you don't live in the Lower Mainland, you are treated like second-class citizens. We deserve what they have in Vancouver — we pay our taxes. To say that we don't need it because the local volume is less is absurd."

B.C. Forest Safety Ombudsman Roger Harris issued a report in February 2017 critical of what he sees as an alarming rural/urban divide in the level of ambulance services provided across the province. He learned that "in rural or remote regions of the Province, there is little confidence that a helicopter will be dispatched if you need transportation from a rural or remote accident site. This lack of confidence in emergency air response is coupled with fewer medical facilities in rural areas, which has significant impacts on the quality of life for residents in those communities."

As Harris also discovered, "A number of people interviewed with the BC Ambulance Service (BCAS) and BC Emergency Health Services (BCEHS) for this report suggested that if you lived or worked in remote parts of the province, you had 'made a choice' and could not expect to have the same level of service that you would receive in a larger urban centre. It is not surprising that rural services lag those in the urban centres when those responsible for providing a provincial service have already conceded this point."

Not only is that arrogant attitude coming from our emergency health authorities in Victoria killing people but it discourages investment in resource-based projects in those rural areas. The lack of emergency prehospital resources, combined with the lack of access to hospital health care, makes it difficult for those companies to attract workers who feel unprotected.

"I wonder how many people have actually died in transport?" asked Heaton Sherstibitoff. "For BCEHS to say it is going to take years before the system changes — how many people are going to die in that time?"

"I keep telling people the system is broken — we have a system from the 1970s where every community had a working hospital. The system just isn't working — there is no golden hour for people anymore," she said, referring to the first hour after an injury or health crisis that help can make the most difference.

Let's cut to facts here. We all know how to move BCEHS to a modern EMS model. We all know that more is indeed better. We all know we can save far more lives each year and know we can dramatically reduce permanent injuries each year and save BC society billions in health care dollars moving forward. But for some reason the BC government simply doesn't want to spend the up-front money to move BC to such a vastly more capable EMS model. Well remember this little fact; more than 80 per cent of BC's export wealth comes from rural BC. Rural British Columbians will no longer accept being treated as second-class citizens and 'throwaway' taxpayers. We demand change and we demand it now, not in 10 years, not in 25 years, but now. We will no longer accept the spin, the excuses and the outright lies spewing from the mouths of our 'special interest-focused' provincial politicians. Our loved ones are dying every day from treatable conditions due to their incompetence.

As a civic politician, we ask that you join forces with 20 other B.C. mayors and councils (so far) which have chosen to support our bipartisan cause. We ask that you sign our online petition on [change.org](https://change.org) (search 'BC HEROS') and also make sure to bring this issue up at the next UBCM meeting. If you don't, you will continue to get what you have always gotten from this government and the next — substandard emergency prehospital care. You must act on behalf of the residents who have placed their trust in you. Remember, they rely on you to provide them with adequate police and fire rescue resources and now you have it within your power to help provide them with adequate prehospital critical care resources. Please act soonest, the life you save may be someone you love.

For more information please contact either:  
Hans Dysarsz, BC HEROS executive director  
Email: [HJD@bcheros.org](mailto:HJD@bcheros.org)

Ted Clarke, BC HEROS vice-president  
Email: [tedc@bcheros.org](mailto:tedc@bcheros.org)  
Cell: 250-981-0873  
[www.bcheros.org](http://www.bcheros.org)  
[www.facebook.com/BCHerros](https://www.facebook.com/BCHerros)

**From:** Ken Melamed [<mailto:kamelamed@gmail.com>]

**Sent:** Tuesday, March 13, 2018 13:07

**To:** Mayor's Office <[mayorsoffice@whistler.ca](mailto:mayorsoffice@whistler.ca)>

**Cc:** Mike Furey <[mfurey@whistler.ca](mailto:mfurey@whistler.ca)>; Marla Zucht <[marla@whistlerhousing.ca](mailto:marla@whistlerhousing.ca)>; Sue Maxwell <[susanmaxwell@shaw.ca](mailto:susanmaxwell@shaw.ca)>; Jack Crompton <[jcrompton@whistler.ca](mailto:jcrompton@whistler.ca)>

**Subject:** Resident Rental Housing

Mayor and Council,

Two proposals for Occupancy Restricted rental housing from private developers are now before council. To ensure long-term affordability and to build on previous benchmarks there are 3 protections which should be incorporated into the rezoning bylaws;

1. To protect affordability in perpetuity, the WHA must be placed on title with a Right of First Refusal in the case of the sale of any of the units with a fixed sale price at or near the cost of construction and tied to the WHA appreciation/depreciation formulae.
2. Rental rates must be tied to the WHA rate and appreciation formula.
  - It is the people in the lowest earning segment of the service industry who are ill housed and in greatest need of relief.
  - if the RMOW is going to experiment with higher rates in its restricted housing inventory then why not let the WHA develop it using the more favourable returns?
3. Since affordability and health are affected by Green Building standards, a schedule of minimum (remember Millar's Ridge) requirements should be included. Any investments by the developer into Green Building initiatives which are over and above the minimum standards can be added to the WHA rental rate with a formula which allows an amortized payback until those costs are recovered. (this is similar to the approach used at Fitzsimmons Walk)
4. Occupancy must be managed by the WHA
5. The business community has twice failed to honour it's promised support for housing targeted for its use and investment; 19 Mile Ck and the failed proposal led by Tom Horler. What assurances exist that would lead anyone to believe this time would be different?

