

WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, AUGUST 15, 2017, STARTING AT 5:30 P.M.**

**In the Franz Wilhelmsen Theatre at Maury Young Arts Centre – Formerly
Millennium Place
4335 Blackcomb Way, Whistler, BC V0N 1B4**

ADOPTION OF AGENDA

Adoption of the Regular Council agenda of August 15, 2017.

ADOPTION OF MINUTES

Adoption of the following minutes:

- Regular Council of July 18, 2017
- Public Hearing for Zoning Amendment Bylaw (Whistler Golf Course)
No. 2157, 2017 of July 18, 2017
- Special Council of July 27, 2017

PUBLIC QUESTION AND ANSWER PERIOD

MAYOR'S REPORT

INFORMATION REPORTS

Planning And Building
Departments Application
Activity Report – 2017
2nd Quarter
Report No. 17-089
File No. 7076.01

A presentation by municipal staff.

That Council receive Information Report to Council No.17-089 summarizing the Planning Department and Building Department application activity for the second quarter of 2017.

ADMINISTRATIVE REPORTS

LLR1287 – Coast
Mountain Brewing –
Brewery Lounge Patio
Report No. 17-096
File No. LLR1287

A presentation by municipal staff.

That Council pass the resolution attached as Appendix “A” to Administrative Report No.17-096 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an application from Coast Mountain Brewing to add a 30 person capacity brewery lounge patio to its liquor manufacturing licence.

DP1551 - New Garage
For Unit 2-4701 Glacier
Drive
Report No. DP1551
File No. 17-090

That Council authorize development approval under the Blackcomb Land Use Contract for DP1551 to permit development of a new free standing garage for Unit 2 in the Cedar Hollow development located at 4701 Glacier Drive as shown in architectural plans 1, 2, 3 prepared by Kat Sullivan Design dated 23/12/16 and attached to Administrative Report to Council No. 17-090 as Appendix B, subject to completion of the following matters to the satisfaction of the General Manager of Resort Experience:

1. Modification of development covenant R87909 to reflect the proposed changes;
2. Receipt of a nesting bird survey from a Qualified Environmental Professional; and further,

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

DP1576 - Renovations at
25 – 4700 Glacier Drive
Report No. 17-091
File No. DP1576

That Council authorize development approval under the Blackcomb Land Use Contract for DP1576 consisting of renovations to Unit 25 in the Pinnacle Ridge development located at 4700 Glacier Drive as shown in architectural plans BP A001, BP A101a, BP A102, BP A103, BP A104, BP A105, BP A201, BP A202, BP A301, BP A302 prepared by DVAD Inc. dated 24 May, 2017, attached as Appendix B to Administrative Report to Council No. 17-091 subject to modification of development covenant R110852 to reflect the proposed changes to the satisfaction of the General Manager of Resort Experience; and further,

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

DP1577 - 4420 Sundial
Place – Powder Lodge
Exterior Renovations
Report No. 17-092
File No. DP1577

A presentation by municipal staff.

That Council approve the issuance of Development Permit DP1577 for the proposed Powder Lodge exterior renovation project at 4420 Sundial Place as illustrated on plans A3.0, A3.0e, A3.1, A3.1e, A6.0, A6.1, A6.2 dated 17-05-04 and plans A3.2, A3.2e, A6.3, A6.4 dated 17-16-11 prepared by Pure Residential Designs and attached as Appendix B to Administrative Report to Council No. 17-092, subject to the resolution of the detailed items specified in the letter attached as Appendix E to Administrative Report to Council No. 17-092 to the satisfaction of the General Manager of Resort Experience.

Solid Waste Bylaw
2139, 2017
Report No. 17-094
File No. 6700

A presentation by municipal staff.

That Council give first three readings to “Solid Waste Bylaw 2139, 2017” as described in Administrative Report to Council 17-069 with changes as described in Administrative Report to Council 17-094.

Companion Bylaw
Amendments To Support
Solid Waste Bylaw
Report No. 17-059
File No. RZ001134

A presentation by municipal staff.

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Solid Waste Facilities) No. 2154, 2017”; and

That Council consider giving first, second and third readings to “Land Use Procedures and Fees Amendment Bylaw (Solid Waste Storage and Separation Facilities) No. 2155, 2017”; and further

That Council authorize staff to schedule a public hearing regarding “Zoning Amendment Bylaw (Solid Waste Facilities) No. 2154, 2017”.

Bylaw 2161-Zoning
Amendment to Clarify
Permitted Uses in
Residential/Tourist
Accommodation (RTA)
Zones
Report No. 17-097
File No. RZ1142

A presentation by municipal staff.

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Tourist Accommodation Uses in RTA Zones), No. 2161, 2017”, and further;

That Council authorize staff to schedule a public hearing for “Zoning Amendment Bylaw (Tourist Accommodation Uses in RTA Zones) No. 2161, 2017”.

RBC Granfondo Whistler
Liquor Licence Capacity
Report No. 17-093
File No. 8216

That Council approve the Catering Licence capacity of over 500 for the RBC GranFondo Whistler to be held on Saturday, September 9, 2017, subject to Liquor Licensing and Distribution Branch (LCLB), Whistler Fire Rescue and RCMP approvals.

Whistler Village Beer
Festival Liquor Licence
Capacity
Report No. 17-095
File No. 8216.52

That Council endorse a requested capacity of over 500 people for a Special Occasion Licence (SOL), subject to Liquor Control and Licensing Branch (LCLB), Fire and RCMP approvals for the Whistler Village Beer Festival to be held in Whistler Olympic Plaza on Saturday, September 16, and Sunday, September 17, 2017.

MINUTES OF COMMITTEES AND COMMISSIONS

Liquor Licence Advisory
Committee

Minutes of the Liquor Licence Advisory Committee meetings of April 13 and May 11, 2017.

Forest and Wildland
Advisory Committee

Minutes of the Forest and Wildland Advisory Committee meetings May 10 and June 14, 2017.

Recreation and Leisure
Advisory Committee

Minutes of the Recreation and Leisure Advisory Committee meeting of March 9, 2017.

Whistler Bear Advisory
Committee

Minutes of the Whistler Bear Advisory Committee meetings of June 14 and July 12, 2017.

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment
Bylaw (Solid Waste
Facilities) No. 2154,
2017

The purpose of Zoning Amendment Bylaw (Solid Waste Facilities) No. 2154, 2017 is to make minor amendments to support solid Waste Bylaw No. 2139, 2017.

Zoning Amendment
Bylaw (Tourist
Accommodation Uses
in RTA Zones) No.
2161, 2017

The purpose of Zoning Amendment Bylaw (Tourist Accommodation Uses in RTA Zones) No. 2161, 2017 is to correct inconsistencies relating to tourist accommodation uses in the RTA2-RTA6, RTA8, RTA9 and RTA17 zones.

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Solid Waste Bylaw
2139, 2017

The purpose of "Solid Waste Bylaw 2139, 2017" is to improve and replace "Garbage Disposal and Wildlife Attractants Bylaw, No 8161, 2008" and all amending bylaws.

Land Use Procedures
and Fees Amendment
Bylaw (Solid Waste
Storage and Separation
Facilities)
No. 2155, 2017

The purpose of "Land Use Procedures and Fees Amendment Bylaw (Solid Waste Storage and Separation Facilities) No. 2155, 2017" is to make minor amendments to support the "Solid Waste Bylaw No. 2139, 2017".

BYLAWS FOR ADOPTION

Five Year Financial Plan
2017-2021 Amendment
Bylaw No. 2158, 2017

The purpose of the bylaw is to amend Five-Year Financial Plan 2017-2021 Bylaw No. 2141, 2017.

CORRESPONDENCE

Montebello (Blackcomb
Way) Bus Parking
Concerns
File No. 7406

Correspondence dated from July 13 to August 08, 2017, regarding bus parking concerns beside the Montebello community on Blackcomb Way from the following individuals:

- Miranda Foord
- Bruce and Karen Kelsch
- Celine and Gilles Bruneau
- Theo Ong
- Nigel Findlay-Shirras
- Chantel O'Neil
- Lisa Zumpano
- Tom and Lisa Cohen
- Jason and Gina Goller
- Lynn and James Hill

- Robert Cessford
- Anne Findlay-Shirras
- Nancy and Alex Christopher
- Jerome DaSilva
- Dave Bauman
- Darlene and Mark Johnson
- Mike Raddat
- Judith Cessford
- Ashley Willard

Proposed 2018 Water
Restrictions Bylaw
Feedback
File No. 220

Correspondence dated from July 19 to July 31, 2017, regarding feedback for the proposed 2018 water restrictions bylaw from the following individuals:

- G. Ross and Jean Clark
- Cynn timer Woodward
- Alan and Nancy Macey
- Keith Lambert
- Susan Smith
- Joe and Sandra Redmond

IRONMAN Canada
Notice from Village of
Pemberton
File No. 8216.49

Correspondence from Mayor of the Village of Pemberton, Mike Richman, dated July 11, 2017, providing notice to the Resort Municipality of Whistler regarding the Village of Pemberton's Special Council meeting resolution to not support the three-year renewal of IRONMAN due to overwhelming safety concerns on Pemberton Meadows Road.

Blackcomb Way and
Sundial Crescent Safety
Concerns
File No. 512.9

Correspondence from Tyler Brogan dated July 16, 2017, regarding safety and efficiency of the Blackcomb Way and Sundial Crescent intersection.

Pregnancy and Infant
Loss Awareness Day
Proclamation and
Lighting Request
File No. 3009.1

Correspondence from Mark, Robyn, Owen and Elliott Edmondson, dated July 18, 2017 requesting that Council proclaim October 15, 2017 as "Pregnancy and Infant Loss Awareness Day" and light the Fitzsimmons Bridge Blue and Pink to signify the RMOW's support and education towards the campaign.

UBCM Response to
RMOW's Submission to
the 2017 Community
Excellence Awards
File No. 2014

Correspondence from Danyta Welch, Policy and Programs Officer for the Union of British Columbia Municipalities (UBCM), dated July 10, 2017, regarding the RMOW's submission to the 2017 Community Excellence Awards for Best Practices, Excellence in Actions: Transportation Advisory Group: Free Weekend Transit Program.

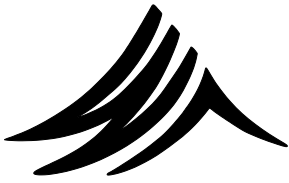
Tourist Accommodation
Regulation Bylaw No.
2142, 2017 Feedback
File No. 7651

Correspondence from Kim Stroshin, dated July 19, 2017 regarding her support for the adopted Tourist Accommodation Regulation Bylaw No. 2142, 2017.

Lots 4 & 5 Pay Parking Concerns File No. 7406	Correspondence from Kathleen and Bob Smith dated July 23, 2017, regarding their concerns with Lots 4 & 5 pay parking.
Request from the District of Squamish to Support 2017 UBCM Resolutions File No. 2014	Correspondence from the Mayor of the District of Squamish, Patricia Heintzman dated July 19, 2017, requesting Council support resolutions presented at the 2017 UBCM Convention regarding environmental assessments.
Living Conditions in Whistler File No. 3009	Correspondence from Derek Snow, dated July 27, 2017, regarding the living conditions in Whistler.
Street Naming and Artificial Turf Feedback File No. 8516 and	Correspondence from Maureen Ricki, dated July 27, 2017 and August 5, 2017, regarding feedback for Whistler street names and the proposed artificial turf field.
UBCM Convention Bid for 2020-2026 Response File No. 2014.34	Correspondence from UBCM President, Marry Krause, dated July 10, 2017, regarding the response to Whistler's UBCM Convention bids, awarding the 2022 Convention to Whistler.
Request from Metro Vancouver to Support 2017 UBCM Resolutions File No. 2014	Correspondence from Corporate Officer of Metro Vancouver, Chris Plagnol, dated July 27, 2017, requesting that Council support resolutions presented at the 2017 UBCM Convention regarding vehicle charging stations in stratified multi-unit residential buildings.
LED Lighting Recommendation File No. 3009.1	Correspondence from Robert Dick, dated July 31, 2017, regarding LED lighting in Whistler.
Supersized Housing Buildings vs. RMOW Guiding Documents and Crane Sights in Whistler File No. 3009	Correspondence from Anne Townley, dated August 1, 2017, requesting Council to follow the RMOW guiding policy documents and not support the development of supersized houses in neighbourhoods with compact lots, as well as requesting information on what can be done about crane visibility on Whistler mountain.
River of Golden Dreams Garbage and Pollution File No. 3009	Correspondence from Brad Orgill, dated August 4, 2017, regarding garbage and pollution throughout the River of Golden Dreams.
IRONMAN Feedback and Concerns File No. 590.3	Correspondence from Alyssa Bruijns, dated August 3, 2017, providing feedback from the past three events and regarding her future opposition to the event in Whistler.
Light Up Purple for World Mental Health Day and Proclamation File No. 3009.1	Correspondence from Carol Todd, Founder of the Amanda Todd Legacy Society dated August 7, 2017 requesting that Whistler Landmarks be lit up purple in support of mental health and that it be proclaimed "World Mental Health Day" on October 10, 2017.

Function Junction Road Condition Complaint
File No. 7002.1 Correspondence from Claire Thomas, dated August 4, 2017 regarding the condition of the Function Junction roads and lack of sidewalks.

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JULY 18, 2017, STARTING AT 5:30 P.M.**

**In the Franz Wilhelmsen Theatre at Maury Young Arts Centre – Formerly
Millennium Place
4335 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Mayor: N. Wilhelm-Morden

Councillors: S. Anderson, J. Crompton, J. Ford and J. Grills

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Hallisey
Acting General Manager of Corporate and Community Services, K. Ing
General Manager of Resort Experience, J. Jansen
Director of Planning, M. Kirkegaard
Director of Finance, K. Roggeman
Director of Corporate, Economic and Environmental Services, T. Battiston
Director of Human Resources, D. Wood
Manager of Communications, M. Comeau
Municipal Clerk, B. Browning
Senior Planner, M. Laidlaw
Transportation Demand Management Coordinator, E. DalSanto
Civil Engineering Technologist, B. Lutke
Planner, F. Savage
Planner, A. Antonelli
Public Services Librarian, N. White
Festival, Events and Animation Supervisor, C. Vandenberg
Heavy Duty Technician, R. Thuma
Electrician, D. Ross
Human Resources Coordinator, L. Rickli
Planning Secretary, K. Olineck
Recording Secretary, M. Kish

ABSENT: Councillors A. Janyk and S. Maxwell

ADOPTION OF AGENDA

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

That Council adopt the Regular Council agenda of July 18, 2017 with an amendment to remove the Whistler 2020 Development Corporation Ltd. update presentation from the agenda.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of July 4, 2017 and the Committee of the Whole minutes of June 20, 2017.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

Tim Lovell - 4624 Montebello Place, Whistler

Mr. Lovell commented that the 12 hour per day commercial bus and coach parking established since July 1, 2017 and located within 40 feet of the residential neighbourhood of Montebello Phase 1 residences, has destroyed the outdoor enjoyment of their gardens and patios and raises serious problems relating to health, safety, noise, traffic and environmental issues. Mr. Lovell explained that these issues were outlined to two Council members earlier in the day. Mr. Lovell asked what prior consultation and environmental impact studies took place before making this decision and what plans will be considered to rectify the situation.

Mayor Wilhelm-Morden informed that there was extensive public consultation leading up to the implementation of the transportation resolutions on July 1, 2017. Mayor Wilhelm-Morden assured that bus parking along Blackcomb Way in front of Montebello is temporary and staff are considering alternative solutions for bus parking and that it will take place in the near future.

Beau Craig, Whistler Resort Management representing Montebello 2 Strata Corporation LMS 4119

Mr. Craig asked what consultation was done prior to this work happening relating to the parking situation in front of Montebello residences specifically with regards to safety concerns. Mr. Craig informed that the RCMP have already received resident complaints regarding safety concerns over the last couple of years with people pulling out of Montebello. Having buses parked there significantly increases the possibility for accidents occurring on Blackcomb Way. Mr. Craig informed that the environmental issues are a concern with buses being parked 12 hours a day opposite a fish and wildlife reserve. Mr. Craig asked that if it is a temporary arrangement how long will it be until the changes take place.

Mayor Wilhelm-Morden commented that she is not aware as to how long it will take only that changes will be made. Mayor Wilhelm-Morden commented that the consultation process on the environmental impact was considerable and extensive. Mayor Wilhelm-Morden informed that the situation will be considered as quickly as possible.

PRESENTATIONS/DELEGATIONS

Employee Recognition
Week Presentations

A presentation was given by Mayor Nancy Wilhelm-Morden and Chief Administrative Officer Mike Furey for Employee Recognition Week.

Dave Brownlie
Recognition

A presentation was given by Mayor Nancy Wilhelm-Morden and Chief Administrative Officer Mike Furey recognizing Dave Brownlie for his contributions to the Whistler community.

Mayor Wilhelm-Morden on behalf of the Resort Municipality of Whistler recognized Dave Brownlie for his years of service in Whistler.

Mayor Wilhelm-Morden informed that Dave began his tenure with Blackcomb Skiing Enterprises Ltd. in 1989 as the Director of Finance and most recently led Whistler Blackcomb as Chief Operating Officer as a division of Vail Resorts after his previous appointments to Chief Executive Officer of Whistler Blackcomb in 2012, President in 2007 and Senior Vice-President of Finance in 1997. Among his many notable accomplishments, Dave:

- successfully co-led the operational integration of Whistler and Blackcomb Mountains to become Whistler Blackcomb in 1997;
- played a key role in the development of the PEAK 2 PEAK Gondola;
- oversaw the successful public offering of Whistler Blackcomb Holding Inc. on the Toronto Stock Exchange in 2010; and
- launched the visionary \$345 million Whistler Blackcomb renaissance Project.

Mayor Wilhelm-Morden commented that Dave's commitment to community planning and partnership with the municipality included:

- work on the Economic Partnership Initiative committee;
- the Mayor's Task Force on Resident Housing; and
- many other ongoing initiatives that have played a critical role in many aspects of Whistler's overall success as a community.

Mayor Wilhelm-Morden mentioned that during Dave's leadership at Whistler Blackcomb, the Whistler Blackcomb Foundation has been an enormous contributor to many community organizations and projects. The Foundation has also made contributions to some recent municipal projects such as the library sundeck and the skate park rejuvenation. In addition, Dave has been an active member of Tourism Whistler's Board of Directors for 20 years.

Mayor Wilhelm-Morden commented that the Queen's Golden Jubilee Medal awarded to Dave reflects the remarkable contributions and exemplary commitment he has made to this community.

Mayor Wilhelm-Morden thanked him for his vision, commitment and outstanding contributions, commenting that he leaves a legacy of a truly great mountain resort unlike any other.

Mayor Wilhelm-Morden congratulated him on his retirement after 28 years with Whistler Blackcomb and wished him the very best in his well-deserved retirement.

Chief Administrative Officer Mike Furey commented that he has worked with Dave over the last eight years, noting that he has had a challenging role serving a board of directors and company, as well as a very attentive community that was integrated into his company.

Mike Furey commented that he always felt Dave balanced acknowledgment of his community when making decisions and plans for the Resort and noted that the RMOW took up a lot of his time having him attend meetings and having him sit on task forces and committees. Mike Furey noted that he brought great informed opinions and made decisions while always keeping the community perspective in mind when preparing future plans.

Mike Furey commented that Dave should be proud of his work with First Nations over the last seven years, which laid the ground work for building relationships with the Lil'wat and Squamish First Nations, commenting that he hoped the RMOW could carry on the legacy and acknowledging we have a lot more to do.

Mike Furey thanked and recognized Dave and his family for their commitment to the community over the years.

At 6:00 p.m. Mayor Wilhelm-Morden recessed the meeting for the Public Hearing, "Zoning Amendment Bylaw (Whistler Golf Course) No. 2157, 2017".

At 6:02 p.m. Mayor Wilhelm-Morden reconvened the meeting.

Route 1 Valley
Connector Review from
BC Transit

A presentation was given by Levi Megenbir, Senior Transit Planner, BC Transit regarding the Route 1 Valley Connector Review from BC Transit.

MAYOR'S REPORT

Mayor Wilhelm-Morden introduced and welcomed Brooke Browning as the new Municipal Clerk for the RMOW. Mayor Wilhelm-Morden informed that Ms. Browning was born and bred in Whistler and trained outside of Whistler and returned to join the RMOW.

Mayor Wilhelm-Morden informed that there was a Celebration of Life held on July 16, 2017 in loving memory of their late colleague Andrée Janyk. Over 800 of Andrée's friends and family honored her at the Fairmont Chateau Whistler on Sunday. Family members and friends remembered her through touching accounts of her life and those who attended were inspired by the many facets of her life, stories and accomplishments that were shared. It was a very moving celebration in recognition of an amazing life. Mayor Wilhelm-Morden thanked the Fairmont Whistler Hotel and General Manager Norm Mastalir for their generous hosting of the event and making this celebration memorable for all those who attended. Mayor Wilhelm-Morden informed that there will be a report later in the meeting regarding the by-election that will take place to fill the vacancy at the Council table.

Mayor Wilhelm-Morden updated that during the Closed Council meeting held earlier today, appointments were made to the Board of Variance. This board is a quasi-judicial body independent from Council that reviews appeals for minor variances to Whistler's Zoning Bylaw. The following people have been appointed to the Board of Variance:

- Jim Charters; and
- David Girard.

Mayor Wilhelm-Morden thanked all the volunteers that participate on Council committees and boards and to those who apply to fill positions.

Mayor Wilhelm-Morden reported that forest fires in other parts of B.C. have caused smoke to move into the Whistler area. The Ministry of Environment monitors Air Quality in Whistler from Meadow Park Sport Centre. Whistler's Air Quality Health Index was at 3—a low health risk— earlier today.

Mayor Wilhelm-Morden informed that wildfires are one of the greatest threats to Whistler's safety. The fire danger rating is currently Extreme, which means:

- no fires of any kind are permitted within Whistler; and
- smoking in parks or trails, fireworks and any other activity that could cause a spark is prohibited.

Whistler Fire and Rescue Service staff are patrolling key locations around the community that are known for illegal campfires. The RMOW will be contributing \$10,000 towards the Canadian Red Cross to show support for those communities experiencing these devastating fires. Mayor Wilhelm-Morden reported that five fire fighters from the Whistler Fire Rescue Service and two RCMP officers have been offered to support the interior communities' responses to the wildfires in the region. Mayor Wilhelm-Morden informed that most wildfires are caused by human carelessness and that the public's role is crucial to preventing wildfires in our community. Everyone is asked to:

- report all fires;
- follow all fire restrictions;
- ensure you have valid homeowner or tenant insurance;
- conserve water to ensure that we have an adequate supply in the event of a fire emergency; and
- prepare your own emergency kits and family emergency plans.

Mayor Wilhelm-Morden informed that more information about the RMOW's Comprehensive Emergency Management Plan and other fire-related information is available at whistler.ca/fire. Mayor Wilhelm-Morden informed that increasing fines for illegal fires is being considered and that there will be more information to come.

A citizenship ceremony will be held tomorrow, July 19, 2017 at 11:45 a.m. at Whistler Olympic Plaza. Mayor Wilhelm-Morden thanked the Ministry of Immigration, Refugees, and Citizenship Canada for selecting Whistler as a venue for this ceremony. The public is invited to the ceremony to help welcome new citizens into this incredible country and community we are so privileged to call home. Canadian dignitaries will be attending to facilitate the oath of citizenship and to present certificates.

Mayor Wilhelm-Morden informed that there has been a video streaming service in place for many years to allow the public to watch live Council meetings as well as archived Council meetings, which is an important public service. Some users have had issues with using the service. In response to the issues, RMOW's IT department has entered into an agreement with a new service provider and so far the RMOW believes the issues have been resolved and the service is running smoothly. Mayor Wilhelm-Morden encouraged everyone to use the service and asked that users let the RMOW know if they have any feedback.

Mayor Wilhelm-Morden informed that this summer sees the seventh season of "Whistler Presents" free outdoor concert series at Whistler Olympic Plaza in August and September. The series will feature an eclectic mix of genres including Alan Doyle, Charles Bradley and His Extraordinaires and Jann Arden. Free transit will be offered on weekends and holidays during the summer until September 4, 2017. The concerts build on the great "Whistler Presents" summer program to date including the Vancouver Symphony Orchestra on the Canada Day weekend and the ongoing street entertainment program. All investments to ensuring there is always something happening in Whistler in the summer. More information is available at whistler.ca/whistlerpresents.

Mayor Wilhelm-Morden reported that the RMOW introduced a bear alert feature on the municipal website. The new feature provides:

- chronological updates on bear activity;
- time-sensitive recommendations for residents and visitors to avoid human-bear conflict essential to protecting bears; and
- the response of the provincial Conservation Officer Service, RMOW and other partners.

Mayor Wilhelm-Morden reported that 50 black bears reside in Whistler and it is a shared responsibility to keep them safe. You can learn more at whistler.ca/bearalert.

Mayor Wilhelm-Morden reported that parking lot availability has improved with the new Peak-Season user-pay regulations in Day Lots 4 and 5. Resident-employee parking passes are still available from Municipal Hall for both of these lots for \$30 per month. Pay parking in the Day Lots starts at 8 a.m., but the RMOW is making a change so that parking can be purchased from the machines as early as 5 a.m. or with the Pay by Phone parking app. Oversize vehicles are allowed in Day Lot 3 East only. This area of Day Lot 3 is only for oversize vehicles. Parking is permitted for a maximum of 24 hours in all Day Lots, however sleeping or camping in vehicles is not.

Mayor Wilhelm-Morden informed that the Western Toad Migration has begun in Lost Lake Park and there has been a callout for volunteers. For more information go to whistler.ca.

ADMINISTRATIVE REPORTS

Whistler Blackcomb
Temporary Use Area
Events During
Crankworx
Report No. 17-083
File No. LLR128

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

That Council approve a Temporary Use Area (TUA) liquor licensed event for more than 500 people to be held at the Blackcomb Mountain Tube Park on Thursday, August 17, 2017; and,

That Council approve a Temporary Use Area (TUA) liquor licensed event for more than 500 people to be held at the Whistler Mountain Bike Park Boneyard on Saturday, August 19, 2017; and further,

That Council approve a Temporary Use Area (TUA) liquor licensed event for more than 500 people to be held at the Whistler Mountain Bike Park Boneyard on Sunday, August 20, 2017.

CARRIED

DVP1133 – 2765
Cheakamus Way
Setback Variance
Report No. 17-084
File No. DVP1133

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

That Council approve the issuance of Development Variance Permit DVP1133 for the existing development at 2765 Cheakamus Way to vary the front setback from 7.6 metres to 6.6 metres for four existing entry portico support posts as shown in the Survey Plan H-410 prepared by Hermon, Bunbury, and Oke dated 1995 stamped "Resort Municipality of Whistler Received Sep 25, 1995" and attached to Administrative Report 17-084 as Appendix B.

CARRIED

Whistler Transit System
Route 1 Valley
Connector Review
Report No. 17-085
File No. 534

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

That Council receive the Whistler Transit System 1-Valley Connector Review, Service Discussion Document, Final Draft July 2017 attached as Appendix A to Administrative Report No. 17-085; and,

That Council direct staff and the Transit Management Advisory Committee to implement service Option 1 as recommended by BC Transit in Whistler Transit System 1-Valley Connector Review, Service Discussion Document, Final Draft July 2017 attached as Appendix A to Administrative Report No. 17-085 for December 2017; and further,

That Council direct staff to work with the Ministry of Transportation and Infrastructure, BC Transit and the operating company (Whistler Transit Ltd.) to conduct a pilot program of the proposed Route 10 Valley Express prior to full implementation.

CARRIED

2017 By-Election
Report No. 17-086
File No. 4200-20-
2017(xLGMA)

Amended at
the Special
Meeting of
Council July
25, 2017

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

That pursuant to section 54(4) of the *Local Government Act*, Laurie-Anne Schimek be appointed Chief Election Officer, effective August 14, 2017, for conducting the 2017 By-Election in the Resort Municipality of Whistler with the power to appoint other election officials as required for the administration and conduct of the 2017 By-Election as per Section 58 of the *Local Government Act*; and,

That Brooke Browning be appointed Deputy Chief Election Officer, effective August 14, 2017, for the 2017 By-Election in the Resort Municipality of Whistler; and further,

That pursuant to section 54(4) of the *Local Government Act*, the Minister of Municipal Affairs and Housing be notified of the by-election.

CARRIED

Five-Year Financial Plan
2017-2021 Amendment
Bylaw No. 2158, 2017
Report No. 17-087
File No.4530

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

That Council consider giving first, second and third readings to the "Five-Year Financial Plan 2017-2021 Amendment Bylaw No. 2158, 2017".

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Transit Management
Advisory Committee
(TMAC) Workshop

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

That the minutes of the Transit Management Advisory Committee Workshop minutes of May 8, 2017 be received.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Five-Year Financial Plan
2017-2021 Amendment
Bylaw No. 2158, 2017

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

That Five-Year Financial Plan 2017-2021 Amendment Bylaw No. 2158, 2017 receive first, second and third readings.

CARRIED

BYLAWS FOR THIRD READING

Zoning Amendment
Bylaw (Whistler Golf
Course) No. 2157, 2017

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

That Zoning Amendment Bylaw (Whistler Golf Course) No. 2157, 2017 receive third reading.

CARRIED

BYLAWS FOR ADOPTION

Zoning Amendment
Bylaw (Hotel and Phase
2 Rental Pool
Accommodations)
No. 2140, 2017

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

That Zoning Amendment Bylaw (Hotel and Phase 2 Rental Pool
Accommodations) No. 2140, 2017 be adopted.

CARRIED

Tourist Accommodation
Regulation Bylaw No.
2142, 2017

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

That Tourist Accommodation Regulation Bylaw No. 2142, 2017 be adopted.

CARRIED

Municipal Ticket
Information System
Amendment Bylaw
No. 2152, 2017

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

That Municipal Ticket Information System Amendment Bylaw No. 2152,
2017 be adopted.

CARRIED

OTHER BUSINESS

Disposition of Lot 10

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

That Council authorize staff to proceed with the disposition of Lot 10 (8350
Bear Paw Trail) to the Whistler Housing Authority for the development of new
resident restricted housing for the community.

CARRIED

Disposition of Lot 16

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

That subject to a completed Notice of Disposition process, Council authorize
staff to initiate the disposition of Lot 16 (1020 Legacy Way) to the Whistler
Housing Authority for the development of new resident restricted housing for
the community.

CARRIED

Council Committee and
Acting Mayor
Appointments

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

That Mayor Nancy Wilhelm-Morden be appointed to the Human
Resources Standing Committee.

That members of Council be appointed to the following Select Committees of
Council:

Forest and Wildland Advisory John Grills
Committee

May Long Weekend Committee Steve Anderson

Transportation Advisory Group Jack Crompton

That members of Council be appointed to the following RMOW Boards and Partner Organizations:

Aware Jen Ford

Whistler Museum and Archives Steve Anderson
Society

That the following members of Council be appointed as Acting Mayor for the months of September 2017 and October 2017:

September: John Grills

October: Jack Crompton

CARRIED

Municipal Clerk Officer
Appointment

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

That Council appoint Brooke Browning as Municipal Clerk.

CARRIED

CORRESPONDENCE

2016 Statement for the
Environmental Legacy
Fund – Community
Foundation of Whistler
File No. 3028

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

That correspondence from Carol Coffey, Executive Director, Community Foundation of Whistler, dated June 30, 2017, regarding a statement for the 2016 Environmental Legacy Fund for the Community Foundation of Whistler be received.

CARRIED

Lakeside Parking and
Speeding Issues
File No. 8743

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

That correspondence from Sheree Forsyth, dated July 2, 2017, regarding parking issues at Lakeside Park and speeding drivers be received and referred to staff.

CARRIED

Canadian Charter of
Rights and Towing of
Vehicles
File No. 4715

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

That correspondence from Jason Mullings, dated July 3, 2017, regarding towing of vehicles from parking lots and protection of persons within Canada by the Canadian Charter of Rights be received.

CARRIED

Smoking Signs in the
Parks
File No. 8056

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

That correspondence from Helen Campbell, dated July 4, 2017, regarding the lack of signage regarding the “No Smoking Policy” in the parks be received and referred to staff.

CARRIED

Parking Regulations
and Homelessness
Issues
File No. 7406

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

That correspondence from Javier Perez Montava, dated July 5, 2017, regarding his concerns with the new parking regulations in Lots 4 and 5 and for people living in their vehicles be received.

CARRIED

Cerebral Palsy
Awareness Light Up
Landmark Request
File No. 3009.1

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

That correspondence from Dan Chalcraft, dated July 7, 2017, requesting that the Gazebo be lit green in support of Cerebral Palsy Awareness on October 6, 2017 be received and referred to staff.

CARRIED

Concern with New
Parking Regulations
File No. 7406

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

That correspondence from Bob Cessford, dated July 4, 2017, regarding his concerns with the new parking regulations along Blackcomb Way be received and referred to staff.

That correspondence from Eric Thomas Snyder, dated July 7, 2017, regarding the change in bus parking on Blackcomb Way in front of the Montebello residential townhomes be received and referred to staff.

That correspondence from Jeffrey Shier, dated July 7, 2017, regarding the change in bus parking on Blackcomb Way in front of the Montebello residential townhomes be received and referred to staff.

That correspondence from Tim Lovell, dated July 8, 2017, regarding the change in bus parking on Blackcomb Way in front of the Montebello residential townhomes be received and referred to staff.

That correspondence from Geoffrey Glotman, dated July 10, 2017, regarding the change in bus parking on Blackcomb Way in front of the Montebello residential townhomes be received and referred to staff.

CARRIED

Car Break-Ins at
Recreation Trial
Parking Lots
File No. 3009

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

That correspondence from James Nosella, dated July 10, 2017, regarding his concerns with car break-ins at recreation area and trailhead parking lots be received and referred to staff.

CARRIED

Speed Concerns and
Signage on
Fitzsimmons Drive
File No. 4745

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

That correspondence from Meredith Schutter, dated July 11, 2017, regarding her concerns with the speed of drivers on Fitzsimmons Drive and the lack of signage be received and referred to staff.

CARRIED

ADJOURNMENT

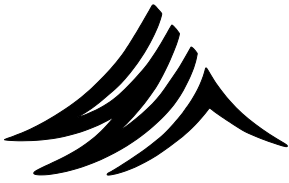
Moved by Councillor J. Crompton

That Council adjourn the July 18, 2017 Council meeting at 7:02 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, B. Browning



WHISTLER

MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, JULY 18, 2017 STARTING AT 6:00 P.M.**

**In the Franz Wilhelmsen Theatre at Maury Young Arts Centre – Formerly
Millennium Place
4335 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT

Mayor: N. Wilhelm-Morden

Councillors: S. Anderson, J. Crompton, J. Ford and J. Grills

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Hallisey
Acting General Manager of Corporate and Community Services, K. Ing
General Manager of Resort Experience, J. Jansen
Director of Planning, M. Kirkegaard
Director of Finance, K. Roggeman
Director of Corporate, Economic and Environmental Services, T. Battiston
Director of Human Resources, D. Wood
Manager of Communications, M. Comeau
Municipal Clerk, B. Browning
Senior Planner, M. Laidlaw
Transportation Demand Management Coordinator, E. DalSanto
Planner, F. Savage
Planner, A. Antonelli
Human Resources Coordinator, L. Rickli
Recording Secretary, M. Kish

ABSENT Councillors A. Janyk and S. Maxwell

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in “Zoning Amendment Bylaw (Whistler Golf Course) No. 2157, 2017” (the “proposed bylaw”).

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

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

MINUTES

Public Hearing: Zoning Amendment Bylaw (Whistler Golf Course) No. 2157, 2017

July 18, 2017

Page 2

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

As stated in the Notice of Public Hearing, in general terms, the purpose of the proposed bylaw is to apply a new site specific LR10 Zone to the Whistler Golf Course, replacing the RR1 zoning, allowing for existing uses that are permitted under the golf course lease agreement to continue, and permitting expansion of a maintenance building.

Submissions Mayor Wilhelm-Morden called three times for submissions by the public.

No submissions were made by the public.

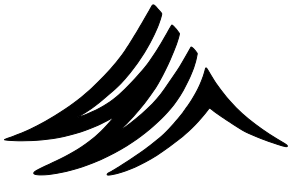
Correspondence Brooke Browning, Municipal Clerk, indicated that no correspondence was received regarding the proposed bylaw.

ADJOURNMENT

Hearing no further comments, the Public Hearing adjourned at 6:02 p.m.

Mayor, N. Wilhelm-Morden

Municipal Clerk, B. Browning



WHISTLER

MINUTES

**SPECIAL MEETING OF MUNICIPAL COUNCIL
THURSDAY, JULY 27, 2017, STARTING AT 3:33 P.M.**

**At Municipal Hall, Flute Room
4325 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Mayor: N. Wilhelm-Morden

Councillors: S. Anderson, J. Ford, J. Grills and S. Maxwell

Acting Chief Administrative Officer, J. Hallisey
General Manager of Corporate and Community Services, N. McPhail
Director of Corporate, Economic and Environmental Services, T. Battiston
Municipal Clerk, B. Browning

ABSENT: Councillors A. Janyk and J. Crompton

ADOPTION OF AGENDA

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

That Council adopt the Special Council agenda of July 27, 2017.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Special Council minutes of July 25, 2017.

CARRIED

BYLAWS FOR ADOPTION

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

That Council adopt "General Local Government Elections Bylaw No. 2160, 2017".

CARRIED

General Local
Government Elections
Bylaw No. 2160, 2017

ADJOURNMENT

Moved by Councillor J. Grills

That Council adjourn the July 27, 2017 Special Council meeting at 3:34 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, B. Browning

DRAFT



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: August 15, 2017
FROM: Resort Experience
SUBJECT: PLANNING AND BUILDING DEPARTMENTS APPLICATION ACTIVITY
REPORT – 2017 2ND QUARTER

REPORT: 17-089
FILE: 7076.01

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council receive Information Report to Council No.17-089 summarizing the Planning Department and Building Department application activity for the second quarter of 2017.

REFERENCES

Appendix A – Table A.1: Planning Department New Applications By Type
Table A.2: Planning Department Application Processing Status
Table A.3: Building Department New Applications By Type
Table A.4: Building Department Application Processing Status
Table A.5: Summary of Active Rezoning and Development Permit Applications

PURPOSE

The purpose of this report is to provide Council with an overview of Planning Department and Building Department application activity for the second quarter of 2017. This report also provides additional information on active rezoning and development permit applications.

DISCUSSION

Activity Report

Reporting on Planning Department and Building Department application activity is prepared quarterly for Council, at Council's request. The reporting provides information on the volume of new applications and their processing status for both the Planning and Building Departments.

Planning Department

Appendix A.1 shows that the Planning Department received 60 new applications in the 2nd quarter of 2017, for a total intake of 98 applications in the first two quarters of 2017. This compares to 110 in 2016 and 132 in 2015.

Of the application types, development permit applications (17) continue to represent the largest number of applications by type, consistent with all previous quarterly updates.

Appendix A.2 shows three tables that provide the processing status of new Planning Department applications received in the first two quarters of 2017, outstanding applications from 2016 and their

processing status at the end of the 2nd quarter of 2017, and lastly, the total volume of applications being processed in the first two quarters of 2017. In total, the Planning Department had 159 applications in process in the first two quarters of 2017, of which 69 were approved, 1 denied, 9 withdrawn or cancelled, and 80 remained in progress at the end of the 2nd quarter.

The status of active development permit and development variance permit applications is available on the RMOW website.

Building Department

Appendix A.3 shows that the Building Department received 351 new applications in the 2nd quarter of 2017, for a total intake of 672 in the first two quarters of 2017. This compares to 699 in 2016 and 585 in 2015.

Of the file types, information requests (135) and building permits (81) continue to represent the majority of the files.

Appendix A.4 shows three tables that provide the processing status of new Building Department files received in the first two quarters of 2017, outstanding applications from 2016 and their processing status at the end of the 2nd quarter of 2017, and lastly, the total volume of applications being processed in the first two quarters. In total, the Building Department had 1297 files in process in the first two quarters of 2017, of which 590 were approved, 0 denied, 29 withdrawn or cancelled, 378 completed or granted occupancy, and 300 remained in progress at the end of the 2nd quarter.

The status of active building permits, plumbing permits, site alteration permits and demolition permits is available on the RMOW website.

Rezoning and Development Permit Files

As requested by Council, staff have also prepared a summary table of rezoning and development permit files, including a brief description of the nature of the file, the property location and processing status. This is intended to give Council more insight into files which are in process and will require Council approvals. This table is presented as Table A.5 in Appendix A.

Of the 36 files, 22 are under active review, 13 are with the applicant to address staff and/or ADP comments, issuance conditions, or bylaw adoption conditions and 1 is awaiting Ministry of Transportation and Infrastructure approval of the zoning amendment bylaw prior to bylaw adoption.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscales and evoking a dynamic sense of place.	The municipality's Planning and Building policies, regulations and application processes uphold and support this DOS. Quarterly reporting provides information on activity that furthers the DOS.
Built Environment	The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations.	
Partnership	Residents, taxpayers, businesses and local government hold a shared vision for the resort community and work in partnership to achieve that vision.	

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

OTHER POLICY CONSIDERATIONS

Planning and building applications are processed consistently with established municipal procedures and legislated requirements. The Planning and Building Departments maintain on-going project tracking to monitor and manage work flow and project assignments.

BUDGET CONSIDERATIONS

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

The processing of applications by the Planning and Building Departments also generates revenues to the municipality associated with these processing activities. The amounts of these revenues also reflect the level of application activity. In 2017, the Planning Department has budgeted \$156,000 and the Building Department has budgeted \$854,221 in revenues associated with application processing fees and staff recoverables. Comparison of revenues to budget will be provided in the 2017 year-end activity report.

Review and monitoring of application volumes also factor into staff resourcing.

COMMUNITY ENGAGEMENT AND CONSULTATION

This report provides publicly available information regarding Planning and Building Department application activity on a regular and on-going basis.

SUMMARY

This report presents an overview of Planning and Building Department application activities for the 2nd quarter of 2017. This report also provides additional information on active rezoning and development permit applications.

Respectfully submitted,

Melissa Laidlaw
SENIOR PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Table A.1
Planning Department
New Applications Received By Type

Type	Q2-2017	Q1-2017	Total 2017 YTD	Total 2016
Antenna Siting	0	0	0	0
Blackcomb Benchland Permit	0	0	0	0
Board of Variance	6	1	7	10
Covenant Modification	5	3	8	19
Crown Referral	5	2	7	10
Development Permit	17	13	30	60
Development Variance Permit	5	3	8	11
Land Use Contract	0	0	0	13
Liquor Licence	10	6	16	24
Official Community Plan	0	0	0	0
Rezoning	1	5	6	12
Section 524 (floodplain)	0	0	0	2
Sign Permit	11	5	16	40
Temporary Use Permit	0	0	0	4
TOTAL Planning	60	38	98	205

Table A.2
Planning Department
Application Processing Status 2017 Q1 thru Q2

New Applications Received 2017

Type	2017 YTD	Approved	Denied	Withdrawn/ Cancelled	In Progress
Antenna Siting	0	0	0	0	0
Blackcomb Benchland Permit	0	0	0	0	0
Board of Variance	7	3	0	2	2
Covenant Modification	8	2	0	0	6
Crown Referral	7	4	0	0	3
Development Permit	30	13	0	0	17
Development Variance Permit	8	0	0	4	4
Land Use Contract	0	0	0	0	0
Liquor Licence	16	14	0	0	2
Official Community Plan	0	0	0	0	0
Rezoning	6	0	0	0	6
Section 524 (floodplain)	0	0	0	0	0
Sign Permit	16	11	0	0	5
Temporary Use Permits	0	0	0	0	0
TOTAL	98	47	0	6	45

2016 Applications Processed in 2017

Type	2017 YTD	Approved	Denied	Withdrawn/ Cancelled	In Progress
Antenna Siting	0	0	0	0	0
Blackcomb Benchland Permit	0	0	0	0	0
Board of Variance	1	1	0	0	0
Covenant Modification	11	2	0	1	8
Crown Referral	3	1	0	0	2
Development Permit	17	9	0	0	8
Development Variance Permit	4	2	0	0	2
Land Use Contract	13	3	0	0	10
Liquor Licence	3	2	0	0	1
Official Community Plan	0	0	0	0	0
Rezoning	5	2	0	2	1
Section 524 (floodplain)	2	0	0	0	2
Sign Permit	2	0	1	0	1
Temporary Use Permit	0	0	0	0	0
TOTAL	61	22	1	3	35

Total 2017 and 2016 Applications in Process

Type	2017 YTD	Approved	Denied	Withdrawn/ Cancelled	In Progress
Antenna Siting	0	0	0	0	0
Blackcomb Benchland Permit	0	0	0	0	0
Board of Variance	8	4	0	2	2
Covenant Modification	19	4	0	1	14
Crown Referral	10	5	0	0	5
Development Permit	47	22	0	0	25
Development Variance Permit	12	2	0	4	6
Land Use Contract	13	3	0	0	10
Liquor Licence	19	16	0	0	3
Official Community Plan	0	0	0	0	0
Rezoning	11	2	0	2	7
Section 524 (floodplain)	2	0	0	0	2
Sign Permit	18	11	1	0	6
Temporary Use Permit	0	0	0	0	0
TOTAL	159	69	1	9	80

Table A.3
Building Department
New Applications Received By Type

Type	Q2-2017	Q1-2017	Total 2017 YTD	Total 2016
Building Permit	81	84	165	321
Business Licence	24	20	44	67
Comfort Letter	3	1	4	12
Fireplace Permit	0	0	0	6
Information Request	135	109	244	481
Red File	10	4	14	29
Plumbing Permit	76	79	155	286
Demolition	14	12	26	45
Site Alteration	8	12	20	44
TOTAL Building	351	321	672	1291

**Table A.4
Building Department
Application Processing Status**

New Applications Received 2017 - Q1 thru Q2

Type	2017 YTD	Approved	Denied	Withdrawn / Cancelled	Completed/ Occupancy	In Progress
Building Permit	165	78	0	2	5	80
Business Licence	44	0	0	0	32	12
Comfort Letter	4	0	0	0	4	0
Fireplace Permit	0	0	0	0	0	0
Information Request	244	0	0	0	225	19
Red File	14	0	0	1	4	9
Plumbing Permit	155	77	0	1	15	62
Demolition	26	16	0	1	4	5
Site Alteration	20	13	0	0	0	7
TOTAL Building	672	184	0	5	289	194

2016 Applications Processed in 2017 - Q1 thru Q2

Type	2017 YTD	Approved	Denied	Withdrawn / Cancelled	Completed/ Occupancy	In Progress
Building Permit	278	200	0	14	33	31
Business Licence	19	0	0	0	7	12
Comfort Letter	0	0	0	0	0	0
Fireplace Permit	0	0	0	0	0	0
Information Request	4	0	0	0	4	0
Red File	22	0	0	0	1	21
Plumbing Permit	243	164	0	10	32	37
Demolition	37	26	0	0	8	3
Site Alteration	22	16	0	0	4	2
TOTAL Building	625	406	0	24	89	106

Total 2016 and 2017 Applications in Process 2017 - Q1 thru Q2

Type	2017 YTD	Approved	Denied	Withdrawn/ Cancelled	Completed/ Occupancy	In Progress
Building Permit	443	278	0	16	38	111
Business Licence	63	0	0	0	39	24
Comfort Letter	4	0	0	0	4	0
Fireplace Permit	0	0	0	0	0	0
Information Request	248	0	0	0	229	19
Red File	36	0	0	1	5	30
Plumbing Permit	398	241	0	11	47	99
Demolition	63	42	0	1	12	8
Site Alteration	42	29	0	0	4	9
TOTAL Building	1297	590	0	29	378	300

Summary of Active Rezoning and Development Permit Applications 2017 Second Quarter

File #	Address	Subject	Application Date	Status
DP001033	VILLAGE GREEN 4154 7	ND: Village - expansion to Beacon Pub (former Citta)	6-Aug-08	Staff reviewing concurrently with RZ1102. Refer to status of RZ1102.
DP001337		ND: Function - development of vacant site with 4 buildings for light industrial, commercial, offices	29-Jan-14	Applicant addressing 19-Jul-17 ADP comments and 25-Jul-17 staff comments.
DP001408	INDIGO LANE 8413	ND: Rainbow 12 unit condo development	18-Nov-14	Approved for issuance by Council on 15-Sept-15 subject to conditions. Applicant is working on fulfilling issuance conditions.
DP001440	GOLFERS APPROACH 4111	ND: Village - Tapley's - patio expansion & improvements	8-Apr-15	Applicant addressing 8-Jun-16 staff comments.
DP001543	NESTERS RD 8080	ND: Nesters Crossing - development of vacant industrial lot for container storage	15-Nov-16	Approved for issuance by Council on 26-Jan-17 subject to conditions. Applicant is working on fulfilling issuance conditions.
DP001551	GLACIER DR 4701 2	ND: Benchlands - Cedar Hollow - proposed one car garage for unit #2	24-Jan-17	Received 24-Jan-17. Under review.
DP001556	INNSBRUCK DR 2011	ND: Creekside - Gateway Plaza - redevelopment of a 2-storey commercial building	9-Feb-17	Staff reviewing concurrently with RZ1132. Refer to status of RZ1132.
DP001562	BLUEBERRY DR 3200	ND: Blueberry - 8 unit townhouse development	4-Apr-17	Approved for issuance by Council on 20-Jun-17 subject to conditions. Applicant is working on fulfilling issuance conditions.
DP001576	GLACIER DR 4700 25	ND: Benchlands - Pinnacle Ridge - building additions, deck additions (LUC development approval)	6-Jun-17	Advancing to Council on 15-Aug-17 for consideration of issuance of development permit.
DP001577	SUNDIAL PL 4420	ND: Village - Powder Lodge building envelope and balcony refurbishment	13-Jun-17	Advancing to Council on 15-Aug-17 for consideration of issuance of development permit.
LUC00002				
LUC00003				
LUC00004				
LUC00005				
LUC00006				
LUC00007				
LUC00008				
LUC00009				
LUC00010				
LUC00011		Land Use Contract Discharge Division 16 Section 548 LGA	11-Apr-16	RMOW initiated. Under review.
RZ001003	MONS CRT 8069	Mons - Pomroy Property rezone - existing non-permitted uses and proposed new uses	22-Apr-08	Awaiting response from applicant to 2013 request.
RZ001009	GONDOLA WAY 2501	Whistler Creek South -Bunbury lands - zoning for revised 5 lot subdivision, no new BUs required	11-Jan-06	Applicant addressing 06-Jan-17 staff comments.
RZ001073	MONS RD 8021	Mons - Sabre Property zoning to legitimize siting and proposed additional uses and GFA	26-Mar-13	Applicant addressing 16-Mar-17 staff comments.
RZ001094	MCKEEVERS PL 8104	Alpine - Alpine Cafe & Market rezoning for additional GFA, change of use	10-Jul-14	Applicant addressing 12-Jun-15 staff comments.
RZ001102	VILLAGE GREEN 4154 7	Village - Crystal Lodge Restaurant Expansion	30-Jan-15	Applicant addressing 22-Mar-17 staff comments.
RZ001104	LAKE PLACID RD 2121	Creekside - proposed rezoning to permit continued use of existing triplex	20-Feb-15	3rd reading on 9-Jun-15. Applicant working on fulfilling conditions of bylaw adoption.
RZ001129	BLACKCOMB WAY 4365 4375	Village - Whistler Olympic Plaza	4-Oct-16	RMOW initiated. Under review.

File #	Address	Subject	Application Date	Status
RZ001131		RMOW Initiated. General amendments to clarify setbacks, # of bedrooms, density in various zones.	19-Jan-17	RMOW initiated. Under review.
RZ001132	INNSBRUCK DR 2011	Creekside - Gateway Plaza - rezoning to add retail sale of liquor and resident housing use	9-Feb-17	Staff reviewing 18-May-17 submission. ADP review 19-Jul-17.
RZ001133	ALTA LAKE RD 5302	Tyrol Lodge - rezoning to legitimize tourist accommdaiton and residential use	22-Feb-17	Received 22-Feb-17. Under review.
RZ001134		Zoning Bylaw Amendment to Support New Solid Waste Bylaw	3-Mar-17	RMOW initiated. Zoning amendment bylaw being considered for 1st & 2nd readings by Council on 15-Aug-17.
RZ001135	NESTERS RD 8040	Nesters Crossing - rezoning to add additional uses to the CTI1 Zone	3-Mar-17	Applicant addressing 25-Apr-17 and 26-May-17 staff comments.
RZ001137	SUNDIAL PL 4417 COMM	Village - 4417 Sundial Place - Tratorria - rezoning for additional density	4-Apr-17	3rd reading on 20-Jun-17. Applicant working on fulfilling conditions of bylaw adoption.
RZ001138	WHISTLER WAY 4001	Village - Whistler Golf Course rezoning	24-May-17	3rd reading on 20-Jun-17. Awaiting MOTI approval of bylaw.
RZ001141	GLACIER DR 4700	Benchlands - Pinnacle Ridge - discharge LUC, increase density, no increase in number of units or bed units	7-Jul-17	Received 7-Jul-17. Under review.
RZ001142		Rezoning Application	25-Jul-17	RMOW initiated. Zoning amendment bylaw being considered for 1st & 2nd readings by Council on 15-Aug-17.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: August 15, 2017

REPORT: 17-096

FROM: Resort Experience

FILE: LLR1287

SUBJECT: LLR1287 – COAST MOUNTAIN BREWING – BREWERY LOUNGE PATIO

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council pass the resolution attached as Appendix “A” to Administrative Report No.17-096 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an application from Coast Mountain Brewing to add a 30 person capacity brewery lounge patio to its liquor manufacturing licence.

REFERENCES

Applicant: Coast Mountain Brewing
Location: #2 – 1212 Alpha Lake Road

Appendices:

- “A” – RMOW Resolution – Brewery Lounge Patio
- “B” – Location Plan
- “C” – Letter from applicant dated July 5, 2017
- “D” – Site plan drawing of the brewery, tasting room and proposed patio
- “E” – Plan and details of proposed patio
- “F” – Minutes of July 13, 2017 LLAC Meeting (relevant excerpts)

PURPOSE OF REPORT

This report presents an application from Coast Mountain Brewing to add a brewery lounge outdoor patio as a structural change to its liquor manufacturing licence. For this type of licence change the provincial Liquor Control and Licensing Branch (LCLB) requires local government comment in the form of a resolution from Council addressing prescribed regulatory criteria and a recommendation as to whether the licence change should be approved.

DISCUSSION

Background

Coast Mountain Brewing has operated a brewery at #2 – 1212 Alpha Lake Road in Function Junction (shown on Appendix “B”) since 2016. Its current manufacturing licence No. 307019 permits the brewery to:

- Manufacture beer at the facility,
- Provide tastings of beer samples and conduct tours of the brewery area,
- Sell beer produced at the facility to the public for consumption off site, and
- With its brewery lounge endorsement sell in its interior tasting area beer produced on site by the glass plus up to 20% of liquor from other manufacturers.

When the Coast Mountain brewery opened in 2016, its manufacturing licence had an endorsement for an interior brewery lounge area where liquor manufactured under the licence may be sold to patrons by the glass for consumption on site, plus up to 20% (by cost in a given quarter) of liquor of other types. A brewery lounge can operate in much the same manner as a neighbourhood public house, with the aforementioned restriction on the types of liquor sold. A brewery lounge may have both indoor and patio licensed areas where customers can purchase and consume the liquor.

Application for Brewery Lounge Patio

Coast Mountain has applied to the Liquor Control and Licensing Branch (LCLB) for a structural change to its manufacturing licence to add a new 30 person capacity brewery lounge outdoor patio. The applicant letter (attached as Appendix “C”) provides the rationale for the patio. The site plan drawing of Appendix D shows the existing brewery and tasting room and the location of the proposed patio. The drawing of Appendix E shows the plan and details of the patio.

The owners of the property have also applied for a development permit for the proposed patio. Approval and issuance of the development permit is delegated to the General Manager of Resort Experience. The development permit has been reviewed by staff and is supported for approval by the General Manager following support by Council of the liquor licence application for the patio.

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

- Hours of liquor service: 11 a.m. to 1 a.m. Monday through Sunday
- Occupant load (capacity) of existing interior lounge: 27 persons
- Minors permitted when accompanied by a parent or guardian
- Food and non-alcoholic beverages must be available at reasonable prices
- Occupant load of proposed new patio: 30 persons

LCLB Review Criteria and Process

For an application for the addition of a new outdoor patio to an existing brewery lounge, the LCLB requires a resolution from local government Council, which must take into account:

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

The resolution from Council must specifically comment on the following regulatory criteria:

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

Municipal Review Process

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

Current Good Standing Status

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

Liquor Licence Advisory Committee Review Process

A summary of the applicant’s proposal was referred by e-mail to LLAC members on June 22, 2017 and members were asked to provide their initial comments. Staff then prepared a report, which was presented at the July 13, 2017 meeting of the committee. The report addressed the LLAC review criteria regarding the need for the licence endorsement and the potential impacts on the resort community. The applicant provided a further rationale for the proposed licence change and addressed LLAC member questions about the application. (Relevant excerpts of the minutes of the LLAC meeting are attached herein as Appendix “F”.) The committee then passed the following motion:

That the Liquor Licence Advisory Committee support the application from Coast Mountain Brewing for a 30 person patio addition to the brewery lounge endorsement.

WHISTLER 2020 ANALYSIS

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

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
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<p>Built Environment</p>	<p>Visitors and residents can readily immerse themselves in nature, free from noise and light pollution</p>	<p>Noise from the 30-person brewery lounge patio is not likely to be a problem. Planned normal closing for the lounge is by 10 p.m., but the applicant applied for closing of 1 a.m. should not be a problem, because there are few residents living in the area of the brewery. There are a small number of residents in the commercial buildings in Function Junction, and the nearest residential complex is The Lofts Resident Housing building, 620 m away. The Coast Mountain Brewery is subject to the provisions of the RMOW Noise Control Bylaw No. 1660, 2004. Its Good Neighbour Agreement commits the applicant to limit noise disturbances, to close doors and windows to the interior lounge by 10:00 pm and to comply with the municipal Noise Control Bylaw. Outdoor speakers, if any, will be turned off no later than 10 p.m.</p>
<p>Health & Social</p>	<p>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</p>	<p>The interior brewery lounge has been in operation since 2016 and has not been a problem for the community. Brewery management has signed a Good Neighbour Agreement that commits it to procedures and training to avoid potentially adverse effects of their products and services.</p>

OTHER POLICY CONSIDERATIONS

Under policies developed and supported by the Liquor Licence Advisory Committee and in Council Policy G-17 *Municipal Liquor Licensing Policy*, an application for a new brewery lounge patio specifies a public advertising period, a good standing review, a LLAC referral/report/recommendation, a staff report to Council and a Council resolution to the LCLB in a prescribed format.

COMMUNITY ENGAGEMENT AND CONSULTATION

In compliance with municipal policy the applicant advertised the proposed brewery lounge patio in the July 6 and July 13, 2017 editions of Pique Newsmagazine and posted a sign at the establishment (commencing July 6, 2017) in order to provide opportunity for public comment. The advertisements and sign requested that any comments be provided in writing to municipal staff on or before August 5, 2017. No comments were received.

SUMMARY

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

Respectfully submitted,

Frank Savage
 PLANNER
 for
 Jan Jansen
 GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

General Manager,
Liquor Control and Licensing Branch

RE: Application for a Structural Change to a Manufacturing Facility to add a brewery lounge outdoor patio with an occupant load of 30 persons as an amendment to manufacturing licence No. 307019 at Coast Mountain Brewing located at #2 – 1212 Alpha Lake Road in Whistler.

At the Council meeting held on August 15, 2017 the Council passed the following resolution with respect to the application for the above named manufacturing licence structural change:

“Be it resolved that:

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

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

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

- (a) The location of the establishment:

Coast Mountain Brewing is located in Units #2 and #3 of a commercial building at 1212 Alpha Lake Road in the commercial/light industrial area of Function Junction.

Immediate neighbouring businesses are Vibe Dance Centre and a bike shop on either side and an automobile repair shop across the street. The direct distances to the nearest residences are:

- Commercial buildings in Function Junction have a small number of residential suites.
- The Lofts Resident Housing building at 1430 Alpha Lake Road, 620 m away,
- Residence on Cheakamus Lake Road – 650 m,
- Bear Ridge resident housing complex in Spring Creek – 800 m,
- Nearest residential lot in Cheakamus Crossing – 900 m.

Distances by road are longer.

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

- The proposed person capacity of the brewery lounge patio is 30 persons. The existing interior lounge area has a capacity of 27 persons.
- The hours of operation of the brewery lounge are: 11 a.m. to 1 a.m., Monday through Sunday. These hours conform to the municipal hours of liquor service guidelines for brewery lounges in Council Policy G-17.

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

Noise from the 30-person brewery lounge patio is not likely to be a problem. Planned normal closing for the lounge is by 10 p.m., but the applied for closing of 1 a.m. should not be a problem, because there are few residents living in the area of the brewery. There are a small number of residents in the commercial buildings in Function Junction, and the nearest residential complex is The Lofts Resident Housing building, 620 m away. Coast Mountain Brewing is subject to the provisions of the RMOW Noise Control Bylaw No. 1660, 2004. Its Good Neighbour Agreement commits the applicant to limit noise disturbances, to close doors and windows to the interior lounge by 10:00 pm and

to comply with the municipal Noise Control Bylaw. Outdoor speakers, if any, will be turned off no later than 10 p.m.

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

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

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

Council believes that residents are in favour of the application and that residents are not opposed to the application. The method used to gather the views of residents was placement of an information sign at the front of the brewery for thirty days commencing July 6, 2017 and advertisements in the July 6 and July 13, 2017 editions of Pique Newsmagazine. No comments were received.

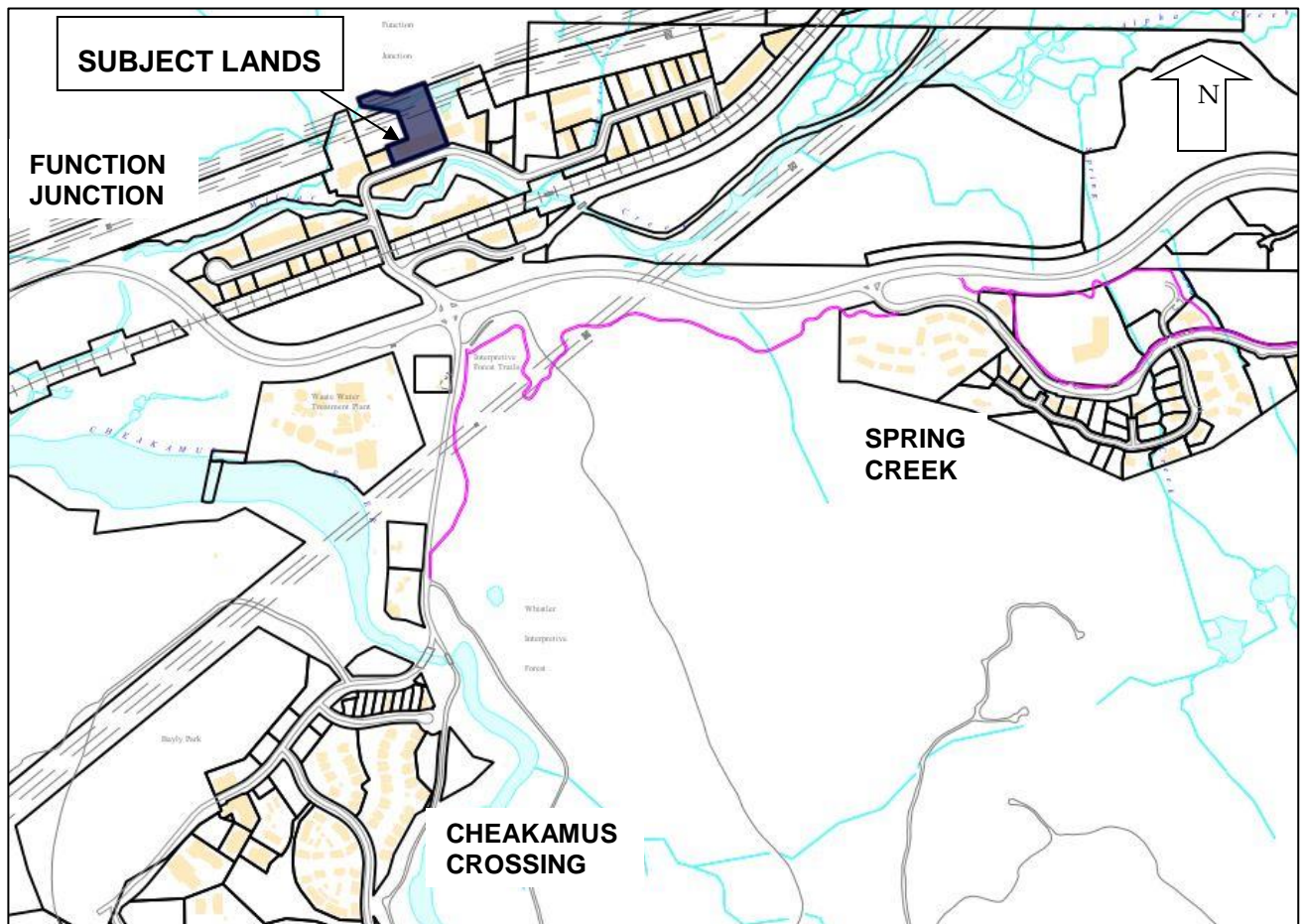
The municipal Liquor Licence Advisory Committee, a committee of municipal Council comprising various community representatives, voted to support the application."

The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the Council of the Resort Municipality of Whistler on August 15, 2017.

Sincerely,

Brooke Browning
MUNICIPAL CLERK
Resort Municipality of Whistler

LOCATION PLAN – COAST MOUNTAIN BREWING



Received July 5, 2017

To whom it may concern,

Coast Mountain Brewing is a boutique community craft brewery located in Function Junction of Whistler, BC. We opened to the public September 1st, 2016. Coast Mountain Brewing is working to capitalize on the growing popularity of craft beer throughout the province, as well as other markets in North America. We hold a Brewery Lounge Endorsement permit allowing us to operate much like a neighbourhood pub or Liquor Primary premise. As well we carry a Manufactures and On-Site Retail Store Licence to produce and sell our beer in-house and throughout BC and a Tour and Tasting licence to bring tourists through our facility for short instructional tours where we discuss the logistics of producing beer and give a small passionate back story of who we are here at Coast Mountain Brewing. We are applying for an extension to our licence to include a Patio Endorsement for the ability to open a ground level 30 person patio directly in front of our existing Brewery Tasting Lounge.

Our business strategy continues to focus on converting the local market to become fans of craft beer by appealing to them with high quality beer that is not outside of their comfort zone. Coast Mountain Brewing introduces unique and trendy recipes that are popular among the larger craft beer community. To compliment a great beer product, Coast Mountain Brewing has a significant focus on community involvement; purchasing local ingredients and working on collaborations with other local businesses and events.

