

WHISTLER

AGENDA

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

**In the Franz Wilhelmssen 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 February 7, 2017.

ADOPTION OF MINUTES

Adoption of the Regular Council minutes of January 24, 2017.

Adoption of the Public Hearing Minutes from January 10, 2017 as amended to correct that there were two pieces of correspondence received in opposition and one piece of correspondence received in support of the proposed Bylaw.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS/DELEGATIONS

Festival Events &
Animation Oversight
Committee 2017 Plan

A presentation by Sue Adams and Bob Andrea regarding Festival Events & Animation Oversight Committee plan for 2017.

MAYOR'S REPORT

ADMINISTRATIVE REPORTS

SEC0020- 8248
Woodland Place Flood
Proofing Exemption
Report No. 17- 007
File No. SEC0020

That Council grant an exemption in accordance with section 524 of the *Local Government Act* – “Requirements in Relation to Flood Plain Areas”, to permit a new dwelling to be constructed within the 30 metre flood proofing setback specified in “Zoning and Parking Bylaw 303, 2015” at 8248 Woodland Place as shown in Architectural Plans A0, A1, A100, A102, A103, A301, A302 prepared by Maya Wasberg Design Studios and dated 2017-01-19, attached as Appendix B to Administrative Report to Council No.17 - 007; and further

That Council authorize the Mayor and Municipal Clerk to execute a Section 219 covenant on the title of the subject property for this exemption, Indemnifying the

Municipality and attaching the geotechnical report prepared by EXP Geotechnical, dated January 20, 2017, attached as Appendix C to Administrative Report to Council No.17 - 007, confirming that the proposed building location and design are safe for the intended residential use

Employee Housing
Service Charge Bylaw
Report No. 17- 008
File No. 7072

A presentation by municipal staff.

That Council direct staff to bring forward an amendment to Employee Housing Service Charge Bylaw No. 1507, 2000 to update the employee housing charge from \$5,908.00 per employee to \$10,177.00 per employee to reflect housing construction cost escalation based on the Statistics Canada Construction Price Index (Vancouver) and include annual escalations based on the index;

That Council direct staff to bring forward a policy applicable to rezoning applications for proposed development that would generate increased employees to require the developer to build or create the employee bed units, with the exception of smaller developments in which the employee housing charge payment may be considered; and further

That Council direct staff to investigate other amendments to Employee Housing Service Charge Bylaw No.1507, 2000 to more effectively address employee housing needs associated with new development or land uses in Whistler as described in Administrative Report to Council No.17- 008.

MINUTES OF COMMITTEES AND COMMISSIONS

Recreation Leisure
Advisory Committee

Minutes of the Recreation Leisure Advisory Committee meeting of November 24, 2016.

Forest and Wildland
Advisory Committee

Minutes of the Forest and Wildland Advisory Committee meeting of December 14, 2016.

Whistler Bear Advisory
Committee

Minutes of the Whistler Bear Advisory Committee meeting of December 14, 2016.

OTHER BUSINESS

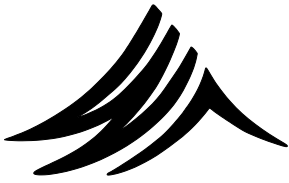
CORRESPONDENCE

Union of British
Columbian Municipalities
(UBCM) - Completion of
Fuel Management
Project Confirmation
File No. 8337.01

Correspondence from Peter Ronald, Programs Officer Union of BC Municipalities, dated January 17, 2017, regarding confirmation of the successful completion of the Fuel Management Project.

Kinder Morgan Pipeline Expansion Opposition File No. 3009	Correspondence from Shep and Leslie Alexander dated January 18, 2017, requesting that Council declare opposition to the Kinder Morgan pipeline expansion.
Kinder Morgan Pipeline Expansion Opposition File No. 3009	Correspondence from Rebecca Wenger dated January 18, 2017, requesting that Council oppose the Kinder Morgan pipeline expansion.
Kinder Morgan Pipeline Expansion Opposition File No. 3009	Correspondence from Sue Stangel dated January 18, 2017, requesting that Council declare opposition to the Kinder Morgan pipeline expansion.
Alpine Way Traffic Calming File No. 7002.8	Correspondence from Chris Williamson dated January 20, 2017, requesting that more traffic calming measures be put in place for Alpine Way.
Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy Minor Amendment – Notice File No. 7511.3	Correspondence from Claire Daniels, Planner for the SLRD dated January 20, 2017, regarding Squamish-Lillooet Regional District Regional Growth Strategy Minor Amendment - Notice.
Traffic Hazard Concern in Whistler Cay File No. 7002.6	Correspondence from Tadeusz van Wollen dated January 23, 2017, requesting that remedial action be taken for parking hazards on Whistler Cay Drive and Eagle Drive.
Small Business BC Awards – Finalists File No. 3009	Correspondence from Mark Blendheim, Communications Manager Small Business BC dated January 24, 2017, regarding two Whistler businesses who have made it to the finals of the Small Business BC Awards.
Creekside Village Parkade and Pedestrian Traffic Concerns File No. 7002.2	Correspondence from Tracey Rozsypalek, Operations Coordinator Creekside Village Retail Complex dated January 25, 2017, requesting that a crosswalk across from the Legends driveway in Creekside be removed or re-directed.
Train Wreck Bridge Safety Concerns File No. 8529	Correspondence from Janet Brown dated January 31, 2017, requesting that the bridge at the Train Wreck site be made safer.

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JANUARY 24, 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, J. Grills, A. Janyk,
S. Maxwell

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Hallisey
Acting General Manager of Corporate and Community Services, K. Roggeman
General Manager of Resort Experience, J. Jansen
Municipal Clerk, L. Schimek
Manager of Communications, M. Comeau
Fire Chief, G. Playfair
Manager of Development Services, J. Ertel
Environmental Stewardship Manager, H. Beresford
Planner, F. Savage
Recording Secretary, M. Kish

ADOPTION OF AGENDA

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

That Council adopt of the Regular Council agenda of January 24, 2017.

CARRIED

ADOPTION OF MINUTES

Moved by Councillor S. Maxwell
Seconded by Councillor A. Janyk

That Council adopt the Regular Council minutes of January 10, 2017.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

Eric Baumann, 54-2400 Cavendish Way, Whistler

Mr. Baumann informed that his question is regarding the Kinder Morgan pipeline expansion project commenting that this is not a done deal despite the federal government giving its approval of the project.

Mr. Baumann commented that there is a lot of opposition to this project in British Columbia and that tourism orientated municipalities are very concerned how this project will affect their economies.

Mr. Baumann asked would Council be open to formulating a motion in regards to the support of BC Municipalities that are opposing the Kinder Morgan pipeline expansion.

Mayor Wilhelm-Morden commented that there will be a letter coming up later in the meeting under "Other Business" which asks us to do just what Mr. Baumann proposed. Mayor Wilhelm-Morden informed that Council postponed consideration of this letter at the January 10, 2017 Council meeting until today to obtain more information. Mayor Wilhelm-Morden informed that there will be a motion to receive that letter under Other Business and a motion at that time to perhaps do what you have requested. Mayor Wilhelm-Morden encouraged Mr. Baumann to stay for the meeting.

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that in the Closed meeting earlier in the day, Council appointed Natasha Dudley to the Whistler Bear Advisory Committee as member-at-large for a two-year term. Mayor Wilhelm-Morden thanked the applicants who applied and thanked Natasha for stepping up and joining the committee.

Mayor Wilhelm-Morden thanked the more than 200 people who attended the Transportation Community Forum on January 17. The forum covered the Transportation Advisory Group's (TAG) extensive research over the past year and proposed future plans to address Whistler's transportation challenges. After the presentations around half the people stayed to discuss and refine the 2017 draft actions as well as look at the medium and long-term list of ideas. The forum presentation and action items are posted on whistler.ca/movingwhistler. Mayor Wilhelm-Morden reported that there is also a survey on this page for the public to submit feedback about TAG's action plans. Mayor Wilhelm-Morden thanked the 372 people who filled out the survey so far. This feedback, along with information from the forum discussions, will be used to finalize the 2017 action plan, as well as to draft medium and long-term plans.

Mayor Wilhelm-Morden reported that Whistler's tenth annual Community Life Survey is underway, and over half of the phone surveys of three hundred full-time and two hundred part-time people have been completed. Surveys of two hundred seasonal residents will begin during the first week of February at select locations throughout the community. An online version of the survey will also be available beginning next week. Find past survey results and more information at whistler.ca/survey. The Community Life Survey research guides decision making by helping the Resort Municipality of Whistler (RMOW) to monitor trends and performance.

Mayor Wilhelm-Morden asked that you save the date for the Budget Community Meeting February 28. RMOW staff are continuing to work on proposed 2017 project and operating budgets for review by the Audit and Finance Committee and Council in early February. Planning is also underway

for a budget community meeting on the evening of Tuesday, February 28 at Maury Young Arts Centre. Mayor Wilhelm-Morden commented that as always, visit whistler.ca/budget for updates, and feel free to contact members of Council or staff with any budget questions by email at budget@whistler.ca.

Mayor Wilhelm-Morden reported that the RMOW has completed a number of water infrastructure initiatives. The two-year Alpine Meadows Water Main Replacement Project is done and municipal roads in the neighbourhood will be paved in the summer.

The new water main has :

- improved water quality, pressure and flow
- and reduced energy use and chemical use

Mayor Wilhelm-Morden reported that five additional fire hydrants were installed. Homeowners in Alpine Meadows who are interested in paying to have their utility lines underground, can find out more on whistler.ca/paving2017.

The Alpine Reservoir Level Control Project is also complete after new valves were installed to control water supply to the Alpine Meadows neighbourhood. Mayor Wilhelm-Morden reported that these improvements will allow the water supply to switch automatically from 21 Mile Creek to groundwater wells, especially during times when 21 Mile Creek is turbid. The Olympic Reservoir Reconstruction Project on Whistler Mountain is complete and the new Singing Pass Reservoir is in use. There is also a Fitzsimmons Valve Station at the Gondola Transit Exchange. The new reservoir was necessary because the Olympic Reservoir had neared the end of its life and did not meet current seismic structural standards. Improvements have been made to the Rainbow Lake Trail to protect the 21 Mile Creek watershed. Mayor Wilhelm-Morden reported that the RMOW Parks and Trail Department:

- rerouted part of the trail away from wetlands
- added signage
- constructed a boardwalk and new outhouses.

Future recreational development in the area will focus on minimizing the chance of water contamination.

Mayor Wilhelm-Morden reported that this week is the twenty-fifth annual Whistler Pride and Ski Festival. The festival is the first in the world to have a Pride Parade down a ski slope and to proclaim pride week at a mountain resort. The RMOW invested funding from the Province of British Columbia in the Whistler Pride Night of Comedy which takes place tomorrow night, Wednesday, January 25. Mayor Wilhelm-Morden commented that you will also find the gazebo at Town Plaza, and Fitzsimmons Creek covered bridge beside Rebagliati Park lit up with lights that rotate through the Pride rainbow colours. You can find out more details about the event at gaywhistler.com.

Mayor Wilhelm-Morden reported that the Measuring Up Select Committee of Council is looking for volunteers to advise on accessibility and inclusion in Whistler. Interested candidates should have first-hand knowledge of the issues and challenges facing persons with disabilities living in and visiting Whistler; such as individuals with disabilities, caregivers and professionals

who specialized in inclusion and accessibility. To find out more, visit whistler.ca/committees.