With ample land reserves, a well-financed housing authority, and bankable expertise, the community has every ability to stay true to its principles and drive the next wave of investments for resident housing. It has been many years since the community re-set the relationship with the development community. The last two major projects, Rainbow and Cheakamus Crossing set the bar high with an 85/15 mix of housing. While the Rainbow development succeeded on delivering many objectives there was an oversight. The covenants attached to one of the 2 seniors housing parcels were not sufficient to protect affordability in perpetuity. With such a small inventory of bed units and developable land closer to the village, it is critical the community benefit is maximized and long-lasting.

Council would do well to reassess the development bylaws and make efforts to stem the steady loss of rental accommodations in the privately owned inventory in Whistler. All studies show that lack of affordability and the conversion of housing stock to absentee owners/speculators are directly correlated to the top end of the market.

While there are many factors, lot consolidations and oversized homes are easily identified stressors. An [absentee tax](#), such as has been implemented by the City of Vancouver, with revenues directed to the WHA should be seriously considered.

Thank you for your consideration of these principles.

Ken Melamed  
Whistler, BC  
[604-932-5327](tel:604-932-5327)

## Karen Olineck

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**To:** Shelley Termuende  
**Subject:** RE: 2010 and 2011 Innsbruck Dr

**From:** Samurai Sushi [<mailto:samuraisushi10@gmail.com>]  
**Sent:** Sunday, February 11, 2018 10:59 AM  
**To:** corporate <[corporate@whistler.ca](mailto:corporate@whistler.ca)>  
**Subject:** 2010 and 2011 Innsbruck Dr

Dear Mayor and Council,

I am writing to express my support for 2010 and 2011 Innsbruck Dr.

I own Samurai Sushi and have been a long term tenant at 2010 Innsbruck. We are very pleased that the owners have a plan to rejuvenate the plaza, and to add employee housing. Lack of sufficient employee housing is one of our biggest challenges in attracting staff and being able to provide housing on-site is a big advantage.

thanks

Ru Mehta



Mayor& Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, B.C.

Dear Mayor& Council

On behalf of Nita Lake Lodge, I am writing in opposition to RZ1132, the proposed rezoning of Creekside Plaza to allow liquor retail sales at 2010 and 2011 Innsbruck Drive.

I have learned of this proposal from articles in the Pique and the word of mouth stemming from a Public Hearing that I regretfully was not able to attend.

Nita Lake Lodge is the only full service hotel within Creekside and is a thriving and important part of the Creekside community. For the visitors to Whistler, Creekside offers a unique perspective to the Whistler experience which harkens back to the beginnings and roots of Whistler. For the residents of Creekside, we provide a convenient, affordable and enjoyable F&B/hospitality experience ranging from Fix café to Cure Lounge and our newly remodelled Aura Restaurant. I can assure you that these amenities are used by visitors and residents alike.

I oppose RZ 1132 on several fronts. First, many of our hotel guests take the safe and secure pathway from the hotel to the Creekside Gondola for access to the mountain. As part of this stroll they follow the heated path right through Franz's Trail and have convenient access to grocery, liquor, banking and other amenities useful to my guests. Running a Business in Creekside, I was thrilled to hear that Franz's trail has finally been acquired by new and motivated owners who are looking to rejuvenate/revitalize this area of Creekside Village. Our guests are already talking about the new store Get The Goods.

I strongly oppose any municipal action that would impede the success of Franz's Trail and detract from my guests' experience as they commute to and from the mountain.





Forcing my guests to cross Lake Placid Road in an uncontrolled crossing with skis, groceries, etc is a dangerous and completely illogical move and should be rejected by Council.

I also oppose RZ 1132 on the basis of support for the local businesses. Roland's has been a long time fixture in Creekside and provides an invaluable service to both the residents and visitors. It gives a glimpse of the "old" Whistler to our many visitors and helps preserve the roots of Whistler which so many residents are attracted to. While competition exists for all businesses, it is not incumbent upon Council to facilitate a Government Agency (LDB) to encroach upon a long standing local business.

My understanding is that current regulations prohibit liquor stores from relocating within 1 km of each other but "grandfathering" provisions do permit some relocation of existing stores within the 1 km as long as the stores do not move closer. I also understand that 2010 Innsbruck is part of the rezoning proposal and is in fact, slightly closer to the Roland's LRS than the existing store. On this basis alone, Council should reject the proposal.

Council needs to respect and protect the wishes of its residents and the local business community that help sustain Creekside and create guest experiences. There is really no need for this rezoning as it is illogical, a safety hazard, an inconvenience to residents and visitors.

I appreciate your consideration and due diligence in regards to this matter.

Warm regards,

*T. Ginter*

Theresa Ginter  
General Manager



March 6, 2018

Mayor & Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, B.C.

Dear Mayor & Council,

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

Though we are unable to attend the Council meeting today, we wanted to express our gratitude to the RMOW staff and Council for their time and effort spent on matters as they relate to the rezoning of Creekside Plaza. We appreciate that our views were heard at the public hearing on February 6th and that questions and comments are being addressed as evidenced by the recommendation to revise the proposed bylaw and scheduling a public hearing on the matter.

We look forward to further engagement and dialogue on these matters and again express our appreciation for your time.

Yours truly,

A handwritten signature in black ink, appearing to be 'Ray & Kaori Zage', written over a horizontal line.

Ray & Kaori Zage  
Owners of Franz's Trail Retail Complex  
Whistler Creekside



**From:** Chris Enns <[cnenns@gmail.com](mailto:cnenns@gmail.com)>

**Sent:** Tuesday, March 13, 2018 9:40 AM

**To:** corporate

**Subject:** Email of support to rezone the corner of Hwy 99 and Lake Placid Road (Old Boston Pizza location) - 2010 and 2011 Innsbruck

Dear Mayor and Council,

I understand that you are currently reviewing the application to rezone the old Boston Pizza location into a mixed use retail and staff housing building.