The team at Coast Mountain Brewing is led by Kevin Winter. Kevin is an internationally recognized award winning brewer (Gold Medal, European Pilsner, 2014 Canadian Brewing Awards; Gold

Medal Stout, 2015 Vancouver International Brewing Awards; Bronze Medal, Stout 2015 BC Beer Awards; Bronze Medal, Blonde Ale, 2015 Vancouver International Brewing Awards; Gold Medal, Smoke-Flavoured Ale, 2015 North American Brewing Awards) and industry professional with over 18 years of experience in the brewing, restaurant and hospitality service.

Coast Mountain Brewing is located at #2 -1212 Alpha Lake Road in Function Junction; joining the established and growing BC Craft Beer industry in 2016. The brewery's 2335 square foot building with state of the art 17 Hectolitre 4 vessel brewhouse system brews approximately 1700HL (1 x HL = 100L) per year and largely focuses on 'on-site' sales through a proven 'growler fill' model commonly used in many of the Vancouver craft breweries. The brewery also features an on-site tasting room, where draft beer is sampled and sold, as well as a retail area that offers bottled and canned product to go, glassware, branded apparel and promotional items. Coast Mountain Brewing additionally has 2 x local BC wines on tap, available by the glass, for those visiting who may not be a beer connoisseur and as an added revenue source. The business is driven both by a passion for making quality beer and a commitment to the local community.

With the addition of our proposed patio we expect no adverse effects on the community as we will continue to actively work with Local RCMP and Liquor Board representatives to promote a clean and safe environment for all while adhering to the Good Neighbour Agreement. Our aim is to increase the visual appeal around Coast Mountain Brewing. And we will monitor customer parking closely as not to infringe on other businesses in the area.

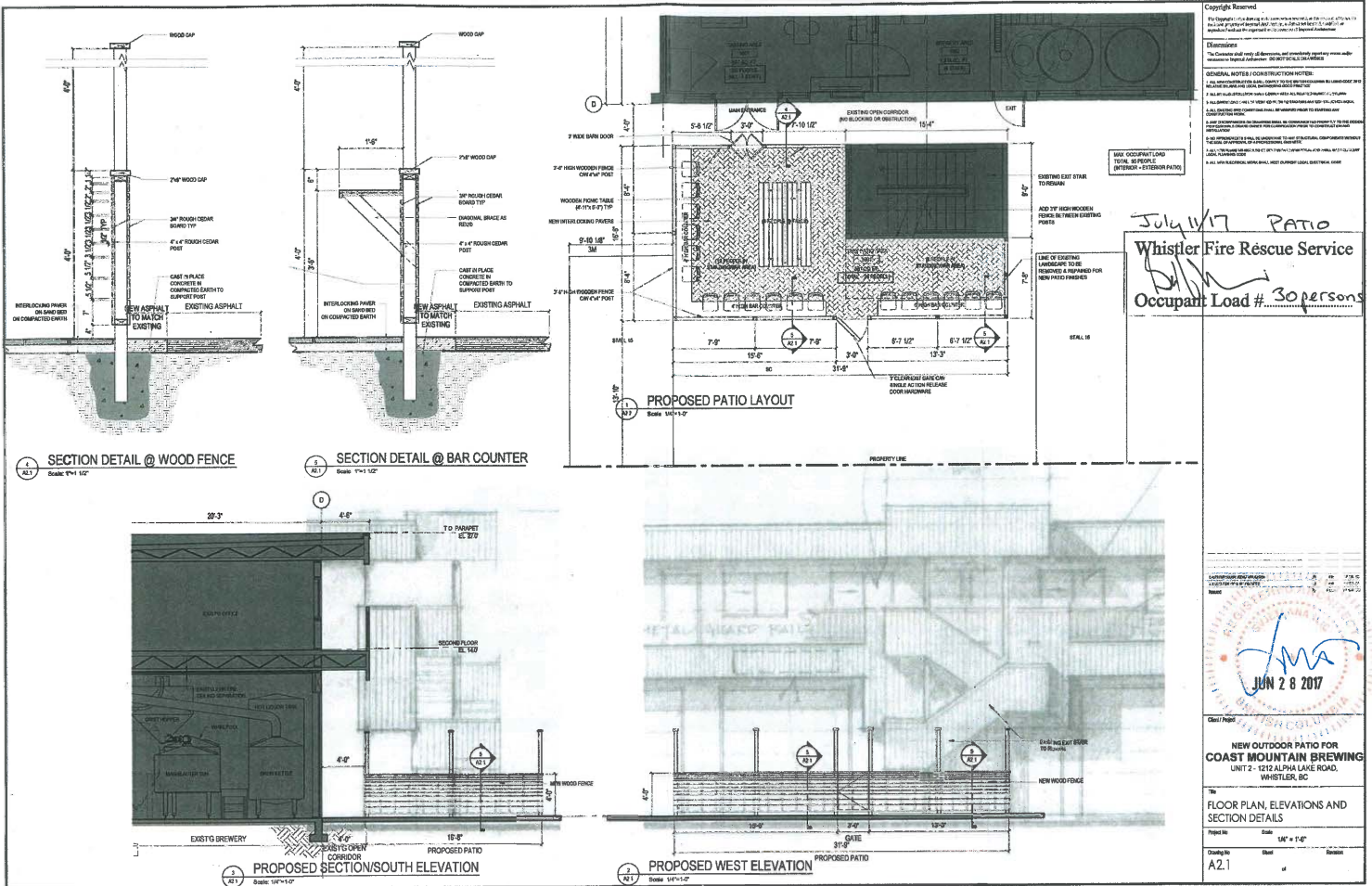
Our mission continues to provide Whistler with an authentic experience of local hand- crafted beer, by allowing residents and tourists to come in and experience the product first-hand and purchase on-site for home consumption. We offer a similar craft beer experience to the Whistler market that people have grown to love in Vancouver, throughout Washington and into Portland, Oregon. A smaller locally connected business which thrives in it's location, Coast Mountain Brewing has established itself as a positive and contributing member to the Resort Municipality of Whistler and business community. As active members of Tourism Whistler and the Chamber of Commerce our business strategy continues to focus on building strong, long term relationships with residents and other like-minded businesses, and supports various initiatives through sponsorship and product donations.

Whistler is an international tourist destination receiving approximately 2.1 million overnight and non-overnight visitors each year. Coast Mountain Brewing only adds to the list of available offerings, while developing an appreciation for the artisanal process, at the same time enriching Coast Mountain Brewing's brand appreciation and loyalty.

All the best

Cheers,

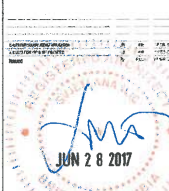
Kevin Winter
Owner, Brewer
Coast Mountain Brewing
kevin@coastmountainbeer.ca
604-905-8008



Copyright Reserved
 The Designer shall retain all drawings and specifications prepared herein and shall not be responsible for any errors or omissions in the drawings or specifications. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

GENERAL NOTES / CONSTRUCTION NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
 2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 6. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

July 11/17 PATIO
 Whistler Fire Rescue Service
 Occupant Load # 30 persons



NEW OUTDOOR PATIO FOR COAST MOUNTAIN BREWING
 UNIT 2 - 1212 ALPHA LAKE ROAD, WHISTLER, BC

FLOOR PLAN, ELEVATIONS AND SECTION DETAILS

Project No: A2.1
 Scale: 1/4" = 1'-0"

Minutes of July 13, 2017 LLAC Meeting (Relevant Excerpts)

File No. LLR1287 – Coast Mountain Brewing – Brewery Lounge Patio

Coast Mountain Brewing is applying to add an outdoor patio as a permanent change to its brewery lounge endorsement. Frank Savage presented the highlights of the report on the application:

1. Coast Mountain Brewing Company has operated a brewery at #2-1212 Alpha Lake Road since September 2016. This application is to add a new outdoor patio to the brewery lounge endorsement to its beer manufacturing licence.
2. For this type of application the LCLB requires a resolution from local government council addressing the same regulatory criteria as for a new liquor primary licence.
3. The municipal process requires a review by the LLAC with a recommendation to municipal Council.
4. The brewery operates with a manufacturing licence, which permits them to produce beer, conduct tours, provide tastings, sell up to 375 ml of beer per day to patrons and sell beer produced on site to the public for consumption elsewhere.
5. It currently has an endorsement for a 27 person interior brewery lounge, which can operate somewhat like a neighbourhood pub, with restrictions that only beer produced on site plus 20% other liquor may be sold. The lounge hours of service are 11 a.m. to 1 a.m. Minors are permitted when accompanied by a parent or guardian; food and non-alcoholic beverages must be available at a reasonable price.
6. The current application is for a 30 person patio in front of the entrance to the brewery lounge. The patio requires a municipal Development Permit and the DP application is being considered concurrent with the liquor licence application.
7. A summary of the application was referred to LLAC members for comment, and no concerns were expressed. Two newspaper advertisements have been placed in the local newspaper as well as a sign at the site to solicit comments from the public. Comments are due by August 5; no comments have been received to date.
8. The nearest liquor primary establishments are located at Creekside.
9. Noise impacts: There are few nearby residents, and the brewery lounge normal closing is by 10 p.m. The licence would permit the lounge to operate to 1 a.m., in accordance with municipal policy.
10. Community impacts: Craft breweries are becoming more popular. A lounge patio presents an opportunity for residents and visitors to enjoy an outdoor experience.
11. LLAC criteria: There is no new development associated with this application. There is potential demand for this type of facility by Cheakamus Crossing residents.
12. Is this type of application a potential problem for the community? If properly managed, not likely.
13. Parking must satisfy municipal zoning bylaw requirements for parking. Some patrons will walk, cycle or take transit to the lounge, especially in good weather when the patio will operate.
14. No traffic impacts anticipated.
15. No crowd control or policing impacts anticipated.

Kevin Winter owner of Coast Mountain Brewing presented to the committee, making note that the brewery is doing well and the interior lounge contributes to its success. The brewery is establishing connections in the community, and all beer produced is distributed within Whistler. Neighbouring businesses have been approached and are supportive of the patio application. Kevin has been working closely with the RMOW to ensure compliance with development permit requirements for the patio.

Questions, answers and, comments:

Q: Will the patio be open in the winter?

A: It is not planned that the patio be open during the winter. If a patron wishes to be served outside during winter, the brewery would allow it.

Q: How will you work alongside the dance studio?

A: Kevin and his staff are ensuring that they are working with parents coming and going from the dance studio. The Brewery will continue to ensure that the neighbouring businesses work together.

Q: Is parking an issue for businesses in Function Junction?

A: Parking is a concern for many people in the area. Coast Mountain has applied for a development permit for the patio and has satisfied the parking requirements of the zoning bylaw. There are additional parking spaces behind the building.

Q: What is the plan for smokers?

A: Patrons are directed to stay away from the building and off the patio. At the moment smokers go around to the side of the building.

Q: Are there plans for patio heaters?

A: Coast Mountain Brewing have a future plan to have heaters, if there is a demand for service on the patio in cooler weather. Two small patio heaters would be used.

Q: What are your plans for lighting on the patio?

A: Small fairy lights will be strung between the posts planned for the patio fencing.

Q: Will there be bike racks?

A: Yes, there is a plan for one bike rack and potentially another at a later date.

Q: How will patrons get home safely? WCSS representative suggested that transit options, such as providing a bus schedule, be offered to patrons.

A: Coast Mountain often see their patrons catching the bus, and will ensure that bus schedules are available. Staff also are happy to call cabs for patrons.

Support was expressed from LLAC members, and there were no objections raised.

Moved by Mike Wilson

Second by Cheryl Scribe

That the Liquor Licence Advisory Committee support the application from Coast Mountain Brewing for a 30 person patio addition to the brewery lounge endorsement.

CARRIED

Drive to the north and east, the Cedar Ridge townhouse development to the south, and the Snowy Creek condos to the West.

The Cedar Ridge townhouse development was approved by Council under Blackcomb Permit BPA5 in the summer of 1987. The project consists of 16 units contained in four buildings. This is a very low density project with a site coverage of less than 5%.

In June of 1999, Council approved Blackcomb Permit BPA5.4 to permit some nominal additions to the units along with garages. The larger units had garages attached to the buildings and two freestanding garage buildings (containing four stalls each) were approved to serve the smaller one bedroom units. Only one of these two free standing garages was constructed at the time.

Development Permit DP1551 proposes to construct a new freestanding garage in the same location and style as that approved under BPA5.4 in 1999. A key difference is that the proposed building will only contain one stall (to service Unit 2). The building has a modular design so that the remaining three units can move forward at a later date with a second phase and the building will continue to look consistent with the approval granted under BPA5.4. The garage, as proposed under DP1551, encloses an area of 26 m². The proposal is illustrated in Appendix B. Appendix C shows existing site conditions.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to Growth are understood and respected.	The proposal conforms to the limits specified in the Land Use Contract G2520.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscales and evoking a dynamic sense of place.	All proposals are consistent with the character of the existing Cedar Hollow development.
	Continuous encroachment on nature is avoided.	<p>As noted, the proposed location is identical to that approved under BPA5.4 in 1999. The garage is located on a paved, developed area and backs onto green space that includes riparian habitat. A RAR report was submitted by Cascade Environmental outlining the required SPEA (streamside protection area). This report was approved by the Province.</p> <p>Cascade further provided a memo outlining a very restrictive fencing plan to ensure that the works do not affect the existing green space.</p> <p>The RMOW Environmental Services department has reviewed and supports this proposal.</p>
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	none	

OTHER POLICY CONSIDERATIONS

Blackcomb Land Use Contract

The lands are regulated by the Unamended Blackcomb Land Use Contract registered on title as G2520. The proposal is consistent with all density regulations and design considerations contained in the Blackcomb Land Use Contract.

Official Community Plan

The Cedar Ridge project lies within Development Permit Area No. 5, "Blackcomb Benchlands" in Whistler's Official Community Plan. The table below shows conformance with applicable Development Permit Guidelines.

DP Guideline	Comment
The form and character of new development or redevelopment of existing buildings shall have coordinated design, which achieves continuity and appropriate transition between uses.	Form and character of this proposal is coordinated to complement the existing Cedar Ridge development.
Building materials including stone, wood, acrylic stucco, and treated/ textured concrete are appropriate, with building colours muted and consist of natural colours and materials found in the Whistler setting. Building materials must also be complimentary to neighbouring buildings.	Building materials are consistent with the existing materials found in the Cedar Hollow development.
Existing Vegetation shall be preserved wherever possible.	The applicants have engaged Cascade Environmental Services to prepare a RAR report and provide guidance with SPEA fencing.
The area contains important fish and wildlife habitat and therefore mature forest stands and riparian habitats must be protected.	As above. Cascade has prepared a RAR report and a fencing memo. A nesting bird tree survey will be provided prior to development.

Legal Documents

The property is subject to a restrictive covenant registered on title as R87909. This document limits development to that approved under Blackcomb Permit BPA05 and will need to be modified to reflect the changes proposed under DP1551.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

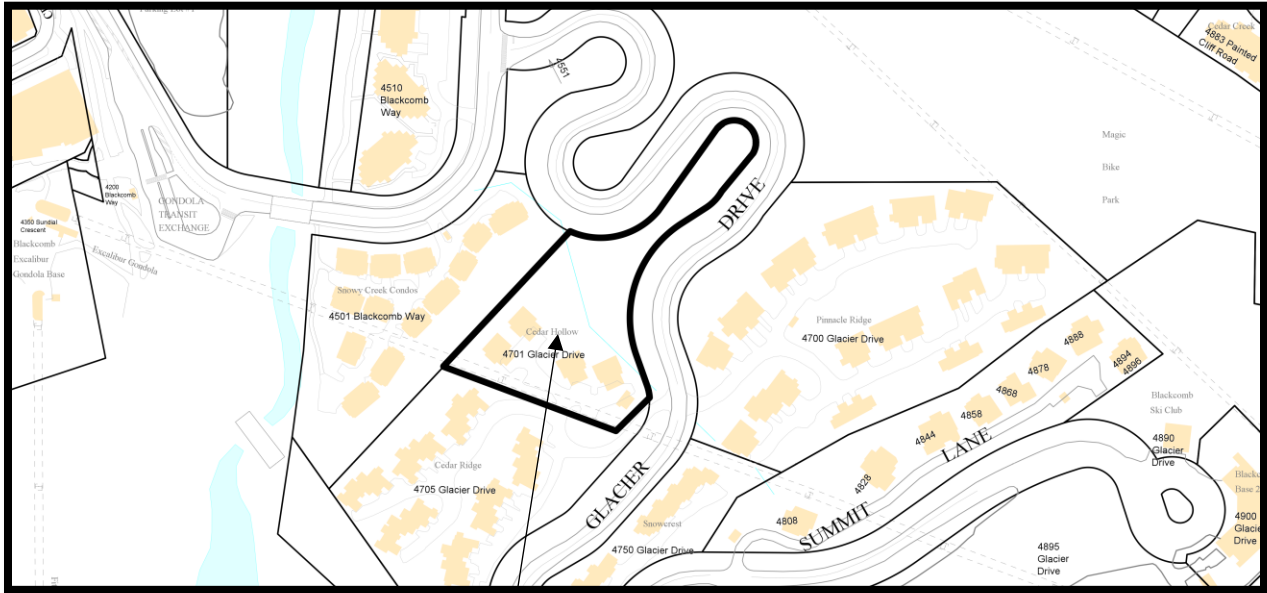
An information sign describing the proposal under DP1551 is posted on the property per application requirements.

SUMMARY

DP1551 proposes to construct a new free standing garage at 4701 Glacier Drive, Cedar Ridge. The proposal conforms to the applicable regulations under Blackcomb Land Use Contract G2520. This report seeks Council's authorization of development approval under the Blackcomb Land Use Contract for DP1551 subject to modification of the existing development covenant registered on title as R87909 to reflect the revised development scheme.

Respectfully submitted,

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



Subject Lands
4701 Glacier Drive



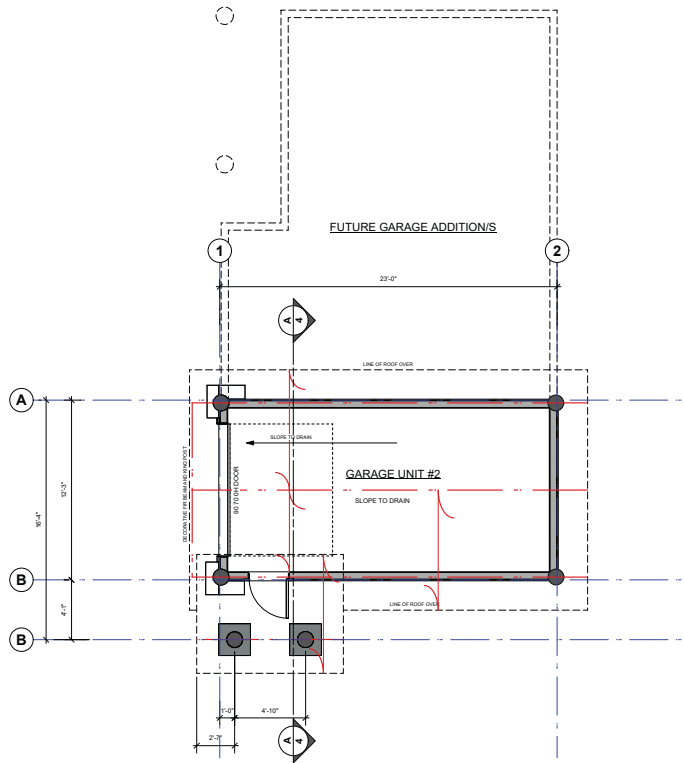
SITE PLAN
 4701 GLACIER DRIVE
 COMMON PROPERTY, DL 3903, STRATA PLAN VR 2046

GLACIER DRIVE

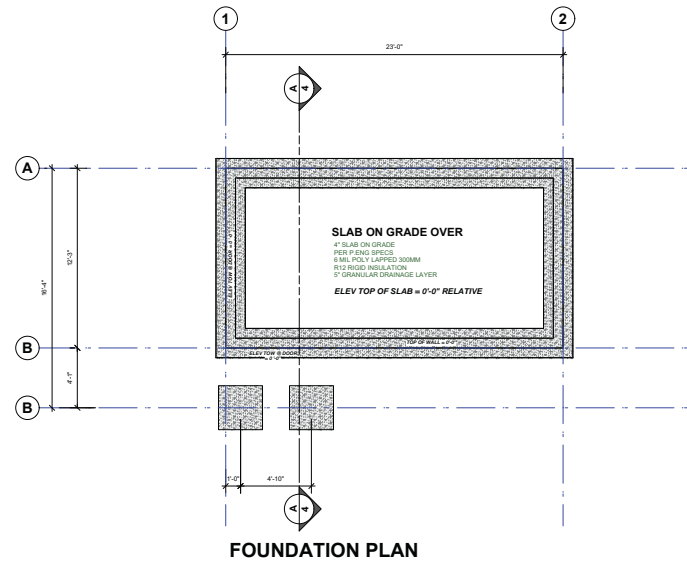
Drawing List	
1	SITE PLAN
2	FDN FLOOR & ROOF
3	ELEVATIONS
4	SECTION

THIS IS A PART 5 BUILDING OF RESIDENTIAL 'C' OCCUPANCY.
 ALL WORK IS TO CONFORM TO BCBC 2012.

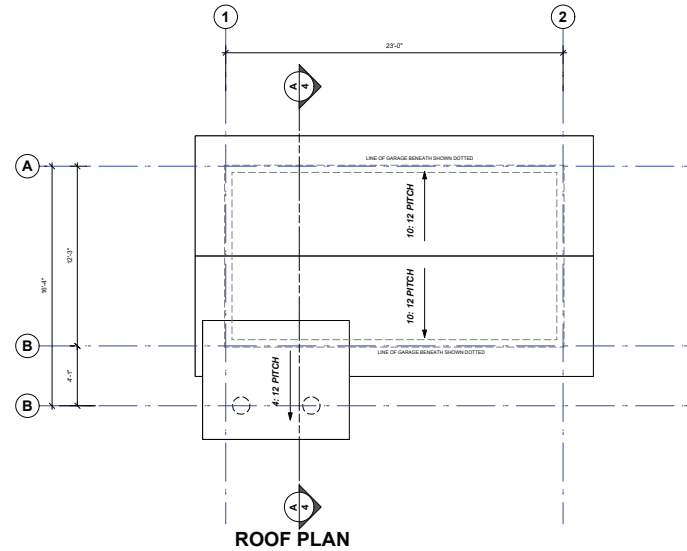
No.	Date	Issue Notes
1	23/12/16	ISSUE FOR DPA
kat sullivan DESIGN		
Project Title KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055		
Project Title WHITE GARAGE UNIT #2 4701 GLACIER DRIVE		
SITE PLAN		
Project Manager	KS	Project ID: 08-08
Client	KS	Scale: 1/16" = 1'-0"
Drawn By		Sheet No. 1 of 3
Date	OCT 2016	CAC File Name: WHITE 08-08



FLOOR PLAN



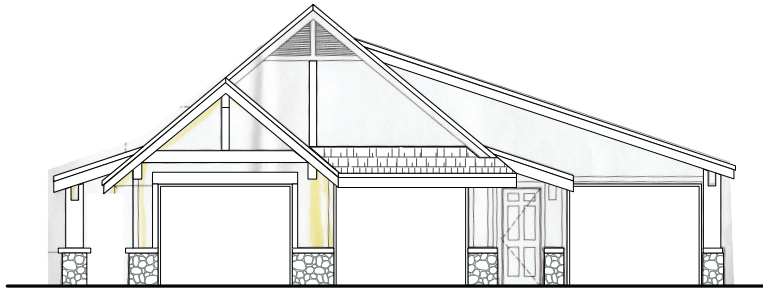
FOUNDATION PLAN



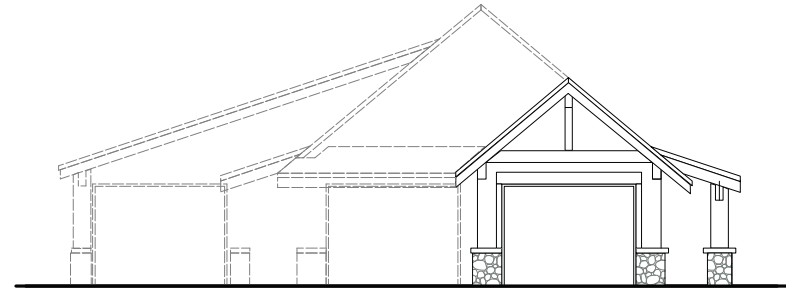
ROOF PLAN

SEE SEALED STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION
THIS IS A PART OF BUILDING OF RESIDENTIAL 'C' OCCUPANCY
ALL WORK IS TO CONFORM TO BCBC 2012.

1	23/12/16	ISSUE FOR DPA
No.	Date	Issue Notes
kat sullivan DESIGN		
Project Name KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055		
Project Title WHITE GARAGE UNIT #2 4701 GLACIER DRIVE		
Sheet Title FDN FLOOR & ROOF		
Project Manager	KS	Project ID: 08-08
Drawn By	KS	Scale: 1/4" = 1'-0"
Checked By		Sheet No: 2
Date	OCT 2016	of
CAD File Name	WHITE 08-08	3



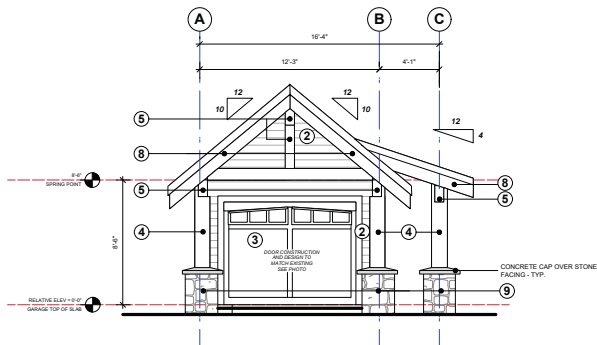
ORIGINAL APPROVED GARAGE FRONT ELEVATION



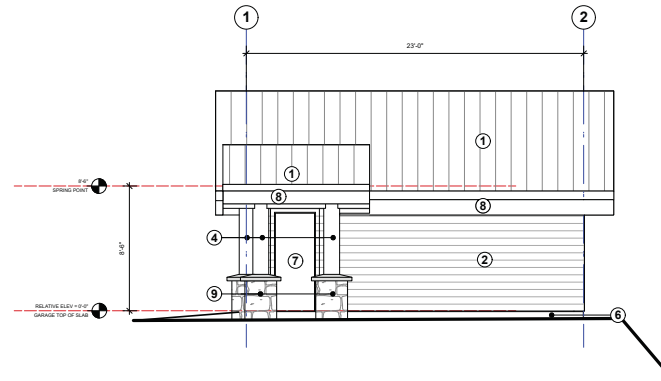
UNIT #2 GARAGE

PROPOSED GARAGE FRONT ELEVATION

REVERSED AND FUTURE OPPORTUNITY TO BUILD 2 MORE GARAGE STALLS
SEE BELOW FOR DETAILS AND 4 ELEVATIONS



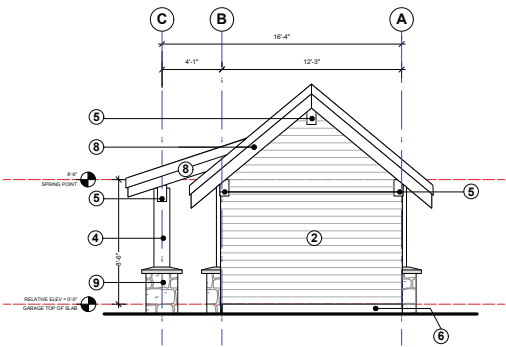
SOUTHWEST (FRONT) ELEVATION



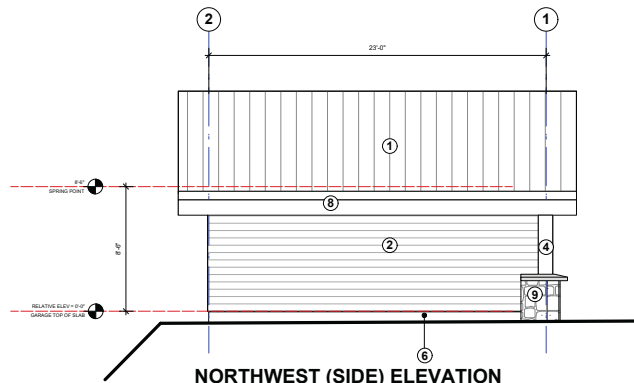
SOUTHEAST (SIDE) ELEVATION

EXTERIOR FINISHES

1. METAL ROOFING
2. 1X10 STAINED CEDAR SIDING OR SHINGLE SIDING
3. WOOD WINDOWS OR DOORS W/ METAL CLADDING
4. LOG POST - STAINED
5. TIMBER OR STAINED GL BEAM/POST
6. CONCRETE - EXPOSED
7. WOOD DOOR
8. 2X14 + 1X10 STAINED CEDAR FASCIA
9. STONE FACING



NORTHEAST (REAR) ELEVATION



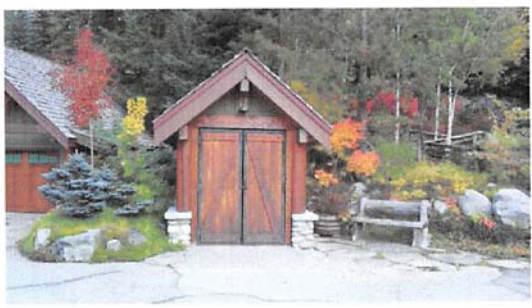
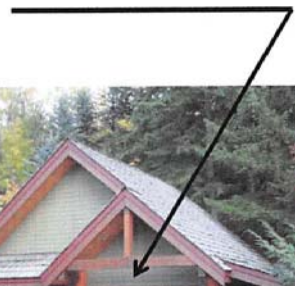
NORTHWEST (SIDE) ELEVATION

SEE SEALED STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION
THIS IS A PART OF BUILDING OF RESIDENTIAL '10 OCCUPANCY. ALL WORK IS TO CONFORM TO BCBC 2012.

1	23/12/16	ISSUE FOR DPA
No.	Date	Issue Notes
kat sullivan DESIGN		
Project Name	KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055	
Project Title	WHITE GARAGE UNIT #2 4701 GLACIER DRIVE	
Sheet Title	ELEVATIONS	
Project Manager	Project ID	08-08
Drawn By	Scale	1/4" = 1'-0"
Checked By	Sheet No.	3
Date	OCT 2016	
CAD File Name	WHITE 08-08	



**PROPOSED ONE CAR GARAGE
TO BE LIKE THIS PORTION OF GARAGE –
SAME FINISHES AND ROOF LINE**



EXISTING GARBAGE CONTAINER



EXISTING GARAGE – 2 CAR

WHITE RESIDENCE – GARAGE for #2-4701 GLACIER DR - PHOTOS OCT. 2016

Kat Sullivan Consulting 8401 Matterhorn Drive Whistler 604-932-6055

RECEIVED
JAN 24 2017
REGIONAL PLANNING
REGISTRY QUALITY
OF WHISTLER

PROPOSED ONE CAR GARAGE
LOCATION – As originally approved
But one car at east side of proposed
site. Planting to be maintained or replaced



PROPOSED BUILDING SITE

Three parking stalls will be maintained – one proposed to be covered and enclosed

WHITE RESIDENCE – GARAGE for #2-4701 GLACIER DR - PHOTOS OCT. 2016

Kat Sullivan Consulting 8401 Matterhorn Drive Whistler 604-932-6055

RECEIVED
JAN 24 2017
KAT SULLIVAN CONSULTING
1000 STEELE



BUILDING 'C'

EXPOSURE TO EXISTING BUILDING 'C'
Proposed garage will be screened



RAVINE BEHIND PROPOSED GARAGE
*Geotechnical Engineering and
RAR submission required for building permit*

WHITE RESIDENCE – GARAGE for #2-4701 GLACIER DR - PHOTOS OCT. 2016

Development Permit Application DP1576 proposes to renovate Unit 25 as described in the accompanying table:

Floor Level	Scope of Work	Increase in GFA
Top	<ul style="list-style-type: none"> New fenestration. 	None
Main	<ul style="list-style-type: none"> Small addition to existing living room/dining space at rear of unit. New front entry area addition. Increased deck area. Revised fenestration. 	14.2 m ²
Lower	<ul style="list-style-type: none"> Small addition to 2 existing bedrooms at rear of unit. Revised fenestration. 	7.9 m ²
Total New Area:		22.1 m²

The plans illustrating the proposal are attached as Appendix B.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to Growth are understood and respected.	The 22.1 m ² of additional gross floor area conform to the limits contained in the LUC and Council Policy G-19. There is no increase in bed units.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes and evoking a dynamic sense of place.	The proposal is consistent with the character of the existing Pinnacle Ridge development.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	The proposal is designed by a local architect and will use local project management and local builders familiar with the Pinnacle Ridge project.
	A skilled workforce supports the local economy, and the local economy supports the skilled workforce.	As above.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
N/A	N/A	N/A

OTHER POLICY CONSIDERATIONS

Blackcomb Land Use Contract

The lands are regulated by the Unamended Blackcomb Land Use Contract registered on title as G520. The proposal is consistent with all density regulations and design considerations contained in the Blackcomb Land Use Contract.

Council Policy G-19

The Pinnacle Ridge townhouse development was approved by Council under Blackcomb Permit BPA3 in 1987. The project is a 44 unit townhouse/ duplex development with an overall floor space ratio of approximately 0.33. The lands are regulated by the original (unamended) Blackcomb Land Use Contract registered on title as G2520. Council Policy G-19 provides additional development limits for the six unamended Blackcomb Land Use Contract properties, including Pinnacle Ridge, which are shown in the table below:

Maximum Allowable Increase Per Policy G-19

Maximum Allowable Increase per multi family unit:	Maximum Allowable Increase per Duplex unit:	Overall Maximum Allowable Increase for entire project:
50 m ²	75 m ²	1515 m ²

Unit 25 is a townhouse unit. This application proposes to add 22.1 m², therefore DP1576 conforms to Council Policy G-19.

Official Community Plan

The Pinnacle Ridge project lies within Development Permit Area No. 5, “Blackcomb Benchlands” in Whistler’s Official Community Plan. The table below shows conformance with applicable Development Permit Guidelines.

DP Guideline	Comment
The form and character of new development or redevelopment of existing buildings shall have coordinated design, which achieves continuity and appropriate transition between uses.	Form and character of this proposal is coordinated to complement the existing Pinnacle Ridge development.
Building materials including stone, wood, acrylic stucco, and treated/ textured concrete are appropriate, with building colours muted and consist of natural colours and materials found in the Whistler setting. Building materials must also be complimentary to neighbouring buildings.	Building materials are consistent with the existing materials found in the Pinnacle Ridge development.

Development Permit DP1011

In 2008, Development Permit DP1011 was issued showing design direction for entry additions, deck expansions and fenestration for the entire Pinnacle Ridge project. The proposal addressed in this report is consistent with DP1011.

Legal Documents

The property is subject to a restrictive covenant registered on title as R110852. This document limits development to that approved under Blackcomb Permit BPA03 and will need to be modified to reflect the changes proposed under DP1576.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

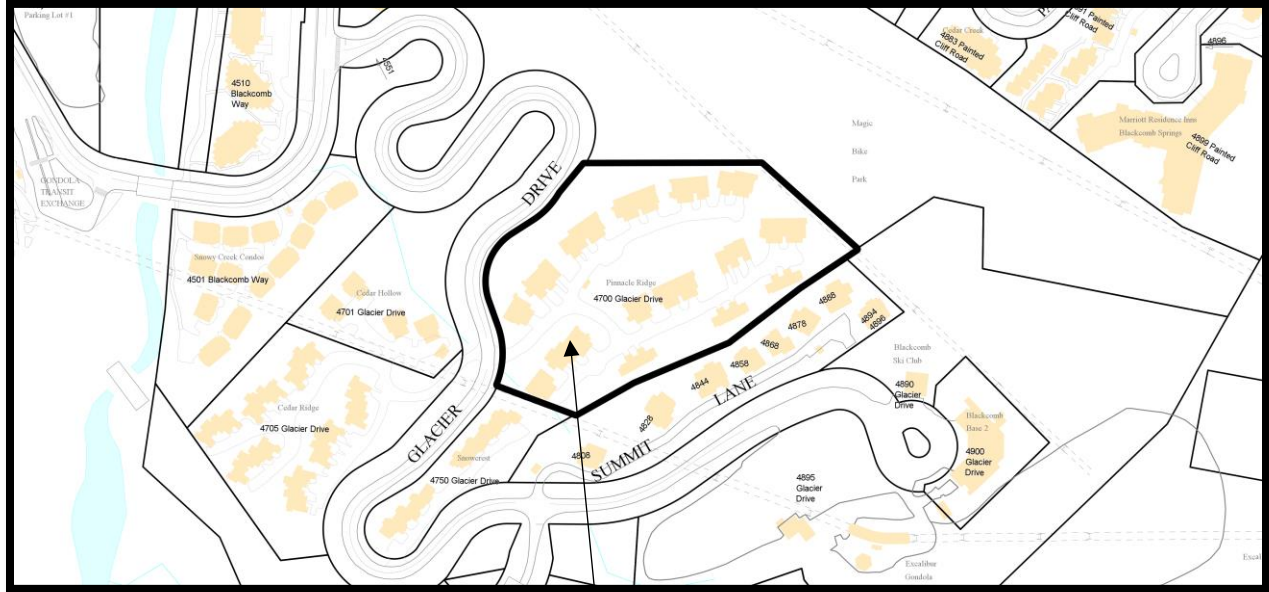
An information sign describing the proposal under DP1576 is posted on the property per application requirements.

SUMMARY

DP1576 proposes renovations at 25- 4700 Glacier Drive, "Pinnacle Ridge". The proposal conforms to the applicable regulations under Blackcomb Land Use Contract G2520. This report seeks Council's authorization of development approval under the Blackcomb Land Use Contract for DP1576 subject to modification of the existing development covenant registered on title as R110852 to reflect the revised development scheme.

Respectfully submitted,

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



Subject Lands
25-4700 Glacier Drive

A101 - DRAWING SHEET LIST				
#	Sheet Name	Sheet Issue Date	Drawn By	Checked By
BP A001	COVER	28/03/2017	MB	JH
BP A101a	SITE PLAN	28/03/2017	MB	JH
BP A101b	SITE PLAN 11x17	28/03/2017	MB	JH
BP A102	FOUNDATION PLAN	28/03/2017	MB	JH
BP A103	LOWER FLOOR PLANS	28/03/2017	MB	JH
BP A104	MAIN FLOOR PLANS	28/03/2017	MB	JH
BP A105	UPPER FLOOR PLANS	28/03/2017	MB	JH
BP A201	ELEVATIONS - FRONT AND REAR	28/03/2017	MB	JH
BP A202	ELEVATIONS - SIDE	28/03/2017	MB	JH
BP A301	SECTIONS A&D	28/03/2017	MB	JH
BP A302	SECTIONS C&E	28/03/2017	MB	JH
Grand total: 11				

PINNACLE RIDGE - UNIT 25

(MULTI-FAMILY RESIDENTIAL BUILDING)
BCC-2012
PART 9, OCCUPANCY TYPE C

Street #: 4700
Street Name: GLACIER DR
STRATA LOT: 17
PID: 009-478-809
PLAN: V42065
DL: 3903
ZONING: BLACKCOMB LAND USE CONTRACT

BUILDING IS SPRINKLERED.

ISSUED FOR DEVELOPMENT PERMIT

SCOPE OF PROPOSED WORK

- ADDING A BATHROOM TO BEDROOM 04 ON THE LOWER FLOOR
- EXTENSION TO NORTH WALL ON MAIN AND LOWER FLOORS
- EXTENSION TO FRONT ENTRY ON MAIN FLOOR
- NEW SIDE/REAR DECKS ON MAIN AND LOWER FLOORS
- ALL EXISTING WINDOWS TO BE REPLACED WITH NEW SAME SIZE WINDOWS UNLESS SPECIFIED OTHERWISE

AREA INCREASES PERMITTED

ALL GROSS FLOOR AREA (GFA) INCREASES TO CONFORM TO COUNCIL POLICY G-19, WHICH PERMITS UP TO 50m² OF ADDITIONAL FLOOR AREA TO THE AREA REGISTERED IN THE ORIGINAL DEVELOPMENT PERMIT

UNIT 25 (STRATA LOT 17) - see BP-A101

PROPOSED DECKS AREA = 134.3 m²

INCREASED GFA = 22.1 m² (max 50m² increase under Council Policy G19)

CONTRACTOR

John McSkimming - Project Manager
John McSkimming Construction LTD
P: +1.604.932.2235 _Email: john@jmccltd.ca
1-1100 Millar Creek Road, Whistler, BC, V0N 1B1

ARCHITECTURAL DRAWINGS

Derek VENTER, Architect AIBC
DVAD inc. DEREK VENTER ARCHITECTURAL DESIGN
P: +1.604.962.1177 _Email: info@dvad.org
P.O.BOX 794, Whistler, BC, CANADA, V0N 1B0
COMPILED BY: Michaela Balkova, MArch, P: +1.778.863.6772. _Email: mb@dvad.org

STRUCTURAL ENGINEERING DRAWINGS

Philip Bearegard, P. Eng.
Bearegard Engineering Corp.
P: +1.604.902.1345 _Email: phil@bengcorp.com
8613 Fissile Lane, Whistler, BC, V0N 1B8

GEOTECHNICAL REPORT

Steven Fofonoff, M.Eng., P.Eng.
GeoPacific Consultants Ltd.
1779 W. 75th Avenue, Vancouver, BC V5P 6P2
P: +1.604.439.0922 _Email: fofonoff@geopacific.ca

SURVEY

Doug Bush ASCT, RSIS
Doug Bush Survey Services Ltd.
P: +1.604.932.3314 _Email: dougb@dbss.ca
Unit 16, 1370 Alpha Lake Road, Whistler, BC, V0N 1B1

NOTES (PINNACLE RIDGE DESIGN GUIDELINES)

1. All exterior electrical cables, gas pipelines etc. to be hidden.
2. All exterior vents to be painted the typical Pinnacle Ridge trim color.
3. New exterior windows and doors to match existing frame profile and colour.
4. New siding and trim to match existing colour.
5. No knotted wood to be used for trims, fascia, railings, posts etc.
6. All post sizes to be between 10" diameter and 12" diameter.
7. Max. soffit/exposure above grade to be 1 foot.
8. Fascia to be square and not follow the slope of the deck.
9. All exposed corners to be mitered.
10. Any wood within 8" of grade must be treated wood.
11. All exterior joints to be treated wood.
12. All engineered wood to be protected from hot tub moisture with a cedar ceiling. (Applicable to the lower deck only.)
13. It is the responsibility of the contractor to align the railings with the applicable windows and ensure proper operation of the windows.
14. All landscaping to be confirmed by Strata Manager on site.
15. Report any inconsistencies or inaccuracy to the designer before material is ordered and construction is started.
16. The approving architect to be informed of the following progress inspections 48hours in advance:
 - a. Formwork
 - b. Framing (structure)
 - c. Railing (structure)
 - d. Final inspection after RMOW provides occupancy permit.
17. The approving architect's inspection is only to verify compliance with the Pinnacle Ridge Design Guidelines, not the quality or the means of the construction. This responsibility rests in it's completeness on the owner and the contractor and designer that the owner employs.

GENERAL NOTES:

1. MAINTAIN REQUIRED FIRE SEPARATIONS TO OTHER UNITS
2. WINDOWS, DOORS and SKYLIGHTS
 m² Windows and Doors max U-value 1.6 W/ m²K
 Skylights max U-value 2.7 W/ m²K

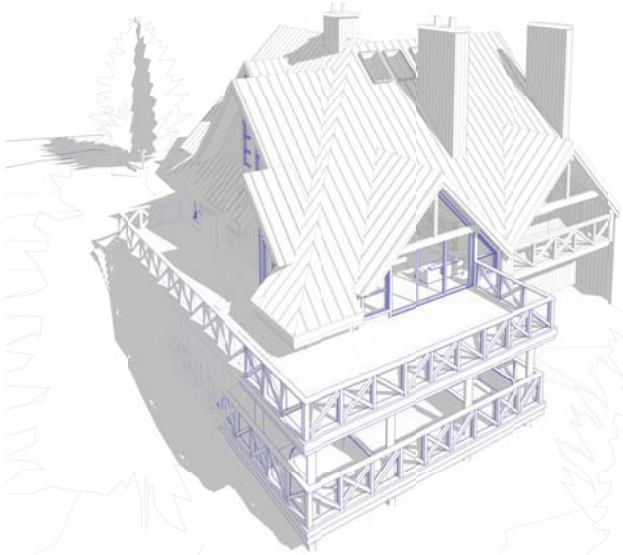
BCCBC01 - REVISION 8 - 18 Subsection 9.7.4. is repealed and the following substituted:

9.7.4. Design and Construction (see Appendix)

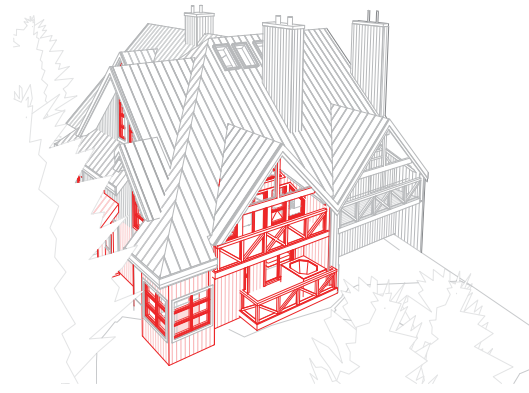
9.7.4.2. Standards

- (i) Except as provided by Sentence (2) and Article 9.7.4.3., windows, doors, skylights and their components shall conform to
 - (a) AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS - North American Fenestration Standard/ Specification for Windows, Doors, and Skylights" (Harmonized Standard), and
 - (b) A44051, "Canadian Supplement to AAMA/WDMA/CSA 101/1.5.2/A440, "NAFS - North American Fenestration Standard/ Specification for Windows, Doors, and Skylights"

2017-05-24 3:17:06 PM



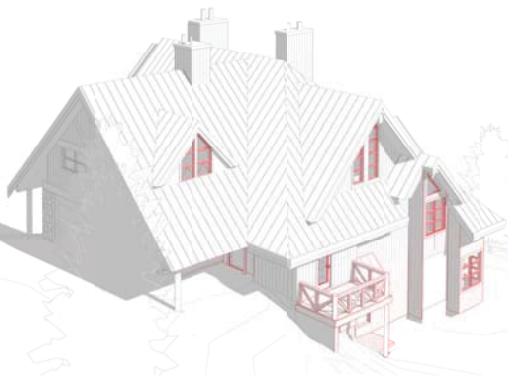
1 BP - NE Perspective (PROPOSED)



2 BP - NE Perspective (EXISTING)



3 BP - SE Perspective (PROPOSED)



4 BP - SE Perspective (EXISTING)

LEGEND:

- DEMOLISHED
- EXISTING
- PROPOSED
- ADDED GFA

ISSUED FOR DEVELOPMENT PERMIT ONLY | ALL MEASUREMENTS TO BE VERIFIED ON SITE

PROGRESS	No.	Description	Date	Review By	Draw By	PROGRESS	No.	Description	Date	Review By	Draw By
	1.	CD - issued for client and structural eng.	2017/03/10	DV	MB		7.	BP - preliminary for review	2017/02/20	DV	MB
2.	DO - issued for client and structural eng.	2017/03/24	DV	MB	8.	BP - preliminary for Struct. Eng.	2017/03/01	DV	MB		
3.	DD - interior updates - client's review	2017/03/26	DV	MB	9.	BP - updated according Struct. Eng.	2017/03/21	DV	MB		
4.	DD - updates - client's review	2017/03/03	DV	MB	10.	ISSUED FOR BP	2017/03/28	JH	MB		
5.	DD - final - client's and STRATA review	2017/02/07	DV	MB	11.	ISSUED FOR DP	2017/05/24	JH	MB		
6.	DD - final - sent to STRATA	2017/02/14	DV	MB							

These drawings are drawn based on the BCCBC 2012, 2017's, Occurrence 1.
These drawings are copyrighted and should not be copied or reused without the express written approval of the architect. These drawings should not be scaled and are not shop drawings.
Any conflict or error should be reported to the architect before material is ordered or construction is started. For any material ordered or if construction is started the contractor assumes all responsibilities regarding these drawings with conflicts or errors there in. All quantities, dimensions and levels should be verified on site before material is ordered or construction is started.
These drawings should be read in conjunction with the Structural and Mechanical Drawings, Specifications of all equipment, materials, equipment and any other related documentation applicable to the project.
Quantities are for reference only, the general contractor and every trade should verify the quantities themselves. The contractor should coordinate the requirements water, gas, electrical, heating etc. requirements with the other trades before construction starts and material is ordered.

DVAD inc.

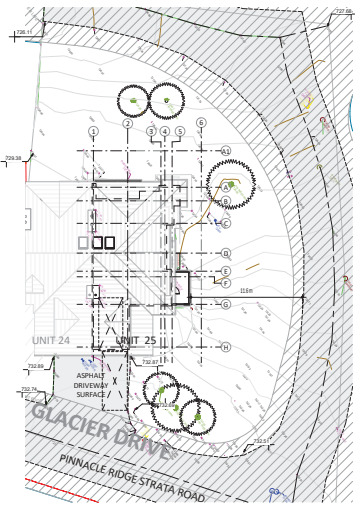
Drawn By MB
Checked By JH

COVER

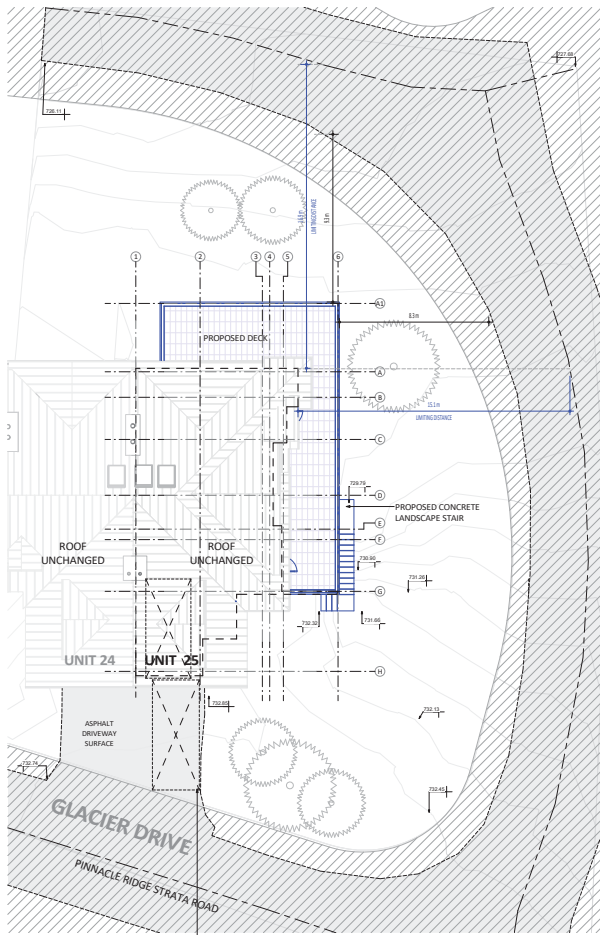
Scale: 1/8" = 1'-0"
PINNACLE RIDGE 25
25 - 4700 GLACIER DR
DIANA LIANG 24 MAY 2017

DEVELOPMENT PERMIT

DVAD inc.
DEREK VENTER ARCHITECTURAL DESIGN
P: +1.604.962.1177 | info@dvad.org
P.O.BOX 794, Whistler, V0N 1B0
BC, CANADA



1 BP - SITE PLAN (EXISTING)
1" = 20'-0"



2 BP - SITE PLAN (PROPOSED)
3/32" = 1'-0"

SURVEY BY: Doug Bush ASC, RSIS (Doug Bush Survey Services Ltd.)
SITE AREA: 31,550 m²
SITE COVERAGE: max. 50% LUC
SET BACKS: 3.6m front, 3m side + rear LUC
FSR: n/a in strata

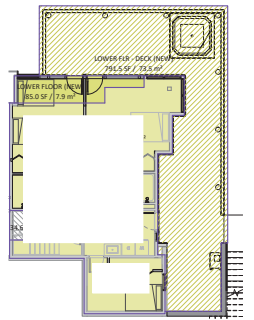
ISSUED FOR DEVELOPMENT PERMIT ONLY | ALL MEASUREMENTS TO BE VERIFIED ON SITE

PROGRESS	No.	Description	Date	Review By	Draw By	No.	Description	Date	Review By	Draw By
	1.	CD - issued for client and structural eng.	2017/03/10	DV	MB	7.	BP - preliminary for review	2017/02/20	DV	MB
	2.	CD - issued for client and structural eng.	2017/03/24	DV	MB	8.	BP - preliminary for Struct. Eng.	2017/03/01	DV	MB
	3.	DD - interior updates - client's review	2017/02/26	DV	MB	9.	BP - updated according Struct. Eng.	2017/03/21	DV	MB
	4.	DD - updates - client's review	2017/02/03	DV	MB	10.	ISSUED FOR BP	2017/03/28	JH	MB
	5.	DD - final - client's and STRATA review	2017/02/07	DV	MB	11.	ISSUED FOR DP	2017/05/24	JH	MB
	6.	DD - final - sent to STRATA	2017/02/14	DV	MB					

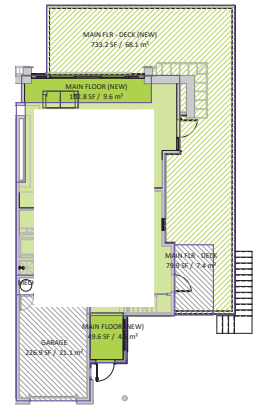
These drawings are drawn based on the BCBC 2012, 2011's, Occupancy C.
These drawings are copyrighted and should not be copied or reused without the express written approval of the architect. These drawings should not be relied on for any other drawings.
For any conflict or error should be reported to the architect before material is ordered or construction is started. For any general condition of construction is started the contractor assumes all responsibilities regarding these drawings with conflicts or errors there in. All quantities, dimensions and levels should be verified on site before material are ordered or construction is started.
These drawings should be read in conjunction with the Structural and Mechanical Drawings. Specifications of all equipment, materials, equipment and any other related documentation applies to this project.
Quantities are for reference only, the general contractor and every trade should verify the quantities themselves. The contractor should coordinate the requirements water, gas, electrical, heating etc. requirements with the other trades before construction starts and material is ordered.

LEGEND:

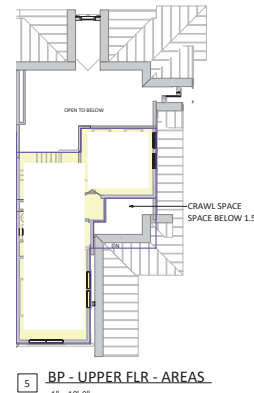
- DEMOLISHED
- EXISTING
- PROPOSED
- EASEMENT VAP187818X
- CENTER OF ROAD



3 BP - LOWER FLR - AREAS
1" = 10'-0"



4 BP - MAIN FLR - AREAS
1" = 10'-0"



5 BP - UPPER FLR - AREAS
1" = 10'-0"

AREA SCHEDULE

No.	Name	Area	Area (m ²)
25.1	LOWER FLOOR	842 SF	78.2 m ²
25.2	MAIN FLOOR	852 SF	78.6 m ²
25.3	UPPER FLOOR	222 SF	20.7 m ²
25.4	LOWER FLOOR (NEW)	85 SF	7.8 m ²
25.5	MAIN FLOOR (NEW)	85 SF	7.8 m ²
25.6	MAIN FLOOR (NEW)	233 SF	21.6 m ²
25.102	GARAGE	222 SF	20.7 m ²
25.103	MAIN FLR - DECK	82 SF	7.6 m ²
25.104	LOWER FLR - DECK (NEW)	79.5 SF	7.3 m ²
25.105	MAIN FLR - DECK (NEW)	73.3 SF	6.8 m ²
25.106	VOID	13 SF	1.2 m ²
	TOTAL	4422 SF	410.9 m²

AREA - ADDED GFA

No.	Name	Area	Area (m ²)
25.4	LOWER FLOOR (NEW)	85 SF	7.8 m ²
25.5	MAIN FLOOR (NEW)	85 SF	7.8 m ²
25.6	MAIN FLOOR (NEW)	233 SF	21.6 m ²
	TOTAL	397 SF	36.8 m²

Council Policy G19
* The maximum additional gross floor area for any renovation or redevelopment of any individual dwelling unit from that approved in the original registered Development Plan is 50 square metres for any multiple residential dwelling unit and 75 square metres for any duplex dwelling unit. Any renovation or redevelopment that results in a gross floor area of less than 20 square metres may be approved by the General Manager of Planning and Development.

AREA - TOTAL PROPOSED GFA

No.	Name	Area	Area (m ²)
25.1	LOWER FLOOR	842 SF	78.2 m ²
25.2	MAIN FLOOR	852 SF	78.6 m ²
25.3	UPPER FLOOR	222 SF	20.7 m ²
25.4	LOWER FLOOR (NEW)	85 SF	7.8 m ²
25.5	MAIN FLOOR (NEW)	85 SF	7.8 m ²
25.6	MAIN FLOOR (NEW)	233 SF	21.6 m ²
	TOTAL GFA	2545 SF	238.4 m²

AREA SCHEDULE - NOT INCLUDED IN GFA (Existing)

No.	Name	Area	Area (m ²)
25.102	GARAGE	222 SF	20.7 m ²
25.103	MAIN FLR - DECK	82 SF	7.6 m ²
25.104	LOWER FLR - DECK (NEW)	79.5 SF	7.3 m ²
25.105	MAIN FLR - DECK (NEW)	73.3 SF	6.8 m ²
	TOTAL	455 SF	42.8 m²

AREA SCHEDULE - NOT INCLUDED IN GFA (Proposed)

No.	Name	Area	Area (m ²)
25.104	LOWER FLR - DECK (NEW)	79.5 SF	7.3 m ²
25.105	MAIN FLR - DECK (NEW)	73.3 SF	6.8 m ²
	TOTAL	152.8 SF	14.1 m²

LEGEND:

- LOWER FLOOR
- LOWER FLOOR (NEW)
- MAIN FLOOR
- MAIN FLOOR (NEW)
- UPPER FLOOR
- LOWER FLR - DECK (NEW)
- MAIN FLR - DECK
- MAIN FLR - DECK (NEW)
- VOID

PINNACLE RIDGE - UNIT 25

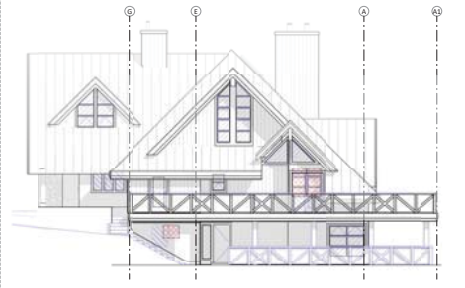
(MULTI-FAMILY RESIDENTIAL BUILDING)
BCBC 2012
PART 9, OCCUPANCY TYPE C
STRATA LOT: 17
PID: 009-478-809
PLAN: VAS2065
DL: 3903
ZONING: BLACKCOMB LAND USE CONTRACT
BUILDING IS SPRINKLERED.

