

WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, NOVEMBER 21, 2017, 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 November 21, 2017.

ADOPTION OF MINUTES

Adoption of the Regular Council Meeting Minutes of November 7, 2017.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS/DELEGATIONS

2017 Civic
Service Awards

A presentation by Acting Mayor Jack Crompton recognizing community members who have shown outstanding volunteer service on a Council Board or Committee. The 2017 honorees are: Michael Hutchison for his work with the Mayor's Task Force on Resident Housing and role as Chair of the Whistler Housing Authority, Murray Lunn who has served as the Chair of the Recreation Leisure Advisory Committee since its inception in 2012, and Sharon Schrul who serves on the Whistler Public Library Board of Trustees.

Fire Chief Geoff
Playfair Long
Service Bar
Ceremony

A presentation by Acting Mayor Jack Crompton, recognizing Fire Chief Geoff Playfair for his 35 Years of Service with the Resort Municipality of Whistler Fire Department.

Vital Focus 2017
Report

A presentation by Vice-President Sue Lawther and Marketing Committee, Community Leadership Initiatives Board Member Carole Stretch of the Community Foundation of Whistler, regarding the Vital Focus 2017 Report.

Sea to Sky
Regional
Transit Study

A presentation by Senior Transit Planner Levi Megenbir, BC Transit, regarding the Sea to Sky Regional Transit Study.

MAYOR'S REPORT

INFORMATION REPORTS

Whistler 2017
By-Election Results
File No. 17-119
Report No. 17-119

No presentation.

That Information Report No. 17-119 regarding the results of the Whistler 2017 By-Election be received.

ADMINISTRATIVE REPORTS

Liquor Licences for
Non-Traditional
Businesses
File No. 8292.03
Report No. 17-120

A presentation by municipal staff.

That Council authorize staff to convene an open house to engage the community as input to the development of municipal policy and regulations with respect to liquor licences for non-traditional businesses.

Funding for the
Sea to Sky
Multimodal
Evacuation Plan
File No. 851
Report No. 17-123

A presentation by municipal staff.

That Council commit an additional \$185,000 in funding to the Sea to Sky Multimodal Evacuation Plan project in the "Five-Year Financial Plan 2017-2021 Bylaw No. 2141, 2017"; and

That Council direct staff to bring an Administrative Report to a future Regular Meeting of Council directing staff to amend the "Five-Year Financial Plan 2017-2021 Bylaw No. 2141, 2017" to include an additional \$185,000 in funding for the Sea to Sky Multimodal Evacuation Plan project.

Emerald Dreams
Conservation Co.
Ltd. – 2017
Annual Report
File No. Vault
Report No. 17-124

No presentation.

That the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolves that the Municipality, as sole shareholder of Emerald Dreams Conservation Co. Ltd., pass the consent resolutions of the sole shareholder of Emerald Dreams Conservation Co. Ltd.; a copy of which is attached as Appendix "A" to this Administrative Report, and

That the Council authorize the Mayor and Municipal Clerk to execute and deliver the attached Shareholder resolutions in Appendix "A" of this Administrative Report on behalf of the Municipality.

Artificial Turf
Field Project-Site
Confirmation
File No. 8516
Report No. 17-126

A presentation by municipal staff.

That Council confirm Bayly Park as the location of the artificial turf field.

Building and
Plumbing
Regulation
Amendment Bylaw
No. 2163, 2017
File No. 2163
Report No. 17-121

No presentation.

That Council consider giving first three readings to “Building and Plumbing Regulation Amendment Bylaw No. 2163, 2017”.

Five-Year Financial
Plan 2017 – 2021
Amendment
Bylaw
No. 2167, 2017
File No. 2167
Report No. 17-122

No presentation.

That Council consider giving first, second and third readings to the “Five-Year Financial Plan 2017 – 2021 Amendment Bylaw No. 2167, 2017”.

MINUTES OF COMMITTEES AND COMMISSIONS

Transit
Management
Advisory Committee

Workshop Minutes of the Transit Management Advisory Committee of July 5, 2017.

Recreation Leisure
Advisory Committee

Regular Meeting Minutes of the Recreation Leisure Advisory Committee of September 14, 2017 and October 19, 2017.

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Building and
Plumbing Regulation
Amendment Bylaw
No. 2163, 2017

That “Building and Plumbing Regulation Amendment Bylaw No. 2163, 2017” be given first, second and third readings.

Five-Year Financial
Plan 2017-2021
Amendment
Bylaw No. 2167,
2017

That “Five Year Financial Plan 2017-2021 Amendment Bylaw No. 2167, 2017” be given first, second and third readings.

OTHER BUSINESS

Squamish-Lillooet
Regional District
Board Appointments

That Council appoint one Councillor as a Director and one Councillor as an Alternate Director to the Squamish-Lillooet Regional District Board of Directors.

CORRESPONDENCE

“Heart Month”
Proclamation
Request
File No. 3009.01

Correspondence from Jacquelyn Kassa, Area Manager, Heart Month Canvassing Campaign, Heart and Stroke Foundation, dated November 2, 2017, requesting that February 2018 be proclaimed as “Heart Month” in Whistler, B.C.

Cathy Peters
Presentation
Follow up
File No. 3009

Correspondence from Cathy Peters, dated November 4, 2017, requesting follow up from her presentation to Council in October 17, 2017.

2018 Open for
Business Awards
File No. 3009

Correspondence from the Honorable Bruce Ralston, Minister of Jobs, Trade and Technology, dated November 7, 2017, regarding the 2018 Open For Business Awards.

“Pride Week”
Proclamation
Request
File No. 3009.01

Correspondence from Dean Nelson, CEO and Executive Producer, Alpenglow Productions Corp, dated November 7, 2017, requesting that January 21 to 28, 2018 be proclaimed “Pride Week” in Whistler, B.C.

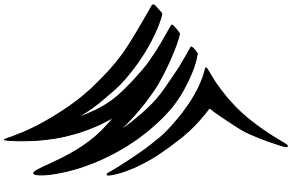
Rohingya
Crisis Campaign
Light Up
Request
File No. 3009.01

Correspondence from Rania Cotran, Appeals and Fundraising Manager, Humanitarian Coalition, dated November 8, 2017, requesting that on November 27, 2017 the Fitzsimmons Bridge be lit up red to raise awareness of the humanitarian crisis affecting the Rohingya people in Myanmar.

Affordable Housing
File No. 3009

Correspondence from G.D. Maxwell, dated November 9, 2017, regarding affordable housing in Whistler.

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, NOVEMBER 7, 2017, STARTING AT 5:30 P.M.**

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

PRESENT:

Mayor: N. Wilhelm-Morden

Councillors: S. Anderson, J. Crompton, J. Ford, J. Grills, C. Jewett and
S. Maxwell

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, N. McPhail
General Manager of Infrastructure Services, J. Hallisey
General Manager of Resort Experience, J. Jansen
Director of Finance, K. Roggeman
Manager of Communications, M. Comeau
Manager of Building Department, J. Mooney
Municipal Clerk, B. Browning
Senior Planner, M. Laidlaw
Planning Analyst, R. Licko
Council Coordinator, S. Termuende

Mayor Wilhelm-Morden recognized the attendance of Freeman Jim Godfey and Garry Watson.

Agenda

ADOPTION OF AGENDA

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

That Council adopt the Regular Council Agenda of November 7, 2017 as amended to remove from Other Business, the Appointments of a Director and Alternate Director to the Squamish-Lillooet Regional District Board.

CARRIED

Minutes

ADOPTION OF MINUTES

Moved by Councillor S. Maxwell
Seconded by Councillor S. Anderson

That Council adopt the Regular Council Minutes of October 17, 2017.

CARRIED

PRESENTATIONS/DELEGATIONS

Introduction of
Councillor Cathy Jewett

Mayor Nancy Wilhelm-Morden gave a presentation introducing Councillor Cathy Jewett.

On behalf of Council and municipal staff, Mayor Nancy Wilhelm-Morden welcomed Cathy Jewett to her first Council Meeting as a Resort Municipality of Whistler Councillor. Earlier today, Councillor-Elect Cathy Jewett took the Oath of Office to officially hold the office of Councillor.

Councillor Jewett has affirmed that she is qualified to hold the position to which she has been elected, that she will faithfully perform the duties of her office, and that she will not allow private interests to influence her conduct in public matters.

Cathy has been actively involved in Whistler for over 30 years and Mayor Nancy Wilhelm-Morden stated that she had no doubt that Councillor Jewett will work tirelessly to perform the duties of office and represent the best interests of the community.

Councillor Jewett has demonstrated strong leadership and community service, volunteering on a number of Committees and Boards including:

- a founding member of the Association of Whistler Area Residents for the Environment (AWARE);
- the current Chair of Communities that Care Whistler and member for 14 years;
- a member of the Community Foundation of Whistler Youth and Scholarship Committees for six years;
- the Chair of the Sea to Sky Parents Advisory Group for five years;
- a member of the B.C. Confederation of Parent Advisory Councils Board of Directors;
- a Docent with the Audain Art Museum; and
- Chief of Patrol Ladies Alpine Venue for the Vancouver Organizing Committee for the Olympic and Paralympic Winter Games from 2009 to 2010.

Mayor Nancy Wilhelm-Morden stated that Cathy's passion for the community and positive energy are a welcome addition to Council and that she looked forward to having her as part of the team that will serve the community together in the final year of the Council's term.

Mayor Nancy Wilhelm-Morden invited Councillor Jewett to take her seat at the Council table.

PUBLIC QUESTION AND ANSWER PERIOD

Garry Watson
2317 Boulder Ridge
Re: MOU and Housing

Garry Watson read from prepared notes regarding the Mayor's Task Force on Residential Housing, and spoke to Steve Bayly's letter to Council regarding the same. Garry Watson was concerned about development priorities within the Memorandum of Understanding entered into by the RMOW with the Province of British Columbia, Whistler Blackcomb, Lil'wat Nation and the Squamish Nation.

Garry Watson asked if Council will instruct its staff to suspend further new development opportunities until solutions are found and implemented to address the current housing crisis.

Mayor Nancy Wilhelm-Morden stated that the two topics are separate and apart. Mayor Nancy Wilhelm-Morden stated that the first issue of Resident Housing is a serious matter. Mayor Nancy Wilhelm-Morden noted that the RMOW struck up the Mayor's Task Force last year and that this year's Community Forum occurred on November 2, 2017. Mayor Nancy Wilhelm-Morden identified that the recommendations from the Community Forum will be going back to the Mayor's Task Force and that further implementation will start in January. Mayor Nancy Wilhelm-Morden stated that she has every expectation that the RMOW will exceed the 1,000 beds needed estimate. Mayor Nancy Wilhelm-Morden stated that the RMOW is very focused on implementing the recommendations of the Mayor's Task Force on Resident Housing.

Mayor Nancy Wilhelm-Morden stated that the Memorandum of Understanding is separate and apart from Mr. Watson's housing question. She stated that the Memorandum of Understanding recognizes that there are issues of mutual concern between ourselves, the First Nations, Whistler Blackcomb and the Province and that all of those parties have come to the table to discuss the items that are set out in the Memorandum of Understanding. Mayor Nancy Wilhelm-Morden clarified that the Memorandum of Understanding does not determine implementation for development schemes but rather that discussion needs to take place with the other parties involved. Mayor Nancy Wilhelm-Morden stated that an additional requirement to move forward is the RMOW's Official Community Plan which has been ongoing review since 2013.

Mayor Nancy Wilhelm-Morden stated that she appreciated Mr. Watson's concerns that further development exasperates concerns of resident restricted housing.

Garry Watson
2317 Boulder Ridge
Re: Umbrella Agreement

Garry Watson also sought clarification as to the conclusions of the confidential Umbrella Agreement negotiated by the First Nations, the Province and Whistler Blackcomb, as referenced in the Chief Administrative Officer's Administrative Report to Council and in Clause "D" – Recitals to the Memorandum of Understanding.

Mayor Nancy Wilhelm-Morden stated that the RMOW does not know the terms of the Umbrella Agreement and stated that there may be a misstatement here. Mayor Nancy Wilhelm-Morden clarified that the RMOW applauds the fact that the Province, the First Nations and Whistler Blackcomb have entered into a Master Development Agreement which has facilitated the approval of Master Development plans for the two mountains for the next 60 years. Mayor Nancy Wilhelm-Morden stated that the RMOW does need to know some of the terms of the Umbrella Agreement in order to move forward with carrying out the RMOW's commitments under the Memorandum of Understanding and informed Mr. Watson that the RMOW has asked for those terms to be disclosed. Mayor Nancy Wilhelm-Morden stated that this request is currently under consideration by the involved parties.

PRESENTATIONS/DELEGATIONS

Remembrance Day Service Information Update

Brian Buchholz, Chair of the Whistler Remembrance Committee, gave a presentation regarding the program and order of service for the Whistler Remembrance Day Service on November 11, 2017.

Dedication of the New Cenotaph

Anne Townley, Cenotaph Relocation Committee, gave a presentation regarding the dedication service for the new Cenotaph on November 10, 2017.

MAYOR'S REPORT

Mayor's Report

Community Forum Recap

Almost 300 community members attended the Whistler Community Forum on November 2, 2017, at the Whistler Conference Centre. Mayor Nancy Wilhelm-Morden thanked every person who came out to participate. Mayor Nancy Wilhelm-Morden stated that the high turnout and engaged conversations were a tribute to the type of caring and dedicated community in Whistler.

Some of the topics of discussion included top Council and community priorities such as housing, transportation, the environment and updating the RMOW's Official Community Plan.

The Community Forum presentations were available by live stream on Facebook and the link to the video can be accessed at whistler.ca/communityforum.

Remembrance Day Ceremony

Mayor Nancy Wilhelm-Morden thanked the Whistler Remembrance Day Committee and RMOW staff for all of their efforts to relocate the Cenotaph to Whistler Olympic Plaza.

Mayor Nancy Wilhelm-Morden encouraged everyone to attend the Remembrance Day Ceremony this Saturday at 10:30 a.m. at Whistler Olympic Plaza, the new home of the Cenotaph in Whistler.

Current Council Committee Opportunities

Applications are being accepted for volunteer Trustee positions on the Whistler Public Library Board until November 17, 2017 at 4 p.m.

The Whistler Bear Advisory Committee is also accepting applications until November 16, 2017 at 4:30 p.m. for one volunteer Member-at-Large position.

Details are available at whistler.ca/committees.

Winter Parking Regulations Reminder

Winter parking regulations are now in effect until March 31, 2018. Please help RMOW Bylaw Services keep roads clear and parking lots maintained. Parking is not permitted:

- on the even side of the street, Monday to Friday from 9 a.m. to 5 p.m. (excluding holidays);
- on the odd side of the street year round; and
- overnight in the day lots and sleeping or camping in vehicles is not permitted year-round.

For more information, visit whistler.ca/winterparking.

Sister City Exchange Recap

Ten Whistler students have returned from Whistler's sister city Karuizawa in Japan where they visited for six days. The students had a full itinerary for their visit. Some of the highlights included:

- meeting Mayor Fujimaki;
- touring Matsumoto Castle;
- seeing wild monkeys;
- taking part in a tea ceremony;
- experiencing Japanese culture; and
- staying with host families who take part in the Whistler exchange.

The municipality contributed towards each student's transportation. Next spring, students from Karuizawa will visit Whistler.

Renters' Rights Workshop

A workshop about renters' rights will be held tomorrow, November 8 from 2:00 to 4:00 p.m. at the Whistler Public Library. The Tenant Resource and Advisory Group will present about tenants' rights and responsibilities. This workshop will be put on by the Whistler Community Services Society and the Whistler Housing Authority. Everyone is welcome to attend this Connect Whistler Week event.

Visit whistler.ca/events for more information about the Connect Whistler Week programming.

Pumpkin Drop

Councillor Jen Ford thanked everyone who attended the Annual Pumpkin Drop at Fire Hall 3 on Saturday, November 4, 2017. Councillor Ford stated that lots of pumpkins were tossed out the window and that it was a great event.

INFORMATION REPORTS

Planning and Building
Departments' Application
Activity Report – 2017
Third Quarter
File No. 7076.01
Report No. 17-116

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

That Council receive Information Report to Council No.17-116 summarizing the Planning Department and Building Department application activity for the third quarter of 2017.

CARRIED

ADMINISTRATIVE REPORTS

DVP1137 –
2360 Gondola Way
Setback Variances
File No. DVP1137
Report No. 17.117

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

That Council approve the issuance of Development Variance Permit DVP1137 for the existing and proposed development located at 2360 Gondola Way to:

1. Vary the south setback from 7.6 metres to 5.4 metres to accommodate the existing roof and an addition to the existing detached dwelling;
2. Vary the west setback from 7.6 metres to 6.29 metres to accommodate an existing deck and proposed deck expansion;
3. Vary the north side setback from 3.0 metres to 2.03 metres for a hot tub.

All as shown on architectural plans A-01, A-03, A-04 prepared by Progressive Design Limited and dated May 1, 2017 (A-03 and A-04) and May 9, 2017 (A-01) attached as Appendix "B" to Administrative Report to Council No. 17-117; subject to completion of the following matters to the satisfaction of the General Manager of Resort Experience:

1. Discharge of the restrictive covenant registered on title as GD56142; and further,

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

CARRIED

Council Travel
and Expense
Reimbursement
Policy
File No. A-36
Report No. 17-118

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

That Council rescind Council Policy A-10: Expenses Policy and replace it with Council Policy A-36: Council Travel and Expense Reimbursement Policy.

CARRIED

Funding for Whistler
Community Services
Society Building
Construction at
Nesters Waste
Facility
File No. 665
Report No. 17-119

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

That Council direct staff to enter into an agreement for the Resort Municipality of Whistler to loan Whistler Community Services Society a maximum of one million dollars for a term of thirty years for the purposes of constructing 10,000 square foot timber panel (CLT) building including WCSS operation of a retail thrift store available to the public for drop-off items for resale, social service including outreach, family support programs, food bank services with food waste reduction programs;

That the loan bear annual interest at the current ten year indicative market rate as posted by the Municipal Finance Authority of British Columbia;

That the annual interest rate be reset every five years based on the ten year indicative market rate posted by Municipal Finance Authority of British Columbia at that time; and further,

That the current Five Year Financial Plan Bylaw for the year be amended to include a disbursement(s) up to the maximum amount of the loan.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Emergency Planning Committee

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

That Council receive the Regular Meeting Minutes of the Emergency Planning Committee of July 13, 2017.

CARRIED

Whistler Bear Advisory Committee

Moved by Councillor S. Maxwell
Seconded by Councillor S. Anderson

That Council receive the Regular Meeting Minutes of the Whistler Bear Advisory Committee of September 13, 2017.

CARRIED

Forest and Wildland Advisory Committee

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

That Council receive the Regular Meeting Minutes of the Forest and Wildland Advisory Committee of September 13, 2017.

CARRIED

BYLAWS FOR ADOPTION

Municipal Ticket Information System Amendment Bylaw No. 2164, 2017

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

That "Municipal Ticket Information System Amendment Bylaw No. 2164, 2017" be adopted.

CARRIED

OTHER BUSINESS

Squamish-Lillooet Regional District Board Appointments

This item was removed from the Agenda.

Deputy Municipal Clerk Signing Authority

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

That Council appoint Wendy Faris as Deputy Municipal Clerk for the purposes of signing Bylaws, Agendas, Minutes and other Meeting-related documents.

CARRIED

CORRESPONDENCE

Application # 256-17 /
Route S1: Vancouver –
Pemberton/Mt. Currie
File No. 3009

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

That correspondence from the Village of Pemberton Mayor Mike Richman, dated October 5, 2017, regarding Greyhound's Application No. 256-17, Route S1: Vancouver to Pemberton and Mt. Currie to the B.C. Passenger Transportation Board be received and referred to staff.

CARRIED

World Diabetes Day
Light Up Request
File No. 3009.01

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

That correspondence from Kristie McRae, Coordinator, Community Partnerships, Diabetes Canada, dated October 13, 2017, requesting that the Fitzsimmons Covered Bridge, the Town Plaza Gazebo and the Village Gate Inuksuk be lit up blue on November 14, 2017 in support of World Diabetes Day be received and referred to staff.

CARRIED

Traffic Lights at Nordic
Estates and Hwy 99,
Parking, Transit, Traffic
and Housing
File No. 7406

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

That correspondence from Alan Sailer, dated October 13, 2017, regarding the installation of traffic lights at Highway 99 and Nordic Estates and parking, transit and traffic in Whistler and expressing support for RMOW's service in addressing housing in Whistler be received and referred to staff.

CARRIED

Commuter Rail
Transit
File No. 3009

Moved by Councillor C. Jewett
Seconded by Councillor John Grills

That correspondence from the Gwyer Webber, dated October 16, 2017, regarding commuter rail transit in Whistler be received.

CARRIED

Whistler Visitors
File No. 3009

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

That correspondence from Kulpreet Singh, dated October 19, 2017, regarding Whistler visitors be received.

CARRIED

Garbage Disposal
File No. 3009

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

That correspondence from Emily Sullivan, dated October 19, 2017, requesting the addition of public garbage huts throughout Whistler for those who cannot easily access the Transfer Stations be received and referred to staff.

CARRIED

Whistler Naturalists
Society CEP
Letter of Thanks
File No. 3004

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

That correspondence from Kristina Swerhun and Bob Brett on behalf of the Whistler Naturalists Society, received October 23, 2017, expressing thanks to Mayor and Council for CEP funding be received.

CARRIED

Acknowledgment of
Brian Buchholz
and Whistler
Remembrance
Committee
File No. 3009

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

That correspondence from Lesley Clark, President of the Royal Canadian Legion Branch No. 201, dated October 19, 2017, acknowledging Brian Buchholz and the Whistler Remembrance Committee for the years of dedicated service to planning the annual Remembrance Day Service in Whistler and for their efforts in making the cenotaph more accessible to the public be received.

CARRIED

A Day for Our Common
Future Proclamation
Request and Support for
UNESCO World Heritage
Site Applications
File No. 3009.1

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

That correspondence from Laurie Gourlay, Interim Director, Salish Sea Trust, and President of the Vancouver Island and Coast Conservation Society, dated October 27, 2017, requesting Council proclaim December 11, 2017 as "A Day for Our Common Future" in Whistler, B.C., and requesting support for the 2017 Canadian UNESCO World Heritage Site Applications be received and the proclamation be made as requested.

CARRIED

Emerald Estates
Access to
Crown Land
File No. 3009

Moved by Councillor S. Maxwell
Seconded by Councillor S. Anderson

That correspondence from David and Stephanie Adanac, dated October 31, 2017, regarding public trail access to Crown land behind the Emerald Estates subdivision be received and referred to staff.

CARRIED

Emerald Estates
Access from
Highway 99
File No. 7002.2

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

That correspondence from David and Stephanie Adanac, dated October 31, 2017, regarding safe automobile and pedestrian access to the Emerald Estates subdivision from Highway 99 be received and referred to staff.

CARRIED

Emerald Estates
Access to
Crown Land and
Highway 99 Safety
File No. 3009
and 7002.2

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

That correspondence from the residents of Emerald Estates, dated October 31, 2017, regarding public access to Crown land from Emerald Estates and regarding Highway 99 safety concerns at the Emerald Estates entrance be received and referred to staff.

CARRIED

Review of the Mayor's
Task Force on Resident
Housing Report
File No. 3009

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

That correspondence from Steve Bayly, dated October 31, 2017, regarding the Mayor's Task Force on Resident Housing Report and the Report's associated recommendations be received and referred to staff, the Mayor's Task Force on Resident Housing and the Whistler Housing Authority Board.

CARRIED

ADJOURNMENT

Adjournment

Moved by Councillor J. Crompton

That Council adjourn the Regular Council Meeting of November 7, 2017 at 6:41 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, B. Browning



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: November 21, 2017

REPORT: 17-119

FROM: CHIEF ADMINISTRATORS OFFICE

FILE: 4200-20-2017

SUBJECT: WHISTLER 2017 BY-ELECTION RESULTS

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Information Report No. 17-119 regarding the results of the Whistler 2017 By-Election be received.

REFERENCES

Appendix “A” – Election Results

PURPOSE

The purpose of this Report is to present the results of the Whistler 2017 By-Election (the “By-Election”) in the Resort Municipality of Whistler (“RMOW”). As per Section 158 of the *Local Government Act*, the Chief Election Officer is required to submit a report of election results to the local government within 30 days after the Declaration of Official Election Results. The Declaration of Official Election Results for the By-Election was made on November 1, 2017.

DISCUSSION

The By-Election was held to elect one Councillor after the unfortunate passing of Councillor Andrée Janyk earlier this year. Section 54 of the *Local Government Act* requires that a by-election must be held to fill vacancies in an elected local government office.

There were several opportunities for eligible voters to cast their ballots in the By-Election. General Voting Day was held on October 28, 2017 at the Whistler Conference Centre. Two Advance Voting Opportunities were held, one on October 18, 2017 and one on October 21, 2017. There was also an opportunity for mail ballot voting for voters who expected to be absent from the RMOW at the times of other voting opportunities.

Seven candidates ran in the By-Election with Cathy Jewett receiving the most votes (799 or 55.7 per cent of total votes cast). A break-down of the number of votes received by each candidate at each voting opportunity is attached as Appendix “A” to this Report.