I think this is a great idea. The corner is in dire need of revitalization. Hopefully, the developer is able to obtain enough density to make an employee housing rental building a financial reality.

This email serves as my support for the application to rezone into a mixed use building with retail on the ground floor and rental housing above.

Yours truly,

Chris Enns  
8313 Rainbow Drive.

March 13, 2018

Attention: Mayor and Council  
Legislative Services Department  
4325 Blackcomb Way  
Whistler, BC  
V0N 1B4

By Email: [corporate@whistler.ca](mailto:corporate@whistler.ca)

**Re:    Redevelopment of 2010 and 2011 Innsbruck**

Dear Mayor and Council:

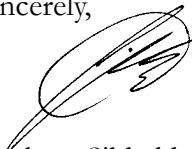
I am a strata unit owner within the Creekside Evolution property situate 2020 London Lane. We purchased our unit in early fall of 2016 and are regular users of this property.

Being relatively new to the Creekside neighbourhood we were initially struck by how little there is in the way of retail offerings. At the time we believed this was perhaps a seasonal reality and would change as the ski season or perhaps spring/summer season moved on. The reality is of course that retail vacancy and low consumer options is the norm in Whistler Creekside.

We understand that a development opportunity has been put forward for the building on the corner of Highway 99 and Lake Placid Way (the old Boston Pizza building) which would comprise retail space for existing tenants as well as employee housing above. We also understand that key to this development would be approval for the BC Liquor store to move across the street and exist as an anchor tenant. All of these proposed changes in my opinion would be an improvement to Whistler Creekside.

I am writing this letter to express my support and approval of this development. I am doing so as I believe any development aimed at improving the vibrancy of Whistler Creekside is worth supporting.

Sincerely,



Graham Sibbald,

**From:** Hendrik Zessel <[Hendrik.Zessel@ca.cushwake.com](mailto:Hendrik.Zessel@ca.cushwake.com)>

**Sent:** Tuesday, March 13, 2018 7:30 AM

**To:** corporate

**Cc:** Max Zessel

**Subject:** 2010 -2011 Innsbruck Whistler Bc

Mayor and Council I have a house at 2513 Whistler Rd I am in favor of the rezoning of the above mentioned property and the relocation of the liquor store . The current location of the liquor store has some challenges ,although there is an elevator most individuals use the stairs to get back to their cars not ideal when you are carrying a box of wine. The Innsbruck location will allow the public coming from Vancouver living/vacationing outside of Creekside far better access to the liquor store then the current location . In addition it will allow the current owners to revitalize the property and enhance the entrance to Creekside and a world class resort.

**Hendrik Zessel**

Executive Managing Director and Western Canada Leader

Direct: +1 604 640 5803

Mobile: +1 604 290 7712

Fax: +1 604 683 0432

[hendrik.zessel@ca.cushwake.com](mailto:hendrik.zessel@ca.cushwake.com)



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**From:** Kerry Martin <[kerrymartin604@gmail.com](mailto:kerrymartin604@gmail.com)>  
**Sent:** Friday, March 9, 2018 10:41 AM  
**To:** Council  
**Subject:** 2077 Garibaldi way

To the Whistler Council Members

I am writing this letter to say that I am against the rezoning of [2077 Garibaldi Way](#). I live in a rental suite along Garibaldi Way and have first hand knowledge of the traffic and parking difficulties that already exist here.

The streets in Nordic are narrow and have limited parking especially in the Winter season. There is the possibility of a maximum of 4 to 5 vehicles that can park on one side of the Cul-de-sac that the proposed apartment complex is to be built and there is virtually no available street parking along the rest of Garibaldi Way.

This parking is already very strained as overflow parking for Myself and the other existing neighbors. We have, however found a way to make the limited street parking work and the occasional visitor vehicle hasn't seemed to interfere with the snow plows or other neighbors yet. I can't imagine the addition of possibly 200 new vehicles as being realistic for this street as far as parking or traffic is concerned.

I am having a very difficult time understanding the parking and traffic strategy of the rezoning. There does not seem to be enough parking for the number of bed units proposed and certainly not for any visitors or overflow. I cannot figure out where the developer is suggesting the overflow parking of 200 plus new residence in the small Cul-de-sac are going to park.

My understanding of the demographic is to be management level employees who make \$80,000-100,000 per year. First of all find it hard to believe that this is a realistic demographic for an crowded apartment complex and I find it even harder to believe that this demographic wouldn't all own or drive a vehicle or never have visitors with cars.

If I am correct, and there isn't a realistic plan in place for the inevitable overflow of traffic and parking needs then please do not approve this rezoning in it's current form, as it will be almost impossible to solve these issue once the rezoning is passed.

The only ones left to deal with the consequences will not be the developer or the council, but the neighbors who already call this place home. People like myself will have to fight our neighbors (the current ones and the new ones) for parking and traffic, all for the benefit of a single land owner. It doesn't seem fair.

Thank You for your time.

Sincerely

Kerry Martin

**From:** trish m <[trish.gmoore@gmail.com](mailto:trish.gmoore@gmail.com)>

**Sent:** Friday, March 9, 2018 1:59 PM

**To:** Council; Mayor's Office; Nancy Wilhelm-Morden; Jack Crompton; Jen Ford; John Grills; Sue Maxwell; Steve Anderson; Cathy Jewett

**Subject:** Garibaldi Way Rezoning

To Mayor and Council,

I am writing to discuss my concern with the rezoning of 2077 Garibaldi Way. I am strongly against this rezoning as I believe it is not in benefit to the community. It is a band aid solution to the Whistler Housing Crisis. The fact that the housing will eclipse the WHA list is absolutely ludicrous. This will force workers to be tied to their employer and potentially fuel poor working conditions in the town, in fear of losing their only chance at housing. This is discriminatory.