Mayor Wilhelm-Morden reported that on January 23, the RMOW received a provincial referral for a tenure renewal for Whistler Aggregates Ltd. The gravel quarry licence is also home to the Alpine Paving asphalt plant. The current licence expires on March 1, 2017, and will continue on a month by month basis until the Ministry of Forests, Lands and Natural Resource Operations makes its final decision on the replacement tenure. The RMOW will be compiling a response summarizing our opposition to this renewal. Mayor Wilhelm-Morden asked that if anyone has a view as to what is to be done there you can contact Dave Southam with Ministry of Forests in Squamish or Jordan Sturdy our MLA.

Mayor Wilhelm-Morden commented that the Whistler Blackcomb Foundation had a successful weekend event. Councillor Grills reported that the event was very well done and highly successful. The event was sold out and had a fundraising goal of \$350,000 which Councillor Grills reported they will likely meet or exceed that figure. Councillor Grills commented that people were very generous at the silent auction tables and the live auction. Councillor Grills congratulated all the businesses both local and in Vancouver, volunteers and staff who contributed to the event as well to Whistler Blackcomb for hosting. Councillor Maxwell thanked people at one event who generously donated money at the coat check. Donations went towards the Whistler Library.

Councillor Maxwell reported there was a meeting of BC Municipal Climate Leaders which outlined what the impact of the National Plan on climate change could mean for the municipality. Councillor Maxwell commented that there is potential funding available to municipalities in the future and that if they can show they have shovel ready projects then they are more likely to access that funding.

INFORMATION REPORTS

Cheakamus Crossing
District Energy System -
Energy Study Program
Report No. 17- 002
File No. 420.2

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

That Information Report No. 17- 002 regarding the Cheakamus Crossing District Energy System - Energy Study Program be received.

CARRIED

RMOW Wildfire
Protection Strategy
Report No. 17- 004
File No. 8337

Moved by Councillor A. Janyk
Seconded by Councillor J. Ford

That the RMOW Wildfire Protection Strategy be received by Council.

CARRIED

ADMINISTRATIVE REPORTS

LLR 1271 – Bar Oso
New Liquor Primary
Patio
Report No. 17- 003

Moved by Councillor A. Janyk
Seconded by Councillor J. Grills

File No. LLR 1271

That Council pass the resolutions attached as Appendix "A" to Administrative Report to Council No. 17-003 providing Council's recommendation to the Liquor Control and Licensing Branch regarding an Application from Bar Oso for a Structural Change to Liquor Primary Licence No. 162781 to add a new outdoor patio with an occupant load of eight persons; and further

That Council pass the resolutions attached as Appendix "B" to Administrative Report to Council No. 17- 003 providing Council's recommendation to the Liquor Control and Licensing Branch regarding an Application from Bar Oso for a Structural Change to Liquor Primary Licence No. 162781 to increase the upper floor interior occupant load from 28 to 30 persons and to decrease the lower floor occupant load from 70 to 62 persons.

Opposed: Councillor S. Maxwell

CARRIED

FireSmart Grant
Application
Report No. 17 – 006
File No. 8337.01

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

That Council support the UBCM FireSmart grant application to further develop the FireSmart program in Whistler. The FireSmart program, delivered by the FireSmart Coordinator, will include delivering public education, conducting site visits and community assessments, make recommendations on FireSmart plans for specific areas and assist property owners in coordinating FireSmart activities.

CARRIED

RMOW Appointments to
Whistler Valley Housing
Society
Report No. 17- 005
File No. 7224

Moved by Councillor J. Ford
Seconded by Councillor A. Janyk

That Council of the Resort Municipality of Whistler (RMOW), re-appoints Jonathan Decaigny, Cheryl Skribe, Gord Low and Marla Zucht as the four RMOW appointees to the Whistler Valley Housing Society (WVHS).

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Liquor Licence Advisory
Committee (LLAC)

Moved by Councillor J. Grills
Seconded by Councillor A. Janyk

That minutes of the Liquor Licence Advisory Committee (LLAC) meeting of November 10, 2016 be received.

CARRIED

Transportation Advisory
Group Workshop

Moved by Councillor A. Janyk
Seconded by Councillor J. Crompton

That minutes of the Transportation Advisory Group Workshop 6 meeting of November 8, 2016 be received.

CARRIED

BYLAWS FOR THIRD READING

Zoning Amendment
Bylaw (In-Ground
Basement GFA
Exclusion) No. 2132,
2016

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

That Zoning Amendment Bylaw (In-Ground Basement GFA Exclusion) No. 2132, 2016 receive third reading.

CARRIED

OTHER BUSINESS

Kinder Morgan Pipeline
Expansion
Correspondence

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

That Council receive the correspondence from Angela Mellor, dated January 2, 2017 requesting that Council consider making a motion to declare opposition to the Kinder Morgan pipeline expansion.

CARRIED

Moved by Mayor N. Wilhelm-Morden
Seconded by Councillor A. Janyk

Notwithstanding the fact that the federal government has approved the twinning of the Kinder Morgan pipeline and the five conditions set by the provincial government have been met, be it resolved that Whistler remains concerned regarding increased tanker traffic on the west coast and the potentially negative impacts an oil spill would have on the environment and tourism and further that we write to both the federal and provincial governments and advise them of our concerns.

CARRIED

CORRESPONDENCE

Compost Bins in
Whistler
File No. 3009

Moved by Councillor A. Janyk
Seconded by Councillor J. Ford

That correspondence from Correspondence from Ben Brownlie dated January 12, 2017, requesting that Council consider putting compost bins throughout Whistler Village be received and referred to staff.

CARRIED

Recycling Bins in
Whistler
File No. 3009

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

That correspondence from Jade Quinn-McDonald and Camie Matteau Rushbrook dated January 12, 2017, requesting that donation bins be placed around Whistler to make donating more accessible be received and referred to staff.

CARRIED

Bear Awareness
File No. 3009

Moved by Councillor A. Janyk
Seconded by Councillor J. Grills

That correspondence from Kaitlyn Hill and Erin Wilson dated January 12, 2017, requesting that signs and brochures with bear awareness information be put up and distributed around Whistler be received and referred to staff.

CARRIED

Heating Bus Stations
File No. 3009

Moved by Councillor S. Maxwell
Seconded by Councillor A. Janyk

That correspondence from Luana Kodato dated January 12, 2017, requesting that heaters be installed inside bus shelters to make transportation users more comfortable during the winter months be received and referred to staff.

CARRIED

Transportation
Observations
File No. 3009

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

That correspondence from Mike Suggett dated January 12, 2017, regarding his observations around Whistler Transportation be received and referred to staff.

CARRIED

Earthquake Early
Warning System
File No. 3009

Moved by Councillor A. Janyk
Seconded by Councillor J. Grills

That correspondence from Iain Weir Jones, President Weir-Jones Engineering Consultants Ltd. dated January 12, 2017, regarding their earthquake advanced warning systems be received and referred to staff.

CARRIED

Whistler Pride Week
25th Annual
Proclamation
File No. 3009.1

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

That correspondence from Dean Nelson dated January 17, 2017, requesting that Council proclaim January 22 – 29, 2017 “Pride Week” and to help celebrate 25 years of Pride in Whistler and full equal human rights for all Canadians be received and proclaimed.

CARRIED

Kinder Morgan Pipeline
Expansion Opposition
File No. 3009

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

That correspondence from Hal Mehlenbacher dated January 18, 2017, requesting that Council support not backing the Kinder Morgan mandate be received.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the January 24, 2017 Council meeting at 7:13 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, L. Schimek

DRAFT



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 7, 2017
FROM: Resort Experience
SUBJECT: SEC0020 – 8248 WOODLAND PLACE FLOOD PROOFING EXEMPTION

REPORT: 17- 007
FILE: SEC0020

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council grant an exemption in accordance with section 524 of the *Local Government Act* – “Requirements in Relation to Flood Plain Areas”, to permit a new dwelling to be constructed within the 30 metre flood proofing setback specified in “Zoning and Parking Bylaw 303, 2015” at 8248 Woodland Place as shown in Architectural Plans A0, A1, A100, A102, A103, A301, A302 prepared by Maya Wasberg Design Studios and dated 2017-01-19, attached as Appendix B to Administrative Report to Council No.17-007; and further

That Council authorize the Mayor and Municipal Clerk to execute a Section 219 covenant on the title of the subject property for this exemption, Indemnifying the Municipality and attaching the geotechnical report prepared by EXP Geotechnical, dated January 20, 2017, attached as Appendix C to Administrative Report to Council No.17-007, confirming that the proposed building location and design are safe for the intended residential use.

REFERENCES

Location: 8248 Woodland Place
Legal: Lot 3, District Lot 7300, Plan 13672
Owners: Concept West Development Ltd., INC. No. BC0588253
Zoning: RS1 (Single Family Residential One)

Appendix A – Location Map

Appendix B – Architectural Plans

Appendix C – Geotechnical Report

PURPOSE OF REPORT

This report seeks Council’s consideration to grant an exemption to the flood proofing requirements under “Zoning and Parking Bylaw 303, 2015” for 8248 Woodland Place, located in the Alpine South neighbourhood.

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

DISCUSSION

The subject property is a developed parcel on the south side of the Woodland Place cul-de-sac in the Alpine South neighbourhood as shown on the Location Map in Appendix A. Nineteen Mile Creek runs adjacent to the rear (south) parcel line of 8248 Woodland Place. There is an existing cabin on the lands that records indicate was constructed in the early 1970's under the jurisdiction of the Squamish Lillooet Regional District.

The current owners wish to demolish this small structure and develop a new detached dwelling on the lands. The new dwelling is proposed to be constructed within the setbacks specified by the RS1 (Single Family Residential One) Zone; however the proximity of Nineteen Mile Creek further affects the allowable building location, and Part 5 of the Zoning Bylaw provides additional requirements with regard to flood proofing as shown in the accompanying table:

Zoning Bylaw Section	Requirement	Comment
Subsection 4(2)(a) of Part 5:	No building shall be constructed within 30 metres of the high water mark of Nineteen Mile Creek.	The building is proposed to be constructed 22.49 metres from the high water mark at its nearest point. The applicants have provided a geotechnical report prepared by EXP (geotechnical engineering consultants) in support of this location.
Subsection 4(2)(e)(v) of Part 5:	No building shall be constructed with the underside of wooden floor system or top of concrete slab of any area used for habitation, business, or storage of goods damageable by flood waters lower than 3 metres above the high water mark of Nineteen Mile Creek.	The proposed building conforms to this requirement.

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

WHISTLER 2020 ANALYSIS

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

OTHER POLICY CONSIDERATIONS

Zoning Bylaw

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

Riparian Areas Regulation

Under the provincial *Riparian Areas Regulation*, an assessment report in respect of the proposed development is required by the Province. An assessment report was prepared by Cascade Environmental and submitted to the Province in November of 2016. The Municipality is in receipt of an email from the Province, dated November 24, 2016, confirming that the report meets the assessment and reporting criteria for the Riparian Areas Regulation.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

None required.