The By-Election resulted in a total of 1,434 ballots cast, of which 32 were mail ballots. The breakdown of total votes cast at each voting opportunity is also provided in Appendix “A”.

BUDGET CONSIDERATIONS

There was no budget allocated for a by-election in the current Five-Year Financial Plan. As such, costs are being allocated to the existing 2017 Contingency Fund. Costs include staffing, advertising, venue costs, rental of electronic vote tabulators, ballots, supplies and costs associated with mail ballot voting. Final costs for the By-Election are still being processed, but are on track to fall within the estimated cost provided to Council in Administrative Report No. 17-086 (being between \$50,000 and \$70,000).

COMMUNITY ENGAGEMENT AND CONSULTATION

A variety of notices related to the By-Election were placed in the Pique Newsmagazine including: Notice of Nominations, Notice of Mail Ballot Voting, Notice of Advance Voting and Notice of By-Election by Voting. The By-Election results will also be posted in the British Columbia Gazette pursuant to Section 159 of the *Local Government Act*.

The RMOW website also featured information regarding the By-Election. A series of news releases were sent out as well as updates and reminders to vote on social media.

There were approximately 9,043 voters registered on the resident and non-resident lists of electors prior to the By-Election. There were 1,434 ballots cast. The percentage of registered voters who cast their ballots was 15.9 per cent.

In the 2014 Local Government General Election, a total of 2,303 ballots were cast. The percentage of registered voters who cast their ballots was 27.3 per cent.

SUMMARY

This Report presents the election results for the Whistler 2017 By-Election in the Resort Municipality of Whistler.

I would like to thank Council for the opportunity to act as Chief Election Officer and I would like to thank the RMOW staff that assisted with making the By-Election run in an efficient and professional manner.

Respectfully submitted,

Laurie-Anne Schimek
CHIEF ELECTION OFFICER

For
Brooke Browning
MUNICIPAL CLERK

For
Ted Battiston
DIRECTOR OF CORPORATE, ECONOMIC AND ENVIRONMENTAL SERVICES

**RESORT MUNICIPALITY OF WHISTLER
WHISTLER 2017 BY-ELECTION RESULTS
OFFICE - COUNCILLOR**

CANDIDATE	ADVANCE POLL #1	ADVANCE POLL #2	MAIL BALLOTS	GENERAL VOTING DAY TABULATOR NO. 1	GENERAL VOTING DAY TABULATOR NO. 2	TOTALS
ANDREWS, STEVE	3	7	1	23	38	72
EDER, KALEE	2	4	0	5	8	19
JEWETT, CATHY	98	130	16	197	358	799
LLOYD, JANICE CATHERINE	1	5	3	18	22	49
RIMON, ALON	2	1	0	6	16	25
RODDICK, KATE	30	43	6	77	113	269
TITUS, DAWN K.	22	37	6	44	92	201
TOTALS	158	227	32	370	647	1434

BALLOT ACCOUNT SUMMARY

Description	Advance Poll #1	Advance Poll #2	Mail Ballots	General Voting Day
Ballots Supplied	163	227	300	4,110
Ballots accepted without objection	158	227	32	1,017
Ballots accepted subject to objection	0	0	0	0
Ballots rejected without objection	0	0	6	0
Ballots rejected subject to objection	0	0	0	0
Spoiled ballots - cancelled and replaced	5	0	1	1
Number of ballots given to electors	163	227	39	1,018
Unused ballots	0	0	261	3,092
Number of ballots not accounted for	0	0	0	0
Number of ballots not accounted for	0	0	0	0
Total	163	227	300	4,110



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 21, 2017

REPORT: 17-120

FROM: Resort Experience

FILE: 8292.03

SUBJECT: LIQUOR LICENCES FOR NON-TRADITIONAL BUSINESSES

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize staff to convene an open house to engage the community as input to the development of municipal policy and regulations with respect to liquor licences for non-traditional businesses.

REFERENCES

Appendix “A” – Licensed Establishment Types and Capacities in Whistler

PURPOSE OF REPORT

Provincial liquor regulations now permit non-traditional businesses (businesses other than those primarily engaged in food, hospitality, entertainment or beverage service) to be issued a liquor licence. With hundreds of Whistler businesses now eligible to apply for a liquor licence, municipal staff have identified the need for guidelines as to the types of businesses which might be considered for a liquor licence and for municipal regulations to manage such licences. The purpose of this Report is to inform Council of the need for policy guidelines, to propose a regulatory approach and to ask Council to authorize an open house to engage the community.

DISCUSSION

Background

In British Columbia liquor licences are issued by the provincial Liquor Control and Licensing Branch (LCLB), and licensed establishments in Whistler operate with either a food primary or a liquor primary licence. The Resort Municipality of Whistler (RMOW) has a role in many liquor licence applications, because the LCLB must request comment from local government on licensing decisions that may have an impact on the community. As a year-round resort community with three million visitors a year, Whistler has more than one hundred licensed food and beverage establishments and several retail liquor stores. A table showing the current number, type, location and capacity of Whistler licensed establishments is attached as Appendix “A”.

In 2014 the provincial government announced 73 liquor policy recommendations as a result of a major liquor policy review, and most of those recommendations have now been fully implemented into provincial liquor policy. The policy permitting non-traditional businesses to apply for a liquor licence came into effect in January 2017. The new provincial policy states, “Any business, except those that operate in a motor vehicle or are primarily directed at minors, can now apply for a liquor primary licence.” The provincial policy further states that, “... any business, even businesses without a primary focus on food service, can now apply for a food primary licence. For example, a bookstore may apply for a food primary licence and have a restaurant space within the bookstore.”

Liquor Primary Licences for Non-Traditional Businesses

Liquor primary licences have traditionally only been issued to businesses such as pubs, lounges, bars, nightclubs and event driven conference or cultural centres. These businesses can be focussed on hospitality, entertainment or beverage service and there is minimal need to have food available. Liquor cannot be offered complimentary to customers – it must be sold. The new provincial policy permits any business, except those that operate in a motor vehicle or are primarily directed at minors, to apply for a liquor primary licence. A business with a liquor primary licence has a higher potential for negative community impacts than a business with a food primary licence.

Food Primary Licences for Non-Traditional Businesses

Food primary licences have traditionally been issued only to businesses such as restaurants and cafés. A food primary licensed business must have a fully operating kitchen, there must be a dedicated service area with tables and chairs for all patrons, and the focus of the business must be on food at all times when liquor is being served. The new provincial policy will now permit other, non-traditional businesses such as art galleries, museums or bookstores to apply for food primary licence. Because of the requirement for a kitchen to be in full operation and the necessity to be focussed on food service whenever liquor is served, it is not anticipated that non-traditional businesses with a food primary liquor licence would be a problem for the community.

City of Vancouver Policy on Liquor Licences for Non-Traditional Businesses

Other municipalities are reviewing their liquor policies in the light of the new provincial policies. The City of Vancouver engaged the public through surveys and meetings with community stakeholders, and then in a June 7, 2017 staff report made a number of recommendations. With regard to liquor sales by non-traditional businesses the report concluded,

“If Council were to support applications from all business types public access to liquor would likely expand. Depending on business uptake, alcohol could theoretically be purchased at most any retail or service shop. Using the liquor policy goals as a guide, staff recommend that applications be supported from arts and culture based establishments such as art galleries and museums.”

The report included the following draft City of Vancouver policy, which reflects a cautious approach to the increased availability of liquor:

“Given City liquor policy aims to balance access to liquor with the goal to protect public health and safety, only applications from arts and cultural organizations will be considered on a case by case basis. Support for the application will be subject to all existing Liquor Primary review processes and protocols, including issuance of a time-limited development permit.”

Interest from Whistler Businesses for a Liquor Licence

Several inquiries have been received from Whistler businesses about the possibility of obtaining a liquor primary licence to sell liquor as an additional service to complement their primary business. With the many businesses in the resort and the high concentration in Whistler Village, there are concerns about making liquor primary licences available to a large number of new businesses:

- Hundreds of Whistler businesses in all sectors could be eligible for the same liquor primary licence as a lounge, pub or nightclub.
- There is a minimal requirement for food with a liquor primary licence.
- Are there businesses that for the safety of customers, staff and the public are not compatible with consumption of alcoholic beverages? For example, driving a vehicle, participating in an activity requiring skill or having an element of risk?

- If many businesses were licensed to sell liquor by the glass, with no necessity to have food, how would this affect the Village atmosphere, nearby businesses, visitor experience and Whistler's reputation as a family friendly resort?
- How would non-traditional businesses with liquor primary licences impact the business of Whistler's existing liquor primary licensed establishments?
- Could the increased availability of liquor throughout the resort result in alcohol related harms?
- What would be the impact on Whistler's youth and young adults if liquor was served at most any type of business?

Municipal Policy Guidelines for Liquor Licences for Non-Traditional Businesses

Whistler's municipal role in liquor licensing is established in Council Policy G-17 *Municipal Liquor Licensing Policy*, which includes a framework for municipal policies, decisions and comments/recommendations to the LCLB regarding liquor sales, service, licensing and consumption. In response to the many new provincial liquor policies, on May 9, 2017 Council adopted amendments to Council Policy G-17, including guiding principles and policy guidelines for several types of liquor licence applications. Policy G-17, Section 7.0 *Policy Guidelines for Other Businesses Applying for a Liquor Licence* includes the following broad guidelines to be considered in the review of applications from "other" (non-traditional) businesses for a food primary or a liquor primary licence:

- a) The service of liquor and service areas must be complementary and subordinate to the primary business.
- b) Liquor service may be provided only when the primary business is operating, and hours of liquor service may not extend beyond the hours of the primary business. [only between 9 a.m. and 10 p.m. in accordance with Policy G-17, Section 5.0 *Policy for Hours of Liquor Service*]
- c) Access to the business by minors must be considered in the review process.
- d) The impacts on the community are considered and measures are proposed to mitigate potential negative impacts.
- e) The community supports liquor primary licence applications.
- f) Licence holders, managers and those who serve liquor must have LCLB required Serving It Right certification.

Community Health and Safety

Alcohol is a frequent part of Whistler's social culture, and it is vital that potential community impacts be considered in policies that could increase the availability of liquor in the community. Several of the Guiding Principles in Section 3.0 of Council Policy G-17 are relevant to community health, safety and livability:

- d) The food and beverage environment is perceived by visitors and residents as welcoming, safe and free of objectionable noise and disturbances.
- l) The impacts of licensing decisions on the community are identified and measures are taken to mitigate potential negative impacts. Higher impact decisions (those involving late-night drinking-only seats) are given a high level of scrutiny.
- m) A cautious approach to additional liquor primary capacity is taken. The impacts of changes made are monitored and inform future licensing decisions.
- o) The Whistler community encourages responsible alcohol consumption in consideration of potential alcohol related harms. Licensed establishments operate their businesses with a high level of social and civic responsibility.

Relevant to community attitudes toward alcohol, the Whistler Communities That Care organization has prepared two reports to assess the attitudes and vulnerabilities of Whistler school age and young adult populations: (1) the *Whistler Community Assessment 2014 Report* which identifies risk factors (including substance use) and harm prevention strategies for Whistler Grade 6-12 students and (2) the *Communities That Care (CTC) Whistler Young Adult Survey 2016* which explored substance use in Whistler's young adults (age 18-30). <http://www.ctcseatosky.com/wctc.html>

Regulation of Liquor Sales by Non-Traditional Businesses – Temporary Use Permits

To provide clarity to potential liquor licence applicants, it is important that the RMOW develop clear guidelines as to the type and location of non-traditional Whistler businesses which should be given consideration for a liquor primary licence. Further, a mechanism for municipal regulation of liquor service by such businesses is needed. Liquor service by non-traditional businesses is new to Whistler, and there could be unanticipated problems for the community. What would happen to the liquor licence if the primary business closes, moves, is sold or changes focus? To provide additional control over the issuance and management of liquor primary licences for non-traditional businesses, a municipal regulatory system should be developed which will:

- Provide a mechanism to allow the RMOW to determine the types and locations of non-traditional business that can be issued a liquor primary licence.
- Ensure that liquor service is complementary and subordinate to the primary business (i.e. it does not turn into an establishment engaged in hospitality, entertainment or beverage service).
- Ensure that liquor is provided only when the primary business is operating, and that hours of liquor service do not extend beyond the hours of the primary business.
- Provide the RMOW with the ability to (1) establish the interior capacity and (2) establish the size, capacity, appearance and hours of outdoor patios, if permitted.
- Ensure that the liquor licence is tied to the primary business at the time of application and is no longer valid if the primary business closes, moves, is sold or changes focus.
- Ensure that unaccompanied minors have the same right of access as they would to a similar business without a liquor licence.
- Provide the RMOW with the ability to discontinue a licence if it becomes a problem for the community, but ensure that well managed businesses can retain their liquor licence indefinitely.

Temporary Use Permits may provide an effective regulatory framework to allow the RMOW to have control over the issuance and management of liquor licences for non-traditional businesses.

Temporary use permits are described in Division 8, Sections 492-497 of the *Local Government Act*, which states, "... a zoning bylaw may designate areas where temporary uses may be allowed, and specify general conditions regarding the issue of temporary use permits in those areas." Temporary use permits were used briefly during the 2010 Olympic and Paralympic Winter Games to permit games-related activities, and they are currently being used to regulate home-based artist studios.

The following excerpt from the November 17, 2015 report to Council on Home-Based Artist Studios describes some of the advantages of their use:

1. Temporary use permits are considered on a case-by-case basis, incorporate flexible decision making guidelines, are discretionary and can contain site-specific conditions. The combination of these characteristics provides greater flexibility when responding to unique proposals while ensuring any undesirable proposals can be refused.
2. Unlike uses permitted through zoning, temporary use permits are valid for a limited period of time. When the permit expires the municipality can choose to renew the permit or that the use be discontinued.

- Because temporary use permits do not establish any permanent uses they are an ideal tool to test new land uses before considering allowing them permanently.

To confirm that temporary use permits could be used as intended by the RMOW, staff sought advice from legal counsel who confirmed that their use could address the RMOW objectives to regulate the sale of liquor by non-traditional businesses.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution	Liquor sales and service by non-traditional businesses could have impacts on existing businesses and the resort atmosphere, particularly in Whistler Village. A cautious approach should be taken, and regulations should be in place to ensure that impacts can be managed and monitored.
	To maintain vibrancy, Whistler Village is the core of the resort community	
Economic	Whistler has a diversified and year-round tourism economy	
	The Whistler economy provides opportunities for achieving competitive return on invested capital	
	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix	
	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services	
Health & Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health	Community health and safety impacts should be considered in any decision to increase the availability of alcohol in the community.
Partnership	Residents, taxpayers, business and local government hold a shared vision for the resort community and work in partnership to achieve that vision	Residents and the businesses should be engaged in policies and decisions that impact the community.
	Partners participate in policy making and other decisions at various levels of government where relevant	
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again	Maintaining a positive experience for Whistler visitors is of utmost importance when considering changes to the resort environment.
	The resort is comfortable, functional, safe, clean and well maintained	

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
N/A		

OTHER POLICY CONSIDERATIONS

Council Policy G-17 *Municipal Liquor Licensing Policy* includes guiding principles, specific licensing policies and municipal processing requirements and fees for various types of liquor licence applications, including applications from non-traditional businesses. The following municipal bylaws will be considered and may require amendment to implement regulations on the service of liquor by non-traditional businesses: "Zoning and Parking Bylaw No. 303, 2015", "Business Licensing Bylaw No. 567, 1987" and "Business Regulation Bylaw No. 739, 1989".

BUDGET CONSIDERATIONS

All costs for preparing the required bylaw amendments will be covered under existing Resort Experience Department budgets. Council Policy G-17 includes a guiding principle that, "All costs associated with the municipal review and processing of licence applications are borne by the applicant."

COMMUNITY ENGAGEMENT AND CONSULTATION

Because of the potential for virtually hundreds of Whistler businesses to be eligible to apply for a licence to sell and serve liquor by the glass, it is appropriate that the community be engaged in the development of new policy. To that end, it is recommended that an open house be convened to give Whistler residents and businesses an opportunity to provide input into the types of non-traditional businesses to be considered for a liquor licence and the regulatory framework for the issuance and management of those licences. Members of the municipal Liquor Licence Advisory Committee (LLAC) will be included, representing the several types of establishments in the food and beverage sector, the accommodation sector, Whistler Community Services Society, the Whistler Detachment of the RCMP, Whistler Fire Rescue Service, the LCLB liquor inspector and a member of Council. Further, staff will reach out to the Whistler Chamber, Arts Whistler, Tourism Whistler, the Whistler Association of Retailers and Merchants, other business organizations, health and social services organizations, and the public at large.

Staff will then review the results of the community engagement and a proposed regulatory system with the LLAC. A report with a recommended regulatory system for liquor licensing of non-traditional businesses, including the comments and recommendations of the LLAC, will then be prepared for Council's consideration.

SUMMARY

This Report provides background on the eligibility of non-traditional businesses for a liquor licence, current municipal policy, the policy of another municipality, community health and safety considerations, a proposed regulatory approach using temporary use permits and a community engagement recommendation for Council's consideration.

Respectfully submitted,

Frank Savage
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

Licensed Establishment Types and Capacities in Whistler

	Number of Establishments		Capacity		
	LP	FP	LP	FP	Total
Village Centre	20	28	4,574	5,183	9,757
Village North	4	18	610	2,569	3,179
Upper Village	6	10	1,319	2,180	3,499
Whistler Creek	3	8	598	1,278	1,876
Other Areas	2*	7	115	591	706
Total Establishments	35	71	7,216	11,801	19,017
Event-driven Facilities	3	0	5,786	0	5,786
Hotels Banquet Areas	0	9	0	8,465	8,465
On-Mountain Day Lodges	0	4	0	6,031	6,031
Grand Total	38	84	13,002	26,297	39,299

LP: Liquor primary, FP: Food primary

* Includes two brewery lounges, which can serve liquor similar to a liquor primary licence.

Retail liquor is sold at three government liquor stores and four private liquor stores.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 21, 2017

REPORT: 17-123

FROM: Protective Services

FILE: 851

SUBJECT: FUNDING FOR THE SEA TO SKY MULTIMODAL EVACUATION PLAN

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council commit an additional \$185,000 in funding to the Sea to Sky Multimodal Evacuation Plan project in the “Five-Year Financial Plan 2017-2021 Bylaw No. 2141, 2017”; and

That Council direct staff to bring an Administrative Report to a future Regular Meeting of Council directing staff to amend the “Five-Year Financial Plan 2017-2021 Bylaw No. 2141, 2017” to include an additional \$185,000 in funding for the Sea to Sky Multimodal Evacuation Plan project.

REFERENCES

None.

PURPOSE OF REPORT

The purpose of this Report is to obtain Council’s approval of additional funds for the Sea to Sky Multimodal Evacuation Plan.

DISCUSSION

Background

Like many communities in British Columbia, Whistler is dependent on one highway for safe access to, and egress from, our community. This limited access and egress is of particular concern during an emergency requiring the evacuation of the entire population.

The 2017 British Columbia wildfire season was the worst on record. More than 45,000 people were evacuated from their homes. The entire communities of Williams Lake, Cache Creek, Clinton, and Ashcroft were evacuated. Previous wildfire seasons saw the mass evacuation of Fort McMurray and Slave Lake, Alberta. Mass evacuation of communities, once thought to be planning considerations for communities at-risk of hurricanes or nuclear power plant failure, is now a necessary planning measure for all communities, particularly those at high-risk to wildfire such as the RMOW. In addition, evacuation plans need to be developed with input and expertise from transportation planners to ensure that transportation networks are maximized and evacuation times minimized.

Sea to Sky Multimodal Evacuation Plan

In the “Five-Year Financial Plan 2017-2021 Bylaw No. 2141, 2017” Council allocated funds to develop a Sea to Sky Multimodal Evacuation Plan (herein referred to as the “Evacuation Plan”). The project was devised as a 50 per cent cost share between the RMOW and the District of Squamish (DOS), with both communities committing \$15,000 for the project for a total of \$30,000.

The purpose of the Evacuation Plan is to detail how the RMOW and/or DOS will evacuate their entire communities using Highway 99 and additional modes of transportation including rail, ferry, air, and forest service road networks in the event of an emergency requiring one, or both, communities to evacuate. Key elements of the Evacuation Plan project will include:

- A review of emergency transportation best practices, corridor transportation infrastructure, and estimated transportation demand in an evacuation to determine how to maximize existing transportation infrastructure during an evacuation. For example, timed evacuations, utilizing all lanes on Highway 99 to accommodate outbound vehicle traffic, retaining one lane for emergency vehicles and returning buses, etc.;
- Utilizing information obtained during the review, the development of an evacuation transportation plan for Highway 99 that maximizes the evacuation capacity of the highway and minimizes evacuation time. The evacuation transportation plan will include detailed operational strategies to implement the evacuation transportation plan including traffic management, roles and responsibilities of agencies, public notification and information, transportation for people without personal vehicles, etc.;
- Utilizing information obtained from the review, the development of an evacuation transportation plan for alternate modes of transportation including rail, ferry, air, and forest service roads;
- Utilizing information obtained from the review, an estimation of the time required to complete the evacuation of an entire community using the evacuation transportation plan; and
- A detailed decision-making process for a mass evacuation, including trigger points and the go or no-go decision and how to implement it.

In August 2017, the RMOW issued a Request for Proposals (RFP) to solicit a consultant to develop the Evacuation Plan, with the intent of having it in place by the 2018 wildfire season. Three proposals were received and all proposals came in higher than the allotted budget. In reviewing the proposals, the cost of the Evacuation Plan was underestimated given the scope of work that was requested in the RFP.

Current Status

Given that this project is intended as a cost-share between the RMOW and DOS, the DOS is currently evaluating the feasibility of increasing their funding to cost-share 50 percent of the proposed cost of the project; however the DOS has not committed to increased funding at this time.

RMOW staff are very hopeful that DOS will be able to collaborate on the project but would like to move forward with development of the Evacuation Plan regardless. If, in future, DOS is able to access funding for a cost-share of the project, the funding requirement from the RMOW will be reduced to \$125,000.

In addition, the RMOW will evaluate additional methods of decreasing the cost of the project including grant funding through the Union of BC Municipalities Community Emergency Preparedness Fund. Also, staff are assessing ways to complete some of the work in-house, decreasing the scope of work for the consultant.

WHISTLER2020 Analysis

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Health and Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events	In extreme emergency situations, it may be necessary to evacuate the entire population of a community in order to save lives. Evacuation plans significantly increase the total number of people who can evacuate safely.

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

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

As noted above, all proposals came in higher than the amount allocated in the “Five-Year Financial Plan 2017-2021 Bylaw No. 2141, 2017”. Staff are requesting that Council approve an additional \$185,000 for the full scope of the Evacuation Plan so that the contract may be awarded, and the Evacuation Plan completed prior to the 2018 wildfire season. Staff will continue to look for ways to decrease the cost of the project including collaborating with the DOS to cost-share the project, submitting grant applications for UBCM funding, and as the project progresses completing some of the work in-house.

COMMUNITY ENGAGEMENT AND CONSULTATION

A steering committee will provide strategic direction and oversee the development of the Evacuation Plan. The steering committee will help guide the work on the project and will include agency representatives that will have a role in implementing the Evacuation Plan during an emergency. Organizations that will be invited to sit on the steering committee will include but are not limited to, RMOW, DOS, Squamish-Lillooet Regional District, Village of Pemberton, Ministry of Transportation and Infrastructure, and other proponents; we will also engage Squamish and Lil'wat Nations and other Corridor First Nations communities in this work.

The Evacuation Plan will be developed so that additional communities in the corridor can utilize the project process and plan template to build evacuation plans for their communities. In addition, the Evacuation Plan will consider all populations along the corridor realizing that their populations will be using the same transportation infrastructure during an evacuation. If interested, additional communities will be able to link in with this plan in future.

Regular updates on Evacuation Plan development will be provided to the Emergency Planning Committee. Once completed, staff will ask that Council endorse the Sea to Sky Multimodal Evacuation Plan at a Regular Meeting of Council. As well, staff will develop a public education plan to share the Evacuation Plan with the community.

SUMMARY

In summary, staff would like Council to commit an additional \$185,000 to the Sea to Sky Multimodal Evacuation Plan project in the “Five-Year Financial Plan 2017-2021 Bylaw No. 2141, 2017”. If approved, development of the Evacuation Plan will begin immediately and it will be in place for the 2018 wildfire season. Staff look forward to developing a Sea to Sky Multimodal Evacuation Plan that provides clear direction on evacuating the community and that is founded on emergency transportation best practices, maximizes the capacity of existing transportation networks, minimizes evacuation time, clarifies the responsibilities of involved agencies, and provides decision-makers with clear guidelines and trigger points on when to order a community-wide evacuation.

Respectfully submitted,

Erin Marriner
EMERGENCY PROGRAM COORDINATOR
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 21, 2017

REPORT: 17-124

FROM: Office of the CAO

FILE: Vault

SUBJECT: EMERALD DREAMS CONSERVATION CO. LTD. – 2017 ANNUAL REPORT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolves that the Municipality, as sole shareholder of Emerald Dreams Conservation Co. Ltd., pass the consent resolutions of the sole shareholder of Emerald Dreams Conservation Co. Ltd.; a copy of which is attached as Appendix “A” to this Administrative Report, and

That the Council authorize the Mayor and Municipal Clerk to execute and deliver the attached Shareholder resolutions in Appendix “A” of this Administrative Report on behalf of the Municipality.