I understand that there is a need for more housing, but if this developer was actually wanting to do the right thing, he would lease the building to the WHA and help them reduce their ever extending rental list.

I hope that the council takes these issues into strong consideration.

Sincerely,

Patricia Moore  
2206-7531 Seppos Way  
Whistler, BC,  
V0N1B7  
604 935 4603

**From:** H Parnis <[hparnis@hotmail.com](mailto:hparnis@hotmail.com)>

**Sent:** Friday, March 9, 2018 9:40 AM

**To:** Wanda Bradbury

**Subject:** 2077 Garibaldi Way

Dear Mayor and Council,

I am writing to oppose the proposed rezoning and development of 2077 Garibaldi Way. I understand and support the need for additional employee housing in Whistler however, I strongly believe that the proposed 222 bed unit /121 parking space development is not appropriate, in any way, for this relatively small, limited access site.

There are several reasons why I oppose the captioned re-zoning and development proposal.

There are clearly many issues about the potential effects that the proposed high density development would have on the surrounding low/medium density single family neighborhoods. However, there are broader issues that potentially affect everyone that lives in or visits Whistler:

1. The proposed development will put even more pressure on this section of Highway 99, which is already heavily congested during a good part of each day.
2. As traffic has increased on this section of Highway 99 it has become increasingly more difficult, and dangerous, to access Highway 99 from the Nordic/Highland areas. Adding more vehicles to this area will almost certainly add to highway congestion and risks for both local and through traffic.
3. It is quite possible that the proposed number of parking spaces will not accommodate all the cars, trucks, and recreational vehicles that this proposed development will attract. While this will likely worsen the local parking problems, especially in winter, it may also create additional snow clearing issues on the municipal roadways and may make it more dangerous for pedestrian traffic.

I am not totally opposed to the development of the land in question. However, I feel that the land should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Harriet Parnis



March 12, 2018

2 - 2070 Garibaldi Way  
Whistler, B.C.  
V0N 1B2

Dear Mayor and Council,

**RZ1144 - 2077 Garibaldi Way Employee Restricted Housing**

I would like express my concerns about this rezoning in relation to the current Official Community Plan.

According to the staff report dated December 19, 2018 this site is within Development Permit Areas (DPA) 2 - Whistler Creek Area and Development Permit Area 19 - Residential Estate Lands. I have seen the Official Community Plan and can confirm that this is the case.

In reading the Official Community Plan I have found that there is also a Development Permit Area 3 - Nordic.

The site of 2077 Garibaldi Way is **not** in Whistler Creek. It is in Nordic as I believe that anyone would agree and therefore should be designated DPA 3.

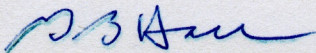
At some point in time in the past, I would suggest that error was made in defining this property as being in DPA 2. I did ask this question at the Public Open House and did not really get definitive reply.

I would therefore suggest:

- 1) This rezoning cannot proceed with current designation DPA 2.
- 2) If the rezoning is to be further considered, the Official Community Plan must be amended to change the DPA from 2 to 3.
- 3) If this is not done, the DPA in this rezoning could be the subject of a legal challenge.

I thank you very much for considering this letter and the issue raised. I look forward to your reply.

Yours truly,



Bruce Hall



**From:** Marnie Gibson [<mailto:marnie@skiingbc.com>]

**Sent:** Tuesday, March 13, 2018 18:42

**To:** Council <[Council@whistler.ca](mailto:Council@whistler.ca)>

**Cc:** Planning <[planning@whistler.ca](mailto:planning@whistler.ca)>

**Subject:** Rezoning 2077 Garibaldi Way

To Mayor , Council, Mike Furey, and Mike Kirkegaard,

As you know several letters have been sent to all of you in regards to the above rezoning application. At numerous times many questions have been asked for which the answer is often “we don’t know right now”, “we will know at the Open House”, we are working on it.

Myself and many others have received a form response from the Municipality of Whistler indicating that our questions have been forwarded to the General Manager of Resort Experience.

Could you please advise me who this person is? It may streamline actual responses if we go to them directly.

Thank you

Marnie Gibson  
2205 Aspen Drive  
Whistler BC

**From:** Janey Manning [<mailto:janeymanning@shaw.ca>]

**Sent:** Tuesday, March 13, 2018 12:18

**To:** Wanda Bradbury <[WBradbury@whistler.ca](mailto:WBradbury@whistler.ca)>

**Cc:** Jack Crompton <[jcrompton@whistler.ca](mailto:jcrompton@whistler.ca)>; Steve Anderson <[sanderson@whistler.ca](mailto:sanderson@whistler.ca)>; iford@whistler.ca; Sue Maxwell <[smaxwell@whistler.ca](mailto:smaxwell@whistler.ca)>; John Grills <[jgrills@whistler.ca](mailto:jgrills@whistler.ca)>; Cathy Jewett <[cjewett@whistler.ca](mailto:cjewett@whistler.ca)>

**Subject:** Letter to Mayor and Council re: 2077 Garibaldi Way

Dear Mayor and Council,

On Dec 19th the RMOW proposed and council resolved to proceed with a rezoning for a 74 unit employee restricted rental apartment building on a 2-acre site currently zoned for a single-family home in Nordic. Among other things, this site at 2077 Garibaldi Way has only 50 feet of frontage and is accessed between 2 single family homes off the end of a single family cul-de-sac and the proposed density is more than double that of most townhouse developments in the area.