SUMMARY

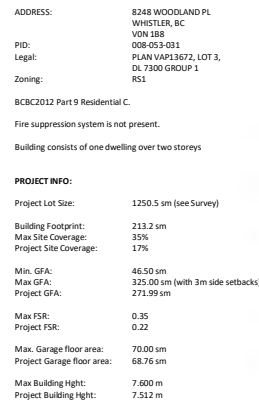
This application is before Council for consideration to exempt a proposed new dwelling at 8248 Woodland Place from the 30 metre flood proofing setback requirement of "Zoning and Parking Bylaw 303, 2015". Per the requirements of Section 524 of the *Local Government Act*, a report in support of this application has been submitted by a professional geotechnical engineer stating that the proposed building location and design are safe for the intended residential use.

Respectfully submitted,

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



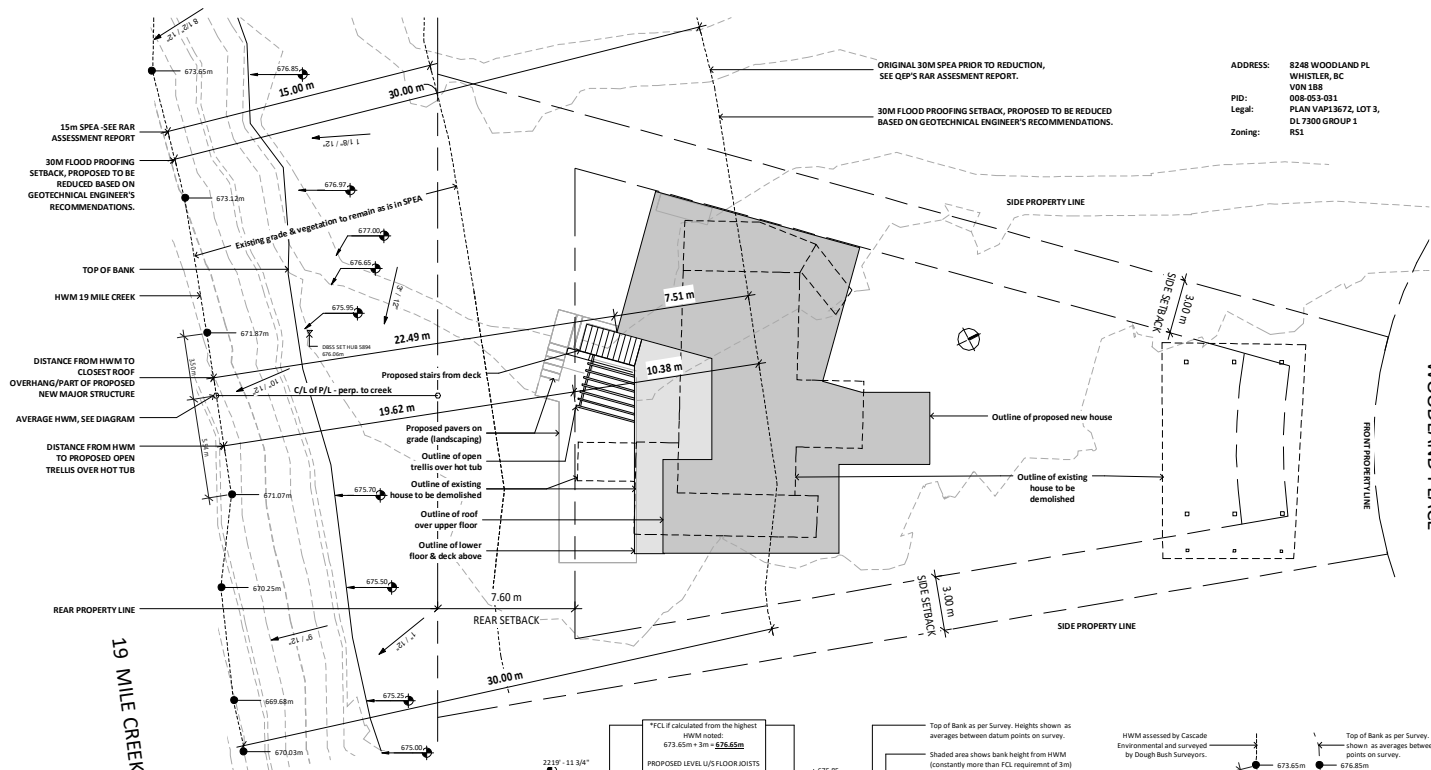
Subject Lands: 8248 Woodland Place

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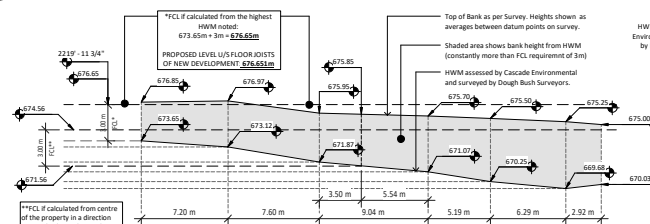
Concept West Developments Ltd	
8248 Woodland Place	
Cover	
Project number	1611
Date	2017-01-19
Drawn by	MW
A0	
Scale	$1/4" = 1'-0"$

DBSS SET HUB	HWM 4
676.06m	671.87m

EXISTING HOUSE DBSS SET HUB
676.06m



3/32" = 1'-0" @ ArchD



1/16" = 1'-0" @ ArchD



ADDRESS: 8248 WOODLAND PL
WHISTLER, BC
VON 1B8
PID: 008-053-031
Legal: PLAN VAP13672, LOT 3,
DL 7300 GROUP 1
Zoning: RS1

maya wassberg
DESIGN STUDIO

Maya Wassberg 604-967-2940
mayawassberg@outlook.com

Structural Engineer

Melissa McKay
Mountain Resort Engineering
P.O. Box 1581, Whistler, BC, V0N 1B0, Canada
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Geotechnical Engineer

Evan Sykes
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evan.sykes@exp.com
t: 604-874-1245 | m: 1-604-815-7197

SBBC2012 | Part 9 | Residential - C

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Concept West
Developments Ltd

8248 Woodland Place

Site Schematics

Project number	1611
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Date	2017-01-19
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Drawn by MW

A1

Scale	As indicated
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Melissa McKay
Mountain Resort Engineering
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e: 604-422-2160 | f: 604-420-7223

BCSC2012 | Part 9 | Residential - C

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8248 Woodland Place

Site Plan

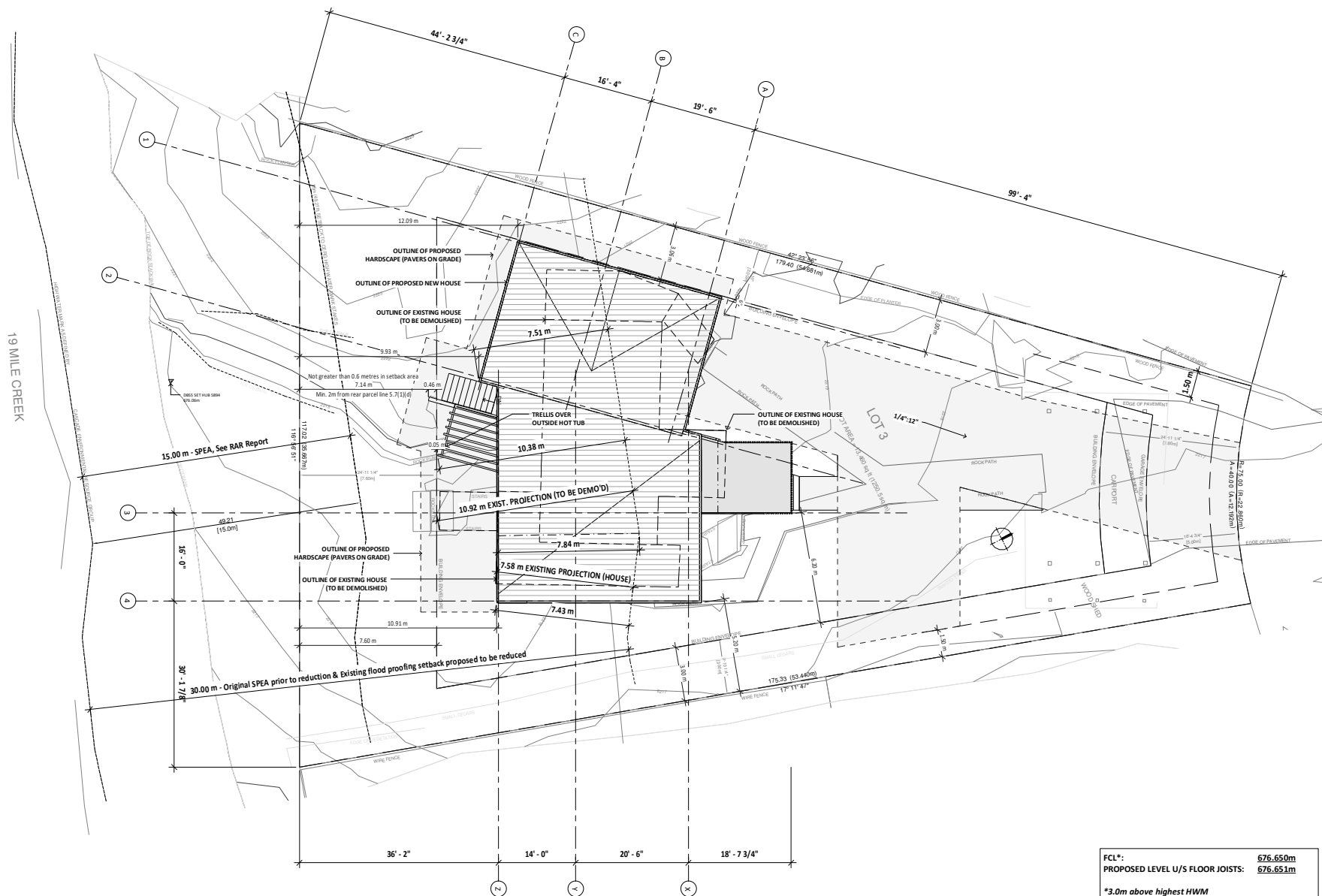
Project number 1611

Date 2017-01-19

Drawn by MW

A100

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



FCL*: 676.650m
 PROPOSED LEVEL U/S FLOOR JOISTS: 676.651m
 *3.0m above highest HWM

No area below the FCL elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater, or storage of goods damageable by floodwaters.



January 20, 2017

Reference No. VAN-00236308-A0

Concept West Development
8175 Meadow Lane
Whistler, BC V0N 1B8

Attention: Grant Grimshaw

Email: grant@conceptwest.ca

**Re: 8248 Woodland Place, Whistler, BC
Geotechnical Assessment Rev 1**

Dear Mr. Grimshaw:

1.0 INTRODUCTION

As requested, **exp** Services Inc. (**exp**) has completed a geotechnical assessment for a proposed single family residential development to be located at 8248 Woodland Place, Whistler, BC. The geotechnical assessment was generally completed in accordance with the **exp** proposal dated October 3, 2016 with authorization to proceed received from Grant Grimshaw. The purpose of this assessment was to provide a characterization of subsurface conditions within the subject property and recommendations for site preparation, foundation design, sub-drainage, backfill, slab-on-grade, seismic considerations and other identified geotechnical aspects of the project. In addition, **exp** has reviewed flood construction levels for the subject property and are providing recommended grading elevations for the proposed building.