REFERENCES

Appendix “A” – Emerald Dreams Conservation Co. Ltd. Shareholder Resolutions

Appendix “B” – Emerald Dreams Conservation Co. Ltd. Financial Statements, ending
December 31, 2016

Appendix “C” – Emerald Dreams Conservation Co. Ltd. Directors’ Resolutions

PURPOSE OF REPORT

The purpose of this Report is to seek Council’s approval of the annual Shareholder’ Resolutions of Emerald Dreams Conservation Co. Ltd. (EDCC). This Report seeks Council’s approval of the Shareholder Resolutions of the EDCC and for the Mayor and Municipal Clerk to sign the annual Shareholder Resolutions of EDCC to confirm approval.

DISCUSSION

Emerald Dreams Conservation Co. Ltd. is a wholly owned corporation of the Resort Municipality of Whistler (RMOW) and is the trustee of the Emerald Forest Trust; a trust formed pursuant to a Trust Settlement Agreement dated November 16, 1999.

The Emerald Forest Trust was formed to manage the ownership of the Emerald Forest Lands. The Emerald Forest is a tract of forest northwest of the Whistler Village which has been preserved as parkland through a third party conservation covenant with the Land Conservancy of British Columbia.

On September 20, 2016, Council adopted the “Taxation Exemption for Philanthropic Purposes Bylaw No. 2125, 2016” designating the Emerald Forest Lands (Lot A and Lot B) as exempt from property taxes for five years under section 224 of the *Community Charter*. These taxation changes are reflected in the EDCC Financial Statements (Appendix “B”).

As per the *Business Corporations Act*, the filing of the 2017 Annual Report for EDCC is now due for filing with the British Columbia Registrar of Companies.

The Shareholder resolutions (Appendix "A") for the 2017 Annual Report are as follows:

1. *The financial statements of the Company for the financial year ended December 31, 2016 be accepted;*
2. *Mike Furey, Ken Roggeman and Ted Battiston having consented in writing to act as directors of the Company, be elected directors of the Company, to hold office until the next general meeting of the company or until sooner ceasing to hold office; and*
3. *The appointment of an auditor for the Company for the current financial year be waived.*

Pursuant to Section 182 of the Business Corporations Act, the Resort Municipality of Whistler, being the only shareholder of the Company entitled to attend and vote at the annual general meeting, waives the holding of the annual general meeting and consents in writing to all of the foregoing resolutions, which constitute proceedings in lieu of the Annual General Meeting of the Company as evidenced by its execution of these resolutions below.

The Directors' Resolutions (Appendix "C") for the 2017 Annual Report are as follows:

1. *The following persons be and are hereby appointed officers of the Company to hold the offices set opposite their names until their successors are appointed, at the pleasure of the Board of Directors:*

<i>Mike Furey</i>	<i>- President</i>
<i>Ken Roggeman</i>	<i>- Secretary</i>
2. *The financial statements of the Company for the last completed fiscal year be approved and that any two directors of the Company be authorized to sign the balance sheet included in the financial statements as evidence of such approval.*

POLICY CONSIDERATIONS

Pursuant to Section 182 of the *Business Corporations Act*, the Company may consent in writing to all of the business required at the annual general meeting of the Company.

Pursuant to Section 203 of the *Business Corporations Act*, the company may consent in writing to waive the appointment of an auditor.

BUDGET CONSIDERATIONS

There are minimal costs incurred for the filing of the documents with the Registrar of Companies, (less than \$300). All costs are included within existing Legislative Services department budgets.

SUMMARY

The 2017 Annual Report of the EDCC is now due to be filed with the Registrar of Companies. This Report seeks Council's approval of the Shareholder Resolutions of the EDCC and for the Mayor and Municipal Clerk to sign the annual Shareholder Resolutions of Emerald Dreams Conservation Co. Ltd. to confirm approval.

Respectfully submitted,

Wendy Faris
LEGISLATIVE AND PRIVACY COORDINATOR
for
Brooke Browning
MUNICIPAL CLERK
for
Ted Battiston
DIRECTOR, CORPORATE, ECONOMIC AND ENVIRONMENTAL SERVICES

EMERALD DREAMS CONSERVATION CO. LTD.

("Company")

SHAREHOLDER'S RESOLUTIONS

Pursuant to the provisions of Section 182 of the *Business Corporations Act* (British Columbia), the following resolutions are passed by the sole member of the Company entitled to attend and vote at the annual general meeting of the Company.

RESOLVED that:

1. the financial statements of the Company for the financial year ended December 31, 2016 be accepted;
2. MIKE FUREY, KEN ROGGMAN and LOUIS EDWARD BATTISTON, having consented in writing to act as directors of the Company, be elected directors of the Company, to hold office until the next annual general meeting of the Company or until sooner ceasing to hold office; and
3. the appointment of an auditor for the Company for the current financial year be waived.

Pursuant to Section 182 of the *Business Corporations Act*, THE RESORT MUNICIPALITY OF WHISTLER, being the only shareholder of the Company entitled to attend and vote at the annual general meeting, waives the holding of the annual general meeting and consents in writing to all of the foregoing resolutions, which constitute proceedings in lieu of the 2017 Annual General Meeting of the Company as evidenced by its execution of these resolutions below.

DATED this _____ day of _____, 2017.

RESORT MUNICIPALITY OF WHISTLER
by its authorized signatories:

Mayor: Nancy Wilhelm-Morden

Municipal Clerk: Brooke Browning

Emerald Dreams Conservation Co. Ltd.
Financial Statements
For the period ended December 31, 2016
(Unaudited)

Financial Statements

Balance Sheet

2

Emerald Dreams Conservation Co. Ltd.
Balance Sheet
(Unaudited)

December 31	2016	2015
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Assets

Current
Cash

	\$ 1	\$ 1
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Shareholder's Equity

Share capital

Authorized

10,000 Common shares of no par value

Issued

1 Common share	\$ 1	\$ 1
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EMERALD DREAMS CONSERVATION CO. LTD.

("Company")

DIRECTORS' RESOLUTIONS

Pursuant to the articles of the Company, the following resolutions are passed as resolutions of the directors of the Company, duly consented to in writing by all the directors of the Company.

RESOLVED THAT:

1. the following persons be and are hereby appointed officers of the Company to hold the offices set opposite their names until their successors are appointed, at the pleasure of the Board of Directors:

Mike Furey	- President
Ken Roggeman	- Secretary

2. the financial statements of the Company for the financial year ended December 31, 2016 be approved and that any two directors of the Company be authorized to sign the balance sheet included in the financial statements as evidence of such approval.

DATED this ____ day of _____, 2017.

MIKE FUREY

KEN ROGGEMAN

LOUIS EDWARD BATTISTON



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 21, 2017

REPORT: 17-125

FROM: Resort Experience

FILE: 8516

SUBJECT: ARTIFICIAL TURF FIELD PROJECT – SITE CONFIRMATION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council confirm Bayly Park as the location of the artificial turf field.

REFERENCES

Appendix “A” – RMOW Information Report to Council No.17-017 March 7, 2017 - Artificial Turf Field Project Update

Appendix “B” – RF Binnie and Associates – November 14 2017 Preliminary Design Plan Bayly Park Artificial Turf Field

Appendix “C” – Vancouver Coastal Health – October 17, 2017 Letter re Health Concerns Associated with Artificial Sports Turf and Crumb Rubber Infill

PURPOSE OF REPORT

The purpose of this Report is to confirm a location for the artificial turf field.

DISCUSSION

In response to community discussion originating in 2008 with development of the Bayly Park Master Plan and reinforced during the engagement phase of the Recreation and Leisure Master Plan, feedback from the Recreation and Leisure Advisory Committee and Council direction, RMOW staff began investigations into an artificial turf field in 2015.

Initially an indoor multi-purpose field-based recreation facility was considered, but it quickly became apparent that capital and operating costs were significant. Consequently the focus of the project turned to a simpler and less costly outdoor artificial turf field. A summary of this investigation was presented to Council at a December 2015 Committee of the Whole Meeting.

A needs assessment for an outdoor artificial turf field was subsequently undertaken and presented to Council at their December 6, 2016 Committee of the Whole Meeting.

Council was then presented with a comprehensive artificial turf field project update via Council Information Report No. 17-017 in March 2017. This Report, appended in Appendix “A”, included considerable detail on the following topics:

- Summary and key findings from the needs assessment phase;
- Site suitability analysis that considered seven development options at six different sites;

- Artificial turf health and recycling considerations;
- Capital budget estimates ranging between \$2,730,000 and \$6,500,000 for the seven development options at six different sites; and
- External funding opportunities.

As a preferred site was not confirmed, a value representing the average cost to develop a facility at one of the six possible sites was included within the 2017-2021 Five Year Financial Plan. This average equated to \$4,153,000.

Moving Forward - Site Confirmation and Updated Capital Budget Estimate

Following the March 2017 Report, staff and the consultant team further investigated geotechnical details for the Bayly Park option. The site suitability analysis in Appendix “A” demonstrated Bayly Park to be a favourable site and it is the least-cost option.

Staff now confirm that it is feasible to develop a full size artificial turf field with illumination at Bayly Park, with the understanding that localized settlement repairs will likely be periodically necessary given the location above the closed municipal landfill. More detail on the settlement risk, management approach and repair is provided in Appendix “A”.

Capital budget estimates for the Bayly Park site have been further refined. The total project cost is estimated at \$2,715,000 which includes the field, fencing, LED illumination, alternative field infill product, potable water service, landscaping, contingency, and professional fees. A preliminary design drawing is appended to this report as Appendix “B”.

The artificial turf product should be expected to be replaced every 10-15 years depending on intensity of use and UV exposure. The cost for this is approximately \$800,000 and includes re-leveling. Current municipal practice is to carry lifecycle replacement costs within the capital budget process. This turf replacement figure is excluded from the figures above and from operating budget estimates below.

Operating Budget Estimates

The annual costs to maintain an artificial turf field remain consistent with information presented in Appendix “A”. Typical costs of \$25,000 to \$35,000 can be expected and include hydro costs for illumination using non LED lights. Operating costs at Bayly Park are anticipated to be higher but not necessarily on an annual basis due to the anticipated periodic settlement repair.

Operating costs can be partially or fully offset by charging user fees. Comparable 2015 Lower Mainland user fees averaged \$30/hour for youth and \$60/adult. As part of the project engagement process all groups expressed a willingness to pay increased fees to use an artificial turf facility. This includes youth groups who are currently exempt from paying municipal sport field user fees as per Council policy I-06.

For reference purposes, the municipality’s existing rectangular natural grass fields cost approximately \$20,000 each per year, a portion of which is offset by user fees. By comparison, the ice arena alone at the Meadow Parks Sports Centre is subsidized approximately \$600,000 per year by municipal taxpayers and excludes lifecycle costing equipment replacement or repairs.

Bayly Park Considerations

As mentioned previously, the primary concern at the Bayly Park site is the potential for differential settlement due to its location over top of the former municipal landfill, now closed. More detail on the settlement risk, management approach and repair is provided in Appendix A.

Vehicle parking is an important consideration. The existing Bayly Park gravel parking lot has a design capacity of 60 vehicles and is used by Bayly Park users, Whistler Sport Legacies and neighbourhood residents. With the introduction of the artificial turf field and additional residential housing, use of the parking lot use should be monitored and future improvements could be considered if proven necessary. Expansion of this lot is relatively straightforward while more costly asphalt surfacing can improve parking capacity by 20-30 per cent without physical expansion. Funds for parking improvements are not included within the budget estimates provided within this report.

The existing dog off leash area is not impacted by the design of the artificial turf field. The design will provide a potable water service to the field, a branch of which will serve the dog off leash area.

User groups have expressed a desire for possible future ancillary elements of a soccer warm up area and a 100 metre sprint track. The sprint track is of particular interest to Whistler Sport Legacies. The design in Appendix “B” protects space for these two possible future elements at no additional cost to the project. For further clarity these two ancillary elements are not part of the \$2,715,000 budget estimate.

Crumb Rubber Health Concerns

As mentioned in the March 2017 Information Report, concerns about the human health impacts of crumb rubber infill commonly used in artificial turf fields has been reported in the national media and by several Whistler residents.

Attached in Appendix “C” is a letter from the Vancouver Coastal Health’s Office of the Medical Health Officer regarding artificial sports turf and crumb rubber infill. Vancouver Coastal Health (VCH) is the regional health authority for Whistler, and is funded by the provincial government to provide a range of health services including preventive health. The conclusion of the VCH letter states that *“Serious health risks including cancer are not increased from playing on artificial turf with crumb rubber infill.”*

Alternatives to crumb rubber exist at a cost premium of \$150,000 to \$200,000. In respect of concerns the municipal capital budget estimate includes a line item for an alternative infill product.

A decision regarding the type of infill product will be made by Council at the time of construction tender award. At that time Council will be provided with detailed information and costs for a range of alternative products in order to make an informed decision.

Potential External Funding Opportunities

A submission for 100 per cent project funding to the UBCM’s Gas Tax fund was made in June 2017. Announcements are expected prior to the end of January 2018. If successful, awarded funds would be used to offset stated capital costs as opposed to expanding project scope.

Throughout the life of this project a number of other external funding opportunities have been anecdotally mentioned. These include interest from the Whistler Blackcomb Foundation, artificial turf product suppliers as well as local contractors. The local soccer community is also preparing a community fundraising initiative. With confirmation of a site at Bayly Park, staff will further pursue each of these potential opportunities.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Continuous encroachment on nature is avoided.	Proposed site is a brownfield site.
Natural Areas	Use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem integrity.	Proposed site is a brownfield site.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	Proposed site is a brownfield site.
Partnership	Partners work toward aligned budgeting processes that leverage limited resources for increased effectiveness and efficiency	There is partnership potential both in terms of capital and operating costs.
Recreation and Leisure	Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community.	Provision of an artificial turf field will extend the playable season by 40% offering increased recreation opportunities.
Recreation and Leisure	Recreation and leisure are part of the Whistler lifestyle and all community members are able and encouraged to participate.	Whistler is inclusive and continues to diversify its scope of recreational offerings.
Recreation and Leisure	Local and regional stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts.	This project has used an inclusive and regional stakeholder engagement process.
Recreation and Leisure	Recreation and leisure infrastructure and practices minimize the degradation of natural areas and are transitioning toward sustainable use of energy and materials.	Proposed site is a brownfield site. An artificial turf field does not require potable water for irrigation. Artificial turf products are recyclable.
Resident Affordability	Diverse and affordable opportunities for recreation, leisure, arts and culture exist.	Organized soccer is relatively affordable when compared to many other Whistler programs.
Water	All potable water is used sparingly and only used to meet appropriate needs.	An artificial turf field does not require potable water for irrigation.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution.	Sport field illumination will be directed at field and away from neighbouring buildings. Illumination levels will be less than Spruce Grove ball diamonds. Sport field use will end at 10pm as per current municipal noise bylaw.
Built Environment	Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.	An artificial turf field does not require potable water for irrigation or chemical fertilizer for grass growth and health.
Materials and Solid Waste	Whistler is using durable materials that are less environmentally harmful, preferring recycled natural and sustainably harvested materials and plentiful metals.	The artificial turf products is essentially plastic. The turf is recyclable and staff are monitoring contemplated adaptive reuse in other jurisdictions. The crumb rubber infill, if used, is reusable. Other infill products have various considerations that will be presented in a future Council report.

OTHER POLICY CONSIDERATIONS

One of the Key Findings of the 2015 Recreation and Leisure Master Plan (RLMP) is that *“Municipal assets play a strong role in providing easy access to recreation and sport, fostering lifelong activity participation, as well as developing athletes and sport. These are components of Whistler’s identity.”*

Pursuit of an artificial turf field is consistent with recommendations from the RLMP. Specifically, Key Strategy 3.3 of the RLMP states: *“Develop an additional grass or artificial turf rectangular field to reduce unsustainable wear on existing fields and meet growing demand”* as an immediate priority. The RLMP also includes recommendation to continue to facilitate third-party sport training programs and lessons.

BUDGET CONSIDERATIONS

The 2017 – 2021 Five Year Financial Plan includes a budget amount of \$4,153,000 which is an average of the seven different scenarios identified within this report.

Staff recommend that the draft 2018 – 2022 Five Year Financial Plan include a revised budget amount of \$2,715,000 funded via the General Capital Reserves. As stated above, this amount includes the field, fencing, illumination, alternative field infill product, provision of potable water service, landscaping, contingency, and professional fees.

Funds expended in 2015 (\$16,300) provided a preliminary geotechnical investigation of one site and the *Whistler Multi-Use Recreation Facility Investigative Study* report, the latter of which was presented at Committee of the Whole on December 1, 2015.

The 2016 budget for this project was \$150,000 however only \$48,000 was expended. The 2016 expenditures provided topographical survey information, needs assessment and conceptual site planning and costing services.

The 2017 budget for this project was \$160,000 however to date only \$75,000 has been expended. Work has included Bayly Park test hole excavation, additional topographical survey work, and professional fees for geotechnical engineering and preliminary field design.

COMMUNITY ENGAGEMENT AND CONSULTATION

The roots of this project originate in 2008 with the original Bayly Park Master Plan. During the creation of that Plan field user groups were engaged and reported increasing community demand and unsustainable wear upon the existing fields in the community. Resultantly, two grass soccer fields were included in the 2008 Plan.

For budget, global economy slow down, and landfill geotechnical concerns these two fields were not developed. Instead, in 2012, a single lesser cost and lesser quality gravel soccer field was constructed while the second field space was parked and identified for future uses. The second field space has since become the site of the BMX track.

Existing soccer field conditions and demand for additional field capacity particularly in early and late season was next voiced during the extensive community engagement phase of the Recreation and Leisure Master Plan (RLMP) process (2013-2015). Consequently additional field space is identified as an immediate priority in the RLMP.

Over the course of the planning phases of the artificial turf field project starting in 2015, stakeholders have been engaged through focus group sessions and ongoing dialogue. This primarily includes rectangular-shaped field users (soccer, football, rugby) and to a lesser degree diamond-shaped field users (baseball, slow pitch, and softball).

Municipal staff have discussed this project in the context of regional implications with soccer and municipal representatives in Pemberton and Squamish. Similar higher level conversations have occurred with representatives from School District 48, Whistler Sport Legacies and the Whistler Blackcomb Foundation.

Five letters advocating for an artificial turf field in Whistler have been received from Whistler Secondary Community School students.

This project is a frequent topic at the Recreation and Leisure Advisory Committee. Specific resolutions from 2014 through to November 2017 have identified an artificial turf field as a top priority.

The project was first presented to Committee of the Whole on December 1, 2015. A number of members of the public attended that Meeting. The project returned to Committee of the Whole on December 6, 2016. A comprehensive project update was provided to Council on March 7, 2017.

The RMOW website's artificial turf field project webpage contains extensive project information and reports.

SUMMARY

This Report serves to confirm the feasibility of the Bayly Park site with regard to development of a full sized artificial turf field with illumination. A revised capital budget estimate is provided that is less than previous estimates.

Respectfully submitted,

Martin Pardoe
MANAGER RESORT PARKS PLANNING
for
Jan Jansen
GENERAL MANAGER RESORT EXPERIENCE



APPENDIX A

WHISTLER

REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: March 7, 2017

REPORT: 17- 017

FROM: Resort Experience

FILE: 8516

SUBJECT: ARTIFICIAL TURF FIELD PROJECT UPDATE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Information Report to Council No.17-017 regarding an update to the artificial turf field project be received.

REFERENCES

Appendix A – Artificial Turf Field - Needs Assessment Presentation, Committee of the Whole, December 6, 2016

Appendix B - Artificial Turf Field – Conceptual Site Development Scenarios

PURPOSE OF REPORT

The purpose of this report is to provide Council with a work-in-progress update to the artificial turf field project. Topics include a summary and key findings from the needs assessment phase, a site suitability analysis, artificial turf health and recycling considerations, more refined capital and operating budget estimates, and external funding opportunities. This information is provided in consideration of the larger municipal budget process currently underway.

DISCUSSION

In response to community discussion and the Recreation and Leisure Master Plan, the RMOW began investigations into an artificial turf field in 2015. Initially an indoor multi-purpose field based recreation facility was considered, but it became apparent that capital and operating costs were significant - the focus of the project turned to a simpler and less costly outdoor artificial turf field. This summary was presented to Council at a December 2015 Committee of the Whole meeting.

In 2016 an outdoor artificial turf field needs assessment was undertaken and presented to Council at their December 6, 2016 Committee of the Whole meeting. Since then, staff have advanced various aspects of this project. These are discussed in this report for information purposes.

Needs Assessment Summary

The purpose of the assessment was to confirm the need for an artificial turf field facility. Key findings are summarized below, and a copy of the Committee of the Whole presentation is appended to this report as Appendix A.

Locally, regionally and nationally the popularity of soccer is increasing. Regionally, the popularity trajectory is thought to be positive because of:

- soccer's ongoing growth and popularity
 - Youth soccer 23% growth over last five years
 - Whistler Secondary Community School's soccer academy
 - Vancouver Whitecaps' Sea to Sky Soccer Academy
- relatively low cost to participate
- gender equity
- racial diversity
- increased media profile
 - Success of Canadian Women's National Team
 - Three Canadian Major League Soccer franchises

Locally, there is real demand for additional local hours primarily in early and late season, a poorer weather and earlier darkness timeframe. Evidence of demand includes:

- Whistler's existing grass fields are typically not ready to play until mid to late May, and close in mid-October. The late outdoor season start relative to the Lower Mainland or Squamish leagues that Whistler teams play in puts Whistler teams at a competitive disadvantage. Playing in an interior league with a similar outdoor field availability schedule to Whistler is not practical;
- Adult soccer is capped at eight teams due to field unavailability;
- Youth soccer has reduced programs despite membership growth and relocated some activities elsewhere;
- Whistler rep teams' home fields are in Squamish;
- Continued growth in youth membership;
- Booking conflicts; and
- Other traditional user groups are being turned away.

The Myrtle Philip fields are the preferred choice for soccer users because of their size, Class B quality and their central location. The two fields provide a critical mass of efficiency and foster a sense of social community. However the fields are at or very near maximum use during peak times, and keeping the fields in playable condition has proven to be challenging. Historically these fields have been overused - horticultural standards recommend a 250 hour per season limit and soccer itself has exceeded 500 hours of use per season in the past. The 500 hours does not include use by the School District whose property the fields are upon, or casual use.

Other rectangular fields with capacity elsewhere in the resort community are not used for quantitative and qualitative reasons. These include small size, poorer quality, lack of ancillary facilities, increased volunteer effort to utilize, and lack of a critical mass to foster a positive social atmosphere.

If developed, an artificial turf field with lights would:

- Provide a field-of-play standard comparable to and expected from most other jurisdictions;
- Provide certainty around poor weather;

- Lengthen the available season from 21 to approximately 35 weeks (40%) adding 250 of prime time and 1150 non-prime time hours;
- Remove 420 hours from existing grass fields to reduce wear and allow for other users;
- Allow return of 85 hours of youth soccer programming cancelled due to lack of field availability;
- Transfer 80 hours from out of town play to Whistler;
- Add 30 to 40 hours to meet capped adult league demand;
- Add 30 to 40 hours of anticipated third party programming;
- Transfer 120 hours from indoor to outdoor; and
- Extend existing youth programming by 230 hours.

Illumination of an artificial turf field would fully leverage the investment. Illumination adds approximately 440 hours over half of which would be during the early and late season prime time hours. Providing a new lit grass field, while increasing available hours is not playable in the early and late seasons, which is the primary need. Lighting an existing grass field would not result in additional available hours because over use is an ongoing challenge.

In summary, additional field space will be required to accommodate growth, participation levels are currently constrained by lack of hours, demand is primarily but not solely focused on spring season, there are limited opportunities for other user groups, field overuse is an ongoing challenge, and demand is anticipated to continue to increase over time.

Site Suitability

Six potential sites have been considered for a rectangular shaped artificial turf field. These include the four sites identified in the 2015 *Whistler Multi Use Recreation Facility - Investigative Study*, as well as two additional sites for full study consideration purposes. The six sites are:

- Whistler Community Secondary School - the existing large sized field;
- Meadow Park - the area of the existing ball diamonds;
- Spruce Grove Park - the area in front of the existing field house as well as the space temporarily occupied by the Whistler Waldorf School;
- Myrtle Phillip Community School - one of the two larger and lower fields;
- Cheakamus Crossing - a brownfield site below Bayly Park accessed off of Jane Lakes Forest Service Road; and
- Bayly Park – the area of the existing gravel soccer field.

With regard to the Bayly Park site, its location overtop of the former municipal landfill has previously excluded it from consideration because of a differential settlement risk. However, new information about the landfill's settlement rates as well as the artificial turf field's ability to address localized repair now makes it a candidate site, with the knowledge that a localized repair(s) is likely. More information about this is provided below.