SPATIAL SEPARATION

FRONT ELEVATION: N/A	SIDE ELEVATION: LIMITING DISTANCE: 15.1 m EXISTING OPENINGS: 13.6 sm PROPOSED OPENINGS: 15.4 sm PERMITTED OPENINGS: 238.9 sm *BCBC2012, 9.10.15.4.(1)(c)	REAR ELEVATION: LIMITING DISTANCE: 16.9 m EXISTING OPENINGS: 15.2 sm PROPOSED OPENINGS: 18.3 sm PERMITTED OPENINGS: 285.61 sm *BCBC2012, 9.10.15.4.(1)(c)
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BCBC2012

9.10.15.4. Glazed Openings in Exposed Building Face
1) Except as provided in Sentences (c), the maximum aggregate area of glazed openings in an exposed building face shall:
a) conform to Table 9.10.15.4.,
b) conform to Subsection 3.2.3., or
c) where the limiting distance is not less than 1.2 m, be equal to or less than the limiting distance squared



6 ELEVATION - SIDE - LD
1" = 10'-0"



7 ELEVATION - REAR - LD
1" = 10'-0"

Z:\2016\1475 - Pinnacle Ridge - Drawing\Rev\1475 Pinnacle 25 - 20170524.mxd

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Drawn By MB
Checked By JH

SITE PLAN

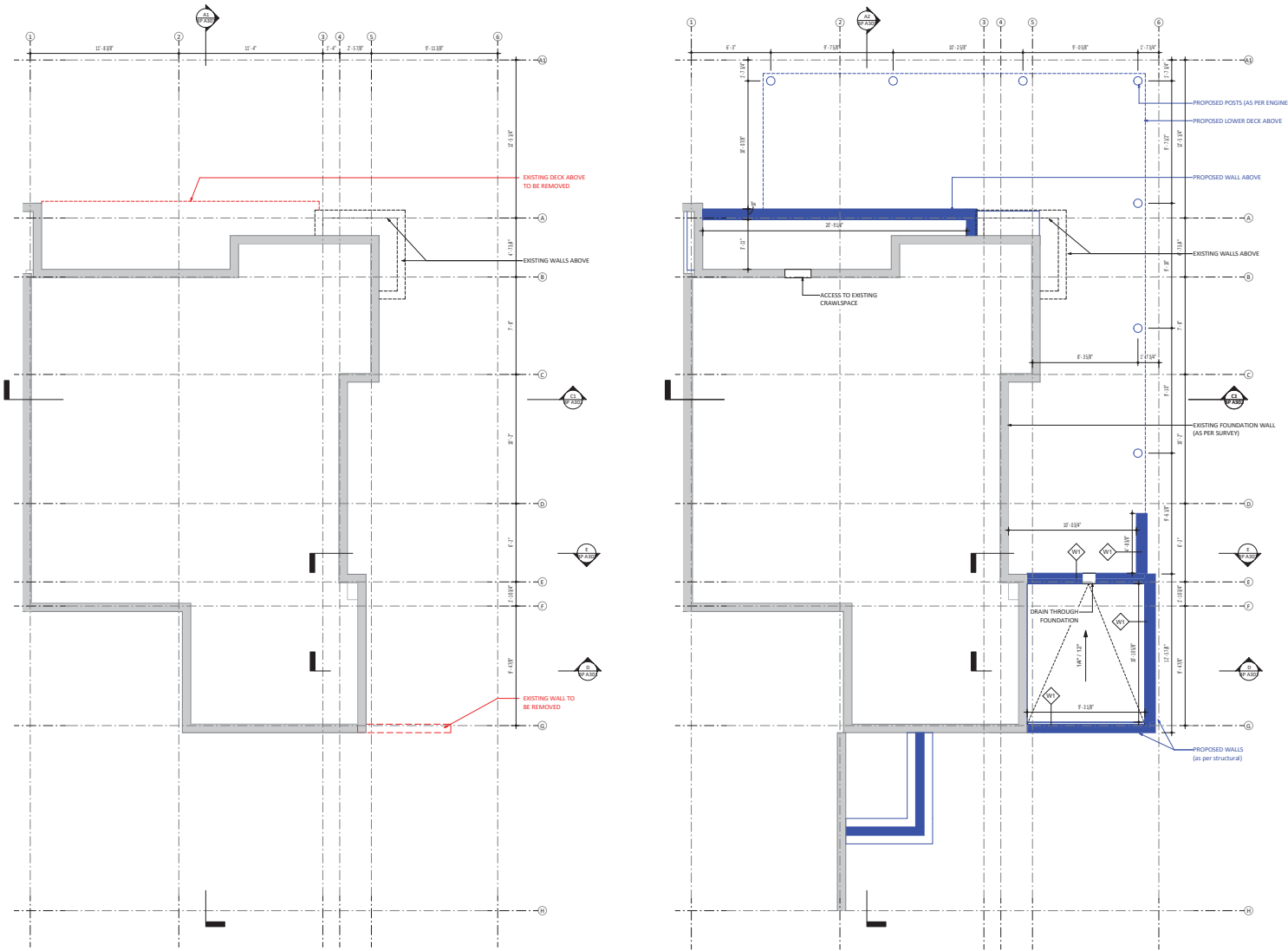
Scale: As Indicated
PINNACLE RIDGE 25
25 - 4700 GLACIER DR
DIANA LIANG | 24 MAY 2017

DEVELOPMENT PERMIT

BP A101a
25 - PINNACLE RIDGE DR
1675
24 MAY 2017

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P.O. BOX 798, Whitehorse, Y01 1B0
BC, CANADA

2017-05-24 3:17:21 PM



1 BP - FOUNDATION PLAN (EXISTING)
1/4" = 1'-0"

2 BP - FOUNDATION PLAN (PROPOSED)
1/4" = 1'-0"

WALL ASSEMBLIES:

- FROM INTERIOR FINISH TO EXTERIOR (SEE S&M)
EXISTING WALLS BASED ON EXPOSED CONSTRUCTION DETAILS
- W1- FOUNDATION WALL**
(REFER TO STRUCTURAL DRAWINGS FOR REBAR SPECS)
- 8" REINFORCED CONCRETE (CAST-IN-PLACE)
- 2 COATS BITUMINOUS DAMPROOFING
- DRAIN MAT/ DIMPLEBOARD WITH GEOTEXTILE
- W2- 2x4 EXTERIOR WALL (R₀=3.18 [m² K / W])**
- 1/2" GYPSUM BOARD
- 6mil POLY (VAPOUR AND AIR BARRIER - SEALED AND TAPED)
- 2x4 STUDS @ 16" O.C. W/ R24 MINERAL WOOL INSULATION
- 1/2" EXTERIOR GRADE PLY (ENG. SPECS) NALLED @ 4" O.C.
- SHEATHING PAPER- TYVEK
- 1 X 2 RAINGUARD STRAPPING
- SIDING TO MATCH EXISTING
- W3- 1-2x4 INTERIOR PARTITION**
- 1/2" GYPSUM BOARD (TILE BACKER BOARD WHERE FINISH IS TILE)
- 2x4 STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD
- W4- 1/2" TEMPERED GLASS**
- 1/2" TEMPERED GLASS

FLOOR PLAN LEGEND:

- ADDED GFA
- WALL TAG
- FLOOR TAG
- SPOT ELEVATION
- DEMOLISHED
- EXISTING
- PROPOSED
- LOCATION OF SMOKE & CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- INDICATES HIDDEN OBJECTS ABOVE OR BELOW
- ELECTRICAL OUTLET (EXTERIOR)
- ELECTRICAL OUTLET (EXTERIOR) IN FLOOR
- ELECTRICAL OUTLET FOR HEAT PUMP (EXTERIOR)
- DRAIN IN FLOOR
- HOSE BIBB
- GAS OUTLET

NOTES:
1. ALL MEASUREMENTS HAVE TO BE VERIFIED ON SITE PRIOR TO WINDOWS/ DOORS ORDERING

ISSUED FOR DEVELOPMENT PERMIT ONLY | ALL MEASUREMENTS TO BE VERIFIED ON SITE

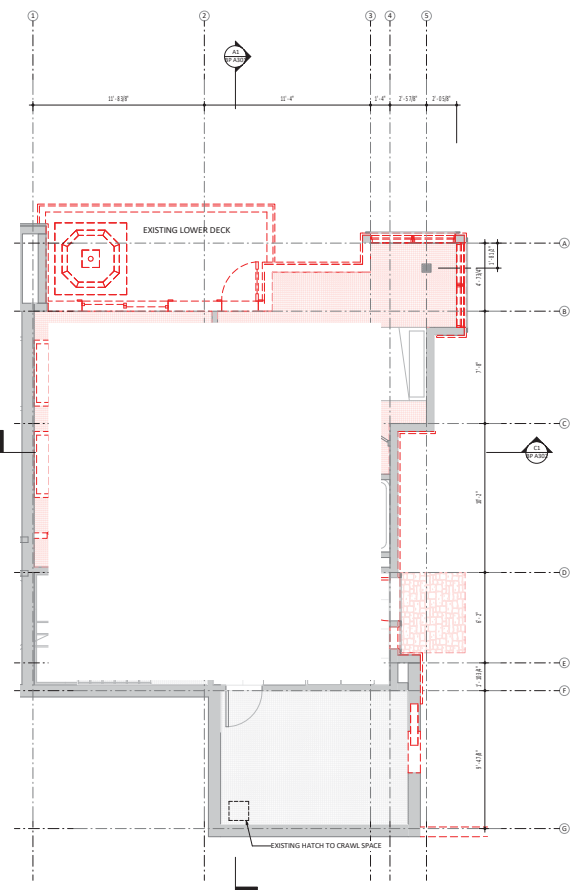
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	2.	DO - issued for client and structural eng.	2017/03/24	DV	MB	8.	BP - preliminary for Struct. Eng.	2017/03/01	DV	MB
	3.	DO - interior updates - client's review	2017/03/26	DV	MB	9.	BP - updated according Struct. Eng.	2017/03/21	DV	MB
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	5.	DO - final - client's and STRATA review	2017/02/07	DV	MB	11.	ISSUED FOR DP	2017/05/24	JH	MB
	6.	DO - final - sent to STRATA	2017/02/14	DV	MB					

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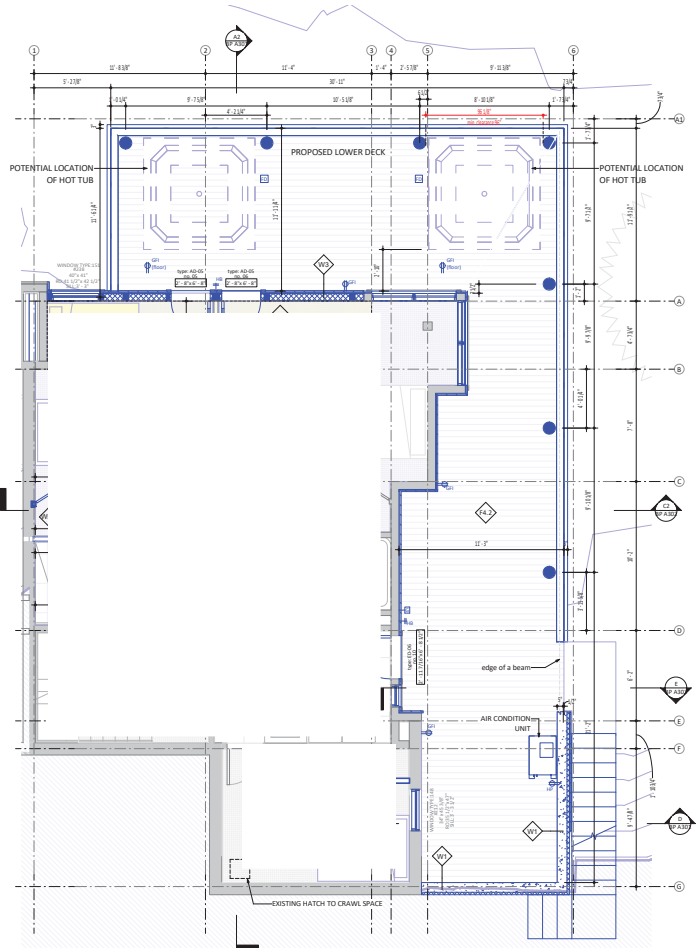
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Drawn By MB
Checked By JH

FOUNDATION PLAN
Scale: As Indicated
PINNACLE RIDGE 25
25 - 4700 GLACIER DR
DIANA LIANG | 24 MAY 2017

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BC, CANADA



1 BP - LOWER FLR (EXISTING)
1/4" = 1'-0"



2 BP - LOWER FLR (PROPOSED)
1/4" = 1'-0"

WALL ASSEMBLIES:

- ♦ **W1- FOUNDATION WALL**
(REFER TO STRUCTURAL DRAWINGS FOR REBAR SPECS)
- 8" REINFORCED CONCRETE (CAST-IN-PLACE)
- 2 COATS BITUMINOUS DAMPROOFING
- DRAIN MAT/ DIMPLEBOARD WITH GEOTEXTILE
- ♦ **W2-2x6 EXTERIOR WALL (R_w=3.18 (m²·k / W))**
- 1/2" GYPSUM BOARD
- 6mil POLY (VAPOUR AND AIR BARRIER - SEALED AND TAPED)
- 2x6 STUDS @ 16" O.C. W/ R24 MINERAL WOOL INSULATION
- 1/2" EXTERIOR GRADE PLY (ENG. SPECS) NAILED @ 4" O.C.
- SHEATHING PAPER- TYVEK
- 1 x 2 RAINSREEN STRAPPING
- SIDING TO MATCH EXISTING
- ♦ **W5-1-2x4 INTERIOR PARTITION**
- 1/2" GYPSUM BOARD (TILE BACKER BOARD WHERE FINISH IS TILE)
- 2x4 STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD
- ♦ **W5-2-1/2" TEMPERED GLASS**
- 1/2" TEMPERED GLASS

FLOOR ASSEMBLIES:

- ♦ **F1- CONCRETE FLOOR (INSULATED) (R_w=2.36 (m²·k / W))**
- SMOOTH SLATE FLOOR (TO MATCH EXISTING) W/ ELECTRICAL INFLOOR HEATING
- 4" CONCRETE SLAB C/W REINFORCING STEEL
- 6 MIL POLY VAPOUR BARRIER
- 3" ROCKUL COMFORTBOARD™ 80 @ 1/2" (R_w=1.94 (m²·k / W))
- ♦ **F2-1- EXISTING 2 x 10 FLOOR JOIST (TO BE INSULATED) (R_w=5.09 (m²·k / W))**
- FLOOR FINISH (TBC)
- 5/8" PLYWOOD SUBFLOOR
- 2 x 10 JOISTS AS PER ENGINEERING W/ 7 1/4" MINERAL WOOL INSULATION (R32)
- ♦ **F2-2- EXISTING 2 X 10 FLOOR JOIST (UN-INSULATED/ INTERIOR)**
- FLOOR FINISH (TBC)
- 5/8" MIN SQUARE EDGE PLYWOOD (GLUED AND SCREWED)
- 2 x 10 FLOOR JOISTS TO ENG. SPECS.
- 5/8" GYPSUM BOARD - PAINT FINISH
- ♦ **F4-1- 2 X 10 DECK**
- 12" x 12" STONE PAVING ON SPACERS
- TORCH ON MEMBRANE
- 5/8" PLYWOOD
- 2 X 10 JOISTS @ 12" O/C
- STRAPPING @ 16" O/C
- CEDAR TONGUE AND GROOVE SOFFIT WITH VENT STRIPS
- ♦ **F4-2- 2 X 10 DECK**
- COMPOSITE DECKING (TREX)
- 2 X 10 JOISTS @ 12" O/C (TREATED)

FLOOR PLAN LEGEND:

- ADDED GFA
- ◊ WALL TAG
- ◊ FLOOR TAG
- ◆ SPOT ELEVATION
- DEMOLISHED
- EXISTING
- PROPOSED
- LOCATION OF SMOKE & CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- INDICATES HIDDEN OBJECTS ABOVE OR BELOW
- ⚡ ELECTRICAL OUTLET (EXTERIOR)
- ⚡ ELECTRICAL OUTLET (EXTERIOR) IN FLOOR
- ⚡ ELECTRICAL OUTLET FOR HEAT PUMP (EXTERIOR)
- ⚡ DRAIN IN FLOOR
- ⚡ HOSE BIBB
- ⚡ GAS OUTLET

NOTES:
1. ALL MEASUREMENTS HAVE TO BE VERIFIED ON SITE PRIOR TO WINDOWS/ DOORS OPENING

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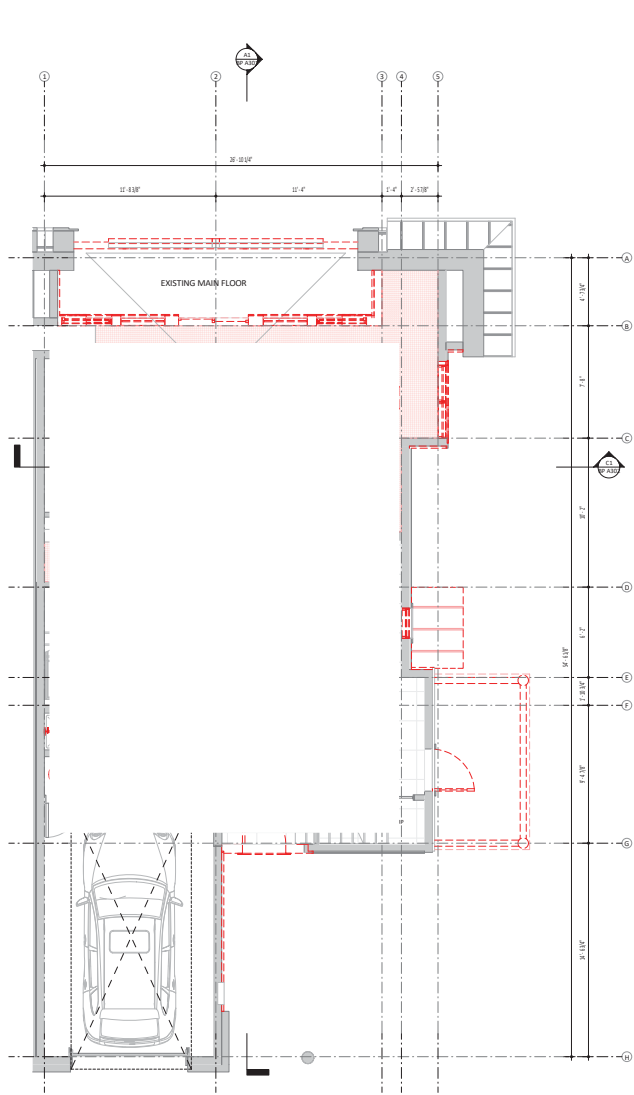
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	5.	DO - final - client's and STRATA review	2017/02/07	DV	MB	11.	ISSUED FOR DP	2017/05/24	JH	MB
	6.	DO - final - sent to STRATA	2017/02/14	DV	MB					

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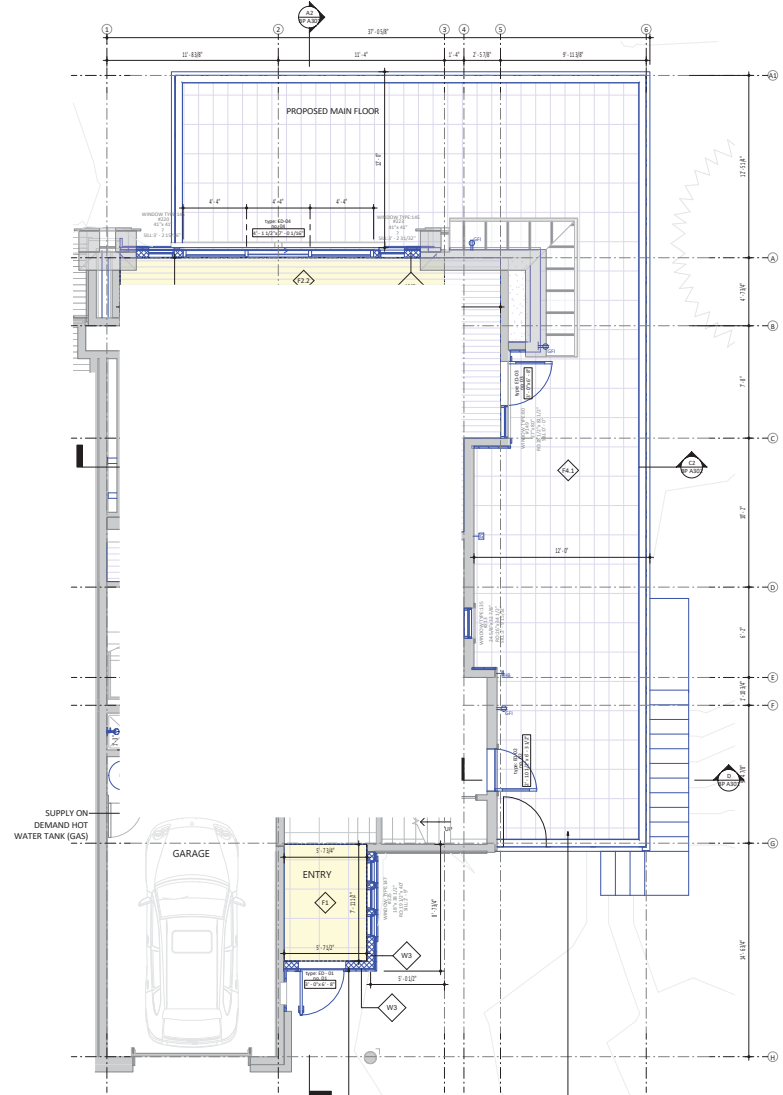
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Drawn By **MB**
Checked By **JH**

LOWER FLOOR PLANS
Scale: As Indicated
BP A103
BP
1675
DIANA LIANG
24 MAY 2017

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P.O. BOX 798, Whistler, BC V8W 1B0
BC, CANADA



1 BP - MAIN FLR (EXISTING)
1/4" = 1'-0"



2 BP - MAIN FLR (PROPOSED)
1/4" = 1'-0"

- WALL ASSEMBLIES:**
*From INTERIOR (warm side) to EXTERIOR (cold side)
EXISTING WALLS BASED ON EXPOSED CONSTRUCTION DETAILS
- ◆ **W1: FOUNDATION WALL**
(REFER TO STRUCTURAL DRAWINGS FOR REBAR SPECS)
- 8" REINFORCED CONCRETE (CAST-IN-PLACE)
- 2 COATS BITUMINOUS DAMPROOFING
- DRAIN MAT/ DIMPLEBOARD WITH GEOTEXTILE
 - ◆ **W3: 2x6 EXTERIOR WALL [R_e=3.18 (m² K / W)]**
- 1/2" GYPSUM BOARD
- 6MIL POLY (VAPOUR AND AIR BARRIER - SEALED AND TAPED)
- 2x6 STUDS @ 16" O.C. W/ R24 MINERAL WOOL INSULATION
- 1/2" EXTERIOR GRADE PLY (ENG. SPECS) NAILED @ 4" O.C.
- SHEATHING PAPER- TYVEK
- 1 x 2 RAINSCREEN STRAPPING
- SIDING TO MATCH EXISTING
 - ◆ **W5: 2x4 INTERIOR PARTITION**
- 1/2" GYPSUM BOARD (TILE BACKER BOARD WHERE FINISH IS TILE)
- 2x4 STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD
 - ◆ **W5.2: 1/2" TEMPERED GLASS**
- 1/2" TEMPERED GLASS

- FLOOR ASSEMBLIES:**
*ALL STRUCTURAL AS PER ENGINEERING
- ◆ **F1: CONCRETE FLOOR (INSULATED) [R_e=2.36 (m² K / W)]**
- SMOOTH SLATE FLOOR (TO MATCH EXISTING) W/ ELECTRICAL INFLOOR HEATING
- 4" CONCRETE SLAB C/W REINFORCING STEEL
- 6 MIL POLY VAPOUR BARRIER
- 3" ROXUL COMFORTBOARD™ 80 or 110
(ALL STRUCTURAL AS PER ENGINEERING. SHALL VERIFY THE SLAB AS PER APPROVAL)
 - ◆ **F2.1: EXISTING 2 x 10 FLOOR JOIST (TO BE INSULATED) [R_e=5.09 (m² K / W)]**
- FLOOR FINISH (TBC)
- 5/8" PLYWOOD SUBFLOOR
- 2 x 10 JOISTS AS PER ENGINEERING W/ 7 1/4" MINERALWOOL INSULATION [R32]
 - ◆ **F2.2: EXISTING 2 X 10 FLOOR JOIST (UN-INSULATED/ INTERIOR)**
- FLOOR FINISH (TBC)
- 5/8" MIN SQUARE EDGE PLYWOOD (GLUED AND SCREWED)
- 2 x 10 FLOOR JOISTS TO ENG. SPECS.
- 5/8" GYPSUM BOARD - PAINT FINISH
 - ◆ **F4.1: 2 X 10 DECK**
- 12" X 12" STONE PAVING ON SPACERS
- TORCH ON MEMBRANE
- 5/8" PLYWOOD
- 2 X 10 JOISTS @ 12" O/C
- STRAPPING @ 16" O/C
- CEDAR TONGUE AND GROOVE SOFFIT WITH VENT STRIPS
 - ◆ **F4.2: 2 X 10 DECK**
- COMPOSITE DECKING (TREX)
- 2 X 10 JOISTS @ 12" O/C (TREATED)



NOTES:
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	5.	DO - final - client's and STRATA review	2017/02/07	DV	MB	11.	ISSUED FOR DP	2017/05/24	JH	MB
	6.	DO - final - sent to STRATA	2017/02/14	DV	MB					

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PINNACLE RIDGE PRECEDENTS



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MAIN FLOOR PLANS

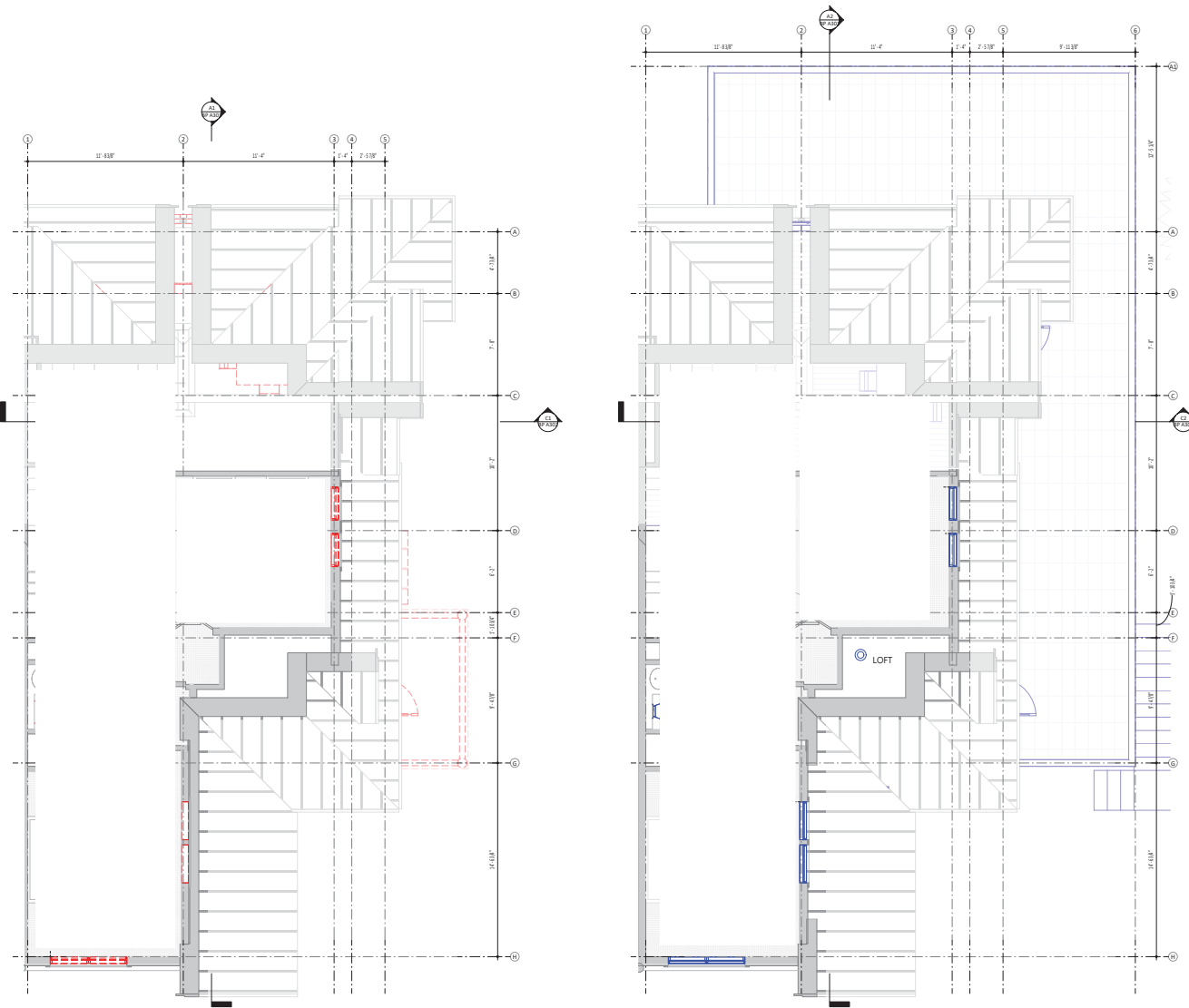
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Pinnacle Ridge 25
25 - 4700 GLACIER DR
DIANA LIANG
24 MAY 2017

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BR
1675

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BC, CANADA

2017-05-24 3:17:49 PM



1 BP - UPPER FLR (EXISTING)
1/4" = 1'-0"

2 BP - UPPER FLR (PROPOSED)
1/4" = 1'-0"

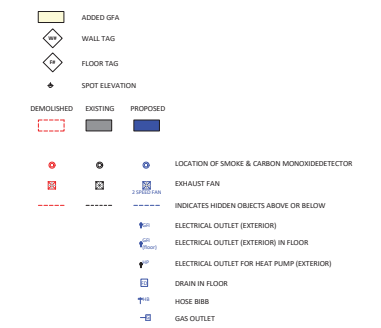
WALL ASSEMBLIES:

- W1- FOUNDATION WALL**
(REFER TO STRUCTURAL DRAWINGS FOR REBAR SPECS)
- 8" REINFORCED CONCRETE (CAST-IN-PLACE)
- 2 COATS BITUMINOUS DAMPROOFING
- DRAIN MAT/ DIMPLEBOARD WITH GEOTEXTILE
- W2- 2x6 EXTERIOR WALL [R_e=3.18 (m² K / W)]**
- 6mil POLY (VAPOUR AND AIR BARRIER - SEALED AND TAPED)
- 2x6 STUDS @ 16" O.C. W/ #24 MINERAL WOOL INSULATION
- 1/2" EXTERIOR GRADE PLY (ENG. SPECS) NAILED @ 4" O.C.
- SHEATHING PAPER- TYVEK
- 1 x 2 RAINGREEN STRAPPING
- SIDING TO MATCH EXISTING
- W3- 2x4 INTERIOR PARTITION**
- 1/2" GYPSUM BOARD (TILE BACKER BOARD WHERE FINISH IS TILE)
- 2x4 STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD
- W5-2- 1/2" TEMPERED GLASS**
- 1/2" TEMPERED GLASS

FLOOR ASSEMBLIES:

- F1- CONCRETE FLOOR (INSULATED) [R_e=2.36 (m² K / W)]**
- SMOOTH SLATE FLOOR (TO MATCH EXISTING) W/ ELECTRICAL INFLOOR HEATING
- 4" CONCRETE SLAB C/W REINFORCING STEEL
- 6 MIL POLY VAPOUR BARRIER
- 3" RIGID COMFORTBARRIER® RD OF 110
- F2-1- EXISTING 2 x 10 FLOOR JOIST (TO BE INSULATED) [R_e=5.09 (m² K / W)]**
- FLOOR FINISH (TBC)
- 5/8" PLYWOOD SUBFLOOR
- 2 x 10 JOISTS AS PER ENGINEERING W/ 7 1/4" MINERALWOOL INSULATION [R32]
- F2-2- EXISTING 2 X 10 FLOOR JOIST (UN-INSULATED/ INTERIOR)**
- FLOOR FINISH (TBC)
- 5/8" MIN SQUARE EDGE PLYWOOD (GLUED AND SCREWED)
- 2 x 10 FLOOR JOISTS TO ENG. SPECS
- 5/8" GYPSUM BOARD - PAINT FINISH
- F4-1- 2 X 10 DECK**
- 12" x 12" STONE PAVING ON SPACERS
- TORCH ON MEMBRANE
- 5/8" PLYWOOD
- 2 X 10 JOISTS @ 12" O/C
- STRAPPING @ 16" O/C
- CEDAR TONGUE AND GROOVE SOFFIT WITH VENT STRIPS
- F4-2- 2 X 10 DECK**
- COMPOSITE DECKING (TREX)
- 2 X 10 JOISTS @ 12" O/C (TREATED)

FLOOR PLAN LEGEND:



NOTES:
1. ALL MEASUREMENTS HAVE TO BE VERIFIED ON SITE PRIOR TO WINDOWS/ DOORS ORDERING

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Drawn By **MB**
Checked By **JH**

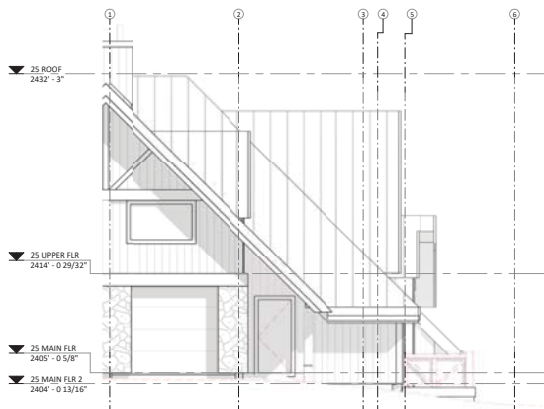
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UPPER FLOOR PLANS

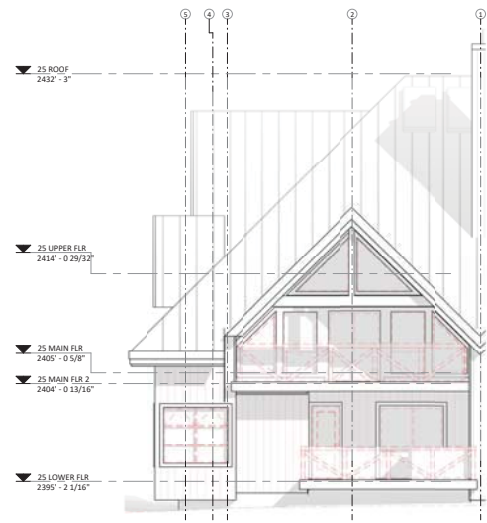
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PINNACLE RIDGE 25
25 - 4700 GLACIER DR
DIANA LIANG
24 MAY 2017

BP A105
BP
1675
24 MAY 2017

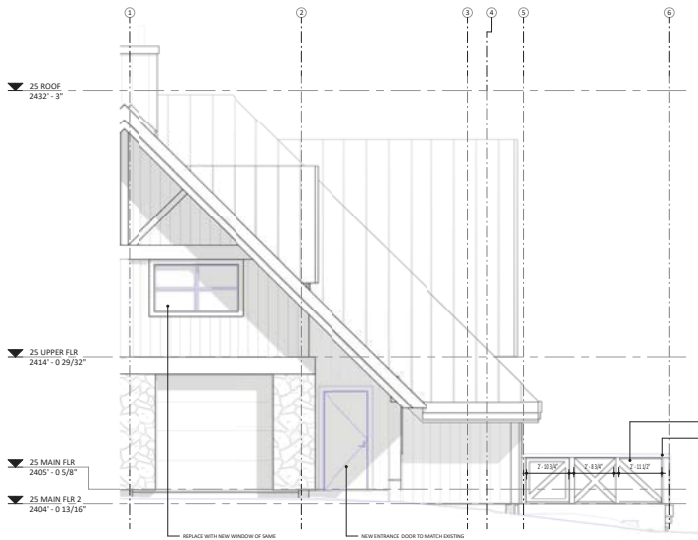
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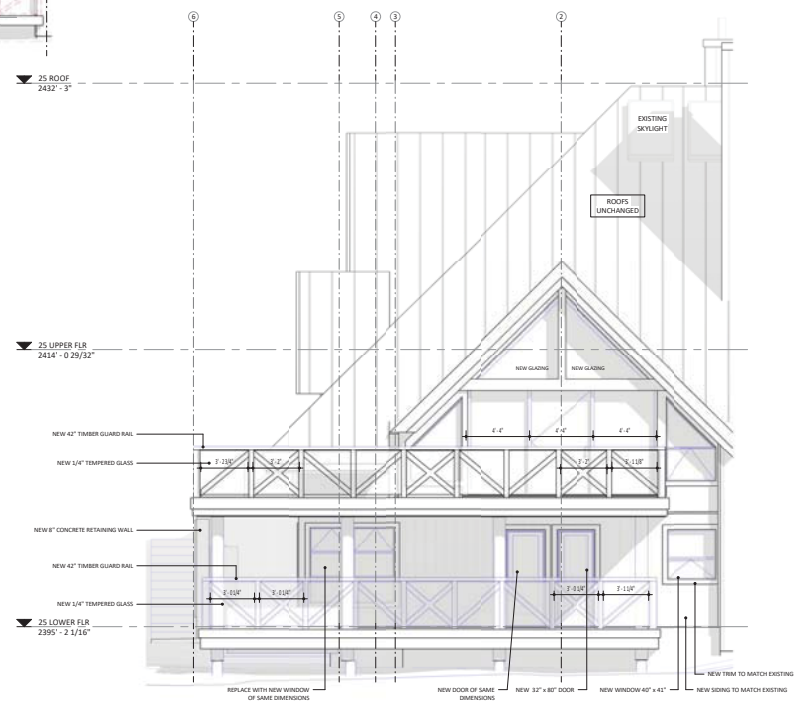
1 BP - ELEVATION - FRONT (EXISTING)
3/16" = 1'-0"



3 BP - ELEVATION - REAR (EXISTING)
3/16" = 1'-0"



2 BP - ELEVATION - FRONT (PROPOSED)
1/4" = 1'-0"



4 BP - ELEVATION - REAR (PROPOSED)
1/4" = 1'-0"

LEGEND:
 DEMOLISHED
 EXISTING
 PROPOSED

NOTES:
 NEW DECKS AS PER PINNACLE RIDGE DESIGN GUIDELINES
 NEW WINDOWS AND DOORS WITH MAX. U-VALUE 1.6 W/m²K

**** ALL NEW/REPLACED DOORS/WINDOWS TO MATCH EXISTING MATERIAL/COLOUR****
**** DECKS TO BE CONSTRUCTED AND FINISHED TO MATCH PINNACLE RIDGE DESIGN GUIDELINES****

ISSUED FOR DEVELOPMENT PERMIT ONLY | ALL MEASUREMENTS TO BE VERIFIED ON SITE

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3.	DO - interior updates - client's review	2017/03/26	DV	MB	9.	BP - updated according Struct. Eng.	2017/03/21	DV	MB		
4.	DO - updates - client's review	2017/02/03	DV	MB	10.	ISSUED FOR BP	2017/03/28	JH	MB		
5.	DO - final - client's and STRATA review	2017/02/07	DV	MB	11.	ISSUED FOR DP	2017/05/24	JH	MB		
6.	DO - final - sent to STRATA	2017/02/14	DV	MB							

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 Any conflict or error should be reported to the architect before material is ordered or construction is started. For any material ordered or if construction is started the contractor assumes all responsibilities regarding these drawings with conflicts or errors there in. All quantities, dimensions and levels should be verified on site before materials are ordered or construction is started.
 These drawings should be read in conjunction with the Structural and Mechanical Drawings. Specifications of all appliances, materials, equipment and any other related documentation applicable to the project.
 Quantities are for reference only, the general contractor and every trade should verify the quantities themselves. The contractor should coordinate the requirements water, gas, electrical, heating etc. requirements with the other trades before construction starts and material is ordered.

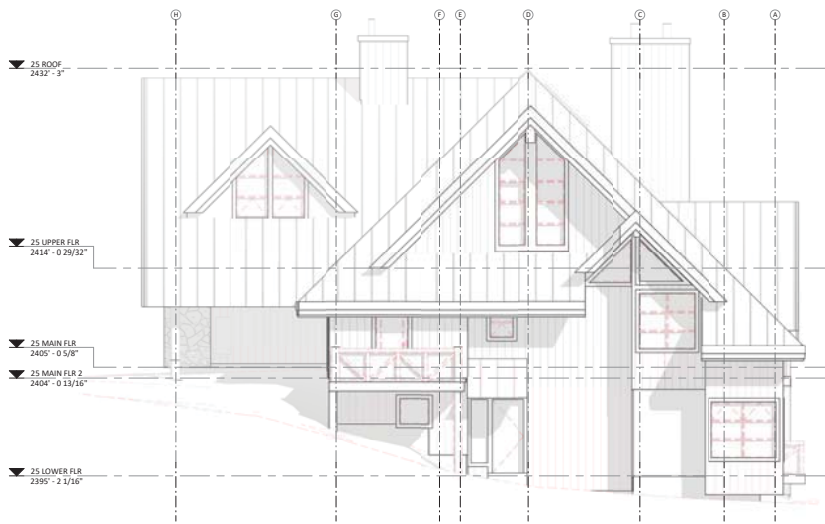
DVAD inc.
 Drawn By MB
 Checked By JH

ELEVATIONS - FRONT AND REAR

Scale: As Indicated
 PINNACLE RIDGE 25
 25 - 4700 GLACIER DR
 DIANA LIANG 24 MAY 2017

DEVELOPMENT PERMIT

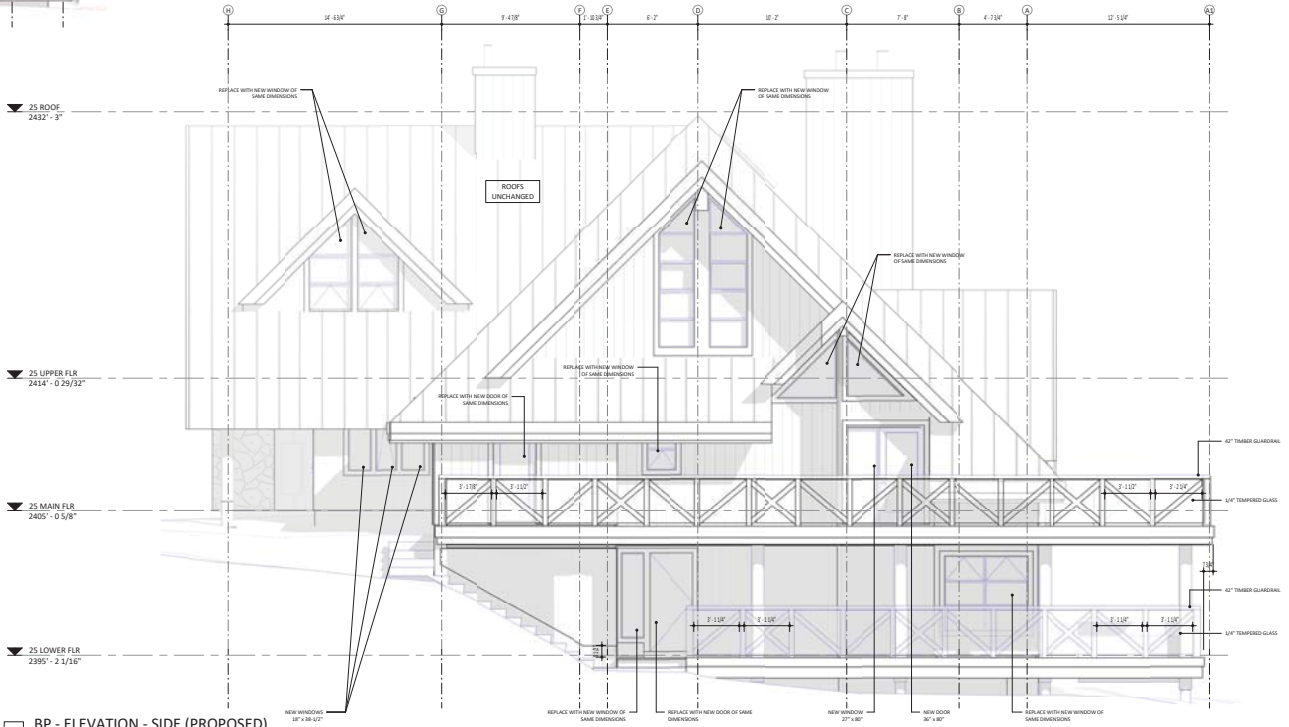
DVAD inc.
 DEREK VENTER ARCHITECTURAL DESIGN
 P: +1.604.962.1177 | info@dvad.org
 P.O. BOX 798, Whistler, BC V8W 1B0
 BC, CANADA



1 BP - ELEVATION - SIDE (EXISTING)
3/16" = 1'-0"

LEGEND:
 DEMOLISHED
 EXISTING
 PROPOSED

NOTES:
 NEW DECKS AS PER PINNACLE RIDGE DESIGN GUIDELINES
 NEW WINDOWS AND DOORS WITH MAX U-VALUE 1.6 W/m²K
 ** ALL NEW/REPLACED DOORS/WINDOWS TO MATCH EXISTING MATERIAL/COLOUR**
 ** DECKS TO BE CONSTRUCTED AND FINISHED TO MATCH PINNACLE RIDGE DESIGN GUIDELINES**



2 BP - ELEVATION - SIDE (PROPOSED)
3/16" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT ONLY | ALL MEASUREMENTS TO BE VERIFIED ON SITE

PROGRESS	No.	Description	Date	Review By	Draw By	PROGRESS	No.	Description	Date	Review By	Draw By
	1.	CD - issued for client and structural eng.	2017/01/10	DV	MB		7.	BP - preliminary for review	2017/02/20	DV	MB
2.	DO - issued for client and structural eng.	2017/01/24	DV	MB	8.	BP - preliminary for Struct. Eng.	2017/03/01	DV	MB		
3.	DO - interior updates - client's review	2017/01/26	DV	MB	9.	BP - updated according Struct. Eng.	2017/03/21	DV	MB		
4.	DO - updates - client's review	2017/02/03	DV	MB	10.	ISSUED FOR BP	2017/03/28	JH	MB		
5.	DO - final - client's and STRATA review	2017/02/07	DV	MB	11.	ISSUED FOR DP	2017/05/24	JH	MB		
6.	DO - final - sent to STRATA	2017/02/14	DV	MB							

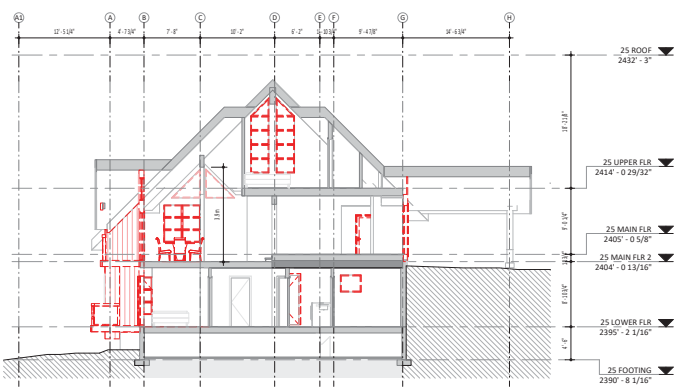
These drawings are drawn based on the BCBC 2012, MBFC's, Occurrence C.
 These drawings are copyrighted and should not be copied or reused without the express written approval of the architect. These drawings should not be scaled, and are not shop drawings.
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DVAD inc.
 Drawn By **MB**
 Checked By **JH**

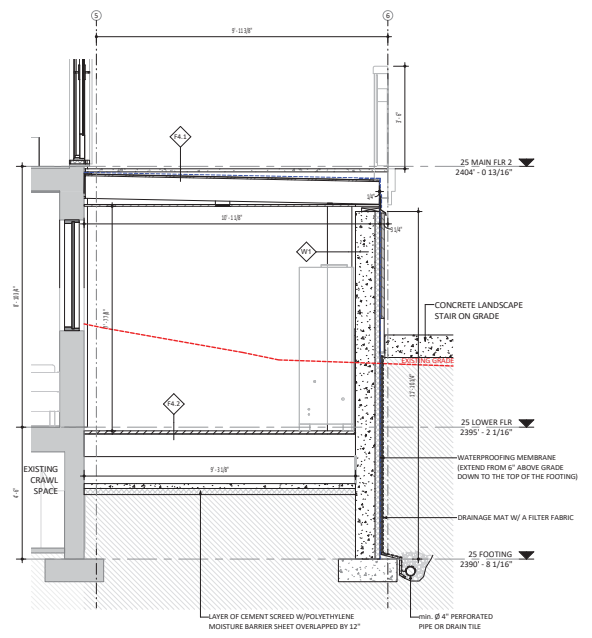
ELEVATIONS - SIDE
 Scale: As Indicated
BP A202
 PINNACLE RIDGE 25
 25 - 4700 GLACIER DR
 DIANA LIANG | 24 MAY 2017

DEVELOPMENT PERMIT

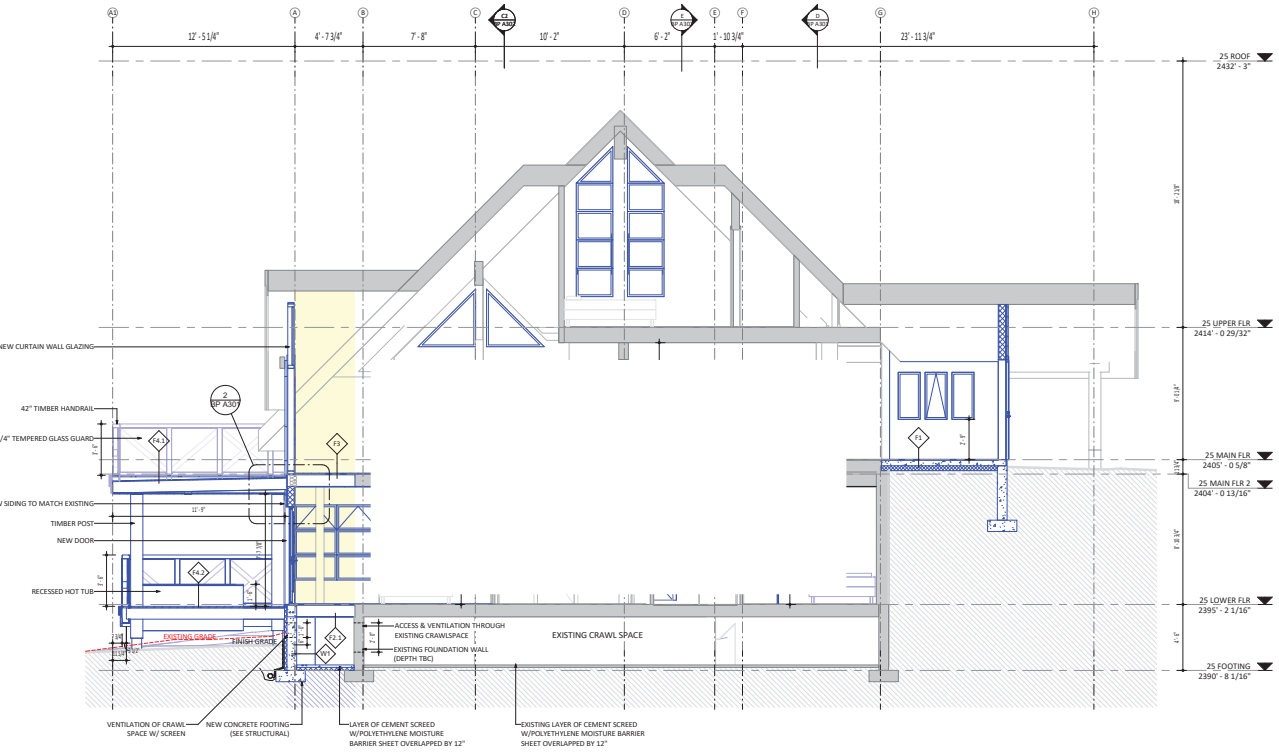
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 BC, CANADA



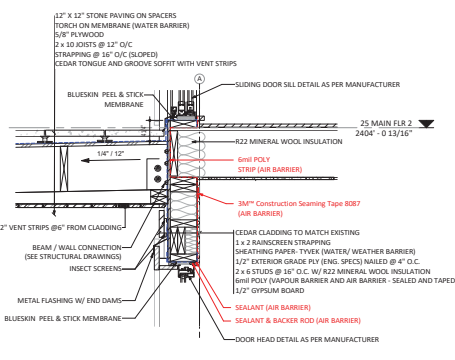
A1 BP - SECTION A (EXISTING)
1/8" = 1'-0"



D BP - SECTION D (PROPOSED)
1/2" = 1'-0"



A2 BP - SECTION A (PROPOSED)
1/4" = 1'-0"



2 BP - DETAIL - DECK CONNECTION
1" = 1'-0"

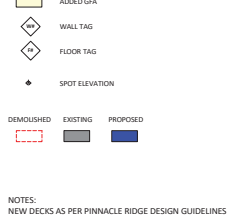
WALL ASSEMBLIES:

- W1- FOUNDATION WALL** (REFER TO STRUCTURAL DRAWINGS FOR REBAR SPECS)
 - 8" REINFORCED CONCRETE (CAST-IN-PLACE)
 - 2 COATS BITUMINOUS DAMPROOFING
 - DRAIN MAT/ DIMPLEBOARD™ WITH GEOTEXTILE
- W2- 2x6 EXTERIOR WALL** [R_{eq} 3.18 (m² K / W)]
 - 1/2" GYPSUM BOARD
 - 2x6 STUDS @ 16" O.C. W/ R24 MINERAL WOOL INSULATION
 - 1/2" EXTERIOR GRADE PLY (ENG. SPECS) NAILED @ 4" O.C.
 - 2 x 6 STUDS @ 16" O.C. W/ R22 MINERAL WOOL INSULATION
 - 1/2" GYPSUM BOARD
 - SHEATHING PAPER- TYVEK
 - 1 x 2 RAINSCREEN STRAPPING
 - SIDING TO MATCH EXISTING
- W3- 2x4 INTERIOR PARTITION**
 - 1/2" GYPSUM BOARD (TILE BACKER BOARD WHERE FINISH IS TILE)
 - 2x4 STUDS @ 16" O.C.
 - 1/2" GYPSUM BOARD
- W5- 1/2" TEMPERED GLASS**
 - 1/2" TEMPERED GLASS

FLOOR ASSEMBLIES:

- F1- CONCRETE FLOOR (INSULATED)** [R_{eq} 2.36 (m² K / W)]
 - SMOOTH SLATE FLOOR (TO MATCH EXISTING) W/ ELECTRICAL INFLOOR HEATING
 - 4" CONCRETE SLAB C/W REINFORCING STEEL
 - 6 MIL POLY VAPOUR BARRIER
 - 3" RDJUL COMFORTBOARD™ 80 or 110
- F2-1- EXISTING 2 x 10 FLOOR JOIST (TO BE INSULATED)** [R_{eq} 5.09 (m² K / W)]
 - FLOOR FINISH (TBC)
 - 5/8" PLYWOOD SUBFLOOR
 - 2 x 10 JOISTS AS PER ENGINEERING W/ 1/4" MINERAL WOOL INSULATION (R32)
- F2-2- EXISTING 2 x 10 FLOOR JOIST (UN-INSULATED/ INTERIOR)**
 - FLOOR FINISH (TBC)
 - 5/8" MIN SQUARE EDGE PLYWOOD (GLUED AND SCREWED)
 - 2 x 10 FLOOR JOISTS TO ENG. SPECS.
 - 5/8" GYPSUM BOARD - PAINT FINISH
- F4.1- 2 X 10 DECK**
 - 12" x 12" STONE PAVING ON SPACERS
 - TORCH ON MEMBRANE
 - 5/8" PLYWOOD
 - 2 X 10 JOISTS @ 12" O/C
 - STRAPPING @ 16" O/C
 - CEDAR TONGUE AND GROOVE SOFFIT WITH VENT STRIPS
- F4.2- 2 X 10 DECK**
 - COMPOSITE DECKING (TREX)
 - 2 X 10 JOISTS @ 12" O/C (TREATED)

SECTION LEGEND:

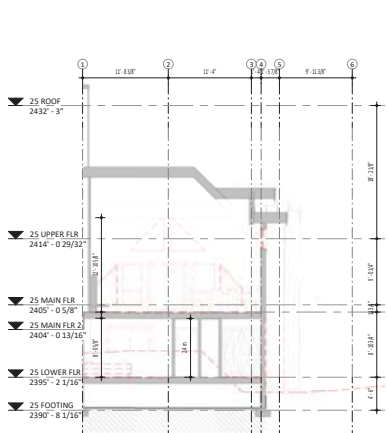


NOTES:
NEW DECKS AS PER PINNACLE RIDGE DESIGN GUIDELINES

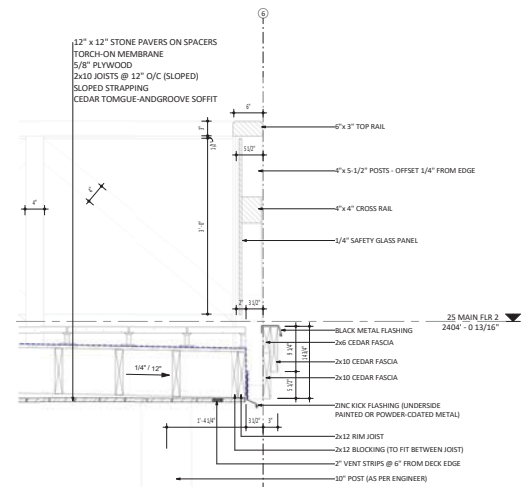
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	6.	DO - final - sent to STRATA	2017/02/14	DV	MB					

These drawings are drawn based on the 2012 NBC, 2012, 2015, 2016, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 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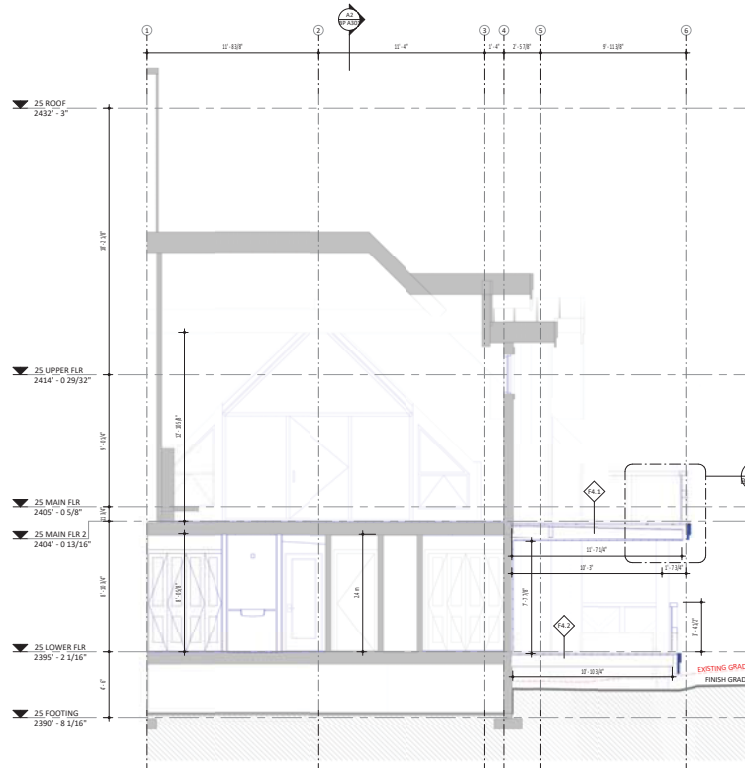
C1 BP - SECTION C (EXISTING)
1/4" = 1'-0"



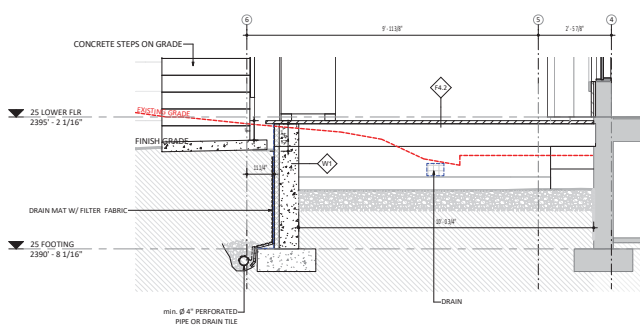
1 BP - DETAIL - RAILING CONNECTION
1" = 1'-0"

ISSUED FOR DEVELOPMENT PERMIT ONLY | ALL MEASUREMENTS TO BE VERIFIED ON SITE

PROGRESS	No.	Description	Date	Review By	Draw By	No.	Description	Date	Review By	Draw By
	1.	CD - issued for client and structural eng.	2017/03/10	DV	MB	7.	BP - preliminary for review	2017/02/20	DV	MB
	2.	CD - issued for client and structural eng.	2017/03/24	DV	MB	8.	BP - preliminary for Struct. Eng.	2017/03/01	DV	MB
	3.	DD - interior updates - client's review	2017/02/26	DV	MB	9.	BP - updated according Struct. Eng.	2017/03/21	DV	MB
	4.	DD - updates - client's review	2017/02/03	DV	MB	10.	ISSUED FOR BP	2017/03/28	JH	MB
	5.	DD - final - client's and STRATA review	2017/02/07	DV	MB	11.	ISSUED FOR DP	2017/05/24	JH	MB
	6.	DD - final - sent to STRATA	2017/02/14	DV	MB					



C2 BP - SECTION C (PROPOSED)
1/4" = 1'-0"



E BP - SECTION E (PROPOSED)
1/2" = 1'-0"

SECTION LEGEND:



NOTES:
NEW DECKS AS PER PINNACLE RIDGE DESIGN GUIDELINES

WALL ASSEMBLIES:

- W1: FOUNDATION WALL** (REFER TO STRUCTURAL DRAWINGS FOR REBAR SPECS)
 - 2 COATS BITUMINOUS DAMPROOFING
 - DRAIN MAT/ DIMPLEBOARD WITH GEOTEXTILE
- W2: 2x6 EXTERIOR WALL** (R_s=3.18 m² K / W)
 - 1 1/2" GYPSUM BOARD
 - 6mil POLY (VAPOUR AND AIR BARRIER - SEALED AND TAPED)
 - 2x6 STUDS @ 16" O.C. W/ R24 MINERAL WOOL INSULATION
 - 1 1/2" EXTERIOR GRADE FLY (ENG. SPECS) NAILED @ 4" O.C.
 - SHEATHING PAPER- TYVEK
 - 1 x 2 RAINSCREEN STRAPPING
 - SIDING TO MATCH EXISTING
- W5.1: 2x4 INTERIOR PARTITION**
 - 1/2" GYPSUM BOARD (TILE BACKER BOARD WHERE FINISH IS TILE)
 - 2x4 STUDS @ 16" O.C.
 - 1 1/2" GYPSUM BOARD
- W5.2: 1/2" TEMPERED GLASS**
 - 1/2" TEMPERED GLASS

FLOOR ASSEMBLIES:

- F1: CONCRETE FLOOR (INSULATED)** (R_s=2.36 m² K / W)
 - SMOOTH SLATE FLOOR (TO MATCH EXISTING) W/ ELECTRICAL INFLOOR HEATING
 - 4" CONCRETE SLAB C/W REINFORCING STEEL
 - 6 MIL POLY VAPOUR BARRIER
 - 3" ROXUL COMFORTBOARD™ BD or 110 (ALL STRUCTURAL AS PER ENGINEERING - SEE ABOVE THE SUB FLOOR DETAILS)
- F2.1: EXISTING 2 X 10 FLOOR JOIST (TO BE INSULATED)** (R_s=5.09 m² K / W)
 - FLOOR FINISH (TBC)
 - 5/8" PLYWOOD SUBFLOOR
 - 2 X 10 JOISTS AS PER ENGINEERING W/ 7 1/4" MINERALWOOL INSULATION (R32)
- F2.2: EXISTING 2 X 10 FLOOR JOIST (UN-INSULATED/ INTERIOR)**
 - FLOOR FINISH (TBC)
 - 5/8" MIN SQUARE EDGE PLYWOOD (GLUED AND SCREWED)
 - 2 X 10 FLOOR JOISTS TO ENG. SPECS.
 - 5/8" GYPSUM BOARD - PAINT FINISH
- F4.1: 2 X 10 DECK**
 - 12" X 12" STONE PAVING ON SPACERS
 - TORCH ON MEMBRANE
 - 5/8" PLYWOOD
 - 2 X 10 JOISTS @ 12" O/C
 - STRAPPING @ 16" O/C
 - CEDAR TONGUE AND GROOVE SOFFIT WITH VENT STRIPS
- F4.2: 2 X 10 DECK**
 - COMPOSITE DECKING (TREX)
 - 2 X 10 JOISTS @ 12" O/C (TREATED)

WALLS - Rsi VALUES CALCULATIONS

NO	DESCRIPTION	Rsi	U-Value	U-Value (SI)
1	1/2" Tempered Glass	0.08	12.50	0.08
2	5/8" Plywood	0.07	14.29	0.07
3	2x6 Studs @ 16" O.C. w/ R24 Mineral Wool Insulation	3.03	0.33	3.03
4	6mil Poly Vapour Barrier	0.00	> 100	0.00
5	1 1/2" Gypsum Board	0.05	20.00	0.05
6	1/2" Tempered Glass	0.08	12.50	0.08
TOTAL		3.26	0.31	3.26

FLOORS - Rsi VALUES CALCULATIONS

NO	DESCRIPTION	Rsi	U-Value	U-Value (SI)
1	Smooth Slate Floor	0.08	12.50	0.08
2	4" Concrete Slab c/w Reinforcing Steel	0.08	12.50	0.08
3	6mil Poly Vapour Barrier	0.00	> 100	0.00
4	3" Roxul Comfortboard™ BD or 110	0.00	> 100	0.00
5	5/8" Plywood	0.07	14.29	0.07
6	2x10 Joists	0.00	> 100	0.00
7	5/8" Mineral Wool Insulation (R32)	0.00	> 100	0.00
8	1/2" Gypsum Board	0.05	20.00	0.05
TOTAL		0.20	5.00	0.20

NO	DESCRIPTION	Rsi	U-Value	U-Value (SI)
1	1/2" Tempered Glass	0.08	12.50	0.08
2	5/8" Plywood	0.07	14.29	0.07
3	2x6 Studs @ 16" O.C. w/ R24 Mineral Wool Insulation	3.03	0.33	3.03
4	6mil Poly Vapour Barrier	0.00	> 100	0.00
5	1 1/2" Gypsum Board	0.05	20.00	0.05
6	1/2" Tempered Glass	0.08	12.50	0.08
TOTAL		3.26	0.31	3.26

DVAD inc.

Drawn By MB
Checked By JH

SECTIONS C&E

Scale: As Indicated
PINNACLE RIDGE 25
25 - 4700 GLACIER DR
DIANA LIANG
24 MAY 2017

2017-05-24 3:18:36 PM
DEVELOPMENT PERMIT

BP A302
25
1675
24 MAY 2017
Derek Venter Architectural Design
P: +1.604.962.1177 | info@dvad.org
P.O. BOX 795, Whitefish, ONT L8O 1B0
BC, CANADA

DISCUSSION

Background

In 1980, the Whistler Village Inn & Suites was built as a single strata comprised of two buildings, the Keg Lodge at 4429 Sundial Place and the Powder Lodge at 4420 Sundial Place. The Powder Lodge is accessed from Sundial Place and is surrounded by roads (see Appendix A).

The Powder Lodge is a three storey building with 45 suites. The building exterior is constructed of cedar siding. The covered balconies use a combination of wood framed glass panels or solid cedar panels with heavy timber railings.

The existing building was constructed 37 years ago with no significant upgrades to the exterior with the exception of renovations to the balcony decks, railings and minor siding repairs at the deck level for the east elevation in 2012 under DP1240. As part of that renovation, the wood framed glass and wood guard railings on the east elevation were replaced with side mounted aluminum guard railings with glass panels.

Proposed Development

The main purpose for this proposal is to improve the water proofing and durability of the building enclosure and to improve the exterior aesthetics of the 37 year old building. The following describes the proposed development:

- Extension of roof by 1 foot at locations where no overhang exists over exterior walls.
- Replacement of cedar siding with Hardi Plank siding (select cedar mill finish) and Hardi Panel (Stucco finish) with painted cedar wood trim at corners and around windows and doors.
- Replacement of existing siding, trim and cap materials on chimneys.
- Replacement of the balcony deck membranes.
- Installation of new aluminum-framed, glass infill balcony railings and panels to match the new railings completed under DP1240.
- Enclosure of existing wood cylindrical balcony posts using same materials and design used with the renovations completed under DP1240.
- Installation of new aluminum framed balcony doors and windows with painted wood trim to match color of metal trim. The proposed windows will have a minor tint, to match the windows of adjacent buildings as well as improved thermal efficiency and interior comfort.
- Reinstallation of balcony light fixtures.
- Repairs to stone masonry at grade level.
- Conceal air conditioner unit conduits behind fascia.
- The proposed colors for the exterior siding and railings remain the same as used on the existing building.

The proposed renovations of the Powder Lodge are illustrated on the plans provided in Appendix B.

Advisory Design Panel Review

The proposal was reviewed by the Advisory Design Panel on July 19, 2017. At the meeting the Panel supported the project with the following motion:

That the Advisory Design Panel supports the project as presented with consideration to update the landscaping and to also consider the use of natural wood on the building. Panel does not need to see this project return for further review.

The draft minutes of the July 2017 ADP meeting are attached as Appendix C for reference.

Further detailing of the described items are requested to be addressed as a condition of development permit issuance per Appendix E.

WHISTLER 2020 ANALYSIS

Overall, the proposal supports the Whistler 2020 strategies for Built Environment and Visitor Experience as outlined in the following table

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character and evoking a dynamic sense of place.	The design of the exterior upgrades to the Powder Lodge utilize durable materials that meet the Whistler Village Design Guidelines and is consistent with color and materials used in other adjacent buildings in the village.
Built Environment	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	
Visitor Experience	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

Zoning Analysis

The property is zoned CC1 (Commercial Core One). The proposed external finishing renovations do not affect any of the regulations of the Zoning Bylaw. No variances are requested for the proposed renovation.

OCP Development Permit Area Guidelines

The property is subject to the Whistler Village development permit area (DPA No. 1) guidelines for the protection of development from hazardous conditions, protect of the natural environment and form and character guidelines for commercial development.

The table below describes how the proposed development is consistent with the applicable guidelines.

OCP Guideline	Comment
Landscaping and screening elements must be able to withstand Whistler’s harsh climate conditions and coordinated with adjacent landscaping	Existing landscaping on the property and within the road right of way to be protected during construction. No new or additional landscaping is proposed with this application.
Building design shall contribute to the image of a cohesive village, while expressing individuality through consistent elements being uses in all buildings (i.e. scale, form, materials and landscaping).	The proposed combination of Hardi plank siding, Hardi Panel stucco finish panels, and the glass panel balconies are consistent with other village exterior and balcony treatments. Staff have identified some minor detailed items to address including incorporation of natural wood, finalization of light fixture and A/C details prior to development permit issuance per Appendix E.
Proposed development that modifies the form of the existing building envelope shall adhere to the Whistler Village View Protection Guidelines and the WV Solar Access Protection Guidelines.	The proposed exterior renovations adhere to these guidelines.
Building materials must be sufficiently durable to withstand Whistler’s harsh climate. Materials including stone, wood, acrylic stucco and treated/textured concrete are appropriate. Building colours shall be in accordance with the guidelines contained within the Whistler Village Colour Guide. In general, muted colour tones taken from the natural environment and are complementary to neighbouring buildings.	The building materials are proven durable materials to withstand Whistler’s harsh climate. The proposed colors are muted tones. A minor tint to the windows is permissible under the Whistler Village design guidelines, only reflective or heavily tinted glass are not permitted.
Development, including alterations that will inconvenience or jeopardize the use of public areas in the Village by creating construction noise or the placement of construction materials or barriers in public areas shall not be carried out between July 1 st of any year and September 3 rd of the same year, or as specified in the Development Permit.	Redevelopment will be phased, one elevation per year. The property is surrounded by roads which provide the access for deliveries for many properties in the Village. A condition of the development permit will require a construction management strategy plan be submitted at time of building permit application to minimize the impact on traffic and delivery movements on these roads.

Green Building Policy

Review of the green building description submitted for the project indicates the applicable RMOW’s Green Building Policy’s six broad objectives are accounted for in the proposed exterior renovations. This letter is attached to Council’s report as Appendix D.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

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

SUMMARY

This report seeks Council's approval of the issuance of Development Permit DP 1577, an application for building envelope renewal and deck renovations at 4420 Sundial Place, subject to the resolution of some detailed items as specified in this report.