This assessment is based on the following information:

- A site reconnaissance conducted by **exp** personnel to assess existing surficial conditions within the subject property;
- Limited subsurface exploration consisting of hand dug test pits to depths of about 0.5m;
- Architectural drawings provided by Maya Wassberg Design Studio;
- Topographic plan provide by Doug Bush Survey Services Ltd;
- Previous **exp** experience with similar projects in the vicinity of the subject property.

No environmental analysis or assessment has been completed in association with this geotechnical assessment.

2.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The subject property is located within the Alpine Meadow subdivision, about 4km north of Whistler Village on the west side of Highway 99. The property is located on the southern portion of the subdivision at the end of the Woodland Place cul-de-sac. The property was bounded by residential lots to the west and east, Woodland Place to the north and 19 Mile Creek to the south.

The property was generally flat lying with a raised area in the southwest corner about 1.5m above adjacent grades to the east. The south property boundary was generally located about 7m north of the crest of the left bank of 19 Mile Creek. The creek bank was about 4m to 5m in height above the High Water Mark (HWM) as defined by Cascade Environmental Resources Group and had an inclination of about 1.5H: 1V (Horizontal: Vertical). The back of the property had a gently inclined south facing slope with an elevation difference of about 0.6m from the crest of bank to the existing residence. At the time of exp's site reconnaissance the HWM was about 2m above the creek level. The creek bank was covered with rip rap rocks with diameters of about 0.5m to 0.75m.

The proposed single family residential building is a two storey structure with no basement.

3.0 SUBSURFACE INFORMATION

Hand dug test pits were excavated at various locations within the subject property to depths of about 0.5m.

The subsurface explorations indicated the subsurface conditions in the vicinity of the subject lot generally consisted of compact to dense gravelly sand with some cobbles.

Groundwater was not encountered in the test pits and no seepage was noted along the river bank. Groundwater levels typically vary with season, recent precipitation events and nearby land usage.

4.0 DISCUSSION AND RECOMMENDATIONS

As discussed above, subsurface soils in the vicinity of the proposed residential building appeared to consist of gravelly sand with some cobbles. Based on this characterization of subsurface soils it is considered that the building may be founded on conventional strip and pad footings with total settlement of less than 25mm and differential settlement of less than 12.5mm over a horizontal distance of about 12m.

The sections below provide geotechnical recommendations for site preparation, foundation design and seismic considerations.

4.1 Site Preparation

Subgrade preparations for building, driveways and hard landscaping should include removal of vegetation, topsoil and other unsuitable materials to expose compact to dense native granular soils. Exposed granular soils should be recompacted to achieve at least 95% Modified Proctor Maximum Dry Density (MPMDD) within the upper 300mm. Restoration or increase in grade should be achieved with the placement of structural fill consisting of well-graded 75mm minus pit run sand and gravel or 150mm minus shot rock with less than 5% fines content passing the 0.075mm sieve. The structural fill should be placed in lifts with a maximum loose thickness of 300mm compacted to at least 95% MPMDD. Structural fill placed below footings should extend a distance beyond the outside of the footings at least equal to the thickness of the fill layer.

4.2 Foundation Design

It is anticipated that the foundation will consist of a raft slab foundation or strip and pad footings tied together with grade beams in both directions. The following foundation values may be used for the design of strip and pad footings:

Foundation Material	Factored Ultimate Bearing Resistance	Allowable Bearing Pressure
Compact to dense granular soils or structural fill placed thereon	150 kPa	100 kPa

The bearing pressures provided above are subject to the following conditions:

- Footings are setback a suitable distance from finished fill or cut slopes with locations approved by the geotechnical engineer;
- Strip and pad footings have minimum widths of 450mm and 600mm, respectively;
- Footings are founded at least 600mm below adjacent finished grade for confinement and frost protection purposes;
- Site preparations have been completed as described in Section 4.1 "Site Preparation" and load bearing surfaces have been reviewed and approved by the geotechnical engineer.

4.3 Slab-on-Grade

Slab-on-grade construction should be supported on suitably prepared subgrade as described in Section 4.1 "Site Preparation". A 100mm thick layer of 19mm clear crushed gravel should be placed beneath concrete slabs to provide a bedding and drainage layer for potential seepage zones. The clear crushed gravel layer should have an outlet to the perimeter drains (if applicable) via weep holes through the foundation walls of the building. A layer of 6 mil poly vapour barrier should be placed over the clear

crushed gravel to protect the gravel from concrete contamination and to limit dampness of the concrete slab from capillary moisture which could affect floor coverings.

4.4 Sub-Drainage

A perimeter drain should be installed where floor slabs are less than 150mm above adjacent finished grade. The perimeter drain should consist of a 150mm perforated PVC pipe surrounded by at least 150mm of 19mm clear crushed gravel separated from the remaining backfill by non-woven filter fabric. The perimeter drain should be installed no deeper than underside of adjacent footing base. The perimeter drain should be connected to a pumped sump or suitable gravity outlet.

4.5 Backfill

Backfill for perimeter areas or for support of walkways, driveways or hard landscaping should consist of well-graded pit run sand and gravel or 150mm minus shot rock with less than 5% fines content. The backfill should be placed in lifts with a maximum loose thickness of 300mm compacted to at least 95% MPMDD. Compaction of placed backfill should be confirmed by the geotechnical engineer with density testing (pit run sand and gravel) or visual methods (shot rock).

4.6 Seismic Considerations

The British Columbia Building Code (BCBC 2012) provides guidelines and parameters for seismic design. The design earthquake corresponds to a 2% probability of exceedance min 50 years which is equivalent to a 1 in 2475 year return period. The Natural Resources Canada website provides site specific interpolated seismic hazard values and indicates a peak horizontal firm ground acceleration of 0.29g corresponds to the 1 in 2475 year event at the location of the subject property.

Based on our characterization of subsurface conditions within the subject property, which indicates compact to dense gravelly sand, liquefaction of the subsurface soils is considered unlikely during the design earthquake. It is considered that Site Class C from Table 4.8.4.A may be used for seismic design of the proposed building.

4.7 Site Grading

Based on exp's review of topographic information and architectural drawings the main floor slab for the proposed residential building is located at an elevation of 676.961m (2221.0') geodetic and HWM adjacent to the subject property ranges from 673.65m to 670.03m. Hence the main floor slab is more than 3.0m above the HWM elevations and is in compliance with Subsection 4 (2)(e)(v) of Part 5 of Zoning and Parking Bylaw No. 303, 2015.

Based on exp's review of the subject property and topographic plans sufficient mitigation for erosion of the creek bank and subsequent undermining of the subject property is in place in the form of large rock rip rap. In addition, a setback of 15m from the HWM would provide for a slope inclination of no steeper than about 2.5H: 1V from the creek invert. As discussed above the topography of the subject property

from the bank crest to the existing residential building sloped away from the building with an elevation difference of about 0.6m. The elevation difference from a 15m setback to the crest of the creek bank was about 0.5m.

Based on the above discussion a setback of 15m from the HWM would provide adequate global stability from creek erosion and have similar flood protection as a 30m setback as provided in Subsection 4 (2) (a) of Part 5 of Zoning and Parking Bylaw 303, 2015.

Adjacent grades to the building should be sloped away from the building.

4.8 Geotechnical Reviews

Geotechnical reviews should be conducted for the following items:

- Review of stripped subgrade;
- Confirmation of allowable bearing pressure of load bearing surfaces;
- Confirmation of installation of perimeter drains, if required;
- Review of perimeter backfill;
- Review of compaction testing where applicable.

5.0 CLOSURE

Exp has prepared this report based on the referenced information and our understanding of the project as described in this report. If the development plans change, or if during construction subsurface conditions differ from those described in this report, **exp** should be notified in a timely manner and recommendations regarding the geotechnical aspects of the project reviewed and, if deemed necessary, revised.

Based on the referenced information, **exp** is of the opinion that the subject property can be safely used for the purpose intended, that being the construction of a single family residential building. The proposed residential building should be located at an elevation above 3.0m above the HWM of 19 Mile Creek within the subject property and setback at least 15m from the HWM as described in Section 4.7 "Site Grading". The term "safely" refers to the ability of the proposed building pad to provided adequate bearing support for the proposed building and service within acceptable settlement tolerances with adjacent on-site slopes having adequate global stability and flood protection in conformance with Zoning and Parking Bylaw No. 303, 2015.

Exp is to complete field reviews for the remainder of the permanent geotechnical aspects of the project in accordance with the Schedule B.

This report was prepared for the exclusive use of our client, Concept West Development, and designated consultants or agents and may not be used by other parties without the written consent of **exp Services**

exp Services Inc.

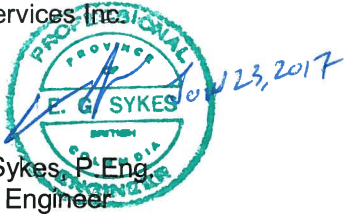
*Geotechnical Assessment Rev 1
8248 Woodland Place, Whistler, BC
Reference No.: Van-00236308-A0
January 20, 2017*

Inc. The attached "Interpretation & Use of Study and report" forms an integral part of this report and must be include with any copies of this report.

Sincerely,

exp Services Inc.

Evan Sykes, P.Eng.
Senior Engineer



Reviewed by:

Matthew Yip, P.Eng.
Senior Engineer

A handwritten signature in blue ink, likely belonging to Matthew Yip, P.Eng., written over a faint background.

Enclosures: Interpretation & Use of Study and Report

Section 1 and Section 2 (Dwg A301) provide by Maya Wassberg Design Studio
Topography and Site Features Lot 3 8248 Woodland Place provided by Doug Bush
Survey Services

2010 National Building Code Seismic Hazard Calculation

ES/es

exp RE 2015 02 28 Geotechnical Assessment Lot 30 Cypress Place, Whistler, BC

INTERPRETATION & USE OF STUDY AND REPORT

1. STANDARD OF CARE

This study and Report have been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, expressed or implied, is made. Engineering studies and reports do not include environmental consulting unless specifically stated in the engineering report.

2. COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

3. BASIS OF THE REPORT

The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

4. USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT. WE WILL CONSENT TO ANY REASONABLE REQUEST BY THE CLIENT TO APPROVE THE USE OF THIS REPORT BY OTHER PARTIES AS "APPROVED USERS". The contents of the Report remain our copyright property and we authorise only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make the Report, or any portion thereof, available to any party without our written permission. Any use which a third party makes of the Report, or any portion of the Report, are the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorised use of the Report.

5. INTERPRETATION OF THE REPORT

- a. Nature and Exactness of Descriptions: Classification and identification of soils, rocks, geological units, contaminant materials, building envelopment assessments, and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations, or building envelope descriptions, utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarising such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.
- b. Reliance on Provided information: The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.
- c. To avoid misunderstandings, **exp Services Inc. (exp)** should be retained to work with the other design professionals to explain relevant engineering findings and to review their plans, drawings, and specifications relative to engineering issues pertaining to consulting services provided by **exp**. Further, **exp** should be retained to provide field reviews during the construction, consistent with building codes guidelines and generally accepted practices. Where applicable, the field services recommended for the project are the minimum necessary to ascertain that the Contractor's work is being carried out in general conformity with **exp's** recommendations. Any reduction from the level of services normally recommended will result in **exp** providing qualified opinions regarding adequacy of the work.

6.0 ALTERNATE REPORT FORMAT

When **exp** submits both electronic file and hard copies of reports, drawings and other documents and deliverables (**exp's** instruments of professional service), the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by **exp** shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by **exp** shall be deemed to be the overall original for the Project.