Each of the six potential sites has its own set of unique challenges and opportunities which impact neighbourhood fit, usability, potential partnerships, and capital and operating costs. For the purposes of this phase of work, each of the six sites has been evaluated against the following criteria:

- Land ownership - while several sites are operated by the RMOW, two are owned by School District 48, and three have Provincial Crown interests;
- Fit - within resort community, neighbourhood, site and or co-facility, parking, illumination, security, noise, available hours;
- Environmental considerations;

- Geographic considerations - field orientations, annual snowfall, solar exposure;
- Future development potential and resort community needs;
- Other sport development opportunities; and
- Partnership potential.

To better compare sites relative to one another a matrix was developed. Note that the criteria are not weighted.

CRITERIA	HIGH SCHOOL	MEADOW PARK	SPRUCE GROVE	MYRTLE PHILIP	CHEAK XING	BAYLY PARK
Land Ownership	B	A	A	B	B	A
Land Purchase Required	A	A	A	A	B	A
Site Centrality & Highway Traffic	B	B	A	A	C	C
Neighbourhood Traffic Impact	B	B	B	B	B	B
Parking Availability	C	A	A	C	B	A
Illumination Impact	B	B	B	B	A	B
Noise Impact	A	A	B	A	A	A
Physical Site Fit	A	A	A	A	A	A
Existing Site Synergies	A	A	A	A	B	A
Future Devel / Expan Potential	B	C	C	A	A	C
Adds to Soccer Field Inventory	C	A	A	C	A	C
Displace Other Uses	A	C	C	B	A	A
Site Safety/Security	B	A	A	C	A	A
Daytime School Use Conflict	C	A	A	C	A	A
Tree/Habitat Loss	A	A	B	A	A	A
Riparian Encroachment	B	A	A	A	A	A
Snowfall, early season use	C	B	B	B	A	A
Utility Services Connection	C	A	A	B	C	A
Maintenance Risk	A	A	A	A	A	C
Extraordinary Devel Cost	B	A	A	A	C	A

Table 1: Site Suitability Matrix. A/Green = best. C/Red = worst.

Site Suitability Discussion

Whistler Secondary Community School (High School) – existing larger rectangular field

An artificial turf field at the Whistler Secondary Community School site fits within the space occupied by the existing grass field and would be a significant improvement. There is good compatibility of uses with the high school in general and the Schools' soccer academy program specifically. There is limited future expansion of related uses on the smaller adjacent field. Inclusion of a 400 metre running track around the artificial turf field while possible would likely impact the adjacent forest and may have riparian considerations. There may be partnership opportunities with School District 48.

The site is not centrally located within the resort community. Parking is limited and in higher demand because of non-school hour programming. There is little room for expansion of parking. The existing railcar style bridge over a watercourse would need to be upgraded to accommodate construction and emergency vehicles. This site requires a significant extension of underground services from the school, even to provide a basic flush washroom. This site receives the highest snowfall of the six possible sites, meaning it will be the last of the sites to be playable without mechanical snow removal.

The extent of visual impact of lighting has not been modelled, but it is thought to have some impact on the Alpine Meadows, Nicklaus North, Rainbow and Baxter Creek neighbourhoods.

Meadow Park - existing ball diamonds

An artificial turf field at Meadow Park fits rather well upon the site and would add another rectangular field to Whistler's inventory. Parking is readily available, and washrooms are nearby. Servicing requirements are minimal. There is an opportunity to provide direct pedestrian connectivity with the Meadow Park Sports Centre. The extent of visual impact of lighting has not been modelled, but it is thought to have some impact on the Alpine Meadows and Nicklaus North neighbourhoods. The light poles themselves may be a visual detractor to the views at this location.

Developing a rectangular field at this site would obviously eliminate the two existing soft ball diamonds. Use of the diamonds has been steadily increasing over the last five years – in 2016 each diamond accommodated approximately 230 hours of use. These hours are difficult to transfer to another diamond as the diamonds at Spruce Grove are not designed for soft ball and are at capacity on weekday evenings and weekends. There are also operational and programmatic synergies and efficiencies when same facilities are located together, like the two existing ball diamonds at this location, the three at Spruce Grove Park, or the two rectangular fields at Myrtle Philip. One possible compromise option at Meadow Park would be to overlap one diamond with a rectangular turf field at additional cost. This option is included in Appendix B Conceptual Site Development Scenarios appended to this report, as well as capital budget estimates below.

Three additional items should be noted about this site:

- The existing underground drainage and irrigation systems in Meadow Park are near the end of their useful lifespan and consideration should be given to their replacement.
- During the planning phase of the 2010 Games, the ball diamonds site in Meadow Park was identified as the most logical and operationally efficient location for an second indoor ice arena, should a second facility every be required in the resort community. While the ball diamonds are some distance from the existing ice arena, there are real reasons why a new ice arena could not be located closer to the existing sports centre, without introducing significant costs and environmental concerns. The Recreation and Leisure Master Plan suggests protecting space for a future second ice sheet should it ever be required in the community's distant needs.
- Meadow Park, in comparison to Rainbow, Lakeside, Lost and Alpha Lake Parks is less intensively used in Whistler's busy summer months. There may be redesign opportunities that increase family programming in the park, potentially reducing demand at other parks.

Spruce Grove Park - Waldorf area plus existing parking

Like Meadow Park, an artificial turf field fits rather well upon the site. In fact the 1996 Parks Visions Master Plan identified a multi-sport field generally in this location, and the servicing installed for the existing field house anticipated this future field. This centrally located site does require a greater scope of site reconfiguration including the replacement of approximately 35 parking spaces. A somewhat underutilized 60 vehicle overflow parking area exists nearby, and in the short term project costs could be reduced by not immediately building the 35 replacement stalls. The compatibility with the tournament quality ball diamonds is excellent, and offers some multi-sport use potential. The extent of visual impact of lighting has not been modelled, but it is thought to have some impact on the Spruce Grove neighbourhood.

Clearly the development of this site necessitates the relocation of the Whistler Waldorf School that currently occupies the site via a municipal lease arrangement.

Myrtle Philip Community School – lower rectangular field

Located on School District 48 property, this centrally located site is a relatively good fit and easy build for an artificial turf field. There is obvious compatibility with the other grass field as bundling similar amenities together offers operational and programmatic advantages. Development of an artificial turf field at this site improves an existing field as opposed to adding a new field to Whistler's inventory. By doing this, the full value of the investment would not be realized in that the maximum number of hours would be less than if an entirely new field were developed elsewhere.

An improved field at this location would generate additional traffic and parking demands to the school property and Balsam Way residents, and there is little opportunity to expand parking. This may also introduce personal security concerns to SD48 and students. Existing washrooms located in Balsam Park are small and located some distance from the potential artificial turf field. There is a real cost to provide more immediate washrooms to the possible site. The existing small ball diamond facility would need to be relocated to the upper field. The extent of visual impact of lighting has not been modelled, but it may have some impact on the Tapley's neighbourhood.

Cheakamus Crossing - Jane Lakes Forest Service Road

Located at the southern end of the resort community, this site is a rather flat brownfield site. It receives considerably less snowfall than the sites further north, and consequently is snow free earlier in the spring. Development of this site would offer a new field to Whistler's inventory, and there is potential for expansion for related athletic facilities. There is good use compatibility with the Athletes' Centre operated by Whistler Sport Legacies located in nearby Cheakamus Crossing.

However this site possesses significant constraints. Through the 2010 Games Legacy Agreement it is available to the municipality for resident restricted housing purposes only. Developing a sport field would require negotiation with the Province to amend the existing covenant. Consideration would need to be given to highest and best use of the site and whether displacing employee housing is warranted. The necessary utility services tie in points are located a long distance from the site, meaning it is expensive to provide these services. Lastly the access road is a Forest Service Road likely requiring upgrade or other costs to the municipality.

Bayly Park – existing gravel rectangular field

This option would be a significant upgrade to the existing underutilized gravel field. As an upgrade with easy construction access, the amount of site disturbance is relatively small. Utility services are located in the adjacent Legacy Way roadway. Parking can be easily expanded at low cost. This site receives the least amount of snowfall when compared to the other sites, and because of its solar and wind exposure is by far the earliest to be naturally snow free. There is good use compatibility with other Park uses as well as the Whistler Sport Legacy's Athletes' Centre across the street. There is some expansion potential either by oversizing the field on one side or end, as well as additional space to the south. However, inclusion of a 400 metre running track or second field is not possible.

Possible constraint to this site is it not being centrally located within the larger resort community. This however is somewhat offset by the size of existing and potential residential population within the Cheakamus Crossing neighbourhood. The extent of visual impact of lighting has not been modelled, but would have some impact on the neighbourhood, in particular the buildings closest to the field.

Settlement Risk – Bayly Park

The largest constraint of this site is a risk of differential settlement due to its location overtop of the closed municipal landfill. Previously this risk was one concern which precluded development of a grass soccer field at this site. What has changed is a better understanding of the settlement rates and knowledge regarding the ability to repair any localized differential settlement at the surface.

Previous studies have identified a potential landfill membrane settlement of up to 1.75 metres over a 35 year period, starting from landfill closure in 2006. The same amount of settlement is anticipated at the surface.

Site excavation in 2011 revealed that the membrane had settled between 0.4 and 0.9 metres, meaning that approximately half of the anticipated settlement had occurred. Presumably additional settlement has occurred since 2011. Additional settlement is expected over the next 25 years through to 2041.

Settlement risk cannot be mitigated by pre-loading the site because of the landfill's waste decomposition process and weight sensitivities with the landfill's membrane. Settlement risk can be partially mitigated by adapting the artificial turf field construction methods and choice of materials. Another portion of settlement risk can be addressed when the turf product is replaced at the end of its 10-15 year useful lifespan. At that time typical practice is to re-level the turf's subsurface, and this would occur at Bayly Park.

The remaining 10-15 year turf lifespan settlement risk is managed through periodic repair to settled areas. Repair involves cutting open the subsided area, filling with gravel, levelling, and stitching the shock pad and turf back together.

This type of repair is not a foreign concept in the artificial turf industry. A 2015 repair to an artificial turf field in the Lower Mainland involved a 2.4m deep sinkhole that formed when subsurface organic waste decomposed and collapsed. The turf in the affected area was removed, additional organics removed from the hole, gravel was used to fill the hole, and the turf was glued and stitched back together. The cost of this repair was in the \$50,000 range.

Differences between this example and what might be expected at Bayly Park is that the depth of hole at Bayly Park would be considerably less given the remaining settlement expected. At Bayly Park the effect of a large sub-membrane decomposition cavity would be partially mitigated by the bridging characteristics of the membrane, a geotextile located above the membrane, and the artificial turf's shock pad.

Given this information, the municipality's retained consultant for the artificial turf project R.F. Binnie and Associates Ltd (Binnie) reports that the site is feasible to accommodate an artificial turf field - but only with the clear understanding that construction of the field and lighting will require a different approach than typical sites, and that it is quite likely that localized settlement repairs will be periodically necessary. The frequency and scope of the repairs is not predictable at this time, but should be budgeted for.

Binnie recommends that the membrane be resurveyed in order to confirm settlement rates and for due diligence purposes.

Conceptual Site Development Scenarios

Graphic representation of all six of the scenarios discussed above are located in Appendix B Conceptual Site Development Scenarios.

Artificial Turf Product - Crumb Rubber Health Concerns

Over the past several years, national media has reported concerns about the human health impacts of “crumb rubber infill” (CRI) commonly used in artificial turf fields. Binnie’s project team includes an elected member to the Board of Directors to the Synthetic Turf Council, an international organization dedicated to serving as an information resource for synthetic turf. Consequently Binnie is well informed to provide research and opinion on this topic.

Binnie reports the following facts:

- Crumb rubber is a recycled vehicle tire product and used to give artificial turf fields properties similar to real grass. It is used in approximately 90% of artificial turf fields in North America, and offers best value of infill products when considering cost and performance.
- In 2014, concerns were raised in Washington State regarding a potential connection between synthetic turf with crumb rubber infill and Washington youth soccer players who had developed various types of cancer.

In response, the Washington Department of Health and the University of Washington School of Public Health formed a project team to investigate possible issues related to soccer playing and cancer. The recently released findings concluded that *“the available research suggests exposures from crumb rubber are very low and will not cause cancer among soccer players. The Washington State Department of Health recommends that people who enjoy soccer continue to play regardless of the type of field surface”*.

- In response to public concern in the United States, the US Environmental Protection Agency (EPA) initiated a study involving research/white paper review and CRI toxicity testing on 40 fields. Partnering with the EPA are the Centers for Disease Control and Prevention, National Center for Environmental Health/Agency for Toxic Substances and Disease Registry (CDC-NCEH/ATSDR), and the US Consumer Product Safety Commission (CPSC).

The results of the EPA’s study, when complete will be significant for the industry, and will presumably provide additional clarity on the safety of CRI. A status report is intended to be released in 2017.

- In 2015, Vancouver Coastal Health issued a position statement to Municipalities stating that based on their review, they consider there to be no increased human health risk associated with artificial turf fields containing crumb rubber.

RMOW staff note that a 2016 Dutch study conducted by the National Institute for Public Health and the Environment reported that the health risk from playing on artificial turf fields, which are common throughout the Netherlands and elsewhere as low-maintenance alternatives to natural grass, is “virtually negligible.”

Alternatives to CRI exist at a cost premium of \$150,000 to \$200,000 per field. In respect of concerns and the ongoing EPA study, municipal budget estimates include a line item for an alternative to CRI infill product.

Artificial Turf Product – Recycling

At the end of its useful lifespan, artificial turf is typically removed and shipped to a turf recycling depot where the turf fibre is separated from the backing materials, and each material is processed into small pellets or beads and incorporated into other manufactured products including plastic lumber, various household products and other materials.

The infill material is reclaimed with the end use dependent on the type of infill. The most common infill material, crumb rubber, can be reused in rubberized asphalt, as infill for artificial turf fields, as ground cover for equestrian facilities, or returned to the crumb rubber manufacturer where it is returned to the crumb rubber market.

At this time municipal staff are not aware of any adaptive re-use of artificial turf field product.

Capital Budget Estimates

As mentioned previously the opportunities and constraints of each site impact capital development and operating/maintenance costs. The table below provide a higher “Class D” level of budget estimate for each of the sites as well as the two options at Meadow Park.

	HIGH SCHOOL	MEADOW 1	MEADOW 2	SPRUCE GROVE	MYRTLE PHILIP	CHEAK XING	BAYLY PARK
Construction	3,100,000	2,900,000	3,700,000	3,100,000	3,000,000	5,000,000	2,100,000
Consulting 10%	310,000	290,000	370,000	310,000	300,000	500,000	210,000
Contingency 20%	620,000	580,000	740,000	620,000	600,000	1,000,000	420,000
TOTAL	\$4,030,000	\$3,770,000	\$4,810,000	\$4,030,000	\$3,900,000	\$6,500,000	\$2,730,000

Table 2: Class D Capital Budget Estimates

At the December 6, 2016 Committee of Whole meeting the projected capital costs were stated as a range between \$4.2 and \$6.2 million depending on which site was developed, and did not consider Bayly Park as a possibility. The updated information presented in this report demonstrates that several cost options below \$4.2 million exist. The reason for the reduction at this end of the range is because of the inclusion of Bayly Park, a reduction in underground servicing needs, and more detailed cost information. By comparison the capital construction cost of an irrigated sand based field comparable to the Spruce Grove softball fields (but without lights, fencing, utility servicing, consulting fees and contingency) is in the range of \$600,000.

It should be expected that the artificial turf product be replaced every 10-15 years depending on intensity of use and UV exposure. The cost for this is approximately \$800,000 and includes re-leveling. Current municipal practice is to carry lifecycle replacement costs within the capital budget process. This turf replacement figure is excluded from the figures above.

Operating Budget Estimates

In general terms the annual costs to maintain an artificial turf field is approximately \$25,000 to \$35,000 which includes hydro for illumination costs. The exception to this would be the Bayly Park site where the anticipated periodic settlement repair is expected and would increase operating costs, but not necessarily on an annual basis.

Typical operating costs can be partially or fully offset by charging user fees. As part of the project engagement process all groups expressed a willingness to pay increased fees to use an artificial turf facility. This includes youth groups who are currently exempt from paying municipal sport field user fees as per Council policy I-06.

For reference purposes, the municipality's existing rectangular natural grass fields cost approximately \$20,000 each per year, a portion of which is offset by user fees. By comparison, the ice arena at the Meadow Parks Sports Centre is subsidized approximately \$600,000 per year by municipal taxpayers.

Potential External Funding Opportunities

Through the engagement process for this project a number of potential external funding opportunities have been anecdotally mentioned. Securing external funding typically is more successful when a project advances to a point if being viewed as 'real' which usually includes confirmation of a location and design development drawings. This project is not yet at that stage.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Continuous encroachment on nature is avoided.	All of the possible scenarios use existing developed or brownfield sites.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	All of the possible scenarios use existing developed or brownfield sites.
Partnership	Partners work toward aligned budgeting processes that leverage limited resources for increased effectiveness and efficiency	There is partnership potential both in terms of capital and operating costs.
Recreation and Leisure	Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community.	Provision of an artificial turf field will extend the playable season by 40% offering increased recreation opportunities.
Recreation and Leisure	Recreation and leisure are part of the Whistler lifestyle and all community members are able and encouraged to participate.	Whistler continues to diversify its scope of recreational offerings.
Recreation and Leisure	Local and regional stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts.	This project has used an inclusive and regional stakeholder engagement process.
Recreation and Leisure	Recreation and leisure infrastructure and practices minimize the degradation of natural areas and are transitioning toward sustainable use of energy and materials.	All of the possible scenarios use existing developed or brownfield sites. An artificial turf removes requirement for potable water. Artificial turf products are recyclable.
Water	All potable water is used sparingly and only used to meet appropriate needs.	An artificial turf removes requirement for potable water.

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

OTHER POLICY CONSIDERATIONS

One of the Key Findings of the 2015 Recreation and Leisure Master Plan (RLMP) is that *“Municipal assets play a strong role in providing easy access to recreation and sport, fostering lifelong activity participation, as well as developing athletes and sport. These are components of Whistler’s identity.”*

Pursuit of an artificial turf field is consistent with recommendations from the RLMP. Specifically, Key Strategy 3.3 of the RLMP states: *“Develop an additional grass or artificial turf rectangular field to reduce unsustainable wear on existing fields and meet growing demand”* as an immediate priority. The RLMP also includes recommendation to continue to facilitate third-party sport training programs and lessons.

BUDGET CONSIDERATIONS

The draft 2017 – 2021 Five Year Financial Plan proposes a budget amount that is an average of the seven different scenarios identified within this report. Should Council wish to advance the project through the budget process a Financial Plan amendment could be considered for a lower cost option.

	2017	2018
Professional Fees	160,000	165,000
Construction	0	3,220,000
Contingency	0	708,000
TOTAL	\$160,000	\$4,093,000
TOTAL BUDGET 2017 + 2018		\$4,253,000

Table 3: Draft 2017 – 2021 Five Year Financial Plan Budget

The 2016 budget for this project was \$150,000 however only \$48,000 was expended. The 2016 expenditures provided topographical survey information, needs assessment and conceptual site planning and costing services.

The \$100,000 of 2016 funds not expended is proposed to be re-budgeted to 2017.

Funds expended in 2015 (\$16,300) provided a preliminary geotechnical investigation of one site and the *Whistler Multi-Use Recreation Facility Investigative Study* report, the latter of which was presented at Committee of the Whole on December 1, 2015.

Staff are optimistic that some external funding will become available to the project, and have noted \$100,000 of revenue in the proposed draft 2017 - 2021 Five Year Financial Plan. External funds would be used to offset municipal costs, unless the donor specifically wishes to fund a project component not currently within the project scope.

COMMUNITY ENGAGEMENT AND CONSULTATION

Over the course of the needs assessment and planning phases of this project, stakeholders have been directly engaged through a 2016 focus group sessions and ongoing correspondence. This includes both rectangular-shaped field users (soccer, football, rugby) and diamond-shaped field users (baseball, slow pitch, and softball).

Municipal staff have discussed this project in the context of regional implications with soccer and municipal representatives in Pemberton and Squamish. Similar higher level conversations have occurred with representatives from School District 48, Whistler Sport Legacies and the Whistler Blackcomb Foundation.

Three letters advocating for an artificial turf field in Whistler have been received from Whistler Secondary Community School students.

This project is a common topic at the Recreation and Leisure Advisory Committee where resolutions in 2014 through to 2017 have identified it as a top priority.

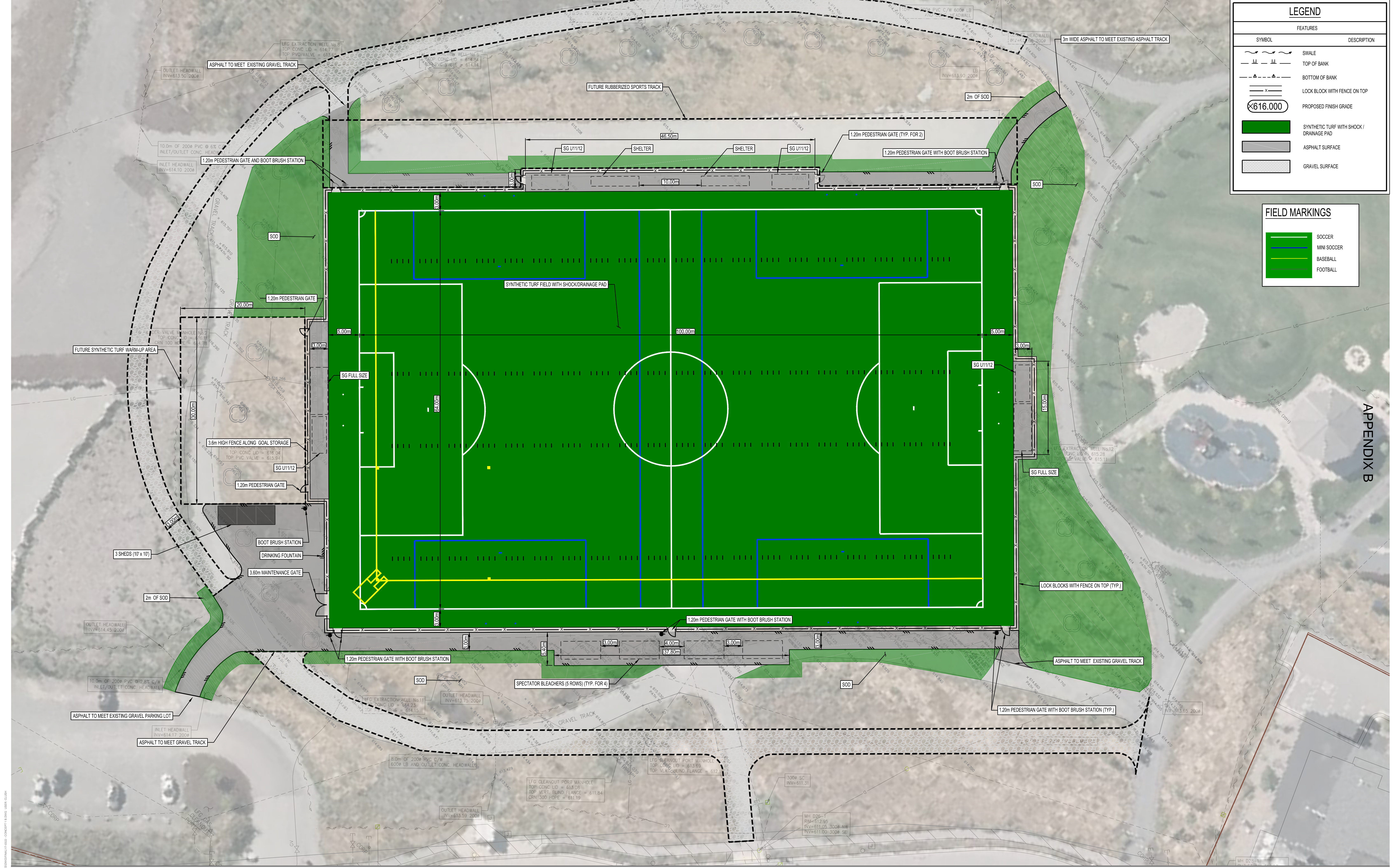
The project was first presented to Committee of the Whole on December 1, 2015. A number of members of the public attended that meeting. The project returned to Committee of the Whole on December 6, 2016.

SUMMARY

This reports serves as an interim update on the artificial turf field project. Findings from the 2016 needs assessment are provided. Recent efforts on site feasibility, health and recycling of artificial turf products, capital and operating budget estimates and external funding opportunities are presented to Council for information purposes in consideration of the larger municipal budget process.

Respectfully submitted,

Martin Pardoe
MANAGER RESORT PARKS PLANNING
For
Jan Jansen
GENERAL MANAGER RESORT EXPERIENCE



APPENDIX C



Office of the Medical Health Officer

Vancouver Coastal Health – North Shore
5th Floor, 132 West Esplanade Ave.
North Vancouver, BC V7M 1A2
Telephone: 604-983-6701
Facsimile: 604-983-6839

October 17, 2017

To whom it may concern,

Re: Health Concerns Associated with Artificial Sports Turf and Crumb Rubber Infill

Background:

Artificial turf has been used since the 1960's as an alternate to natural grass playing fields.