Respectfully submitted,

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



Subject Property

1:2,257

Legend

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

114.7 0 57.33 114.7 Meters



WGS_1984_Web_Mercator_Auxiliary_Sphere

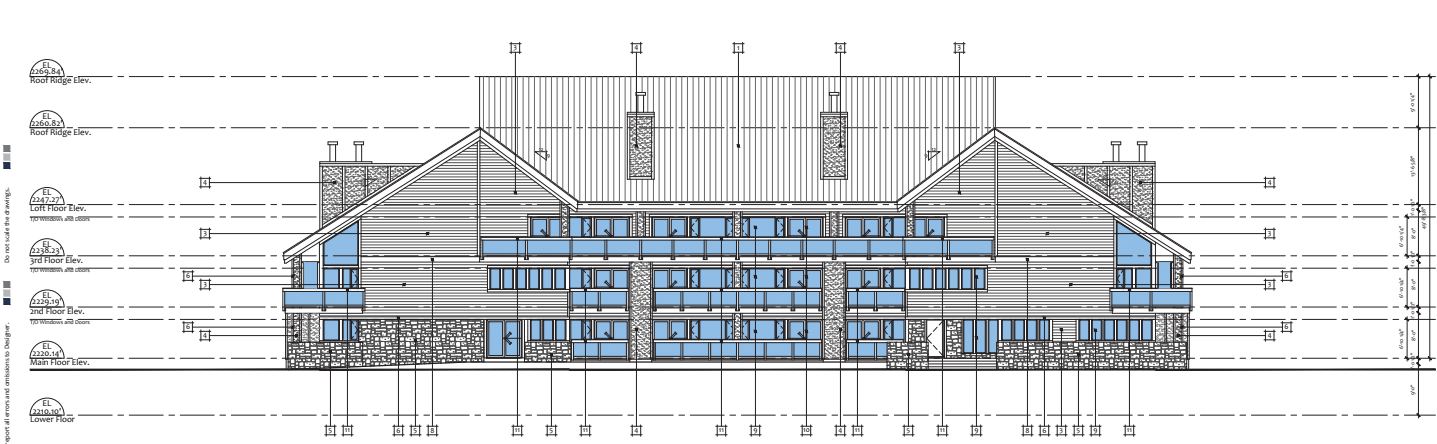
The information displayed on this site is provided as a public service by the Resort Municipality of Whistler. Use of this site acknowledges acceptance of the Terms and Conditions

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

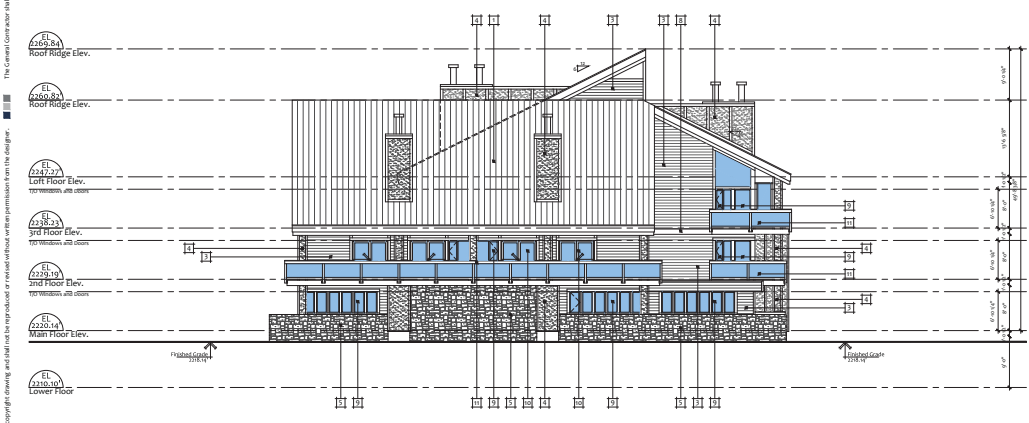
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

For Internal Use Only



1 East Elevation (Front)
Scale: 1/8" = 1'-0"



2 North Elevation (Right)
Scale: 1/8" = 1'-0"

PROPOSED ELEVATIONS

Exterior Finish Legend

- 1 Standing Seam Metal Roofing
- 2 Continuous Prefinished Metal Vented Cap
- 3 Painted 8" Hard Plyk Siding (Cray Stone)
- 4 Regional Hard Plyk Siding (Cray Stone)
- 5 Stone Veneer Siding (Existing Granite)
- 6 Painted oak Wood Trim (BM - Chestnut Brown)
- 7 Painted oak Wood Trim (BM - Chestnut Brown)
- 8 Painted oak Wood Trim (BM - Chestnut Brown)
- 9 Double Pane Sealed Glazing Unit (Brown)
- 10 Door Unit (BM - Chestnut Brown)
- 11 Pre-finished 6" Aluminum/Clash Siding (Brown)

Project North

Revision No.	Description	Date
01	OP and RP	10.05.14
02	OP and RP	10.29.14
03	Client Review	01.02.15

Client
Character Builders Inc.

Project
**Whistler Village Inn
Powder Lodge
4420 Sundial Place
Whistler, B.C.**

Drawing Title
Elevations

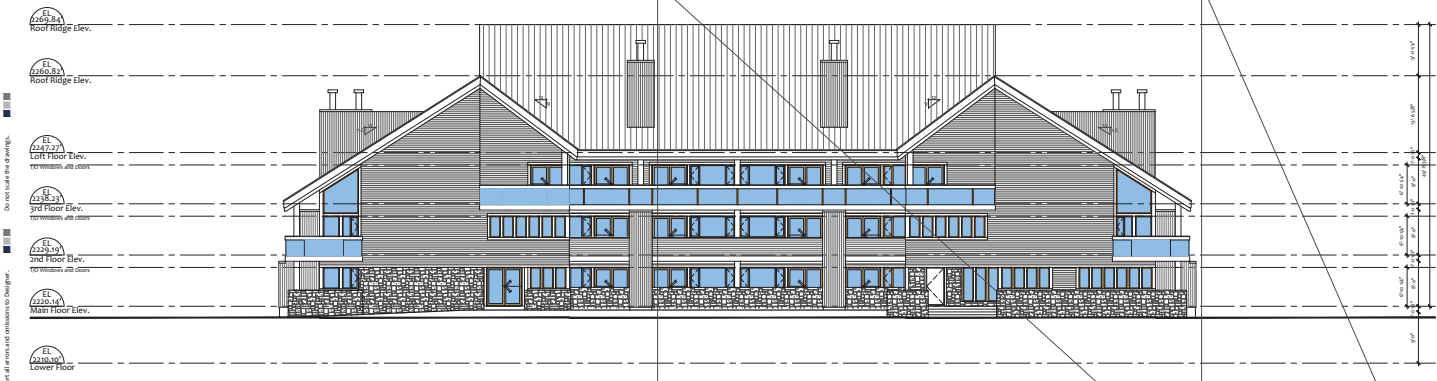
Drawn By:
JRA

Designed/Drawn By: **JRA**
Checked: **JRA**

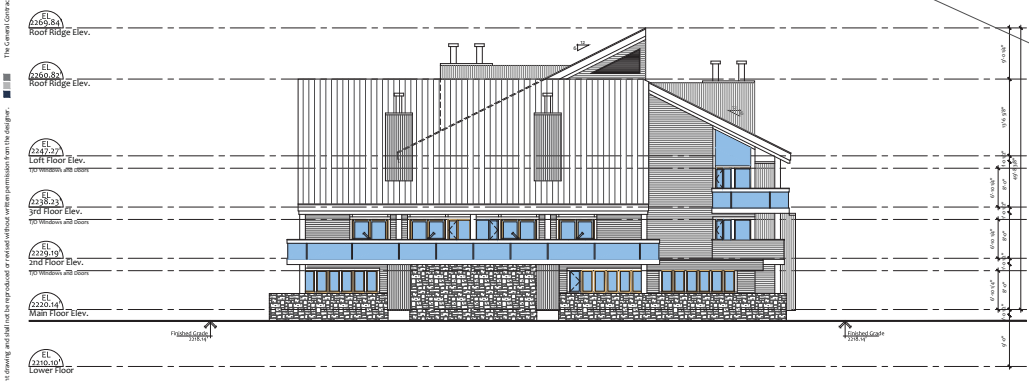
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Sheet Number: **A3.0**

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1 East Elevation (Front)
Scale: 1/8" = 1'-0"



2 North Elevation (Right)
Scale: 1/8" = 1'-0"



EXISTING ELEVATIONS

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Key Plan

Project North

Revision No.	Description	Date
01	OP and BP	10.25.24
02	OP and BP	12.23.24
03	Client Review	01.02.25

Client
Character Builders Inc.

Project
Whistler Village Inn
Powder Lodge
4420 Sundial Place
Whistler, B.C.

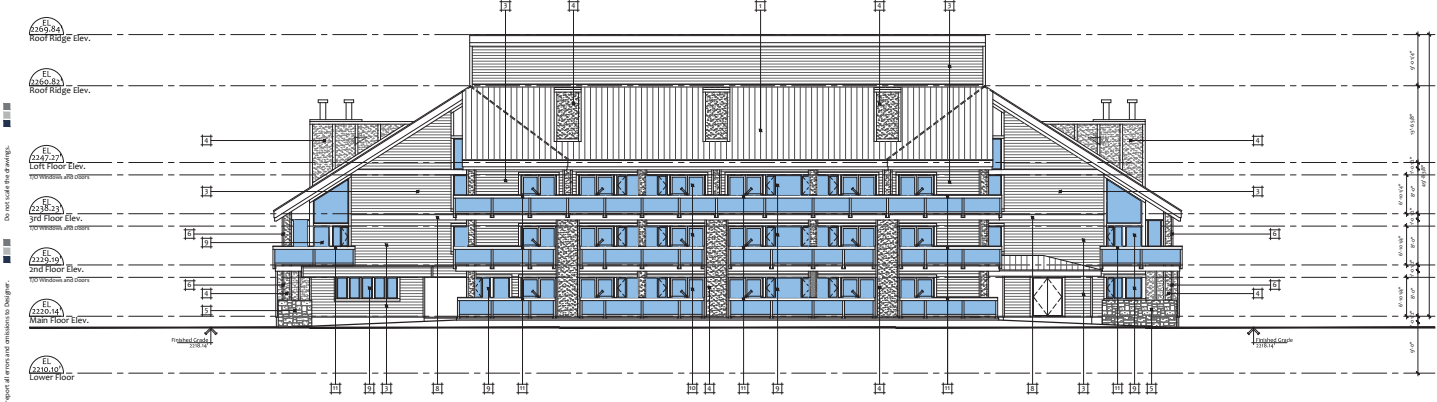
Elevations Existing

Drawn By:
JRA

PLM RESIDENTIAL DESIGN

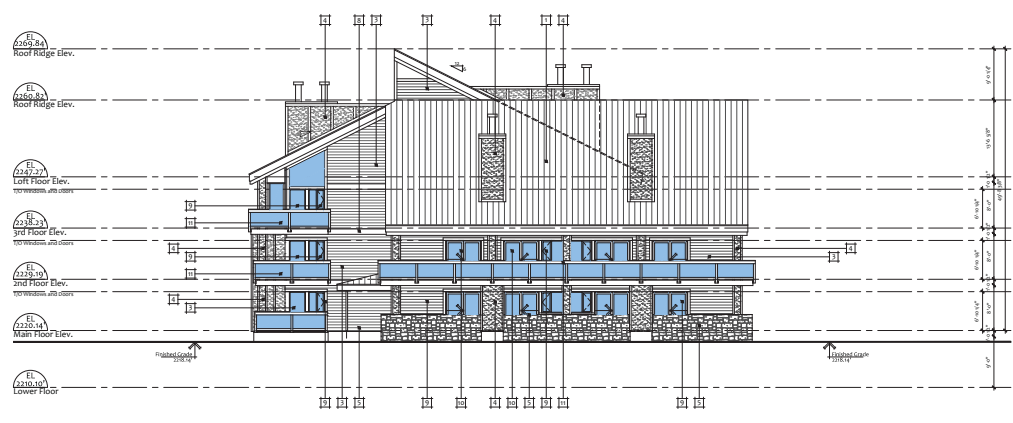
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Checked: JRA
Project Number: CHA419101-03-01
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Sheet Number:

A3.0e



1 West Elevation (Rear)
Scale: 1/8"=1'-0"

PROPOSED ELEVATIONS



2 South Elevation (Left)
Scale: 1/8"=1'-0"

- Exterior Finish Legend**
- 1 Standing Seam Metal Roofing
 - 2 Continuous Prefinished Metal Vertical Cap
 - 3 Painted 8" Hard Plym Siding (Jamesville Gold)
 - 4 Regional Hard 8" Panel Siding (Jamesville Gold)
 - 5 Stone Veneer Siding (Existing Concrete)
 - 6 Painted Oak Wood Trim (BM - Chestnut Brown)
 - 7 Painted Oak Wood Trim (BM - Chestnut Brown)
 - 8 Painted Pine Sided Cladding Unit (Brown)
 - 9 Double Pane Sided Cladding Unit (Brown)
 - 10 Door Unit (BM - Chestnut Brown)
 - 11 Pre-finished 6" Aluminum/Clad Siding (Brown)

Key Plan

Project North

Revision No.	Description	Date
1	OP and BP	10.25.14
2	OP and BP	12.23.14
3	Client Review	01.02.15

Client
Character Builders Inc.

Project
**Whistler Village Inn
Powder Lodge
4420 Sundial Place
Whistler, B.C.**

Drawing Title
Elevations

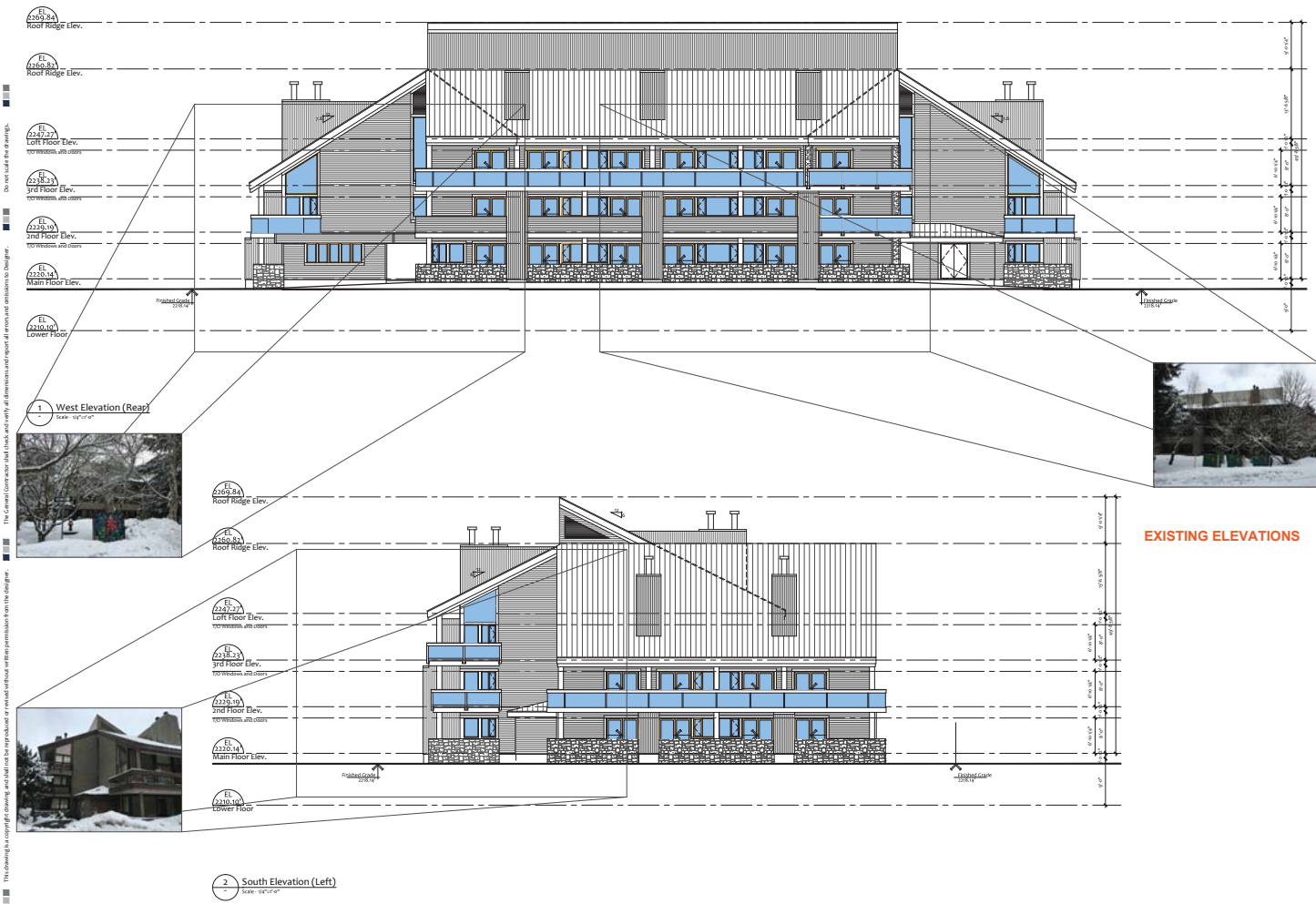
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 Design/Drawn By: JRA
 Checked: JRA
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 Sheet Number: _____

PLURIPRESIDENTIAL DESIGN

4254 - 504 Kipling Dr., Tel: 604-953-7208
 Fort Moody, B.C. Fax: 604-953-0072
 www.pluripresidential.com

A3.1

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Key Plan

Project North

Revision No.	Description	Date
1	OP and BP	10.25.14
2	OP and BP	12.23.14
3	Client Review	01.02.15

Client
Character Builders Inc.

EXISTING ELEVATIONS

Project
**Whistler Village Inn
 Powder Lodge
 4420 Sundial Place
 Whistler, B.C.**

Drawing Title
Elevations Existing

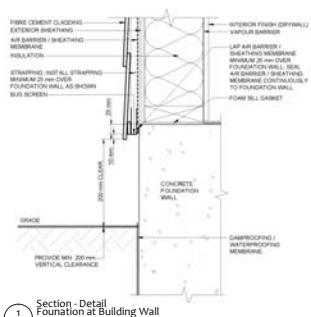
Drawn By:
 #204 - 500 Klappan Dr., Tel: 604-953-7208
 Fort Moody, B.C. Fax: 604-953-0072
 www.purresidentialdesign.com



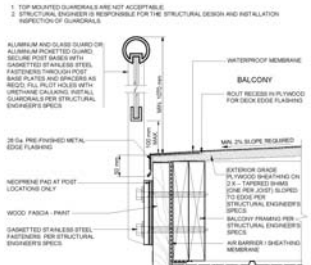
Designed/Drawn By: JRA
 Checked: JRA
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 CHAD/WHIS/03/8 Sheet Number

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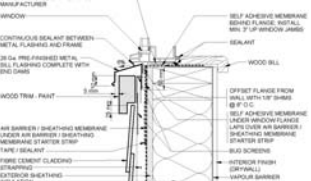
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Scale: _____



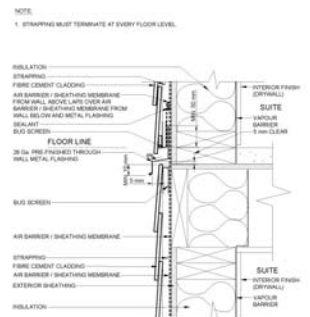
5 Section - Detail Typical Balcony Edge
Scale: _____



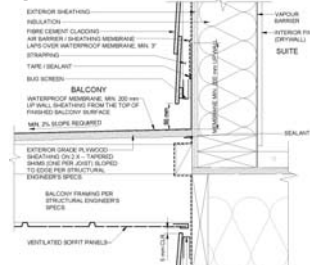
6 Section - Detail Typical Balcony at Building Wall
Scale: _____



9 Section - Detail Typical Window Sill
Scale: _____



2 Through Wall Flashing
Scale: _____



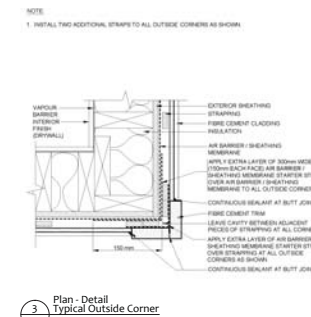
7 Section - Detail Typical Window Head
Scale: _____



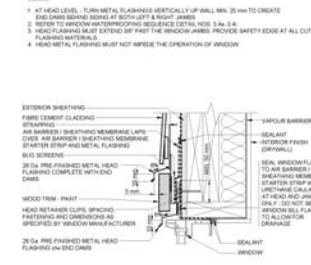
8 Section - Detail Typical Window Jamb
Scale: _____



8 Section - Detail Typical Window Jamb
Scale: _____



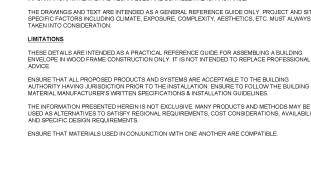
3 Plan - Detail Typical Outside Corner
Scale: _____



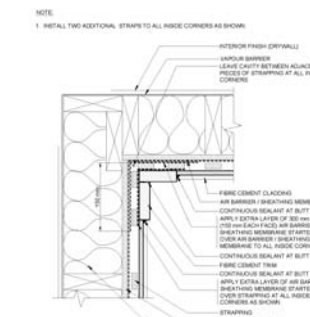
7 Section - Detail Typical Window Head
Scale: _____



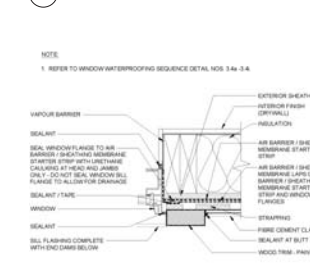
8 Section - Detail Typical Window Jamb
Scale: _____



8 Section - Detail Typical Window Jamb
Scale: _____



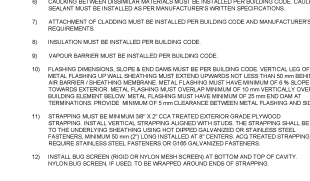
4 Plan - Detail Typical Inside Corner
Scale: _____



7 Section - Detail Typical Window Head
Scale: _____



8 Section - Detail Typical Window Jamb
Scale: _____



8 Section - Detail Typical Window Jamb
Scale: _____

NOTE:
1 STRAPPING MUST TERMINATE AT EVERY FLOOR LEVEL.

NOTE:
1. INSTALL TWO ADDITIONAL STRAPS TO ALL OUTSIDE CORNERS AS SHOWN.

NOTE:
1. INSTALL TWO ADDITIONAL STRAPS TO ALL INSIDE CORNERS AS SHOWN.

NOTE:
1. AT HEAD LEVEL, FLUSH METAL FLASHING VERTICALLY UP WALL MIN 25mm TO CREATE
2. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS 3 & 3-A
3. HEAD FLASHING MUST EXTEND PAST THE WINDOW JAMB. PROVIDE SAFETY EDGE AT ALL CUT
4. HEAD METAL FLASHING MUST NOT IMPAIR THE OPERATION OF WINDOW.

NOTE:
1. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS 3-A & 3-B

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LIMITATIONS
THIS GUIDE IS INTENDED AS A PRACTICAL REFERENCE GUIDE FOR RESIDENTIAL BUILDING PRACTICES AND IS NOT INTENDED TO REPLACE PROFESSIONAL ADVICE.
ENSURE THAT ALL PROPOSED PRODUCTS AND SYSTEMS ARE ACCEPTABLE TO THE BUILDING AUTHORITY HAVING JURISDICTION PRIOR TO THE INSTALLATION. ENSURE TO FOLLOW THE BUILDING MATERIAL MANUFACTURER'S WRITTEN SPECIFICATIONS & INSTALLATION GUIDELINES.
THE INFORMATION PRESENTED HEREIN IS NOT EXCLUSIVE. MANY PRODUCTS AND METHODS MAY BE USED ALTERNATIVELY TO SATISFY REGIONAL REQUIREMENTS, COST CONSIDERATIONS, AVAILABILITY AND SPECIFIC DESIGN REQUIREMENTS.
ENSURE THAT MATERIALS USED IN CONTACT WITH ONE ANOTHER ARE COMPATIBLE.

Key Plan

Project North

Revision No.	Description	Date
1	OP and SP	10.05.24
2	OP and SP	10.08.24
3	Client Review	10.02.25

Client
Character Builders Inc.

Project
**Whistler Village Inn
Powder Lodge
4420 Sundial Place
Whistler, B.C.**

Drawing Title
Details

Drawn By: _____
Checked By: _____
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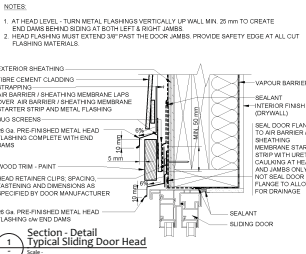
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Sheet Number: _____

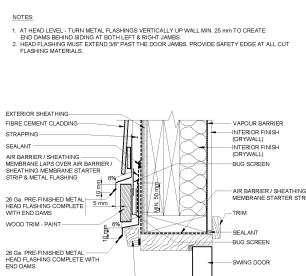
PLUR RESIDENTIAL DESIGN

4254 - 500 Rialto Dr., Tel: 604-353-7258
Fort Moody, B.C., Fax: 604-353-0172
www.plurresidentialdesign.com

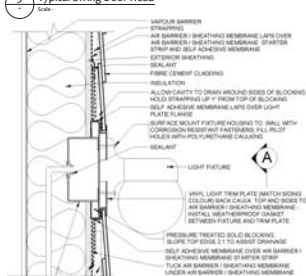
A6.0



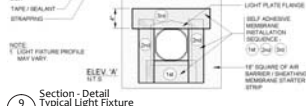
Section - Detail Typical Sliding Door Head



Section - Detail Typical Sliding Door Sill @ Patio



Section - Detail Typical Sliding Door Sill @ Balcony



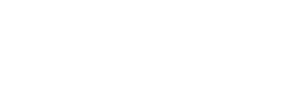
Section - Detail Typical Swing Door Head



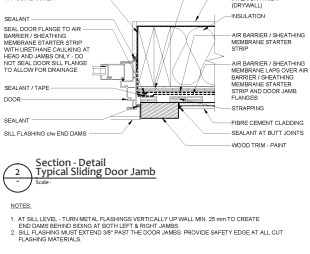
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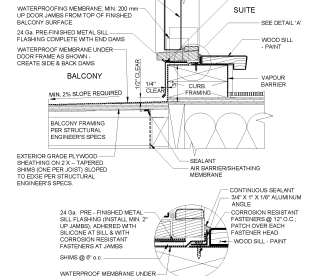
Section - Detail Typical Swing Door Sill @ Patio



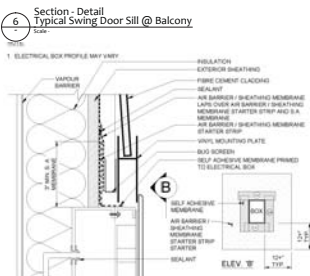
Section - Detail Typical Light Fixture



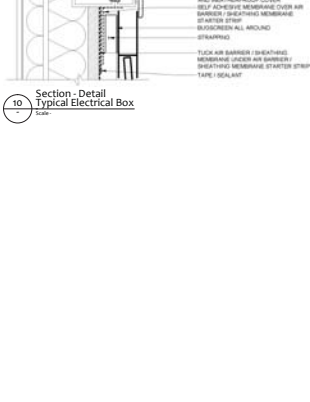
Section - Detail Typical Sliding Door Jamb



Section - Detail Typical Sliding Door Sill @ Balcony



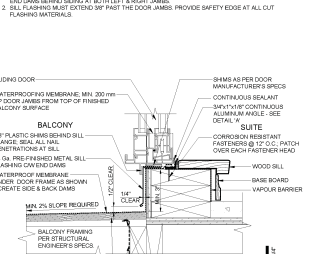
Section - Detail Typical Swing Door Jamb



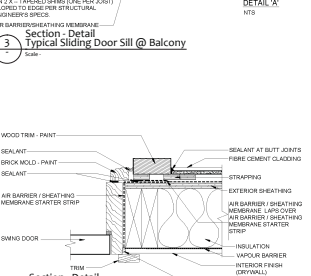
Section - Detail Typical Exhaust Vent



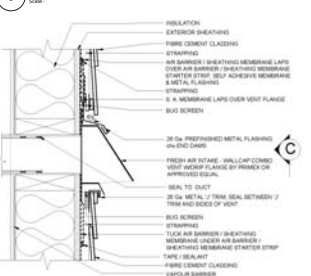
Section - Detail Typical Pipe Protrusion



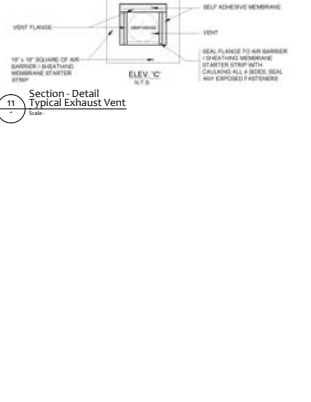
Section - Detail Typical Sliding Door Head



Section - Detail Typical Sliding Door Sill @ Patio



Section - Detail Typical Sliding Door Sill @ Balcony



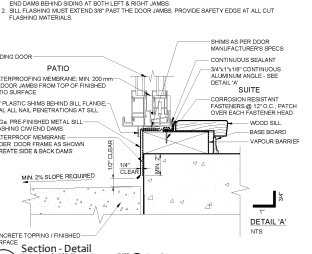
Section - Detail Typical Swing Door Head



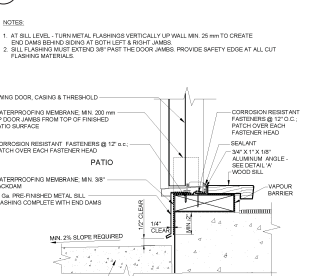
Section - Detail Typical Swing Door Sill @ Balcony



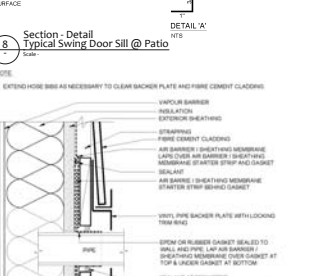
Section - Detail Typical Swing Door Sill @ Patio



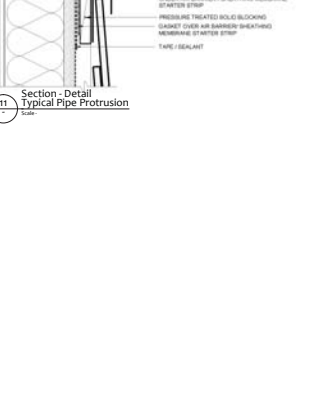
Section - Detail Typical Swing Door Head



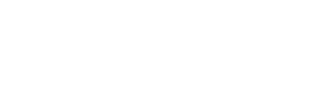
Section - Detail Typical Swing Door Sill @ Balcony



Section - Detail Typical Swing Door Sill @ Patio



Section - Detail Typical Light Fixture



Section - Detail Typical Exhaust Vent



Section - Detail Typical Pipe Protrusion

Key Plan

Project North

Revision No.	Description	Date
1	OP and SP	12.25.24
2	OP and SP	12.25.24
3	Client Review	01.02.25

Client
Character Builders Inc.

Project
Whistler Village Inn
Powder Lodge
4420 Sundial Place
Whistler, B.C.

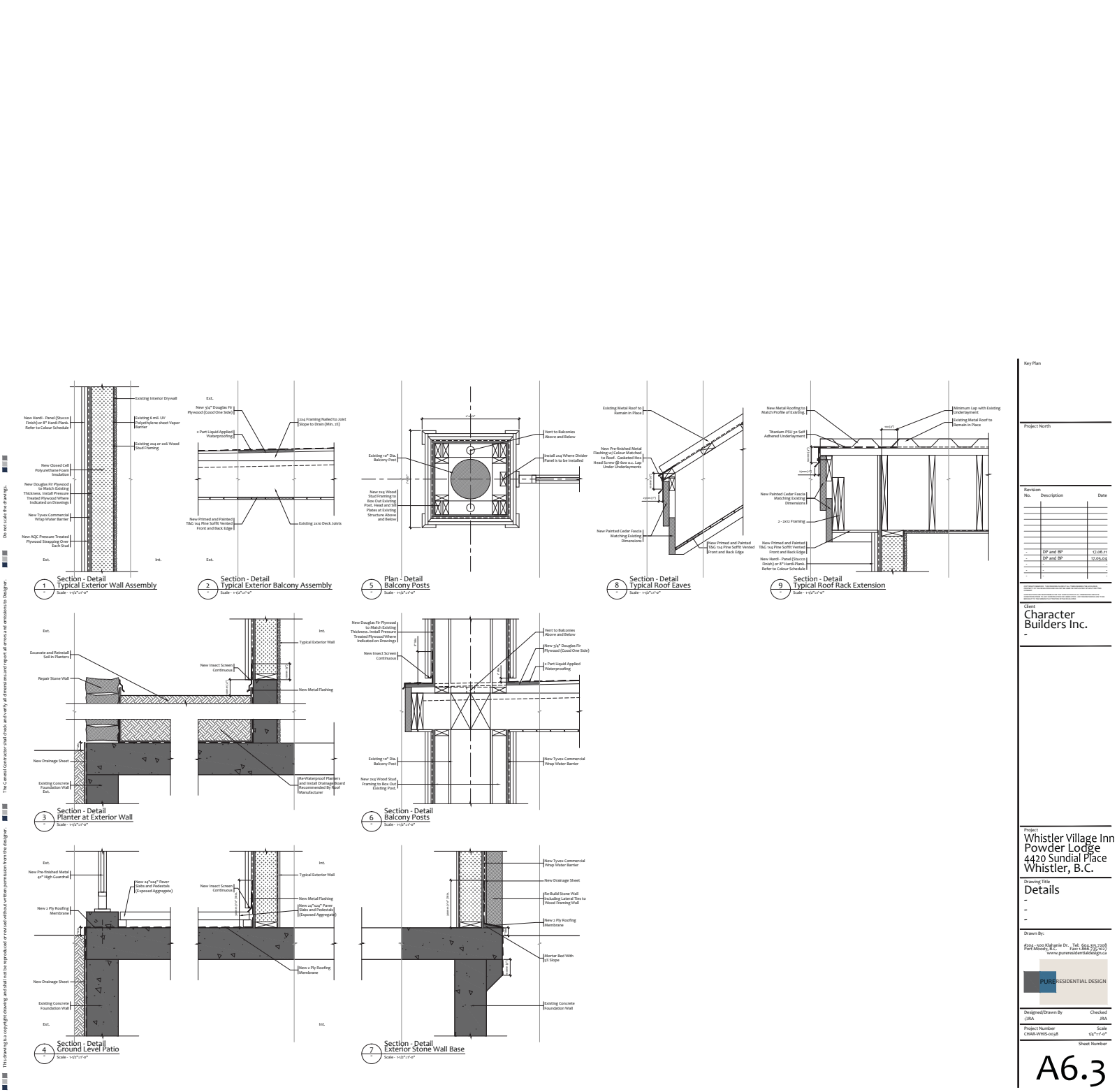
Details

Drawn By: _____
 Checked By: _____
 Project Number: _____
 Scale: 1/4\"/>

PLUR RESIDENTIAL DESIGN

Designed/Drawn By: JRA
 Checked: JRA
 Project Number: 147114
 Scale: 1/4\"/>

A6.2



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 The General Contractor shall check and verify all dimensions and report all errors and omissions to the Designer.
 Do not scale the drawings.

Key Plan

Project North

Revision No.	Description	Date
01	OP and SP	12.06.17
02	OP and SP	12.05.18
03		
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Client
Character Builders Inc.

Project
Whistler Village Inn Powder Lodge
4420 Sundial Place
Whistler, B.C.

Drawing Title
Details

Drawn By:
JRA

Checked By:
JRA

Project Number:
CHAM/WHI/01/18

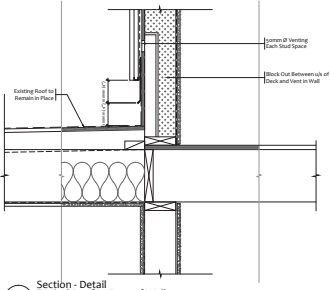
Scale:
1/8" = 1'-0"

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A6.3

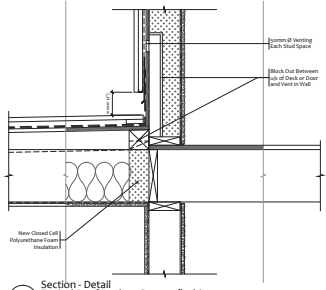
204 - 500 Plafieffe Dr. Tel: 604-953-7208
 Port Moody, B.C. Fax: 604-953-0172
 www.pure-residential.com

PURE RESIDENTIAL DESIGN

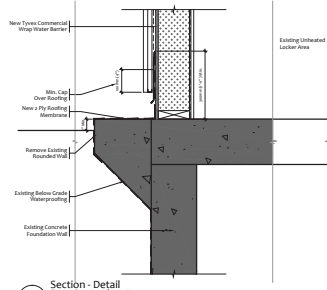
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1 Section - Detail Typical Roof at Base of Wall Scale: 1/8"

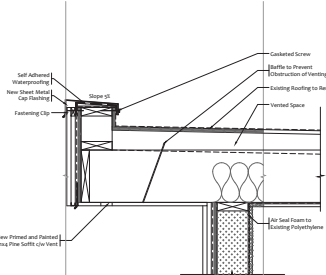


2 Section - Detail Typical Roof Deck at Counterflashing Scale: 1/8"

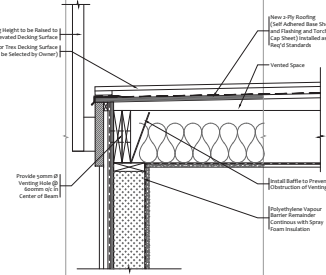


3 Section - Detail Exterior Locker Area Scale: 1/8"

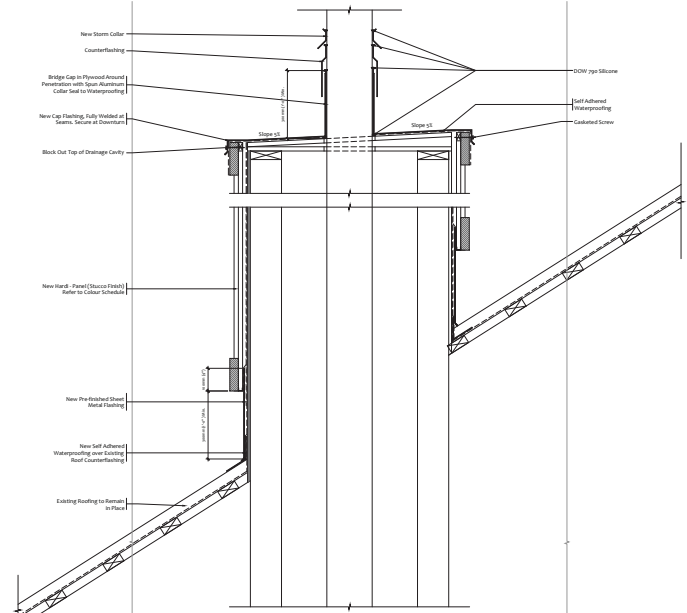
- Material List**
1. Firms, Fanned Spandy Hard-Finish with Sycuro Deck
 2. Firms, Fanned Ready Select Cadamite 1/2" Exposure Hardie Plank Lap Siding
 3. Dimpled Wilbrams _____ Exterior Latex Paint, Colour: _____ at Siding, _____ at Trim and White Soffits.
 4. Tyvek Commercial Wrap Water Shielding Layer
 5. 14 ga. Galvanized Pre-Finished Sheet Metal Flashing, Colour to Match Chimney Caps and Eaves Flashing.
 6. Branded T&C 7/16" Fibre Soffit Strips
 7. 1/2" _____ Insulation Waterproofing, Colour: Light Grey, Reinforce all Plywood Seams.
 8. Rainbird Wings _____ Self-Adhered Waterproofing
 9. Railing and Dividers Aluminum Framed and Tempered Glass (8ft by 8 and 4 Aluminum, Railing to be Fully Engineered by Manufacturer, No Penetrations Through Horizontal Surface Shall be Permitted, Railing Shall not be Supported as Top Rail to Exterior Walls.
 10. Nylon Mesh Insect Screens.
 11. Soffiting Material: _____ Colour to Match Existing
 12. Flashing at Gable Waterproofing: Supreme Superslope Flare Cap Slick Base Sheet Flashing, Superslope Flare Base Sheet.
 13. 2 Ply Roofing: _____ - Supreme Roofing System including: - Custom Rip Self-Adhered Base Sheet - Superslope Flare Slick Self-Adhered Base Sheet Flashing - Custom Rib Trench Guide Cap Sheet
 14. Chalking: _____ WaterReducer 90% Typical for Center Chalking - Low slip at normal loads - Heavy Base for Spacing at Modified Blumens Waterproofing
 15. Windows and Doors: _____ - Exteriors: Aluminum Products, Performance Grades as Follows - - Custom Windows (W 50FC) - - Chalking Color (C 50FC) - - Windows shall adhere to requirements regarding Safety Glass and Thermal Insulating Performance.
 16. Wall Insulation: Wall Tight ECC Sprayed Polyurethane Foam BAOF Air Barrier / Vapor Barrier



4 Section - Detail Flat Perimeter Roof Scale: 1/8"



5 Section - Detail Roof Deck Edge Scale: 1/8"



6 Section - Detail Chimney Scale: 1/8"

Key Plan

Project North

Revision No.	Description	Date
1	DP and SP	12.06.11

Client: **Character Builders Inc.**

Project: **Whistler Village Inn Powder Lodge 4420 Sundial Place Whistler, B.C.**

Drawing Title: **Details**

Drawn By: _____

Checked By: _____

Project Number: _____ Scale: 1/8"

Sheet Number: _____

A6.4

Form and Character

1. The location of the building on the corner creates public space and animates the area.
2. Panel is supportive of the in room storage and open stair case. The open staircase offers potential for architectural expression, but additional detail refinement is suggested.
3. A panel member remarked that adding balconies would enhance the project, but understands the budget constraints.

Materials, Colours and Details

1. Panel commented that the hardi finishes is not typically well detailed and perhaps applicant should add more detailing with hardi panel.
2. Panel felt that there was too much concrete on the lower level and perhaps the applicant can pay attention to these details.
3. Panel supports the use of art in the design.

Moved by Ryley Thiessen
 Seconded by Tony Kloepfer

That the Advisory Design Panel supports the project as presented and is confident that staff can continue to work with applicant for further refinement. Panel does not need to see this project return for further review.

CARRIED

~~The applicant team left the meeting at 1:20 p.m.~~

4420 Sundial Place
 1st Review
 File No. DP1577
 1:30 – 2:15 p.m.

The applicant team of Brennan Vollerling, Sense Engineering Ltd; Kieran Bjornson, Sense Engineering Ltd; Peter Tomlinson, Strata Member; Pete Kestel, WRM entered the meeting at 1:25 p.m.

Robert Brennan, Planner, RMOW introduced the project. Powder Lodge presenting exterior renovation to the entire building. Original built in 1980. Staff is supportive of renovation update to the building, as it contributes to the rejuvenation of the village.

Brennan Vollerling advised on the following.

1. This is a standard cladding renewal project.
2. The current cladding on the building is painted cedar siding and will be replaced with hardi plank and retain the existing colour
3. In the process of re-cladding, the insulation will be replaced with spray foam.
4. The drive behind this exterior renovation is the water penetration and durability issues along with the decay on the siding.
5. The existing balcony railings and glass panels will be replaced and the balconies waterproofed. The windows and sliding doors are being replaced with an aluminum frame insulation, which will meet the code requirement.
6. The stone wall at the base of the building will remain, but there will be some cleanup in areas that have settlement issues.
7. Chimney siding will be replaced. The A/C units will be relocated so the units are not visible from the exterior.

Panel offers the following comments.

Site Context and Landscaping

1. Opportunity for low planting on the west side of the building for privacy.
2. Panel is in support of the project as it will contribute to the image of the village. The building is in much need of refurbishment.

Materials, Colours and Details

1. Panel had concerns about the new railing dimension and material.
2. Panel suggests use of some natural wood on the building and suggested keeping the soffits natural cedar rather than white. The wood will add warmth to the building.

Moved by Tony Kloepfer
 Seconded by Ryley Thiessen

That the Advisory Design Panel supports the project as presented with consideration to update the landscaping and to also consider the use of natural wood on the building, particularly the soffits. Panel does not need to see this project return for further review.

CARRIED

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

~~2010 and 2011
 Innsbruck Drive
 1st Review
 File No. DP1556
 2:15 – 3:15 p.m.~~

~~*The applicant team of Brent Murdoch, Brent Murdoch and Company; Jen Levitt, Murdoch and Company; Dylan Korba, Murdoch and Company entered the meeting at 2:15 p.m.*~~

~~Robert Brennan, Planner, RMOW introduced the project. Staff seeks Panel comments for Rezoning and Development Permit of the site located on Innsbruck Drive at the entrance to Creekside Village. The existing development was constructed in 1987 and consist of two buildings. This proposal calls for demolition of one building on the northwest corner of the property and replacing it with a new building for commercial and residential use. In addition there will be renovations to the remaining building for a new proposed liquor facility. The rezoning application is for consideration of adding the employee housing and liquor sales uses. Proposed new building is slightly larger than existing with most of that being on the second storey for the new employee housing units.~~

~~Brent Murdoch advised on the following.~~

- ~~1. Architect distributed colored perspective drawings and a revised truck template plan for review and discussion.~~
- ~~2. The current building located in the northwest corner of the property is not doing its job from an urban design perspective. Needs to be revamped.~~
- ~~3. Housing component is an important trigger for the owner's plans to redevelop the site.~~
- ~~4. This building is a single occupant commercial building and we are looking to replace that mass and take it down to the slab.~~



July 7, 2017

The Resort Municipality of Whistler
Resort Experience, Planning Department
4325 Blackcomb Way
Whistler, BC V0N 1B4

To Whom It May Concern,

Email: planning@whistler.ca

**Re: Powder Lodge, 4420 Sundial Place, Whistler
Building Enclosure Renewal – Green Aspects Narrative**

Project No. 17R028A

As requested by the Owners of Strata Plan VR 953, Sense Engineering Ltd. has prepared this green aspect narrative for the proposed building enclosure renewal at Powder Lodge at 4420 Sundial Place, Whistler.

1.0 OBJECTIVE

Powder Lodge is a three-floor hotel strata building built in 1980. The building contains 45 suites, a common hot tub and sauna area, an elevator, two interior stairwells and storage areas. Some of the suites have lofts while others are single storey. All suites have private balconies. The building is constructed over a single level, below grade concrete parking garage.

To address deteriorated siding and framing resulting from water ingress, improve the durability of the building enclosure, to improve the exterior aesthetics as well as improve thermal efficiency, the exterior of the building is to undergo a general exterior renewal project. The repairs will match the aesthetic of the work completed at the Whistler Village Inn and Suites / The Keg building at 4429 Sundial Place, Whistler between 2011 and 2013.

2.0 SCOPE OF WORK

The building is currently clad with painted cedar siding and stone veneer siding at various locations. Windows are wood framed with insulating glazing units. Balconies are wood framed protected with liquid applied polyurethane traffic coating and have steel and wood framed railings with glass infill panels. The roof is sloped with corrugated sheet metal and exposed fasteners.

The proposed scope of work includes general replacement and repair of the water shedding/waterproofing elements above grade, excluding the roof. The materials and installation will match the repairs completed at The Whistler Village Inn and Suites / The Keg. Specifically, the work includes:

- Replacing cedar siding with painted 10³/₄" exposure Hardi Plank siding (select cedar mill finish) and Hardi Panel (stucco finish) with painted cedar wood trim at corners and around windows and doors;
- Re-waterproofing deck membranes with polyphatic waterproofing;
- Installation of new engineered, pre-finished, aluminum-framed, glass infill balcony railings. Work will also include new wood blocking inside the balcony so the railings meet the strength requirements of Part 4 of the British Columbia Building Code;
- Installation of new aluminum framed balcony doors and windows;

- Extend roof rake out by 1 foot at locations where no overhang over walls exist;
- Localized stone masonry repairs at grade;
- Waterproofing repairs at grade; and
- Replacement of siding, trim and caps on chimneys.

The work will be completed in phases over the next 4 years starting at the north elevation and working counter-clockwise, completing one building elevation per year.

3.0 GREEN POLICY CONSIDERATIONS

The proposed building enclosure renewal will be completed in accordance to the Resort Municipality of Whistler’s Green Building Policy. The objectives of the policy are discussed below:

- .1 Site / Landscape** Minimize disturbance to soils, vegetation and hydrology through careful location, design, construction practices and site rehabilitation.

The proposed building enclosure renewal project does not impact the site / landscape. The project is confined to the building enclosure of elements above grade, excluding the roof. Any impact to site, through set-up and construction practices, will be completed in order to minimize impacts to vegetation, soils and drainage systems. This will be completed through site storage in the underground parkade, and a minimal scaffolding footprint. Where landscaping is damaged as a result of the project, it will be returned to the condition before construction.

- .2 Energy** Decrease energy requirements and associated greenhouse gas emissions; lower the share of energy supplied by non-renewable sources. Target net zero energy consumption.

The proposed project includes replacement of the original windows and doors with the installation of new aluminum framed windows and doors and reinsulating the exterior walls with sprayed polyurethane foam to upgrade the current air tightness of thermal insulation. These changes will meet the energy requirements of the current building code and improve the thermal properties of the building, which will decrease the energy requirements, through heating, of the building.

- .3 Water** Reduce the total volume of water used for buildings and associated landscaping; lower the share of water needs met through the municipal potable system.

The proposed building enclosure renewal will have no effect on the water needs of the building.

- .4 Materials** Use less new material through efficient design and engineering, and material reuse; increase the application of renewable, recycled and locally-sourced materials.

Through efficient design and engineering processes, material selection will be made with consideration to renewable and locally sourced products. When possible, the re-use of products and recycled products will be used.

- .5 Waste** Lower the total volume of waste sent to landfills during construction and occupancy; work toward the community’s goal of generating no landfill waste.

The proposed building enclosure renewal will be completed with effort to minimize site refuse through design and construction practices. This will include re-use of materials when possible, and construction practices to minimize produced waste.

- .6 Indoor Environment** Minimize chemical emissions from materials used in buildings; provide excellent ventilation and air exchange equipment.

The proposed project takes place on the exterior enclosure of the building. The contact with the indoor environment will be confined to window and door replacements, in which consideration will be made to use low VOC paints and have proper air exchanges. There will be little effect to the indoor environment, except for these construction activities.

We hope this meets your immediate needs. If you have any questions, please do not hesitate to contact us at the number below.

Yours truly,

[Original Signed]

[Original Signed and Sealed]

Madison Klettke, B.A.Sc
Project Associate (604) 845-3964
Sense Engineering Ltd.

Brennan Vollering, M.A.Sc., P.Eng., LEED AP
Principal (604) 365-3664
Sense Engineering Ltd.

cc. Mr. Pete Kestel, WRM Strata Management & Real Estate Ltd.

Email: pete@wrn.bc.ca

File Name: 17r028a.green aspects narrative



THE RESORT MUNICIPALITY OF WHISTLER

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

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

Peter Kestel
WRM
202 -1410 Alpha Lake Road
WHISTLER BC V0N 1B1

August 3, 2017

RE: DP 1577 – 4420 Sundial Place

The following provides a list of outstanding items to be provided and reviewed to the satisfaction of the General Manager of Resort Experience as a condition of development permit issuance.

1. Incorporate some natural wood elements on the building.
2. Finalize the exterior balcony light fixture detail.
3. Provide a typical for all exterior A/C units and a detail of how conduits will be concealed.
4. Adhere to the Whistler Village Construction Management Strategy including submission of a construction schedule, construction site management plan, good neighbour agreement and construction site sign.
5. Written submission that any damage to any landscaping and irrigation by the construction will be repaired or replaced.
6. Provide 1 full size hard copy and 1 pdf of the design drawings for development permit issuance.

If you have any questions regarding this letter please contact me by phone at 604-935-8159 or by email at rbrennan@whistler.ca

Regards,

Robert Brennan
Planner



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: August 15, 2017

REPORT: 17-094

FROM: Infrastructure Services

FILE: 6700

SUBJECT: SOLID WASTE BYLAW 2139, 2017

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council give first three readings to “Solid Waste Bylaw 2139, 2017” as described in Administrative Report to Council 17-069 with changes as described in Administrative Report to Council 17-094.

REFERENCES

Information Report 16 -122, November 15, 2016 (not attached)

Introduction of a New Solid Waste Bylaw Report 17- 069, June 20, 2017 (not attached)

PURPOSE OF REPORT

This report requests that Council give first three readings to a new Solid Waste Bylaw 2139, 2017 that will improve how businesses and stratas handle their waste. The goal of the new bylaw is to prevent food-scrap organics and recyclables from becoming landfill waste, while minimizing attraction of wildlife.

DISCUSSION

Background

On June 20, 2017, Council directed staff to proceed with Solid Waste Bylaw 2139, 2017.

Since that direction, staff have taken Council’s comments from June 20, 2017 into consideration and have finalized the proposed Solid Waste Bylaw 2139.

Changes since June 20, 2017 presentation

- Updated solid waste definitions to improve and clarify their intent.
- Updated wildlife proof enclosure description to include language referencing the RMOW standard wildlife proof enclosure.
- Included a clause for unsecured loads at the transfer station, an additional fee can be charged.
- Included a clause that states that no person shall feed a dangerous animal.
- Updated a general regulation that stipulates that the municipal depots and transfer station will only accept solid waste generated within the geographic area of the RMOW (unless an exception is granted by the General Manager of Infrastructure Services).
- Updated disposal requirements for EPR products.

New Solid Waste Bylaw Description

The new Solid Waste Bylaw will replace the existing Garbage Disposal and Wildlife Attractant Bylaw. The major differences between the new Solid Waste Bylaw and Garbage Disposal and Wildlife Attractant Bylaw will be:

- Requirements for businesses and stratas to separate waste into three (3) streams:
 - food-scrap organics
 - recyclables
 - landfill waste (garbage).
- Requirements for food services business owners (including events) to submit a Solid Waste Management Plan as a component of their business license application process. Submission of these plans will demonstrate to staff that the food service and special event business group understands their responsibility to handle solid waste generated through their business activities. Submitting a Solid Waste Management Plan will be a requirement in the Business License application process. Consolidated Business License Bylaw No. 567, 1987 will require an amendment before Solid Waste Management Plans can be made a requirement for Food Services Business License applications.
- Updated waste stream definitions.
- The intent of the penalties and enforcement will be similar to Garbage Disposal and Wildlife Attractant Bylaw with exceptions:
 - Waste stream load contamination of greater than 25% by weight (of food-scrap organics) or by volume (of recyclables) will be charged at the tipping fee rate of “Mixed Waste”. This threshold percent will be reduced by 5% per year until it reaches 10%.
 - The existing Garbage Disposal and Wildlife Attractants Bylaw states that fines not be less than \$2,000 and not more than \$10,000 or a term of imprisonment not exceeding three months, or both. Changes in the new Solid Waste Bylaw were made to simplify the language around enforcement. The new Solid Waste Bylaw would state that every person who violates or fails to comply with provisions of the bylaw, or an order, direction or notice given under the bylaw, commits an offence, is liable on summary conviction to a fine not exceeding \$2,000. Every day of noncompliance would be considered a new offence. Imprisonment could still result from noncompliance using enforcement within provincial regulations governing waste disposal.
 - Subsequent to approval of Solid Waste Bylaw No. 2139, 2017, the Municipal Ticketing Information Bylaw 1719, 2005 would be amended to reflect pecuniary enforcement (fines) issued for non-compliance with the new Solid Waste Bylaw; no longer the Garbage Disposal and Wildlife Attractant Bylaw.
 - Landfill waste or recyclables driven to the Callaghan Transfer Station must be secured to the vehicle in a way that no material can escape and litter the roadways. If staff feel the vehicle entering the Transfer Station property has lost part of their load during transport they can charge the offending vehicle with a \$30 premium “unsecured load” fee. The staff member onsite at the time the vehicle enters the scale area will assess whether the premium should be charged to the vehicle or whether a verbal warning is given. Educational material will be developed by staff that will be available at the Transfer Station to be given out to drivers who fail to secure their loads prior to departing for the Transfer Station.

Companion Zoning Bylaw Amendment

Since the proposed Solid Waste Bylaw will regulate how businesses and stratas handle their waste, there may be a need to provide additional space on their property for storage of food scraps, recycling bins and garbage.

To simplify the process of creating additional space for waste storage, some obstacles within the existing Zoning Bylaw will be amended. To do this, a companion zoning bylaw amendment is being presented to Council by the Planning Department at the same time as the new Solid Waste Bylaw.

The Zoning Bylaw amendments will:

- Allow removal of the 20 m² limit on gross floor area exemptions for waste storage space in compliance with the RMOW Solid Waste Bylaw No. 2139, 2017 with the submittal of a Solid Waste Management Plan.
- Allow for reductions of up to two parking stalls in the higher density commercial core zones of Whistler in compliance with the RMOW Solid Waste Bylaw No. 2139, 2017 with the submittal of a Solid Waste Management Plan. This amendment will exempt properties in the CC1 zone from having to pay the \$20,000 fee-in-lieu per parking stall for a parking variance.

Solid Waste Management Plan Templates

To assist businesses in complying with the new bylaw, the RMOW will provide a Solid Waste Management Plan template for food service businesses to use when preparing to apply for a business licence. This will provide an opportunity for these businesses to create an action plan describing how they will handle their waste.

When businesses do not dispose of food scraps in their landfill waste stream they will pay the food waste tipping fee which is a lesser fee compared to the landfill waste tipping fee.

Bylaw Implementation Schedule

Step:	Date:
Education and Transition Program	Summer/Fall 2017
Bylaw adopted and in effect	September 2017
Bylaw enforcement through education	September 2017 to August 2018
Bylaw enforcement through fines	August 2018 onwards
MTI amendment	Fall 2017
Consolidated Business Regulation Bylaw amendment	Fall 2017

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials & Solid Waste	Whistler is well on its way to achieving its "zero waste" goal.	The proposed bylaw will enhance waste diversion and reduce costs

	The community is committed to providing infrastructure capable of continually decreasing our residual wastes	The proposed bylaw will encourage businesses and stratas to invest in infrastructure upgrades to improve solid waste diversion in Whistler.
Finance	Whistler lives within its financial means	The recommendations in this report are expected to result in overall reduction of solid waste disposal costs.
	The resort community effectively and efficiently balances its costs and expenditures	The costs and benefits of many potential changes to the solid waste system have been reviewed, and only those with a positive cost-benefit result have been recommended.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
None.		

BUDGET CONSIDERATIONS

Staff has a budget of \$60,000 (Project E130) to support solid waste bylaw development including legal review and communication outreach initiatives. It is anticipated that the bylaw implementation process will be completed within this budget.

Diverting food scrap organics from the waste being transported to landfill will provide disposal capacity at the Transfer Station and allow the RMOW to utilize our solid waste assets over a longer period of time. This will result in long-term savings on infrastructure renewal.

COMMUNITY ENGAGEMENT AND CONSULTATION

Engagement with business owners and strata managers will continue in the fall of 2017. Stakeholder groups that did not attend the May open house will have another opportunity to discuss how the bylaw will affect them and what support they may need to achieve compliance with the new Solid Waste Bylaw.

SUMMARY

This report requests Council to give the first three readings to Solid Waste Bylaw 2139, 2017. This bylaw will provide guidance and incentive for businesses and multi-family strata’s to ensure diversion of food scrap organics and recyclables from becoming landfill waste, while minimizing attracting wildlife.

Respectfully submitted,

Andrew Tucker
 ACTING MANAGER OF TRANSPORTATION AND SOLID WASTE MANAGEMENT
 for
 James Hallisey
 GENERAL MANAGER, INFRASTRUCTURE SERVICES



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: August 15, 2017
FROM: Resort Experience
SUBJECT: COMPANION BYLAW AMENDMENTS TO SUPPORT SOLID WASTE BYLAW

REPORT: 17-059
FILE: RZ001134

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Solid Waste Facilities) No. 2154, 2017”; and

That Council consider giving first, second and third readings to “Land Use Procedures and Fees Amendment Bylaw (Solid Waste Storage and Separation Facilities) No. 2155, 2017”; and further

That Council authorize staff to schedule a public hearing regarding “Zoning Amendment Bylaw (Solid Waste Facilities) No. 2154, 2017”.

REFERENCES

None.

PURPOSE OF REPORT

This report presents companion bylaw amendments to support the municipality’s proposed Solid Waste Bylaw No. 2139, 2017. The companion bylaw amendments include: 1) a proposed zoning amendment bylaw to facilitate improved solid waste segregation space in buildings, and 2) a proposed land use procedures and fees amendment bylaw to enable development permits for new buildings or structures for solid waste segregation space conforming to the municipality’s Solid Waste Bylaw No. 2139, 2017 to be delegated to the General Manager of Resort Experience for issuance.

DISCUSSION

Background

The municipality’s proposed new Solid Waste Bylaw No. 2139, 2017 will require industrial, commercial, institutional and multiple residential developments to separate waste into three streams:

- garbage to landfill,
- organics, and
- recyclables.

At its regular meeting on November 15, 2016, Council received Information Report No. 16-122 which provided an update on the progress of a new Solid Waste Bylaw and a summary of

information learned during the outreach that had occurred to that date. The report acknowledged that the outreach and site visits identified the following constraints and process requirements for properties that may need to increase their solid waste segregation space:

- Limited or no space available above ground for solid waste separation and storage space expansion, limited or undetermined spaces in underground parking;
- Zoning Bylaw only excludes up to 20m² of floor area in a building for garbage and recycling rooms regardless of the size of the development;
- Zoning Bylaw parking requirements. i.e. expanding solid waste separation and storage space into underground parking may require a Development Variance Permit for a parking variance if the building is currently only meeting the minimum required number of parking stalls;
- Zoning Bylaw requires a \$20,000 fee in lieu/stall for parking variance in the CC1 zone;
- Expanding solid waste separation and storage space into underground parking may require parking lease modifications for some buildings in the original Whistler Village;
- Development Permit (approved by the General Manager) required if a solid waste separation and storage space expansion affects the exterior of a building;
- Building Permit required for new and expanded solid waste separation and storage space in buildings or structures.

The zoning bylaw regulations identified above were acknowledged to represent constraints to the success of the proposed new Solid Waste Bylaw to mandate waste stream segregation, and it was proposed that a companion zoning amendment bylaw be brought forward in conjunction with the new Solid Waste Bylaw.

Initial thoughts for inclusion into a companion zoning amendment bylaw included:

- Increased gross floor area exemptions for solid waste separation and storage space within buildings (except for those located in single family and duplex dwellings);
- Allowances for a parking reduction (up to a certain number) for conversion of parking to solid waste separation and storage space;
- Exempt the fee in lieu for stalls converted to solid waste separation and storage space.

Since November, staff have met with representative from Carney's, looked at other local government initiatives supporting diversion and presented the proposed companion zoning amendments described in the November 15, 2016 Information Report and permit process requirements for increasing solid waste separation and storage space to the attendees of the Organics Diversion Open House held on May 10, 2017.

Proposed Zoning Amendment Bylaw

Zoning Amendment Bylaw (Solid Waste Facilities) No. 2154, 2017 proposes to:

- Provide no limit on gross floor area exemptions for solid waste separation and storage space in buildings in compliance with RMOW Solid Waste Bylaw No. 2139, 2017, and a Solid Waste Management Plan as defined in that bylaw. This amendment applies to all buildings except detached dwellings and duplex dwellings and utilizes the same principle as that used to exclude mechanical equipment as gross floor area. This amendment will make it easier for owners of buildings that are already built to their maximum gross floor area to expand their space requirements for solid waste separation and storage if they decide they need to in order to comply with the new Solid Waste Bylaw.

- Allow for reductions of up to two parking stalls in the higher density commercial core zones of Whistler in compliance with RMOW Solid Waste Bylaw No. 2139, 2017, and a Solid Waste Management Plan in compliance with that bylaw. This amendment will give property owners the option to expand their space requirements for solid waste separation and storage into their parking if they decide they need to in order to comply with the new Solid Waste Bylaw without requiring a development variance permit. This will save time and money for property owners, as well as free up staff time that would otherwise be required to process development variance permits.
- By default, the amendment described above will exempt properties in the CC1 zone from having to pay the \$20,000 fee in lieu/parking stall for a parking variance, as it would eliminate the need for a parking variance for up to two parking stalls to be converted to solid waste separation and storage space.

Proposed Land Use Procedures and Fees Amendment Bylaw

Land Use Procedures and Fees Amendment Bylaw (Solid Waste Storage and Separation Facilities) No. 2155, 2017 is a simple housekeeping amendment that will enable the approval process for solid waste separation and storage space to continue to be streamlined, such that development permits and land use contract development approvals for such can be approved by the General Manager of Resort Experience.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials & Solid Waste	Whistler is well on its way to achieving its “zero waste” goal.	The proposed zoning amendment bylaw and land use procedures and fees amendment bylaw are companion bylaws to support the success of the waste diversion requirements of the municipality’s proposed new Solid Waste Bylaw.
	The resort community is ‘closing the loop’ by providing appropriate and convenient opportunities for reducing, reusing and recycling materials.	
	The community is committed to providing infrastructure capable of continually decreasing our residual wastes.	
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behaviour that moves Whistler toward success and sustainability.	The proposed zoning amendment bylaw and land use procedures and fees amendment bylaw will streamline and reduce costs related to approval processes for properties that may need to expand solid waste segregation space in their buildings.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Transportation	Whistler policy, planning and development prioritizes preferred modes of transportation in the following order: 1. pedestrian, bicycle and other non-motorized means, 2. transit and movement of goods, 3. private automobile (HOV and leading low-impact technologies), 4. private automobile (SOV, traditional technology).	The allowance to utilize up to two parking spaces for solid waste separation and storage space is not expected to significantly impact parking supply and availability.

OTHER POLICY CONSIDERATIONS

The proposed bylaw amendments are consistent with the policies of the current Official Community Plan and the updated Official Community Plan that stands at third reading, and support the municipality's Waste Management Strategy.

Specific to the limited parking relaxation for solid waste separation and storage space proposed in the zoning amendment bylaw, the 2016 Whistler Parking Study indicates that private lots available for public use in the village had available capacity even on peak weekends and that there is sufficient parking in Whistler Village, Upper Village and Creekside. The allowance to utilize up to two parking spaces for solid waste separation and storage space is expected to have impact on parking supply and availability.

BUDGET CONSIDERATIONS

The proposed bylaw amendments are provided for within the Planning Department's operating budget.

Currently, the owner of a property in the CC1 zone must pay to the municipality a \$20,000 payment in lieu of the number of on-site parking spaces otherwise required, which is typically applied to new development based on required parking generated by the number of new accommodation units or amount of new commercial gross floor area. The new spaces required for solid waste storage and separation are not considered gross floor area and do not trigger additional parking requirements. The proposed allowance for properties in the CC1 zone of up to two parking spaces for solid waste separation and storage space as proposed by "Zoning Amendment Bylaw No. 2154, 2017", is consistent with this approach and helps to achieve the municipality's solid waste objectives.

COMMUNITY ENGAGEMENT AND CONSULTATION

AWARE was contracted to provide a transition program to assist businesses and stratas to prepare for the changes to the municipality's proposed new Solid Waste Bylaw. Feedback from this engagement process was considered when drafting the proposed zoning amendment bylaw and proposed land use procedures and fees amendment bylaw.

Staff presented the proposed companion zoning amendments described in the November 15, 2016 Information Report and permit process requirements for increasing solid waste segregation space to the attendees of the Organics Diversion Open House held on May 10, 2017.

A public hearing, which is subject to public notice requirements, will be required prior to the adoption of Zoning Amendment Bylaw (Solid Waste Facilities) No. 2154, 2017.

SUMMARY

This report presents companion bylaw amendments to support the municipality's proposed new Solid Waste Bylaw No. 2139, 2017. This report recommends that Council consider giving first and second readings to the proposed zoning amendment bylaw, consider giving first, second and third readings to the proposed land use procedures and fees amendment bylaw, and authorize staff to schedule a public hearing for the proposed zoning amendment bylaw.

Respectfully submitted,

Melissa Laidlaw
SENIOR PLANNER
for
Jan Jansen
GENERAL MANAGER, RESORT EXPERIENCE

accommodation in auxiliary dwelling units. A number of properties with RTA zoning are also subject to Phase I covenants which either allow or require dwelling units to be rented for tourist accommodation when not in use by the owner.

The first RTA zones (RTA1-RTA5) were adopted in 1993 as part of the Green Lake Golf Course development. Other RTA zones were established over time, usually on a site-specific basis for particular developments. Relevant examples are the RTA8 zone which applies to the Pinnacle Heights development on the Blackcomb Benchlands, the RTA9 zone which applies to the Taluswood and At Natures Door developments in Nordic, and the RTA17 zone which applies to the Northern Lights development adjacent to Whistler Village.