This past Tuesday, March 6th, the RMOW administration advised against and the RMOW council ultimately resolved not to proceed with a rezoning at Nesters Crossing that would allow Whistler businesses to increase accommodation within their own premises for their own staff from 1 suite to 4 suites. Nesters Crossing is an industrial subdivision with lots ranging from 0.75 - 4.2 acres each adjacent a lit valley trail.

The logic is hard to understand and accept. In Nordic the Administration and Council are okay with seriously compromising the nature of a single family residential zone. At Nesters Crossing the Administrator and Mayor are very outspoken in their opposition to a very modest (1 to 4 units) increase of employee housing by businesses within their own premises for their own staff because they wish to preserve the nature of an industrial zone.

Both above decisions are nonsensical! We the residents and tax payers of Nordic /Whistler deserve better! RMOW and Council should be ashamed of themselves!

Sincerely,

Paul and Jane Manning

#31 2544 Snowridge Circle and #20 2301 Whistler Highland.  
604-250-2247

Dear Mayor and Council,

I am writing to oppose the proposed rezoning and development of 2077 Garibaldi Way. I understand and support the need for additional employee housing in Whistler. Nevertheless, I strongly believe that the proposed 222 bed unit /121 parking space development is not appropriate, in any way, for this relatively small, limited access site.

There are a myriad of reasons why I oppose the captioned re-zoning and development proposal. There are clearly many issues about the potential effects that the proposed high density development would have on the surrounding low/medium density single family neighborhoods. However, there are broader issues that potentially affect everyone that lives in or visits Whistler:

1. The proposed development will put even more pressure on this section of Highway 99, which is already heavily congested during a good part of each day.
2. As traffic has increased on this section of Highway 99 it has become increasingly more difficult, and dangerous, to access Highway 99 from the Nordic/Highland areas. Adding more vehicles to this area will almost certainly add to highway congestion and risks for both local and through traffic.
3. It is quite possible that the proposed number of parking spaces will not accommodate all the cars, trucks, and recreational vehicles that this proposed development will attract. While this will likely worsen the local parking problems, especially in winter, it may also create additional snow clearing issues on the municipal roadways and may make it more dangerous for pedestrian traffic.

I am not totally opposed to the development of the land in question. However, I feel that the land should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Name ASD Alan Erickson

Address 309-4368 Main St, Whistler

Phone/Email agemski@comcast.net

Date 3/8/2018

Dear Mayor and Council,

I am writing to oppose the proposed rezoning and development of 2077 Garibaldi Way. I understand and support the need for additional employee housing in Whistler. Nevertheless, I strongly believe that the proposed 222 bed unit /121 parking space development is not appropriate, in any way, for this relatively small, limited access site.

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Sincerely,

Name M. Janice Erickson M. Janice Erickson

Address 309 - 4368 Main St

Phone/Email michelsanderickson@comcast.net

Date 3/8/2018

Re: 2077 Garibaldi Way re-zoning application

Dear Mayor and Council

Just prior to Christmas a private re-zoning proposal for the above property was submitted to Council. Many Whistler residents and property owners are now aware of this application and heated debate has developed throughout community. It is not difficult to understand that the magnitude and scale of this development will have a great negative impact upon the proposed neighborhood. It also has the potential to change the future of the re-zoning process and, ultimately, the sustainability of Whistler as a welcoming community for both visitors and residents. As Whistler residents we are proud of our little town and especially proud that resort communities all over the world hold us up as a model regarding growth management and quality of life! This is not just one neighborhood fighting to prevent approval of this application; it is the community of Whistler raising concerns about the future of the re-zoning process and development.

We would like to join the opposition to this development proposal and raise some strong concerns:

- **SIZE AND DENSITY OF THE PROPOSED DEVELOPMENT** – from current single family dwelling with 6 bed units, to multifamily zoning, three 4 storey apartment style buildings, 74 condominiums, 222 bed units and 122 parking stalls. We are not aware of any development in residential areas with similar density.

Such development would drastically change the existing character of the family friendly Nordic neighborhood which is mostly comprised of single family homes, duplexes/triplex style homes and town home developments. Single family homes are predominantly 2 storey buildings and town homes are 3 levels or less. Increased density would affect noise and traffic levels creating an undesirable impact, including loss of quiet enjoyment and the loss of privacy. These factors are what have contributed to making the Nordic neighborhood a desirable place to live and own property.

- **Additional pressure to already difficult TRAFFIC PATTERNS AND PARKING** – we are already noticing more parking on the streets, extremely difficult access to the HWY when turning south. Our understanding is that council previously denied development of additional day skiers' parking on the timing flats for the same reasons.

- The Developer suggested that submitted re-zoning application was discussed with one or two of the largest employers in Whistler. Was the same consultation offered to small business owners? Will they have the same benefit as larger employers? We cannot see how this re-zoning can be beneficial to a business that is not in a position to commit to years of rental and to subsidies their employees in the same manner as larger businesses. Proposed rental rates are not affordable and much higher than WHA rates offered.

- **WHA INVOLVEMENT IS NOT PART OF THIS DEVELOPMENT.** Majority of the employee restricted accommodation is currently developed and monitored by WHA. Part of the WHA mandate is to keep employees' interest in the forefront and make things fair to all in need of affordable accommodation. We are not aware of any long term rules in place for private employee restricted developments in Whistler. Did Council and staff explore all other options to provide

affordable housing managed and controlled by WHA? Are there any other properties owned by the Municipality that would better suit a development of this scale and density?