Artificial turf most commonly used is composed of three layers:

- Plastic grass fibers that are typically made from synthetic materials similar to those used for carpets.
- A perforated backing material to which the artificial grass fibers are connected made of a blend of fibreglass and plastic materials commonly used in other household and commercial applications.
- A base material, also called infill, which consists of one or more granular materials that are worked in between the fibers during the installation process. Commonly used base materials are granulated crumb rubber, flexible plastic pellets, sand, and rubber-coated sand. A combination of sand and crumb rubber is often used. This layer helps provide some cushioning from impact. Crumb rubber is produced by grinding used tires. Steel and fiber tire components are removed during the process. Pellet sizes ranging from about one-sixteenth to one quarter inch in diameter are used on artificial turf. An alternate purpose-made crumb rubber that does not use recycled tires is also available however it is considerably more expensive.

Health concerns:

There has been public concern about potential health issues related to artificial turf. These concerns include: heat, injury and infection, and chemical exposure. The public has been particularly concerned about the possibility that people who play sports on crumb rubber fields might be at increased risk of developing cancer.

Artificial turf is made from materials that can trap and absorb heat. This can make the temperature on the playing field feel much hotter than the air temperature. For example, one study in Toronto found that when the air temperature was 30 degrees Celsius, the natural grass temperature was 36 degrees and the artificial turf was 64 degrees. Higher temperatures might increase the risk of heat related illness which can cause symptoms such as dizziness, nausea and muscle cramps.

While there are similar numbers of injuries on artificial turf compared to natural playing fields, the types of injuries can be different. There may be more frequent ankle injuries on some artificial turf

compared to natural grass. Also, artificial turf is more abrasive than natural turf which may lead to more cuts and abrasions from playing on artificial turf which can later become infected.

Concerns have been raised about the chemicals in tire rubber, which is used to make the crumb rubber infill. Players can be exposed to these chemicals in several ways: accidental ingestion, skin contact, and breathing in crumb rubber dust or the chemicals in the crumb rubber when they become vapour.

Rubber dust from tire wear is commonly found in urban environments, especially near heavily used roads. Similarly many of the chemicals in crumb rubber are routinely detected in our environment as part of general air pollution.

A number of studies have been done both in Europe and North America to measure the chemicals found in the crumb rubber infill and to assess their potential risks. While a few studies are ongoing, the completed studies are consistent in their assessments: that these chemicals when detected are below the level that causes health problems, including cancer, although odour from indoor installations can be a bother for some people.

The one chemical that may have levels that can be a concern is lead. As children have a higher risk of developing health problems from lead, it is important that lead levels in artificial turf components be as low as possible. On new fields, the risk for exposure to lead is low when the turf is undamaged. However, it is possible for lead to come out of the turf as it ages. There are certain manufacturers of artificial turf who are committed to limiting the levels of lead in their playing fields to low levels. Health Canada has established lead content regulations under the Canada Consumer Products Safety Act, although artificial turfs are not regulated under this legislation.

There are a few areas where more research can improve our understanding of artificial turfs:

- Long term degradation and weathering of the crumb rubber, and whether they are associated with leaching of substances of potential concern.
- Actual user experience with accidental ingestion and contact with crumb rubber.
- Whether all artificial turf products and their installation result in similar exposure for users.

Benefits:

Although there are concerns about artificial turf, there are also many ways that it could be beneficial. Artificial turf provides more total available playing hours than natural fields, as it can be used all year round in all-weather situations. This could increase access and opportunities for physical activity. While maintenance is still needed for artificial turf, it is less than for natural turf. Artificial turf also uses less water which is beneficial to the environment. Also, they do not require the use of any pesticides, or fertilizers.

Conclusions:

Serious health risks including cancer are not increased from playing on artificial turf with crumb rubber infill. However there may be more cuts, abrasions, and ankle injuries from playing on artificial turf compared to natural turf. On hot days, artificial turf can get extremely hot which may cause heat related illness in players. There is no public health based reason for discontinuing

the use of artificial turfs. Vancouver Coastal Health will continue to monitor the scientific evidence.

Recommendations:

Vancouver Coastal Health recommends the following to address the risk of injuries and other known health issues associated with artificial turf, as well as to minimize exposure to crumb rubber and other components of the turf:

1. For players (or for parents to monitor)
 - Stay well hydrated on hot days and stay in the shade when possible to reduce the risk of heat related illness
 - Properly clean any skin wounds or abrasions, including removing any pieces of crumb rubber, and to seek appropriate treatment when necessary
 - Maintain proper hygiene after playing on artificial turf including hand hygiene and showering after games
 - Do not eat on the artificial turf
 - Remove crumb rubber pellets as much as possible from shoes, socks and uniforms after playing
2. For Sports Organizations, Facility Operators, Spectators, Families
 - On extremely hot days, water the artificial turf to reduce the temperature of the playing field
 - Provide a shaded area for players on hot days
 - Ensure players and spectators have easy access to drinking water
 - Maintain proper ventilation for indoor fields
 - Purchase new turf with the lowest lead content available on the market
 - Making sure, for example small children watching family members playing, do not eat pieces of the artificial turf or crumb rubber
3. For Government Regulatory Agencies
 - Establish material and construction standards for artificial turfs, including acceptable levels for chemicals and metals

Sincerely,



Mark Lysyshyn, MD, MPH, FRCPC
Medical Health Officer
Vancouver Coastal Health, North Shore & Sea to Sky



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 21, 2017

REPORT: 17-121

FROM: Resort Experience

FILE: 2163

SUBJECT: BUILDING AND PLUMBING REGULATION AMENDMENT BYLAW NO. 2163, 2017

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first three readings to “Building and Plumbing Regulation Amendment Bylaw No. 2163, 2017”.

REFERENCES

Appendix “A” – “Building and Plumbing Regulation Amendment Bylaw No. 2163, 2017”

PURPOSE OF REPORT

The purpose of this Report is to request that Council consider giving first three readings to a Building Bylaw amendment which includes:

- Amendments to Building and Plumbing Regulation Bylaw No. 1617, 2002 as required by the B.C. *Building Act*.

DISCUSSION

In the spring of 2015 the province passed the *Building Act*, the first Act dedicated solely to building and construction. The *Building Act* is part of the Province’s modernizing strategy for the building regulatory system.

Prior to the Act, building requirements could be enacted by the province and also by local governments. Granting local governments the authority to pass their own building regulations created a patchwork of differing building requirements across B.C. creating confusion and costly delays for owners and builders. On December 15, 2017 the B.C. *Building Act* will come into full effect making the province the sole authority for establishing and legislating building requirements through the Building Code or other provincial regulation. Local governments will no longer have the authority to set building regulations and must amend their bylaws to remove all locally enacted building requirements.

Legal counsel has reviewed “Building and Plumbing Regulation Bylaw No. 1617,2002” and identified sections of the Bylaw that contravene the Building Act. The proposed changes to the bylaw have been summarized and explained in the chart below:

Proposed Change	Comment/Discussion
<p>1. 2.1 Definitions - Section 2.1 of the Building Bylaw is amended by substituting the following for the definition of “Building official”:</p> <p><i>Building official</i> means a person designated by the Resort Municipality of Whistler to administer this bylaw, who is:</p> <ul style="list-style-type: none"> a. a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia; or b. a member of the Building Officials' Association of British Columbia and who, after February 28, 2021 or any later date specified by regulation as the effective date of s. 10 of the Building Act, has the qualifications described in s. 11 of the Building Act. 	<p>The Building Act prohibits the RMOW from allowing an unqualified person to determine whether buildings comply with the BCBC.</p> <p>Under the Building Act, BOABC membership and qualifications aren't necessary if the Building Official is an Architect or Engineer.</p> <p>The Act requires that a Building Official be a member of a professional association and meet qualifications specific to their level of oversight if they are not an Architect or Engineer</p>
<p>The first recital to the bylaw is amended by replacing “S. 694(1) of the <i>Local Government Act</i> with “S. 8(3)(l) of the <i>Community Charter</i>” and by removing the words “for the health, safety and protection of persons and property”;</p>	<p>The purposes for which building regulations can be enacted have been expanded and rather than making this recital much longer legal counsel suggests removing the purposes (“<i>health, safety and protection of persons and property</i>”) from the bylaw.</p>
<p>Section 9.1.10 is amended by replacing “Schedule A as referred to in section 2.6 of the Building Code” with “Schedule A as referred to in section 2.2.7 of Division C – Part 2 of the Building Code”</p>	<p>Amendments to align the Building Bylaw with the 2012 Building Code</p>
<p>Sections 9.1.11, 10.1.12, 10.2.4 and 11.1 are amended by replacing “schedules B-1 and B-2 as referred to in section 2.6 of Part 2 of the Building Code” with “Schedules B and C-A as referred to in section 2.2.7 of Division C – Part 2 of the Building Code”; and</p>	<p>Amendments to align the Building Bylaw with the 2012 Building Code</p>
<p>Section 15.1 is amended by replacing “schedules B-1, B-2, C-A (where applicable) and C-B referred to in section 2.6 of Part 2 of the Building Code” with “Schedules B, C-A (where applicable) and C-B referred to in section 2.2.7 of Division C – Part 2 of the Building Code</p>	<p>Amendments to align the Building Bylaw with the 2012 Building Code</p>
<p>Section 15.2 is amended by replacing “schedules C-A or C-B, as appropriate, referred to in section 2.6 of part 2 of the Building Code” with “Schedules C-A or C-B, as appropriate, referred to in section 2.2.7 of Division C – Part 2 of the Building Code”.</p>	<p>Amendments to align the Building Bylaw with the 2012 Building Code</p>
<p>Section 5.3 of the Building and Plumbing Regulation Bylaw No. 1617, 2002 is deleted.</p>	<p>This section will be of no force or effect after December 15, 2017 due to the Building Act.</p>

OTHER POLICY CONSIDERATIONS

There are no other policy considerations.

BUDGET CONSIDERATIONS

There are no budget considerations.

COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed amendments are not discretionary therefore there has not been any community engagement or consultation.

SUMMARY

The proposed amendments to the "Building and Plumbing Regulation Bylaw No. 1617, 2002" respond to the B.C. *Building Act's* intention to limit building regulations to the province. Sections of the Bylaw that are not in keeping with provincial codes and regulations will be removed or amended.

Respectfully submitted,

Joe Mooney
MANAGER, BUILDING DEPARTMENT
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

**RESORT MUNICIPALITY OF WHISTLER
BUILDING AND PLUMBING REGULATION AMENDMENT BYLAW NO. 2163, 2017**

**A BYLAW TO AMEND “BUILDING AND PLUMBING REGULATION
BYLAW NO. 1617, 2002”**

WHEREAS Sections 8(3)(l) and 53(2) of the *Community Charter* authorize the Resort Municipality of Whistler to regulate, prohibit and impose requirements in relation to buildings and other structures; and

WHEREAS the Council has enacted “Building and Plumbing Regulation Bylaw No. 1617, 2002” (the “Building Bylaw”) and wishes to amend the Building Bylaw;

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

Title

1. This Bylaw may be cited for all purposes as “Building and Plumbing Regulation Amendment Bylaw No. 2163, 2017”.

Amendments

2. Section 2.1 of the Building Bylaw is amended by substituting the following for the definition of “Building official”:

Building official means a person designated by the Resort Municipality of Whistler to administer this bylaw, who is:

- a. a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia; or
 - b. a member of the Building Officials’ Association of British Columbia and who, after February 28, 2021 or any later date specified by regulation as the effective date of Section 10 of the *Building Act*, has the qualifications described in Section 11 of the *Building Act*.
3. The Building Bylaw is further amended as follows:
 - a. in the first recital to the bylaw by replacing “694(1) of the *Local Government Act* with “8(3)(l) of the *Community Charter*” and by removing the words “for the health, safety and protection of persons and property”;
 - b. in Section 9.1.10 by replacing Schedule “A” as referred to in Section 2.6 of the Building Code with Schedule “A” as referred to in Section 2.2.7 of Division C – Part 2 of the Building Code;
 - c. in Sections 9.1.11, 10.1.12, 10.2.4 and 11.1 by replacing Schedules “B-1” and “B-2” as referred to in Section 2.6 of Part 2 of the Building Code with

- Schedules "B" and "C-A" as referred to in Section 2.2.7 of Division C – Part 2 of the Building Code; and
- d. in Section 15.1 by replacing Schedules "B-1", "B-2", "C-A" (where applicable) and "C-B" referred to in Section 2.6 of Part 2 of the Building Code with Schedules "B", "C-A" (where applicable) and "C-B" referred to in Section 2.2.7 of Division C – Part 2 of the Building Code; and
 - e. in Section 15.2 by replacing Schedules "C-A" or "C-B", as appropriate, referred to in Section 2.6 of Part 2 of the Building Code with Schedules "C-A" or "C-B", as appropriate, referred to in Section 2.2.7 of Division C – Part 2 of the Building Code.

4. Section 5.3 of the Building Bylaw is deleted.

GIVEN FIRST, SECOND AND THIRD READINGS this ____ day of _____, 2017.

ADOPTED by the Council this ____ day of _____, 2017.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a
true copy of "Building and Plumbing
Regulation Amendment Bylaw
No. 2163, 2017."

Brooke Browning,
Municipal Clerk



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 21, 2017
REPORT: 17-122
FROM: Corporate and Community Services
FILE: 2167
SUBJECT: FIVE-YEAR FINANCIAL PLAN 2017-2021 AMENDMENT BYLAW NO. 2167, 2017

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first, second and third readings to the “Five-Year Financial Plan 2017-2021 Amendment Bylaw No. 2167, 2017”.

REFERENCES

Appendix 1 – Schedule “A” of “Five-Year Financial Plan 2017-2021 Amendment Bylaw 2167, 2017”

Appendix 2 – Schedule “B” of “Five-Year Financial Plan 2017-2021 Amendment Bylaw 2167, 2017”

PURPOSE OF REPORT

The purpose of this Bylaw is to amend “Five-Year Financial Plan 2017-2021 Bylaw No. 2141, 2017” for the purpose discussed below.

DISCUSSION

This financial plan amendment is for the Whistler Community Services Society (WCSS) loan and is consistent with the recommendations outlined in the Administrative Report to Council No.17-119 at the November 7, 2017 Regular Council Meeting. The financial plan amendment provides for disbursement of up to one million dollars as a loan to WCSS.

OTHER POLICY CONSIDERATIONS

Section 165 of the *Community Charter* requires municipalities to prepare a five-year financial plan to be adopted annually by bylaw. Once adopted, the plan is in effect until it is amended, and may be amended by bylaw at any time.

BUDGET CONSIDERATIONS

The five-year financial plan sets the budget for the next five years, and is reformulated annually. It can be revised at any time by bylaw, and is being revised to reflect proposed changes.

COMMUNITY ENGAGEMENT AND CONSULTATION

The “Five-Year Financial Plan 2107-2012 Amendment Bylaw No. 2167, 2017” is being presented at a Regular Council Meeting and is consistent with Council direction.

SUMMARY

This Bylaw, the “Five-Year Financial Plan 2017-2021 Amendment Bylaw No. 2167, 2017”, amends the original budget bylaw to provide for disbursement of up to one million dollars as a loan to WCSS.

Respectfully submitted,

Ken Roggeman
DIRECTOR OF FINANCE
for
Norm McPhail
GENERAL MANAGER, CORPORATE AND COMMUNITY SERVICES

RESORT MUNICIPALITY OF WHISTLER

FIVE-YEAR FINANCIAL PLAN 2017 – 2021 AMENDMENT BYLAW NO. 2167, 2017

A BYLAW TO AMEND “FIVE-YEAR FINANCIAL PLAN 2017 – 2021 BYLAW NO. 2141, 2017”

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

AND WHEREAS the Council deems it necessary and appropriate to amend the five-year financial plan for the years 2017 to 2021;

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

1. This Bylaw may be cited for all purposes as the “Five-Year Financial Plan 2017 – 2021 Amendment Bylaw No. 2167, 2017”.
2. Schedules “A” and “B” of “Five-Year Financial Plan 2017 – 2021 Bylaw No. 2141, 2017” are replaced by Schedules “A” and “B” attached to and forming part of this bylaw.

GIVEN FIRST, SECOND, and THIRD READINGS this _____ day of _____, 2017.

ADOPTED by Council this ____ day of _____, 2017.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy
of “Five-Year Financial Plan 2017 – 2021
Amendment Bylaw No. 2167, 2017”.

Brooke Browning,
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2017 - 2021
CONSOLIDATED PROJECT SUMMARY**

**AMENDMENT BYLAW 2167, 2017
SCHEDULE A**

	2017	2018	2019	2020	2021
REVENUE					
General Fund					
Property Taxes	37,153,782	37,989,742	38,464,614	39,137,745	39,861,793
Other Property Tax	1,007,422	1,010,588	1,013,193	1,016,727	1,020,297
Government Grants	712,000	712,000	712,000	712,000	712,000
Fees and Charges	11,057,215	11,435,822	11,631,147	11,841,636	12,066,156
Investment Income	1,583,799	1,397,051	1,448,511	1,582,916	1,757,820
RMI Grant	5,014,416	6,500,000	6,500,000	6,500,000	6,500,000
2% MRDT	6,080,619	6,141,425	6,202,839	6,264,868	6,327,517
Works and Service Charges	695,144	695,144	695,144	695,144	695,144
Water Fund					
Parcel Taxes	3,879,168	3,959,573	4,021,830	4,044,817	4,067,933
Fees and Charges	2,859,573	2,917,650	2,962,393	2,978,339	2,994,370
Works and Service Charges	56,037	56,037	56,037	56,037	56,037
Sewer Fund					
Parcel Taxes	4,036,571	4,096,855	4,138,585	4,180,761	4,223,386
Fees and Charges	3,624,324	3,679,881	3,718,071	3,756,661	3,795,655
Works and Service Charges	248,642	248,642	248,642	248,642	248,642
Solid Waste Fund					
Parcel Taxes	-	-	-	-	-
Fees and Charges	5,258,439	5,282,574	5,292,340	5,316,864	5,341,665
Government Grants	470,000	470,000	470,000	470,000	470,000
	83,737,151	86,592,983	87,575,346	88,803,156	90,138,415
EXPENDITURE					
General Fund					
Payroll and Goods & Services	49,544,809	50,034,106	50,980,230	51,940,763	52,915,923
Debt Interest & Principal	683,768	680,569	239,299	239,301	239,301
Residents & Partners	4,461,916	4,498,986	4,536,427	4,574,242	4,581,111
Contingency	601,771	607,563	618,290	628,860	639,590
Water Fund					
Payroll and Goods & Services	2,143,130	2,177,531	2,228,789	2,267,818	2,307,442
Debt Interest & Principal	-	-	-	-	-
Sewer Fund					
Payroll and Goods & Services	3,485,867	3,542,510	3,617,863	3,675,239	3,733,488
Debt Interest & Principal	1,403,786	1,403,786	1,403,786	1,403,786	1,403,786
Solid Waste Fund					
Payroll and Goods & Services	5,003,324	5,002,153	5,002,153	5,002,153	5,002,153
Debt Interest & Principal	647,311	510,490	510,490	510,490	510,490
	67,975,682	68,457,693	69,137,327	70,242,652	71,333,283

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2017 - 2021
CONSOLIDATED OPERATING SUMMARY**

**AMENDMENT BYLAW 2167, 2017
SCHEDULE A Cont'd**

	2017	2018	2019	2020	2021
TRANSFERS TO (FROM)					
OTHER FUNDS / RESERVES					
Interest Paid to Reserves	1,413,901	1,106,045	1,039,441	1,074,660	1,203,835
Recreation Works Charges Reser	360,147	360,147	360,147	360,147	360,147
Transportation Works Charges R	278,037	278,037	278,037	278,037	278,037
Employee Housing Charges Rese	56,960	56,960	56,960	56,960	56,960
RMI Reserve	200,516	1,686,100	1,686,100	1,686,100	1,686,100
2% MRDT Reserve	576,127	599,863	623,837	648,050	703,829
General Capital Reserve	5,187,949	5,193,474	5,464,138	5,334,478	5,334,443
Vehicle Replacement Reserve	1,079,722	1,079,722	1,079,722	1,079,722	1,079,722
General Operating Surplus (Defic	(299,636)	(0)	0	(0)	0
General Operating Reserve	404,721	966,926	984,157	1,147,205	1,178,806
Water Works Charges Reserve	56,037	56,037	56,037	56,037	56,037
Water Capital Reserve	3,028,371	3,100,000	3,100,000	3,100,000	3,100,000
Water Operating Reserve	446,968	449,583	496,870	484,351	470,453
Water Operating Surplus (Deficit	(15,832)	0	(0)	0	(0)
Sewer Works Charges Reserve	248,642	248,642	248,642	248,642	248,642
Sewer Capital Reserve	1,925,467	1,965,146	1,965,146	1,965,146	1,965,146
Sewer Operating Reserve	356,304	352,199	352,609	370,270	387,474
Sewer Operating Surplus (Deficit	(17,203)	(0)	0	(0)	(0)
Solid Waste Capital Reserve	525,475	625,475	625,475	625,475	625,475
Solid Waste Operating Reserve	(50,033)	10,934	20,700	45,224	70,025
Solid Waste Surplus (Deficit)	(1,171)	(0)	(0)	0	(0)
	15,761,469	18,135,289	18,438,019	18,560,504	18,805,131
REVENUE LESS EXPENDITURE AND TRANSFERS	0	0	0	0	0

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2017 - 2021
CONSOLIDATED PROJECT SUMMARY**

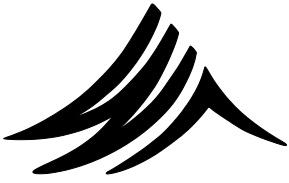
**AMENDMENT BYLAW 2167, 2017
SCHEDULE B**

	2017	2018	2019	2020	2021
REVENUE AND OTHER SOURCES OF FUNDING					
General Fund					
Government Grants	853,078	620,757	733,922	733,922	733,922
Contribution from Developers	-	-	-	-	-
Equipment disposal proceeds	80,500	80,500	80,500	80,500	80,500
Debt Proceeds	5,000,000	-	-	-	-
Other Contributions	64,224	161,986	2,777	2,160	3,702
Water Fund					
Government Grants	1,528,165	574,122	17,034	8,391	11,098
Sewer Fund					
Government Grants	-	-	-	-	-
Solid Waste Fund					
Government Grants	-	-	-	-	-
	7,525,967	1,437,365	834,233	824,973	829,223
EXPENDITURE					
General Fund					
Non-capital Expenditure	8,275,471	6,427,830	2,621,560	1,014,000	2,257,000
Infrastructure Maintenance	10,080,517	6,730,524	3,673,653	5,744,500	2,946,000
Capital Expenditure	22,538,937	6,113,487	2,974,341	2,501,813	1,801,975
WCSS loan/payments	1,000,000	(50,000)	(50,000)	(50,000)	(50,000)
Water Fund					
Non-capital Expenditure	294,583	433,000	414,000	394,000	94,000
Infrastructure Maintenance	2,816,187	1,607,400	1,600,000	920,000	980,000
Capital Expenditure	2,087,000	2,863,000	783,000	100,000	50,000
Sewer Fund					
Non-capital Expenditure	5,000	40,000	40,000	50,000	50,000
Infrastructure Maintenance	854,823	2,590,000	2,360,000	2,360,000	2,540,000
Capital Expenditure	687,000	801,000	1,992,000	297,500	270,000
Solid Waste Fund					
Non-capital Expenditure	60,000	40,000	30,000	30,000	30,000
Infrastructure Maintenance	385,000	150,000	150,000	150,000	150,000
Capital Expenditure	1,645,000	-	700,000	-	700,000
All Funds					
Depreciation	11,449,210	11,644,760	11,773,746	11,831,733	11,888,172
	62,178,728	39,391,001	29,062,300	25,343,546	23,707,147

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2017 - 2021
CONSOLIDATED PROJECT SUMMARY**

**AMENDMENT BYLAW 2167, 2017
SCHEDULE B Cont'd**

	2017	2018	2019	2020	2020
TRANSFERS (TO) FROM OTHER FUNDS (RESERVES)					
RMI Reserve	3,611,609	1,180,000	670,000	170,000	150,000
2% MRDT Reserve	1,004,830	758,270	490,000	490,000	490,000
General Capital Reserve	21,180,622	9,221,223	4,631,234	3,023,313	3,372,975
Recreation Works Charges	439,286	-	-	-	-
Parking Reserve	-	-	-	-	-
Parkland Reserve	6,574	-	-	-	-
Vehicle Replacement Reserve	2,449,500	3,149,500	1,849,500	1,499,500	1,249,500
Library Reserve	75,841	56,298	42,223	32,840	56,298
General Operating Reserve	3,821,319	2,801,757	2,215,638	1,778,078	1,568,078
Housing Works Charges	349,651	-	-	-	-
WVLC Surplus	-	-	-	-	-
Transportation Works Charges	3,842,890	1,214,550	239,760	1,600,000	150,000
Water Capital Reserve	2,984,784	1,525,867	2,440,736	735,418	792,711
Water Operating Reserve	515,321	2,690,690	433,690	463,690	263,690
Water Works and Service Charges	-	-	-	-	-
Sewer Capital Reserve	1,716,823	3,499,720	3,415,040	2,907,500	2,910,000
Sewer Operating Reserve	9,500	133,500	46,500	6,500	6,500
Sewer Works and Service Charges	-	-	-	-	-
Solid Waste Capital Reserve	135,000	10,000	-	-	-
Solid Waste Operating Reserve	60,000	117,500	30,000	30,000	30,000
	42,203,551	26,358,876	16,504,321	12,736,840	11,039,752
ADJUSTMENTS FOR NON CASH ITEMS AND CHANGES TO NET FINANCIAL ASSETS					
Depreciation	11,449,210	11,644,760	11,773,746	11,831,733	11,888,172
WCSS loan	1,000,000	(50,000)	(50,000)	(50,000)	(50,000)
	12,449,210	11,594,760	11,723,746	11,781,733	11,838,172
REVENUE AND TRANSFERS LESS EXPENDITURE	-	-	-	-	-



WHISTLER

File 584

MINUTES

TRANSIT MANAGEMENT ADVISORY COMMITTEE (TMAC) WORKSHOP

MONDAY JULY 5, 2017, STARTING AT 1:00

In the Piccolo Room

4325 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

BC Transit – Senior Transit Planner, L. Megenbir

Whistler Transit Ltd. – Acting Manager, S. Antil

Whistler Transit Ltd. – Transit Supervisor, C. Hoffmann, *alternate*

RMOW – General Manager Infrastructure Services, J. Hallisey

RMOW – TDM Planner & Recording Secretary, E. DalSanto

REGRETS:

TMAC Chair – RMOW Councillor, J. Ford

BC Transit, Senior Regional Transit Manager, L. Trotter

ADOPTION OF AGENDA

Moved by S. Antil

Seconded by L. Megenbir

That the Agenda of the Transit Management Advisory Committee (TMAC) workshop of July 5, 2017 be adopted.