As part of the Tourist Accommodation Review, staff noticed an anomaly in the RTA2-RTA5, RTA8, RTA9 and RTA17 zones. Like many other RTA zones, these zones allow both detached, and non-detached (e.g. duplex or townhouse) dwellings, however, unlike similar RTA zones, the clause allowing tourist accommodation limits this use to detached dwelling units only. Wording within these zones is also inconsistent. The intent statement in each zone appears to support tourist accommodation in detached and non-detached dwelling types which is at odds with the clause in these zones restricting tourist accommodation to detached dwellings. Upon further review, staff discovered that a zoning amendment bylaw (Bylaw 1671 attached as Appendix A) inadvertently amended these zones to prohibit tourist accommodation uses in non-detached dwelling units.

Zoning Amendment Bylaw 1671 (Appendix A) inadvertently changed existing regulations to restrict tourist accommodation use to detached dwellings in the RTA2, RTA8, RTA9 and RTA17 Zones. Because the RTA3, RTA4, and RTA5 zones “import” the permitted uses from the RTA2 zone, Bylaw 1671 also unintentionally extended the restriction to these zones as well². Bylaw 1671 was adopted to amend several RTA zones to align with now-defunct fire code regulations. Bylaw 1671 was intended to only change rules pertaining to the number of occupants in a dwelling—not permitted uses. An examination of the original bylaws that created the RTA2-RTA5, RTA8, RTA9 and RTA17 zones (Bylaws 961, 1298, 1363 and 1437 attached as Appendices B, C, D, and E) revealed that these zones originally allowed tourist accommodation in both detached and non-detached dwelling types. Based on the original bylaws and the inconsistencies noted above, staff are confident that: 1) the RTA2-RTA5, RTA8, RTA9 and RTA17 zones were drafted and approved with the intent of allowing tourist accommodation to occur in all permitted dwelling types with exception auxiliary dwellings and 2) subsequent amendments to these zones were never intended change these rules to restrict tourist accommodation to detached dwellings.

A zoning amendment is required to clarify permitted uses and correct the above-noted inconsistencies in the RTA2-RTA5, RTA8, RTA9 and RTA17 zones.

Proposed Bylaw

The proposed bylaw will amend the wording in the RTA2, RTA8, RTA9 and RTA17 zones to allow tourist accommodation to occur in all permitted dwelling types with the exception of auxiliary dwellings. Since the RTA3, RTA4, and RTA5 zones reference the permitted uses in the RTA2 zone, the proposed changes will apply to these zones as well. The proposed changes will rectify the anomalies in these RTA zones, re-establishing consistent permitted use regulations throughout all RTA zones.

² The RTA6 zone also “imports” the regulations from the RTA2 zone, however the RTA6 zone only permits detached dwellings. Similarly, Bylaw 1671 amended a number of other RTA zones, however, these other zones also only permit detached dwellings. Therefore, only the RTA2-RTA5, RTA8, RTA9 and RTA17 zones were unintentionally changed by Bylaw 1671.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Visitor Experience	- The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.	Clarifying permitted uses in the RTA zones supports the principle of a "warm bed base" or secure supply of tourist accommodation stock.
Economic	- The Whistler economy provides opportunities for achieving competitive return on invested capital.	
	-Whistler's core accommodation base and long-term investments made in the community are protected.	

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

OTHER POLICY CONSIDERATIONS

The proposed zoning amendment bylaw realigns zoning regulations in the RTA2-RTA5, RTA8, RTA9 and RTA17 zones with RMOW policies for creating a secure supply of tourist accommodation for visitors, including policies in the Official Community Plan and recently approved policies resulting from the Tourist Accommodation Review.

BUDGET CONSIDERATIONS

Staff time and costs arising from this project are accounted for in the department budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

A public hearing, which is subject to public notice requirements, will be required prior to the adoption of Bylaw 2161.

SUMMARY

This report recommends that Council give first and second readings to Zoning Amendment Bylaw (Tourist Accommodation Uses in RTA Zones) No. 2161, 2017. Bylaw 2161 amends Zoning and Parking Bylaw 303, 2015 to clarify permitted uses in RTA zones and create consistency throughout all RTA zones by correcting bylaw anomalies discovered during the Tourist Accommodation Review.

Respectfully submitted,

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

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW
(RTA PERMITTED OCCUPANCY) NO. 1671, 2004**

A Bylaw to Amend the Resort Municipality of Whistler Zoning
and Parking Bylaw No. 303, 1983

WHEREAS the Council may, in a zoning bylaw pursuant to Sections 903, 904 and 906 of the *Local Government Act*, R.S.B.C. 1996, c.323, divide all or part of the area of the Municipality into zones, define each zone, regulate the use of land, buildings and structures within the zones, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met;

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (Residential Tourist Accommodation Permitted Occupancy) No. 1671, 2004”.
2. The lands which are subject of this Bylaw are those lands situated in the Resort Municipality of Whistler and legally zoned as:

RTA1, RTA2, RTA7, RTA8, RTA9, RTA11, RTA17, RTA24

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983 is amended as follows:

Section 11 of “Zoning and Parking Bylaw #303, 1983” is amended by:

- (a) Deleting Section 7.1.2 and replacing it as follows:

“Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA1 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use.”

- (b) Deleting Section 8.1.2 and replacing it as follows:

“Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA2 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use.”

- (c) Deleting Section 18.1.2 and replacing it as follows:

“Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA7 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use.”

- (d) Deleting Section 19.1.2 and replacing it as follows:

“Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA8 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use.”

- (e) Deleting Section 20.2 and replacing it as follows:

“Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA9 Zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 10 guests per dwelling, during periods when such dwellings are not occupied for residential use.”

- (f) Deleting Section 21.1.2 and replacing it as follows:

“Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA11 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use.”

- (g) Deleting Section 26.1.2 and replacing it as follows:

“Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA17 Zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 10 guests per dwelling, during periods when such dwellings are not occupied for residential use.”

- (h) Adding Section 26.7.7 as follows:

“An auxiliary residential dwelling unit shall not be used for tourist accommodation.”

- (i) Deleting Section 33.1.2 and replacing it as follows:

“Notwithstanding any other provision of this Bylaw, detached dwellings in the RTA24 Zone may be used for the temporary accommodation of not more than 10 guests during periods when such dwellings are not occupied for residential use.”

- (j) Adding Section 33.8.6 as follows:

“An auxiliary residential dwelling unit shall not be used for tourist accommodation.”

- (k) Deleting Sections 7.8.2, 8.8.2, 18.8.2 and replacing them as follows:

“The maximum permitted number of bedrooms in a detached dwelling is 5.”

- (l) Deleting Section 20.9.2 and replacing it as follows:

“The maximum permitted number of bedrooms in a dwelling unit is 5.”

4. If any section or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST AND SECOND READINGS this 21st day of June, 2004.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 5th day of July, 2004.

GIVEN THIRD READING this 5th day of July, 2004.

APPROVED by the Minister of Transportation this 28th day of July, 2004.

ADOPTED by the Council this 9th day of August, 2004.

Hugh O'Reilly,
Mayor

Brenda Sims,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of
“Zoning Amendment Bylaw (Residential Tourist Accommodation Permitted Occupancy) No.
1671, 2004”

Brenda Sims
Municipal Clerk

RESORT MUNICIPALITY OF WHISTLER

"ZONING AMENDMENT BYLAW NO. 961, 1993"

A Bylaw to amend Whistler Zoning and Parking Bylaw No.303, 1983

The Council of the Resort Municipality of Whistler in open meeting assembled HEREBY ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 961, 1993".
2. Schedule "A" (Zoning Maps) forming part of Zoning and Parking Bylaw No.303, 1983 is amended in accordance with the plan attached to this Bylaw as Schedule "A" and in accordance with explanatory legends, notations and references thereon.
3. The Lands shown in Schedule "A" to this bylaw are rezoned from the RR1 (Rural Resource One Zone) and IS1 (Industrial Service One Zone), and divided and designated into the various zones delineated on Schedule "A" hereto.
4. Section 2 of Zoning and Parking Bylaw No.303, 1983 is amended by adding the following definition after "cellar":

"clubhouse" - means a building used principally for indoor or outdoor recreation which building may include restaurant, personal service, entertainment, retail, and assembly uses."
5. Section 2 of Zoning and Parking Bylaw No. 303, 1983 is amended by adding the following definition after "entertainment use":

"exterior parcel boundary" - means every parcel boundary that adjoins a highway, watercourse, lake, public land or park."
6. Section 2 of Zoning and Parking Bylaw No. 303, 1983 is amended by adding the following definition after "gross floor area":

"ground floor" means that storey of a building, the floor surface of which is closer to grade than the floor of any other storey in the building."

7. Section 2 of Zoning and Parking Bylaw No. 303, 1983 is amended by adding the following definition after "natural boundary":

"nature conservation park" - means open space for the conservation, preservation and recreational appreciation of natural features."

8. Section 2 of Zoning and Parking Bylaw No. 303, 1983 is amended by adding the following definition of "site" after "side parcel line":

"site" - means a parcel or group of parcels within the same zone and adjoining one another, forming a single tract for an integrated development."

9. Section 2 of Zoning and Parking Bylaw No. 303, 1983 is amended by deleting the definition of "townhouse" and substituting the following definition in its place:

"townhouse" - means a residential building containing three or more dwelling units, each of which has its own separate principal access not located on a common corridor or lobby."

10. Section 6.2.6 and 6.8.1 of Zoning and Parking Bylaw No. 303, 1983 is amended by adding ",RTA", after "RS" in the first line of each section..

11. Section 6.4.1.4(f) of Zoning and Parking Bylaw No. 303, 1983 is amended by adding the following sentence:.

"Each parcel zoned RTA shall have no more than 3 parking spaces which shall share one driveway access not exceeding a width of 6 metres."

12. Subsection 1 of Section 7 of Zoning and Parking Bylaw No. 303, 1983 is amended by adding the following in appropriate sequence in Column I and Column II respectively:

"Column I

Column II

CI1	Commercial Industrial One
IS3	Industrial Service Three
LR3	Leisure Recreation Three
LP2	Leisure Park Two
RTA1	Residential/Tourist Accommodation One
RTA2	Residential/Tourist Accommodation Two
RTA3	Residential/Tourist Accommodation Three
RTA4	Residential/Tourist Accommodation Four
RTA5	Residential/Tourist Accommodation Five
RM23	Multiple Residential Twenty Three
TA11	Tourist Accommodation Eleven

13. Zoning and Parking Bylaw No. 303, 1983 is further amended as follows:

A) In Section 8 Commercial Zones, by adding the following as subsections 8 to 8.8 inclusive:

"CI1 Zone (Commercial Industrial One)

Intent

The intent of this zone is to provide for limited commercial and industrial uses which complement the adjacent golf course development.

8 In a CI1 Zone:

Permitted Uses

8.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary uses;
- (b) auxiliary residential dwelling unit;
- (c) auxiliary retail to uses permitted in this zone;
- (d) auxiliary office to uses permitted in this zone;
- (e) appliance repair shop;
- (f) bakery;
- (g) catering establishment;
- (h) craft, workshop;
- (i) laundromat;
- (j) messenger or courier service;
- (k) nursery or greenhouse;
- (l) personal service;
- (m) recreational facility including health club or spa; and
- (n) sporting goods rental and repair;

Density

8.2 The maximum floor space ratio is .23.

Height

8.3 The maximum permitted height of a building is 2 storeys.

Parcel Area and Frontage

8.4.1 The minimum permitted parcel area is 3035 square metres.

8.4.2 The minimum permitted frontage of any parcel created by subdivision is 20 metres.

Setbacks

8.5.1 The minimum permitted front setback is 7.5 metres.

- 8.5.2 The minimum permitted side setback is 3 metres.
8.5.3 The minimum permitted rear setback is 7.5 metres.

Off-Street Parking and Loading

- 8.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

- 8.8.1 Only one auxiliary residential unit is permitted on a parcel.
8.8.2 The maximum permitted gross floor area for an auxiliary residential dwelling unit is 50 square metres."
8.8.3 A maximum of two principal buildings are permitted on a parcel.

B) In Section 9 Commercial Zones , by adding the following as subsections 5 to 5.7 inclusive:

"IS3 Zone (Industrial Service Three)

Intent

The intent of this zone is to provide for a utility storage and unloading site.

5 In a IS3 Zone:

Permitted Uses

- 5.1 The following uses are permitted and all other uses are prohibited:
(a) auxiliary buildings and auxiliary uses; and
(b) utility storage and unloading facility.

Density

- 5.2 The maximum permitted gross floor area of all buildings in a parcel is 50 square metres.

Height

- 5.3 The maximum permitted height of a building is 6 metres.

Parcel Area and Frontage

- 5.4.1 The minimum permitted parcel area is 1000 square metres.
- 5.4.2 The minimum permitted frontage of any parcel created by subdivision is 15 metres.

Site Coverage

- 5.5 No regulations.

Setbacks

- 5.6.1 The minimum permitted front setback is 7.5 metres.
- 5.6.2 The minimum permitted side setback is 3 metres.
- 5.6.3 The minimum permitted rear setback is 1.5 metres.

Off-Street Parking and Loading

- 5.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw."

C) In Section 10, Leisure Recreation Zones, by adding the following as subsections 4 to 4.7 inclusive:

"LR3 zone (Leisure Recreation Three)

Intent

The intent of this zone is to provide for a golf course and related uses.

- 4. In a LR3 Zone:

Permitted Uses

- 4.1 The following uses are permitted and all other uses are prohibited:

- a) auxiliary uses;
- b) golf course; excluding golf course clubhouse;
- c) tennis courts;
- d) driving range;
- e) cross country skiing; and
- f) train shelter.

Density

- 4.2
- a) The only buildings permitted on a parcel are buildings auxiliary to a recreational use (including a golf course concession stand) and one train shelter.
 - b) The maximum permitted aggregate gross floor area of all auxiliary buildings on a parcel shall not exceed 2,000 square metres.
 - c) The maximum permitted gross floor area of a train shelter shall not exceed 40 square metres.

Height

- 4.3
- The maximum permitted height of auxiliary buildings shall not exceed 2 storeys or 12 metres, whichever is less.

Parcel Area

- 4.4
- The minimum parcel area of any parcel created by subdivision is 55 hectares.

Site Coverage

- 4.5
- No regulations.

Setbacks

- 4.6
- The minimum permitted building setback is 7.6 metres from all exterior parcel boundaries.

Off-Street Parking and Loading

4.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw."

D) In Section 10, Leisure Zones by adding the following as subsection 5 to 5.7 inclusive:

"LP2 zone (Leisure Park Two)

Intent

The intent of this zone is to provide an area for passive recreation and nature conservation.

5 In a LP2 Zone:

Permitted Uses

5.1 The following uses are permitted and all other uses are prohibited:

- a) auxiliary uses; and
- b) nature conservation park.

Density

5.2 No buildings are permitted.

Height

5.3 No regulations

Parcel Area

5.4 The minimum parcel area of any parcel created by subdivision is 28 hectares.

Site Coverage

5.5 No regulations.

Setbacks

5.6 No regulations

Off-Street Parking and Loading

5.7 No regulations."

E) In Section 11, Residential Zones, by adding the following to subsections 7 to 7.8 inclusive.

"RTA1 Zone (Residential/Tourist Accommodation One)

Intent

The intent of this zone is to provide low density residential development and tourist accommodation.

7. In a RTA1 Zone:

Permitted Uses

7.1.1 The following uses are permitted and all other uses are prohibited:

- (a) detached dwelling;
- (b) auxiliary residential dwelling unit, if contained within a detached dwelling serviced by a community sewer system and located in a sewer specified area serviced by a sewage treatment plant with a design treatment capacity greater than 500 cubic metres per day; and
- (c) park and playground.

7.1.2 Notwithstanding any other provision of this bylaw, detached dwellings in the RTA1 Zone may be used for the temporary accommodation of not more than 8 guests during periods when such dwellings are not occupied for residential use.

Density

7.2.1 The maximum permitted size of a detached dwelling is gross floor area of 325 square metres or a floor space ratio of .35, whichever results in a lesser amount of floor space.

7.2.2 Notwithstanding subsection 7.2.1, the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area within the bare land strata plan (exclusive of access routes) is multiplied by 0.35 and divided by the total number of bare land strata lots in that plan.

7.2.3 The maximum gross floor area to be used for parking use is 40 square metres.

Height

7.3. The maximum permitted height of a detached dwelling building is 2 storeys or 6.6 metres, whichever is less.

Parcel Area and Frontage

7.4.1 The minimum permitted area of any parcel created by

subdivision is 560 square metres.

- 7.4.2 The minimum frontage of any parcel created by subdivision is 15.24 metres.

Site Coverage

- 7.5 The maximum permitted site coverage is 35 percent.

Setbacks

- 7.6.1 The minimum permitted setback from a front parcel line is 7.6 metres.
- 7.6.2 The minimum permitted setback from a side parcel line is 3 metres.
- 7.6.3 The minimum permitted setback from a rear parcel line is 7.6 metres.

Off-Street Parking and Loading

- 7.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

- 7.8.1 The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- 7.8.2 The maximum permitted number of bedrooms in a detached dwelling is 4.
- 7.8.3 The location of more than one principal building on a parcel is prohibited.
- 7.8.4 An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.
- 7.8.5 Only one auxiliary residential dwelling unit is permitted on a parcel and the gross floor area of an auxiliary residential dwelling unit shall not exceed 35 percent of the gross floor area of the detached dwelling.
- 7.8.6 An auxiliary residential dwelling unit may contain only one or two bedrooms, one bathroom, one kitchen and one living room, and no other rooms are permitted.
- 7.8.7 An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests and shall be limited to residential use only.

- 7.8.8 No auxiliary buildings are permitted.
- 7.8.9 A garage shall form part of the principal building but shall be excluded from the calculation of gross floor area.
- 7.8.10 A garage shall not exceed 40 square metres in area and no more than 20% of the floor area of a garage shall be used for storage purposes."

F) In Section 11, Residential Zones, by adding the following as subsections 8 to 8.8 inclusive.

"RTA2 Zone (Residential/Tourist Accommodation Two)

Intent

The intent of this zone is to provide low density residential development in either townhouse or detached dwellings which are also available for tourist accommodation.

8. In a RTA2 Zone:

Permitted Uses

- 8.1.1 The following uses are permitted and all other uses are prohibited:
- (a) detached dwelling;
 - (b) townhouse;
 - (c) auxiliary residential dwelling unit, if contained within a detached dwelling serviced by a community sewer system and located in a sewer specified area serviced by a sewage treatment plant with a design treatment capacity greater than 500 cubic metres per day; and
 - (d) park and playground.
- 8.1.2 Notwithstanding any other provision of this bylaw, detached dwellings and townhouses in the RTA2 Zone may be used for the temporary accommodation of not more than 8 guests during periods when such dwellings are not occupied for residential use.
- 8.1.3 Land in the RTA2 Zone may be used for detached dwellings or townhouses, but not for both. Upon development on any land in the RTA2 for either use the other form of residential development is prohibited.
- 8.1.4 No townhouses shall be permitted on any parcel with an area of less than 1.5 hectares.

Density

- 8.2.1 The maximum permitted size of a detached dwelling is gross

floor area of 325 square metres or a floor space ratio of .35, whichever results in a lesser amount of floor area.

- 8.2.2 The maximum gross floor area of a townhouse dwelling unit is 220 square metres.
- 8.2.3 Notwithstanding subsection 8.2.1, the maximum permitted gross floor area of a detached dwelling situated on lands within a bare land strata plan is the figure obtained when the total area within the bare land strata plan (exclusive of access routes) is multiplied by 0.35 and divided by the total number of bare land strata lots in that plan.
- 8.2.4 The maximum gross floor area to be used auxiliary parking use is 40 square metres.
- 8.2.5 The number of single family dwelling units in a RTA2 zone shall not exceed 16 units.
- 8.2.6 The number of townhouse dwelling units in a RTA2 Zone shall not exceed 26 units.

Height

- 8.3.1 The maximum permitted height of a detached dwelling building is 2 storeys or 6.6 metres, whichever is less.
- 8.3.2 The maximum permitted height of a townhouse building is 7.6 metres.

Parcel Area and Frontage

- 8.4.1 The minimum permitted area of any parcel created by subdivision is 560 square metres.
- 8.4.2 The minimum frontage of any parcel created by subdivision is 15.24 metres.

Site Coverage

- 8.5 The maximum permitted site coverage is 35 percent.

Setbacks

- 8.6.1 The minimum permitted setback from a front parcel line is 7.6 metres.
- 8.6.2 The minimum permitted side yard setback from a side parcel line for a detached dwelling is 3 metres.
- 8.6.3 The minimum permitted side yard setback from a side parcel line for a townhouse is 3 metres.

- 8.6.4 The minimum permitted distance between townhouse buildings is 2.5 metres.
- 8.6.5 The minimum permitted setback from a rear parcel line for all buildings is 7.6 metres.

Off-Street Parking and Loading

- 8.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

- 8.8.1 The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- 8.8.2 The maximum permitted number of bedrooms in a detached dwelling is 4.
- 8.8.3 The location of more than one principal building on a parcel is prohibited.
- 8.8.4 An auxiliary residential dwelling unit shall contain a gross floor area no greater than 75 square metres and no less than 32.5 square metres.
- 8.8.5 Only one auxiliary residential dwelling unit is permitted on a parcel and the gross floor area of an auxiliary residential dwelling unit shall not exceed 35 percent of the gross floor area of the detached dwelling.
- 8.8.6 An auxiliary residential dwelling unit may contain only up to two bedrooms, one bathroom, one kitchen and one living room, and no other rooms are permitted.
- 8.8.7 An auxiliary residential dwelling unit shall not be used for the temporary accommodation of paying guests and shall be limited to residential use only.
- 8.8.8 No auxiliary buildings are permitted.
- 8.8.9 A garage shall form part of the principal building but shall be excluded from the calculation of gross floor area.
- 8.8.11 A garage shall not exceed 40 square metres in area and no more than 20% of the floor area of a garage shall be used for storage purposes."

G) In Section 11, Residential Zones, by adding the following as subsections 9 to 9.3:

"RTA3 Zone (Residential/Tourist Accommodation Three)

9 In a RTA3 Zone:

9.1 All regulations in the RTA2 Zone, except as follows:

9.2 The number of detached dwelling units in the RTA3 Zone shall not exceed 29 units.

9.3 The number of townhouse dwelling units in the RTA3 Zone shall not exceed 43 units."

H) In Section 11, Residential Zones, by adding the following as subsections 10 to 10.3:

"RTA4 Zone (Residential/Tourist Accommodation Four)

10 In a RTA4 Zone:

10.1 All regulations in the RTA2 Zone, except as follows:

10.2 The number of detached dwelling units in the RTA4 Zone shall not exceed 25 units.

10.3 The number of townhouse dwelling units in the RTA4 Zone shall not exceed 37 units."

H) In Section 11, Residential Zones, by adding the following as subsections 11 to 11.3:

"RTA5 Zone (Residential/Tourist Accommodation Five)

11 In a RTA5 Zone:

11.1 All regulations in the RTA2 Zone, except as follows:

11.2 The number of detached dwelling units in the RTA5 Zone shall not exceed 37 units.

11.3 The number of townhouse dwelling units in the RTA5 Zone shall not exceed 55 units."

I) Section 12, Multiple Residential Zones, by adding the following as subsections 23 to 23.10 inclusive:

"RM23 Zone (Multiple Residential Twenty-Three)

Intent

The intent of the zone is to provide residential accommodation in the area peripheral to the Green Lake Golf Course.

23. In a RM23 Zone:

Permitted Uses

23.1 The following uses are permitted and all other uses are prohibited:

- a) auxiliary uses;
- b) apartment; and
- c) townhouse.

Density

23.2.1 The maximum permitted aggregate gross floor area of all buildings on a parcel shall not exceed 1,075 square metres.

23.2.2 Not more than 16 residential dwelling units shall be permitted on a parcel.

Height

23.3 An apartment building shall not exceed the lesser of 2 storeys or 7.6 metres in height.

23.4 An auxiliary building shall not exceed 6 metres in height.

Parcel Area

23.5 The minimum area of a parcel created by subdivision shall be 2000 square metres.

Site Coverage

23.6 The minimum permitted site coverage is 35 percent.

Setbacks

23.7.1 The minimum permitted setback from a front parcel line is 7.6 metres.

23.7.2 The minimum permitted setback from a side parcel line is 3 metres.

23.7.3 The minimum permitted distance between an apartment or townhouse building is 2.5 metres.

23.7.4 The minimum permitted setback from a rear parcel line for all buildings is 7.6 metres.

Off-Street Parking and Loading

23.8 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

23.9 The minimum gross floor area of a dwelling unit is 46 square metres."

K) In Section 14, Tourist Accommodation zones, by adding the following as subsections 11 to 11.6 inclusive:

"TA11 Zone (Tourist Accommodation Eleven)

Intent

The intent of this zone is to provide for a golf course clubhouse, tourist accommodation and ancillary commercial uses in the area peripheral to the Green Lake Golf Course.

11. In a TA11 Zone:

Permitted Uses

11.1 The following uses are permitted and all other uses are prohibited:

- a) auxiliary uses;
- b) auxiliary residential dwelling unit;
- c) retail;
- d) tourist accommodation;
- e) clubhouse;
- f) restaurant;
- g) personal service;
- h) office; and
- i) residential dwelling units.

Density

11.2.1 The maximum permitted aggregate gross floor area of all uses on a site shall not exceed 3,750 square metres allocated as follows:

- i) Tourist accommodation uses and residential uses together with auxiliary uses shall not exceed an aggregate gross floor area of 2,050 square metres.
- ii) clubhouse, retail, restaurant, personal service and office uses together with auxiliary uses shall not exceed an aggregate floor area of 1,700 square metres.

11.2.2 Only one principal building permitted on a parcel.

11.2.3 A maximum of 15 dwelling units are permitted on a site.

Height

- 11.3 No building shall exceed the lesser of 4 storeys, or 16 metres in height.

Parcel Area

- 11.4 The minimum area of a parcel created by subdivision shall be not be less than 4,500 square metres.

Setbacks and Siting

- 11.5 All buildings and structures shall be setback a minimum of 20 metres from any parcel boundary.

Off-Street Parking

- 11.6 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw."

12. Section 13 of Zoning and Parking Bylaw No. 303, 1983 is hereby amended by adding Subsection 1.2.5:

- "1.2.5 The maximum permitted gross floor area of a clubhouse ancilliary to a golf course is 2,000 square metres."

H) By adding the following as Section 20:

"Section 20, Green Lakes Golf Course Lands Subdivision Regulations

1.0 General Provisions

- 1.1 The shape, dimensions and area of each parcel of land that may be created by subdivision in each zone on Green Lakes Golf Course Lands shall be in substantial conformance with Schedule "B" hereto."

12. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining of this Bylaw.

GIVEN FIRST READING this 29th day of March , 1993.

GIVEN SECOND READING this 25th day of May , 1993.

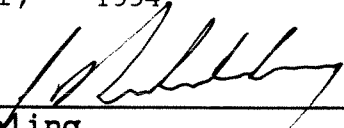
Pursuant to Section 956 of the Municipal Act, a Public Hearing was held this 14th day of June, 1993.

GIVEN THIRD READING this 17th day of June, 1993.


APPROVED by the Minister of Transportation and Highways this 28th day of July, 1993.

APPROVED by the Minister of Municipal Affairs, Recreation and Housing this 7th day of October, 1993.

RECONSIDERED and finally ADOPTED by the Council this 3rd day of October, 1994, ~~1993~~

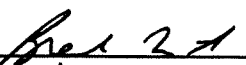


Ted Nebbeling,
Mayor




Brenda Sims,
Municipal Clerk


I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw No. 961, 1993." at third reading



Brenda Sims,
Municipal Clerk

CERTIFIED A TRUE COPY


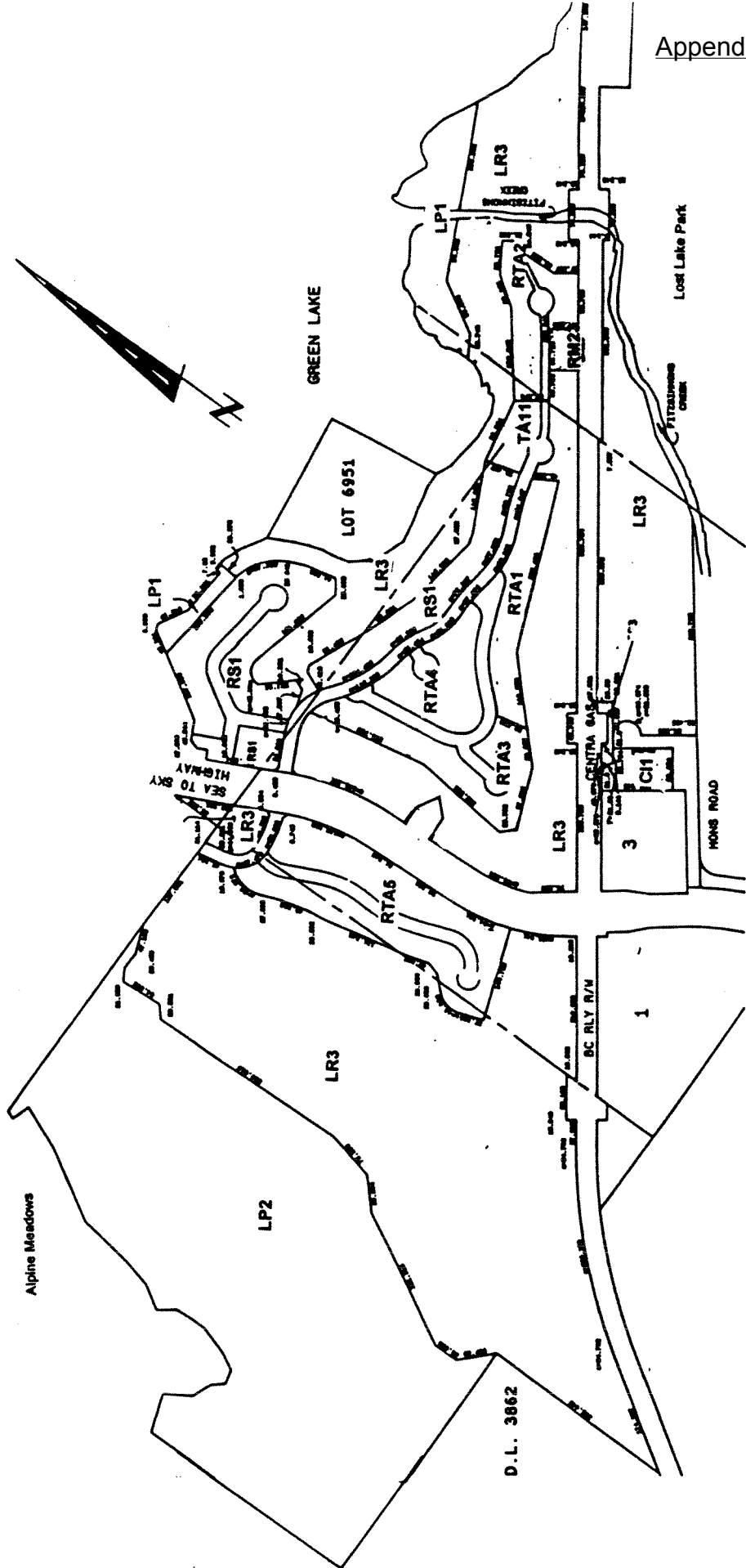
Resort Municipality of Whistler Deputy Clerk

Approved Pursuant to Sec. 57 (2) of the Highway Act
this 28th Day of JULY 1993.


Approving Officer, Ministry of Transportation and Highways

SCHEDULE "A"

Zoning map of Green Lake Golf Course Lands showing all zones.



SCHEDULE "B"

Pattern of Subdivision

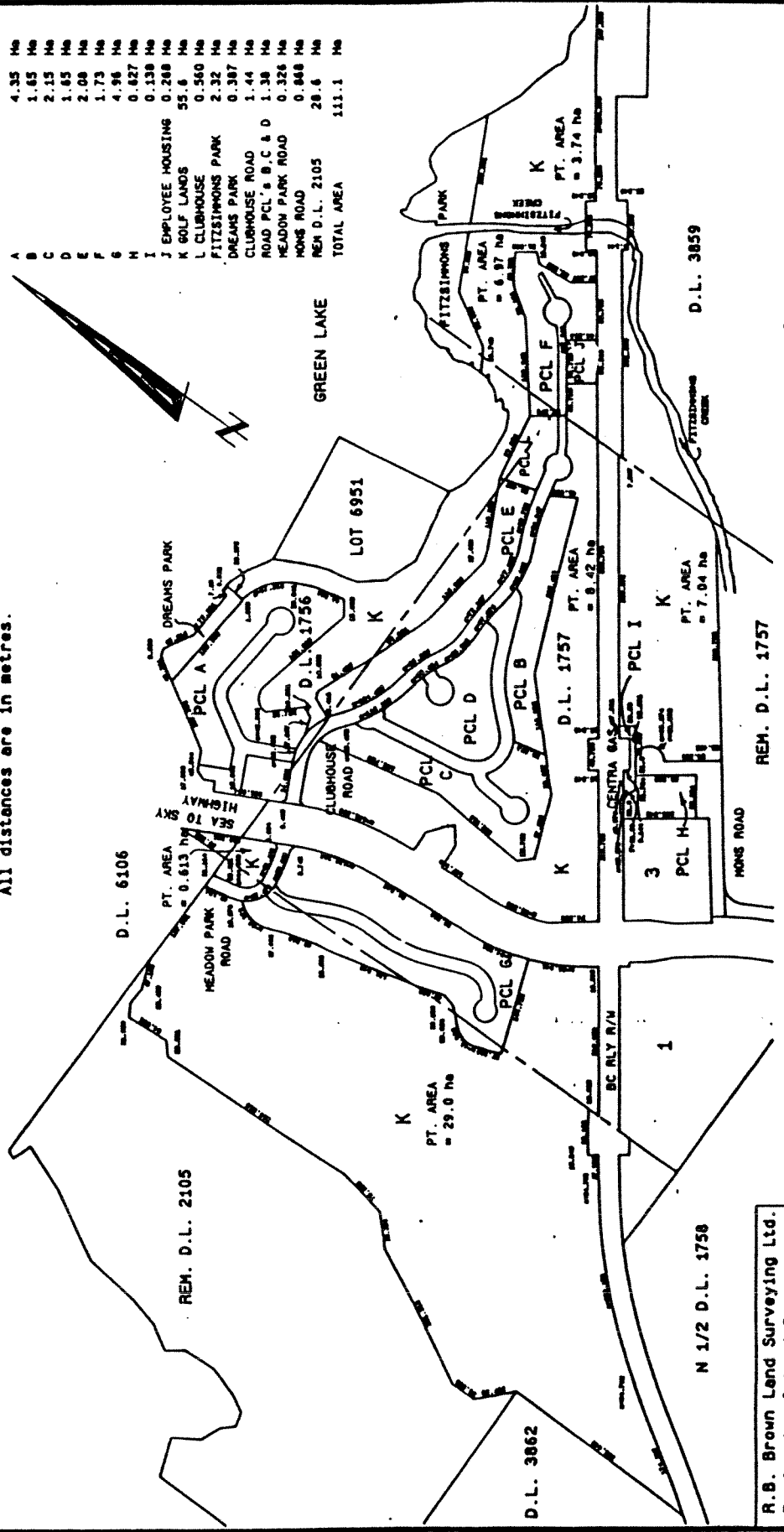
Parcelization Plan of Green Lake Golf Course Lands

PLAN OF PROPOSED SUBDIVISION OF LOT A, D.L.'s 1758 AND 2105, PLAN LMP 3329, LOT C, D.L.'s 1756 AND 1757, PLAN 22870, LOT 1, D.L.'s 1756 AND 1757, PLAN 13114, EXCEPT PART IN PLANS 13529 AND 20274, LOT 4, D.L.'s 1756 AND 1757, PLAN 13529, LOT'S 1 AND 2, D.L. 3859, PLAN 20714, LOT 1, D.L. 1757, PLAN 12647 AND A PORTION OF D.L. 1757, GP. 1, N.W.D.

SCALE 1 : 6000

All distances are in metres.

PARCEL	AREA
A	4.35 Ha
B	1.45 Ha
C	2.15 Ha
D	1.85 Ha
E	2.08 Ha
F	1.73 Ha
G	4.96 Ha
H	0.827 Ha
I	0.138 Ha
J	EMPLOYEE HOUSING 0.268 Ha
K	GOLF LANDS 55.6 Ha
L	CLUBHOUSE 0.560 Ha
M	FITZSIMMONS PARK 2.32 Ha
N	DREAMS PARK 0.387 Ha
O	CLUBHOUSE ROAD 1.44 Ha
P	ROAD PCL'S B, C & D 1.38 Ha
Q	HEADON PARK ROAD 0.326 Ha
R	HONS ROAD 0.848 Ha
S	REM D.L. 2105 28.6 Ha
TOTAL	111.1 Ha



R.B. Brown Land Surveying Ltd.
 Professional Land Surveyors
 P.O. Box 13, Whistler, B.C.
 V0N 1B0 932 - 5426

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW NO. 1298, 1997**

A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING BYLAW NO. 303, 1983.

WHEREAS the Council may by zoning bylaw, pursuant to Sections 903, 904 and 906 of the Municipal Act, R.S.B.C. 1996, c.323 (the "Act"), divide all or part of the area of the Municipality into zones, define each zone and regulate the use of land, buildings and structures within the zone, and regulate the subdivision of land, and require off-street parking spaces;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 1298, 1997".
2. That Portion of D.L. 3903 shown as Returned to the Crown on Plan 20511, Group 1, New Westminster District in the Resort Municipality of Whistler shown crosshatched on the plan attached as Schedule "A" and forming part of this Bylaw, is rezoned from the RR1 Zone (Rural Resource One) to RTA8 (Two Family Residential/Tourist Accommodation Eight) and the "Zoning Map for the Resort Municipality of Whistler" being part of Zoning and Parking Bylaw No. 303, 1983 is hereby amended accordingly.
3. Subsection 1 of Section 7 of Zoning and Parking Bylaw No. 303, 1983 is amended by adding the following in the appropriate sequence in Column I and Column II respectively:

"Column I

Column II"

"RTA8

Two Family Residential / Tourist Accommodation Eight"

4. Section 11, Residential zones is amended by adding the following as subsections 18.1 to 18.8.3 inclusive:

"RTA8 (Two Family Residential / Tourist Accommodation Eight)

Intent

The intent of this zone is to provide a low density area for detached and duplex residential dwellings which are also available for tourist accommodation and to provide for different uses and regulations by location within the zone.

18 In a RTA8 Zone:

Permitted Uses

18.1 The following uses are permitted on that area crosshatched on Schedule “A”;

- (a) detached dwelling;
- (b) auxiliary residential dwelling unit;
- (c) park and playground; and,
- (d) auxiliary parking use.

The following uses are permitted on that area marked in diagonal black lines on Schedule “A”:

- (a) duplex dwelling; and
- (b) auxiliary residential dwelling unit.

18.1.1 Notwithstanding any other provision of this Bylaw, detached dwellings and duplexes in the RTA8 zone may be used for the temporary accommodation of not more than 8 guests during periods when such dwellings are not occupied for residential use.

Density

18.2.1 The density permitted on this RTA8 zone varies by location as described on the plan attached to this Bylaw as Schedule “B” and as follows:

On that area marked Area “A” on Schedule “B”, the maximum permitted gross floor area of a detached dwelling is 730 square metres.

On that area marked Area “B” on Schedule “B”, the maximum permitted gross floor area of a detached dwelling is 650 square metres.

18.2.2 Except as provided for on Area “A” and Area “B”, the maximum permitted gross floor area of a detached dwelling is the lower of 465 square metres or the gross floor area determined by applying a floor space ratio of 0.30.

18.2.3 The maximum permitted gross floor area of a duplex dwelling is the lower of 450 square metres or the gross floor area determined by applying a floor space ratio of 0.40.

18.2.4 The maximum permitted gross floor area used for auxiliary parking in a building on a strata lot shall not exceed 65 square metres for each dwelling unit on the strata lot.

Height

18.3 The maximum permitted height of a building is 10.6 metres.

Site Dimensions

- 18.4 The minimum area of any parcel created by subdivision must not be less than 400 square metres.

Site Coverage

- 18.5 The maximum permitted site coverage is 20 percent.

Setbacks

- 18.6.1 The minimum permitted front setback is 7.6 metres.
- 18.6.2 The minimum permitted setback from all other parcel boundaries is 3.0 metres, provided that every building containing a dwelling unit must be separated from every other building containing a dwelling unit by a minimum of 9.1 metres despite any intervening parcel boundary.

Off-Street Parking and Loading

- 18.7 Off-street parking and loading spaces shall be provided and maintain in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

- 18.8.1 The gross floor area of an auxiliary residential dwelling unit must not exceed 75 square metres.
- 18.8.2 In no case shall the gross floor area of an auxiliary residential dwelling unit exceed 35 percent of the gross floor area of the detached dwelling.
- 18.8.3 An auxiliary residential dwelling unit shall not be used for tourist accommodation.

5. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST READING this 11th day of August, 1997.

GIVEN SECOND READING this 11th day of August, 1997.

Pursuant to Section 956 of the Municipal Act, a Public Hearing was held this 8th day of September, 1997.

GIVEN THIRD READING this 8th day of September, 1997.

ADOPTED by the Council this 29th day of September, 1997.

Hugh O'Reilly,
Mayor

Brenda Sims,
Municipal Clerk

I HEREBY CERTIFY that this is
a true copy of "Zoning Amendment
Bylaw No. 1298, 1997".

Brenda Sims
Municipal Clerk

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (TALUSWOOD TOURIST ACCOMMODATION) NO.
1363, 1998A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING BYLAW NO. 303, 1983

WHEREAS the Council may in a zoning bylaw, pursuant to Sections 903 and 906 of the Municipal Act, R.S.B.C. 1996, c.323 (the "Act"), divide all or part of the area of the Municipality into zones, define each zone and regulate the use of land, buildings and structures within the zones, and require off-street parking spaces and loading spaces for buildings and structures;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (Taluswood Tourist Accommodation) No. 1363, 1998".
2. The Resort Municipality of Whistler Zoning and Parking Bylaw No.303, 1983 (the "Zoning Bylaw") is hereby amended by:
 - (a) Section 11 is amended by adding the RTA9 (Residential Tourist Accommodation Nine) Zone attached as Schedule "A" to this Bylaw.
 - (b) A portion of the lands legally described as Parcel Identifier 023-948-311 Lot B, D.L. 7765, Group 1, New Westminster District, which portion is shown hatched on the sketch plan attached as Schedule "B" to this Bylaw, is hereby rezoned from the RS1 (Single Family Residential One) Zone to the RTA9 (Residential Tourist Accommodation Nine) Zone.
 - (c) A portion of the lands legally described as Parcel Identifier . 023-948-311 Lot B, D.L. 7765, Group 1, New Westminster District, which portion is shown cross hatched on the sketch plan attached as Schedule "B" to this Bylaw, is hereby rezoned from the RM24 (Residential Multiple Twenty-Four) Zone to the RTA9 (Residential Tourist Accommodation Nine) Zone.
 - (d) Schedule "A"(zoning maps) forming part of Zoning and Parking Bylaw No.303, 1983 is amended to give effect to the rezoning described in subparagraphs (b) and (c) hereof.
 - (e) Section 7 is amended by inserting the following in number order under the heading "R Zones":

"RTA9

RTA9 (Residential Tourist Accommodation Nine)"

3. If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

4. If a section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST READING this 4th day of August, 1998.

GIVEN SECOND READING this 4th day of August, 1998.

Pursuant to Section 890 of the Municipal Act, a Public Hearing was held this 24th day of August, 1998.

GIVEN THIRD READING this 8th day of September, 1998.

APPROVED by the Ministry of Transportation and Highways this 23rd day of September, 1998.

ADOPTED by the Council 11th day of January, 1999.

Hugh O'Reilly,
Mayor

Brenda Sims,
Municipal Clerk

I HEREBY CERTIFY that this is
a true copy of "Zoning Amendment
Bylaw (Taluswood Tourist Accommodation)
No. 1363, 1998".

Brenda Sims
Municipal Clerk

SCHEDULE "A"

RTA9 ZONE (RESIDENTIAL TOURIST ACCOMMODATION NINE)

Intent

The intent of this zone is to provide for low to medium density, slope-responsive residential dwellings which are also available for tourist accommodation.

20 In an RTA9 zone:

Permitted Uses

20.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) duplex dwelling;
- (c) detached dwelling;
- (d) townhouse; and
- (e) park and playground.

20.2 Notwithstanding any other provisions of this Bylaw, dwellings in the RTA9 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

20.3 The maximum permitted floor space ratio is 0.25.

Height

20.4 The maximum permitted height of a principal use building is 10.7 metres.

Parcel Size

20.5 The minimum permitted parcel area is 1,500 square metres.

20.5.1 The minimum permitted frontage is 20 metres.

Site Coverage

20.6 The maximum permitted site coverage is 20 percent.

Setbacks

20.7.1 No building shall be located within 7.6 metres of any front or rear parcel line.

20.7.2 The minimum permitted separation between principal use buildings in a parcel is 6 metres.

Off-Street Parking and Loading

20.8 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

20.9.1 The minimum permitted gross floor area of a dwelling unit is 55 square metres.

20.9.2 The maximum permitted number of bedrooms in a dwelling unit is 4.

20.9.3 An auxiliary residential dwelling unit is prohibited.

20.10.1 The maximum permitted gross floor area of a detached dwelling is 266 square metres.

20.10.2 The ratio of detached dwellings to the total number of dwelling units on any parcel must not exceed one in six.

SCHEDULE B

**Parcel Identifier 023-948-311 Lot B, D.L. 7765, Group 1, New Westminster District
"Subject Lands"
Zoning Amendment Bylaw No. 1363, 1998**

**Parcel Identifier 023-948-311 Lot B, D.L. 7765, Group 1, New Westminster District
"Subject Lands"
Zoning Amendment Bylaw No. 1363, 1998**

**Parcel Identifier 023-948-311 Lot B, D.L. 7765, Group 1, New Westminster District
"Subject Lands"
Zoning Amendment Bylaw No. 1363, 1998**

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW

(RTA REZONINGS FOR PHASE 1 RENTAL POOL PROPERTIES – COURTYARD,
 GONDOLA 6 EXCLUDING EMPLOYEE RESTRICTED UNITS, GONDOLA HEIGHTS,
 GONDOLA VILLAGE, LAKE PLACID LODGE, LONDON LANE CONDOS,
 POWDERVIEW, SUNDANCE, WHISTLER CREEK RIDGE, NORTHERN LIGHTS)
 NO. 1437, 1999

A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING BYLAW NO. 303, 1983

WHEREAS the Council may in a zoning bylaw, pursuant to the *Municipal Act*, R.S.B.C. 1996, c.323, divide all or part of the area of the Municipality into zones, define each zone, and regulate the use of land, buildings and structures within the zones, and require the provision of off-street parking spaces and loading spaces for uses, buildings and structures;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (RTA Rezoning for Phase 1 Rental Pool Properties – Courtyard, Gondola 6 Excluding Employee Restricted Units, Gondola Heights, Gondola Village, Lake Placid Lodge, London Lane Condos, Powderview, Sundance, Whistler Creek Ridge, Northern Lights) No. 1437, 1999."
2. The lands which are the subject of this Bylaw are those parcels of land situated in the Resort Municipality of Whistler, described as:

The Courtyard:	All strata lots in Strata Plan VR 2330
Gondola 6:	All strata lots in Strata Plan LMS 2760
Gondola Heights:	All strata lots in Strata Plan VR 1791
Gondola Village:	All strata lots in Strata Plan VR 1469
Lake Placid Lodge:	All strata lots in Strata Plan VR 2411
London Lane Condos:	All strata lots in Strata Plan VR 1799
Powderview:	All strata lots in Strata Plan VR 2010
Sundance:	All strata lots in Strata Plan VR 2023
Whistler Creek Ridge:	All strata lots in Strata Plan VR 2381
Northern Lights:	All strata lots in Strata Plan VR 286

all as labelled and shown outlined in heavy black on the sketch plan attached as Schedule 1 to this Bylaw.

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983 is amended as follows:

- (a) Section 11 is amended by adding the RTA13 (Residential/Tourist Accommodation Thirteen) zone attached as Schedule 2 to this Bylaw.
- (b) Section 11 is amended by adding the RTA14 (Residential/Tourist Accommodation Fourteen) zone attached as Schedule 3 to this Bylaw.
- (c) Section 11 is amended by adding the RTA15 (Residential/Tourist Accommodation Fifteen) zone attached as Schedule 4 to this Bylaw.
- (d) Section 11 is amended by adding the RTA16 (Residential/Tourist Accommodation Sixteen) zone attached as Schedule 5 to this Bylaw.
- (e) Section 11 is amended by adding the RTA17 (Residential/Tourist Accommodation Seventeen) zone attached as Schedule 6 to this Bylaw.
- (g) The Courtyard, Gondola Heights, Lake Placid Lodge, Powderview, Sundance and Whistler Creek Ridge are rezoned from the RM6 (Residential Multiple Six) zone to the RTA13 (Residential/Tourist Accommodation Thirteen) zone.
- (h) Gondola 6 is rezoned from the RM34 (Residential Multiple Thirty-Four) zone to the RTA14 (Residential/Tourist Accommodation Fourteen) zone.
- (i) Gondola Village is rezoned from the RM9 (Residential Multiple Nine) zone to the RTA15 (Residential/Tourist Accommodation Fifteen) zone.
- (j) London Lane Condos is rezoned from the RM1 (Residential Multiple One) zone to the RTA16 (Residential/Tourist Accommodation Sixteen) zone.
- (k) Northern Lights is rezoned from the RM15 (Residential Multiple Fifteen) zone to the RTA17 (Residential/Tourist Accommodation Seventeen) zone.
- (l) Section 7 is amended by inserting the following in number order under the indicated headings:

R Zones	Residential Zones
"RTA13	Residential/Tourist Accommodation Thirteen"
"RTA14	Residential/Tourist Accommodation Fourteen"
"RTA15	Residential/Tourist Accommodation Fifteen"
"RTA16	Residential/Tourist Accommodation Sixteen"
"RTA17	Residential/Tourist Accommodation Seventeen"

- 4. If any Section, subsection, sentence, clause or phrase of this Bylaw or its application to any particular parcel, is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

GIVEN FIRST READING this 20th day of September, 1999.

GIVEN SECOND READING this 20th day of September, 1999.

Pursuant to Section 890 of the *Municipal Act*, a Public Hearing was held this 18th day of October, 1999.

GIVEN THIRD READING this 1st day of November, 1999.

APPROVED by the Ministry of Transportation and Highways this 18th day of November, 1999.

ADOPTED by the Council this 13th day of December, 1999.

Hugh O'Reilly,
Mayor

Brenda Sims,
Municipal Clerk

I HEREBY CERTIFY that this is
a true copy of "Zoning Amendment Bylaw
No. 1437, 1999"

Brenda Sims,
Municipal Clerk

SCHEDULE 1

SCHEDULE 2

RTA13 (Residential/Tourist Accommodation Thirteen) Zone

RTA13 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION THIRTEEN)

Intent

The intent of this zone is to provide for medium density multiple residential development.

24 In an RTA13 Zone:

Permitted Uses

24.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) apartment; and
- (c) townhouse.

24.2 Notwithstanding any other provisions of this Bylaw, apartment and townhouse dwellings in the RTA13 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

24.2*** The maximum permitted floor site ratio is 1.0.

Height

24.3 The maximum permitted height of a building is 10.7 metres.

Site Area

24.4.1 ||||| The minimum usable site area for:

- (a) each dwelling unit of 50 square metres or less is 56.3 square metres; and
- (b) each dwelling unit of greater than 50 square metres is 112.6 square metres.

24.4.2#### The minimum permitted parcel area is 985 square metres, minimum frontage is 20 metres.

| Amending Bylaw 464—86 05 06
*** Amending Bylaw 386—84 10 15
||||| Amending Bylaw 562—87 05 11
Amending Bylaw 775—90 02 26

Site Coverage

24.5 The maximum permitted site coverage is 35 percent.

Setbacks

24.6.1 The minimum permitted front setback is 7.6 metres.

24.6.2 The minimum permitted side setback is 7.6 metres.

24.6.3 The minimum permitted rear setback is 7.6 metres.

Off-Street Parking and Loading

24.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

24.8.1 The minimum permitted separation between principal buildings is 6 metres.

24.8.2 | | | | | The minimum permitted gross floor area of a dwelling unit is 40 square metres.

24.8.3*** The maximum permitted number of bedrooms in a dwelling unit is 3.

24.8.4 An auxiliary residential dwelling unit is prohibited.

SCHEDULE 3

RTA14 (Residential/Tourist Accommodation Fourteen) Zone

⌘⌘⌘⌘

RTA14 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION FOURTEEN)

Intent

The intent of this zone is to provide for medium density residential use and tourist accommodation.

25 In an RTA14 Zone:

Permitted Uses

25.1 The following uses are permitted and all other uses are prohibited:

- (a) apartment;
- (b) townhouse;
- (c) auxiliary buildings and auxiliary uses; and
- (d) park and playground.

25.2 Notwithstanding any other provisions of this Bylaw, apartment and townhouse dwellings in the RTA14 zone, excluding employee or resident restricted dwellings (Strata Plan LMS 2760 Lots 8 through 19), may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

25.2 The maximum permitted gross floor area of all buildings is 1,675 square metres.

Height

25.3 The maximum permitted height of a principal use building is 10.7 metres.

Parcel Area

25.4 The minimum permitted parcel area is 3,000 square metres.

Site Coverage

25.5 The maximum permitted site coverage is 20 percent.

Setbacks

25.6.1 No building shall be located within 7.6 metres of any parcel boundary.

25.6.2 The minimum permitted separation between principal use buildings is 6 metres.

Off-Street Parking and Loading

25.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

25.8.1 The minimum permitted floor area of a dwelling unit is 40 square metres.

25.8.2 The maximum permitted number of bedrooms in a dwelling unit is 3.

25.8.3 An auxiliary residential dwelling unit is prohibited.

SCHEDULE 4
RTA15 (Residential/Tourist Accommodation Fifteen) Zone

* **RTA15 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION FIFTEEN)**

Intent

The intent of this zone is to provide for residential use and tourist accommodation in a multiple residential building.

26 In a RTA15 Zone:

Permitted Uses

26.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses; and
- (b) townhouse.

26.2 Notwithstanding any other provisions of this Bylaw, townhouse dwellings in the RTA15 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

26.2.1 The maximum permitted floor space ratio is 0.31.

26.2.2 The minimum permitted usable site area is 61 square metres per dwelling unit.

Height

26.3 The maximum permitted height of a building is 10.7 metres.

Site Area

26.4#### The minimum permitted parcel area is 1,000 square metres, minimum frontage is 1/10th of parcel perimeter.

Site Coverage

26.5 The maximum permitted site coverage is 20 percent.

Setbacks

26.6 The minimum permitted setback of all buildings from all parcel boundaries is 7.5 metres.

Off-Street Parking and Loading

26.7§§§§§ Except as otherwise provided in this Bylaw, off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

26.8.1 The minimum permitted separation between principal buildings is 6 metres.

26.8.2 The maximum permitted number of bedrooms in a dwelling unit is 3.

26.8.3 An auxiliary residential dwelling unit is prohibited.

SCHEDULE 5

RTA16 (Residential/Tourist Accommodation Sixteen) Zone

RTA16 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION SIXTEEN)**Intent**

The intent of this zone is to provide for the development of medium density duplex and townhouse dwellings which are also available for tourist accommodation.

27 In a RTA16 Zone:

Permitted Uses

27.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) duplex dwelling;
- (c) park and playground; and
- (c) townhouse.

27.2 Notwithstanding any other provisions of this Bylaw, duplex and townhouse dwellings in the RTA16 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

27.2 The maximum permitted floor site ratio is 0.40.

Height

27.3.1 The maximum permitted height of a duplex dwelling is 7.6 metres.

27.3.2 The maximum permitted height of a townhouse building is 10.7 metres.

Site Area

27.4.1 The minimum parcel area and usable site area requirements per dwelling unit are as follows:

TYPE OF DWELLING	MINIMUM PARCEL AREA	MINIMUM USABLE SITE AREA
Duplex Dwelling	418 square metres	279 square metres
Townhouse	297 square metres	232 square metres

27.4.2#### The minimum permitted parcel area is 985 square metres, the minimum frontage is 20 metres.

Site Coverage

27.5 The maximum permitted site coverage is 35 percent.

Setbacks

27.6.1 For Fee Simple and bare land strata lots:

- (a) The minimum permitted front setback is 7.6 metres;
- (b) The minimum permitted side setback is 3 metres; and
- (c) The minimum permitted rear setback is 7.6 metres.

27.6.2 Where there are 2 or more buildings on one parcel:

- (a) The minimum permitted separation between buildings is 6 metres;
- (b) The minimum permitted setback between a building and a parcel line is 8 metres; and
- (c) The minimum permitted setback between a building and an internal access road is 8 metres.

Off-Street Parking and Loading

27.7 Off-Street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

27.8.1 The minimum permitted gross floor area for a dwelling unit is 55 square metres.

27.8.2 The maximum permitted number of bedrooms in a principal dwelling unit is 4.

27.8.3 An auxiliary residential dwelling unit is prohibited.

SCHEDULE 6
RTA17 (Residential/Tourist Accommodation Seventeen) Zone

<<<<<< **RTA17 ZONE (RESIDENTIAL/TOURIST ACCOMMODATION SEVENTEEN)**

Intent

The intent of this zone is to provide for low density, slope-responsive residential and tourist accommodation use adjacent to major recreation and commercial facilities.

28 In an RTA17 Zone:

Permitted Uses

28.1 The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) single family dwelling or townhouse;
- (c) indoor and outdoor recreation; and
- (d) park and playground.

28.2 Notwithstanding any other provisions of this Bylaw, single family and townhouse dwellings in the RTA17 zone may be used for the temporary accommodation of not more than 2 guests per bedroom, to a maximum of 8 guests per dwelling, during periods when such dwellings are not occupied for residential use.

Density

28.2 The site may be developed for either townhouse use or single family dwelling use. If developed as townhouse, the maximum permitted gross floor area shall not exceed 8,190 square metres on the site and in no case shall the number of dwellings exceed forty-nine (49) townhouses on the site. If developed as single family dwellings, the maximum permitted gross floor area shall not exceed 3,900 square metres on the site and in no case shall the number of dwellings exceed twelve (12) single family dwellings on the site.

Height

28.3.1 The maximum permitted height of a townhouse is 10.7 metres.

28.3.2 The maximum permitted height of a single family dwelling is 9.0 metres.

Parcel Size

28.4 The minimum permitted parcel area is 3.30 hectares.

Site Coverage

- 28.5 The maximum permitted site coverage is 15 percent.
- 28.6 The minimum permitted setback is 15 metres from all parcel boundaries.

Off-Street Parking and Loading

- 28.7 Off-street parking and loading shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

- 28.8.1 The minimum permitted gross floor area of any townhouse or single family dwelling is 130 square metres.
- 28.8.2 The minimum permitted horizontal separation between buildings is 6 metres.
- 28.8.3 One auxiliary residential dwelling unit is permitted within each detached single family dwelling up to a maximum of 80 square metres provided it contains no more than two bedrooms, one bathroom, one kitchen, and one living room.
- 28.8.4 Auxiliary residential dwelling units are prohibited if the site is developed for townhouse use.
- 28.8.5 A minimum of 75 percent of all required parking shall be enclosed or located below grade in an underground parking structure.
- 28.8.6 Any reference to “site” in this RTA17 zone refers to those lands crosshatched on Schedule “A” of Zoning Amendment Bylaw No. 750, 1989 as amended.

All riders 19+ years will be identified with a non-transferable coloured wrist bracelet confirming proper ID was shown. Only people with this bracelet will be served alcohol. Non-participants may obtain a bracelet on site with proof of age. Professional security will be positioned throughout the licensed area. The catering licence will permit minors to access the licenced area. The security plan is subject to approval by the LCLB and RCMP.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts, Culture & Heritage	Arts, cultural and heritage opportunities attract visitors and contribute to the experience and local economy	Provide opportunities for arts & crafts, music entertainment, and road cycling has become part of Whistler's culture.
Economic	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services	Room night driver, multiple business sectors benefit from the event
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again	The animation and atmosphere generated by the event enhances the visitor experience. "There's always something going on in Whistler"

OTHER POLICY CONSIDERATIONS

Council Policy G-17 Municipal Liquor Licensing Policy requires approval from Council for any Catering Licensed event of 500 people or greater. The maximum occupant load requested for the licensed area in Whistler Olympic Plaza is 6,000, as determined by Whistler Fire Rescue Service in conformance with the Council Policy G-17 and the BC Fire Code.

BUDGET CONSIDERATIONS

None.

COMMUNITY ENGAGEMENT AND CONSULTATION

The event is well known to the community. Planning meetings are required by MOTI involving corridor stakeholders. Further, the RMOW requires three to four planning meetings including RCMP, Fire Rescue, Bylaw Services and Resort Operations.

SUMMARY

The RBC GranFondo Whistler on September 9, 2017, is a large scale, fully supported ride along the Sea to Sky highway from Vancouver to Whistler. Organizers hired Whistler Cooks who will use their Catering Licence endorsement to serve food and alcoholic beverages as part of the celebrations. The celebration area is Whistler Olympic Plaza. Service hours are 10 a.m. to 4:30 p.m. with a last call at 4 p.m. The requested maximum capacity is 6,000 for Olympic Plaza. Due to participant demographics, location of venue and timing of the event, municipal staff support the use of a Catering Licence for a capacity of more than 500 persons, subject to LCLB, Fire Rescue, RCMP and Council approval.

Respectfully submitted,

Bob Andrea
MANAGER, VILLAGE ANIMATION & EVENTS
for
Jan Jansen
GM, RESORT EXPERIENCE



**EVENT PLAN FOR RBC GRANFONDO WHISTLER
SEPTEMBER 9, 2017
OLYMPIC PLAZA, WHISTLER**

Event Overview

GranFondo's are mass participation cycling events that have enjoyed incredible popularity in Europe for decades, and are gaining momentum in North America. The 2010 RBC GranFondo Whistler was the first world-class GranFondo in Canada, and this year will mark the 8th annual RBC GranFondo Whistler to be held on September 9, 2017.

Loosely translated from Italian, GranFondo means "big ride." Rides are often 100 km or more for a large number of cyclists at a variety of skill levels with everyone from the competitive cyclist to the amateur wanting to challenge themselves over distance and time enjoy these events. While these are not races, top finishers are often recognized.

The event also has an entertainment component highlighting various music concerts at the Celebration Plaza. The Celebration Plaza will take place at Whistler's Olympic Plaza on September 9, 2017.

TOIT Events is the event management company organizing the RBC GranFondo Whistler. Celebration Plaza festivities including food and beverage will be supplied MJG - Brewpub, Restaurant, Distillery, Brewery + Retail.

Celebration Plaza Event Schedule

RBC GranFondo Whistler is scheduled to take place on September 9, 2017. The event schedule is as follows:

10:00AM	First Riders Expected	Day Lot 4, Whistler
10:00AM - 4:00PM	Celebration Plaza	Whistler Olympic Plaza
1:00PM	Awards	Celebration Plaza
4:00PM	Finish Line Closes	Day Lot 4, Whistler
4:00PM	Bike Check Closes (all bikes to be picked up by 4:30PM)	Day Lot 4, Whistler

Event Description

The festivities will start around 10:00am just in time to welcome the first riders in Whistler. With the beginning of the race starting at 6:40am we anticipate the elite riders to make their way across the finish line around 10:00 am. We will organize festivities throughout the day as the rest of the 4,500 participants arrive until 4:00 pm.

The peak periods for Celebration Plaza will be between 12pm-3pm. Alcohol will be served from 10am-4:00pm with a crowd flush between 12pm – 3pm. Last drinks will be called at 3:30pm.

Celebration Plaza includes (please refer to the map in Appendix A):

- Awards Ceremony
- Kids festivities
- Free live entertainment
- Food and refreshments by MJG - Brewpub, Restaurant, Distillery, Brewery + Retail and Whistler Cooks

As per the attached diagram Celebration Plaza will contain a licensed area - as indicated by the purple lines. There will be three controlled access points – one lane will be for the entrance and one lane for the exit at each.

The entertainment will run from 10AM – 4:00PM. There will be one DJ on stage playing family friendly soft rock, pop and blues style music.

Celebration Plaza includes (please refer to the map in Appendix A):

Main Service List for Celebration Plaza	GFW Must Have Requirements
Announcer Stage/Entertainment	Needed for awards/music – MC/DJ needed - on the main stage while utilizing RMOW sound. As well, this is where we will present our awards. This will require access to power. We will plug into the speaker system in the Celebration plaza.
Beer Garden – Full plaza fencing	There will be 4ft plaza fencing sourced through Moduloc. There will be roughly 1000ft of fencing which will be placed around the outside of the entire celebration space. Double fencing or 6ft fencing will be ordered in locations where this is required. The fencing will be put up on Friday, September 8, 2017. It will enclose all aspects of the celebration space.
F & B	Provided by MJG - Brewpub, Restaurant, Distillery, Brewery + Retail and Whistler Cooks for both the main food and Alta Classe tent.
Family Zone	Provided by Whistler Arts Council and Cycling BC iRide program.
Toilets/Portalets	There will be 8 portable toilets dropped outside of the fencing by the Celebration Plaza. Please see site layout for location.
Alta Classe Zone	Tent locatio - 40x60 marquee tent located on the cement part of the Celebration Plaza with a 20x60 with fence around the front to prohibit general access. This tent will be included within the fenced boundary to ensure it falls under the licensed area. This space will be managed MJG - Brewpub, Restaurant, Distillery, Brewery + Retail and Whistler Cooks. Power is required.
Liquor License	MJG - Brewpub, Restaurant, Distillery, Brewery + Retail will apply under their catering liquor license.
Security	For entrances with vollies providing wristbands. Please see specific security details in document on pg. 10-11.
AV	Celebration Plaza AV will link into the RMOW system. We will work with our own electrician, as well as Scott Mcphee to ensure all needs are met. Power will be needed.
Event Signage	Need event signage to match the tent locations, etc (provided by GranFondo). Specific signage will be used for entry into beer garden. (see pg. 6)

As per the attached diagram Celebration Plaza will be a licensed area- as indicated by the blue lines. There will be two controlled access points - one lane will be for the entrance and one lane for the exit at each.

The entertainment will run from 10AM – 4:00PM. The concept of the music for 2017 is DJ and live music.

Number of Expected Participants/Capacity

The expected attendance for the RBC GranFondo Whistler is comprised of the following:

Riders- 4,500
 Event staff/Volunteers- 400
 Family/Friends – 1,500

The crowd capacity within Celebration Plaza is limited to 6,000 people based on numbers provided by RMOW.

Demographics

GranFondo demographics based on the 2016 GranFondo Whistler are as follows:

- Average age is 44 years old
- Participation by age : 19-29=6%; 30-39= 16%; 40-49 = 31%; 50-59 = 32%; 60-69 = 12%.
- Median age : 76% male and 24% female

It is anticipated that there will be approximately 500 guests at the event under the age of 19 years- typically young children of participants.

Security and Event Plan

The licenced area will have two access points; all security guards will be briefed regarding crowd control and capacity numbers. Four foot sections of Moduloc fencing will be erected around the entire Celebration Plaza.