The Client agrees that both electronic file and hard copy versions of **exp's** instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except **exp**. The Client warrants that **exp's** instruments of professional service will be used only and exactly as submitted by **exp**.

The Client recognizes and agrees that electronic files submitted by **exp** have been prepared and submitted using specific software and hardware systems. **Exp** makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

PLAN SHOWING TOPOGRAPHY AND SITE FEATURES ON LOT 3, DISTRICT LOT 7300, GP. 1, N.W.D., PLAN 13672



DOUG BUSH SURVEY SERVICES Ltd. Douglas J. Bush, ASCT, RSI Applied Science Technologist (Geomatics) Unit 18, 1370 Alpha Lake Road, Whistler, B.C. VON 1B1 Phone 932-3314 / Fax: 932-3039 E-mail: dougb@dbss.ca / http://dbss.ca		REVISION : 1) AUG. 19/18 - ADDED 30m SET BACK FROM 19 MILE HIGH WATER MARK. 2) SEPT. 18/18 - ADDED CENG HIGH WATER MARK STAKES.		Notes: ELEVATIONS ARE GEODETIC MADA'S DERIVED FROM MONUMENT NO. 8694141 LOCATED ON NW HIGHWAY BRIDGE ABUTMENT OVER THE RIVER OF GOLDEN DREAMS. ELEVATION USED = 036 339 METRES (1087.73 feet)		Date: September 19, 2018 Files: 09165.CRD P.I.D.: 000-053-031		Client: CONCEPT WEST DEVELOPMENTS LOT 3, 8248 WOODLAND PLACE		SCALE: 1/8"=1' JOB NO.: J16305 DWG.: 16236D REV 2 SHEET: 1	
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2010 National Building Code Seismic Hazard Calculation Appendix C

INFORMATION: Eastern Canada English (613) 995-5548 français (613) 995-0600 Facsimile (613) 992-8836
Western Canada English (250) 363-6500 Facsimile (250) 363-6565

Requested by: ,

November 21, 2016

Site Coordinates: 50.1505 North 122.9675 West

User File Reference: 8248 Woodland Place Whistler BC

National Building Code ground motions:

2% probability of exceedance in 50 years (0.000404 per annum)

Sa(0.2)	Sa(0.5)	Sa(1.0)	Sa(2.0)	PGA (g)
0.630	0.470	0.281	0.156	0.285

Notes. Spectral and peak hazard values are determined for firm ground (NBCC 2010 soil class G - average shear wave velocity 360-750 m/s). Median (50th percentile) values are given in units of g. 5% damped spectral acceleration (Sa(T), where T is the period in seconds) and peak ground acceleration (PGA) values are tabulated. Only 2 significant figures are to be used. *These values have been interpolated from a 10 km spaced grid of points. Depending on the gradient of the nearby points, values at this location calculated directly from the hazard program may vary. More than 95 percent of interpolated values are within 2 percent of the calculated values.* **Warning:** You are in a region which considers the hazard from a deterministic Cascadia subduction event for the National Building Code. Values determined for high probabilities (0.01 per annum) in this region do not consider the hazard from this type of earthquake.

Ground motions for other probabilities:

Probability of exceedance per annum	0.010	0.0021	0.001
Probability of exceedance in 50 years	40%	10%	5%
Sa(0.2)	0.156	0.326	0.443
Sa(0.5)	0.110	0.237	0.325
Sa(1.0)	0.061	0.138	0.192
Sa(2.0)	0.033	0.076	0.107
PGA	0.078	0.156	0.207

References

National Building Code of Canada 2010 NRCC no. 53301; sections 4.1.8, 9.20.1.2, 9.23.10.2, 9.31.6.2, and 6.2.1.3

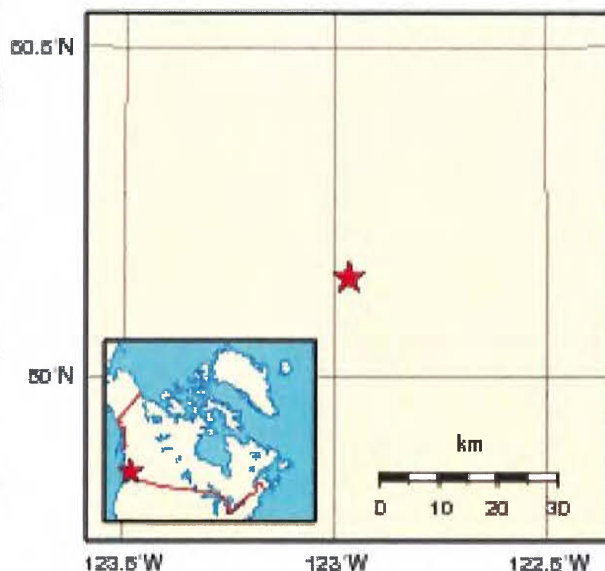
Appendix C: Climatic Information for Building Design in Canada - table in Appendix C starting on page C-11 of Division B, volume 2

User's Guide - NBC 2010, Structural Commentaries NRCC no. 53543 (in preparation)
Commentary J: Design for Seismic Effects

Geological Survey of Canada Open File xxxx
Fourth generation seismic hazard maps of Canada: Maps and grid values to be used with the 2010 National Building Code of Canada (in preparation)

See the websites www.EarthquakesCanada.ca and www.nationalcodes.ca for more information

Aussi disponible en français



Natural Resources
Canada

Ressources naturelles
Canada

Canada



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 7, 2017

REPORT: 17- 008

FROM: Resort Experience

FILE: 7072

SUBJECT: EMPLOYEE HOUSING SERVICE CHARGE BYLAW

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council direct staff to bring forward an amendment to Employee Housing Service Charge Bylaw No. 1507, 2000 to update the employee housing charge from \$5,908.00 per employee to \$10,177.00 per employee to reflect housing construction cost escalation based on the Statistics Canada Construction Price Index (Vancouver) and include annual escalations based on the index;

That Council direct staff to bring forward a policy applicable to rezoning applications for proposed development that would generate increased employees to require the developer to build or create the employee bed units, with the exception of smaller developments in which the employee housing charge payment may be considered; and further

That Council direct staff to investigate other amendments to Employee Housing Service Charge Bylaw No.1507, 2000 to more effectively address employee housing needs associated with new development or land uses in Whistler as described in Administrative Report to Council No.17- 008.

REFERENCES

Appendix A - Employee Housing Service Charge Bylaw No. 1507, 2000

PURPOSE OF REPORT

This report provides an overview of the existing Employee Works and Service Charge Bylaw No. 1507, 2000, identifies shortcomings of the existing bylaw provisions and seeks Council's direction for staff to:

- update the employee housing charge from \$5,908.00 per employee to \$10,177.00 per employee to reflect housing construction cost escalation based on the Statistics Canada Construction Price Index for Vancouver, BC and to implement annual increases based on the index;
- bring forward a policy applicable to rezoning applications for proposed development that would generate increased employees to require the developer to build or create the employee bed units, with the exception of smaller developments in which the employee housing charge payment may be considered; and
- investigate other amendments to Employee Housing Service Charge Bylaw No. 1507, 2000 to more effectively address employee housing needs associated with new development or land uses in Whistler.

DISCUSSION

The Employee Housing Service Charge Bylaw requires all new residential development subject to a rental pool covenant, commercial and industrial development to contribute to employee housing, and is one tool that the municipality uses for supporting development of employee housing in Whistler. The amount of the employee housing charge collected under the bylaw was last updated in 2000, and since that time there have been significant cost increases to construct employee housing.

The following provides an overview of the existing Employee Housing Service Charge Bylaw and an analysis of the current situation.

Overview - Existing Employee Housing Service Charge Bylaw

Whistler's original Employee Housing Service Charge Bylaw was adopted in 1990 to require new development to contribute towards provision of employee housing in Whistler. The bylaw:

- applies to all new residential development subject to a rental pool covenant, commercial, industrial development
- contains a formula to determine the number of new employees generated by the new development
- requires owner contribution in the form of one or a combination of:
 - payment of a one-time employee housing charge to finance employee housing projects developed by the municipality or the Whistler Housing Authority (WHA),
 - acquiring a minimum 10 year rent equity in an employee housing project operated by the municipality or the WHA, or
 - building/creating employee housing.

The bylaw is implemented prior to issuance of a building permit for the new or expanded development or a change in use that generates more employees and prior to issuance of a business license for a change in use that generates more employees.

The following provides more detail respecting the bylaw and its applicability.

Development to which bylaw applies

The bylaw applies to all new residential development subject to a rental pool covenant, commercial and industrial development. Exemptions include:

- indoor recreation facilities
- hotel: guest rooms, lobby & entrance areas, auxiliary hotel office, storage areas, meeting rooms, kitchen serving only meeting rooms
- public institution, school, college
- detached & duplex residential
- hostel, pension, bed and breakfast
- temporary real estate sales trailers
- development by the Whistler Resort Association for development, maintenance, operation of resort land excluding commercial development
- land owned or controlled by RMOW

Many of the types of development that are exempt from the bylaw generate long-term employees and staff recommend investigating this further.

Employee generation formula

The bylaw establishes a formula for the number of employees deemed to be generated by development type per Table 1 below, and this formula is then used to determine the amount of contribution.

Table 1: Employee generation formula

Building Use	Employees Deemed to be Generated
Commercial	1 employee per 50.0 sq. m. of gfa
Industrial	1 employee per 250.0 sq. m. of gfa
Residential development subject to a rental pool covenant for tourist accommodation	0.2 employees per guest room
Any other development that is not exempt	1 employee per 50.0 sq. m. of gfa

The intent of the employee generation formula was to quantify self-sufficiency for each new development in a realistic way. The considerations used to develop the formula included:

- liberal use of averages for administrative efficiency, as opposed to an exact rate for every conceivable type of development
- discount to take into account employees who would tend to commute despite available housing in Whistler
- guidance from staffing studies available in 1990, both locally and for other resorts
- realistically possible, in terms of affordability and support by the development community

The original bylaw, adopted in 1990, did not differentiate industrial development from commercial development, this change was made in 1991.

Over time, new industrial zones have been created and existing industrial zones have been amended to add more commercial into the industrial mix which is considered to have an effect on employee generation and staff recommend investigating this further.

Employee housing charge delivery options

Based on the employee generation formula, an owner of a new development to which the bylaw applies must contribute in the form of one or a combination of:

- payment of a one-time employee housing charge (\$5,908/employee);
- acquiring a minimum 10 year rent equity in an employee housing project operated by the municipality or WHA; or
- building/creating employee housing

Many larger developments requiring rezoning have built the employee housing as a condition of zoning amendment, while smaller developments not requiring rezoning typically pay the employee housing charge. WHA confirms there are no rent equity agreements in place at this time.

At time of rezoning, the municipality can negotiate for employee housing to be built for rezonings that generate increased employees and staff recommend a Council policy to this effect.

The employee housing that is built or created is required to be restricted to residential use by employees (defined in the bylaw as a natural person who is employed within the boundaries of the Municipality) under a housing agreement pursuant to the *Local Government Act*. The bylaw does not require the housing agreement to include terms and conditions related to the form and tenure of the employee housing, administration of the employee housing, or rent, lease sale prices of the employee housing and the rates at which these may be increased over time.