CARRIED

ADOPTION OF MINUTES

Moved by L. Megenbir

Seconded by C. Hoffman

That the Minutes of the Transit Management Advisory Committee (TMAC) workshop of May 8, 2017 be adopted.

CARRIED

PRESENTATIONS/DELEGATIONS

Valley Connector
Review

L. Megenbir, BC Transit Senior Transportation Planner presented the final draft of the Route 1-Valley Connector Review Service Discussion Document which includes the results of the June 2017 community engagement.

TMAC supports the BC Transit's direction of splitting the 1-Valley Connector route into routes north of the Village and routes south of the Village. TMAC supports the concept of introducing a separate route as a Valley Express route. As there were many comments from the public regarding refinements to the proposed 10-Valley Express, TMAC supports BC Transit's recommendation that this route requires more study before implementation. TMAC suggests that more highway stops are

needed to make this route available to more riders and suggests that the routing should be tested before implementation.

The Whistler Transit System Route 1 Valley Connector Review Service Discussion Document will be presented to Whistler Council on July 18, 2017 with the goal of implementing the recommended changes for the winter 2017/2018 schedule.

Sea To Sky
Regional Transit
Plan Update

BC Transit has published the Engagement Report of the second phase of community consultation last week on www.bctransit.com/seatosky.

BC Transit will circulate the draft the regional transit feasibility to the Local Partner's Working Group soon. BC Transit is targeting potential first phase of implementation in 2018/2019 or 2019/2020.

Whistler Transit
System Performance

BC Transit circulated the draft 2016/2017 Annual Performance Summary for the Whistler Transit System. Highlights include:

- Official Ridership numbers increased by 11% over 2015/2016
- Revenues were also up 12%
- Operating costs were up 2% which is related to higher winter expenses in fleet maintenance and the use of unbudgeted service hours

Whistler 2017
Transportation Action
Plan Update

Updates:

- Gondola Transit Exchange was paved the week of June 26 and operated out of Day Lot 3 on a temporary basis. Transit operations moved back in on June 30th at 2pm
- Free Summer Saturdays, Sundays and Holiday Mondays started July 1
 - Ridership very high on Canada Day due to Parade, VSO concert and Dusty's concert
 - Four instances of passups associated with the parade even with the extra service on the road. Whistler Transit Ltd need to pull drivers off of scheduled breaks to run extra trips between Whistler Creek and the Village in the AM
 - The extra 4 hours of service purchased for the Dusty's concert was effective and is suggested for future events.
 - Sunday and Monday went smooth
 - Drivers appreciated the farebox covers. There were designed and made locally by Barbora Vanickova of Whistler Sewing Service repurposing banners. There is a plastic cover to advertise who is sponsoring the free day of transit.
 - Preliminary ridership numbers appear to be at least double of a regular transit day.
- Passengers are using the new bike racks. The system is still experiencing bike pass-ups as the racks only carry two bikes.

ACTION 1:

RMOW and BC Transit to review the key 8 ridership numbers for the Canada Day weekend

ACTION 2:

RMOW and Whistler Transit Ltd to review upcoming events to deal with surges of passengers

Comments from Council at the July 4, 2017 Council meeting:

Other Business

- Council would like to see the cost per hour for delivering transit service in Whistler compared to other community
- Council is looking forward to seeing On-Timer performance reporting with the new buses that will be equipped with the SmartBus technologies
- Council would like to see more information about how to carry recyclables on the buses
- Council would like to see more opportunities for renting out excess space at the Whistler Transit Facility to third party operators

J. Hallisey left at 2:50p.m.

- BC Transit, Whistler Transit Ltd and RMOW staff will need to meet over the summer to develop the winter schedule.
- Topic for next TMAC meeting – reviewing the design of Gondola Transit Exchange with the goal of improving operations as the transit system expands.

Next Meeting

The next TMAC meeting will be scheduled in September/October.

ADJOURNMENT

Moved by S. Antil

That Transit Management Advisory Committee (TMAC) adjourns the July 5, 2017 TMAC Workshop at 3:00 p.m.

CARRIED

CHAIR: J. Ford

E. DalSanto, Recording Secretary



WHISTLER

MINUTES

**REGULAR MEETING OF THE RECREATION LEISURE
ADVISORY COMMITTEE
THURSDAY SEPTEMBER 14, 2017, STARTING AT 3:30 PM.
Whistler Public Library
4329 Main St, Whistler, BC V0N 1B4**

PRESENT:

Murray Lunn, Chair
John Konig, Member at Large
Meredith Kunza, Tourism Whistler representative
Roger Weetman, Manager, Recreation, RMOW
Josie Chuback, Member at Large
Chris Kaipio, Member at Large
Dave Clark, Member at Large
Councillor, Jen Ford
Recording Secretary, Shannon Perry

REGRETS:

Stephanie Sloan, Member at Large
Bob Calladine, Member at Large
Roger Soane, Member at Large
Ian Currie, Howe Sound School District 48 representative
Eric Wight, Member at Large
Colin Pitt-Taylor, Member at Large
Martin Pardoe, Manager, Resort Parks Planning, RMOW

ADOPTION OF AGENDA

Included new business; Chair notice to step down, Volleyball courts conditions at Bayly Park, Whistler Racquet Club Update, Emerald Estates Crossing, Illegal camping.

Removed from the Agenda; Bylaw and Park Ranger - presentation from staff regarding summer 2017 activities

Moved by Josie Chuback
Seconded by Chris Kaipio

That Recreation Leisure Advisory Committee adopt the Regular Recreation Leisure Advisory Committee agenda of Thursday September 14, 2017

CARRIED

ADOPTION OF MINUTES

Moved by Chris Kaipio
Seconded by Murray Lunn

That Recreation Leisure Advisory Committee adopt the Closed Recreation Leisure Advisory Committee closed minutes of April 20, 2017

CARRIED

Moved by John Konig
Seconded by Murray Lunn

That Recreation Leisure Advisory Committee adopt the Regular Recreation Leisure Advisory Committee Regular minutes of April 20, 2017

CARRIED

PRESENTATIONS/DELEGATIONS

Notice from current
RLAC Chair.

Notice from the current RLAC Chair. Chair will be stepping down to allow another member to take on the role. Murray will still remain on as a member at large.

Focus of Committee
Meetings

An open discussion about meeting content and efficiencies.

Discussion was held within the Committee related to the large five month gap between meetings. Members were advised that during spring and summer staff are often inundated with operational projects that need to be completed under a strict deadline.

Staff suggest that meetings should be for advisory pieces where members have the ability to provide advice on topics. Staff suggest meetings every 2 months, as per the Terms of Reference would be preferable.

Questions, comments and further discussion:

Member at large suggested, the Committee have a brainstorming session at the beginning of the year. Drafting agenda for staff and members to prepare for the meetings.

Council appointee informed the Committee that now it is a great time to prepare recommendation with the upcoming Council retreat. Also the October meeting can set the frame work for an upcoming community forum (forum allows many people to come forward with their topics that may be closely related to RLAC)

Dave Clark entered meeting 3:47 pm

It was suggested to be to have a planning meetings in October and for members to get to know each other in order to be a successful Committee. Having regular meetings are valuable to allow members to share their thoughts and have their input.

Requested that Bylaw attend the RLAC planning meeting as they are a big part of the planning.

A Committee member requested to hear from the Trails Planning Working Group to see what their plans are for the year ahead.

Moved by Meredith Kunza
Second by John Konig

That Recreation Leisure Advisory Committee support making the October meeting the annual planning meeting for the Committee.

CARRIED

Recreation Department Update

A presentation from staff regarding completed and upcoming topics in recreation. Presented by the Recreation Manager:

- There was a large number of a responses from parents wanting to secure after school care for their children.
- Vally Trail extension in front of Meadow Park Sports Centre was completed on August 2, 2017. Parking lot signage is almost complete. Phase 2 planning is currently under way for new landscaping and also a covered bike shelter as well as potential parking lot configuration.
 - Committee members reviewed pictures of the final extension.
- Brief update for the squash courts at MPSC.
- Spring hockey tournaments; MPSC will no longer host the tournaments.

Staff working on a more formal sport field maintenance agreement between RMOW and SD48. It is in progress. A draft copy can be provided to the RLAC for information and review purposes at a future meeting.

Summer 2017 Recreation Department Update. Appendix A.

Project Update - Artificial Turf Field

A brief update was provided to the committee. RMOW staff provided an update from Parks Planning Manager in their absence. The RMOW are still waiting for a geotechnical report confirming the feasibility of the Bayly Park site. Staff hope to provide more information as soon as possible.

Draft RMOW 2018 Budget Timelines / Discussion

Top 2017 budget priorities from November 2016:

Recreation: To continue construction at Meadow Park Sports Centre, small projects rather than big plans for 2017

Parks Planning: Wayfinding parks and trails, Artificial turf field, and other projects unrelated to RLAC.

Members: land acquisition (outlined in RLMP), off leash dog park in the north area of Whistler (project to revamp Meadow Park or Spruce Grove in years to come), long term vision for recreation in Whistler, artificial turf, parks and signage.

Council: land acquisition, wildfire (fire proving the whistler community), housing, transit.

Food Trucks – Staff are collating statistics from the season. A public survey is being developed. Following survey completion a summary will be provided to the RLAC.

Members suggested it would be best to prepare for this topic and revisit at the planning meeting. Committee members to advise their suggestions for important budget items.

OTHER BUSINESS

Emerald estate crossing Committee member would like to bring to the attention of the committee and would like a recommendation regarding a pedestrian crossing of Highway 99 at Autumn Drive (Emerald Estates South). The member has been in contact with the Ministry of Transportation and Infrastructure (MOTI).

There has been a large increase in all aspects of intersection movements, including vehicles, pedestrian, families and cyclists. Many of the non-vehicular uses are accessing the Valley Trail network. Suggest that at minimum a pedestrian activated crosswalk with flashing lights to warn drivers of the pedestrians be installed at this location.

That Recreation Leisure Advisory Committee recommend committee and staff explore the best solution to improve safety at Emerald Estates South crossing for safer access to the Valley Trail.

Meredith Kunza
Josie Chuback

CARRIED

Whistler Raquet Club A brief update from a Committee member. The Raquet Club located on the lands known as the Holbourn lands has been sold to the Beedie Development Group. The group are known for and pride themselves as community and corporate supporters. They plan to take time to get a feel for the community.

Council Appointee advised the Committee that an OCP amendment is require to do anything on that property. Suggested the Committee still put forward their visions for that location for when the time comes.

A Committee member would like to see the Committee support the facility remaining as primarily a tennis facility.

Bayly Park Volleyball
Court

A Committee member reported a safety concerns regarding the sand volleyball courts at Bayly Park in Cheakamus Crossing. The courts are reported to be in a dangerous conditions. There are wooden barriers around the courts which are a hazed to players especially in their bare feet.

Murray Lunn
Dave Clark

That Recreation Leisure Advisory Committee support the initiative to review the safety of the wooden perimeter and quality of sand at the Bayly Park volleyball courts

CARRIED

Illegal Camping

A brief discussion was held within the Committee. A member of the Committee's family member was injured on a trail from a homemade clothes line. Committee supports and strongly agrees the issue of illegal camping needs to be addressed.

Recreation Manager advised; RMOW staff are having a meeting in October o discuss such matters as illegal camping.

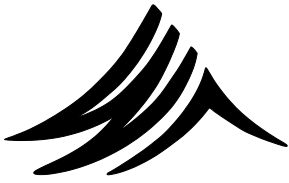
ADJOURNMENT

Moved by Josie Chuback

That Recreation Leisure Advisory Committee adjourn the September 14, 2017 Recreation Leisure Advisory Committee meeting at 5:07 pm

CARRIED

CHAIR: Murray Lunn



WHISTLER

MINUTES

**REGULAR MEETING OF THE RECREATION LEISURE
ADVISORY COMMITTEE
THURSDAY, OCTOBER 19, 2017, STARTING AT 12:00 PM.
Passivhaus
7390 Fitzsimmons Road South, Whistler, BC V0N 1B7**

PRESENT:

Roger Soane, Member at Large
Martin Pardoe, Manager, Resort Parks Planning, RMOW
Roger Weetman, Manager, Recreation, RMOW
Cheeying Ho, Facilitator, Centre of Sustainability, RMOW
John Konig, Member at Large
Meredith Kunza, Tourism Whistler representative
Josie Chuback, Member at Large
Chris Kaipio, Member at Large
Dave Clark, Member at Large
Stephanie Sloan, Member at Large
Bob Calladine, Member at Large
Eric Wight, Member at Large
Colin Pitt-Taylor, Member at Large
Councillor, Jen Ford
Annie Oja, Parks Planner
Recording Secretary, Melissa Talaro

REGRETS:

Murray Lunn, Chair
Ian Currie, Howe Sound School District 48 representative

ADOPTION OF AGENDA

Included new business: None

Removed from the Agenda: None

Moved by Jen Ford
Seconded by Josie Chuback

That Recreation Leisure Advisory Committee adopt the Regular Recreation
Leisure Advisory Committee agenda of Thursday, October 19, 2017

CARRIED

ADOPTION OF MINUTES

Moved by Jen Ford
Seconded by Josie Chuback

That Recreation Leisure Advisory Committee adopt the Closed Recreation Leisure Advisory Committee minutes of September 14, 2017

CARRIED

PRESENTATIONS/DELEGATIONS

Welcome

Cheeying H., the facilitator from the Whistler Centre for Sustainability, welcomed the Committee and reviewed the objectives for the meeting. Roger S. will be the acting Chair for the meeting in place of Murray L. Committee attendees did a roundtable introduction, where they stated who they were and who they were representing.

Survey Results

The results of the recent RLAC survey were shared amongst the group. The full results can be found in Appendix A. The facilitator pointed out some points of interest from the survey responses:

In response to: What do you enjoy the most?

The most common responses were: Being able to provide informed recommendations, using your own expertise.

In response to: What do you think is your most important role?

The responses included: Provide expertise, represent community, make informed recommendations, collaborate with staff and colleagues, and identify recreation and leisure strategies/solutions to support community goals.

In response to: Any change to Terms of Reference?

There was a suggestion to include a member of the public that is under the age of 25. There was a discussion on whether one specific demographic should be pointed out. The committee agreed that by advertising through social media, the younger demographic would be reached.

Another suggestion was to point 2.4(c) which should include 'Residents' along with visitors. This change was made to the Terms of Reference.

In response to: How to make RLAC meetings more effectively run?

The most common response by far was: More clarity and focus on the recommendations and outcomes required at each meeting. Members suggested more input for planning from RLAC committee.

Top issues identified to be addressed in 2018 were: turf field, trails, illegal camping, dog parks, trash in parks, tennis facility

Martin P. explained the closing date is when new members are in place with an anticipated future meeting of November, possibly January. Advertising for positions will be discussed following the outcome of this meeting.

Terms of Reference

The committee reviewed and discussed the updated Terms of Reference, which provided more clarity on the roles of the RLAC. The facilitator presented the International Association for Public Participation (IAP2) spectrum and how RLAC is engaged at different levels. The IAP2 spectrum is attached as Appendix B.

It was explained that Council receives RLAC minutes and considers recommendations from RLAC. It was suggested that staff provide a report back to RLAC from Council meetings regarding Council's decisions regarding RLAC recommendations. Alternatively the Council representative could provide a regular verbal report to Committee members at a subsequent meeting.

It was suggested that RLAC meeting agenda more clearly state whether a topic is for discussion, information or decision/recommendation. A consent agenda was suggested to use to keep the discussions more focused on the topics that required a decision. A consent agenda includes a section of information to be adopted together without requiring discussion, and the discussion topics would be separate. Anyone can ask to take a topic off the consent agenda for discussion if so desired. It was also agreed that the meeting agenda would be sent out a week before a meeting.

Changes to Terms of Reference reviewed. Will need to be approved by Council. The updated version is attached at Appendix C.

RLAC reviewed and discussed the draft Vision (adapted from the Recreation and Leisure Master Plan) and Goals that will be included in the Terms of Reference. Members suggested the following: Working towards sustainability; add inclusive/for all; include uniqueness (maintain landscape, etc); remove leisure and sport (consider wording); missing community and guest's aspect; by the community for the community. The revised draft Recreation and Leisure Vision and Goals is attached as Appendix D.

That Recreation Leisure Advisory Committee members recommend staff take these commentaries into consideration and develop a more refined draft Terms of Reference to be reviewed by the Committee. Once the Committee approves the draft the Committee will take it to Council for their approval. The draft will include a clause that refers to diversity in the criteria selection of Committee members.

Moved by Jen Ford
Second by Bob Calladine

CARRIED

Roberts Rules and Consensus	<p>A discussion of Robert's Rules versus consensus decision making was reviewed. Robert's Rules may not leave enough time for discussion, whereas using consensus allows more discussion. Challenge with consensus style meeting is that it is hard to control and agenda may be challenging to complete. Formal wording still used for motions in consensus vote. Council prefers to use motions. Suggestion that RLAC meeting minutes will include details of motions - whether passed unanimously or with members opposed or abstaining, with bullet points explaining the reasons.</p>
2018 – 2019 Priorities	<p>Committee divided into groups of 3 to discuss the 2018 topics identified by the members in the survey. The goal was to agree upon the priority topics for 2018, and then identify timing for each issue. Committee members were also asked to identify their top three important/priority topics for 2018.</p>
Identify actions	<p>Identify and prioritize actions (small group discussion). Actions were identified within each of the five focus areas of the Recreation and Leisure Master Plan. The results are presented in Appendix E.</p>
Actions discussions	<p>The Committee convened again to discuss the results of the small group discussions.</p> <p>Members suggested that additional actions could include starting a visionary process for the tennis community and the Renaissance project.</p> <p>Committee members pointed out that the actions were grouped towards Whistler Parks and in Q1. Staff will take this framework and review with a lens of balanced resources and time from all departments, and bring back to the Committee.</p> <p>There was a discussion on what is the recreation amenity goal? Turf field is a need for the community (capacity), tennis club is a need for a world class resort and community. There was talk of Nick North condensing into 9 holes and building housing on the other 9, but that it wasn't a feasible idea. A member suggested that RLAC could do a gap analysis, and identify what is the community's aspirational thinking, looking ahead 25 years from now.</p>
Next steps	<p>Staff to redraft Terms of Reference to take to Council for approval.</p> <p>2018 Priorities and work plan – staff will find a balance of meeting times that will work for RLAC (e.g. potentially more meetings in Q1 and fewer in Q3 and Q4); draft for next meeting.</p> <p>Budget planning occurs October through to December.</p>

Staff explained RLAC member terms – 2 consecutive 2 year terms; all committee members need to re-apply, you are not automatically appointed to the next term. Will advertise for committee membership before next year. Suggestion of member at large >25 to represent that specific criteria.

It was agreed that wording including youth, inclusive or diverse would be used in the Terms of Reference.

Roger W. and Martin P. thanked Cheeving H. for planning and facilitating the meeting. Thank you to the members at large for their volunteer time. Thank you for voting Murray as Chair. Murray was the successful candidate for the Civic award.

A meeting evaluation form was handed out for feedback regarding the meeting.

The facilitator asked for a round of closing thoughts about the meeting. Members identified the following: commonalities; strategic planning in Q1-Q4; good process and getting to know other members; generate new strategies; two heads are better than one; thank you to staff and Martin P. and Roger W.; embodiment of community engagement; collaborative process beneficial; working on master plan and putting it all together; excited for direction and knowing our roles; team feeling; thank you to members that have served out their terms.

OTHER BUSINESS

ADJOURNMENT

Moved by Colin Pitt-Taylor
Second by Jen Ford

That Recreation Leisure Advisory Committee adjourn the October 19, 2017
Recreation Leisure Advisory Committee meeting at 3:47 pm

CARRIED

ACTING CHAIR: Roger Soane

RESULTS OF SURVEY

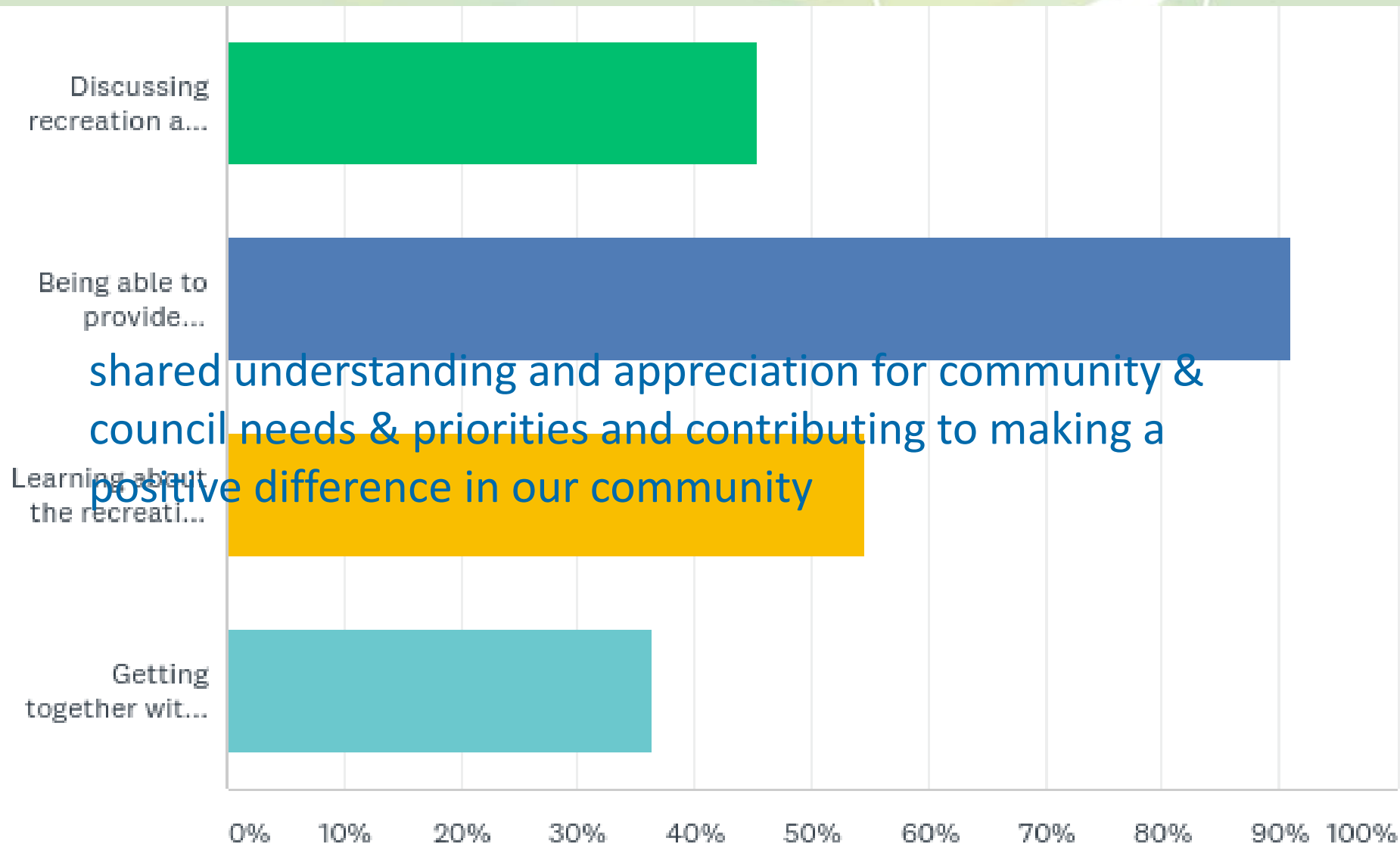
RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
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www.whistler.ca

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



Q1: What do you enjoy the most out of being on the RLAC? Select all that apply.



shared understanding and appreciation for community & council needs & priorities and contributing to making a positive difference in our community

Q2: What do you think is your most important role(s) as a member of the RLAC?