1. Entrance (controlled entry point – check wristband or I.D and identify with wristband) - 2 persons
2. Exit (controlled exit point) – 2 persons
3. Rovers – 2 persons
4. Relief/Logistics – 2 persons
5. Security Manager – 1 persons
6. Asset Management (night) – 2 persons

1. ENTRANCE:

There will be three entrances to the Celebration Plaza for guests. Security officers and a volunteer monitor will be posted to the entrances to monitor patrons entering the fenced in area. RBC GranFondo participants will be ID'd when they pick up their rider number prior to the event and will be given a non-

transferable wristband. Participants over 19 years of age will have a coloured wristband that will confirm they are over 19 years of age, there will be a different coloured wrist band for those under the age of 19. The security personnel and all volunteers will be educated in what the wristband will look like.

General Public: The officers will conduct ID Checks (one must be a government issued photo ID) and a colour coded wristband will be provided to those people over 19years. For those under the age of 19 a different coloured wrist band will be issued.

The entrance guards will also assist with general security issues including bag check.

2. EXIT:

The exit will also be a controlled point and will be resourced by one guard above. No patrons will be permitted to enter through the exit lane and no alcohol will be permitted to leave the Celebration Plaza.

3. ROVERS

Two security officers will patrol the beer garden area. The rovers will assist other security officers as required.

To ensure that there is prevention of over service, intoxication and service to minors the following measures will be put in place:

- A professional security company will be engaged to deliver the security plan
- Security personnel will look for signs of intoxication and not permit access to the Celebration Plaza to intoxicated individuals
- Security will be present at the entrance/exit to check for ID and ensure no alcohol is taken outside of the fenced in area
- An event phone will be available for patrons to call a taxi or family/friends to collect them
- Security personnel will be instructed to keep patrons inside the beer garden and control capacity

RCMP members (regular or auxiliary) are expected to be on the grounds during the event. RCMP, private security, and event organizers should agree on what criteria to use for dealing with problem event participants or spectators. In general, as behaviour warrants in dealing with problem individuals, the phases of imposing security intervention should include warnings, ejection, and arrest

Event Staff – Food & Beverage will be managed by the MJG - Brewpub, Restaurant, Distillery, Brewery + Retail. The Celebration Plaza will have a minimum of 20 staff at all times in the form of managers, servers, cashiers and cooks. All personnel serving alcohol work in the food and beverage industry and hold their Serving It Right certificate.

Signage

All signage will be submitted to RMOW for approval. Most signage will be of informational nature versus promotional. Here is the list of signs to be produced:

Signs will be posted at the entrance to the beer garden advising patrons they may be subject to search and ID Checks.

TERMS of ENTRY

1. Alcohol will be served to only those of legal age and with the proper identification. GranFondo Canada retains the right to refuse entry or remove individuals at their discretion.
2. All bags are subject to a search by security officers
3. Patrons may not leave the venue with alcohol.
4. No smoking - This site is a non-smoking venue.
5. Have a great time! *(Those found to be causing a disturbance will be asked to leave)*

Communications

Security officers and RCMP members will not be monitoring the same radio frequency. Therefore, communications between the security supervisor and RCMP must be maintained via cellular telephone. Each security officer will be equipped with a radio and surveillance unit ear piece in order to hear radio communications during concert times. Communications between RCMP and security officers will occur via the security supervisor.

Security and the RCMP will have contact with the Event Communication Centre.

Volunteer Roles

Role: Security Assistant

Description: Support Security at entrances by putting on wristbands

Number: 3

Hours: 10:00am - 4:00pm

2017 Entertainment Plan

The stage will be the Celebration Plaza main stage. We will have entertainment on stage from the start of the celebration to the finish: from 10:00 am to 4:00 pm. The stage will have a DJ for the entire event day, however will need to be used throughout the day to present the awards to the various winners.

Family Zone

The Family Zone will encourage all participants to come to Whistler with the family and stay overnight. The details still being planned, however some items we will be using are below. We are currently working with Whistler Arts council to determine and exact plan.

- Jazz the Balloon
- Paint on People (Face Painting)
- Cheese! Box Photo Booth
- Crafts Station

Additional Operational Components

Electrical: We will apply for the electrical permit with the RMOW. We will work with them in regards to electrical needs.

Permit/Licenses: We have applied for the overall permit of the space, however liquor permit will be applied through MJG - Brewpub, Restaurant, Distillery, Brewery + Retail and will be an extension of their license.

Set-Up:

Friday, September 8th, 12:00 pm – Set-up of stage, tents, signage, barricades, F&B will set up on Friday, September 8, 2017 between 2pm-6pm.

Saturday, September 9th, 5:00 am – Partners' activation set-up, food and beverage area, inside of tents, family zone, etc.

Take-Down: This will take place starting Saturday, September 9, 2017 at 5:00pm.

Clean-Up & Waste Management: Clean-up services will be contracted out to a waste management company. They will provide one garbage and one recycling container and come do a site clean-up on the Saturday evening.

We would like to look at waste management opportunities with RMOW for the celebration space.

Business Licences:

Business Licenses from RMOW will be obtained for the following area/activities:

- Massage services
- Food & Beverage services
- Merchandise sales services

Parking:

While Lot 1,2,3 and 5 will remain open to the public the only access will be via Lorimer road which will create congestion. We will have a volunteer positioned at Lot 5 to ensure that only people with access to our 50 reserve spots will access them.

Together with Whistler Blackcomb, we will need to find a way to effectively manage congestion in the parking lots.

Vendor Suppliers 2017:

Tents: Apex

Portable Wash-rooms: Carney's

Security: TBD

Radios: Canada Wide Communications & BC Communications Inc.

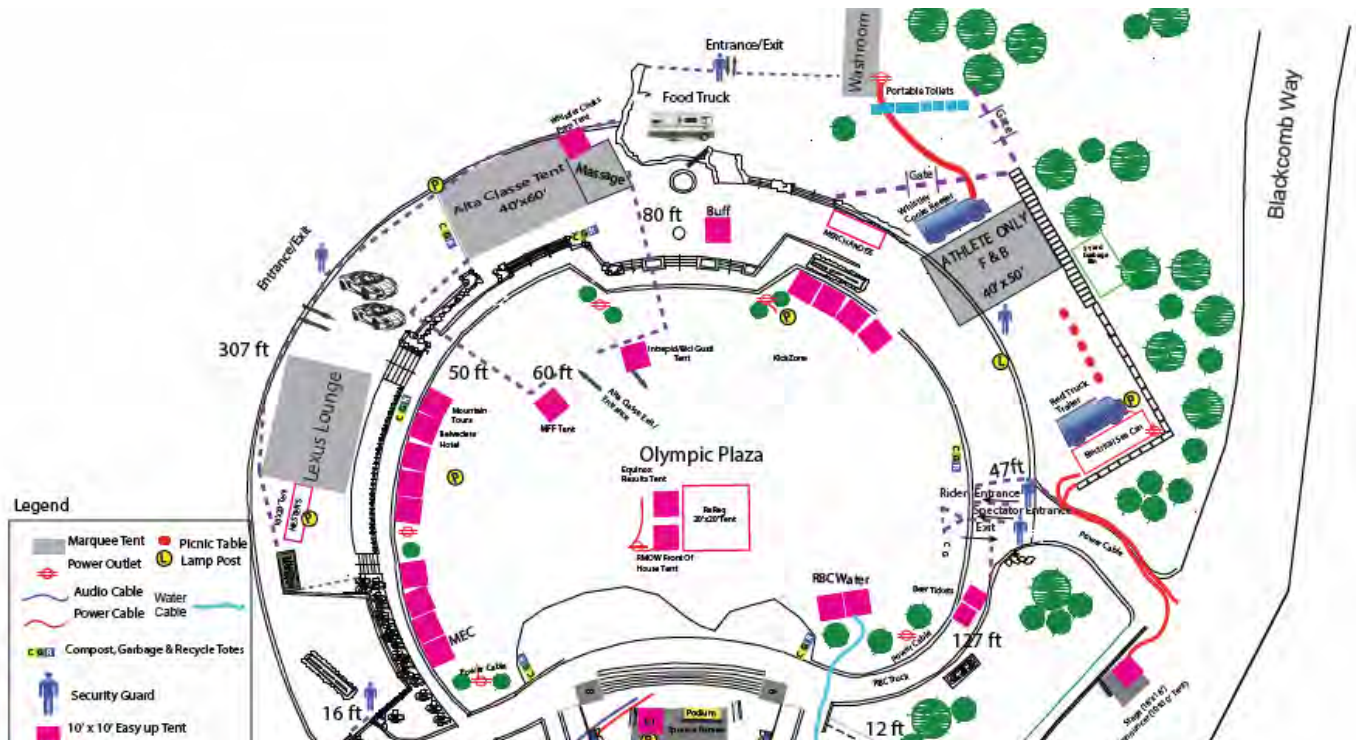
Fencing: Moduloc

Waste Management: Carney's

AV: Showmax

DJ: Gibbons Global

Appendix A – Site Plan



Appendix B – Wristband Summary Page 1

Wristband	Description	Rider	Amount
	White Vinyl No stubs	Alta Classe – Adult rider	475
	Neon Green Vinyl No stubs	Alta Classe – Minor rider	20
	Neon Blue Vinyl Two Stubs	Adult rider	4120
	Neon Orange Vinyl Two Stubs	Minor rider	100
	Gold Vinyl No Stubs	Staff Member – Full Access	50
	White ¾" Tyvek Wristband	Guest Alta Classe – Adult	
	Neon Green ¾" Tyvek Wristband	Guest Alta Classe – Minor	
	Neon Blue ¾" Tyvek Wristband	Spectator – Adult	
	Neon Orange ¾" Tyvek Wristband	Spectator – Minor	

Appendix B – Wristband Summary Page 2

Special Instructions:

- 1. Food And Beverage:**
 - a. Bartenders are looking for orange & green wristbands – these are worn by minors.
 - b. Bartenders can serve beer to all white, silver and blue wristbands.

- 2. Alta Classe:**
 - a. Alta Classe gate keepers are looking for white and green wristbands only. All other colours will be turned away.

- 3. Security:**
 - a. The finish line area is open to all public and cyclists which means there will be lots of individuals without wristbands. All cyclists get their wristbands the day earlier and should be wearing theirs (however some might get lost). All individuals without wristbands must be ID'd as they enter the beer garden. If they are 19 and above, you will provide them with a Blue Tyvek wristband. If they are under 19, they will NOT receive a wristband. You will have a volunteer to put on the wristbands. You will be solely responsible for ID'ing the individual. The wristbands will help the bartenders determine if the person can purchase beer.
 - b. Alta Classe: This is an all age's area, Minors are allowed in this area, but are not allowed alcohol. Alta Classe guests will all receive a wristband to allow them to enter and exit the Alta Classe area. The guests will be ID'd when entering the area and given a WHITE Tyvek wristband if they're 19 and above and a NEON GREEN Tyvek wristband if they are under 19.

- 4. Volunteers:**
 - a. The finish line area is open to all public and cyclists which means there will be lots of individuals without wristbands. All cyclists get their wristbands the day earlier and should be wearing theirs (however some might get lost). If you see any rider who is attempting to take off their wristband, stop them from doing so as that is their only way to claim their bike and bag from the event. All individuals without wristbands must be ID'd by security first. Everyone who is entering the beer garden be required to provide identification to the security guard. If they are 19 and above, you will provide them with a Blue Tyvek wristband. If they are under 19, you will NOT provide them with a wristband. You will work with security. They will ID and you will put on the wristband.

All attendees must be 19 years or older and will be required to show two pieces of government issued identification to enter the licensed area. Professional licenced security personnel will be positioned throughout the licensed area and at the entry/exit gates. There will be an appropriate number of toilets available for attendees and a complete site clean-up after the event.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts, Culture & Heritage	Arts, cultural and heritage opportunities attract visitors and contribute to the experience and local economy	The Whistler Village Beer Festival assists in positioning Whistler as a destination for culinary arts which include beer and wine.
Economic	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services	As above.
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again	As above.

OTHER POLICY CONSIDERATIONS

Council Policy G-17 Municipal Liquor Licensing Policy requires approval from Council for any Special Occasion Licenced or Catering Licence event for more than 500 people. The maximum occupant load for the area to be licenced is approved by Whistler Fire Rescue Service in conformance with the Council Policy G-17 and the BC Fire Code.

BUDGET CONSIDERATIONS

None

COMMUNITY ENGAGEMENT AND CONSULTATION

The event is well known to the community. Planning meetings with the RMOW are required including RCMP, Bylaw Services, Fire Rescue and Resort Operations.

SUMMARY

The 5th annual Whistler Village Beer Festival will occur on September 13-17, 2017, featuring beer tasting events in Whistler Olympic Plaza on Saturday, September 16, and Sunday, September 17, 2017 from noon to 5:30 p.m. with last call at 5 p.m. The event producer will utilize servers with "Serving It Right" and licensed staff to provide security at the beer tasting event. The requested maximum capacity is 3,000 people for the licensed area within Whistler Olympic Plaza. RMOW staff support the SOL application over 500 people subject to approval by LCLB, Fire Rescue, RCMP and Council.

Respectfully submitted,

Bob Andrea
 MANAGER VILLAGE ANIMATION AND EVENTS
 for
 Jan Jansen
 GENERAL MANAGER RESORT EXPERIENCE



Whistler Village Beer Festival

Sept 13-17, 2017

Contents

1. Festival Overview
2. Main Event
3. Security Plan & Guidelines
4. Security Deployment Plan
5. Full Site Map





Whistler Village Beer Festival

Sept 13-17, 2017

Introduction

Hopping into its fifth year of operations, the Whistler Village Beer Festival continues to push the limits of creative and unique programming for beer lovers across the globe. After continued growth in our fifth year, we're refocusing on creating a festival that will keep the beer festival scene fresh and exciting.

What's New in 2017?

- Growth of Master Crafters event after the success of 2016's more social, customer-to-brewer focused experience.
- Continued partnership with the BC Craft Brewers Guild for an ultimate trade/industry event.
- Celebration of local music and culture with the addition of the main stage line-up.
- Art Battle to decorate the backdrop of the Main Stage for the 2 day Main Event.
- Testing our ticketing concept that allows Saturday ticketholders to gain access to the grounds on Sunday.
- Partnering with AWARE for waste management and the commitment to become Zero Waste Heroes!

Festival Elements

Educational Program

Continuing from 2016, we have are working with the Whistler Learning Center (WLC) to loop in an educational component and advancement of last year's Intro To Craft Brewing course. Currently, WLC has established relationships with SFU and will be hosting courses with each institution beginning early fall. Relevant to celebrating beer in the mountains, the flagship course will be the 4 day SFU courses scheduled for September 12-14 and held in Whistler. This will be a perfect segue into WVBF.

Culinary Program

Barley and the Beast will return to the Grill & Vine after another successful year in 2016. Great pairings of craft beer and sensational food from their team is a recipe that needs no alterations. In addition, Brickworks & Stonesedge will host a Brewers Brunch on Saturday & Sunday respectively,

Beer Talk

We will be utilizing the FE&A funding to re-create 'Master Crafters'. We feel this event can be one of the best of our programming and after 2016's successful event, we're excited to bring this Brewer's social to





the Westin patio once again. This year, we are hosting a Battle of the Sours; one of the trendiest styles in the past year or so. The twist on Master Crafters is the blind taste test. All that the guests have to judge and eventually vote for their favourite beer is tasting notes, AVB and IBU; stripping the fancy branding and brand loyalty to fully rely on your tastebuds. The evening will be held on the Friday from 7pm-10pm and take place on the back patio of the Westin.

Main Event

Similar to 2016, our number one focus of the Main Event is customer experience. We are excited to welcome back 2016's local brewery and 1st place winner of Best in Fest, Coast Mountain and see if they can defend their title. We have kept our capacity at a total of 3000 for 2017, while keeping breweries at 60. After 2016's success, including having breweries separated by geographic location, and being voted runner-up in Georgia Straight's 'Best beer event/festival', we are excited about making our 5th anniversary our best festival yet!





Whistler Village Beer Festival – Main Event

Event Components

- 2700 ticket holders
- Sampling of over 120 beers
- Additional beer tokens and merchandise for purchase
- Sponsor booth activations
- Lawn games and furniture
- 4-5 food trucks
- On location radio coverage

Anticipated Schedule

Friday, September 15th

- 8am: Set up begins with vendors and persists through out the day
- 11am: Security stationed on Blackcomb Way to deter anyone parking in bus stall
- 12m: Breweries begin to set up (scheduled in waves)
- 6pm: Overnight security begins
- 7pm: Set up completed

Saturday, September 16th & Sunday, September 17th:

- 8am: Overnight security relieved
- 8am: All WVBF staff on site to do final site walk through
- 10am: Final sound check
- 10:30am: Volunteer Meeting
- 10:45am: Brewery Meeting (may include liquor inspector and police)
- 11am: Security team briefed & in position
- 11:45am: Music begins (switching between 3 live acts & DJ until end of day)
- 12pm: Entry for all ticket holders begins. Weekender, All Access & Media get express entry (while still undergoing bag & ID checks plus receiving wristbands), GA will be in a separate, switchback entrance corral
- 4:30pm: 15minute last call for beer tokens (only sold in packs of 5)
- 4:45pm: End of beer token sales
- 5pm: End of beer service
- 5pm: Vendors secure product, music ends, security staff begin encouraging patrons to finish up and move towards nearest exits. Buckets for unconsumed product will be at every exit with security staff ensuring no patron leaves the grounds with alcohol in sampling cup (which they are allowed to keep if they feel so inclined)





5:15pm: Begin site clean up for Sunday's Main Event (Saturday only)

5:40pm: Site clear of all patrons

6pm: Site is locked down and night security begins

7pm: All breweries vacate premises. Only infrastructure remains for removal on Monday (Sunday only)

Monday, September 18th:

7am: Overnight security relieved

7am: Vendors begin showing up for tear down

1pm: Site cleared and open to public

Supplier List

Category	Company	Contact Name	Contact Email
Security	Gibbons	Terry Clark	terry@gibbonswhistler.com
Tenting	Event Rental Works	Rob Megeney	rmegeney@eventrentalworks.com
Fencing & Scrim	Modu-Loc	Jeff block	jblock@moduloc.ca
Portable Bathrooms	Carney's	Eden Imbeau	eden@Carneyswaste.com
Waste Management	AWARE	Stephanie Hubbard	projects@awarewhistler.com
Refrigeration & Storage	Penske & Direct Tap	Jotham Luo & Marnitz Kotze	Jotham.kuo@penske.com & marnitz.kotze@directtap.com





Whistler Village Beer Festival

Security Plan & Guidelines

Saturday, September 17th & Sunday, September 18th, 2016

Entry Protocol

- Entrance will be situated and confined to the area directed surrounding the Olympic torch. Process will be as follows:
 - o Start of crowd control will be verbally communicated and well signed that entry past that point requires 2 pieces of valid ID and a ticket printout/proof of purchase on phone
 - o Crowd control will be set into 3 sections; 2x non-wheelchair accessible (stairs), 1x disabled access ramp
 - o At the front of the crowd control, ALL guests (including VIP, Vendors & Media) will be required to present 2 pieces of valid ID
 - There are no children or dogs allowed on site, including infants, toddlers and puppies. This information will be provided online before purchasing tickets.
 - o Guests who have had a successful ID check will proceed down the stairs towards ticket scan and presale tokens.
 - o Once ticket has been scanned, they will receive a wristband. Once they proceed to lawn and into the festival grounds, they will receive their sampling mug and gain access to all vendors.
 - o No re-entry privileges. Once the guest has left the premise, they are no longer allowed back in. This will be stated on their tickets, on signage, as well as verbally announced by security at each exit.
 - o Security will monitor exits to stop anyone from leaving site with alcohol in their sampling mug. There will also be signage on all exits stating "No alcohol past this point". The empty mugs can be taken out by patrons.

Wristbands

Each day will have the date stamped on it as well as be a different colour for each day. There will also be a different colour for each ticket type.

FOR EXAMPLE ONLY:

Flex Pass: Green

All Access: Blue

Weekender: Purple

Sunday Gates Only: Yellow

Sunday All Access: Orange

Staff: Red



505 4280 Mountain Square, Whistler B.C. V0N 1B4

www.gibbonswhistler.com



Fire & Emergency Exits

- All fire & emergency exits will be equipped with a sliding gate and staffed by security. There is no re-entry and all staff will monitor this; any participant with a wristband will not be allowed onto the grounds once they have left site.
- Locations:
 - o Ramp by Olympic Rings
 - o Back entrance to pavilion (behind stage)
 - o Behind food court area, close to the footway to the road
 - o Main Entrance
 - o Stairway between ramp & Entrance

Security Personnel

- Roaming police will be on site for the duration of both Saturday & Sunday
- 1x BST licensed security member per 100 capacity = 27 licenses
 - o 3x front of crowd control
 - o 3x Line for ID (1x front of each line up)
 - 8 patrons at a time will be let through so as to stagger/control the flow
 - o 4x ID check
 - o 4x Emergency exits
 - o 3x 'No Mans Land' (between back of west facing booths (left side) and the village stroll businesses to ensure no unauthorized entry, exit or removal/entry of alcohol occurs.
 - o 10x retail and token line up control
 - o 5x on-site licensed management
 - o 2x roaming/floating security, responsible for monitoring condition and safety of all guests, protecting the perimeter, monitoring vendors for any over-service, overall guest experience as well as tactful removal of any patrons showing signs of over-intoxication to the nearest exit and assuring no re-entry by removal of wristband.

Perimeter

As per previous years, fencing to the east side of the site, adjacent to the stroll and neighbouring businesses will be fenced off with 4ft fencing at stroll level. The area between the top of the stroll and the back side of the exhibitor booths will create a patrolled "no mans land", fenced at the top, patrolled in the middle and enhanced by the planters, stairs and other obstacles permanently in that area. This set-up will provide ample protection and not obstruct the view or aesthetics to the general public. The west of the perimeter, beginning after the disabled entrance will be made of 6-8ft mesh fencing (as this side will mainly be out of site from passers-by on the stroll and increase area by not having to make double-spaced, shorter fencing. All exits will have a sliding fence panel and a security staff member.





During load in on Friday, we will block off 20 spots along the grass side of Lot 4 for breweries to unload and walk their collateral across the road into Olympic Plaza. There will also be security/traffic attendants who will ensure that breweries do not park in the bus areas near the park.

Suppliers & Vendors will use the Festival Deliveries entrance between the hospital and the park.

Responsible Service

All volunteers, sales & ticket staff, brewers & reps, pouring staff, vendors and security will possess valid Serving It Right certification. All appointed security staff would carry both their Basic Security License and Serving It Right certifications as well as easy identification with wristbands.

SIR & BSL numbers will be held on file in the office, accessible via security manager or volunteer coordinator.

Patrons may purchase a maximum of 10 tokens at a time. This equates to 2x 20oz pints; the maximum a patron can legally have in front of them in a liquor primary license. However, they will only have a 4oz pint at a one time to consume. After 4:30pm token sales will be reduced to 5 per patron to discourage drinking at an irresponsible rate near the end of the festival.

All patrons require 2 pieces of ID as required by BC provincial law.

Conduct of our Volunteers & Staff

The holder of the SOL, event managers, and volunteers, including security staff are not permitted to drink alcohol or be intoxicated while performing their duties. When off duty, event managers, volunteers and security staff will not wear event T-shirts, nametags, badges, armbands, hats, or any other article that would identify them as staff of the Whistler Village Beer Festival.

Everyone involved with the event, including food kiosk operators, cleaners, entertainers, etc. will refrain from illegal activities, disorderly conduct, or any other action that might affect public safety. Anyone found to be involved in any illegal activities, disorderly conduct, or any other action that may affect public safety will be removed from the festival, regardless of their role at the festival. Our contract security or the RCMP will intervene as required.

Minors

PERSONS UNDER 19 YEARS OF AGE ARE NOT ALLOWED TO ATTEND THE WHISTLER VILLAGE BEER FESTIVAL.

Our security Operations maintains strict access and egress control over the exit and entrance points at the Park.

On-Site Security

PURPOSE

Onsite security will identify and monitor, taking appropriate action when necessary, any persons that are intoxicated, unruly, threatening or using intimidating behaviour or fighting. If the person or persons are





intoxicated, unruly, threatening, or using intimidating behaviour or fighting the person or persons will be removed from the Festival grounds. Security, along with the production team will be monitoring best/legal practice form all exhibitors to ensure responsible service and transactions (tokens) are made for every pour.

Any person or persons found to be in possession of, or actively using prohibited substances, RCMP will be contacted immediately and will provide care and control of the person or persons.

IDENTIFICATION CHECK

All persons including guests, volunteers, brewery staff and food services staff are all required to present valid identification, as defined by LCLB. The first piece must include the person's name, signature, birth date and picture. The second piece must include signature and/or picture

No one is admitted, for any reason, under the age of 19. This includes children of any age, including babies in strollers.

SECURITY CHECK

All bags, purses or other containers will be examined as a condition of entry to the Festival.

RIGHT-OF-REFUSAL

To forbid entry or request that a person leave if they are intoxicated or their presence in the licensed establishment is undesirable. Not to allow person to enter establishment within 24 hours after being asked to leave.

CROWD CONTROL

Maintain clear and orderly pathways and prevent access into restricted areas.

FIRST-AID

As the event is under 5000 attendees, we will not require on-site first aid. The site is adjacent to the medical centre and all emergency services will be notified in advance of the event.

NO OUTSIDE FOOD OR DRINK

No outside food or drink will be permitted on site. This includes all forms of snack food or prepared meals. Drinks whether sealed or not are not permitted. Guests have the option to dispose or the item, return it to their vehicle, if appropriate, or turn it over to the Festival for disposal. Festival volunteers will not take responsibility for any items surrendered to them, nor will the Festival make any attempts to store or return the items to the guests.

Special Notes

MEDIA

The media do not have special privileges to the site. If the Media do want access to the site, they must have media tickets and therefore enter the site via the VIP/Media Gate and must conform to all the rules and restrictions at that gate. If the media want access to the site and do not have media tickets they are to be





refused access and the Director of the Festival (Ann Marie Lauer)/Security Manager (Terry Clark) must be contacted. It will be at the discretion of the Director of the Festival as to whether or not media will be allowed on site.

EJECTED GUESTS

The decision to eject Guests from the Festival is at the discretion of security, Whistler RCMP, Liquor Inspectors, Security Manager (Terry Clark) or the Director of the Festival. Guests that have been ejected from the site must have their wristbands, if present, removed.

EJECTED VOLUNTEERS/BREWERS/FOOD SERVICES

Depending on the infraction, the decision to eject Volunteers, Brewers or Food Services personnel from the Festival is at the discretion of the Security Liaison Coordinator or the Director of the Festival. If the matter is related to intoxication, or other criminal infraction then the decision to eject Volunteers, Brewers or Food Services personnel from the Festival is at the discretion of security, RCMP, the Security Liaison Coordinator or the Director of the Festival.

All exhibiting breweries are required to take a token per pour (regardless of it being a sip or a 4 ounce sample) under the terms and conditions of their participation. In 2016, we are introducing a staff member for each brewery; this will help breweries to interact with guests more as well as ensure proper service, token collection, setup according to their schedule, and correct, clean removal and teardown of their booth.

Volunteers are not allowed to consume alcoholic beverages at any time during, or prior to their shifts, this includes while on a break.

Brewers and Food Services staff should not be consuming alcohol while at their booths. LCDB regulations apply to the Festival and govern both Brewers and Food staff.

The on-site use of prohibitive drugs (most notably marijuana), by Volunteers, Brewery Staff, Food Services Staff, Guests, or any other persons within the Festival, is strictly prohibited. Persons found on-site using prohibitive drugs will be removed from the Festival immediately and will have their Festival privileges revoked for the remainder of the Festival.

WHEEL CHAIR ACCESS

Persons in wheelchairs will have to enter the site via the handicapped access ramp, to the left of the General Admission crowd control.

EMERGENCY SERVICES CORRIDOR

All outside emergency personnel and vehicles including Police, Fire and Ambulance Services will enter and exit via the loading bay, behind the Pavilion.

REFUNDS

Refunds will not be given for any reason, except at the discretion of the Security Manager, or the Director of the Festival.





Site Map

Please see file attached.

Looking forward to a great event!

Contact

Ann Marie Lauer

General Manager | Gibbons Festivals & Events
604-902-3646 | annmarie@gibbonswhistler.com

Katrina Frew

Director | Gibbons Festivals & Events
604-966-4726 | katrina@gibbonswhistler.com

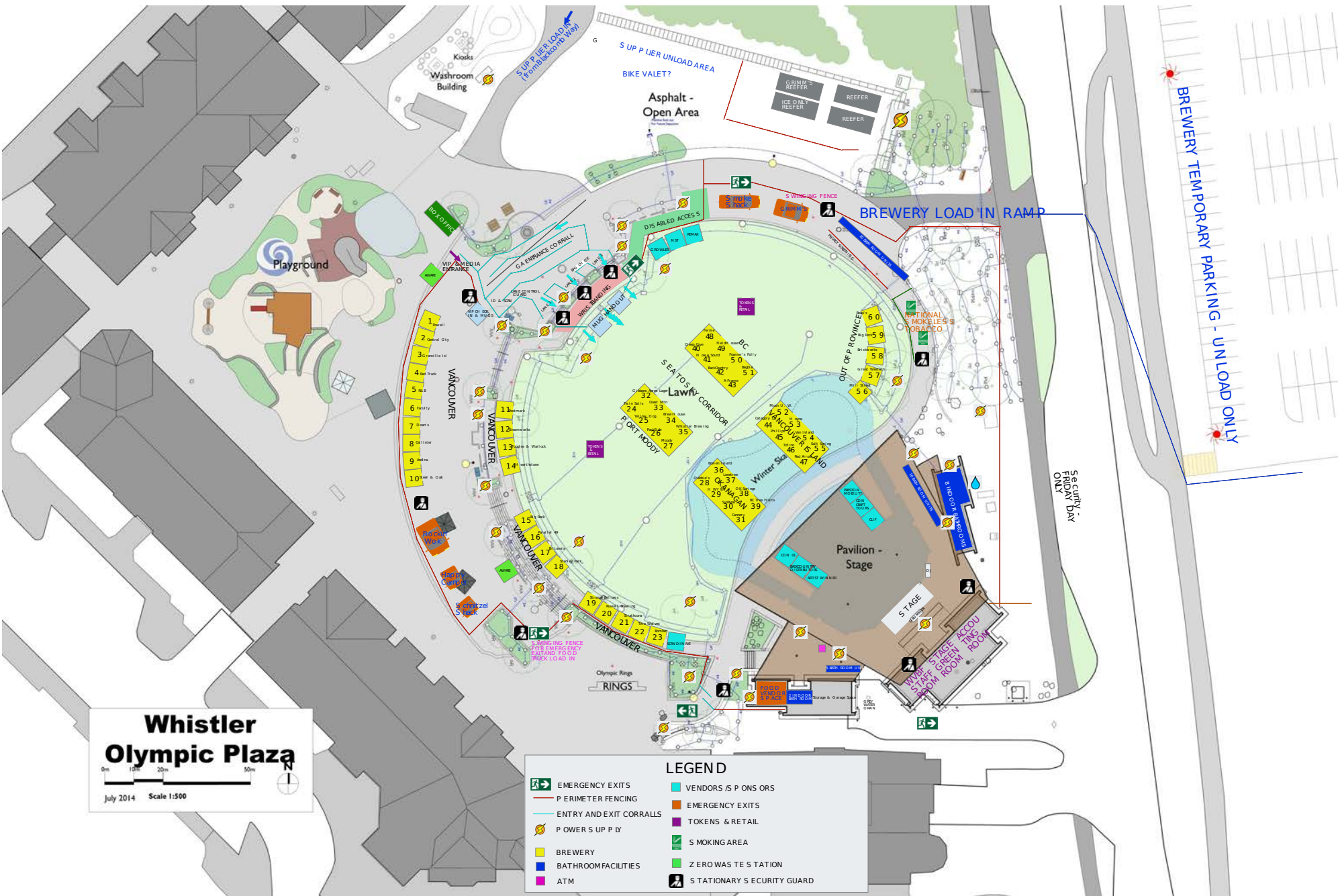
Terry Clark

Security Manager | Gibbons Hospitality Group
604-966-4789 | terry@gibbonswhistler.com

www.wvbf.ca



WHISTLER VILLAGE BEER FESTIVAL 2017 - v.4



Whistler Olympic Plaza
 July 2014 Scale 1:500

LEGEND	
	EMERGENCY EXITS
	PERIMETER FENCING
	ENTRY AND EXIT CORRALLS
	POWER SUPPLY
	BREWERY
	BATHROOM FACILITIES
	ATM
	VENDORS / SPONSORS
	EMERGENCY EXITS
	TOKENS & RETAIL
	SMOKING AREA
	ZERO WASTE STATION
	STATIONARY SECURITY GUARD



WHISTLER

MINUTES

REGULAR MEETING OF LIQUOR LICENCE ADVISORY COMMITTEE

THURSDAY, APRIL 13, 2017, STARTING AT 8:45 A.M.

**At Municipal Hall – Flute Room
4325 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Food & Beverage Sector Representative – Pubs, Mike Wilson
Food & Beverage Sector Representative – Nightclubs, Terry Clark
Whistler Community Services Society Representative, Cheryl Skribe
Whistler Fire Rescue Service Representative, Geoff Playfair
Public Safety Department Representative, RCMP, Scott Langtry
RMOW Staff Representative, Secretary, Frank Savage
Food & Beverage Representative – Restaurants, Vice-Chair, Kevin Wallace
Liquor Control and Licensing Branch (LCLB) Inspector, Holly Glenn
Councillor, Steve Anderson
Recording Secretary, Karen Olineck

REGRETS:

Accommodation Sector Representative, Chair, Colin Hedderson

ADOPTION OF AGENDA

Moved by Terry Clark
Seconded by Cheryl Skribe

That Liquor Licence Advisory Committee adopt the Liquor Licence Advisory Committee agenda of April 13, 2017.

CARRIED

ADOPTION OF MINUTES

Moved by Terry Clark
Seconded by Cheryl Skribe

That Liquor Licence Advisory Committee adopt the Liquor Licence Advisory Committee minutes of March 9, 2017.

CARRIED

COUNCIL UPDATE

Councillor Steve Anderson provided an update of current topics being discussed by Council.

Mike Wilson entered the room at 8:50 a.m.

Amendments to Council
Policy G-17, Municipal
Liquor Licensing Policy
File No. 8292.03

PRESENTATIONS/DELEGATIONS

Frank Savage presented to the LLAC the proposed amendments to Council Policy G-17, *Municipal Liquor Licensing Policy*:

Council Policy G-17

- Council Policy G-17 defines the role of Council and that of the LLAC and is the guiding document for liquor licensing and policy matters for the community.
- The municipal policy was last updated in 2013 and during this period there has been significant changes to provincial liquor policy.
- Both Council and the LLAC have been regularly updated on the implementation of provincial liquor policy changes.
- The majority of the provincial policy changes have been implemented and it is now time to update the municipal liquor policy.
- There are now two new types of liquor licence applications that may be received:
 - Applications for a dual licence (both a food primary licence and a liquor primary licence)
 - Applications from other types of businesses for a food primary licence or a liquor primary licence
- The new licences could result in an increase in applications for more liquor primary seats and new policy is needed to be able to manage such potential capacity increases.
- At the March 9th LLAC Meeting, the guiding principles for licensing decisions (Section 3.0) were discussed and were then presented at the Committee of The Whole on March 21st.
- As a result of staff review, there were changes incorporated into several of the Guiding Principles of Section 3.0. The revised wording maintained the intent of decision making framework and was satisfactory to LLAC members.
- There was a discussion about Section 5.0 Policy for Hours of Liquor Service regarding hours of service for movie theatres. It was agreed that staff would review the policy for hours of service for event-driven liquor primary licences.
- There was a discussion of Section 10.0 Policy for Occupant Load for Temporary Outdoor Licensed Events and its applicability to temporarily licensed events on existing patios. It was decided to retain the wording of existing Council Policy G-17, Schedule 3.
- There was discussion of the format of the charts of Section 13.0 and the intent of making the application review process more readable for the applicants. In addition, new language was added to reflect the application type in terms of high, medium and low potential impacts to the community. It was suggested that the policy include potential applications for winery lounges, in addition to brewery and distillery lounges.
- Section 13.0, Schedule C includes a provision for a process and fee in the event that an existing licensed establishment requests an occupant load stamp not related to another application type.

- Section 13.0, Schedule D: Temporary Changes to an Existing Licence will require Council approval and a fee if an existing establishment wants a temporary extension of licensed area for more than 500 people. This would be similar to the requirement for other large temporarily licensed events.
- Section 13.0, Schedule F: Temporary Use Area (TUA) will impose a fee on TUA events with more than 500 people, similar to the one charged for large Special Event Permit and catering licensed events.

Liquor Licence Application Processing Fee Bylaw No. 2035, 2013:

- Existing bylaw must be amended to match the fees in the amended Council Policy G-17
- A new fee bylaw will submitted for adoption by Council once the amended liquor policy is adopted

LLAC Member Questions and Comments:

- Q: Can exotic dancing and gaming be allowed if alcohol isn't being served?
A: The existing two bylaws refers only to licensed establishments
- Q: Is there a clear definition of exotic dancing?
A: The definition is in the Exotic Dancing Control Bylaw No. 1408, 1999.
- Q: What is considered gaming?
A: A definition is in the Business Regulation Bylaw
- Q: If no one from the public comes forward against a liquor licence application proposal, does that meet the community is in support?
A: Municipal policy allows for a 30-day public notification period with two newspaper ads and a sign at the site. If there are no written comments submitted during that period, then it is concluded that there is not opposition to the application and that the community supports it.
- Q: If a business is licenced liquor primary, why must it be family friendly?
A: Municipal staff and Council support having a range of food and beverage establishments, including pubs and lounges, which will provide food service to families with minors until 10 p.m. The choice to permit minors into a liquor primary establishment is still up to that establishment.
- Q: Who determines whether an application is "high impact"?
A: Current Council Policy G-17, supported by the LLAC and Council, has determined that certain types of liquor licence applications, including all that involve increases in liquor primary capacity, should have a full review and recommendation by the LLAC prior to being considered by Council. The proposed amended policy Section 13 Schedule A refers to these as "applications with high potential for impacts." Applications for permanent changes to hours of liquor sales within municipal policy guidelines have been determined by the LLAC and Council to have a lower potential for impact and undergo a streamlined LLAC review (two-week e-mail referral to LLAC members for comment) prior to being considered by Council. The proposed

amended policy Section 13 Schedule B refers to these as
“applications with medium potential for impacts.”

Next Steps for Amendments to Council Policy G-17

During the discussion of the proposed amended policy, there had been several potential changes that required staff review prior to seeking final support from the LLAC. Therefore, it was agreed that staff would prepare changes to the draft Council Policy G-17 and Liquor Licence Application Processing Fee Bylaw and submit the revised documents for an e-mail vote by LLAC members prior to seeking Council adoption of the policy and bylaw.

OTHER BUSINESS

None

ADJOURNMENT

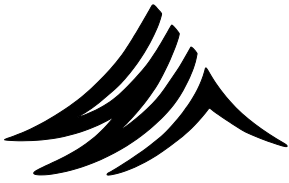
Moved by Kevin Wallace

That Liquor Licence Advisory Committee adjourn the April 13, 2017 meeting at 10:25 a.m.

CARRIED

ACTING CHAIR: Kevin Wallace

SECRETARY: Frank Savage



WHISTLER

MINUTES

REGULAR MEETING OF LIQUOR LICENCE ADVISORY COMMITTEE

THURSDAY, MAY 11, 2017, STARTING AT 8:48 A.M.

**At Municipal Hall – Piccolo Room
4325 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Accommodation Sector Representative, Chair, Colin Hedderson
Food & Beverage Sector Representative – Pubs, Mike Wilson
Food & Beverage Sector Representative – Nightclubs, Terry Clark
Whistler Community Services Society Representative, Cheryl Skribe
Whistler Fire Rescue Service Representative, Geoff Playfair
Public Safety Department Representative, RCMP, Jolaine Percival
RMOW Staff Representative, Secretary, Frank Savage
Liquor Control and Licensing Branch (LCLB) Inspector, Holly Glenn
Recording Secretary, Shannon Perry

REGRETS:

Councillor, Steve Anderson
Food & Beverage Representative – Restaurants, Vice-Chair, Kevin Wallace

GUESTS:

Colin Pyne – General Manager, Whistler Brewing Company
Don Gordon – Sales and Marketing, Whistler Brewing Company

ADOPTION OF AGENDA

Moved by Mike Wilson
Seconded by Geoff Playfair

That Liquor Licence Advisory Committee adopt the Liquor Licence Advisory Committee agenda of May 11, 2017.

CARRIED

ADOPTION OF MINUTES

Moved by Cheryl Skribe
Seconded by Mike Wislon

That Liquor Licence Advisory Committee adopt the Liquor Licence Advisory Committee minutes of April 13, 2017

CARRIED

COUNCIL UPDATE

In Councillor Anderson's absence Frank Savage provided an update. Council adopted the amended Council Policy G-17 *Municipal Liquor Licensing Policy* at the May 9, 2017 Council meeting. Policy will be available to the public via the RMOW website. The amended municipal liquor licensing application fee

bylaw is scheduled for first three readings at the May 23, 2017 Council meeting and anticipated for adoption at the June 6, 2017 Council meeting.

PRESENTATIONS/DELEGATIONS

LLR1280 Whistler Brewing Company – Brewery Lounge Endorsement

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

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

16. No policing impacts anticipated.

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

17. The intent of the lounge endorsement is to continue to provide a great experience to guests and residents.
18. Applicants advised that parking plans are under review with RMOW Planning Department. There will be approximately 22 parking stalls available for the brewery, including the tasting area and lounge.

Questions & Answers:

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

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

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

Moved by Geoff Playfair
Second by Cheryl Skribe

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

CARRIED

OTHER BUSINESS

2017 Licensee Education Program - Liquor Primary and Food Primary

Liquor Control and Licensing Branch (LCLB) Inspector, Holly Glenn advised of upcoming training sessions on recent liquor policy changes:

- Food and liquor primary licensees: June 28, 2:30-4:30 p.m. at the Whistler Public Library, Community Room
- Food and liquor primary licensees : June 29, 2:30-4:30 p.m. at the Whistler Public Library, Community Room

Follow the link for more information and schedule.

<http://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/health-safety-education/licensee-education-program>

The regularly scheduled LLAC meeting of June 8 is cancelled. The next LLAC meeting (if required) will be June 22, 2017

ADJOURNMENT

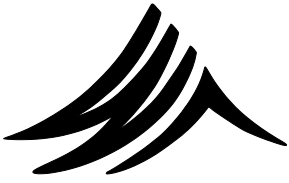
Moved by Terry Clark

That Liquor Licence Advisory Committee adjourn the May 11, 2017 meeting at 9:27 a.m.

CARRIED

CHAIR: Colin Hedderson

SECRETARY: Frank Savage



WHISTLER

MINUTES

REGULAR MEETING OF FOREST & WILDLAND ADVISORY COMMITTEE

WEDNESDAY, MAY 10, 2017, STARTING AT 3:00 P.M.

In the Flute Room

4325 Blackcomb Way, Whistler, BC V0N 1B4

File: 8221.03

Name	Meetings to Date: 5
Present:	
Member at Large, Derek Bonin	5
Member at Large, Trevor Burton	4
Member at Large, Colin Rankin	4
WORCA, Todd Hellinga	3
Member at Large, Kathi Bridge	3
Regrets:	
AWARE, Claire Ruddy, Chair	3
Member at Large, Arthur DeJong	4
Member at Large, Johnny Mikes	4
Member at Large, Mac Lowry	2
Member at Large, Candace Rose-Taylor	2
Councillor Andree Janyk	1
Recording Secretary	
Heather Beresford	5

Adoption of Agenda

ADOPTION OF AGENDA

Moved by K. Bridge
Seconded by T. Hellinga

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda for May 10, 2017.

CARRIED

Adoption of Minutes

ADOPTION OF MINUTES

Moved by C. Rankin
Seconded by D. Bonin

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee minutes for April 12, 2017.

CARRIED

Verbal Reports

Council: N/A

AWARE: N/A

WORCA:

- Trail night held on Business Time.
- Trail proposals being coordinated with Cheakamus Community Forest & Lil'wat Nation.

RMOW:

- Brio site will be completed in next month
- RMOW received funding from Forest Enhancement Society for completion of Callaghan road and Wedge fuel thinning
- RMOW and CCF developed a Memorandum of Understanding for conducting fuel thinning on CCF tenure.
- Firesmart program progressing.

T. Burton arrived at 3:23 p.m.

Cheakamus Community Forest:

- Access subcommittee providing comments to T. Cole
- Open house scheduled for June 5 at Myrtle Philip school

RMOW Committee Update

Presentation by M. Pardoe, RMOW Parks Planning Manager regarding the Recreation & Leisure Advisory Committee and the Trail Planning Working Group

- Reviewed FWAC, RLAC, and TPWG Terms of Reference/mandates
- RLAC generally focuses on WUDCA/front country recreation, minor overlap with FWAC area of interest
- Communications and recommendations between FWAC, FLAC and TPWG are shared through minutes to Council, communications between RMOW staff and distributing the TPWG newsletter. Some members sit on more than one committee.
- Discussion of potential for gaps in reviewing issues/items.
- Trailheads: RMOW installing kiosks at Alpine Way, Matterhorn and 21 Mile trailheads
- Whistler Interpretive Forest: Recreation Sites & Trails BC has jurisdiction but RMOW also provides some trails services
- Heli-access for bikes: concerns raised that trails will be overused and eroded.

WORCA Update

Presentation by T. Hellinga regarding Whistler Off Road Cycling Association's trail plans

- WORCA priorities are to connect isolated systems, make loops, fill in gaps in trail offerings (e.g. increase intermediate trails) and building off existing investments (e.g. more trails of Sproatt system)
- Sproatt – WORCA is finishing Lord of the Squirrels exit, and wants to build a black descent

- Rainbow area – more intermediate trails in 5-10 year plan
- Main focus in next few years will be on the Whistler Interpretive Forest. Working with Cheakamus Community Forest on planning and approvals. Forecast two more years of building trail for Jane Lakes area. Discussion regarding incorporating ecosystem and habitat values.

Access Subcommittee
Report

Presentation by C. Rankin regarding the access subcommittee's comments on CCF road transfer plans and CCF access management plan.

Road Transfer Plan

- See attachment
- CCF Open House on June 5. FWAC recommends providing maps of sub-areas with details to improve clarity, and to explain the vision and provide rationale for choices

K. Bridge left at 4:50 p.m.

CCF Draft Access Management Plan

- FWAC provided comments on document organization

ACTION: Provide both documents to T. Cole.

Other Business

OTHER BUSINESS

FWAC Field Trip: May 31. Locations will be Wedge and 1 other.

Future Agenda Items:

- TBD: Presentation by Bob Cunneyworth, FLNRO Compliance and Enforcement Officer
- June: Whistler Interpretive Forest

ADJOURNMENT

Moved by D. Bonin

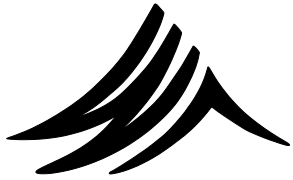
That the Forest & Wildland Advisory Committee adjourn the May 10, 2017 meeting at 5:07 p.m.

CARRIED

CHAIR: C. Ruddy

RECORDING SECRETARY: H. Beresford

DRAFT



**FWAC Access Subcommittee
Comments on 2017 FSR Transfer Request Summary of Issues**

General Comments:

- The location specific comments below were derived by looking at the table and annotated map provided by Tom following the April FWAC meeting. In addition we referenced the October 22nd 2016 version of the CCF AMP which as discussed provides a good review of roads as part of a 'Phase One' of work towards a broader access conversation.
- An initial general comment is that the road labelling needs to be consistent across all documents. The tables illustrate the variety in the name and the sub-committee had to make some assumptions that we were working on the correct information by cross-referencing other information such as road length but doesn't encourage ease of engagement from partners of the public.
- Roads marked as high priority in Table 2 of 2016 document (i.e. those highlighted in green) are not all addressed as part of this summary of issues. Yet these roads don't seem to be without issue – need clarification as to why/.
 - Nothing about Black Tusk, Function Mainline and Wedge 02 Mainline in table provided following April meeting but there are boxes on map.
 - On the map...
 - Function - In map box there are a number of different user groups, which makes it confusing for public. Has there been a discussion with users and community in terms of whether Flank trail access is a priority.
 - Wedge - why is CCF maintaining road for Wedge RoR? Should road be gated if RoR needs it? More info on rationale needed
 - Black Tusk Mainline - is there a recreation plan for this area? Potential for high recreation user conflict.
- Decision matrix in roads document should be part of the open house. Show how this was used in roads doc to lead to prioritisation in Table 2 of the document.
- Public documents should have a list of roads with reference names or id's that are static and don't change. Highlight which roads would get reviewed when – annual? Every x number of years etc. Also needs to include stakeholder it is hoped will commit to which section of each road and the rationale. As a working plan – ensure an accompanying space for commitment status (secured, in negotiation, etc). Then can include information as to exact initiatives / sections of road CCF is committing funds to.
- Recommend that FWAC reviews again prior to a public open house and once the general and location specific comments have been responded to.

Location Specific Comments:

Source Doc.	Name	Length	Priority	Notes & Comments	Recommendations
2017 FSR Transfer Request Table	Westside	4.79		Access to Water Tower (RMOW infrastructure) Required for Comp C02- Potential Fuel Reduction Access to two Radio Tower - Utility	Apply for the first 2km under RP and let FLN deact remainder Obligate WB under secondary road user up completion of harvesting RMOW to maintain up to water tower.
Map Reference	Westside Mainline			See Map	See Map
Table 2 FSR Ledger for C in 2016 Oct 2016 doc. (A	West Side Whistler	4.79	M		
<p>Questions for Tom -</p> <ol style="list-style-type: none"> 1. Clarify why this is a CCF concern - if the water tower is muni and the fire control is not CCF priority. What is the CCF interest - Table 2 highlights it's a medium priority with primary users as RMOW utility and Future CCF? 2. Explain the interest of each partner highlighted - what are the commitments being requested from each and which have been secured? 					

Source Doc.	Name	Length	Priority	Notes & Comments	Recommendations
2017 FSR Transfer Request Table	Basalt Valley	3.5			
Map Reference	Basalt Valley Mainline			See Map	See Map
Table 2 FSR Ledger for C in 2016 Oct 2016 doc. (A	Basalt Valley	2	M	Future CCF use and connection to Branch 8 to avoid Loggers Lake CCF - Recreation	

Questions for Tom -

3. Explain the rationale and link with plans for Loggers Lake. Who is going to maintain the section in the future? Important to communicate the rationale to the community for future comment.
4. Which portion of which roads is BC Hydro committing to maintain? What the need is for relocating the access.

Source Doc.	Name	Length	Priority	Notes & Comments	Recommendations
2017 FSR Transfer Request Table	Jane Lakes	6.15		Used for C16 logging and needed for C15 and beyond Segment includes route existing road to Jane Lake	Apply for only 3km and let FLNRO deact to Lake This opens up the opportunity to determine and access
Map Reference	Jane Lake Road				
Table 2 FSR Ledger for C in 2016 Oct 2016 doc. (A)	Jane Lake	3.77	M		Capture current road improvements, restore user access to Crater and Jane Lakes

Questions for Tom -

5. What is the vision for Jane Lakes area? For all groups? What is encapsulated by 'all users'? (this is a bigger conversation)

Source Doc.	Name	Length	Priority	Notes & Comments	Recommendations
2017 FSR Transfer Request Table	Cal Creek	6.44		Used for current Fuel Reduction project Winter public trail CWA option for secondary maintenance	Apply for full length of road under permit to control of road and standards Obligate CWA to take on Bridge Inspection and Surface Maint.

MINUTES

Regular Forest & Wildland Advisory Committee Meeting

May 10, 2017

Page 8

Map Reference	Callaghan Creek Mainline Or Callaghan West Mainline			See Map	See Map
Table 2 FSR Ledger for Callaghan in 2016 Oct 2016 doc. (A)	Callaghan Mainline Or Callaghan Lake	6.44 6.35	M H		

Questions for Tom -

6. Is Callaghan Creek Mainline on the map pointing to the correct mainline (pointing to right side of purple fork not the orange road for transfer - so map and recommendations don't seem to align)? No, the arrow on map is incorrect.
7. What's the investment from the commercial rec and hydro Jane lakes CCF has access to?
8. What provisions are being suggested for shared use between commercial, public rec, and forestry values?
9. There is a box on map for Callaghan West but no details in the table providing more information – can this be added?
10. Does the Callaghan West box refer to both forks of purple? Box comments highlight desire for west purple fork to be gated to limit access when not logging for cultural reasons - are there any other areas that there is the intention to control access through gates?
11. When we look at access need to be clear whether there is there going to be provision for parking or outhouses - how are you planning for future use that will occur?
12. Does the Cultural Management Area have an influence on access management planning? Any intention by FN to restrict access?

Source Doc.	Name	Length	Priority	Notes & Comments	Recommendations
2017 FSR Transfer Request Table	Screaming Cat	6.5		Only partial FSR, not entire section Staging area TAG , ATV and Side By Side Routes Medium Term logging opportunity Staging point for Flank Trail 3.97km are FSR but the entire route is 6.5km	Apply for full length road permit and coordinate with Hiking Group Obligate TAG to take on fall inspections for wildlife control Work with Alpine Hiking Group initiative

Map Reference	16 mile west mainline			See Map	See Map
Table 2 FSR Ledger for in 2016 Oct 2016 doc. (AMP)	Sixteen Mile Ancient Cedars?	8.02	H	16 mile- 2wd access to AC trail head	Second highest priority recreation road.
	TAG Treetops?	3.97	M	AWD to Superfly launch	Delete as FSR status as does not meet cap funding criteria

Questions for Tom -

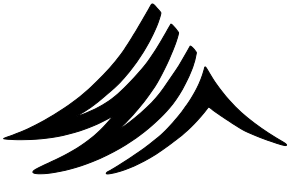
13. 'Area' in issues summary highlighted as Sixteen Mile with local name of Screaming Cat = not on 2016 AMP Table 2 of roads management plan. Is this a change in name? Different names are used in different tables. Make consistent.
14. Cross-referencing lead to the above branches in 2016 AMP Table 2 being identified as relevant. Need to be clear about exact areas being included in the 6.5 km referenced in 2017 issues summary.
15. Important site due to Skywalk and Screaming Cat public access points – long-term objectives need to be determined. If any been articulated by stakeholders what are they?
 - a. Should be public discussion but FWAC should decide position.
16. In 2016 roads document the 'sixteen mile ancient cedars' road is highlighted as the 'second highest priority recreation road'. Needs to be a rationale for this. Also no priority 1, priority 3, etc.

Source Doc.	Name	Length	Priority	Notes & Comments	Recommendations
2017 FSR Transfer Request Table	Brew Mainline	6.5		Future harvesting opportunities Staging hiking routes to Brew La 2012 replacement of log bridges	Apply for full length road permit Work with alpine hiking group initiatives
Map Reference	Brew Mainline			See map	See map
Table 2 FSR Ledger for in 2016 Oct 2016 doc. (A	Brew Creek Branch 1	5.55		CCF under Roads Use Permit, F and Trails BC to Brew Trailhead	General recreation use only

	Brew Creek Branch 2	1.01		CCF under Road Use Permit	General recreation use only
Questions for Tom - 17. No local name on Table 2 in AMP – again speaks to importance of id's that can be easily cross checked.					

Generally, recommendations make sense, document would be improved by adding rationale. Important to include rationale for open house information.

DRAFT



WHISTLER

MINUTES

REGULAR MEETING OF FOREST & WILDLAND ADVISORY COMMITTEE
 WEDNESDAY, JUNE 14, 2017, STARTING AT 3:00 P.M.
 In the Flute Room
 4325 Blackcomb Way, Whistler, BC V0N 1B4

File: 8221.03

Name	Meetings to Date: 6
Present:	
Member at Large, Derek Bonin	6
AWARE, Claire Ruddy, Chair	4
Member at Large, Arthur DeJong	5
Member at Large, Johnny Mikes	5
Member at Large, Kathi Bridge	4
Councillor, Sue Maxwell	1
Regrets:	
Member at Large, Mac Lowry	2
Member at Large, Candace Rose-Taylor	2
Councillor Andree Janyk	1
Member at Large, Trevor Burton	4
Member at Large, Colin Rankin	4
WORCA, Todd Hellinga	3
Recording Secretary	
Heather Beresford	6

Adoption of Agenda

ADOPTION OF AGENDA

Moved by K. Bridge
 Seconded by D. Bonin

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda for June 14, 2017.

CARRIED

Adoption of Minutes

ADOPTION OF MINUTES

Moved by A. DeJong
 Seconded by K. Bridge

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee minutes for May 10, 2017.

CARRIED

Whistler Blackcomb
Update

Presentation by A. DeJong regarding Whistler Blackcomb plans and activities.

Key 2017 projects:

1. Whistler peak suspension bridge
 - 130 metre span from patrol hut to West peak
 - Engineering almost complete
2. Creekside mountain bike park development
 - Trail building has begun
 - Goals are to expand bike park system and make Creekside area more dynamic
3. Alpine Trail System
 - Improving alpine trail system particularly within 2km of lodge
 - Building ascent trail, Heartburn, from Blackcomb mid-station to Rendezvous. Scheduled to open in July.

Planning:

4. Lift expansion
 - Replace Emerald chair with 6-pack. Replace Catskiner chair with old Emerald chair and move base station lower
 - Mid-mountain needs more capacity
5. Horstman Glacier
 - Glacier is shrinking rapidly, more snowmaking will be added
 - Ridge line will be recontoured to maintain access
 - 7th Heaven may become a 6-pack chair
 - WB considering how to reposition alpine infrastructure to optimize operations post-glacier.

Discussion:

- Blackcomb Mountain terrain is very challenging to find more beginner training areas. Whistler Olympic bench had improvements recently to improve beginner training opportunities and experience.
- Stream sedimentation has been a problem in original bike park location, but Creekside trails will be bridging all stream crossings to reduce sedimentation and erosion. Trails will be mainly located between Franz's and Peak to Creek.
- WB not seeing a problem with riders going off the alpine trails. Rogue trails have been appearing in some forested areas. WB trail building staff presence may curtail this activity.
- Vail Resorts is still finalizing development decisions and future of 4-season amenities like the Watershed water park is uncertain at this time.

Verbal Reports

Council:

- CCF held open house June 5.
- Jane Lakes planning – MOF is decommissioning the access road in autumn 2017 and CCF will be harvesting nearby in future. Access will be improved as a result. CCF wants to open dialogue with community regarding future of Janes Lakes.
- Jane Lakes situation is another example of the need for the RMOW to facilitate the preparation of an overall access management plan as recommended by FWAC in its March 2017 minutes.
- Discussion regarding CCF's methods for capturing comments at community input events/meetings. Suggestion to record and post online. Attend meetings held by other groups like AWARE.

C. Rose-Taylor arrived at 3:35 p.m.

A. DeJong left at 3:38 p.m.

Moved by J. Mikes
Seconded by D. Bonin

That based on concerns over the future of the Jane Lakes as a result of improved access through road alterations and CCF harvesting, FWAC recommends that the RMOW convene a multi-stakeholder dialogue to determine the management approach for the Jane Lakes.

CARRIED

AWARE

- Step Into Nature program registration underway

Coast to Cascades Grizzly Bear Initiative

- RMOW plans to erect two emergency shelters on Sproatt alpine trail system. Raises concerns for grizzly bear habitat fragmentation and potential for creating human-bear conflict.

WORCA:

- N/A

RMOW:

- Brio site will be completed by end of month
- Callaghan road and Wedge fuel thinning scheduled for autumn 2017
- RMOW and CCF developed a Memorandum of Understanding for conducting fuel thinning on CCF tenure.
- Firesmart public program progressing.

FWAC Field Trip Debrief Presentation by H. Beresford regarding the FWAC May 31 CCF field trip.

- Reviewed D. Bonin's comments on draft field trip memo. FWAC agreed to include the comments into the next version of the memo and distribute by email for comment
- FWAC requested opportunity to review full wildfire prescription before viewing operational thinning sites
- Discussion regarding importance and value of old growth, questioned reason for cutting old growth
- Discussion regarding fuel thinning densities. Suggestion that trees could be thinned more than was observed in Brio. Commercial thinning would remove three quarters of the trees and all merchantable wood would be sold. Could be a way to reduce costs and fire risk.

FWAC Annual CCF Report

- Combine autumn 2016 and May 31 field trip notes
- Circulate draft before July meeting and finalize at September meeting.

Future field trips

- View a site before harvesting takes place, compare before and after.

Whistler Interpretive
Forest Update

Presentation by D. Bonin regarding the Whistler Interpretive Forest.

- Rotary Club has spearheaded the "Don MacLaurin Whistler Interpretive Forest Sign Project" for a few years. Recognized that signs were in disrepair and needed updating.
- Rotary receives funding from Community Foundation of Whistler Environmental Legacy Fund, some funds/support from RMOW and CCF.
- Rotary views project as an opportunity to bring in other groups like CCF, First Nations and province to work cooperatively on the interpretive signs.

Other Business

OTHER BUSINESS

Schedule presentation by Bob Cunneyworth, FLNRO Compliance and Enforcement Officer for September

Future Agenda Items:

-

ADJOURNMENT

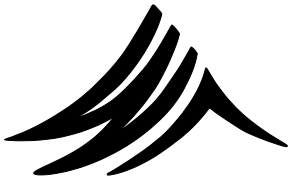
Moved by J. Mikes

That the Forest & Wildland Advisory Committee adjourn the June 14, 2017 meeting at 4:58 p.m.

CARRIED

CHAIR: C. Ruddy

RECORDING SECRETARY: H. Beresford



WHISTLER

MINUTES

**REGULAR MEETING OF RECREATION AND LEISURE
ADVISORY COMMITTEE
THURSDAY MARCH 9, 2017, STARTING AT 4:00 P.M.
In the Flute Room
4325 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

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

REGRETS:

Ian Currie, Howe Sound School District 48 representative
Chris Kaipio, Member at Large
Eric Wight, Member at Large

Meeting called to order at 4:35 p.m.

ADOPTION OF AGENDA

Moved by Dave Clark
Seconded by Meredith Kunza

That Recreation Leisure Advisory Committee adopt Recreation Leisure Advisory Committee agenda of March 9, 2017

New items added to the agenda:
Lost Lake X-Country ski trails
Commercial business license application

CARRIED

ADOPTION OF MINUTES

Moved by Stephanie Sloan
Seconded by Bob Calladine

That Recreation Leisure Advisory Committee adopt the Recreation Leisure Advisory Committee minutes of January 12, 2017.

CARRIED

COUNCIL

PRESENTATIONS/DELEGATIONS

Artificial Turf Field –
Project Update

A presentation from Park Planning Manager regarding the Artificial Turf Field project. A comprehensive update was provided to RMOW Council at their regular March 7, 2017 meeting. Presentation and live recording of presentation available [here](#). The project will be discussed by Council as they consider the larger municipal budget process, and this will inform next steps.

Committee members asked a number of questions related to various aspects of the project including: the landfill membrane and settlement at the Bayly Park site; what the \$160,000 in the draft 5 Year Financial Plan for 2017 would deliver (site selection or site confirmation process, design development through to tender ready drawings); number of current hours of use at Bayly Park; primary project objectives; neighbourhood and highway impacts of a facility if located in Cheakamus Crossing; current lighting and noise impacts at Spruce Grove; opportunities for multi-sport vs single sport activities or opportunity to expand programs/amenities over the long term; artificial turf health studies; why is a second ice sheet not more of a priority; ice sheet operating costs vs an artificial turf field; external funding and sponsorship opportunities; and turf lifespan.

Comments include:

- External funding would likely make the project more favourable in the community;
- Bayly Park gravel field was a poor investment;
- Soccer has highest gender equity participation of all sports in Whistler as seen through the recent CEP grant applications;
- This project is a great resident amenity but yet balances resident and visitor needs which is important in a community like Whistler;
- The return on investment is healthy kids and lifelong sport participation;
- Soccer has always had a local youth or child participation rate of around 40%, Whistler's population has grown significantly in recent years (StatsCan) and the baby boom is continuing;
- The condition and maintenance challenges of the current fields compared with the additional 40% increase in season that artificial

turf provides, and that over time demand will increase make this project a very good investment; and

- That the RLAC should continue to support this project.

Whistler Golf Course - Question Follow Up Update from Parks Planning Manager. A question was raised at the previous meeting regarding the possibility of alternative uses on the Whistler Golf Course. The Whistler Golf Course has a restrictive covenant permitting only golf use. The restrictive covenant also has a reverter clause meaning that should the land not be used for golf then it would return to the Province.

Holborn site – Question Follow Up Update from Parks Planning Manager. A question was raised at the previous meeting about the process to determine what rezoning amenity(s) might be sought by the municipality at the Holborn site should the developer seek a rezoning. Should a rezoning application be received a process to determine what the scale and type of public amenity should be would be initiated and include RLAC, other municipal Committees of Council, and possibly the general public. Ultimately the decision would be made by Council.

Related, a Committee member provided 2016 summary statistics from the Whistler Racquet Club (WRC) – see attached Appendix 1. These include program participation levels by resident and visitors, revenue comparisons with the North Vancouver Tennis Centre (NVTC), and potential future program growth opportunities. Notable insights include:

- Of the 18,500 annual visits, approximately half were residents; this included 2000 soccer users;
- On a per court basis WRC program revenues are up over 2014 and are greater than that of the NVTC;
- Programs have diversified and revenues have been increasing at 10 -15% each year; and
- Obstacles to implementing continued growth include an undersized facility that is close to capacity, an under maintained facility, and a lack of ability to plan more than one year in advance due to annual uncertainty about the facility.

Update - Valley Trail Extension Bids A brief update from Recreation Manager. Bid tender deadline has been extended to March 13, 2017. More information to be announced at the next meeting once bid closed.

Update - Draft Concept Covered Bike Parking at MPSC An update from Recreation Manager on potential structures for Meadow Park Sports Centre covered bike parking. Recreation Manager to present to Senior Management for review. Committee will review proposal at April meeting.

Lost Lake Cross-Country Ski Trails Season Closure An update on cross-country ski trails regarding operating in to the spring season. Confirmed the last day of operation will be March 26, 2017.

Commercial Business
License Application
BL8939

A presentation from Parks Planning Manager on a commercial business application regarding use of Alta Lake.

Moved by Roger Soane
Second Meredith Kunza

That Recreation Leisure Advisory Committee does not support the proposed commercial business application due to safety and lake capacity concerns.

CARRIED

OTHER BUSINESS

Next Meeting April 20, 2017 4 p.m.

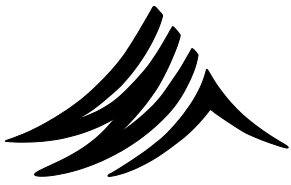
ADJOURNMENT

Moved by Bob Calladine

That Recreation Leisure Advisory Committee adjourn the March 9, 2017 Council meeting at 5:41 p.m.