There is currently not a monitoring mechanism in place for the employee housing that has been built or created under the bylaw to ensure it is being used appropriately. Staff recommend that a monitoring mechanism be established for all employee housing that has been built or created under the bylaw to ensure appropriate use.

Employee housing charge

Payment of a one-time employee housing charge is one of the options that the owner of a new development to which the bylaw applies may choose to meet the employee housing obligations under the bylaw.

The charges are deposited into a reserve account used by the WHA for provision of employee housing, including the acquisition and servicing of land and the acquisition, construction, replacement, operation and maintenance of buildings used for employee housing.

The employee housing charge was established at \$5,578/employee in 1990 and was increased to \$5,908/employee in 2000. Since 1990, the employee housing charge has increased 6% and has not kept up with cost escalation as tracked by Statistics Canada with the various inflation indices, which have increased between 61% and 82% in the same time period as shown in Figure 1.

Figure 1: Inflation Index Increase 1990 – 2016

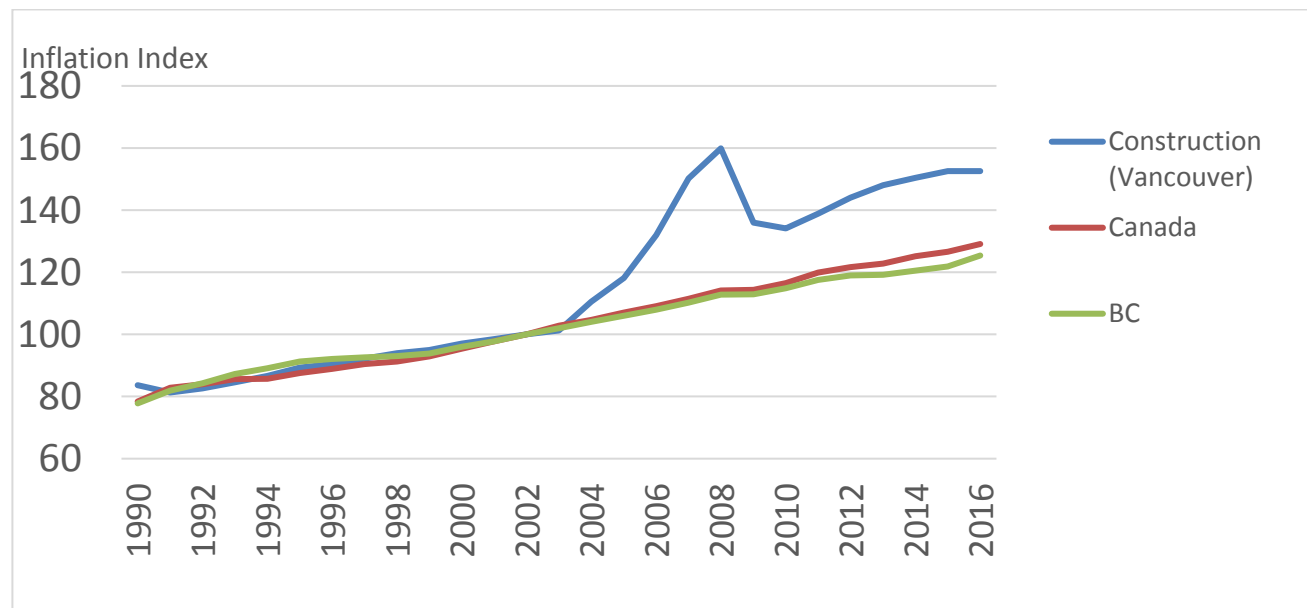


Table 2 identifies how the employee housing charge should increase if kept in line with cost escalation. The Construction Price Index is considered the most relative index for provision of employee housing for:

- ✓ Simplicity – ease of calculation
- ✓ Ease of substantiating
- ✓ More reflective of true build costs

To overcome the outdated cost structure, it is recommended that Employee Housing Service Charge Bylaw No. 1507, 2000 be amended to increase the employee housing charge from \$5,908/employee to \$10,177/employee to reflect increases in construction costs utilizing the Statistics Canada Construction Price Index for Vancouver. It is also recommended to incorporate a mechanism in the bylaw to enable staff to increase the employee housing charge on a regular annual basis with reference to the Construction Price Index.

Table 3: How the employee housing charge should increase if kept in line with inflation

Reference Point	1990	2001	2016
Canadian CPI	\$5,578	\$5,908	\$9,185
BC CPI			\$8,991
Construction Price Index (Van, BC)			\$10,177

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behaviour that moves Whistler toward success and sustainability.	The recommendations will ensure that the financial and legal tools for the provision of employee housing are relevant to today's economy, and continue to contribute to meeting community targets.
	Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models.	
Resident Housing	Effective financial and legal tools exist to develop and manage resident restricted housing affordability in perpetuity. Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community).	

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

OTHER POLICY CONSIDERATIONS

As per Section 14 of the *Resort Municipality Act*, the proposed bylaw amendments will require approval by the Inspector of Municipalities.

BUDGET CONSIDERATIONS

The proposed increase to the employee housing charge to reflect increases in the Vancouver Construction Index will adjust the outdated charge to reflect increased cost escalation that has occurred. The Vancouver Construction Index is considered the most relative index for provision of employee housing.

Updates to the Employee Housing Service Charge Bylaw are part of the municipality's 2017 work plan and costs for staff time and legal expenses are built into the operating budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

Staff propose some level of community engagement on the proposed bylaw amendments, details to be determined.

The proposed bylaw amendments will be reviewed by the Mayor's Task Force on Resident Housing.

SUMMARY

This report provides an overview of the existing Employee Works and Service Charge Bylaw No. 1507, 2000 and seeks Council's direction for staff to: increase the employee housing charge from \$5,908.00/employee to \$10,177/employee to reflect housing construction cost escalation based on the Construction Price Index for Vancouver, BC and to continue annual escalations in line with the index; bring forward a policy applicable to rezoning applications for proposed development that would generate increased employees, and investigate other amendments to the bylaw to more effectively address employee housing needs associated with new development in Whistler.

Respectfully submitted,

Melissa Laidlaw
SENIOR PLANNER
and
Toni Metcalf
ECONOMIC DEVELOPMENT OFFICER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

RESORT MUNICIPALITY OF WHISTLER

CONSOLIDATED BYLAW NO. 1507, 2000

A BYLAW TO ESTABLISH AND IMPOSE CHARGES FOR MUNICIPAL EMPLOYEE HOUSING SERVICES

WHEREAS Section 8 of the *Resort Municipality of Whistler Act*, S.B.C. 1996, c. 407 as amended, empowers Council to establish charges to be imposed on land and improvements in the Resort Municipality of Whistler for municipal works and services and empowers the charges to be levied and collected by the Resort Municipality;

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

Citation

1. This Bylaw may be cited as “Employee Housing Service Charge Bylaw No. 1507, 2000”.

Interpretation

2. In this Bylaw:

“bed and breakfast” means the use of a detached dwelling as the residence of the operator of a business renting no more than three guest rooms and the use of common living and dining areas for the temporary lodging of paying guests;

“charging event” means each of the events specified in Section 4 of this Bylaw;

“college” means a college or Provincial institute designated under the College and Institute Act; or a non-profit, public access, independent college established either by a specific act of the Provincial Legislature or under the Society Act;

“commercial development” means any building or structure used or intended for commercial, retail or institutional use but does not include indoor recreation facilities or hotel: guest rooms, lobby and entrance areas, auxiliary hotel office, common and storage areas, meeting rooms and any portion of a kitchen serving only meeting rooms;

“crawl space” means a portion of a building with a height between ceiling and floor of less than 1.5 metres, or of any height where a covenant pursuant to Section 219 of the Land Title Act has been registered in favour of the Municipality to prohibit use of the space for any purpose;

“development” means the construction, alteration or extension of a building or structure and a change of use of a building or structure;

“dwelling unit” means a self-contained set of habitable rooms in a building, including not more than one set of cooking facilities;

“employee” means a natural person who is employed within the boundaries of the Municipality;

“employee bed unit” means

- (a) one unit for each sleeping room with an area less than 10.0 square metres measured within the interior of the walls that contains no cooking facilities; or
- (b) one unit for each half of a sleeping room 10 or more square metres in floor area measured within the interior of the walls that contains no cooking facilities; or
- (c) one unit for each self-contained sleeping room of any area which contains cooking facilities;

restricted to residential use by employees, under a housing agreement pursuant to Section 905 of the Local Government Act or which is controlled by a registered ground lease with the Municipality under Part 3 of the Condominium Act;

“employee housing services” includes, without limitation, the acquisition and servicing of land and the acquisition, construction, replacement, operation and maintenance of buildings used or intended for the accommodation of employees, undertaken by the Municipality or its agent;

“Employee Housing Service Charge Bylaw” means this bylaw, “Employee Housing Service Charge Bylaw No. 1186, 1996”, “Employee Housing Service Charge Bylaw No. 1145, 1995”, “Employee Housing Service Charge Bylaw No. 1114, 1995”, “Employee Housing Service Charge Bylaw No. 1071, 1994”, “Employee Housing Service Charge Bylaw No. 984, 1993”, “Employee Housing Service Charge Bylaw No. 927, 1992”, “Employee Housing Service Charge Bylaw No. 873, 1991” and “Employee Housing Service Charge Bylaw No. 811, 1990”;

“extension” means the addition of floor space to a building;

“gross floor area” means the total area of all floors of the construction authorized by a building permit, measured to the outside surface of the exterior walls of a proposed building, including stairwells, basements and cellars but excluding crawl spaces, parking areas, elevators, waste storage and recycling compounds and areas occupied by fixed machinery or equipment essential for building operation;

“guest room” means not more than three habitable rooms (which may also include one or more bathroom(s) and one set of cooking facilities) in a self-contained unit used for tourist accommodation or used subject to a rental pool covenant;

“hostel” means a building used as a temporary place of lodging containing one or more dormitories and includes common areas for washing, cooking, dining and socializing, bathroom, kitchen, dining and social facilities, and which may contain an auxiliary residential dwelling unit;

“hotel” means a hotel, lodge or inn;

“indoor recreation facilities” means an area fully enclosed within a building and used only for sports, games and other recreational activities, including without limitation bowling alleys, squash courts, racquetball courts and exercise rooms, or used only for

storage, maintenance and administration purposes supporting outdoor sports, games and recreational activities;

‘industrial development’ means any development in Section 9 Industrial Zones, CH Zone, or LF Zone of Zoning and Parking Bylaw No. 303, 1983, as amended from time to time, or any public utility development. (Bylaw 2078)

“Municipality” means the Resort Municipality of Whistler;

“pension” means tourist accommodation which rents at least four guest rooms and not more than eight guest rooms and the use of common living and dining areas for the temporary lodging of paying guests;

“public institutional development” means a court of law, federal, provincial or municipal building, fire hall, jail and prison, library, museum, public hospital and place of worship;

“public utility development” means a building or structure, or a portion of a building or structure, used exclusively for operations or administration of a public utility as defined in the Utilities Commission Act;

“rental pool covenant” means a covenant, registered in the Land Title Office in favour of the Resort Municipality of Whistler pursuant to Section 219 of the Land Title Act, requiring a dwelling unit to be available for tourist accommodation and restricting the use of the dwelling unit by its owner or the use of the dwelling unit when not occupied by the owner;

“school” means a public school or a Provincial school as those terms are defined in the School Act or a building or structure, or a portion of a building or structure, operated as an independent school by an incorporated institution of learning that is regularly giving children instruction accepted as equivalent to that given in a public school as defined in the Independent School Act;

“temporary” means a total of less than four consecutive weeks in a calendar year; and

“tourist accommodation” means the temporary lodging of paying guests.