- ENVIRONMENTAL CONCERNS that were ignored in the process of development on this property. It is now a distressed piece of land due to the owner's previous actions. The owner decided to clear cut the entire property years before submitting a re-zoning application. Did he acknowledge and properly manage the wet lands that are part of this land? Were any environmental assessments and recommendations done?

These are the most obvious and immediate concerns but we are certain that many more will be discussed in the future.

We would like to finish with a quote from OCP that was discussed in 2011. There are many similar notes through adopted bylaws, rules and regulations that read in a similar fashion and would support our objection to this development.

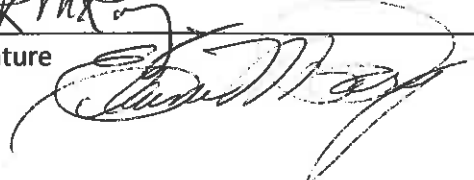
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Mike & Elaine McRory  
Name

Unit #19 Powderwood  
Whistler address

March 4 2018  
Date

  
Signature





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Connie Cathers

Name

8609 FOREST RIDGE DR

Whistler address

March 1, 2018

Date

Connie Cathers

Signature

Re: 2077 Garibaldi Way re-zoning application

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Arthur Weinstein

Name

14-2221 GONDOLA WAY

Whistler address

March 9, 2018.

Date

Signature

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Name

Marilyn Weinstein

Whistler address

2221 Gondola Way #14

Date

March 9, 2018

Signature

M. Weinstein



Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighborhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Yours faithfully,

Name TERRY SPENCE

Address 6412 EASY ST.

Phone / Email 604-902-4775

Date FEB. 28 / 2018



Dear Mayor and Council,

I am writing to oppose the proposed rezoning and development of 2077 Garibaldi Way. I understand and support the need for additional employee housing in Whistler. Nevertheless, I strongly believe that the proposed 222 bed unit /121 parking space development is not appropriate, in any way, for this relatively small, limited access site.

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I am not totally opposed to the development of the land in question. However, I feel that the land should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Sincerely,

Name BRUCE GOLDSMID

Address 3113 Tyrol Cres

Phone/Email BRUCEG@BCALPINE.COM

Date FEB 28/19



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I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

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Yours faithfully,

Name Rebyn Innes

Address 104 3300 Plarmigan Pl.

Phone / Email 604 932 8824

Date March 9. 18 -



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I am writing to oppose the proposed rezoning and development of 2077 Garibaldi Way. I understand and support the need for additional employee housing in Whistler. Nevertheless, I strongly believe that the proposed 222 bed unit /121 parking space development is not appropriate, in any way, for this relatively small, limited access site.

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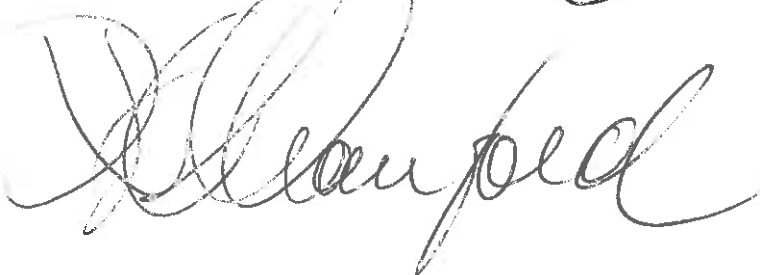
Sincerely,

Name FERDINAND H.C. CRAWFORD

Address 2218 ASPEN DRIVE

Phone/Email 604-290-6626

Date MARCH 5, 2018



Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

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2. has a density and design that is wildly at odds with the surrounding neighborhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Yours faithfully,

Name HEATHER RIVERS

Address 418-4899 PAINTED CLIFF RD., WHISTLER

Phone / Email 778 837 9871

Date Mar 9, 2018.



Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighborhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Yours faithfully,

Name Roland PFAFF.

Address 2080 WATSON WAY WHISTLER.

Phone / Email frankpfaff@telus.net.

Date March 5, 2018.



Dear Mayor and Council,

I understand and support Whistler's need for affordable employee housing. However, I oppose the rezoning of 2077 Garibaldi Way and the proposed development because it:

1. does not meet the requirements of Whistler's Official Community Plan;
2. has a density and design that is wildly at odds with the surrounding neighborhood;
3. does not have appropriate access: 120+ additional vehicles will enter and exit through a quiet residential cul-de-sac;
4. will make Highway 99 access more difficult and dangerous from the affected neighborhoods;
5. is affordable for less than 10% of Whistler's employee population;
6. will not be governed by Whistler Housing Authority's regulations and oversight.

I feel that this site should be developed in a manner consistent with existing housing in the area and zoning should not be changed to allow multi-story apartment buildings.

Yours faithfully,

Name M. Daugulis

Address 9258 Pinetree Lane

Phone / Email mdaugulis@venuewest.com

Date March 11/18





March 6, 2018

**RE: Update on the Working Group on Responsible Conduct**

Dear Mayor and Council, Chair and Board and Chief Administrative Officers:

This letter provides an update on the status of the work being undertaken by the Working Group on Responsible Conduct (Working Group).

Responsible conduct -- which broadly refers to how local government elected officials conduct themselves with their elected colleagues, with staff, and with the public -- continues to be an important topic of interest in British Columbia. In fall 2016, the Working Group was formed to better understand issues related to responsible conduct and to explore how British Columbia's responsible conduct framework could be further strengthened. The Working Group is a staff level committee with members from the Union of British Columbia Municipalities (UBCM), the Local Government Management Association (LGMA) and the Ministry of Municipal Affairs and Housing (MAH).