CARRIED

CHAIR: Murray Lunn



WHISTLER

MINUTES REGULAR MEETING OF WHISTLER BEAR ADVISORY COMMITTEE

WEDNESDAY, JUNE 14, 2017, STARTING AT 8:30 A.M.

In Decker Room

RMOW Public Works Yard

8020 Nesters Road, Whistler, BC V0N 1B8

PRESENT:

Co-Chair, RMOW, H. Beresford

Co-Chair, Get Bear Smart, S. Dolson

Carney's Waste Systems, P. Kindree

Conservation Officer Service, S. Gravel

Conservation Officer Service, B. Mueller

Member at Large, N. Dudley

RCMP, R. Knapton

RMOW Bylaw Services, T. Lunn

RMOW Council, S. Maxwell

Recording Secretary, A. Paris

RMOW Environmental Stewardship Supervisor, T. Schaufele

Whistler Blackcomb, A. DeJong

Wind River Bear Institute, L. Homstol

UBC Okanagan, Luke Crevier

Public:

Previous WildSafe Coordinator, M. Toom

REGRETS:

Member at Large, Colin Hedderson

AWARE/C2C Grizzly Bear Initiative, C. Ruddy

ADOPTION OF AGENDA

Moved by L. Holmstol

Seconded by S. Maxwell

That Whistler Bear Advisory Committee adopt the Whistler Bear Advisory Committee agenda of June 14, 2017.

CARRIED

ADOPTION OF MINUTES

Moved by S. Maxwell

Seconded by L. Holmstol

That Whistler Bear Advisory Committee adopt the Regular Whistler Bear Advisory Committee minutes of May 10, 2017.

CARRIED

Conservation
Officer
Services

VERBAL REPORTS

A discussion led by B. Mueller regarding COS activities.

- Patrolling the upper lots and staff housing with Bylaw Services as follow up to the bear death at the Canadian Adventure building.
- Sow with two cubs was bluff charging at Base 2 of Whistler Blackcomb.
- Overnight camping allowed in designated campgrounds. Overnight parking is allowed in day lots but it's difficult to enforce with people moving around. Parking regulations in lots 4 & 5 change on July 1st, this may help.

S. Gravel arrived at 8:44 am.

- Question article, poor pairing of bear death article with picture of Fairmont-sponsored life sized signs.

A. DeJong arrived at 8:49 am.

- Village businesses audit, found many problems and are following up. Partnered with Bylaw Services.
- Nordic bear has moved on. Coordinated effort to reduce attractants and provide education.
- Debrief with Bear Smart Program Assistant and Whistler Wildlife Protection Group to clarify messaging.
- Bear sightings on Whistler Golf Course. Follow up with Bylaw Services on Peak Dr. and Whistler Golf Course residences.
- Bear killed Monday morning after entering a building on Whistler Blackcomb property Sunday afternoon through unsecured door. Bear was trapped and confined with people, this bear had previous history and was regarded as too high on the safety matrix. COS will reach out to Whistler Blackcomb. Planning to spend more time on business that operate on the edge of mountain habitat because it is the first point of contact bears have with humans. COS took enforcement action by issuing a non-compliance letter. If terms of non-compliance letter not met, COS can take person or business to court.
- COS and GBS will purchase an electric mat to assist in deterrence.
- New training system complete. Incorporates Get Bear Smart society information. Setting date with RCMP.

RMOW Bylaw
Services

A discussion led by T. Lunn regarding RMOW Bylaw Services activities.

- Base 2 patrols, recycling seems like an issue.
- Speaking with business about leaving doors and kitchens open with attractants near entrance.
- 10 garbage files, 15 camping with attractants files and a ticket issued for a dirty grease bin. Property and strata management was

contacted for a meeting to discuss ways the bin could have improved security

- Construction bins are a problem with house hold waste being dumped in them. Need to either bear proof or add a sign, add this to the conditions of a building permit for work sites to require Bear Smart info.
- Tickets and non-payment issues. Bylaw investigating a system to taking non-payers to court.
- Contact is 604-935-8280 bylawservices@whistler.ca

RCMP

A discussion led by R. Knapton regarding RCMP activities.

- 9 calls since May 13th.
- Setting up training date with COS.

Whistler Blackcomb

A discussion led by A. DeJong regarding Whistler Blackcomb activities.

- Berry crop will be poor this year.

Carney's Waste Services

A discussion led by P. Kindree regarding Carney's Waste Services.

- Fairly quiet
- People are advised about bear precautions with construction bins.

ACTION: Discuss bin strategy in July.

Bear Movement Model

A presentation from Luke Crevier, MSc. student at UBC Okanagan.

- Bear model to explore and compare effectiveness of management strategies to reduce bear conflicts.
- Removing attractants in random area of community reduces bear conflict most versus increasing deterrence on perimeter.
- Fencing doesn't seem to help very much, it can trap a bear inside as well as keep a bear out of an urban environment.
- Roaming deterrence (increase COS or bear handler to keep bears out of the urban areas) is most effective.

Discussion:

- Previous model showed that education on perimeter was most effective but updated model shows random pattern more effective. This model is more detailed and checks all for movement, revealed different results.
- Bears remember where food is good in both urban and natural environments. Matches actual bear behaviour.
- Model attractants are distributed in cells 25m x 25m. Each cell is uniform, can't be any more fine grained than that. L. Holmstol may have more data, but food quality will have changed since her

research conducted. Simulation used uniform cells to develop a zoned food matrix.

- How can the model be used for practical management applications?
 - Keep food away from bears.
 - Configuration results show spatially random distribution of increased deterrence works best. Allows deterrence to take place throughout urban area, not just concentrated in one neighbourhood.
- Could model incorporate areas of high tourist use? Yes, would need access to high use locations by season. COS may have data.
- Berry season is so variable; it can be difficult to build into model.
- Model only uses one bear, doesn't include interactions with other bears but does include some level of habituation from L. Holstol's research.
- It is uncertain if this model will be further developed.

Solid Waste Bylaw

A review led by S. Maxwell and S. Dolson on the draft RMOW Solid Waste Bylaw revision.

- Moved to June 20th Council from June 6th.
- Requirements for solid waste management plans may be revised.
- WBAC comments not included in bylaw: 12 to 6 unit change didn't happen. Shed guidelines not included. Landlords are not required to provide solid waste collection.
- Sheds must be wildlife proof. Guidelines were too prescriptive but end results must be secure.
- Public hearing date yet to be announced.

ACTION: Discuss at July meeting. H. Beresford follow up with A. Tucker to receive updated version.

Bear Smart Program Assistant

A discussion lead by A. Paris on RMOW Bear Smart Program Assistant activities.

- Meeting with Whistler Blackcomb on Friday regarding attractant management for special events and on-mountain filming.
- WB Foundation EnviroFund application submitted by GBS to digitize Bear Smart restaurant program to move away from expensive subscription format.

Get Bear Smart Society

A discussion lead by S. Dolson on Get Bear Smart Society activities.

- Tough Mudder, Ironman and Whistler Half Marathon are all hiring bear dog handlers.
- As part of funding provided, CFOW requested that discussions be held with RMOW regarding making dog handlers mandatory for special events.

ACTION: Add dog handler discussion to August WBAC agenda.

- Disposal method for used pepper spray to be confirmed. Possibly can be done at Carney's household hazardous waste drop off.

ACTION: BC Transit and A. Paris will confirm details and RMOW will communicate this information through its channels.

ADJOURNMENT

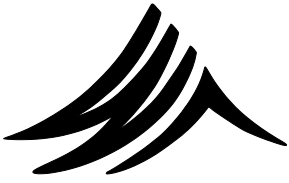
Moved by S. Gravel

That the Whistler Bear Advisory Committee adjourn the June 14, 2017 meeting at 10:38 a.m.

CARRIED

CO-CHAIR: S. Dolson

RECORDING SECRETARY: A. Paris



WHISTLER

MINUTES

REGULAR MEETING OF WHISTLER BEAR ADVISORY COMMITTEE

JULY 12, 2017, STARTING AT 8:30 A.M.

In the Decker Room

RMOW Public Works Yard

PRESENT:

Co- Chair, RMOW, H. Beresford
Co-Chair, Get Bear Smart, S. Dolson
AWARE/C2C Grizzly Bear Initiative, C. Ruddy
Conservation Officer Service, B. Mueller
Member at Large, N. Dudley
Whistler Blackcomb, A. DeJong
RCMP, R. Knapton
RMOW, T. Schaufele
Recording Secretary, A. Paris

PUBLIC:

Whistler Wildlife Protection Group, I. Minic-Lukac

REGRETS:

Carney's Waste Systems, P. Kindree
Conservation Officer Service, S. Gravel
Wind River Bear Institute, L. Homstol
RMOW Bylaw Services, T. Lunn
RMOW Council, S. Maxwell

ADOPTION OF AGENDA

Moved by S. Dolson
Seconded by R. Knapton

That Whistler Bear Advisory Committee adopt the Whistler Bear Advisory Committee agenda of July 12, 2017.

CARRIED

ADOPTION OF MINUTES

Moved by S. Dolson
Seconded by T. Schaufele

That Whistler Bear Advisory Committee adopt the Regular Whistler Bear Advisory Committee minutes of June 14, 2017.

CARRIED

PRESENTATIONS/DELEGATIONS

Conservation Officer Services

A presentation by B. Mueller was given regarding Conservation Officer Services activities and a discussion was held.

- There were 39 calls in June and 9 in July
- Training for Whistler and Squamish RCMP complete. Hoping to add Pemberton and First Nations policing next year. Practiced aspects of relocating bears, and using bear bangers, bean bags and screamers
- Added 2 paintball guns to the aversive tool kit
- 2 bears relocated in June, one from Brio and from day lot
- Bear caused damage to Nordic garbage shed cedar roof
- Young male bears still the most prevalent issue with calls because of mating season

RCMP

A presentation by R. Knapton was given regarding RCMP activities and a discussion was held.

- Relatively quiet, 2 calls since beginning of June
- Bear training with COS complete

Whistler Blackcomb

A presentation by A. DeJong was given regarding Whistler Blackcomb activities and a discussion was held.

- Bears are finally moving up the hill with green-up
- Very persistent bear around Roundhouse last week. A. DeJong advised staff to call COS
- Berry production is low. Very little flowering after snow pack melted
- Lower part of mountain is heavily signed for bear information, higher up there aren't signs
- WB wants to create an interactive interpretive walk for children about bears

ACTION: A. DeJong, Whistler Blackcomb will put a bear sign at the entrance of Heart Burn ascent trail.

Coast to Cascades, Grizzly Bear Initiative

A presentation by C. Ruddy was given regarding Coast to Cascades Grizzly Bear Initiative activities and a discussion was held.

- Final steps of sign development. Student is working on interpretive signage in the Callaghan and throughout the Sea to Sky
- Coast to Cascades wrote a letter for circulation to WBAC and FWAC on Sproatt and Rainbow Mountain alpine trails. If camp sites are developed, the infrastructure needs to be bear secure. It is important to have input from other sources with bear-proofing experience
- In addition, there was discussion about the future of Jane Lakes area at the Community Forest open house
- The bigger issue is how decisions are made on land use and access. There is a gap between the Trail Planning Working Group (TPWG) and Cheakamus Community Forest (CCF) planning and other

aspects such as the need to incorporate bear management and other environmental concerns.

- Important for other stakeholders to have input in early planning stages
- Alpine trail campsite plans need to be reviewed for site placement, bear hazard assessment including bear use and habitat

Moved by S. Dolson
Seconded by T. Schaufele

That Whistler Bear Advisory Committee recommends that if alpine camping is developed :

- i. Campsites follow best management practices and are reviewed/approved by a bear conflict or environmental specialist
- ii. WBAC member should participate in TPWG meetings
- iii. WBAC should have opportunity to review TPWG trail plans before plans are submitted for provincial review

CARRIED

Whistler Wildlife
Protection Group

A presentation by I. Minic-Lukac was given regarding Whistler Wildlife Protection Group (WWPG) activities and a discussion was held.

- A meeting was held on Sunday. Focused on recruiting volunteers throughout Whistler, hoping to link them with the Bear Smart Program Assistant (BSPA)
- Neighbourhood watch active and reporting to Bylaw and Conservation Officer Service (COS)
- WWPG is developing a locals card, online questionnaire and providing a card with discounts and incentives
- Discussion was held regarding the opportunity for creating a “Whistler culture/locals” training program. The idea would be to combine many aspects of stewardship, including environment, wildlife, transit and fire safety

ACTION: Subcommittee (C. Ruddy, T. Schaufele, A. DeJong) meet before next meeting and report back in August.

Bear Smart
Program Assistant

A presentation by A. Paris was given regarding RMOW Bear Smart program activities and a discussion was held.

- Meeting with WB’s C. Baker and T. Hamilton about managing wildlife attractants during film and photography contracts on Whistler Blackcomb
- The Cinnamon Bear Bar and Grille completed the Bear Smart restaurant program. The Fairmont is interested in completing the program.
- Planning for a berry crop failure communication plan mid-August

- BSPA participating on Thursdays in the Whistler Museum's Discover Nature program at Lost Lake
- Attending neighbourhood block parties

A. DeJong and R. Knapton left at 9:35 a.m.

- Launching the bear alerts page on Whistler.ca. WBAC provided feedback on alerts formatting, emphasizing the action in a different font and making the visible excerpt as the action
- Bear Response Plan in final draft stage

Solid Waste Bylaw

A presentation by H. Beresford was given regarding the draft Solid Waste bylaw and a discussion was held.

- At June 20 meeting, Council gave staff approval to move forward with the bylaw, and it will go for first readings in August.
- There are still final comments being reviewed.
- S. Maxwell met with Infrastructure Services staff to discuss
- WBAC discussed why bylaw did not change garbage shed requirement from 12 units down to 6 units. Rationale provided was to avoid placing financial hardship on small multi-family units, instead to provide option to build shed or pay solid waste fee

ACTION: Circulate solid waste bylaw package for review with comments returned by July 20.

Get Bear Smart Society

A presentation by S. Dolson was given regarding Get Bear Smart Society activities and a discussion was held.

- COS and GBS are ordering an electric mat, difficulty with shipping to Canada
- Whistler Blackcomb Foundation Environmental Fund providing \$5000 grant to digitize the Bear Smart restaurant program. Include the ability to add WWPG and other future questionnaires. Include ability to change and alter questions. A. Paris will work with web developer on Bear Smart Restaurant Program
- GBS to provide training for Bylaw Services work safety in bear country

Review Previous Actions

ACTION: BSPA will be discussing opportunities for garbage to be transported on buses with Whistler Transit.

Move construction bin discussion to August meeting.

ADJOURNMENT

Moved by S. Dolson

That the Whistler Bear Advisory Committee adjourn the July 12, 2017
Council meeting at 10:12 a.m.

CARRIED

CO-CHAIR: S. Dolson

RECORDING SECRETARY: A. Paris

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (SOLID WASTE FACILITIES) NO. 2154, 2017**

A BYLAW TO AMEND ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, by bylaw, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, and regulate the density of use of land, buildings and structures within the zones;

AND WHEREAS Council may, by bylaw, require owners or occupiers of any land, or of any building or other structure, to provide off-street parking and loading spaces for buildings, structures and uses of land, and may make different parking provisions for different classes of uses, or of buildings or other structures.

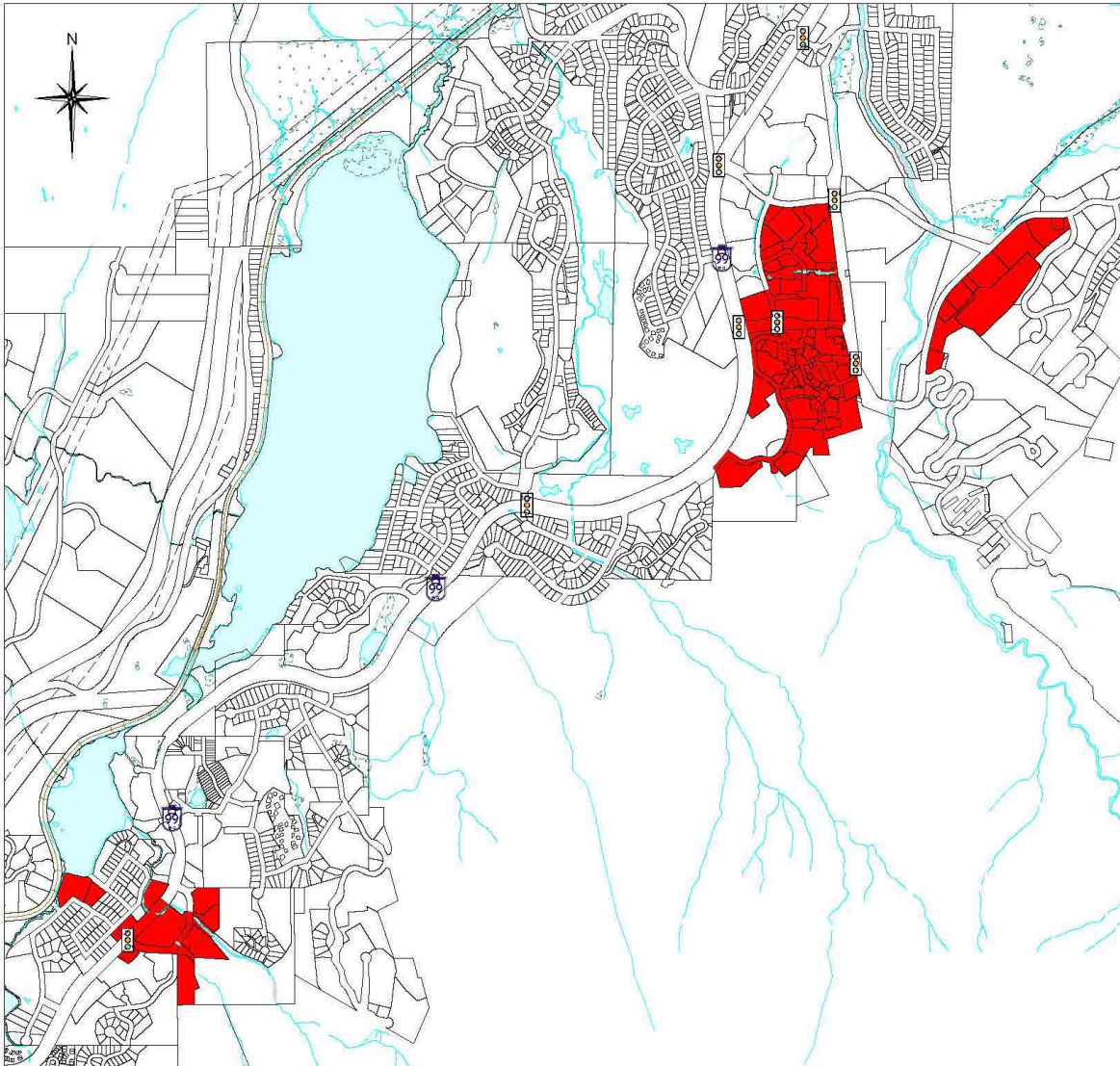
NOW THEREFORE the Municipal Council of the Resort Municipality of Whistler, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (Solid Waste Facilities) No. 2154, 2017".
2. In Zoning Amendment Bylaw No. 303, 2015, Part 5 – General Regulations is amended by deleting Section 26(1)(b)(vii) and replacing it with the following:

“(vii) solid waste separation and storage facilities, but only if those facilities are designed and sized to facilitate compliance with Resort Municipality of Whistler Solid Waste Bylaw No. 2139, 2017, and a solid waste management plan as defined in that Bylaw.”
3. In Zoning Amendment Bylaw No. 303, 2015, Part 6 – Parking and Loading Requirements is amended by adding the following immediately after Section 1(3):

(4) In the areas shown in red in Figure 6-A the required number of parking spaces for a building, structure or use of land may be reduced by a maximum of two, if an area of the building, structure or land that would have been occupied by those parking spaces is designed and used only for sorting and storing solid waste in compliance with Resort Municipality of Whistler Solid Waste Bylaw No. 2139, 2017, and a solid waste management plan as defined in that Bylaw.

Figure 6-A – Areas Considered for Parking Reduction as per Part 6 Section 1(4)



Given first and second readings this ___ day of _____, 2017.

Pursuant to Section 466 of the *Local Government Act*, a Public Hearing was held this ___ day of _____, 2017.

Given third reading this ___ day of _____, 2017.

Approved by the Minister of Transportation 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 Zoning Amendment
Bylaw (Solid Waste Facilities) No.
2154, 2017.

Brooke Browning,
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2161, 2017**

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, in a zoning bylaw pursuant to *Section 479 of the Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zones, regulate the use of land, buildings and structures within the zones, and require the provision of parking spaces for uses, buildings and structures;

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

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (Tourist Accommodation Uses in RTA Zones) No.2161, 2017”.
2. Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is amended in Part 12 as follows:
 - (a) Section 8(3) is amended by striking out “detached dwellings in the RTA2 zone” and substituting “detached dwellings and townhouses in the RTA2 Zone”;
 - (b) Section 19(4) is amended by striking out “detached dwellings in the RTA8 zone” and substituting “detached dwellings and duplex dwellings in the RTA8 Zone”;
 - (c) Section 20(3) is amended by striking out “detached dwellings in the RTA9 zone” and substituting “detached dwellings, duplex dwellings and townhouses in the RTA9 Zone”; and
 - (d) Section 26(3) is amended by striking out “detached dwellings in the RTA17 zone” and substituting “detached dwellings and townhouses in the RTA17 Zone”.

GIVEN FIRST READING this __ day of _____, 2017.

GIVEN SECOND READING this __ day of _____, 2017.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this __ day of _____, 2017.

GIVEN THIRD READING this __ day of _____, 2017.

Approved by the Minister of Transportation and Infrastructure 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 "Zoning Amendment Bylaw (Tourist Accommodation Uses in TA Zones) No. 2161, 2017."

Brooke Browning,
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER
SOLID WASTE BYLAW NO. 2139, 2017**

**A BYLAW TO REGULATE THE STORAGE AND DISPOSAL OF SOLID WASTE, AND TO ESTABLISH
A PARCEL TAX AND FEES AND CHARGES IN RELATION TO MUNICIPAL SOLID WASTE
SERVICES**

WHEREAS Council wishes to minimize the cost and environmental impact of solid waste management by requiring solid waste to be separated before disposal; and

WHEREAS Council wishes to minimize human – wildlife conflicts by reducing, to the greatest extent possible, the likelihood of solid waste being stored or disposed of in a manner that might reasonably be expected to attract dangerous wildlife; and

NOW THEREFORE the Council of the Resort Municipality of Whistler ENACTS AS FOLLOWS:

TITLE

1. This Bylaw may be cited for all purposes as “Solid Waste Bylaw No. 2139, 2017”

GENERAL DEFINITIONS AND INTERPRETATION RULES

2. The provisions of this Bylaw are intended to be severable. If any section or lesser portion of this Bylaw is held to be invalid the invalid portion should, to the greatest extent possible, be severed and the rest of the Bylaw saved.
3. In this Bylaw, the terms defined in Schedule A shall have the meanings ascribed to them in that Schedule, and the following terms shall have the following meanings:

“composting” means the controlled biological oxidation and decomposition of organic matter.

“dangerous wildlife” wildlife that is prescribed as dangerous under the *BC Wildlife Act*.

“dwelling unit” means a self-contained set of habitable rooms in a building, including one set of cooking facilities.

“detached dwelling” means a residential building containing not more than one principal dwelling unit.

“industrial/commercial/institutional (ICI)” means businesses, industries, or commercial operations including restaurants, stores, offices, hospitals, schools, and other similar operations, and specifically excludes residential premises.

“multi-family residential complex” means a building or collection of buildings comprising more than 2 Dwelling Units.

“municipal depot” means a waste and recycling depot operated by the RMOW or municipally approved leasehold, which as of the date of adoption of this Bylaw are located on Nesters Road and on Lynham Road in Function Junction.

“municipal transfer station” means the Waste Transfer Station located on the Brandywine Forest Service Road 15 km south of Whistler.

"parcel" means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

“solid waste” any discarded or abandoned material. Solid wastes can be solid or semi-solid in nature and includes recycling, organics and landfill waste.

“solid waste management plan” means a plan:

- i. prepared in accordance with the RMOW “Solutions Guide” and “Business Waste Solutions Tools” tools for developing the content of a solid waste management plan published for the RMOW and updated from time to time;
- ii. including measures to reduce the generation of solid waste that cannot be recycled or composted; and,
- iii. describing how the solid waste generated on a parcel or group of parcels, or by a business or a special event, will be separated, stored and disposed of in accordance with this Bylaw.

“special event” includes a sporting, cultural, business or other type of unique activity, occurring for a limited or fixed duration (one-time, annual) and presented to a live audience.

“waste hauler” means an individual or business that collects and disposes of solid waste and carries out related duties, in exchange for a fee or other consideration.

“wildlife attractant” means any substance that could reasonably be expected to attract wildlife.

“wildlife proof container” means a fully enclosed container, of sufficient design and strength to prevent access by dangerous wildlife, that is securely affixed to the ground or to an immovable object or fixture.

“wildlife proof enclosure” means a structure which has enclosed sides, a roof, doors and a self-latching mechanism of sufficient design and strength to prevent access by dangerous wildlife, that is designed and constructed in accordance with specifications for a RMOW standard Solid Waste Wildlife-Proof Enclosure.

ADMINISTRATION AND ENFORCEMENT

4. The RMOW Infrastructure Services Staff is authorized to enter on any parcel, at all reasonable times to ascertain whether the regulations and directions of this Bylaw are being observed.
5. Any Bylaw Officer is authorized to enter on any parcel, at all reasonable times to ascertain whether the regulations and directions of this Bylaw are being observed.
6. Every person who violates or fails to comply with a provision of this Bylaw, or an order, direction or notice given under this Bylaw, commits an offence and is liable on summary conviction to a fine not exceeding \$2,000.
7. Each day during which an offence under this Bylaw continues is a new and separate offence.

SOLID WASTE MANAGEMENT PLANS

8. Every business that provides food services or generates waste as a special event shall submit a solid waste management plan when applying for a business license.

SOLID WASTE STORAGE, SIGNAGE AND TRANSPORT

9. Every multi-family residential complex greater than 11 dwelling units in size and every ICI parcel must separately collect Food-scrap Organics, Recyclables and Landfill waste for disposal.
10. Every multi-family residential complex greater than 11 dwelling units in size and every ICI parcel, must be equipped with a Wildlife Proof Enclosure of a size that is suitable for the amount of Solid Waste management reasonably expected on the parcel.
11. Every multi-family residential complex with less than 12 dwelling units in size, must either be equipped with a Wildlife Proof Enclosure of a size that is suitable for the amount of Solid Waste Management reasonably expected on the parcel, or must pay the annual Solid Waste Depot Operations fee found in Schedule C of this bylaw.
12. Every owner or occupant of a parcel shall ensure that any wildlife proof container or a wildlife proof enclosure located on the parcel is kept and maintained:
 - a) in a clean and sanitary condition;
 - b) in a closed and secure manner when solid waste is not being deposited or removed; and,
 - c) in good working order.
13. Every multi-family residential complex greater than 11 dwelling units in size and every ICI parcel subject to this bylaw shall install and maintain signage, consistent with standardized signage guidelines adopted and published by the Squamish Lillooet Regional District (SLRD), for all solid waste containers and receptacles, and any other components of the solid waste management system, on the parcel.
14. A vehicle entering the transfer station with an unsecured load can, at the discretion of a municipal employee or the transfer station Scale Attendant be charged an additional pecuniary fee, as per Schedule D of this bylaw for conveying an unsecured load. This fee will be added to the total cost charged to dispose of the load.

WILDLIFE ATTRACTANTS

15. No person shall cause, permit or allow any solid waste that may reasonably be expected to attract dangerous wildlife to be stored, kept or otherwise to remain on a parcel except in a wildlife proof container or wildlife proof enclosure.
16. No person shall provide, leave, dispose of, or place an attractant in, on or about any land or premises in a manner that may attract or be accessible to dangerous wildlife.
17. No person shall install or keep a bird feeder on a parcel unless the bird feeder is inaccessible to any wildlife other than birds (*aves*).

18. No person shall feed dangerous wildlife

DISPOSAL OF SOLID WASTE

GENERAL REGULATIONS

19. No person shall dispose of Solid Waste, unless it originates from within the geographic area of the RMOW (except as may be authorized from time to time by the General Manager of Infrastructure Services).
20. No person shall dispose of recyclable material except in a container, receptacle or other location labelled and designated for the material in question, or in the case of product stewardship material, in the manner prescribed by the stewardship program.
21. No person shall dispose of food-scrap material except by:
- a) depositing the material in a container labelled or otherwise designated for the collection of food scraps or inside a wildlife proof enclosure; or
 - b) delivering the material to a designated composting facility within the SLRD.
22. No person shall dispose of hazardous waste, except in accordance with the applicable provincial regulations or as per an EPR program.
23. No person shall deposit landfill waste into any container or receptacle labelled or otherwise designated for the collection or disposal of recyclables, organics, or hazardous waste.
24. No person shall deposit solid waste originating from a residential or ICI parcel into a solid waste receptacle or recycling container that is owned or operated by the RMOW, and located on or in a public place other than:
- a) For residential waste -Municipal Depots
 - b) For ICI or residential waste – Municipal Transfer Station.
 - c) For EPR material - to the stewardship program locations.
25. At a Municipal Depot, waste generated in Whistler, from a detached dwelling or from a multi-family residential complex with 11 or less units, that pays the Solid Waste Depot Operations fee outlined in Schedule C of this bylaw.
26. Any load deemed to be mixed waste due to contamination shall be charged at the “mixed waste” tipping fee.
27. Except as may be authorized from time to time by the General Manager of Infrastructure Services, no Waste Hauler shall dispose of solid waste at municipal waste depots or into municipal compactors or bins.

DISPOSAL OF SPECIFIC MATERIALS

28. No person shall dispose of large, bulky items that do not compact efficiently (such as furniture) except at the Municipal Transfer Station, or at a location approved by the General Manager of Infrastructure Services.
29. Except as may be authorized from time to time by the General Manager of Infrastructure Services, no person shall dispose of Construction Waste, Clean or Dirty Wood, or other material except at an approved facility within the SLRD
30. No person shall dispose of Gypsum Board other than at the Municipal Transfer Station, and all Gypsum Board to be disposed of must be accompanied by documentation certifying either that it was manufactured after 1990, or that it has been properly tested for asbestos and does not contain asbestos.
31. No person shall dispose of mattresses except by deliver to the Municipal Transfer Station, to a maximum of 5 mattresses per person per day.
32. No person shall dispose of mixed containers or refundable beverage containers except into a receptacle labelled or designated for the particular type of container being disposed of, and which is either:
 - a) wildlife proof;
 - b) within a wildlife proof enclosure; or,
 - c) located at a Municipal Depot or Municipal Transfer Station or another facility that receives mixed containers or refundable beverage containers.
33. No person shall dispose of mixed containers or glass containers unless the containers are empty and rinsed, and the lids have been removed.

SOLID WASTE DISPOSAL FEES AND CHARGES

34. Parcels will be charged appropriate Biosolids Processing and Solid Waste Depot Operations fees as prescribed in Schedule "C" to this Bylaw.
35. Deliveries of Solid Waste to the Municipal Transfer Station or to the Municipal Waste Water Treatment Plant will be charged tipping fees as prescribed in Schedule "D" of this Bylaw.

REPEAL

36. The Resort Municipality of Whistler "Disposal and Wildlife Attractants Bylaw No. 1861, 2008" as amended, is repealed.

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

ADOPTED by Council on _____, 2017.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of
the "Solid Waste Bylaw No. 2139, 2017

Brooke Browning,
Municipal Clerk

SCHEDULE A
Solid Waste Bylaw No. 2139, 2017

ADDITIONAL DEFINITIONS

1. In this bylaw:

“biosolids” means waste resulting from the treatment of wastewater which removes the solids (sludge) from the liquid effluent supernatant

“construction waste” means solid waste specifically originating from the construction or demolition of residential or ICI buildings, decks, fences and all other building related appendages and includes but is not limited to: dimensional lumber, electrical wiring, gypsum board, metal, nails, roof materials, plumbing fixtures and other wood types

“clean wood” means wood, including dimensional lumber, that is not pressure treated, painted, stained, glued or soiled

“clean yard waste” means stumps and branches or other plant matter from land clearing or landscaping work , but does not include invasive species

“contamination” means unwanted constituents within a specified waste stream

“dirty wood” means wood other than clean wood, and does not include or contain contaminants or recyclables

“extended producer responsibility” (EPR) means a stewardship program supported by product manufacturers and governed by the BC Recycling Regulation. The product list provided below is updated under that regulation from time to time, but which includes the following materials:

- Beverage containers
- Electronics
- Batteries (household)
- Cell phones
- Electronic Equipment & Devices
- Information, Technology and Telecommunications Equipment
- Lamp and Lighting Equipment
- Large Appliances
- Outdoor Power Equipment
- Small Appliances, Tools, Sports and Hobby Equipment
- Smoke and Carbon Monoxide Alarms
- Thermostats
- Lead-acid batteries;
- Packaging and Printed Paper (household)
- Paints, Solvents, Pesticides & Gasoline
- Pharmaceuticals
- Tires
- Used Oil and Antifreeze

Specific products details can be found at: (<http://www2.gov.bc.ca/gov/content/environment/waste-management/recycling/product-stewardship>)).

“food scraps” means bits or pieces of food, especially of prepared leftovers or discarded food.

“gypsum board” (commonly known as Drywall) means a panel made of calcium sulfate dihydrate with or without additives and normally pressed between a facer and a backer, normally used to make interior walls and ceilings.

“hazardous waste” is defined in the British Columbia Environmental Management Act Hazardous Waste Regulation as amended from time to time and includes gypsum board manufactured before 1990, or removed during demolition or renovation and contaminated with Asbestos as this is considered hazardous waste.

“invasive plant species” means plant species defined as invasive by the Invasive Species Council of BC.

“landfill waste” means solid waste that is not organic, recyclable or hazardous material.

“mixed containers” includes: plastic containers, metal containers, cartons, non-compostable hot and cold beverage cups; aluminum foil; empty aerosol cans

“mixed waste” means any load, collection or other volume of solid waste which includes materials from more than one of the following waste streams: recyclables, organics, landfill waste; and in which material from one category makes up less than 75% of the total load amount.

“organic” or “organic material” means compostable material derived from living plants and animals, and includes, without limitation, the materials listed in column 3 of the table that appears as Schedule B to this Bylaw, but specifically excludes fats, oils and greases;

“plastic bags and plastic film” means packaging made of thin flexible plastic material.

“recyclable” or “recyclable material” means raw or processed material that can be recovered from a waste stream for further use, and includes, without limitation, the materials listed in column 2 of the table that appears as Schedule B to this Bylaw.

“refundable beverage container” means any beverage container which may be returned for a refund stipulated under the BC Recycling regulation.

“unsecured load” a load that is not securely covered or tied down, or otherwise contained, to prevent the loss of any waste from the vehicle during transport.

“wood chips” means clean wood waste that has been processed through a chipper or mill. Wood chips can include bark, sawdust, planer shavings, wood chunks and fines

SCHEDULE B
RMOW Solid Waste Bylaw No. 2139, 2017
TABLE OF MATERIALS

Landfill Waste	Recyclable material	Organic material	Hazardous waste
<ul style="list-style-type: none"> • Construction or Demolition waste that cannot be recycled or composted. • Invasive species • Residential plastics that cannot be recycled by a EPR program • Residential and ICI waste for which no recycling or composting solution exists. 	<ul style="list-style-type: none"> • Cardboard and box board • Clean, dry Mattresses • EPR materials listed under the BC Recycling Regulation • Glass • Gypsum manufactured after 1990 and not containing any Asbestos • Metal • Newsprint • Paper 	<ul style="list-style-type: none"> • ASTM D6400 certified compostable bags and packaging; • Biosolids • Clean wood waste • Clean yard waste • Food scraps, including: meat, fish & bones; coffee grounds and tea bags; wood stir sticks and chopsticks; houseplants and flowers (with soil removed); paper napkins and paper towel; food-soiled cardboard • Pet waste 	<ul style="list-style-type: none"> • Asbestos, including any asbestos-containing material • Gypsum older than 1990 • Materials considered under the Hazardous Waste Regulation

SCHEDULE C

Solid Waste Bylaw No. 2139, 2017

BIOSOLIDS PROCESSING AND SOLID WASTE DEPOT OPERATIONS FEE/PARCEL/TAX

1. Each parcel with an assessed improvement value greater than zero shall be charged, on the annual municipal tax notice, a Biosolids Processing fee of one hundred three dollars seventy three cents (\$103.73) per parcel that shall be paid by the same due date as the property taxes.
2. Each residential or tourist accommodation parcel that does not possess on its property (and utilize on a regular basis throughout the current year) commercially serviced organics, recycling and landfill waste containers, shall be charged, on the annual municipal tax notice, a Solid Waste Depot Operations Fee of one hundred and ninety seven dollars thirty cents (\$197.30) per parcel that shall be paid by the same due date as the property taxes.

SCHEDULE D
Solid Waste Bylaw No. 2139, 2017
TIPPING FEES

The minimum charge for Solid Waste disposal at the Municipal transfer Station is \$5/Load (with the exception of any material or item indicated as FREE in Table 1).

Table 1. Tipping Fees

SOLID WASTE TYPE	PROPOSED TIPPING FEE	LIMITS
Biosolids	\$130/tonne	
Bulky Items	\$140/tonne	
Clean Wood	<ul style="list-style-type: none"> • Unchipped: \$30/tonne • Chipped: FREE 	
Clean Yard Waste	<ul style="list-style-type: none"> • Unchipped: \$30/tonne • Chipped: FREE 	
Dirty Wood	\$80/tonne	
EPR Materials except Tires	FREE	
Food Scraps or Food Waste	\$75/tonne	
Gypsum Board	\$290/tonne	
Hazardous Waste	NOT ACCEPTED	
Invasive Plant Species	<ul style="list-style-type: none"> • Landfill Waste fee/tonne OR • \$30/tonne for Landscapers certified within the SSISC and RMOW invasive plant species certification program. 	
Landfill Waste	<ul style="list-style-type: none"> • \$140/tonne 	
Large Household Appliances <ul style="list-style-type: none"> • with refrigerant 	\$25 each	
Large Household Appliances <ul style="list-style-type: none"> • without refrigerant 	FREE	
Mattresses	\$15 each	5max per load
Mixed Waste	\$300/tonne	
Packaging & Printed Paper Recyclables	FREE	
Passenger and Light Truck Tires	<ul style="list-style-type: none"> • \$10 per tire • \$25 per tire with a rim 	
Refundable Beverage Containers	FREE	
Septage A – All Liquid Waste delivered via meter at the WWTP except as identified in “B” and “C” below.	\$30.00/m ³	
B – Septage delivered from residential septic tanks within the RMOW.	\$2.75/m ³	
C – Aerated holding tanks within the RMOW as approved under the RMOW Bylaw No. 551, Septage from RMOW transfer station and Whistler Compost Plant.	\$1.50/m ³	
Unsecured Loads	<ul style="list-style-type: none"> • \$30.00 per load 	

**RESORT MUNICIPALITY OF WHISTLER
LAND USE PROCEDURES AMENDMENT BYLAW (Solid Waste Storage and Separation
Facilities) No. 2155, 2017**

A BYLAW TO AMEND LAND USE PROCEDURES AND FEES BYLAW NO. 2019, 2012

WHEREAS a municipal council may, by bylaw pursuant to s. 154 of the *Community Charter*, delegate its powers duties and functions to an officer or employee of the municipality;

NOW THEREFORE the Council of the Resort Municipality of Whistler enacts as follows:

1. This Bylaw may be cited for all purposes as "Land Use Procedures and Fees Amendment Bylaw (Solid Waste Storage and Separation Facilities) No. 2155, 2017".
2. Schedule B to Land Use Procedures and Fees Bylaw No. 2019, 2012 is amended by:
 - a. Deleting the words "New buildings or structures for storage and refuse and recycling facilities conforming to the Resort Municipality of Whistler Garbage Disposal Bylaw No. 1445, 1999" and replacing it with the following:

"New buildings or structures for solid waste separation and storage facilities in compliance with Resort Municipality of Whistler Solid Waste Bylaw No. 2139, 2017"
3. Schedule D to Land Use Procedures and Fees Bylaw No. 2019, 2012 is amended by:
 - a. Deleting the words "New buildings or structures for storage and refuse and recycling facilities conforming to the Resort Municipality of Whistler Garbage Disposal Bylaw No. 1445, 1999" and replacing it with the following:

"New buildings or structures for solid waste separation and storage facilities in compliance with Resort Municipality of Whistler Solid Waste Bylaw No. 2139, 2017"

Given first and second readings and third reading on this ____ day of 2017.

Adopted by Council on this ____ day of _____, 2017.

Nancy Wilhelm-Morden,
Mayor

Brooke Browning,
Municipal Clerk

I HEREBY CERTIFY that this is a true copy of Land Use Procedures Amendment Bylaw (Solid Waste Storage and Separation Facilities) No. 2155, 2017

Brooke Browning,
Municipal Clerk

RESORT MUNICIPALITY OF WHISTLER

“FIVE-YEAR FINANCIAL PLAN 2017-2021 AMENDMENT BYLAW NO. 2158, 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. 2158, 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 18th day of July, 2017

ADOPTED by Council this ____ day of _____, ____.

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. 2158, 2017”.

Brooke Browning
Municipal Clerk

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

**BYLAW 2158, 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**

**BYLAW 2158, 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 Re	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**

**BYLAW 2158, 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
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
	61,178,728	39,441,001	29,112,300	25,393,546	23,757,147

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

**BYLAW 2158, 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
	<u>42,203,551</u>	<u>26,358,876</u>	<u>16,504,321</u>	<u>12,736,840</u>	<u>11,039,752</u>
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
	<u>11,449,210</u>	<u>11,644,760</u>	<u>11,773,746</u>	<u>11,831,733</u>	<u>11,888,172</u>
REVENUE AND TRANSFERS LESS EXPENDITURE	-	-	-	-	-

From: Miranda Foord [<mailto:mirandafoord@hotmail.com>]

Sent: Thursday, July 13, 2017 15:39

To: Mayor's Office <mayorsoffice@whistler.ca>

Cc: Elise Savard <elisesavard@hotmail.com>

Subject: Montebello - New Bus Parking Issues.

To the Mayor and Council,

We are disappointed in the recent change to the bus parking area in town. Please see my letter attached. I hope we can solve this issue.

Miranda Foord
4625 Montebello Place

Miranda Foord
4625 Montebello Place
Whistler, BC, V0N1B4

July 13th, 2017

To the Mayor and Council,

I wanted to bring to your attention the issue that we are being faced with in the beautiful Montebello estate. With the introduction of the paid parking to lots 4 & 5 and moving the bus parking to Blackcomb Way you have created more problems to the local community and have not thought this through.

Along side the multiple issues of pollution and noise my biggest concern is the safety of the neighborhood and the pedestrians on the valley path that runs along Blackcomb way. Obviously no thought has gone into this change and if you take the time to stand down at the Montebello entrance you will see the amount of traffic there is along this trail. It is a major thoroughfare in and out of the village, which will only become busier with the new paid parking rules. Summer and winter this path is super busy and the tenants of Montebello know to be extra safe when exiting our property. The other day I watched as a bus was making a U turn at the entrance and almost hit an entire family on bikes, this is an accident waiting to happen.

Other Concerns with the buses parking along side Montebello:

- We were not involved in this decision even though this space is right next to our property.
- I did not receive any information to inform me of this change and I live here permanently
- No one is monitoring this space and cars and trucks are also parking here.
- Increase in traffic to a once peaceful street.
- Increase in pollution from idling busses and garbage left alongside the road.
- Increase in noise from idling busses and busses starting up and shutting off.
- Busses are starting engines and idling early in the morning.
- Disturbance to the neighborhood during the night.
- The shoulder where the busses park is gravel and stirs up all the dust.
- A tenant of Montebello saw a bus driver throw a cigarette out of his bus into a grassy area.
- Blocked Views

Owners of Montebello town homes have a right to peaceful enjoyment of their property. This unilateral move by the RMOW has destroyed this. Please find an alternate solution to this problem.

Sincerely Yours,

Miranda Foord
Ph: 604-388-8666

4636 Montebello Pl.,

July 14 , 2017

To Mayor and Council:

I notice that the “no parking” signs have been replaced along Blackcomb Way with signs that read “Bus Parking Only – Violators will be Towed”. This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. This is wrong on several levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views. We’ve noticed that some busses idle for hours as the driver sits and waits.
- According to the signage, buses can park in this area 24/7 and could be arriving or departing any time of the day or night causing a disturbance to the residents of this complex. The traffic along Blackcomb way has become much heavier in the last couple of years and we are not prepared to accept the additional nuisance from buses.
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the “consultation process”
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which can drift onto our residential property.

I strongly request that the RMOW put back the “no parking” signs and move the buses back to one of the parking lots where they belong.

I await your response.

Respectfully,

Bruce and Karen Kelsch

4636 Montebello Pl.

Bruce.kelsch@rbc.com

4653 Montebello Place

Friday July 14, 2017

To Mayor and Council:

I notice that the "no parking" signs have been replaced along Blackcomb Way with signs that read "Bus Parking Only – Violators will be Towed". This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. This is wrong on several levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views.
- According to the signage, buses can park in this area 24/7 and could be arriving or departing any time of the day or night causing a disturbance to the residents of this complex. The traffic along Blackcomb way has become much heavier in the last couple of years and we are not prepared to accept the additional nuisance from buses.
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the "consultation process"
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which can drift onto our residential property.

I strongly request that the RMOW put back the "no parking" signs and move the buses back to one of the parking lots where they belong.

I await your response.

Respectfully,

Celine & Gilles Bruneau
4653 Montebello Place
Email: bruneauc@telus.net
Cell: 604.612.5075

From: Theo Ong [<mailto:theo@synergen.ca>]

Sent: Friday, July 14, 2017 10:29

To: Mayor's Office <mayorsoffice@whistler.ca>

Subject: 4616 montebello place, whistler - bus parking on blackcomb way

See attached

Theo

6048050307

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

VIA email: mayorsoffice@whistler.ca

July 14, 2017

To Mayor and Council:

I notice that the "no parking" signs have been replaced along Blackcomb Way with signs that read "Bus Parking Only – Violators will be Towed". This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. This is wrong on several levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views.
- According to the signage, buses can park in this area 24/7 and could be arriving or departing any time of the day or night causing a disturbance to the residents of this complex. The traffic along Blackcomb way has become much heavier in the last couple of years and we are not prepared to accept the additional nuisance from buses.
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the "consultation process"
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which can drift onto our residential property.

I strongly request that the RMOW put back the "no parking" signs and move the buses back to one of the parking lots where they belong.

I await your response.

Respectfully,



Theodore Ong (Synergen Holdings Ltd.)

4616 Montebello Pl.

theo@synergen.ca (604)805-0307

4604 Montebello Pl.,
15 July , 2017



To Mayor and Council:

I notice that the "no parking" signs have been replaced along Blackcomb Way with signs that read "Bus Parking Only – Violators will be Towed". This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. This is wrong on several levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views.
- According to the signage, buses can park in this area 24/7 and could be arriving or departing any time of the day or night causing a disturbance to the residents of this complex. The traffic along Blackcomb way has become much heavier in the last couple of years and we are not prepared to accept the additional nuisance from buses.
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the "consultation process"
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which can drift onto our residential property.

I strongly request that the RMOW put back the "no parking" signs and move the buses back to one of the parking lots where they belong.

I await your response.

Respectfully,

Nigel Findlay-Shirras
4604 Montebello Pl.
E-Mail = f.scanada@shaw.ca

From: Chantel O'Neil [<mailto:chanteloneil@hotmail.com>]

Sent: Sunday, July 16, 2017 08:22

To: Tim Lovell <timlovell@me.com>; Bob Cessford <cessfordb@yahoo.com>; Jeffrey Shier <jeffshier@me.com>; Zygi Plazak <zplazak@hotmail.com>; Tom Cohen <senecaiii@hotmail.com>; Marcus Chalk <marcuschalk@shaw.ca>; Mayor's Office <mayorsoffice@whistler.ca>

Cc: Beau Craig <beau@wrm.bc.ca>

Subject: Re: Bus Parking on Blackcomb Way

4655 Montebello Pl.,

July 16, 2017

To Mayor and Council:

As a long time owner in Montebello, I am very concerned to notice that the “no parking” signs have been replaced along Blackcomb Way with signs that read “Bus Parking Only – Violators will be Towed”. This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. This is wrong on several levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views.
- According to the signage, buses can park in this area 24/7 and could be arriving or departing any time of the day or night causing a disturbance to the residents of this complex. The traffic along Blackcomb way has become much heavier in the last couple of years and we are not prepared to accept the additional nuisance from buses.
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the “consultation process”
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which can drift onto our residential property.

I strongly request that the RMOW put back the “no parking” signs and move the buses back to one of the parking lots where they belong.

I await your response.

Respectfully,

Chantel O'Neil

4655 Montebello Pl.

chanteloneil@hotmail.com

From: Lisa Zumpano [<mailto:lisazumpano@hotmail.com>]
Sent: Sunday, July 16, 2017 13:37
To: Wanda Bradbury <WBradbury@whistler.ca>
Cc: beau@wrm.ca; Brian McAlister <cornetcapital@hotmail.com>
Subject: Bus Parking on Blackcomb Way

Dear Mayor and Council:

As an owner of Montebello 1 (4612) I am appalled and upset by the recent decision to allow bus parking along Blackcomb Way. To date I have had to deal with idling busses, fumes and just today, one particular driver coming into our yard to urinate outside my back door while my son and I were having lunch! This is unacceptable!

I support car pooling and transportation services however this decision on where to park buses is not only ill thought out and rash but disruptive and downright intensive to tax paying residents and their families.

I strongly oppose this decision and plan to do my utmost to rally our complex and other residents to strongly lobby the council and yourself to change this decision and find more amenable parking arrangements for these buses.

Lisa Zumpano

Tel: 604-818-0635

From: Tom Cohen [<mailto:senecaiii@hotmail.com>]
Sent: Sunday, July 16, 2017 10:59
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Fwd: Charter Bus Parking on Blackcomb Way

Dear Mayors Office,

I am resending this correspondence to you after reviewing the council package for the 18 July meeting. We noticed that many of our neighbors correspondences are listed in the package on Page 5 (ex. Cessford, Shier, Lovell) but ours via email dated 7 July, was not. We want to make sure our voices are counted among those opposing the variance allowing bus parking along Blackcomb Way.

Thank you.

Tom and Lisa Cohen
604-932-3960

Sent from my iPhone

Begin forwarded message:

From: Tom Cohen <senecaIII@hotmail.com>
Date: July 7, 2017 at 5:52:13 PM PDT
To: "mayorsoffice@whistler.ca" <mayorsoffice@whistler.ca>
Cc: Bob Cessford <cessfordb@yahoo.com>, Jeff Shier <jeffshier@me.com>, Chantel O'Neil <chanteloneil@hotmail.com>, MARCUS CHALK <marcuschalk@shaw.ca>, Zygi Plazak <zplazak@hotmail.com>, Beau Craig <beau@wrm.bc.ca>, Tim Lovell <timlovell@me.com>, "gglotman@me.com" <gglotman@me.com>, Tom Snyder <erictsnyder@comcast.net>, Lisa Cohen <lisabcohen03@gmail.com>
Subject: Charter Bus Parking on Blackcomb Way

Dear Mayor and Council,

We are 15 year seasonal owners of 4632 Montebello Place (Phase 1). We arrived in Whistler midday July 2nd Friday for a long weekend. We were very surprised to find charter buses parked along the shoulder paralleling and adjacent to our properties on the west side of Blackcomb Way. That places buses 30 – 40 feet from our doors and windows in plain view. We can see, hear and smell them. Since we had no previous knowledge of your plan, the appearance of the buses comes as a complete shock. So much so, that it requires as strong an objection as we can make to your decision. We understand that this situation is a symptom of significant growth and parking challenges you are attempting to address. But this is not a step in the right direction.

Here's why:

1. You have deliberately turned Blackcomb Way into a commercial parking lot adjacent to (RM22) residential property. In doing so, I assume you understand the actual and immediate negative impact you're making on our property values.
2. We had no warning that this was underway and no opportunity to provide input. A two-page notice stuffed in our door from Emma DalSanto dated June 26th, 2017 is helpful and appreciated, but points to deeper problems with the planning and execution. First of all, the notice has no "effective" start/stop

dates (if there is one). The notice from Ms. DalSanto says that there were 10 community workshops, 5,000 survey responses and 500 participants at public meetings. To the best of our knowledge, Montebello 1 owners were never notified of a plan to park buses in plain view nearly in their backyards. We never had an opportunity to respond to a survey, workshop or public meeting on this particular topic. Again, this all comes as a complete surprise.

Although our neighbors on the west side of Montebello Place may not see the beached whale invasion of buses as we do, they certainly can hear and smell them and it's no less impact on their property values. Apparently, though, they don't count since they did not receive the 26 June notice. That's a lack of transparency on someone's part.

Finally, regarding execution, the notice from Ms. DalSanto tells us that signs would be placed along Blackcomb Way to "...allow motor coach parking from 8 a.m. to 8 p.m. ". However, the posted signs actually say "BUS PARKING ONLY, Unauthorized Vehicles will be towed at owner's expense". If there was an attempt to mitigate noise and disruption on our behalf in the planning, it fell apart in the execution. The signs allow 24/7 bus operations. That's exactly what's happening.

3. Despite the cheery printed listing of RMOW Bylaws controlling engine idling we received in the 26 June notice, the bus drivers didn't get the message or choose not to observe the regulation. Engines, passenger air conditioning equipment, trailers with air compressors or other shrouded noise making equipment are operating well outside the one minute limit at all hours. Here's the impact: It's summer and the windows are open. We clearly hear and smell everything being generated by the buses including the backup warning beeping. Worse, the shoulder on Blackcomb Way is dusty. Every time a bus arrives or departs, the dust swirls. If the breeze is from the east, the dust is heading for our yards, open windows, doors and interiors.

If everything we are describing were within 30-40 feet of **your** living room windows, you'd be objecting too.

There are other options for bus parking that should be investigated. We've noticed buses along the eastside of Hiway 99 north of Nester's Market and possibly open space in the former Holburn property west of the tennis club. Neither of those appear to violate residential areas and won't be as unsightly as the current situation along Blackcomb Way, which we might add, is not adding to the overall tourist appeal of the Whistler-Blackcomb experience.

We strongly request and recommend that you revert the signage back to "No Parking", remove the buses from Blackcomb Way and find a better non-disruptive place for parking.

Sincerely,

Tom and Lisa Cohen
4632 Montebello Place
604-932-3960
425-449-8620 (U.S. Home)

From: Gina Goller [<mailto:ginagoller1@gmail.com>]
Sent: Tuesday, July 18, 2017 21:59
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Parking Regulation Changes on Blackcomb Way

4648 Montebello Pl.,
July 18,2017

To Mayor and Council:

I notice that the “no parking” signs have been replaced along Blackcomb Way with signs that read “Bus Parking Only – Violators will be Towed”. This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. This is wrong on several levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views.
- According to the signage, buses can park in this area 24/7 and could be arriving or departing any time of the day or night causing a disturbance to the residents of this complex. The traffic along Blackcomb way has become much heavier in the last couple of years and we are not prepared to accept the additional nuisance from buses.
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the “consultation process”
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which can drift onto our residential property.

I strongly request that the RMOW put back the “no parking” signs and move the buses back to one of the parking lots where they belong.

I await your response.

Respectfully,
Jason & Gina Goller
4648 Montebello Pl.
Ginagoller1@gmail.com

4646 Montebello Place.

Whistler

20th July , 2017

To Mayor and Council:

I live in Montebello 1, a development that has been profoundly, negatively affected by your actions regarding bus parking. This has to be one of the most ill thought through proposals ever. Just which elected official thinks it is okay to turn a residential area into a bus parking lot? I notice that the “no parking” signs have been replaced along Blackcomb Way with signs that read “Bus Parking Only – Violators will be Towed”. This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. This is wrong on many levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views.
- According to the signage, buses can park in this area 24/7 and could be arriving or departing any time of the day or night causing a disturbance to the residents of this complex. The traffic along Blackcomb way has become much heavier in the last couple of years and we are not prepared to accept the additional nuisance from buses.
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the “consultation process”. Not acceptable.
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which can drift onto our residential property, as well as being very noisy at all hours.
- I have noted groups of bus drivers, who clearly have nothing else to do, gathering and chatting for hours at a time. Along with this a surprising number smoke, leaving cigarette smell and butts along the way. I strongly object to them being able to smoke so close to my house.
- How do you propose snow clearing happen in the winter?

I strongly request that the RMOW put back the “no parking” signs and move the buses back to one of the parking lots where they belong. I note base 2 lots to be practically empty whenever I go by. This was an ill thought action by you; it is totally unacceptable to treat the residents as you have. Change it now or I will be one to add my voice to the many unhappy residents at election time.

I await your response.

Respectfully,

Lynn and James Hill, 4646, Montebello Pl.

lynmhill@shaw.ca

604 932 2624

4611 Montebello Pl.,
July 18th, 2017

To Mayor and Council:

Bus Parking on Blackcomb Way

I am revising my original July 4th letter due to new events that have occurred since that time:
I notice that the “no parking” signs have been replaced along Blackcomb Way with signs that read “Bus Parking Only – Violators will be Towed”. This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. The signs have now been replaced with “Bus Parking Only 8:00am to 8:00pm – Violators will be towed. This is wrong on several levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views. (Owners have had to ask buses to turn off their engines) Buses use back-up beepers which is very nerve-jarring
- According to the signage, buses can park in this area from 8:00am to 8:00pm and any vehicle can park there from 8:00pm to 8:00am the following day. The traffic along Blackcomb Way has become much heavier in the last couple of years and we are not prepared to accept the additional nuisance from buses
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the “consultation process”
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which can drift onto our residential property
- Garbage such as empty beverage containers, food wrappers (bear attractants?) and cigarette butts are now building up along the shoulder
- I personally witnessed a live cigarette but being flicked out of the open door of a bus. There is a serious fire hazard due to the dry grass along the berm
- Buses are making U-turns at the entrance to Montebello which is a traffic hazard to vehicles on Blackcomb Way as well as Montebello residents entering and leaving the property. Also, people biking or walking on the Valley Trail are at risk

I strongly request that the RMOW put back the “no parking” signs and move the buses back to one of the parking lots or other designated areas more suitable for large coaches.

I await your response.

Respectfully,
Robert Cessford
4611 Montebello Pl.



Re: Bus parking on Blackcomb Way

* To Mayor and Council:

I notice that the "no parking" signs have been replaced along Blackcomb Way with signs that read "Bus Parking Only – Violators will be Towed". This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. This is wrong on several levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views.
- According to the signage, buses can park in this area 24/7 and could be arriving or departing any time of the day or night causing a disturbance to the residents of this complex. The traffic along Blackcomb way has become much heavier in the last couple of years and we are not prepared to accept the additional nuisance from buses.
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the "consultation process"
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which can drift onto our residential property.

I strongly request that the RMOW put back the "no parking" signs and move the buses back to one of the parking lots where they belong.

I await your response.

Respectfully,

Anne Findlay-Shirras

Anne Findlay-Shirras
4604 Montebello Pl.
annefindlayshirras@gmail.com

4658 Montebello Pl.,
July 18, 2017

To Mayor and Council:

I notice that the “no parking” signs have been replaced along Blackcomb Way with signs that read “Bus Parking Only – Violators will be Towed”. This was done without any consultation with the owners of Montebello Phase I which is adjacent to the new bus parking area. This is wrong on several levels:

- Montebello Phase I is a residential zone (RM22). Now the residents have to deal with the noise and diesel fumes from the buses as well as blocked views. Numerous times over the last few weeks we have had to remind bus drivers that “vehicles are not permitted to park with the engine idling for a period longer than **one minute**” (as the buses were not meeting any of the exceptions to the rule).
- The traffic along Blackcomb way has become much heavier in the last couple of years and the parking of buses adds to the congestion.
- Absolutely no discussion was held (as common courtesy) with the owners of Montebello I. A few leaflets were stuffed in some of the doors of our strata which is the extent of the “consultation process”
- The shoulder where bus parking is allowed is gravel and movement of buses on this surface stirs up dust which is drifting onto our residential property, as we are located in close proximity to the sidewalk. The dust is also a nuisance to those walking or biking along the sidewalk.

I strongly request that the RMOW put back the “no parking” signs and move the buses back to one of the parking lots.

Respectfully,

Nancy & Alex Christopher, 4658 Montebello Pl.
nchristopher2001@shaw.ca

Full Name: Jerome DaSilva

Mailing Address: 10616 NE 156th Street, Brush Prairie, WA, 98606

Civic address if different from mailing address: 4849 Casabella Crescent, Whistler, BC, V0N 1B4

Email Address: jeromejdasilva@yahoo.com

Phone Number: 360-901-0403

Thank you for considering my concern. As a homeowner in the Montebello complex I am concerned about the recent decision to allow bus parking on Blackcomb Way. This decision has completely changed the look and feel of our neighborhood. The buses are unsightly, loud, and smell of exhaust. Our small neighborhood is really an example of a well maintained whistler community that invests in landscaping and maintenance to keep our homes and neighborhood feeling like we are in the mountains. The helicopter pad and changing of walk/bike access to the village had a significant impact on our livability and safety for our children accessing the village. With the addition of commercial bus parking in front of our homes, I feel again that we are being significantly impacted in an undue manor. Additionally, for many community members and visitors, the valley trail on Blackcomb Way is their main access point to the village, and now is very unsightly and exhaust filled. I would suggest moving the bus parking to a designated lot or area away from neighborhoods and the valley trail. Perhaps a Whistler-Blackcomb operations lot that is already accustomed to large commercial vehicles would be a good temporary alternative? Thank you again for your consideration.

- Jerome DaSilva

Please sign the form by entering your initials: JD

Full Name: David Bauman

Mailing Address: 4869 Casabella Crescent Civic address if different from mailing address:

Email Address: dave@magnumprojects.ca

Phone Number: 6045619300

Re: bus parking along black comb way

We are owners in the Montebello community. To our shock and dismay we have learned of the recent approval to allow bus parking along this pristine stretch of the valley trail.

Users along the trail once had beautiful vistas of the mountain range and unique wetland areas along the trail and now are forced to deal with row after row of large commercial buses.

As an owner these buses are idling for long periods of time which is in contravention of the bylaw and not parking wishing allowed areas.

Surely there are better locations -away from residential and sensitive natural area- to park these buses. The other weekend there were 20+ buses along this stretch many illegally parked out of marked areas.

Please reconsider this bus parking plan and let homeowners and users of the trail enjoy this beautiful residential area.

Sincerely

Dave Bauman

Please sign the form by entering your initials: Db

Full Name: Darlene Johnson
Mailing Address: 202-1000 Beach Avenue, Vancouver, BC V6E 4M2
Civic address if different from mailing address: 4867 Casabella Crescent, Whistler
Email Address: darlene@mdhk.ca Phone Number: 778-878-2970

Dear Mayor and Council members,

My husband and I are quarter share owners in the Montebello complex, week 'D', and have only become aware of the new bus parking recommendations. We are dismayed with the decision to encourage bus parking along Blackcomb Way, directly alongside our property, with no advance notice to us as owners. We purchased our share of this property in 2009 when plenty of units were available for sale, choosing this one because it had a view of the wetlands and nature trail woods from the windows (and Blackcomb mountain from the hot tub). Both Saturday and today our view is obscured by buses - and I presume it now will be every other day we are up here this summer, yesterday being the exception because of Ironman closures.

The loss of view makes us angry every time we glance out the windows but we are also concerned about the reduced visibility when exiting the Montebello complex. On Saturday, we headed to Alta lake with our new kayak and found that our visibility was dangerously obscured by the parked buses on each side of Settabello. This is just an accident waiting to happen - pedestrians, cyclists and skateboarders on the Valley Trail and now invisible vehicles on Blackcomb Way.

In our years of walking around the community, we have often seen buses in the empty Spruce Grove parking lot. Why are you not encouraging drivers to use that space? Or, if Blackcomb Way must be a permitted parking area, cut it off north of Settabello so visibility is protected for entering the near lane of traffic and views are protected for those who have always had unobstructed views of the road and woods across.

Thank you for your attention to this matter.
Darlene and Mark Johnson

Please sign the form by entering your initials: DJ

From: Mike R [<mailto:lifestylevend@gmail.com>]
Sent: Tuesday, August 01, 2017 12:29
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Valley Trail in Bayshores and Highway 99

Mayor and Council,

I am writing to bring attention and awareness to the stretch of highway in Bayshores, located on the west side of 99, that connects the two sides of the valley trail together. If a walker, biker or someone off to the bus stop were to cross at the lights from Bayshores and make a right towards Alpha Lake(or vice versa), they would endure a harrowing stretch of highway with cars whizzing by mere feet away. The section immediately near the lights is especially bad, it's a blind corner(from the north) and motorists would see the pedestrian at the last second. I realize that the valley trail "ends" on Lake Placid(and 99), an reconnects on the opposite side of the highway on it's way up Bayshore Dr and Cheakamus Way. Living in Bayshores for a number of years, I have realized how much that highway-side connector is used and how hazardous it can be. I would ask next time you drive by the Bayshore lights, take a look at the west side of the highway. Imagine someone waiting there with bike and chariot, a stroller or for a visitor who is new to biking.

I would like to suggest a Valley Trail connector that links the Lake Placid rd exit to the Bayshore lights. A protective meridian from traffic along this stretch of highway would allow more people to utilize this stretch of Valley Trail and not fear for their lives. Let's connect The Valley Trail at Bayshores!

Thank you for your time and consideration.

Kind Regards,

Mike Raddatz

2359 Cheakamus Way
Bayshores
604 932 0744

4611 Montebello Pl.,
August 1st, 2017

To Mayor and Council:

Buses Still Parking on Blackcomb Way

I notice that the RMOW has applied an oil-like substance to the gravel shoulder where the buses are parking in an attempt to stop the dust kicked up by the large vehicles. This attempt has only been partially effective as dust still rises from the gravel. I would like to know what this substance is and I would also like to see the environmental impact report that says it's OK to apply this material to an area that drains directly into the adjacent wetlands.

Further, I would like to see the traffic safety report that says it's OK for buses to make a U-turn on Blackcomb Way at the entrance to Montebello, endangering pedestrians & bikers on the valley trail, traffic on Blackcomb Way as well as residents entering and leaving Montebello.

Additional signage has been posted advising buses not to idle their engines. What about their back-up beepers and the diesel fumes when they arrive and depart? (and they're not always abiding by these signs).

At the regular Council meeting July 18th Mayor Wilhelm-Morden said "the situation is temporary". Since that time more resources have been used to spread the oil-like material on the shoulder and post new signage. This doesn't look very temporary and is inconsistent with the message we received at the Council meeting.

An otherwise beautiful summer is being degraded for residents of Montebello I, not to mention the potential reduction of property values.

In short, "Band-Aids" will not rectify this situation as it remains intolerable for buses to park adjacent to this residential complex. Please let me know when this "temporary" situation will end and buses will be permanently removed from this area.

Respectfully,
Judith Cessford
4611 Montebello Pl.