Imposition of Charges

3. The Council of the Resort Municipality of Whistler hereby imposes those charges specified in Schedule “A” of this Bylaw (the “Employee Housing Charges”).

Charging Events

4. Each owner of land in the Resort Municipality of Whistler shall pay the applicable Employee Housing charges to the Municipality each time that:

- (a) a building permit is issued which authorizes construction of a new building or structure or extension to an existing building or structure;
- (b) a building permit is issued which authorizes construction which would result in a change of use of a building or structure (or portion of it) to the extent that the new use generates more employees under Schedule "A" than the previous use would generate under Schedule "A"; or
- (c) a business license is issued for the commencement of a new business in premises on the land, to the extent that the new business will generate more employees under the Schedule "A" than the previous use of the same premises;

where the building permit or business license is issued for one of the following types of development:

- (d) commercial development;
- (e) residential development which is, in whole or in part, subject to a rental pool covenant;
- (f) industrial development; or
- (g) any other development not exempted under Section 7.

Collection of Charges

- 5. The owner of the land in respect of which the building permit or business license is issued must pay the Employee Housing Charge at the time the building permit or business license is issued.
- 6. Employee Housing Charges shall be paid by the owner of land notwithstanding that development has previously occurred and no Employee Housing charge, or only part of it, was collected at the time.

Exemption from Charges

- 7. No Employee Housing charges are payable:
 - (a) in respect of a parcel of land owned or controlled by the Municipality;
 - (b) in respect of public institutional development, schools and colleges;
 - (c) in respect of a detached single family or duplex residential dwelling unit, hostel, pension or bed and breakfast;
 - (d) where the owner of the land has, constructed, or undertaken to construct one employee bed unit for each employee deemed by this law to be generated and has provided security as required under Section 8;
 - (e) where the owner of the land acquires one rent equity share for every employee deemed to be generated under this Bylaw, in an employee housing

program owned or operated by the Municipality or its agent, evidenced by a rent equity agreement as described in Schedule "C" of this Bylaw;

- (f) in respect of any development undertaken directly by the Whistler Resort Association for the purposes of encouraging development, maintenance and operation of resort land pursuant to Section 14 of the Resort Municipality of Whistler Act, excluding any development for commercial purpose or for the purposes of producing revenue, directly or indirectly, from non-members of the Whistler Resort Association; or
- (g) in respect of any development of real estate sales trailers that are approved, by the Municipality, for occupation for a limited time period (not to exceed one year) and where the Municipality holds security guaranteeing removal of the structure after the specified period of time;
- (h) where the owner of the land has created one employee bed unit for each employee deemed to be generated by this Bylaw to be generated by way of acquiring and converting an existing unrestricted dwelling unit to a dwelling unit restricted to residential use by employees under a housing agreement pursuant to the Local Government Act.

Security for Construction

- 8. If the owner of the land has not already constructed the employee bed units referred to in Section 7(d), no building permit shall be issued unless the owner delivers to the Municipality a cash deposit or an unconditional, irrevocable letter of credit with the minimum content of Schedule "B" of this Bylaw, in the amount of 120% of the Employee Housing Charges which would otherwise be payable to the Municipality, which letter of credit shall not expire for at least 2 years from the date of issuance of the building permit.
- 9. The Municipality will return the letter of credit, unused, to the owner if the owner constructs and has been issued an occupancy permit for all the required employee bed units within 2 years of the date of issuance of the building permit; otherwise the Municipality may draw down and retain the security in an amount equivalent to the number of required employee bed units which have not been constructed. An amount of the security equivalent to 20% of the amount drawn down will be retained by the Municipality as an administrative charge.
- 10. If the owner of land chooses to provide a letter of credit in accordance with Section 8 then the owner may, upon delivering to the Municipality a cash deposit or an unconditional, irrevocable letter of credit in the amount of 10% of the employee housing charges per year, which letter of credit will be held in accordance with Section 9, extend the Letter of Credit for up to two additional years provided that notice is given in writing, together with the payment of a cash administrative charge in the amount of \$500.00 for each year that the letter of credit is to be extended, within 22 months of the date of issuance of the building permit.

Adjustment

- 11. The amount of Employee Housing Charges payable under this Bylaw will be adjusted after construction is complete, but prior to the issuance of an occupancy permit for

the development, as necessary to account for the development actually constructed.

Credit

12. An owner of land will receive a credit toward Employee Housing Charges for any employee housing service charges previously paid or provided to the Municipality for the same development under any Employee Housing Service Charge Bylaw of the Municipality, based on the number of employees represented by the previous charge.

No Refund

13. Under no circumstances will any Employee Housing Charges collected under this Bylaw be refunded. If no construction is commenced pursuant to an issued building permit, the Employee Housing Charges collected will be credited toward future development on that land.

Use of Charges

14. Employee Housing Charges shall be deposited into a reserve account and used only for purposes directly or indirectly related to employee housing services, including payment of principal and interest on existing or new debt incurred by the Municipality or its agents in providing employee housing services regardless of whether or not the expenditure of the charges results in any ascertainable benefit to the parcel of land in respect of which they were paid.
15. Money deposited in such a reserve account may be used for temporarily financing any capital or operating purposes of the Municipality and shall be repaid to the reserve account together with interest at the prime rate of interest of the Royal Bank at the time of withdrawal from the reserve account, less 3% per annum.

Severance

16. If any provision of this Bylaw is held invalid by a court, the invalid portion shall be severed and the invalidity shall not affect the validity of the remainder of the Bylaw.

Interpretation

17. No satisfaction of any requirement of this Bylaw shall be interpreted as creating a right to the issuance of a building permit if a person would otherwise not be entitled to a permit.

Repeal

18. "Employee Housing Service Charge Bylaw No. 1186, 1996" is repealed.

**CONSOLIDATED Employee Housing Service Charge Bylaw No. 1507, 2000
October 2015**

This copy of "Employee Housing Service Charge Bylaw No. 1507, 2000" has been consolidated and printed by the authority of the Corporate Officer of the Resort Municipality of Whistler pursuant to Section 139 of the *Community Charter* and Bylaw Consolidation and Revision Bylaw No. 1957, 2010.

Dated this 13 day of October, 2015.

Signed original on file

Shannon Story
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER
BYLAW NO. 1507, 2000

SCHEDULE “A”

Establishment of Charges

The following charge is established toward the provision of employee housing services in the Municipality:

\$5,908.00 per employee.

The number of employees deemed to be generated shall be calculated according to the following employee generation formula:

<u>Intended Use of Building or Structure referred to in Building Permit or Business License</u>	<u>Employees Deemed to be Generated</u>
Commercial	1 employee per 50.0 square metres of gross floor area
Industrial	1 employee per 250.0 square metres of gross floor area
Residential development which is subject to a rental pool covenant	0.2 employees per guest room
Any other development	1 employee per 50.0 square metres of gross floor area

Where the number of employees generated by this formula results in a fraction, the number of employees deemed to be generated shall be rounded to the nearest tenth decimal point for the purpose of establishing the monetary charge and to the nearest whole number for the purpose of establishing the number of employees generated where an exception under Section 7(d) or (e) of this Bylaw is applied.

RESORT MUNICIPALITY OF WHISTLER
BYLAW NO. 1507, 2000

SCHEDULE "B"

Letter of Credit

Date: _____

Bank: _____

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C.
V0N 1B4

Dear Sirs:

Re: Irrevocable Letter of Credit No. _____

Upon instructions of _____ (the "Developer") we hereby establish in your favor our irrevocable credit for the sum of _____ dollars in Canadian currency. This credit shall be available to you on demand by sight drafts drawn on the Bank of _____ when supported by your written demands for payment made upon us.

This Letter of Credit is required in connection with an undertaking by the Developer to satisfy the employee housing requirements of the Municipality.

We undertake not to refuse to honour any sight draft that you present to us for payment under this Letter of Credit.

You may make partial drawings or full drawings at any time.

We shall honour your demand without inquiring whether you have a right as between yourself and the Developer.

This Letter of Credit shall remain in force until 12:00 midnight _____, 200_ .

Bank of _____

Authorized Signatory _____

RESORT MUNICIPALITY OF WHISTLER
BYLAW NO. 1507, 2000

SCHEDULE “C”

Rent Equity Share

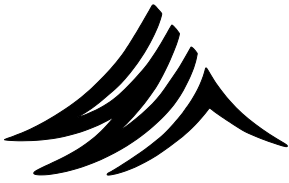
In this Schedule, “rent equity share” means the right to house one employee in an employee bed unit owned or operated by the Municipality or its agent for a term of not less than ten years from the date the employee bed unit becomes available.

Where development occurs and the owner of the parcel acquires one rent equity share in an employee housing program owned or operated by the Municipality or its agent for each employee deemed by this Bylaw to be generated by the development, no charges are payable provided that:

- (a) the owner is a member of the Whistler Valley Housing Society;
- (b) the owner executes a rent equity agreement with the Municipality or its agent including the following provisions:
 - (i) the consideration paid by the owner for a rent equity share in respect of each employee bed unit shall comprise:
 - (A) the pro-rated cost net of mortgage costs of supplying the employee bed unit, including the pro-rated portion of land value based on assessed value as of the date of issuance of the building permit, such that the actual cost is without profit to the Municipality or its agent, to be paid on the date of execution of the rent equity agreement; and
 - (B) a monthly rental charge equal to the actual cost of maintaining, operating and administering without profit the employee bed unit, including mortgage payments, taxes and contingencies; and
 - (ii) the owner may at its option renew the agreement every ten years for a total of 100 years in return for payment in advance of the actual cost without profit of refurbishing the unit plus a monthly rental charge equal to the actual cost of maintaining, operating and administering the employee bed unit including mortgage payments, taxes and contingencies;
- (c) the owner shall enter into a rent equity agreement directly with the Municipality or its agent and not by assignment, transfer, assumption or otherwise from any person other than the Municipality or its agents;
- (d) in the event an owner applies to the Municipality to acquire a rent equity share in respect of an employee housing bed unit and the Municipality has not on the date of the application prepared a bed unit pro forma and a required prospectus

or disclosure statement, the owner may elect to acquire a rent equity share in respect of an employee bed unit proposed to be constructed, be delivering to the Municipality an executed rent agreement and an unconditional, irrevocable letter of credit in the amount of 120% of the Employee Housing Charges, provided that in the event:

- (i) the Municipality or its agent completed the employee bed unit pro forma and required prospectus or disclosure statement within two years of the application, then pursuant to the employee bed unit pro forma the owner shall as of the date of delivery of a required prospectus or disclosure statement by the Municipality to the owner, pay the consideration for the employee bed units under paragraph (b)(i) by:
 - (A) directing the Municipality to draw down the letter of credit and apply it as consideration for the required employee bed units; and
 - (B) paying to the Municipality any excess amount required under the pro forma in addition to the 120% security;
- (ii) the owner within 30 days of receipt of the bed unit pro forma and a prospectus or disclosure statement, fails to pay the consideration under the paragraph (d)(i), then the Municipality may draw down the letter of credit and apply the proceeds as a charge under this Bylaw, and any amount of the letter of credit in excess of the charge payable is payable to the Municipality as an administrative charge, unless the owner within 30 days:
 - (A) satisfies Section 7(d); or
 - (B) extends the letter of credit for a third year only, to afford the owner an extension period to satisfy Section 7(d),
- (e) consideration paid under this Schedule is not refundable, provided that an owner may at any time opt to pay the cash amount of the charges imposed by this Bylaw and in such case the security under this Section shall be returned, pro-rated in accordance with the amount of cash provided; and
- (f) if the Municipality is unable to provide the owner with a rent equity share, the owner shall within 30 days of written notice from the Municipality or its agent pay the cash amount of the charges imposed by this Bylaw (plus interest at the prime rate of the Royal Bank from the date of development approval to the date of payment) or provide employee housing as permitted by this Bylaw, whereupon the security provided by the owner under this Schedule shall be returned to the owner.