- Bring perspectives and solutions to provide insight, direction, feedback and opinions on current and future recreational priorities, issues and needs
- Provide informed recommendations to staff and Council
- Work with staff and other community members to come up with ideas and solutions to make Whistler a better place
- Assist and develop recreational plans for the community
- Ensure various issues and initiatives are evaluated with a balance of both community and tourism interests in mind
- Provide a public voice/represent fellow community members and stakeholders (including the tennis playing community) on recreation and leisure

Q2: What do you think is your most important role(s) as a member of the RLAC?

- Understand community needs and priorities and balance with Council direction
- Find synergies between the RL Master Plan, Cultural Plan and the EPI
- Provide data and information
- Bring new issues and ideas to staff
- Rank the importance of the needs of the community
- Support staff, and monitor and support the RLMP
- Provide a non-biased opinion on future projects

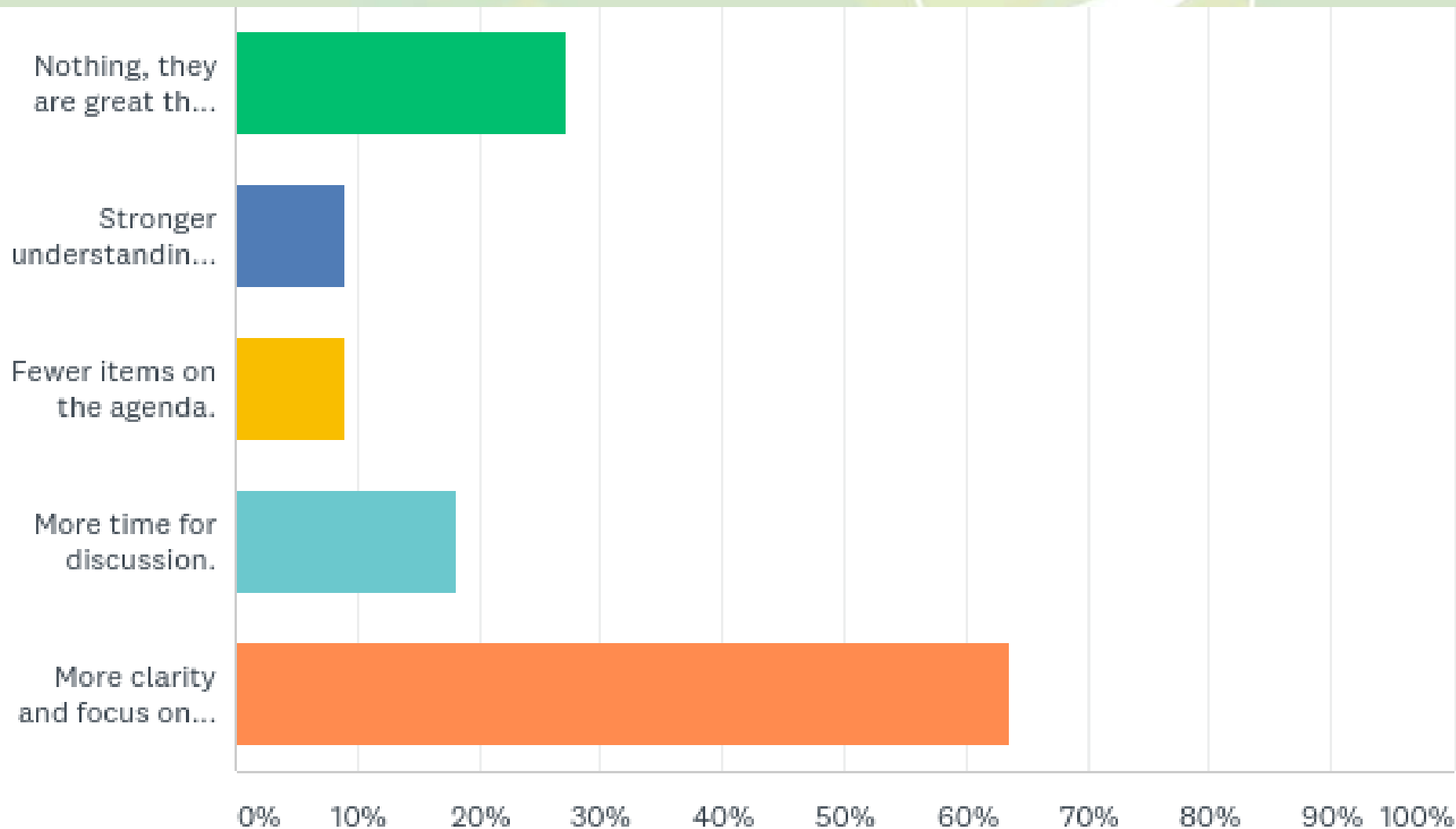
Summary of roles

1. Provide expertise (informed, objective, non-biased)
2. Represent community and stakeholder (residents and tourists) interests
3. Make informed recommendations
4. Collaborate with staff and colleagues
5. Identify recreation and leisure strategies/solutions to support the community's goals*

Q3: Any changes to the ToR?

- A member of public < 25 years
- 2.4(c) should include residents

Q4: In your opinion, what can be done to make the RLAC meetings even more effectively run?



Q4: In your opinion, what can be done to make the RLAC meetings even more effectively run?

- Feedback from Council on recommendations
- Research various problems arising from recommendations for future planning
- Take more initiative on recommending work or exploration of NEW topics (rather than on just existing RMOW work)
- Sometimes it feels like we are informed after the fact and staff and council are just seeking the committee's approval, not input
- Work with staff to tie RLMP progress and recommendations with updated workplans and priorities

Top issues

A word cloud on a black background with a light green and yellow abstract pattern at the top. The words are in various colors and sizes, representing different issues. The largest words are 'turf field' in green, 'trails' in blue, and 'illegal camping' in blue. Other words include 'water access' in red, 'swings' in green, 'e-bikes' in red, 'dog park' in red, 'trash' in red, and 'tennis' in green.

turf field

trails

illegal camping

water access

swings

e-bikes

dog park

trash


tennis

Additional suggestions for RLAC meetings

- Looking at the possibility to create wet land learning experience with a controlled access for a board-walk by Green Lake.
- Staff are great. Thanks so much.
- I have enjoyed my time on the RLAC committee and look forward to continuing to contribute.
- The meeting schedule should not be completely controlled by staff. More consultation with the Chair on agenda items. Minutes and agenda information could be supplied to Committee members before the meeting to allow for them to prepare.

IAP2'S PUBLIC PARTICIPATION SPECTRUM

The IAP2 Federation has developed the Spectrum to help groups define the public's role in any public participation process. The IAP2 Spectrum is quickly becoming an international standard.

INCREASING IMPACT ON THE DECISION 					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.



APPENDIX A

RECREATION AND LEISURE ADVISORY COMMITTEE TERMS OF REFERENCE

1. PURPOSE

- 1.1 To provide an objective view in the public interest and to give impartial and informed higher level advice to municipal staff and Council on matters related to the provision and delivery of indoor and outdoor recreation and leisure opportunities, services and issues.

2. ROLE AND MANDATE

- 2.1 The intent of the Recreation and Leisure Advisory Committee (RLAC) is to provide higher level feedback and direction to staff, as required, on recreation and leisure opportunities, services, and issues focused on the implementation of the Recreation and Leisure Master Plan, and on strategic priority issues identified by the RLAC and/or staff. Feedback and direction provided by the RLAC will be taken as advice to inform further actions by staff and Council.
- 2.2 RLAC meetings may include topics for information and discussion that do not require RLAC feedback or direction. Opportunities for discussion on these additional topics will be provided once topics requiring feedback and direction have been covered.
- 2.3 The guiding framework for RLAC discussions and recommendations will be defined by the RLAC vision and goals, as well as the goals, objectives and policies of senior municipal documents such as but not limited to *Whistler2020*, the *Official Community Plan*, the *Economic Partnership Initiative* report, the *Recreation and Leisure Master Plan*, as well as deliverables identified in the current *Corporate Plan*.

Vision:

Whistler is a leader in offering high quality innovative recreation, leisure and sport activities that achieve a balance between infrastructure and the natural environment.

Goals:

- a) Residents and visitors of all ages and abilities are able to enjoy activities year-round that encourage healthy living, learning and a sense of community;
 - b) The Whistler lifestyle includes recreation and leisure, and all community members are able and encouraged to participate;
 - c) Residents and visitors are aware of and have access to a variety of recreation and leisure offerings at a range of price points;
 - d) The resort community is globally recognized as a leader in innovative recreation products and services;
 - e) Recreational experiences reflect an appropriate balance between adventure, challenge and safety, and exist within the comfortable carrying capacity of the amenity;
 - f) Quality recreation and leisure activities are delivered with exceptional service;
 - g) A collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts is used by local and regional stakeholders;
 - h) Recreation and leisure infrastructure and practices minimize the degradation of natural areas and are transitioning toward sustainable use of energy and materials; and
 - i) Recreation and leisure is a core contributor to the Whistler economy.
- 2.4 RLAC is an advisory body authorized only to make recommendations to municipal staff and Council. It does not have the authority to approve or refuse projects and/or initiatives.
- 2.5 RLAC recommendations are to be supported by relevant documents such as but not limited to feasibility studies, business concepts or plan, surveys, and/or user metrics that demonstrate a good return on investment and/or a high degree of “public good” for the resort community. Ideally, all RLAC recommendations should be strategic in nature and have the support of RMOW staff.

3. COMPOSITION

- 3.1 The Committee shall be comprised of between eight and thirteen members as follows:
- a) Between seven and ten community members whose qualifications, interests, and background cover two or more of the following areas, thereby providing an appropriate balance of interests within the RLAC. The interest areas are:
 - I. Representatives of the youth/young adult and ageing populations in the community;
 - II. A member at large representing Whistler’s families;
 - III. Environmental matters as they relate to recreation and leisure;
 - IV. Accessibility;
 - V. Outdoor recreation;
 - VI. Indoor recreation; and
 - VII. Arts, culture and history.

- b) The Committee may have two additional partner members who are representatives of the following organizations, at the discretion of each organization, as follows:
 - I. Tourism Whistler;
 - II. Howe Sound School District 48 or, at their discretion, a DPAC member; and
 - III. A member of municipal Council as per 4.2 below.
- 3.2 An employee or officer of the Resort Municipality of Whistler is not eligible to be a member of the Committee.

4. APPOINTMENTS

- 4.1 All members shall be appointed by municipal Council.
- 4.2 Council shall appoint one member of Council to attend the meetings of the RLAC to serve as a resource and to improve communication with Council.
- 4.3 Council shall appoint the General Manager of Resort Experience and the General Manager of Corporate and Community Services or his/her designate(s) to serve as a non-voting liaison member of the RLAC.
- 4.4 The remaining members shall be selected from nominees submitted by the general public respecting the interested areas listed in 3.1 above.
- 4.5 Council shall appoint each community member for a two year term.
- 4.6 Each member may be appointed for not more than two consecutive terms, unless otherwise authorized by Council under exceptional circumstances.
- 4.7 Council shall make appointments within 3 months of the end of any community members' term.
- 4.8 No individual may be appointed if that person is an elected representative of the Whistler Municipal Council, Howe Sound School District No. 48, or the Squamish Lillooet Regional District.
- 4.9 All members are expected to:
 - a) Attend a minimum of 50% of meetings each year to maintain membership eligibility, unless otherwise approved by municipal Council.
 - b) Review distributed material before the meeting.
 - c) RSVP to the Committee Secretary whether or not they will attend the meeting.
- 4.10 Individuals missing three consecutive meetings without due cause will be asked to resign from the Committee.

5. PROCEDURES

- 5.1 All matters of order, privilege and procedure not provided for in this Terms of Reference or the *Community Charter* or Council Procedure Bylaw #1659 are governed by Roberts' Rules of Order or by consensus.
- 5.2 Chairperson
 - a) The RLAC shall elect a Chairperson and an alternate from among its members by a majority silent vote of the Committee members at its first meeting in a new calendar year.
 - b) The Chairperson and alternate shall be elected for a term of two years.
 - c) Following the resignation or death of the Chairperson or alternate, the RLAC shall elect a successor to complete the term.
 - d) The Chairperson shall be a full voting member of the RLAC.
 - e) In the absence of the Chairperson the alternate shall act on his/her behalf.
- 5.3 Meeting Agenda
 - a) Meeting agenda will indicate the topics for discussion as well as the decision or action required for each.
 - b) Meeting agenda will be provide to the RLAC members a week in advance of an RLAC meeting.
- 5.4 Meeting Quorum and Voting
 - a) Meeting quorum shall consist of six voting members.
 - b) Recommendations of the RLAC shall be made by a majority of members in attendance at a meeting, and provided a quorum is present at that meeting.
 - c) All appointed members of the RLAC as identified in 3.1 above shall have voting privileges, including the Council member.
 - d) General Managers or their designate(s) shall not have voting privileges.
 - e) Recommendations must be supported by a simple majority vote. In the case of a tie vote the recommendation will be defeated.
- 5.5 Meetings
 - a) The Committee shall convene once every two months during business hours. Time of day is to be decided by the majority of Committee members. Additional meetings may be scheduled as circumstances warrant.
 - b) The Committee Secretary on request of the Chairperson or alternate may call a meeting of the Committee upon giving at least 48 hours' notice to each member.
 - c) Notice of meeting may be waived by the consent of a majority of the members of the Committee.
 - d) All meetings of the RLAC are open to Members of Council, members of other Committees of Council, the general public, and those others as invited by the Chairperson as ex-officio members. All are without voting privileges.
 - e) Periodically, or on an as need basis, the RLAC may meet with other Committees of Council to discuss topics relevant to both Committees.
 - f) Meetings shall be held in Whistler.

- 5.6 Staff reports and presentations must be requested by Committee resolution.
- 5.7 Formal minutes of the proceedings shall be prepared by the Committee Secretary and reviewed by the Chairperson, for accuracy only, prior to distribution.
- 5.8 Upon review by the Chairperson and once ratified by the Committee, the minutes shall be placed on a Council agenda for receipt by Council, circulated to relevant staff, and made available to the interested parties and the general public on request.
- 5.9 The Committee Secretary shall
- a) Be the General Manager of Resort Experience or the General Manager of Corporate and Community Services or his/her designate(s).
 - b) Attend all Committee meetings;
 - c) Oversee all Committee procedures;
 - d) Prepare and forward to Council an administrative report regarding committee nominations.
 - e) Inform new members of their appointment and forward orientation packages to them;
 - f) Schedule regular Committee meetings throughout the year;
 - g) Prepare and forward the agenda and accompanying information for each meeting;
 - h) Schedule additional meetings and site visits as required;
 - i) Prepare and distribute the minutes of all Committee meetings.
- 5.10 Conflict of Interest
- a) A Committee member who is involved in a topic under review by the Committee must declare his/her conflict and not take part in the discussion of the topic or vote on any question in respect of the topic;
 - b) Must leave the meeting for the period of time during which the topic is under consideration; and
 - c) Must not attempt in any way, whether before, during or after the meeting to influence the voting on any question in relation to the topic.

6. COMMITTEE REIMBURSEMENTS

- 6.1 All members of the Recreation and Leisure Advisory Committee shall serve without financial remuneration.
- 6.2 Members' expenses will not be reimbursed unless pre-approved by the Committee.

Appendix D

Recreation and Leisure Advisory Committee Vision and Goals

Vision from RLMP

Recognizing our mountain landscape and natural beauty, Whistler is a leader in offering high quality innovative recreation, leisure and sport activities that reflect the values of the resort community, achieve a balance between infrastructure and the natural environment, and provide opportunities for tourism-based economic growth.

Proposed vision statement for RLAC:

Whistler is a leader in offering high quality innovative recreation, leisure and sport activities that achieve a balance between infrastructure and the natural environment.

Goals:

- a) Residents and visitors of all ages and abilities are able to enjoy activities year-round that encourage healthy living, learning and a sense of community;
- b) The Whistler lifestyle includes recreation and leisure, and all community members are able and encouraged to participate;
- c) Visitors are aware of and have access to a variety of recreation and leisure offerings at a range of price points;
- d) The resort community is globally recognized as a leader in innovative recreation products and services;
- e) Recreational experiences reflect an appropriate balance between adventure, challenge and safety, and exist within the comfortable carrying capacity of the amenity;
- f) Quality recreation and leisure activities are delivered with exceptional service;
- g) A collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts is used by local and regional stakeholders;
- h) Recreation and leisure infrastructure and practices minimize the degradation of natural areas and are transitioning toward sustainable use of energy and materials; and
- i) Recreation and leisure is a core contributor to the Whistler economy.

RLAC 2018 Priorities Framework

This framework is organized into Whistler’s five main recreation and leisure focus areas around which recommendations and actions were developed for the Recreation and Leisure Master Plan. These five focus areas, and the categories within each, form the framework by which RLAC priorities can be identified and organized.

Focus Area	Whistler Parks	Whistler Trails	Whistler Lakes and Rivers	Whistler Recreation Facilities and Programs	Other Recreation and Leisure Considerations
Category	<ul style="list-style-type: none"> • Parks – general • Sport fields • Dogs in parks • Skateboard parks • Tennis courts and facilities • Disc golf • Commercial services 	<ul style="list-style-type: none"> • Valley Trail • Off-road recreational trails • Winter Nordic and snowshoe recreational trails 	<ul style="list-style-type: none"> • Lakes • Rivers • Fishing 	<ul style="list-style-type: none"> • Recreation facilities • Recreation programs 	<ul style="list-style-type: none"> • Road cycling • BMX • Rock climbing • Arts, culture and heritage
Q1	<ul style="list-style-type: none"> ▶ Additional swings in village parks ▶ Future of indoor tennis – early discussion; research* ▶ Refillable water stations; water installed in parks ▶ Off-leash dog area near Meadow Park/Emerald/Rainbow* ▶ Bike parking/bike valet for parks and beaches, or increased transportation ▶ Soccer field artificial turf* ▶ Turf field built* 	<ul style="list-style-type: none"> ▶ Discuss possible solutions to capacity and overcrowding in parks and on multi-use trails to reduce conflict ▶ Improve flow of bike traffic from day lots to village – reducing car/pedestrian conflict ▶ Planning for completion of linkage Valley Trail between neighbourhoods 	<ul style="list-style-type: none"> ▶ Supporting further growth of park ranger program ▶ Bylaws/enforcement for party barges ▶ Overcrowding/capacity* ▶ Capacity/increased access* 		<ul style="list-style-type: none"> ▶ Illegal camping strategies/municipal campground* ▶ Community planning/visioning in advance of Holborn, Renaissance and other regarding new applications* ▶ Review RLMP and refocus/adjust if necessary
Q2	<ul style="list-style-type: none"> ▶ Regulating organized activities and functions in parks/lakes ▶ Reserving land for future recreation ▶ Whistler Olympic Plaza playground ▶ Smoking, drinking in parks 	<ul style="list-style-type: none"> ▶ E-bikes definition and policy; research ▶ Work with BC Parks towards more trails, camping, parks ▶ Explore proactive approach to sustainable use of trails/popular destinations in and around Whistler ▶ Proactive – social media – approach to garbage responsibility 	<ul style="list-style-type: none"> ▶ Discuss addition of wharfs on/around lakes needing more public (non-commercial) access for water recreation* ▶ Expansion of docks/party docks ▶ Water features at lakes 		<ul style="list-style-type: none"> ▶ Overnight camping bylaw ▶ Quantify participation in illegal camping in Whistler area
Q3	<ul style="list-style-type: none"> ▶ Ongoing dog advocacy ▶ Explore development of Lost Lake arrival/guest experience (near Passive House) 				
Q4	<ul style="list-style-type: none"> ▶ Installing more refillable water bottle stations or more education or less use of plastic bottles 	<ul style="list-style-type: none"> ▶ Discuss and find solution for access to Emerald trails 	<ul style="list-style-type: none"> ▶ Encourage Council to seek federal assistance with regulation of water use 		<ul style="list-style-type: none"> ▶ Camping – joint subcommittee (FWAC, TWG, BC Parks) ▶ Engagement with S2S communities on their recreation and development plans

**RESORT MUNICIPALITY OF WHISTLER
BUILDING AND PLUMBING REGULATION AMENDMENT BYLAW NO. 2163, 2017**

**A BYLAW TO AMEND “BUILDING AND PLUMBING REGULATION
BYLAW NO. 1617, 2002”**

WHEREAS Sections 8(3)(l) and 53(2) of the *Community Charter* authorize the Resort Municipality of Whistler to regulate, prohibit and impose requirements in relation to buildings and other structures; and

WHEREAS the Council has enacted “Building and Plumbing Regulation Bylaw No. 1617, 2002” (the “Building Bylaw”) and wishes to amend the Building Bylaw;

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

Title

1. This Bylaw may be cited for all purposes as “Building and Plumbing Regulation Amendment Bylaw No. 2163, 2017”.

Amendments

2. Section 2.1 of the Building Bylaw is amended by substituting the following for the definition of “Building official”:

Building official means a person designated by the Resort Municipality of Whistler to administer this bylaw, who is:

- a. a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia; or
 - b. a member of the Building Officials’ Association of British Columbia and who, after February 28, 2021 or any later date specified by regulation as the effective date of Section 10 of the *Building Act*, has the qualifications described in Section 11 of the *Building Act*.
3. The Building Bylaw is further amended as follows:
 - a. in the first recital to the bylaw by replacing “694(1) of the *Local Government Act* with “8(3)(l) of the *Community Charter*” and by removing the words “for the health, safety and protection of persons and property”;
 - b. in Section 9.1.10 by replacing Schedule “A” as referred to in Section 2.6 of the Building Code with Schedule “A” as referred to in Section 2.2.7 of Division C – Part 2 of the Building Code;
 - c. in Sections 9.1.11, 10.1.12, 10.2.4 and 11.1 by replacing Schedules “B-1” and “B-2” as referred to in Section 2.6 of Part 2 of the Building Code with

- Schedules "B" and "C-A" as referred to in Section 2.2.7 of Division C – Part 2 of the Building Code; and
- d. in Section 15.1 by replacing Schedules "B-1", "B-2", "C-A" (where applicable) and "C-B" referred to in Section 2.6 of Part 2 of the Building Code with Schedules "B", "C-A" (where applicable) and "C-B" referred to in Section 2.2.7 of Division C – Part 2 of the Building Code; and
 - e. in Section 15.2 by replacing Schedules "C-A" or "C-B", as appropriate, referred to in Section 2.6 of Part 2 of the Building Code with Schedules "C-A" or "C-B", as appropriate, referred to in Section 2.2.7 of Division C – Part 2 of the Building Code.

4. Section 5.3 of the Building Bylaw is deleted.

GIVEN FIRST, SECOND AND THIRD READINGS this ____ day of _____, 2017.

ADOPTED by the Council this ____ day of _____, 2017.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a
true copy of "Building and Plumbing
Regulation Amendment Bylaw
No. 2163, 2017."

Brooke Browning,
Municipal Clerk

RESORT MUNICIPALITY OF WHISTLER

FIVE-YEAR FINANCIAL PLAN 2017 – 2021 AMENDMENT BYLAW NO. 2167, 2017

A BYLAW TO AMEND “FIVE-YEAR FINANCIAL PLAN 2017 – 2021 BYLAW NO. 2141, 2017”

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

AND WHEREAS the Council deems it necessary and appropriate to amend the five-year financial plan for the years 2017 to 2021;

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

1. This Bylaw may be cited for all purposes as the “Five-Year Financial Plan 2017 – 2021 Amendment Bylaw No. 2167, 2017”.
2. Schedules “A” and “B” of the
3. “Five-Year Financial Plan 2017 – 2021 Bylaw No. 2141, 2017” are replaced by Schedules “A” and “B” attached to and forming part of this Bylaw.

GIVEN FIRST, SECOND, and THIRD READINGS this _____ day of _____, 2017.

ADOPTED by Council this ____ day of _____, 2017.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy
of “Five-Year Financial Plan 2017 – 2021
Amendment Bylaw No. 2167, 2017”.