Submitted on Monday, August 7, 2017 - 10:16 Submitted by anonymous user: 75.155.219.129
Submitted values are:

Full Name: Ashley Willard

Mailing Address: 5716 Marine Drive, West Vancouver, V7W2r9 Civic address if different from mailing address:

Email Address: ashley@beyondthebuildings.com Phone Number: 604-619-1511 Your Message:
Mayor and Council,

As a second homeowner in Whistler I am shocked by the recent decision to allow for commercial buses to park along Blackcomb Way. Blackcomb Way is a pristine section of the valley trail bordering sensitive wetlands.

I know many people have called in to complain however my comments are in regards to the safety liability that is now arising along Blackcomb way.

In one day, I've witnessed several large commercial buses pull U turns on Blackcomb way. They are pulling the U turns in the middle of the street and additionally using the Montebello entrance which the valley trail bisects as a U turn route. As you can imagine, this poses a huge safety issue for the numerous cars, bikes and pedestrians along Blackcomb Way and the Valley trail.

In addition to the U turns, buses are also repetitively driving slowly down Blackcomb way with their hazard lights on in hopes to find parking. This is causing vehicles to overtake the buses in the oncoming lane and across pedestrian walk lanes!

Council and the Transportation department has clearly NOT thought this through and parking should not be allowed along Blackcomb Way. This 'temporary' measure needs to be changed immediately. Absolutely ridiculous this is occurring and being allowed by council.

Please sign the form by entering your initials: AW

From: Ross and Jean [<mailto:rossandjean@shaw.ca>]

Sent: Wednesday, July 19, 2017 21:43

To: Mayor's Office <mayorsoffice@whistler.ca>

Subject: Year round water restrictions

Mayor and Council ,Rural Municipality of Whistler

It has come to our attention that By Laws are proposed that would restrict water use regardless of the level of water availability. This is in our opinion a policy that will unnecessarily and severely affect the natural environment. This natural environment is one of the major reasons that people from all over the world come to visit our beautiful valley. Inadequately watered landscaping that is in close proximity to our homes is a significant danger in terms of fire hazards.

We urge you to consider the consequences of taking a simplistic approach that is a blanket decision and not one made in response to a current situation.

We live in an environment of abundant water, making long term plans to store and or access this resource are better options than proposing to destroy the beauty that has been mandated by your predecessors.

We appreciate your consideration.

Regards

G. Ross and Jean Clark

3104 St Moritz Cres. Whistler. 604-932-4482, Email rossandjean@shaw.ca

E

Whistle

From: Cynniew Woodward [<mailto:cynniew@gmail.com>]

Sent: Friday, July 21, 2017 08:17

To: Mayor's Office <mayorsoffice@whistler.ca>; Engineers <Engineers@whistler.ca>

Subject: irrigation restrictions

Dear Whistler Council,

I am totally against changing the irrigation plan for Whistler. Quite frankly, with all of the wildfires around, your timing couldn't be worse. Whistler is a shining example of a world-class resort, and to put our vegetation at risk is a foolish thing to do.

We pay huge resort fees to the municipality and enjoy showing off our community to guests from all over the world.

There has been no consultation on this matter, (although there has been a suggestion that there has)

and for you to go ahead with such disregard is careless and negates our rights to consultation.

Cynthia Woodward

Whistler: Unit #30, 4644 Blackcomb Greens, Whistler, BC

Vancouver: 802-1280 Richards Street, Vancouver, BC V6B1S2

Email: cynniew@gmail.com

Cel: 604-512-5059

From: Alan Macey [<mailto:amacey@telus.net>]
Sent: Saturday, July 22, 2017 11:20
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: proposed water restriction 2018

Dear Mayor and Council :

I read with interest the proposal to install new measures to conserve potable water at Whistler. The main target of the proposed restriction is the RS-1 zoned properties at Whistler. This is a flawed concept for a variety of reasons.

1. Landscape Gardening (particularly landscaped rockeries and flower beds) constitute a hobby for a number of resident and non-residents. This hobby is not only for physical exercise, mental health and accomplishment.
2. Landscape gardening enhances the appearance of homes and adds to the overall beauty of Whistler that complements what the taxpayers support on the various boulevard that the visitor see entering the village and entrances to subdivisions .

The installation of increased restricted watering will do the following:

1. The unsightly yard issue will grow dramatically
2. An increase in combustible matter will be an unintended consequence
3. The reduction in service without a reduction in utility costs is a regressive tax imposed on the RS-1 affected properties

Prior to implementing new restrictions take the time to get input from what is happening in the interior as we write and speak with the long-term homeowners who care about their properties . Please don't use the excuse of wildfire fighting as a reason to conserve water because to me it is demonstrating the ultimate red herring and a lack of commonsense. The comprehensive report on wildfire fire probability and affected areas for Whistler combined with and the current situation in the interior demonstrate all too clearly that the combination of a strong wind from Pemberton in dry conditionsthe need for reserve water in excess of average normal annual consumption will be long gone as the fire sweeps toward Function Junction.

If one does a tour of the various subdivisions in Whistler and completes a head count of the unsightly yards, it is obviously predictable what will occur to the front yards of RS-1 properties currently displaying grasses, plants and flowers.

Yours Truly

Alan and Nancy Macey
743 Glenwood Dr
Delta, BC V4M 2J7

604.943.3262

From: Keith Lambert [<mailto:keithmlambert@aol.com>]

Sent: Sunday, July 23, 2017 13:16

To: Mayor's Office <mayorsoffice@whistler.ca>; Wanda Bradbury <WBradbury@whistler.ca>; Engineers <Engineers@whistler.ca>; Steve Anderson <sanderson@whistler.ca>

Subject: 2018 Proposed Water Restrictions

Resort Municipality of Whistler

Dear Mayor and Council Members,

2018 Proposed Water Restrictions Bylaw (amendment to Bylaw 1538, 2001)

Our irrigation service provider, Whistler Irrigation Services, has written to advise clients of the dire impact to taxpayer's gardens in Whistler, should the proposed water use regulation amendments be implemented.

We are advised, under the proposal, there will be insufficient water to maintain a garden. Disturbingly, we are also advised that Whistler's irrigation and landscape experts have not been consulted, and have been denied access to RMOW personal to explain the facts. This is contrary to statements in the website that there have been months of consultations on this matter.

We are calling on the RMOW to not proceed with this bylaw amendment before properly explaining the water problem in Whistler (if there is one), conduct proper consultations of property owners in a public forum and come up with an acceptable bylaw amendment that does not destroy our gardens. Slipping this amendment through without the community understanding the issue and consequences is unacceptable.

Whistler is a lovely community but as we all know it is notorious for its too plentiful precipitation at least 10 1/2 months of the year. In the circumstances, I believe water should be available to responsibly irrigate gardens as a right - not a privilege. If we lived elsewhere where drought conditions prevail it would be different but thankfully we don't; we live in rainy Whistler.

The RMOW has to level with us. Is this just about municipal government meddling in our basic rights and liberties or is there a real water shortage as implied by these restrictions? From the RMOW website it is not surprising that water usage is shown at an all time high with years of residential construction continuing unabated and we have to also deal future demands from Whistler Blackcomb's proposal for land grants and more housing to pay for its mountain development program. If Whistler has not adequately planned water infrastructure, this is a serious shortcoming in local government administration that we need to know about and address it as a community.

Otherwise, the setting of arbitrary or benchmarked water use levels is irrelevant in our community because of abundant natural water.

I refer to severe drought conditions about 10 years ago in Sydney Australia. Severe water restrictions were put in place but never to the extent that private gardens could not survive. Infrastructure was built and the problem was sensibly resolved. Whistler is anything but a drought affected climate as everyone well knows. Hence the proposal to threaten enjoyment of gardens and property owner's investment therein is ludicrous.

If we do in fact have a water infrastructure problem, the community needs to know and no further development can be contemplated until the situation is addressed.

I look forward to your reply as this is a very serious problem with incomplete and inadequate consultations and an unacceptable bylaw amendment in the works.

Sincerely.

Keith & Lindsay Lambert.

Keith Lambert
604 902 3398
Chateau du Lac
2016 Nita Lane
Whistler, BC., Canada
V0N 1B2

Shangri-La Residences
#4604-1128 West Georgia Street
Vancouver, BC., Canada
V6E 0A8

Dear Whistler Stakeholder:

RE: Proposed RMOW “Year-Round” Water Sprinkling Restrictions for 2018

Have you been consulted and expressed an opinion on this issue as stated on the RMOW web site? <https://www.whistler.ca/services/water-and-wastewater/water/sprinkling-regulations>

The RMOW is proposing new water sprinkling restrictions for 2018, apparently based on months of consultation and discussion. As an irrigation expert, I was not approached and have yet to find a landscape professional, property manager, business owner, or resident who has been consulted.

For private property (including strata’s), these restrictions will preclude having an attractive healthy lawn as well as any flower beds. There is a significant municipal investment in parks and fields, thus the RMOW will continue to exempt themselves from the new restrictions in order to avoid the negative repercussions.

Are You Concerned? If so, Action is Required. Our Community will be Impacted!

- All plant material will be affected equally, not just lawns as at present.
- There is a 25% reduction in allowed watering time and 50% of that allowed time is full daylight hours when landscape is in use and watering often inappropriate.
- Years of experience have proven that most Whistler lawns require frequent fairly small applications of Water to remain healthy, due to a lack of natural top soil and at installation, thus shallow roots.
- Flowers need daily watering, 2 days a week under the new bylaw is totally inadequate.
- Drip irrigation for baskets / pots is allowed but few drip systems can operate alone, independent of the proximate garden bed irrigation. Drip is not suitable for most garden and flower beds as it is very easily, and often not obviously, damaged during regular landscape maintenance activity.

We are a unique resort community with thousands of summer visitors. Any comparison with other jurisdictions statistics and procedures is irrelevant and misleading.

Hotels, strata condo complexes, private homes, and the community at large invest heavily in professionally installed and maintained landscape in order to be as attractive as possible for residents, visitors, and prospective buyers. The RMOW should facilitate such investment, not endanger or obstruct it.

The original landscape palette was mandated by the RMOW at great cost to the owners now being told that insufficient water can be supplied to properly maintain and improve those installations. If you are concerned about the negative impact of this proposal **SEND YOUR E-MAIL NOW BEFORE IT IS TOO LATE**

Mayor: mayorsoffice@whistler.ca Infrastructure Services: engineers@whistler.ca

Include: Your Opinion / Name / Civic Address / Phone / Email Address

Sincerely,

Ed & Paul Hauschka

Whistler Irrigation Services Ltd, Serving the Whistler Community since 1988

From: Susan Smith <susanfsmith@telus.net>
Sent: July 28, 2017 9:17 AM
To: Mayor's Office; Engineers
Subject: 2018 Proposed Water Restrictions

Resort Municipality of Whistler

Dear Mayor and Council Members

2018 Proposed Water Restrictions Bylaw

My husband and I recently received the attached letter from Whistler Irrigation Services informing us of the RMOW's proposed new water restrictions in 2018. We are in disbelief that RMOW staff could proceed this far in recommending a drastically new watering bylaw without seeking input from the taxpayers, who are the major stakeholders, in Whistler. We are also significantly disturbed by the suggestion that the RMOW staff have been shutting out the landscape professionals in this community from having any dialogue on this matter, despite saying otherwise on the RMOW website. Whether it is the taxpayers, or the landscape professionals, that the staff have ignored, either way the process is flawed without providing a fair and reasonable opportunity for all stakeholders to be heard in regards to such a fundamental property right such as water.

On the merits of this proposed bylaw, my husband and I seriously question the need for such drastic restrictions in our water use given that we live in a rainforest. To our knowledge, we are not at risk of losing our main water supply through 21 Mile Creek and 14 supporting groundwater wells and one aquifer supply well. If there is a lack of infrastructure to capture additional rainwater (if the Singing Pass reservoir is inadequate), then plans should be made to develop our infrastructure to keep up with, or to be commensurate with, the growing demands that additional tourists and developers place on our services. I strongly disagree that the environmental and financial implications of building a larger reservoir would be prohibitive as stated on the RMOW website. The answer is not to run away from the challenge, but to meet it head on. Without enlarging our reservoir infrastructure at some point, we are on a self destructive path given our open invitation to the world to come and visit Whistler. If we are short of water for our gardens today, without any future vision to enlarge our infrastructure for growing demands, there is a very real risk that we will also be short of drinking water in the future. What we are struggling with today is the tip of the iceberg. The answer is not to set a 50% water consumption reduction by 2020, or to force taxpayers to let their gardens die, which will likely INCREASE THE FIRE HAZARD IN WHISTLER as the vegetation between houses will be drier and more prone to fire, which is ludicrous and may also lead to legal liability on the part of the RMOW. Undoubtedly, fire prevention, by allowing lawns and gardens to be watered daily, is a much better course of action than saving water for fire fighting that could have been used in the first place to help prevent the fire.

Water is a fundamental and necessary property right. It is certainly worthy of holding public hearings to address the benefits of enlarging our water infrastructure compared to the deleterious effects of restricting it. This is NOT SOMETHING THAT SHOULD BE LEFT TO THE RMOW STAFF. As the major stakeholders in Whistler, THE TAXPAYERS ARE ENTITLED TO HAVE A MEANINGFUL SAY IN THIS PROCESS. A public-private venture could be formed to build additional water infrastructure, given the wealth in our community, and these options (and all options) need to be fully explored before resorting to a drastic 50% water reduction and a new bylaw that will kill our gardens and increase our fire hazard.

In addition, the proposed new water restriction bylaw may raise a number of constitutional issues, including the freedom for each of us to choose how we use our fair (egalitarian) share of the available water. For example, at our home we choose to be a family of two, not a family of six, and instead we enjoy gardening as our hobby.

For all the above reasons, I implore you Madam Mayor and all Councillors to please stop this ill-conceived proposed water restriction bylaw, and the flawed process that is currently being undertaken by the RMOW staff. The RMOW staff are not our elected officials, you are. Please arrange for public hearings to address our water infrastructure, with ample notice and opportunity for all taxpayers to provide input.

Sincerely,
Susan Smith
2188 Kathleen Place
Whistler, BC
V0N1B2

Dear Whistler Stakeholder:

RE: Proposed RMOW “Year-Round” Water Sprinkling Restrictions for 2018

Have you been consulted and expressed an opinion on this issue as stated on the RMOW web site? <https://www.whistler.ca/services/water-and-wastewater/water/sprinkling-regulations>

The RMOW is proposing new water sprinkling restrictions for 2018, apparently based on months of consultation and discussion. As an irrigation expert, I was not approached and have yet to find a landscape professional, property manager, business owner, or resident who has been consulted.

For private property (including strata’s), these restrictions will preclude having an attractive healthy lawn as well as any flower beds. There is a significant municipal investment in parks and fields, thus the RMOW will continue to exempt themselves from the new restrictions in order to avoid the negative repercussions.

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Mayor: mayoroffice@whistler.ca Infrastructure Services: engineers@whistler.ca

Include: Your Opinion / Name / Civic Address / Phone / Email Address

Sincerely,

Ed & Paul Hauschka

Whistler Irrigation Services Ltd, Serving the Whistler Community since 1988

From: Joseph Redmond <redmond4@telus.net>
Sent: July 30, 2017 9:49 AM
To: Mayor's Office
Cc: Engineers; edit@piquenewsmagazine.com
Subject: Proposed water use regulations - 2018

Dear Mayor and Council

We understand that the Municipality is considering the implementation of water restrictions for the summer of 2018 (Bylaw #1538). While we agree with the general principle of water restrictions we make the following comments for Council's consideration.

The importance of installing and maintaining public landscaping is, and should be important to the RMOW and without proper water use, it can be costly. This was certainly evident recently when several of the large trees installed in the new Village entry and bus loop died, and needed to be removed. A waste of Municipal money, taxpayer's money.

Like many property owners in Whistler, we have spent several thousand dollars installing and maintaining the landscaping on our property. We enjoy this landscaping and having the correct amount of water to maintain it is important. Landscaping installation and maintenance can be costly and only with adequate water usage can costs be controlled and the properties can reflect the standard that the Municipality sets for itself in the Village, its parks and public spaces. For a home owner, it is equally important.

We noticed that the Bylaw to be considered was drafted in 2001 and appears very similar to the bylaw of the City of Vancouver. The character of Whistler is very different from that of Vancouver and the bylaw that relates to Whistler should reflect that difference. Whistler is not a large urban area with thousands of homes with large grassed areas. Whistler homes are scattered throughout a forested area many with no formal landscaping. Water bylaws should reflect this difference.

In discussing this matter with landscape suppliers as well as installation companies and irrigation companies, in general, they all suggest that shorter more frequent watering times is more appropriate than the proposed times noted in the Bylaw. Doing so, could meet the water usage proposed in the Bylaw and ensure the public and private landscaping throughout Whistler can be installed and maintained.

More specifically;

- **Section 4.** Consideration should be given to all civic addresses being able to water landscaping 7 days a week and twice a day, but for no more than 30 minutes each time.
- **Section 6.** Consideration should be given to the same hours of watering as noted in Section 4. In addition to washing motor vehicles, consideration should also be given to hand watering landscaping as long as there is a spring-loaded hand shut off.

- **Section 8.** We must assume that “Level 3” restrictions will only be implemented when water reserves are extremely low. Is there criteria to determine when Level 3 should be implemented and if so, reasonable notification must be made available to the public so that the installation of landscaping can be altered? This section should allow for the hand watering of landscaping as long as there is a spring-loaded hand shutoff.
- **Permits.** We also assume that issuance of a permit under the conditions noted would not be unreasonably withheld. Perhaps additional wording to reflect this should be included.

We trust that our concerns regarding implementation of Bylaw # 1538 will be considered.

Kind Regards,

Joe and Sandra Redmond

1077 Madeley Place

Whistler, V0N 1B1



PO Box 100
7400 Prospect St.
Pemberton
British Columbia
CANADA
V0N2L0

P. 604.894.6135
F. 604.894.6136

www.pemberton.ca

July 11, 2017

Mr. Keats McGonigal
Senior Regional Director – North America
#100 – 3407 W. Dr. Martin Luther King Jr. Blvd
Tampa, Florida
33607 USA

Via Email: keats.mcgonigal@ironman.com

Re: Village of Pemberton – IRONMAN Canada

Dear Mr. McGonigal,

At a Special Meeting called by Council and held on Tuesday, June 27, 2017, Council met to discuss the three year renewal of the IRONMAN Canada – Whistler event. The meeting was well attended by residents of both the Village of Pemberton and the SLRD Electoral Area C and Council reflected on the concerns and issues that were raised.

As such, Council revisited the previous resolution of conditional support made at the June 6th Council meeting as well as the resolution made at the June 20th meeting respecting a request for a corporate donation to the Pemberton Community Fund and passed a motion to rescind those resolutions in favour of the following resolution:

Moved/Seconded

THAT *The Village of Pemberton does not support the 3 year renewal of Ironman due to overwhelming safety concerns on the Pemberton Meadows Road.*

CARRIED

Furthermore, as you are aware, I issued a message to the Community with respect to this decision and the Village's commitment to continuing to work with our regional partners for improved cycling infrastructure and road conditions.

Sincerely,

VILLAGE OF PEMBERTON

Mike Richman
Mayor

Cc: Mayor & Council, Resort Municipality of Whistler
Chair & Board, Squamish Lillooet Regional District
Amy Barker, Ministry of Transportation and Infrastructure

From: Bill T [<mailto:tbill604@gmail.com>]
Sent: Sunday, July 16, 2017 11:36
To: Mayor's Office <mayorsoffice@whistler.ca>
Cc: Tyler Brogan <tbill604@gmail.com>
Subject: Safety at Intersection of Blackcomb Way & Sundial Crescent

Dear Mayor and Council,

I am writing to bring to your attention a safety issue at the intersection of Blackcomb Way and Sundial Crescent.

It is my opinion that the safety and efficiency of this intersection could be greatly improved by simply adding a proper traffic control signal and removing the stop sign at Sundial Crescent.

The safety issue arises when the pedestrian signal that allows pedestrians to cross Blackcomb Way is activated, vehicles exiting from Sundial Crescent onto Blackcomb Way often proceed as if they have a 'green light' and not a stop sign. This causes confusion for motorists and pedestrians because this 'green light' is not the case as there is a stop sign at Sundial that compels motorists to stop until safe to proceed.

The addition of a automatic traffic control signal would clear any confusion and also allow traffic to flow much more efficiently. Both motorists and pedestrians understand the concept of red lights and green lights but the current setup leaves room for error especially considering many motorists are in an unfamiliar setting and likely in an unfamiliar rental vehicle.

I feel that this improvement would add to the current agenda of improved traffic safety and efficiency within Whistler.

Thank-you for your consideration.

Tyler Brogan

564 Broadway Street
Victoria, BC
V8Z 2G2
Ph: 250-507-4263
e-mail: tbill604@gmail.com

Part-time address:
#61-4510 Blackcomb Way
Whistler, BC
V0N 1B4

Mark, Robyn, Owen and Elliott Edmondson
1152 Whitewater Drive
Whistler, BC
V0N 1B1
robyn.m.edmondson@gmail.com
(604) 698-8114

July 18th, 2017

Attn: Mayor Nancy Wilhelm-Morden and Council
RE: Proclamation of October 15th as "Pregnancy and Infant Loss Awareness Day"

We are parents striving to raise awareness and recognition of a tragedy sadly close to our hearts.

On October 30th, 2014 our son Owen Benjamin Edmondson was born, a day after his due date, after a wonderful and healthy pregnancy. He suffered a stressful labour which caused his heart rate to dip, and him to take a gasp of meconium which filled his lungs. He was delivered through an emergency caesarean but had already suffered severe oxygen deprivation which caused irreversible brain damage. The hospital were able to stabilize him so we could spend an incredibly powerful 5 days parenting him in the NICU, learning his character and personality traits. Time spent together as a family. Unfortunately, the damage to our little boy's brain was too much and we had to make the heart wrenching decision to remove him from life support. We were able to give Owen a beautiful death out in the fresh Vancouver air listening to the wind in the trees and feeling the raindrops land on his head. Owen's life was one full of love. His spirit lives on through every adventure and smile shared. His presence is strongly felt in our family.

Since this has happened to our little family we have learned of more people in the community, some who have come forward to support us, that have had similar experiences. One of the most alarming parts of our experience was our naivety due to the lack of awareness and the silence that surrounds these tragic events. We know that we're not alone. Promoting awareness of pregnancy and infant loss will increase the likelihood that families experiencing loss will receive understanding and support as they face the challenges of their distinctive bereavement.

We are writing to request your support to declare October 15th as “Pregnancy and Infant Loss Awareness Day” again this year in Whistler. We request that in addition to this declaration, the lights across the Fitzsimmons Creek are changed to the campaign pink/blue colours for the evening with a sign explaining the event and the municipality's support on the issue (the sign from last year could be reused this year). This event was a huge success last year, connecting many hearts in the community. It truly was a beautiful evening.

Thousands of families across Canada are devastated each year by the death of their baby through miscarriage, stillbirth or neonatal loss. It is important to our family that this day be recognized in order to help break the stigma and silence, and to once again bring our community together in support of this and each other.

There is a Canadian action site which contains information about what this day hopes to achieve, <http://www.october15.ca/>. Among other municipalities in BC and other provinces, the city of Vancouver acknowledges this day, changing the colours of the lighting on BC Place in support.

If there's involvement required from our part we would be honoured to do what is needed. We are now responsible for parenting the spirit and memory of our special son in ways we had never imagined. We want to ensure Owen Benjamin Edmondson, and the children of other local residents, are never forgotten.

Thank you for your support,
Mark, Robyn and Owen and Elliott Edmondson







July 10, 2017

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

RE: Application for 2017 Community Excellence Awards

Dear Mayor Wilhelm-Morden and Council,

Thank you for submitting the following application(s) for the 2017 Community Excellence Awards:

- Best Practices, Excellence in Action: Transportation Advisory Group: Free weekend transit program

The Selection Committee will review all applications and the winners will be announced at the Community Excellence Awards breakfast reception held during UBCM's 2017 Convention. This year, the breakfast reception will be on Thursday, September 28.

Each local government that has submitted one or more applications may bring up to five delegates to the breakfast reception. As in previous years, only staff and elected officials from the local government that submitted the application(s) are able to attend.

In order to attend the breakfast reception, please provide the name and title of up to five people no later than August 31, 2017.

If you have any questions, please contact me at 250 356-5193 or awards@ubcm.ca.

Sincerely,



Danyta Welch
Policy & Programs Officer

cc: *Michele Comeau, Manager, Communications*
Wanda Bradbury, Executive Secretary



From: Kim Stroshin [<mailto:kimstroshin@yahoo.com>]
Sent: Wednesday, July 19, 2017 15:32
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Thank you for regulating short term rentals

Dear Mayor and Council,

THANK YOU for going ahead and regulating short term rentals in Whistler. This is a wonderful step towards bringing rentals back for working people in Whistler, to allow Whistler to continue to thrive. I am so impressed with this decision. Whistler has always been ahead of the game, and this decision should stand as an example for other municipalities to follow.

Thank you again, wonderful choice and decision for the people that live and work in Whistler.

Yours truly,
Kim Stroshin
9257 Lakeshore Drive
Whistler, BC, V0N 1B9
cell: 604 902 5188

From: Kathleen Smith [<mailto:ksmith7056@me.com>]
Sent: Sunday, July 23, 2017 08:23
Cc: ksmith7056@shaw.ca
Subject: Pay Parking Lots 4 and 5

Hello to Mayor & Council

Our family believes it is a huge mistake turning lots 4 & 5 into pay parking. We pay high taxes but every year the residents have more items taken off the table. We receive less and less for our tax dollars.

It is not only the Montebello area experiencing the repercussions of the new pay parking. Eagle Drive in Whistler Cay Heights has become a parking lot overnight after July 1st with cars lining both sides of the street and no bylaw enforcement. Every street close to the village is experiencing this overflow of parking as people refuse to pay in the village. I had to call Bylaws July 2 because there was a huge 18 wheel bus (as big as a greyhound bus) parked on Par Avenue in WCH which Bylaws had to respond to.

Over the years we have gone from free parking everywhere to pay parking everywhere. And no we cannot ride a bike everywhere. We have disabilities, we have children to get to school with all their gear, we have tools that are heavy and needed for our trades, we have groceries to buy and the list goes on and on. Not all of us have showers at work and understanding people to report to regarding arriving not dressed properly and sweaty! All these uplifting photos of young people cruising to work on their bikes even in winter does not reflect the reality of our population and our situations.

You are catering to a minority in a rainy, snowy mountainous environment. We have some of the highest taxes in Canada but we still haul our own garbage and pick up our own mail. Now you take away the last free parking in the village. The taxpayers of Whistler will be out in force at the next election to resolve this problem unless the Mayor and council resolve it now. Give the taxpayers of Whistler a little free parking to help us live in this expensive difficult environment.

We have voted for the current mayor and council for two terms now and we appreciate that your jobs are not easy. Whistler is a much better place to live thanks to your efforts on our behalf. We know and appreciate how many decisions you are right about. But pay parking in lots 4 & 5 is a big mistake on so many levels and certainly not worth the revenue received and the ill will generated. If you have a family in Whistler you need a car and a small free area to park it.

Thank you for your time.

Kathleen & Bob Smith
6361 Fairway Drive
604-932-7056

July 19, 2017

Sent by email

Re: Support for Resolutions

Dear Mayor and Council,

The District of Squamish has submitted three resolutions for consideration at the 2017 UBCM Convention, two of them regarding provincial Environmental Assessment process and the other regarding access to Sexual Assault Forensic kits. We would like to take this opportunity to request your support of these resolutions.

Compensation for Staff Time Spent on Environmental Assessments

WHEREAS the Provincial and Federal Environmental Assessment processes are not the direct jurisdiction of Local Governments and therefore not subject to associated service cost recovery fees and cost of public engagement;

AND WHEREAS these Environmental Assessment processes can be very time consuming, expensive and onerous for Local Government staff, community and Council;

THEREFORE BE IT RESOLVED that the Provincial Government set up a funding system to allow for Local Governments to be compensated for the staff time spent including research, review, technical and working group participation, and to augment and support community engagement during the entire process;

AND FURTHER BE IT RESOLVED that the Provincial Government's EAO Fee Schedule be revised to include a fee for Local Governments throughout the certification process.

Improvements to the Provincial Environmental Assessment Process

WHEREAS a project subject to Provincial Environmental Assessment process can be separated into different EA processes or excluded from the process altogether such as hydro, gas supply, navigation, etc.

AND WHEREAS, because of this, there is no cumulative analysis that creates a clear picture of the entire impact of a proposal, including the five pillars of environmental assessment; Economic, Social, Environmental, Health and Heritage, thereby distorting and potentially minimizes the magnitude of the impact or understanding by the community and local government;

THEREFORE BE IT RESOLVED that the Province consider projects in their entirety when evaluating them through the environmental assessment Office.

Improved Funding and Access for Forensic Sexual Assault Evidence Kits (SAEC)

WHEREAS sexual assault evidence collection (SAEC) kits are currently funded through the Ministry of Health. The SAEC kits are considered evidence that is from a committed crime.

AND WHEREAS survivors of sexual assault need medical forensic examinations readily available on demand and should not be expected to travel further than 50km to facilitate equitable access to justice and associated resources.

THEREFORE BE IT RESOLVED that the Provincial Government move funding from the Ministry of Health to the Ministry of Justice and fund comprehensive, 24/7 access to services and staffing needed (sexual assault nurse examiners) and to provide SAEC kits in communities lacking in forensic services.

Thank you for considering our resolutions and your support is appreciated.

Sincerely,



Patricia Heintzman, Mayor
District of Squamish

Full Name: Derek Snow
Mailing Address: 34-1450 Vine Road, Pemberton, BC
Email Address: derek.snow154@gmail.com
Phone Number: 7788744469
Your Message:

I would like to address the issues I am currently faced with in Whistler.

Firstly, I have been forced out of Whistler by the overpriced rent and deplorable living conditions I faced over the past 4 years. I am here to stay permanently, as I do not have any other home to go back to, however the cost of rent is so disproportionate to the wages in this town that it is impossible to get by. I work for the Four Seasons and I have a very good career with them, however this town continues to raise the cost of living beyond what local workers can afford. As a result, I was forced to buy a new car and move to Pemberton, as this is still less expensive than a single bed in a shared room in Whistler. Also, the bus times for the 99 commuter are not ideal for workers who need to start their shifts early or finish later. But, not everyone who works in Whistler can move to Pemberton, as it is still a small community and rental properties are less numerous.

Next, the condition of the rental properties in Whistler is also disgusting. In 8 homes over the past 4 years, I have yet to live in a single one free of mould. I am certain most of the properties in the RMOW need complete renovations due to mould and structural issues.

Landlords are cramming too many people into small spaces. For a year I had someone living in my closet for \$750 per month, and shared the tiny room with yet another person. Many of the homes I've lived in don't even have locks on their front doors. Much of my valuable belongings have been stolen, I've even had rats chew through my bike helmets and raccoons get through windows. I've found some homes that have up to 26 people living inside them. Walls and dividers for rooms made from old mattresses or sheets to try to make some private spaces. Its like living in overcrowded slums, black mouldy bath tubs, piss everywhere, bug infestations, its disgusting. And we are still being charged premium rates for this!

Parking is another huge issue. Due to the high cost of living, I cannot rightfully afford parking passes, especially if the parking spots are not guaranteed for me. I have to commute for my job, but on weekends it is too busy to park. I also start my shifts as early as 6 a.m. so parking in lots 4 or 5 I cannot pay with the machines ahead of time so early.

So, in conclusion, I am facing homelessness, as are most of the local workforce of Whistler, due to illegal, overpriced housing; the housing conditions are disgusting and dangerous to the health and wellbeing of the residents forced to live there; parking fees and overcrowding have resulted in difficulty for employees from out of town to effectively get to work and make a living; businesses are beginning to suffer from loss of staff due to these conditions; and ultimately, all of this will result in future problems for the viability of Whistler as a destination, as the workers needed cannot safely or effectively live or survive in such conditions.

We need something done for the locals, we need the RMOW to focus on us, not on Profits. Give us safe and up-to-code homes, for prices that are a reflection of the income of EVERYONE, not only the wealthy, and offer better parking and transportation solutions for all 3 municipality's residents in the Sea to Sky region, so they may effectively live and deliver the work and quality that Whistler should be known for. Please sign the form by entering your initials: DS

ATTN R.M.O.W + FAX-604-935-8107 July 27/17
MAYOR NANCY WINHEM-HORDEN AND COUNCIL M. Rickli
8300 Valley Dr.
Whistler BC V8N1B2

I'de like to know why my niece
Marielle Thompson, after winning gold
in Sochi, hasn't gotten a street,
OR A PARK NAMED AFTER HER..
WITHIN 6 MONTHS IF SHE QUALIFIES, SHE
MAY BE IN KOLEA FOR 2018 GAMES?

ON ANOTHER NOTE, I liked Dawn Titus's
LETTER RE: The Plastic field that is
planned for Whistler. She really did her
research on that. a documentary I
watched lately said a green soccer
field produces as much OXYGEN AS
" 327 TREES."

Thanks Mayor and Council, you
are doing a GREAT JOB!

Kind regards M. Rickli
Alpine M.
604-932-5126 7

ATTN. RMDW Aug 4/17 6049325126 M. Rickli
Mayor + Council Fax 604-935-8109 5126 8308 Valley St
 VAN 1B8

For AGENDA "PACKAGE" For AUG 15/17 Meeting
 Re "Green Soccer Pitch" in earlier letter.

I won't be here, for the meeting that will discuss my questions.

To be honest, when I first read about the decision for a plastic (rubber) field, I thought - Oh, this is an "April Fool's" joke? But no, it was May. Noone, I speak to agrees with this decision. How about a cost sharing agreement between Whistler, Squamish and Pemberton? They will play on our fields as well, I believe.

What does "AWARE" have to say? If it's \$ and cents - ? - Perhaps donations from our community members could be collected.

What about FRANCESCO (sp) A. coming forward? - It could be named "FRANCESCO'S FIELD". What about "TO FUND ME".

I can't believe, this is a done deal? - or is it. I am a real soccer fan, and am all for more children to be exposed to the sport. My son was on a team in Langley, for five years, and I was the "ORANGE MAN". There was something special, on those Saturday A.M.'s, arriving to the DEW COVERED fields - Chatting with the other moms about how to remove grass stains.

ATTN KNOW Mayor + Council "11/11" (2)

TI RICKI

8300 Valley

Also, the injuries are different on artificial turf. Some pro-teams, refusing to play on them. (a documentary on concussions (sp) etc I watched. Vancouver, with all their rain, and milder weather may be more feasible, degrading perhaps at a lower rate.

With the world choking on plastic, why would "WHISTLER" want to be part of it? Plastic filled water bottles, sold in those vending machines at the base of the mountains, should also be banned. - When I see them scattered & rotting away between the leather, and sometimes aimlessly tossed below the lifts.

Thanks for letting me rent - I also agree with the pay parking changing - Perhaps the weekend free could be continued throughout the winter, for all the young people bussing to work. I take the bus alot a try to ride each day to village - MY BIKE

Keep up the good work - You don't have an easy job - Satisfying so many in our "beautiful" Valley

MAUREEN Ricki

8300 Valley rd - 604-937-5126

Kend

Regards

H. Ricki

July 10, 2017

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C. V0N 1B4

RE: UBCM Convention Bid for 2020 - 2026

Dear Mayor and Council,

On behalf of the UBCM Executive, I would like to thank your community for your interest in hosting UBCM conventions in the years 2020 to 2026.

The UBCM Executive met April 21 and after careful consideration the decision was made, subject to the community complying fully with the UBCM "Host Responsibilities" requirements, to award the UBCM Convention as follows:

2020 – Victoria

2022 – Whistler

** Convention is held in Vancouver every second year.*

The UBCM Executive agreed to defer a decision to award the 2024 and 2026 conventions at this time to allow member local governments the opportunity to bid if they can meet Host Responsibilities in the near future.

We want to express our sincere thanks for taking the time required to submit your bid and hope that you will again consider applying to host future UBCM Conventions when we next make a host request after 2022.

Sincerely yours,



Murry Krause
UBCM President

JUL 27 2017

Laurie-Anne Schimek, Municipal Clerk
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

Dear Ms. Schimek:

Re: UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings

At the UBCM Convention in September, Metro Vancouver will be presenting two resolutions which aim to facilitate more electric vehicle charging infrastructure in multi-family buildings. The purpose of these resolutions is to request that the Province make changes to the *BC Strata Property Act* and the *BC Utilities Commission Act* which reduce uncertainty for residents and strata councils, and enable innovative private sector solutions to this challenge.

At its June 23, 2017 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) adopted the following resolution:

That the MVRD Board:

- a) *Submit the resolutions attached to the report dated May 17, 2017, titled, "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings", as amended by the Climate Action Committee at its meeting of June 7, 2017, to the Union of British Columbia Municipalities (UBCM) to facilitate electric vehicle charging in stratified multi-family dwellings through changes to the BC Strata Property Act and the BC Utilities Commission Act; and*
- b) *Direct staff to identify appropriate BC local governments and forward this report to them prior to the UBCM Convention in September 2017, for their consideration.*

I have enclosed the resolutions, along with a report that was presented to our Board on June 23, 2017, titled "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi Unit Residential Buildings", for context. We would like to request that this correspondence be put before Mayor and Council prior to the UBCM convention this September.

If you have any questions, please contact Eve Hou, Air Quality Planner, by phone at 604-451-6625 or by email at Eve.Hou@metrovancover.org.

Sincerely,



Chris Plagnol
Corporate Officer

CP/RQ/eh

Encl: Report dated June 12, 2017, titled "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings" (*Doc #21921001*)

22097016

To: MVRD Board of Directors

From: Climate Action Committee

Date: June 12, 2017 Meeting Date: June 23, 2017

Subject: **UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings**

CLIMATE ACTION COMMITTEE RECOMMENDATION

That the MVRD Board:

- a) Submit the resolutions attached to the report dated May 17, 2017, titled, "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings", as amended by the Climate Action Committee at its meeting of June 7, 2017, to the Union of British Columbia Municipalities (UBCM) to facilitate electric vehicle charging in stratified multi-family dwellings through changes to the *BC Strata Property Act* and the *BC Utilities Commission Act*; and
 - b) Direct staff to identify appropriate BC local governments and forward this report to them prior to the UBCM Convention in September 2017, for their consideration.
-

At its June 7, 2017 meeting, the Climate Action Committee considered the attached report titled "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings", dated May 17, 2017. Arising from Committee discussion, it was recommended to amend the language in the proposed UBCM resolution, in Attachment 1 to the staff report, to reflect the allocation of costs to users. The amended UBCM resolution is shown as follows:

WHEREAS the *BC Climate Leadership Plan* has a stated goal of *supporting vehicle charging development for zero emission vehicles* to reduce greenhouse gas emissions, and lack of access to electric vehicle (EV) charging is an impediment to EV uptake;

AND WHEREAS a significant and growing proportion of British Columbia residents live in multifamily dwellings, most of which are stratified;

AND WHEREAS requirements for approval by a strata corporation under the *BC Strata Property Act* for alteration of common property represent a significant barrier to installing and accessing means of charging in stratified buildings;

THEREFORE BE IT RESOLVED that the Province of British Columbia amend the *BC Strata Property Act*, before the end of 2018, such that strata councils and strata corporations must accommodate reasonable requests from residents, for the purpose of electric vehicle charging, to access existing ~~powered outlets or, where existing powered outlets are insufficient to meet charging needs, to install new powered outlets and/or electric vehicle charging infrastructure~~ or install new powered outlets and/or electric vehicle charging infrastructure, where the assignment of associated costs are to be determined by the strata council and/or the strata corporation.

Attachment:

“UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings”, dated May 17, 2017.

21953450

To: Climate Action Committee

From: Eve Hou, Air Quality Planner
Parks, Planning and Environment Department

Date: May 17, 2017 Meeting Date: June 7, 2017

Subject: **UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings**

RECOMMENDATION

That the MVRD Board:

- a) Submit the resolutions attached to the report dated May 17, 2017, titled, “UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings” to the Union of British Columbia Municipalities (UBCM) to facilitate electric vehicle charging in stratified multi-family dwellings through changes to the *BC Strata Property Act* and the *BC Utilities Commission Act*; and
 - b) Direct staff to identify appropriate BC local governments and forward this report to them prior to the UBCM Convention in September 2017, for their consideration.
-

PURPOSE

To recommend that the MVRD Board submit two resolutions to the Union of British Columbia Municipalities (UBCM) aimed at removing two key barriers to electric vehicle charging in stratified multi-unit dwellings.

BACKGROUND

Lack of access to electric vehicle (EV) charging is considered a primary impediment to EV uptake. In order to charge an EV at home (where 80-90% of charging typically occurs) a resident must have charging infrastructure and the right to access electricity.

For single-detached home owners, and even some ground-oriented townhome and duplex/triplex dwellers, this is not a significant barrier. Barriers can be substantial, however, in multi-unit dwellings with strata-managed common parking garages.

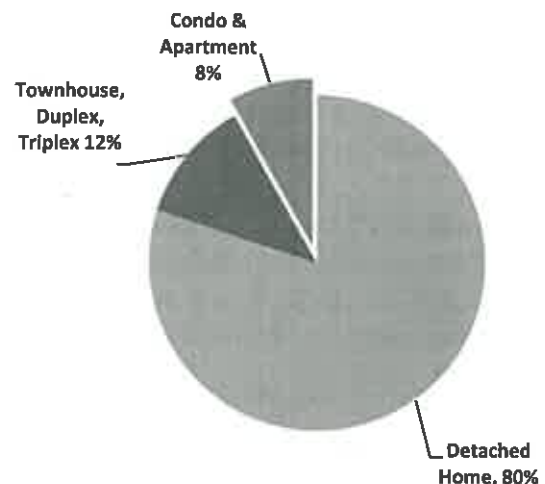


Figure 1: Percent of BC EV owners by dwelling type (2015)

This challenge is evident when considering that electric vehicle owners are disproportionately likely to reside in single-detached homes or duplexes (92%)¹. As shown in the figure below, only 8% of EV owners surveyed in BC live in apartments or condominiums, while in contrast, according to the 2011 Census, 39% of residents and 49% of

¹ Aksen et al. (2015) “Electrifying Vehicles: Insights from the Canadian Plug-in Electric Vehicle Study”, available at [http://rem-main.rem.sfu.ca/papers/jaxsen/Electrifying_Vehicle_\(Early_Release\)-The_2015_Canadian_Plug-in_Electric_Vehicle_Study.pdf](http://rem-main.rem.sfu.ca/papers/jaxsen/Electrifying_Vehicle_(Early_Release)-The_2015_Canadian_Plug-in_Electric_Vehicle_Study.pdf)

households in the Metro Vancouver region live in apartments, condominiums and row homes.

Access to charging in multi-family dwellings is a regional issue that affects virtually every municipality in Metro Vancouver. It is also a pressing issue because:

- 1) Multi-family dwellings represent an increasing share of the total number of homes in Metro Vancouver, based on regional housing starts data and Metro 2040 goals;
- 2) Electric vehicle uptake is growing rapidly in this region, and the expectation is that the launch of second generation vehicle models in 2017 and 2018 (e.g., Tesla Model 3) will result in more demand from strata residents for access to home charging.

Timely action on the part of the Provincial Government is needed to address existing institutional barriers to EV uptake in multi-family buildings.

BARRIERS TO ELECTRIC VEHICLE CHARGING IN STRATA BUILDINGS

There are about 6,700 strata corporations in Metro Vancouver. Two key barriers for EV owners living in stratified multi-family dwellings are governance and electricity resale, as described below.

Governance

The first barrier is governance. A strata corporation does not have any obligation to allow access to existing power outlets in the common parking area or to permit new installation of electric vehicle charging infrastructure on common property at the request of an owner. Although many strata councils, when approached, will make an effort to explore the options, there are also many strata councils and corporations which have rejected requests from EV owners (see References).

Metro Vancouver's EVCondo.ca aims to address this governance barrier through the provision of information to property managers, strata councils and residents; however, education alone is insufficient to ensure standards and consistency between one strata and another.

Some jurisdictions, such as the State of Hawaii and State of California, have addressed this issue through passing "Right to Charge" legislation, which guarantees residents of multi-family dwellings the ability to access vehicle charging at home.

One solution is to amend the *BC Strata Property Act* such that a strata council or strata corporation must accommodate reasonable requests from residents, for the purpose of electric vehicle charging, for access to existing powered outlets or, where existing powered outlets are insufficient to meet charging needs, to install new powered outlets and/or electric vehicle charging infrastructure by the resident.

Electricity Resale

The second barrier is related to a strata corporation's ability to recover electricity costs associated with electric vehicle charging. Under the *Utilities Commission Act* (UCA) only a 'public utility' is permitted to resell electricity, with exemptions made for municipalities selling inside their boundaries, landlords selling to tenants, and employers selling to employees. For the purposes of electric vehicle charging, strata corporations are considered analogous to landlords, and have commonly charged a 'user fee' to cover the approximate cost of electricity from resident use. However, amendment of the UCA to explicitly exempt strata corporations selling to residents would eliminate any ambiguity resulting from the Act.

Similarly, businesses not considered public utilities are technically prohibited from reselling electricity that might be used for EV charging. This removes the incentive to install privately-operated EV charging stations in public places or, potentially, within strata buildings.

Currently, in Quebec, an “infrastructure as a service” model is being piloted through Federal funding. This model involves a private company working with a strata corporation to set up EV charging in a multi-family dwelling at the expense of the private business. The business would recover costs and generate revenues through charging EV-owning residents fees for accessing the charging equipment. This moves the upfront cost and risk from the strata corporation to the private business. This model is not allowable in BC under the current regulatory environment without either a Minister’s Regulation or Cabinet pre-approval, which represents a disproportionate level of cost and effort for very small-scale electricity resale for EV charging.

A recommended solution is to amend the *BC Utilities Commission Act* to exclude from the definition of a ‘public utility’ a small-scale reseller of electricity at profit for the purpose of electric vehicle charging in public and private settings.

PROVINCIAL MANDATE

In the *BC Climate Leadership Plan (CLP)*, the Province states that it will be “developing policies to facilitate installing electric vehicle charging stations in strata buildings and developments.” This indicates that the Province is aware of the issues raised in this report; however, no progress on these initiatives has been announced since the *CLP* was adopted in August 2016.

This region expects to see rapid uptake of electric vehicles in the next couple of years. This results in urgent need for these legislative barriers to be addressed by the Province in a timely manner.

The UBCM regularly brings resolutions to the Province in order to address the concerns of its members. Resolutions may be submitted by Area Associations, Boards or Councils prior to June 30. The submission of the attached resolutions prior to this date would allow for consideration in 2017, with the intention of requesting that the above *Acts* be amended by the end of 2018. The resolutions aim to facilitate access to electric vehicle charging in Metro Vancouver and the province as a whole.

It is proposed that the MVRD Board endorse the following two UBCM resolutions (Attachments 1 and 2) to request that the Province do the following before the end of 2018:

- amend the *BC Strata Property Act* such that strata councils and strata corporations must accommodate reasonable requests from residents, for the purpose of electric vehicle charging, to access existing powered outlets or, where existing powered outlets are insufficient to meet charging needs, to install new powered outlets and/or electric vehicle charging infrastructure by the resident.
- amend the *Utilities Commission Act* to exclude from the definition of a ‘public utility’, strata corporations providing service to its members, and small-scale for-profit resellers of electricity for the purpose of electric vehicle charging in public and private settings. In both cases, consideration should be given to waiving reporting requirements set out in Section 71 of the *Act*. These require a filing of rates with the BC Utilities Commission and quarterly reporting of revenues, which may be onerous for strata corporations and small businesses.

ALTERNATIVES

1. That the MVRD Board:
 - a) Submit the resolutions attached to the report dated May 17, 2017, titled, "UBCM Resolutions on Electric Vehicle Charging in Stratified Multi-Unit Residential Buildings" to the Union of British Columbia Municipalities (UBCM) to facilitate electric vehicle charging in stratified multi-family dwellings through changes to the *BC Strata Property Act* and the *BC Utilities Commission Act*; and
 - b) Direct staff to identify appropriate BC local governments and forward this report to them prior to the UBCM Convention in September 2017, for their consideration.
2. That the Climate Action Committee receive this report for information and refer this matter back to staff for further discussion among member jurisdictions.

FINANCIAL IMPLICATIONS

There are no financial implications associated with Alternative 1. As previously reported to the Climate Action Committee, programs are underway to remove barriers to electric vehicle use and charging within multi-unit residential buildings and workplaces. These programs are being carried out within approved operating budgets. The proposed resolutions aim to address two key barriers to electric vehicle charging in stratified multi-family dwellings, and could improve the effectiveness of current programs.

SUMMARY / CONCLUSION

Electric vehicle owners living in stratified multi-family dwellings face significant barriers in accessing home charging. In addition to infrastructure barriers, strata residents face institutional and governance challenges. With almost half of households in this region living in multi-family dwellings, and rapidly growing demand for electric vehicles, there is need for the Province to fulfill its commitments under the *Climate Leadership Plan* and remove these barriers in a timely manner. The UBCM regularly brings resolutions to the Province in order to address the concerns of its members. As this is an urgent issue for this region, and the Province as a whole, staff recommend Alternative 1; that the MVRD Board brings two resolutions to the UBCM Convention this September to petition the Province to make changes to the *BC Strata Property Act* and the *BC Utilities Commission Act* to address these barriers in a timely manner.

Attachments:

1. Proposed UBCM Resolution on changes to the *BC Strata Property Act*.
2. Proposed UBCM Resolution on changes to the *BC Utilities Commission Act*.

References:

1. September 3, 2014, "No charge: Couple forced to move because of electric vehicle", <http://bc.ctvnews.ca/no-charge-couple-forced-to-move-because-of-electric-vehicle-1.1987615>
2. March 30, 2016, "Condo Smarts: Strata won't allow charging station for electric car", <http://www.timescolonist.com/life/homes/condo-smarts-strata-won-t-allow-charging-station-for-electric-car-1.2219515#sthash.3mFLrOK8.dpuf>
3. March 29, 2016, "Olympic Village electric vehicle fight" <http://globalnews.ca/video/3344824/olympic-village-electric-vehicle-fight>

ATTACHMENT 1: Proposed UBCM Resolution on changes to the *BC Strata Property Act*.

EV CHARGING IN STRATA BUILDINGS

**Metro Vancouver
Regional District**

WHEREAS the *BC Climate Leadership Plan* has a stated goal of *supporting vehicle charging development for zero emission vehicles* to reduce greenhouse gas emissions, and lack of access to electric vehicle (EV) charging is an impediment to EV uptake;

AND WHEREAS a significant and growing proportion of British Columbia residents live in multifamily dwellings, most of which are stratified;

AND WHEREAS requirements for approval by a strata corporation under the *BC Strata Property Act* for alteration of common property represent a significant barrier to installing and accessing means of charging in stratified buildings;

THEREFORE BE IT RESOLVED that the Province of British Columbia amend the *BC Strata Property Act*, before the end of 2018, such that strata councils and strata corporations must accommodate reasonable requests from residents, for the purpose of electric vehicle charging, to access existing powered outlets or, where existing powered outlets are insufficient to meet charging needs, to install new powered outlets and/or electric vehicle charging infrastructure.

ATTACHMENT 2: Proposed UBCM Resolution on changes to the *BC Utilities Commission Act*.

RESALE OF ELECTRICITY FOR EV CHARGING

**Metro Vancouver
Regional District**

WHEREAS the *BC Climate Leadership Plan* has a stated goal of *supporting vehicle charging development for zero emission vehicles* to reduce greenhouse gas emissions, and lack of access to electric vehicle (EV) charging, especially in stratified dwellings, is an impediment to EV uptake;

AND WHEREAS exclusions from the definition of a 'public utility' under the *BC Utilities Commission Act* include a person providing a service or commodity to tenants, but are silent regarding strata corporations and its resident members;

AND WHEREAS processes for exemptions from provisions of the *BC Utilities Commission Act* discourage small-scale for-profit resale of electricity for the purpose of electric vehicle charging;

THEREFORE BE IT RESOLVED that the Province of British Columbia amend the *Utilities Commission Act*, before the end of 2018, to specifically exclude from the definition of a 'public utility' a strata corporation providing services to its members, and exclude from the definition of a 'public utility' a small-scale reseller of electricity at profit for the purpose of electric vehicle charging in public and private settings; and, in both of the aforementioned cases, exempt the reporting requirements currently set out in Section 71 of the Act.

From: Robert Dick [<mailto:robertdick@cunet.carleton.ca>]
Sent: Monday, July 31, 2017 07:54
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Re: LED Lighting for Whistler

Dear Mayor and Council, Resort Municipality of Whistler

I read the article "LED Lighting for Whistler" in the July 27 newsletter. To further reduce the impact of your outdoor lighting, I encourage the Town to consider outdoor lighting that has minimal impact on the environment. This lighting option is suitable for the smaller residential roads, and outdoor lighting on buildings.

Low-impact lighting produces no glare or light trespass beyond the target area, it does not disrupt the behaviour or biology of plants and animals, and it helps preserve our night vision – allowing us to see "beyond" the illuminated area. Low-impact lighting also uses less than half the power of conventional lighting.

More information can be found at: www.csbg.ca

If you wish to discuss this matter, I can be contacted with the email and telephone number below.

Respectfully,

Robert Dick, CEO, CSbG Inc.

rdick@csbg.ca

1-800-278-2032

Anne Townley
8344 Ski Jump Rise
Whistler, B.C. V0N 1B9
atownley@shaw.ca
604 938-4039

August 1, 2017

Mayor and Council:
Resort Municipality of Whistler

The RMOW needs to push the reset button in regards to following its own policy guidelines.

Supersized houses:

"Whistler 2020 frames community decision-making and re-imagines Whistler as a sustainable, low-footprint community"

I was in Alta Vista recently where the construction covering was removed from the mega monstrosity house on Lakeside Road. Two homes were destroyed, two lots combined and one grossly overbuilt house was built for *one* family where previously two were housed. Where does that fit into "... a sustainable, low-footprint community"?

I was told by a Councilor, that Council had no input into the process other than for a minor variance. Why are we allowing these mega houses to be built? What if another person buys the next three lots and builds an even bigger home? When do we admit that the increased tax revenue is not worth it?

I believe we don't want our neighborhoods turning into enclaves for the super rich. There are areas such as Stonebridge with large lots better suited to mega houses.

From the Built Environment Strategy: "Limits to growth are understood and respected". Nothing about the Alta Vista mega monstrosity house fits with that statement.

The larger the house, the greater the energy usage, the more materials used and more materials end up in the waste stream, all to the benefit of fewer residents.

I encourage Council to:

- Implement policies to ensure we follow the RMOW's own guiding documents
- End the practice of lots being combined to prevent mega houses from being built
- Encourage/incentivize any new homes to build a suite that becomes part of WHA rental inventory
- Promote the concept — perhaps through incentives — that houses don't have to be built to maximum square footage

The RMOW and the Whistler community needs to be honest with itself. If we care enough about the environment and the ability to live, play and work in a healthy environment then

we need to walk the talk. We cannot pretend to care about climate change and allow mega houses to be built. Whistler can and should set an example of a community that cares about its people and place and promote more compact living environments.

If we don't care then let's not pretend we do. Oh, and while we're on the subject, isn't there anything we can do about the unsightly construction crane that's been part of the viewscape on the flank of Whistler mountain up in Sun Ridge for the better part of the last four years?

Yours truly,
Anne

Anne Townley

Full Name: Brad Orgill
Mailing Address: 4/4750 Glacier Drive, Whistler, BC, V0N1B4
Email Address: brad.orgill@icloud.com
Phone Number: 604 938 1932

Hello, Recently I canoed down the River of Golden Dreams which was the first time for a decade. While it is still a lovely experience which I shared with families visiting from Europe, I couldn't help but notice increased occasional rubbish polluting the experience. Between Alta Lake and Green Lake I noticed in the water about a dozen beer cans, a shoe, a 44 galloon drum, 2 large wooden pallets, a car tire, occasional candy wrappings. Pollution was worst between the Meadow Park pullout and Green lake but it was not pristine in any section. The gardens and flowers of Whistler look wonderful at the moment and I see Municipality gardeners hard at work. I was struck that with a little effort we could also have the River in pristine condition rather than allowing it to fall into disrepair with flow on negative impact for those tourists and locals who choose to experience it. If there is not sufficient municipality resources to address perhaps you could make it a condition of the concession licences who sell guided tours on the river that the rubbish / pollution be addressed.

Thanks and regards,
Brad Orgill

From: Alyssa Bruijns [<mailto:alysabruijns7@hotmail.com>]
Sent: Thursday, August 03, 2017 15:24
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: Ironman - Please keep for next council meeting Aug 15

To Mayor and Council,

I am writing to voice my opposition to Ironman being hosted in this town, as a resident and as an Ironman volunteer of three years. I find it ludicrous that we are paying a substantial amount as a municipality (in personnel, time, and dollars) to host the event during a peak time of year when beds could be filled just as easily with a grassroots event. I also disagree with the mayor's comment "It's such an important event for us.... People forget just how empty and quiet summers were in Whistler until relatively recently, and it fits so well with what we do..." This is a cop-out statement. Ironman may have contributed to a slight increase in how busy the summer is, but the summer was not changed into from a dead season to a peak season by Ironman - it was changed by mountain biking, Crankworx, and the many exciting outdoor events (many of them grassroots), activities, and businesses that have worked very hard to market Whistler as a summer destination. Summer would have gotten busier without Ironman, but maybe not at the same rate. Ironman has had its time and place, but its renewal for the coming three years is not needed. Do Whistlerites really need Whistler to be busier? This is something Council should think about. Many people I know here say 'no'.

As per Braden Dupuis's article in the Pique, Keats McGonigal of Ironman stated "for those that have negative comments, I would encourage them to come out and see the event." I have not only seen the event, but volunteered for three years. If anything, volunteering for the event has only made me more adamant that the event should not be held in Whistler. You may ask 'Why volunteer if you don't support the event?' - I volunteer only because there is an opportunity for non-profits and community organizations to make a small amount of money to help in their operation. For these organizations, a small amount of money goes a long way - however I do believe these organizations are being taken advantage of by Wanda Sports Holdings. Providing a bare minimum of Ironman staff and putting the brunt of the event's workload on volunteer teams put together by small local organizations for only a pittance of cash (compared to what they make off the event) in return is unacceptable. Every volunteer I have talked to (both on my volunteer shift and others) only volunteers because they support these local organizations - not because they feel passion for the event, and certainly not because they have any shred of support for Ironman as a private for-profit entity. Volunteer numbers are dwindling for this event, as locals are losing tolerance for Ironman.

If Ironman is to proceed for the coming three years as per the renewal of the contract, Council needs to be insistent that Ironman do more for the event, the volunteers, and the residents of Whistler. The numbers I've heard in terms of volunteers at this year's Ironman are that there were only 800 volunteers, while 2000 were needed to run the event properly. These numbers (though rough) are backed up by personal experiences of volunteers, where some shifts had to run two aid stations because another shift of volunteers did not fill up (only 1 person showed),

a swim course shift involved having to rescue participants (which should be the job of Ironman staff), and many shifts were extended by several hours on short notice and volunteers were left without enough food. For a large-scale event run by a for-profit company, this is absolutely inexcusable. They make enough money off each Ironman participant that they should easily have enough staff to cover if they can't get enough volunteers. This blatant disregard and poor treatment of volunteers - residents of Whistler, and your constituents - should be taken seriously by Council. EVERY other event in Whistler (Crankworx, WSSF, Cornucopia, WFF - I've volunteered with all of them) treats their volunteers far better than Ironman. Ironman shifts are long and gruelling, and the only thanks at the end is a cheap barbecue during which volunteers are forced to watch Ironman self-glorifying videos, ads, and speeches. They are truly disconnected from their volunteers. As closure signs that were dropped off but never put up on Westside and the Valley Trail demonstrate (creating a danger to racers and locals alike), this event is overall poorly-run despite any claims of the opposite.

My email is this long already and I haven't even begun to mention the highway closures, impact on the environment, and disruption in the lives of residents living outside of the village (MOST residents). I'll leave the highway closures issue to the countless other emails you've surely received, but I will mention a few notes on the topic of the environment. Ironman produces an obscene amount of garbage (35 full bags from just one running aid station, to give you an example) and it's upsetting that Whistler deems this OK to continue without any effort to recycle on course.

Although I'm upset that this Council has allowed the renewal of the Ironman contract, I am comforted with the thought we will have a chance to vote in a municipal election soon enough. If Ironman must continue here despite local sentiment, I can only hope that they improve their organization, incentive for volunteers and local organizations, and environmental management massively in the few years to come.

Sincerely,

Alyssa Bruijns
2400 Cavendish Way, Unit 30
Whistler, BC
V0N 1B2
alyssabruijns7@hotmail.com
604-966-7005

From: Carol Todd Admin Team [<mailto:lightuppurpleatls@gmail.com>]
Sent: Monday, August 07, 2017 11:01 AM
To: corporate <corporate@whistler.ca>
Cc: Joanne Greenwood <lightuppurpleatls@gmail.com>
Subject: Resort Municipality of Whistler - Light Up Purple for World Mental Health Day

Mayor Nancy Wilhelm-Morden and Council,

Please find attached our lighting request form, as well as our request for a proclamation for World Mental Health Day.

World Mental Health Day, on October 10th, is widely recognized around the world. We invite you to show your support for mental health by participating in our 5th annual awareness event, Light Up Purple. Bridges, buildings and structures illuminate in purple lights; cities proclaim the date as World Mental Health Day in their communities; schools and businesses wear and/or decorate in purple. You'll find our official invitation attached for your reference. The World Federation for Mental Health's theme for 2017 is mental health in the workplace.

We respectfully request that Mayor Wilhelm-Morden issue a Proclamation in support of World Mental Health Day. Cities across Canada, the United States and Internationally can bring much needed attention to the significance of purple and mental health & wellness. In addition to a proclamation, the lighting in purple of buildings, bridges and or landmarks within your city, encouragement of discussions related to mental health and the importance of seeking help, and participation in other purple ways (clothing, ribbons, balloons, cupcakes) is greatly encouraged and appreciated.

We are thankful for all of our past supporters across Canada, throughout the United States, and Internationally (<http://lightuppurple.com/supporters-2016/>) and hope that the participation and awareness will continue to grow this year.

The [Amanda Todd Legacy Society](#) is a non-profit society that focuses on awareness and the well-being of individuals with respect to prevention and awareness relating to bullying, cyber abuse and internet safety as well as resources and education that encourage mental wellness and healthy living. Together we can make a global difference and #MakeTodayPositive for everyone!

Thank you for your consideration. We look forward to hearing from you.

Sincerely,
Kristina Marrington
Project Lead, Light Up Purple 2017

www.lightuppurple.com
https://www.facebook.com/lightuppurple/?ref=br_rs
<https://twitter.com/LightUpPurple>



AMANDA TODD LEGACY
'THE DREAM OF HELPING KIDS'

amandatoddlegacy.org | info@amandatoddlegacy.org

October 10, 2017

Please join the [Amanda Todd Legacy Society](#) and participate in our fifth annual awareness event [Light Up Purple for World Mental Health Day](#). This event is supported by the World Federation for Mental Health, at whose initiative World Mental Health Day was first celebrated in 1992 on October 10th. The theme for 2017 is "Mental Health in the Workplace".

Mental health, such as depression, in the workplace affects 350 million people globally. Depression costs more for employers than is spent on effectively managing it. Employees suffering in silence are burdened with the inability to access appropriate treatment or will not receive treatment at all. Investing in mental health will reduce the burden and increase the quality of so many lives. Speaking out about mental health is needed to reduce stigma and ensure that no one feels alone in their fight for mental wellness.

We would be honored if you would join us this year for Light Up Purple. We are pleased to have seen increased involvement with this event over the past four years, and the awareness it is bringing to mental health and wellness around the world. Buildings, landmarks and bridges across Canada, the USA and Internationally have been illuminating for 'Light Up Purple'. We hope to see all our previous supporters, along with new ones, **light up purple on October 10th, proclaim and build awareness for World Mental Health Day, and wear or do something purple themed.**

The Amanda Todd Legacy is a non-profit society that focuses on awareness and the well-being of individuals with respect to prevention and awareness relating to bullying, cyber abuse and internet safety as well as resources and education that encourage mental wellness and healthy living.

Standing together as one we can make a difference for everyone. By educating and empowering children and adults, we advocate for change to avoid more casualties. We, as caring communities of parents, youth, families, friends, classmates, co-workers and neighbors, must stand together and #MakeTodayPositive. Together we can show the entire world by lighting up purple that we say NO to bullying and the stigma of mental illness.

Please join us this year and help to make a #GlobalDifference in the awareness surrounding mental health this October 10th.

Carol Todd
Founder of the Amanda Todd Legacy Society
#MakeTodayPositive

From: Claire Thomas [<mailto:claire101thomas@gmail.com>]

Sent: Friday, August 04, 2017 15:30

To: Mayor's Office <mayorsoffice@whistler.ca>

Subject: Perilous Road Conditions in Function Junction

Dear Mayor and Council,

Please see attached letter regarding my concerns as a resident of Function Junction.

I look forward to your response.

Yours faithfully,

Claire Thomas

103-1430 Alpha Lake Road
Whistler

Dear Mayor and Council,

My family and I have been a resident of The Lofts, in Function Junction for over a year and I can't put off writing this letter any longer. We have 2 very young children and a dog and every time we walk around our neighborhood, I feel our lives are in danger because there is no sidewalk.

The popularity of Function and its rapid growth is clear to see with new breweries, eateries, bakeries, bike shops and commercial buildings popping up every month; indeed these services were certainly one of the reasons we decided to buy in this WHA property and they are enjoyed by not just locals, but many tourists too.

However now that I have experienced four seasons here, my worry that a tragic accident is imminent is only getting worse. Every day, I take my children out for a walk with my dog and I am forced to dodge fast moving cars and heavy trucks and wagons by walking half on the road and half in the dirt (which has terrible potholes). You can easily imagine that this is both terrifying and infuriating and so to make my life safer (and easier), I often load everyone into the car just to visit the pet store or get a coffee. Winter-time is even worse because the roads are made even narrower with the snow banks on the sides and the slippery surfaces.

We are all aware that the recent traffic study suggested that most of the cars on the highway were local people. May I suggest that if there were better amenities in Function, I for one, would not have to take to the congested highway every day just to take my children to a green space or the playground at Meadow Park or Cheakamus Crossing, (even though it is within walking distance). Unfortunately the bus is not an option for me because I have a dog.

I find it baffling that with all this new development and commercial growth that the Developers have not been required to make provisions for the local people with community amenities.

I have been very interested to read about the "Whistler 2020 Priorities" but just don't seem to see how they apply to this neighborhood. I wonder if you could help me with information about how the plan on Enriching Community Life, Enhancing the Resort Experience, Protecting the Environment and Ensuring Economic Viability applies in Function Junction?

Please PLEASE consider providing for the Function Residents, a proper surfaced sidewalk to make our neighborhood safe BEFORE a serious accident or even worse a fatality is needed to open people eyes and to shock the council into action.

I look forward to your response

Yours faithfully

Claire Thomas

claire101thomas@gmail.com

604 966 4797