At the 2017 UBCM Convention, UBCM members endorsed a policy paper prepared by the Working Group that included several recommendations to strengthen British Columbia's responsible conduct framework. The Working Group has since been collaboratively working to start implementing the recommendations.

***Foundational principles of responsible conduct are now available for use***

As its first priority, the Working Group has identified and defined four foundational principles -- *integrity, accountability, respect, and leadership and collaboration* -- that can be used as a resource to guide the conduct of both individual elected officials and the collective council/board. While the principles are already reflected in the actions of elected officials in communities across British Columbia, they will be of real value in enhancing everyone's shared understanding of expectations around responsible conduct.

We encourage each of you to use these principles by integrating them into your everyday actions, as well as your governments' policies and practices, as you see fit. As a start, for instance, there may be value in including these principles in information materials for prospective candidates, and in orientation materials for when new councils and boards are elected after October 2018.

Working Group members have begun to integrate the foundational principles into resources, such as education materials for the 2018 general local elections, and will continue to incorporate them into other guidance materials as opportunities arise. The LGMA will also be working with its members to determine how the foundational principles could be further embedded into other local government documents, such as oaths of office, procedure bylaws, and existing codes of conduct, in advance of the 2018 elections.

### *Moving towards developing a code of conduct framework*

Moving forward, the Working Group will be focusing on developing a code of conduct framework – that means thinking not just about the content of a code of conduct but also about the mechanisms for implementing such a code.

Developing this framework needs to be done thoughtfully and carefully – it will involve a number of important design choices along the way as important questions are considered about, for example, how a code of conduct is reviewed and adopted, how a code of conduct is enforced, and what happens if it is breached. We know from UBCM's and LGMA's consultations with members in spring 2017 that while there is agreement that a code of conduct framework would be useful in enhancing responsible conduct, there is not yet any consensus on the specific design for such a framework.

The Working Group will be focusing on developing the content of a "default" or "model" code of conduct -- which could be of real value as new and returning elected officials come together after the October 2018 elections -- while starting to identify the many design questions that will need to be answered as the complete framework is developed. Input on this work will be sought from UBCM and LGMA members -- specifically about code of conduct content -- in the next few months. For the 2018 UBCM Convention, the Working Group is also aiming to have prepared a critical path of key questions and considerations for the development of a code of conduct framework.

We very much appreciate the collaborative work undertaken by the Working Group to date and expect that the code of conduct framework will be developed thoughtfully, and will lead to an approach that respects the autonomy of local governments, is supported by elected officials and provides confidence for the public.

We look forward to the Working Group's ongoing collaboration to further strengthen responsible conduct and support the good governance of local governments in British Columbia.

If you have any questions about the Working Group's activities, please contact any of the member organizations.

Sincerely,



Selina Robinson  
Minister of Municipal Affairs & Housing  
[LGgovernance@gov.bc.ca](mailto:LGgovernance@gov.bc.ca)  
250 387-4020



Wendy Booth  
President, UBCM  
[UBCM@UBCM.ca](mailto:UBCM@UBCM.ca)  
604 270-8826



Patti Bridal  
President, LGMA  
[office@lgma.ca](mailto:office@lgma.ca)  
250 383-7032

**Leadership and Collaboration:** *an ability to lead, listen to, and positively influence others; coming together to create or meet a common goal through collective efforts.*

- Demonstrate behaviour that builds and inspires public trust and confidence in local government.
- Calmly face challenges and provide considered direction on the issues of the day, while empowering colleagues and staff to do the same.
- Create space for open expression by others, take responsibility for one's own actions and reactions, and accept the decisions of the majority.
- Accept that it is the equal responsibility of the individual elected official, the council/board as a collective, the community and stakeholders to work together to achieve common goals.
- Be an active participant in ensuring the foundational principles are followed in all local government dealings (e.g., including among elected officials, between council/board members and staff, with community members, with other orders of government, in the decisions of a council/board, and in services and other activities of the local government).

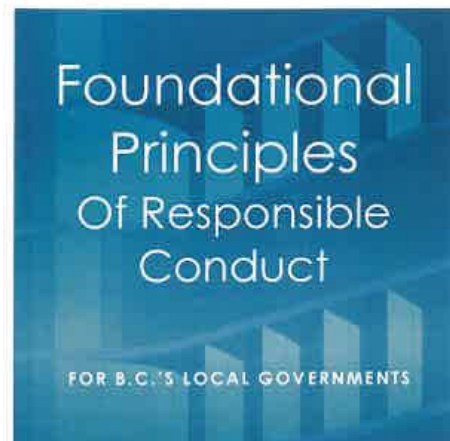
## How do the principles “fit” with legal obligations?

It is the duty of elected officials to understand and abide by all legal requirements that apply to elected officials and local governments<sup>1</sup>, and nothing in this document should be interpreted as taking precedence over such legal obligations.

Local government elected officials should interpret the principles described below in accordance with the responsibilities and obligations set out in B.C.'s local government legislation, other applicable legislation, the common law and the policies and bylaws of the local government.



<sup>1</sup> Many legal obligations apply to elected officials and local governments, including but not limited to rules about: ethical standards such as conflict of interest; open meetings; protecting confidential information; workplace safety such as harassment; and expenditure of local government funds.



## Key Foundational Principles

- ◇ INTEGRITY
- ◇ ACCOUNTABILITY
- ◇ RESPECT
- ◇ LEADERSHIP & COLLABORATION

PRODUCED BY THE WORKING GROUP ON  
RESPONSIBLE CONDUCT

January 2018



*The Working Group on Responsible Conduct is a joint initiative between the UBCM, LGMA and the Ministry of Municipal Affairs & Housing. The Group was formed to undertake collaborative research and policy work around issues of responsible conduct of local government elected officials.*

## What are foundational principles?

This document outlines four key foundational principles – *integrity, accountability, respect, and leadership & collaboration* – to guide the conduct of local government elected officials in B.C.