Brooke Browning,
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2017 - 2021
CONSOLIDATED PROJECT SUMMARY**

**AMENDMENT BYLAW 2167, 2017
SCHEDULE A**

	2017	2018	2019	2020	2021
REVENUE					
General Fund					
Property Taxes	37,153,782	37,989,742	38,464,614	39,137,745	39,861,793
Other Property Tax	1,007,422	1,010,588	1,013,193	1,016,727	1,020,297
Government Grants	712,000	712,000	712,000	712,000	712,000
Fees and Charges	11,057,215	11,435,822	11,631,147	11,841,636	12,066,156
Investment Income	1,583,799	1,397,051	1,448,511	1,582,916	1,757,820
RMI Grant	5,014,416	6,500,000	6,500,000	6,500,000	6,500,000
2% MRDT	6,080,619	6,141,425	6,202,839	6,264,868	6,327,517
Works and Service Charges	695,144	695,144	695,144	695,144	695,144
Water Fund					
Parcel Taxes	3,879,168	3,959,573	4,021,830	4,044,817	4,067,933
Fees and Charges	2,859,573	2,917,650	2,962,393	2,978,339	2,994,370
Works and Service Charges	56,037	56,037	56,037	56,037	56,037
Sewer Fund					
Parcel Taxes	4,036,571	4,096,855	4,138,585	4,180,761	4,223,386
Fees and Charges	3,624,324	3,679,881	3,718,071	3,756,661	3,795,655
Works and Service Charges	248,642	248,642	248,642	248,642	248,642
Solid Waste Fund					
Parcel Taxes	-	-	-	-	-
Fees and Charges	5,258,439	5,282,574	5,292,340	5,316,864	5,341,665
Government Grants	470,000	470,000	470,000	470,000	470,000
	83,737,151	86,592,983	87,575,346	88,803,156	90,138,415
EXPENDITURE					
General Fund					
Payroll and Goods & Services	49,544,809	50,034,106	50,980,230	51,940,763	52,915,923
Debt Interest & Principal	683,768	680,569	239,299	239,301	239,301
Residents & Partners	4,461,916	4,498,986	4,536,427	4,574,242	4,581,111
Contingency	601,771	607,563	618,290	628,860	639,590
Water Fund					
Payroll and Goods & Services	2,143,130	2,177,531	2,228,789	2,267,818	2,307,442
Debt Interest & Principal	-	-	-	-	-
Sewer Fund					
Payroll and Goods & Services	3,485,867	3,542,510	3,617,863	3,675,239	3,733,488
Debt Interest & Principal	1,403,786	1,403,786	1,403,786	1,403,786	1,403,786
Solid Waste Fund					
Payroll and Goods & Services	5,003,324	5,002,153	5,002,153	5,002,153	5,002,153
Debt Interest & Principal	647,311	510,490	510,490	510,490	510,490
	67,975,682	68,457,693	69,137,327	70,242,652	71,333,283

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2017 - 2021
CONSOLIDATED OPERATING SUMMARY**

**AMENDMENT BYLAW 2167, 2017
SCHEDULE A Cont'd**

	2017	2018	2019	2020	2021
TRANSFERS TO (FROM)					
OTHER FUNDS / RESERVES					
Interest Paid to Reserves	1,413,901	1,106,045	1,039,441	1,074,660	1,203,835
Recreation Works Charges Reser	360,147	360,147	360,147	360,147	360,147
Transportation Works Charges R	278,037	278,037	278,037	278,037	278,037
Employee Housing Charges Rese	56,960	56,960	56,960	56,960	56,960
RMI Reserve	200,516	1,686,100	1,686,100	1,686,100	1,686,100
2% MRDT Reserve	576,127	599,863	623,837	648,050	703,829
General Capital Reserve	5,187,949	5,193,474	5,464,138	5,334,478	5,334,443
Vehicle Replacement Reserve	1,079,722	1,079,722	1,079,722	1,079,722	1,079,722
General Operating Surplus (Defic	(299,636)	(0)	0	(0)	0
General Operating Reserve	404,721	966,926	984,157	1,147,205	1,178,806
Water Works Charges Reserve	56,037	56,037	56,037	56,037	56,037
Water Capital Reserve	3,028,371	3,100,000	3,100,000	3,100,000	3,100,000
Water Operating Reserve	446,968	449,583	496,870	484,351	470,453
Water Operating Surplus (Deficit	(15,832)	0	(0)	0	(0)
Sewer Works Charges Reserve	248,642	248,642	248,642	248,642	248,642
Sewer Capital Reserve	1,925,467	1,965,146	1,965,146	1,965,146	1,965,146
Sewer Operating Reserve	356,304	352,199	352,609	370,270	387,474
Sewer Operating Surplus (Deficit	(17,203)	(0)	0	(0)	(0)
Solid Waste Capital Reserve	525,475	625,475	625,475	625,475	625,475
Solid Waste Operating Reserve	(50,033)	10,934	20,700	45,224	70,025
Solid Waste Surplus (Deficit)	(1,171)	(0)	(0)	0	(0)
	15,761,469	18,135,289	18,438,019	18,560,504	18,805,131
REVENUE LESS EXPENDITURE AND TRANSFERS	0	0	0	0	0

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2017 - 2021
CONSOLIDATED PROJECT SUMMARY**

**AMENDMENT BYLAW 2167, 2017
SCHEDULE B**

	2017	2018	2019	2020	2021
REVENUE AND OTHER SOURCES OF FUNDING					
General Fund					
Government Grants	853,078	620,757	733,922	733,922	733,922
Contribution from Developers	-	-	-	-	-
Equipment disposal proceeds	80,500	80,500	80,500	80,500	80,500
Debt Proceeds	5,000,000	-	-	-	-
Other Contributions	64,224	161,986	2,777	2,160	3,702
Water Fund					
Government Grants	1,528,165	574,122	17,034	8,391	11,098
Sewer Fund					
Government Grants	-	-	-	-	-
Solid Waste Fund					
Government Grants	-	-	-	-	-
	7,525,967	1,437,365	834,233	824,973	829,223
EXPENDITURE					
General Fund					
Non-capital Expenditure	8,275,471	6,427,830	2,621,560	1,014,000	2,257,000
Infrastructure Maintenance	10,080,517	6,730,524	3,673,653	5,744,500	2,946,000
Capital Expenditure	22,538,937	6,113,487	2,974,341	2,501,813	1,801,975
WCSS loan/payments	1,000,000	(50,000)	(50,000)	(50,000)	(50,000)
Water Fund					
Non-capital Expenditure	294,583	433,000	414,000	394,000	94,000
Infrastructure Maintenance	2,816,187	1,607,400	1,600,000	920,000	980,000
Capital Expenditure	2,087,000	2,863,000	783,000	100,000	50,000
Sewer Fund					
Non-capital Expenditure	5,000	40,000	40,000	50,000	50,000
Infrastructure Maintenance	854,823	2,590,000	2,360,000	2,360,000	2,540,000
Capital Expenditure	687,000	801,000	1,992,000	297,500	270,000
Solid Waste Fund					
Non-capital Expenditure	60,000	40,000	30,000	30,000	30,000
Infrastructure Maintenance	385,000	150,000	150,000	150,000	150,000
Capital Expenditure	1,645,000	-	700,000	-	700,000
All Funds					
Depreciation	11,449,210	11,644,760	11,773,746	11,831,733	11,888,172
	62,178,728	39,391,001	29,062,300	25,343,546	23,707,147

**RESORT MUNICIPALITY OF WHISTLER
FIVE-YEAR FINANCIAL PLAN 2017 - 2021
CONSOLIDATED PROJECT SUMMARY**

**AMENDMENT BYLAW 2167, 2017
SCHEDULE B Cont'd**

	2017	2018	2019	2020	2020
TRANSFERS (TO) FROM OTHER FUNDS (RESERVES)					
RMI Reserve	3,611,609	1,180,000	670,000	170,000	150,000
2% MRDT Reserve	1,004,830	758,270	490,000	490,000	490,000
General Capital Reserve	21,180,622	9,221,223	4,631,234	3,023,313	3,372,975
Recreation Works Charges	439,286	-	-	-	-
Parking Reserve	-	-	-	-	-
Parkland Reserve	6,574	-	-	-	-
Vehicle Replacement Reserve	2,449,500	3,149,500	1,849,500	1,499,500	1,249,500
Library Reserve	75,841	56,298	42,223	32,840	56,298
General Operating Reserve	3,821,319	2,801,757	2,215,638	1,778,078	1,568,078
Housing Works Charges	349,651	-	-	-	-
WVLC Surplus	-	-	-	-	-
Transportation Works Charges	3,842,890	1,214,550	239,760	1,600,000	150,000
Water Capital Reserve	2,984,784	1,525,867	2,440,736	735,418	792,711
Water Operating Reserve	515,321	2,690,690	433,690	463,690	263,690
Water Works and Service Charges	-	-	-	-	-
Sewer Capital Reserve	1,716,823	3,499,720	3,415,040	2,907,500	2,910,000
Sewer Operating Reserve	9,500	133,500	46,500	6,500	6,500
Sewer Works and Service Charges	-	-	-	-	-
Solid Waste Capital Reserve	135,000	10,000	-	-	-
Solid Waste Operating Reserve	60,000	117,500	30,000	30,000	30,000
	42,203,551	26,358,876	16,504,321	12,736,840	11,039,752
ADJUSTMENTS FOR NON CASH ITEMS AND CHANGES TO NET FINANCIAL ASSETS					
Depreciation	11,449,210	11,644,760	11,773,746	11,831,733	11,888,172
WCSS loan	1,000,000	(50,000)	(50,000)	(50,000)	(50,000)
	12,449,210	11,594,760	11,723,746	11,781,733	11,838,172
REVENUE AND TRANSFERS LESS EXPENDITURE	-	-	-	-	-

HEART AND STROKE FOUNDATION

November 2, 2017

Nancy Wilhelm-Morden
4325 Blackcomb Way
Whistler
V0N 1B4

Dear Mayor Wilhelm-Morden,

Every February Heart & Stroke celebrates Heart Month by holding its Canvassing Campaign. During this month, we rely on more than 90,000 passionate Canadians to selflessly brave the cold and give their time by canvassing local neighbourhoods to collect donations to help us further our mission - prevent disease, save lives and promote recovery.

Since our founding in 1952, Heart & Stroke funded research has been the engine driving relentless progress in heart disease and stroke prevention and care across Canada. Over the past six decades, the generosity of our donors has enabled us to invest almost \$1.4 billion into life-saving research – research that has revolutionized the prevention and treatment of heart disease and stroke. The impact of these advances has been extraordinary and largely led to a 75 per cent reduction in the rate of death from heart disease and stroke. Despite that remarkable progress, the Foundation's work is more urgent than ever, because heart disease and stroke still takes one life every seven minutes in Canada.

As a volunteer-based health charity, we strive to tangibly improve the health of every Canadian family, every day.

February is recognized as Heart Month in Canada and the Heart & Stroke Coastal Vancouver office respectfully requests your proclamation of February 2018 as Heart Month in the Resort Municipality of Whistler. I would be grateful to receive notification of approval of this proclamation. To this end, I have enclosed a draft 'Proclamation' for your reference.

If I may provide any additional information, please contact me at your convenience. I can be reached at 778-372-8054 or by email at jacquelyn.kassa@heartandstroke.ca

Sincerely,



Jacquelyn Kassa
Area Manager
Heart Month Canvassing Campaign

1216 W Broadway
Vancouver, BC V6H 1G6
778-372-8054
jacquelyn.kassa@heartandstroke.ca



Dear Mayor Wilhelm-Morden, Councillors Crompton, Ford, Grills, Maxwell, Janyk, Anderson,
Thank you for allowing me the opportunity to present to your City Council on October 17.

I request a follow up to my 3 ASKS, please:

1. Could you come up with a Resolution/Protocols/Directive in place at the municipal level (to present to UBCM, FCM and then Federal Public Safety and Health Ministries) regarding goals to End Exploitation of women, children and the vulnerable in BC and locally? (Please refer to the Federal Law: "The Protection of Communities and Exploited Persons Act" - see below links). I suggest the 2 E's be referred to : Enforcement of the Law and Education of every segment of society.
2. Would you write a letter of support for me to present at LMLGA, and at the UBCM that will be presented at Whistler next year? (I would speak to the issue of "Human Trafficking, Sexual Exploitation, Youth and Child Exploitation in BC and locally" - what it is and how to stop it).
3. Could I present to your police department team, ER doctors, health teams, educators and any other stakeholders? I need at least one-2 hours to do a thorough presentation to the problem and issue with resources/tools/strategies/best practices.

I look forward to hearing from your City Council as soon as possible.

Thank you, Most Sincerely, Mrs. Cathy Peters BC's anti-human trafficking educator, speaker, advocate

<http://www.justice.gc.ca/eng/rp-pr/other-autre/c36faq/>

http://www.justice.gc.ca/eng/rp-pr/other-autre/c36fs_fi/

<http://www.justice.gc.ca/eng/rp-pr/other-autre/protect/p1.html>

The first is a frequently asked questions document, the second a fact sheet and the third Justice's Technical Paper that explains the objectives of the Bill and the scope of its offences.

Dear Mayor and Council:

I am pleased to invite you and your community to enter a nomination for the 2018 Open for Business Awards (OFB).

The OFB is an annual event hosted by the Roundtable. These awards recognize communities that are undertaking initiatives and partnerships to create a “business friendly” environment.

This year, the Roundtable is collaborating with Small Business BC to create a fresh approach to generate renewed excitement and increased participation. The Roundtable has therefore introduced the new OFB categories:

- *Small Community*: a community of fewer than 5,000 residents
- *Medium Community*: a community of 5,000 to 25,000 residents
- *Large Community*: a community of more than 25,000 residents
- *First Nations Community*: a First Nations community supporting small business

The deadline for nominations is November 30, 2017.

I encourage your staff and government officials to collaborate with your local business improvement association, chamber of commerce, economic development officers and business community to seek their nomination. To initiate a nomination please visit: www.sbbcawards.ca/open-for-business.

The winners will be announced February 23, 2018, at a Gala event at the Vancouver Convention Centre. A professionally produced video will be created to showcase all winners, and will be played at the Awards Gala. Award winners will be eligible to use the OFB logo in communications to help attract new business and investment in their community.

Further information about the Roundtable and the OFB is included in the package and is available online at: www.smallbusinessroundtable.com. For questions or support with preparing an application, please contact the Roundtable Secretariat by telephone at 250 387-9083, or by email to roundtablesecretariat@gov.bc.ca.

We look forward to receiving your submission.

Sincerely,

Bruce Ralston
Minister of Jobs, Trade and Technology



2018 Open for Business Awards Nomination Process

The *Open for Business Awards* recognize and celebrate communities that best demonstrate they are promoting and adopting business friendly initiatives within their region. The Awards provide an important platform for local government to learn and share Best Practices, and showcase winning initiatives that have contributed to the success of local businesses.

For the 2018 *Open for Business Awards*, we invite and encourage communities of all sizes to tell your story, about how you are creating a Business Friendly environment within your community.

Nominations open from October 1 to November 30

This year for the first time, we are opening nominations to both the public and the community, and asking simply, why should your community win this award.

EXTENDED APPLICATIONS – DECEMBER 8 TO JANUARY 5

The next stage is to let our judges know what makes your community the best. Select **one initiative** that has been implemented in your community within the **last three years** that has had a meaningful impact on attracting, retaining and helping local businesses to succeed in your community.

Prepare a case study to tell a story about your initiative to the Roundtable and your peers.

Here is a guideline of what to include in your Case Study:

- *Background – what lead up to the initiative, why was it needed?*
- *Who does it target?*
- *What are the objectives, goals and targets?*
- *How was it developed and implemented?*
- *Who was involved?*
- *What are the outcomes?*
- *What did it cost?*
- *What is the feedback from your community?*
- *What lessons were learned?*
- *Pictures to demonstrate your story.*

For 2018, four new award categories have been created so that communities are competing with others of similar size.



Small Community:

less than 5,000 residents



Medium Community:

5,000 to 25,000 residents



Large Community:

over 25,000 residents



First Nations Community:

all First Nations Communities*

* First Nations Communities may elect to compete in the First Nations Community Category, or the Small, Medium, Large Community Category according to their size.

Nominate today: www.sbbcawards.ca/open-for-business



November 7, 2017

Mayor's Office
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC, V0N 1B4

RE: Request for Proclamation Week: Jan. 21-28, 2018 Pride Week

Dear Mayor and Whistler Council:

2018 is the 26th annual Whistler Pride and Ski Festival. Over these past few years we have seen significant changes in the attitudes and protections for the LGBTQ community. This past summer we were proud to unveil, in partnership, with the Resort Municipality of Whistler two new Rainbow Crosswalks on Main Street. This simple act helps to enshrine the year-round visibility of gender and sexual diversity within our community and to the resort's tourists. They are a beacon in building a safe and inclusive environment for our residents and visitors alike.

On behalf of Alpenglow Productions, the producers of the annual Whistler Pride and Ski Festival, we would like to formally request from the Resort Municipality of Whistler Council to consider granting the week of January 21-28, 2018 "Pride Week" and help us celebrate our 26 year of Pride in Whistler.

Thank you for your time and consideration. If you require any additional information please feel free to call on me at 1.604.288.7218 or via email at dean@gaywhistler.com.

Warm regards,

Dean Nelson | Executive Producer

/encl. 2018 Pride Week Proclamation

Alpenglow Productions Corp. dba Whistler Pride and Ski Festival
4005 Whistler Way, Whistler, BC, V0N 1B4

“PRIDE WEEK”

- WHEREAS** *All individuals seek recognition and respect of their human and civil rights which are accorded to citizens in a free and democratic society, regardless of race, culture, creed, gender identity, gender expression, or sexual orientation;*
- AND WHEREAS** *The Resort Municipality of Whistler has been a pioneer in celebrating Pride publicly for the past twenty six years and has benefited socially, economically and culturally from the Lesbian, Gay, Bisexual, Transgendered, Two-Spirited, Queer (LGBTTQ) community;*
- AND WHEREAS** *LGBTTQ people, residents and visitors alike come together each year during GayWhistler’s Whistler PRIDE and Ski festival to celebrate their uniqueness as individuals, as well as their shared goals and achievements;*
- AND WHEREAS** *This year marks the 26th annual celebration of the Whistler Pride and Ski Festival Week;*
- NOW, THEREFORE, I, Nancy Wilhelm-Morden, Mayor of the Resort Municipality of Whistler, DO HEREBY PROCLAIM** *the period from January 21 to 28, 2018, as*

“PRIDE WEEK”

In the Resort Municipality of Whistler.

Together saving more lives

November 8, 2017

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

/// Subject: Lighting of landmarks

Dear Mayor and Council,

As you may know, there is a terrible humanitarian crisis affecting the Rohingya people. More than 800,000 have fled Myanmar to Bangladesh to escape violence and are living in terrible conditions. People are in desperate need of shelter, food, health services, clean water and sanitation services. The Humanitarian Coalition has launched the "Rohingya Crisis" Campaign and we would like to invite you to join us in raising awareness of this crisis.

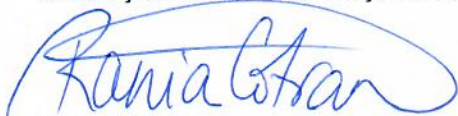
The Humanitarian Coalition would like to coordinate the lighting up of nationally important buildings in red across the country on November 27th, 2017. Please find attached the Landmark Lighting Request Form to light up Fitzsimmons Covered Bridge.

Last week, the Government of Canada announced that for every eligible donation made by individual Canadians to registered charities during the period October 31st – November 28th, 2017 it will contribute an equivalent amount to the Myanmar Crisis Relief Fund.

The Humanitarian Coalition is a network of Canadian NGOs determined to unite in cases of humanitarian crises. The Coalition is comprised of seven of Canada's leading aid organizations: Canadian Lutheran World Relief, CARE Canada, Islamic Relief Canada, Oxfam Canada, Oxfam-Québec, Plan International Canada and Save the Children Canada. Our charitable registration number is : 83159 0666 RR0001. We do not require a formal proclamation document.

We hope that you will look upon our request favourably. For more information or to confirm your participation, please contact me, either by email: info@humanitariancoalition.ca or by telephone at 613-239-2154 extension 101.

Thank you in advance for your consideration.



Rania Cotran
Appeals and Fundraising Manager



Landmark Lighting Request Form

Please complete the form and scan/email to corporate@whistler.ca.

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

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

Contact Name	Rania Cotran
Organization	Humanitarian Coalition
Business Address	39 McArthur Avenue
City/Province/Postal Code	Ottawa, Ontario K1L 8L7
Business Phone Number	613-239-2154
Business Email	info@humanitariancoalition.ca
Website Address	www.humanitariancoalition.ca
Brief description of the event associated with your request <i>(Information here will be used for communications and the sign on the bridge. Max 75 words. RMOW will edit copy if necessary.)</i>	To raise awareness of the humanitarian crisis affecting the Rohingya people and to highlight the Government of Canada's matching of donations.
Optional: Social Media Campaign Title <i>(include hashtags)</i>	#ActionRohingya
Landmark Choice	<input checked="" type="checkbox"/> Fitzsimmons Covered Bridge
Date of Event	Monday November 27, 2017
Colour Request	Red

Signature: Rania

Date: 9/11/2017

Dear Mayor and Council:

I'd first like to commend the Mayor's Task Force on Resident Housing for the job they've done outlining the challenges Whistler faces in continuing to meet our target of housing 75% of our workforce in town.

Having said that, I'd like to raise some issues that concern me, particularly as they relate to the recommendations regarding infill housing. For the sake of outlining these concerns I will assume there will be uptake on this strategy *and* the political fallout we've seen in the past from neighbours objecting to such projects can be overcome, neither of which is a given.

I had the privilege of sitting at the table facilitated by Toni Metcalf, Whistler's economic development officer, who presented the Task Force's report at the Community Forum last week. When we began to talk about infill projects I raised the issue of affordability and became concerned affordability of any infill project had not been a primary consideration of the task force.

There have always been two overriding principles informing WHA's strategy: Providing resident-restricted housing *and* providing affordable housing. Affordable housing has always meant it was affordable to the first buyer and, because of both initial price and limited appreciation, it was affordable to subsequent buyers. Without both conditions being met, we wind up with what we have at Whistler Cay and Tapley's Farm — unaffordable housing that provided a windfall to the initial purchasers.

While the infill strategy includes a proposal to, "Review existing restrictions and incentives to ensure (infill is) viable for both existing owners and *future* buyers," probing the thoughts behind the recommendation revealed no appreciation of the need to ensure affordability for future buyers.

The expected outcomes of the infill strategy include:

- Creating 50 new employee homes
- Addressing loss of market homes, and
- Allowing existing owners "stay-in" options to help manage rising costs of ownership

Infill embraces the creation of suites, duplexing a single-family lot and/or splitting a lot of sufficient size and building another home. It envisions any and/or all of these options to be stratified and sold off, although, presumably, they could also be rented, thus providing income to existing property owners to facilitate the stay-in option.

Any of these strategies is going to create new, resident-restricted housing. All of them are going to require bed units. When council was debating the merits of the rezoning proposal linked to the creation of what was generally known as Whistler University, there was discussion pegging the value of bed units at approximately \$90,000. It's likely safe to assume that value has risen in the years since.

Regardless of the exact value, it is clear even the smallest infill suite would contain two bed units. A duplex or second house would contain significantly more.

These bed units represent a new, and unprecedented municipal subsidy to the homeowners building infill housing. I have no issue with that because new, resident-restricted housing would be created. But I have a huge issue with that if that new housing is not built per affordability guidelines WHA operates under.

Several years ago, a resident-restricted, senior housing project was floated in Rainbow, a collaboration between the developer and members of the Mature Action Committee. Costs were projected to be in excess of \$450/square foot. Rightly, council declined to approve that development, saying it was clearly unaffordable to future purchasers notwithstanding the proponents — most of whom would be coming out of market housing — could easily afford it. It was the right decision for the right reason.

So what has changed if we are now going to consider new, infill construction that fails to meet affordability guidelines and is thus not affordable to future buyers? Why would the municipality consider gifting homeowners who want to build infill housing with hundreds of thousands of dollars worth of bed units unless they also undertake to build that housing at an affordable price?

With the legacy lands at Cheakamus and the track record of WHA, Whistler is well positioned to easily build the 50 new employee homes the infill program envisions. Without affordability guidelines in place for infill housing, the strategy is not going to "address the loss of market homes."

That leaves the outcome of allowing existing owners to stay in place. I'd like to point out there are already a number of remedies owners of market homes have to help them stay. Assuming market homeowners having difficulty staying in place fall into the category of house-rich/cash-poor, those options include:

- Deferring property taxes. This is available to homeowners over the age of 55, a surviving spouse of any age, a person with disabilities, or families with children.
- Taking out a reverse mortgage, thus creating cashflow from the equity in their home.
- Renting a bedroom or two to employees directly or to employers.
- Downsizing — sell the market home, purchase a market townhome or condo. While this doesn't meet the stay in place goal, it does allow homeowners to stay in Whistler.

Conversely, if the municipality allows homeowners to pursue one of the infill options and create new resident-restricted housing *they* can afford — because they're selling off some quantum of their property at market or near-market price — but is unaffordable under the guidelines WHA operates under, this strategy simply amounts to a municipally-subsidized retirement plan for Whistler homeowners! This is not a direction we should

follow and I seriously doubt it will find much favour among those living here who will *never* be able to afford market housing.

Whether resident-restricted housing is developed by WHA, WDC, homeowners pursuing this infill initiative or owners of private lands that may be currently under-developed, ALL resident-restricted housing needs to be affordable to the first owner and subsequent owners. This has been an award-winning strategy since the inception of WHA and hews to what has often been thought of as WHA's motto: A nest... not a nest egg.

I urge you to consider affordability, in the most expansive meaning of the word, a crucial factor in the development of any resident-restricted housing.

Sincerely,
G.D. Maxwell
8344 Ski Jump Rise
Whistler
WHA Homeowner