The foundational principles provide a basis for how local government elected officials fulfill their roles and responsibilities, including in their relationships with each other, with local government staff and with the public.

These principles are intended to guide both the conduct of individual elected officials and the collective behaviour of the local government council or board. The principles are also meant to guide local governments in fulfilling their corporate functions and responsibilities to their communities.

Responsible conduct at all of these levels is key to furthering a local government's ability to provide good governance to its community.

*"The foundational principles provide a basis for how local government elected officials fulfill their roles and responsibilities, including in their relationships with each other, with local government staff and with the public."*

***Integrity: being honest and demonstrating strong ethical principles.***

- Be truthful, honest and open in all dealings.
- Behave in a manner that promotes public confidence in local government, including actively avoiding any perceptions of conflicts of interest, improper use of office, or unethical conduct.
- Uphold the public interest, serving citizens diligently to make decisions in the best interests of the community.
- Ensure alignment between stated values and actions, including following through on commitments, engaging in positive communication with the community, and correcting errors in a timely, transparent manner.

***Accountability: an obligation and willingness to accept responsibility or to account for one's actions.***

- Be transparent in how an elected official individually, and a council/board collectively, conducts business and carries out their duties.
- Ensure information is accessible, and citizens can view the process and rationale behind each decision and action, while protecting confidentiality where appropriate or necessary.
- Accept and uphold that the council/board is collectively accountable for local government decisions, and that individual elected officials are responsible and accountable for the decisions they make in fulfilling their roles as council/board members.
- Listen to and consider the opinions and needs of the community in all decision making, and allow for discourse and feedback.

***Respect: having due regard for others' perspectives, wishes, and rights; displaying deference<sup>2</sup> to the offices<sup>3</sup> of local government, and the role of local government in community decision making.***

- Treat every person, including other members of council/board, staff and the public, with dignity, understanding and respect.
- Show consideration at all times for colleagues and staff, including by honouring people's values, beliefs, ideas, roles, contributions and needs.
- Create an environment of trust, including displaying awareness and sensitivity around comments and language that may be perceived as offensive or derogatory.
- Value the role of diverse perspectives and debate in decision making.
- Act in a way that is respectful of the roles and responsibilities of the offices of Mayor/Chair and Councillor/Director.
- Value the distinct roles and responsibilities of local government staff and the community in local government considerations and operations, and commit to foster a positive working relationship between staff, the public and elected officials.
- Call for and expect respect from the community towards elected officials and staff, and their roles and responsibilities within the local government system.

<sup>2</sup> Displaying deference is acting in a way that is respectful of both the tradition and legacy enshrined in the various local government positions, as well as their intended functions.

<sup>3</sup> 'Offices' of local government refers to the roles/responsibilities of the various roles and positions within the local government system, such as Mayor, Chair, Councillor or Director.

**From:** Jamee Justason <[jjustason@ubcm.ca](mailto:jjustason@ubcm.ca)>

**Sent:** Wednesday, March 14, 2018 10:10 AM

**Subject:** Reminder of LMLGA: Call for Resolutions (Mar 23) & Call for Nominations (Mar 30) Deadlines

Attn:  
Mayor/Chair  
Council/Board  
Senior Staff

Dear Lower Mainland LGA member local governments:

**\*\*Please distribute to elected officials and senior staff\*\***

This is a notice of upcoming deadlines for the LMLGA AGM & Convention. Please mark your calendars.

### **Convention & AGM**

The Convention & AGM will be held **May 9-11, 2018** in Whistler.

- **Resolutions** – the deadline to submit resolutions for debate during the AGM is **Friday, March 23**. Click here for the [Call for Resolutions Form](#).
- **Executive Nominations** – the deadline to submit your nomination papers to run for a position on the 2018/2019 LMLGA Executive is **Friday, March 30**. Click here for the [Nomination Form](#).

Other Convention Deadlines:

- **Registration** – is open. The deadline for the early bird rate is March 31. [Register today](#) and save.
- **Sponsors** – there are still some sponsorship opportunities available. [List of opportunities](#).
- **Trade Show** – we are looking for participants for our trade show. [Learn more](#).
- **Hotel Room Block** – at the newly renovated Delta Whistler Village Suites is open and available for reservations now. [Make your reservation here](#).

Coming Up in April...a one day event you won't want to miss:

### **CivX 2018**

CivX will happen on **Thursday, April 12, 2018** at the SFU Wosk Centre for Dialogue in Vancouver.

The 2018 theme is **Smart Communities, Smart Region**. Topics include: how to leverage the internet of things, local government applications for augmented reality, the promise of machine learning and artificial intelligence, and predictive modelling in service delivery.

Whether you're an elected official or a professional public servant, this is an event you will not want to miss. [Register Today!](#)

Please contact me if you have any questions or comments.

Your [2017-2018 Lower Mainland LGA Executive](#) and myself look forward to seeing you at these events.

Best Regards,  
*Jamee*

**Jamee Justason**  
Executive & Association Services Coordinator

**Union of BC Municipalities**  
**Lower Mainland Local Government Association**  
60 – 10551 Shellbridge Way  
Richmond, BC V6X 2W9  
Phone: 604-270-8226 Ext. 100  
Email: [jjustason@ubcm.ca](mailto:jjustason@ubcm.ca)  
Websites: [www.ubcm.ca](http://www.ubcm.ca) and [www.lmlga.ca](http://www.lmlga.ca)