WHISTLER

MINUTES

REGULAR MEETING OF RECREATION LEISURE ADVISORY COMMITTEE THURSDAY, NOVEMBER 24, 2016, STARTING AT 4:30 P.M.

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

PRESENT:

Murray Lunn, Member at Large
Bob Calladine, Member at Large
John Konig, Member at Large
Meredith Kunza, Tourism Whistler representative
Manager, Recreation, RMOW, Roger Weetman
Stephanie Sloan, Member at Large
Josie Chuback, Member at Large
Colin Pitt-Taylor, Member at Large
Chris Kaipio, Member at Large
Roger Soane, Member at Large
Manager, Resort Parks Planning, RMOW, Martin Pardoe
Councillor, Andrée Janyk
Recording Secretary, Shannon Perry

REGRETS:

Dave Clark, Member at Large
Eric Wight, Member at Large
Ian Currie, Howe Sound School District 48 representative

GUESTS:

Dave Patterson, RMOW, Resort Operations Managers

Meeting called to order 4:31 p.m.

ADOPTION OF AGENDA

Items added to the agenda, Holborn amenity, Green Lake access

Moved by Andrée Janyk
Second by Stephanie Sloan

That the Recreation Leisure Advisory Committee adopt the Recreation
Leisure Advisory Committee agenda of November 24, 2016

CARRIED

ADOPTION OF MINUTES

Moved by Bob Calladine
Seconded by Josie Chuback

That the Recreation Leisure Advisory Committee adopt the Recreation Leisure Advisory Committee minutes of October 13, 2016

CARRIED

PRESENTATIONS

OTHER BUSINESS

Pilot Food Truck Program

A discussion was held with RLAC members to review survey results and next steps presented by Resort Operations Manager, Dave Patterson.

In 2016 results show a successful pilot program, interviews and surveys have been under gone and provided good results. Challenges identified included the unpredictable weather. 5 food trucks at 3 sites worked well this summer. Rainbow and Lost Lake Parks were busy for the food trucks during hot sunny days. Spruce Grove was not a successful site for trucks as there were low sales. Newspaper ads were noted as a main source of public awareness. Generally the public was happy with the food trucks in Whistler Parks.

Moving forward, the Parks food truck pilot program will be advertising for vendors in late January 2017 aiming to have trucks in the parks for July 1 weekend. There will be a review of other potential site. Suggested to keep in mind the concession and have food trucks possibly stay away from generic products in their trucks and also have a regular gathering of the food trucks in Whistler Village to promote the usage in Whistler Parks.

Geese Management in Parks

A discussion regarding update & reporting out for geese management in parks presented by Resort Operations Manager, Dave Patterson. The final report has not yet reached completion, this far all reports have been positive. The management program is still a pilot program which seems to be successful. 2016 operations went over budget early but the geese left early which was beneficial with the budget. The geese population is still growing but not as rapidly as 2015.

Going forward, more communication to the public will be provided. As docks are replaced, new docks will have a higher free board to reduce access by the geese. Fencing, volunteer hazing programs and egg addling will continue to be the main management technics.

Trails Planning Working Group Update

Summary update & reporting out for 2016 Trails Planning Working Group presented by Parks Planning Manager, Martin Pardoe. 2016 has proven to be a successful year for the TPWG.

RLAC committee members reviewed the most recent TPWG newsletter.

Trials bikes have joined the group and hope to share their knowledge and input for the TPWG.

Q & A:

Access road to ancient cedars – Cheakamus Community Forest are developing an access management plan currently being prepared and will be presented at the Open House December 7, 2016 at 4:30 p.m.

Are signs and etiquette information going on new trails – Yes, at the trail head? The RMOW are learning and developing with time and usage as to what is required.

Green Lake access

Dave Patterson presented an Edgewater property update and discussion was held with RLAC members.

Other opportunities around the Green Lake area such as Wedge Park may be a potential area.

A discussion was held regarding access to Green Lake throughout the committee.

Dave Patterson left meeting; 5:40 p.m.

Q&A:

Planning/building department has the zoning been reviewed - Yes and there doesn't seem to be any type of opportunity for Municipality to utilize the land.

Recommended squash fee structure and court use policy

A presentation to the committee from Recreation Manager, Roger Weetman. A discussion to introduce a recommended new squash fee structure and related court use policies for potential pilot program.

Proposed change: Eliminate fees during non-prime time.

Proposed change 2: Create multi-use courts.

Propose change 3: Revise court use policy

Propose 4: Work with Whistler Squash Club (more of a continuing thing rather the a change)

Moved by Roger Soane

Second by Bob Calladine

That RLAC support proposed squash court use pilot program that will:

- 1: Eliminate squash specific fees during non-prime time
- 2: Improve squasketball and pilot squoccer on court 2

3: Revise court use policies and procedures to all for the following:

- Relaxation of cancellation policies
- Increased multi-court booking ability
- Allowance for “round robbin” style play

4: continued support to the whistler squash club

CARRIED

Artificial Turf Needs Assessment Project Update

A presentation by Parks Planning Manager regarding an update on Artificial Turf Needs Assessment Project. A draft presentation from Parks Planning Manager which is tentatively planned to go to committee of the whole December 6, 2016. Discussion was held with RLAC members regarding moving forward, it was strongly suggested making efforts to get the project approval.

Q&A:

Is the gravel field at Bayly Park being considered – The time feasibility of this site being a potential option is being investigated.

That RLAC support the expenditure of funds to complete more detailed analysis as outlined in Phase III, with outlook of construction in 2018.

Moved by Josie Chuback
Second by Stephanie Sloan

CARRIED

MPSC Valley Trail extension

An update regarding MPSC Valley Trail extension project from Recreation Manager was presented to the RLAC. Draft construction signage underway to inform the public of scope and timing.

RLAC 2017 Priorities and Municipal Budget Process

A discussion regarding 2017 Priorities and Municipal Budget Process

Members requested staff's top three priorities and community issues provided for an electronic group conversation;

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

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

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

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

ACTION: Member's asked to provide 3 top topics via email to Shannon Perry. RLAC members can provide comments electronically as there will not be a December meeting.

NEW BUSINESS

Holborn

Members requested an opportunity to discuss this property in the context of a Committee recommended community amenity that would be commensurate with a possible rezoning application. Staff to include this item on a future RLAC agenda.

NEXT MEETING

January 12, 2016

Blue Community Initiative

A discussion about this program and Whistler's potential interest in participating in it.

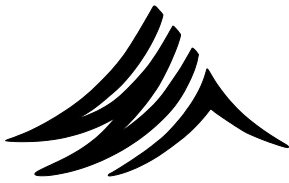
ADJOURNMENT

Moved by Andrée Janyk

That Recreation Leisure Advisory Committee adjourn the October 13, 2016 committee meeting at 6:55 p.m.

CARRIED

CHAIR: Murray Lunn



WHISTLER

MINUTES

REGULAR MEETING OF FOREST & WILDLAND ADVISORY
COMMITTEE
WEDNESDAY, DECEMBER 14, 2016, STARTING AT 3:00 P.M.
In the Fissile Room
4325 Blackcomb Way, Whistler, BC V0N 1B4

File: 8221.03

Name	Meetings to Date: 10
Present:	
Councillor Andree Janyk	1
Member at Large, Arthur DeJong	10
Member at Large, Candace Rose-Taylor	5
WORCA, Todd Hellinga	2
AWARE, Claire Ruddy	7
Member at Large, Johnny Mikes	9
Member at Large, Trevor Burton (since June)	4
Mac Lowry (since November)	2
Colin Rankin (since November)	2
Kathi Bridge (since November)	2
Regrets:	
Member at Large, Derek Bonin	8
Recording Secretary	
Heather Beresford	8
Guests: Tom Cole (CCF)	

Adoption of Agenda

ADOPTION OF AGENDA

Moved by C. Rose-Taylor
Seconded by K. Bridge

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda for December 14, 2016.

CARRIED

Adoption of Minutes

ADOPTION OF MINUTES

Moved by T. Hellinga
Seconded by C. Rose-Taylor

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee minutes for November 9, 2016.

CARRIED

Verbal Reports

Council:

- Councillor S. Anderson replaced by Councillor A. Janyk in mid-term reorganization.

AWARE:

- Writing reports to funders

WORCA:

- Writing reports, planning
- Open house scheduled for February

RMOW:

- Brio fuel thinning project will be resumed in spring 2017.
- Blackwell & Associates finalizing a draft Comprehensive Wildfire Strategy. Will be presented to Council January 24. Add to February FWAC agenda.

Cheakamus Community Forest:

- Tom Cole here today to discuss the 2017 harvesting plans and the draft Access Management Plan

A. Janyk arrived at 3:21 p.m.

CCF 2017 Harvesting Plans

T. Cole reviewed CCF 2017 harvest plans with FWAC (summary sheet handout).

FWAC reviewed plans in November. No feedback from December 7 CCF open house.

WORCA comments

- WO2 – requested edges of harvesting be “feathered” to minimize visual impact to Comfortably Numb. T. Cole noted that Forest Stewardship Plan has objective to do modified harvesting near defined recreation elements. Moderate retention is planned and logging will not take place across the trail. Access road will be deactivated later.
- Concern with plans to harvest Cheakamus 02 (CK02) above Highline trail. Very busy recreation area. T. Cole noted that there

are no trails within CK02 and it's in the Timber Harvesting Land Base. CCF needs to do formal referral with WB because CK02 is in the CRA. Will access by opening an old road. CK02 was included in long range plans communicated previously.

Suggest CCF update the 1-3 and 4-10 year plans regularly to keep community informed. Recommend putting all polygons on same map.

CCF is managing visual quality for minimum of partial retention, meaning 5-7% disturbance on the landscape.

ACTION: H. Beresford will consolidate November and December comments and distribute to FWAC by email before January meeting.

CCF Draft Access Management Plan

T. Cole presented draft CCF Access Management Plan (AMP). Follow up to brief introduction at November meeting.

AMP maps displayed at CCF December 7 open house. One comment received about keeping location of parking on access to Sproatt mountain bike/hiking trail system at North Aire Mines pond rather than higher up. Road deteriorates and maintenance would be very expensive.

Subcommittee J. Mikes and C. Ruddy reviewed the maps and draft report. Comments:

- Consider not calling it a plan, more of a status report or road management plan.
- Report organization – place current reality first, then recommendation section with reference to source of recommendations
- CCF has limited road responsibility, other stakeholders must be included in the process.
- Recommend identifying priorities to improve strategic focus
- Need clarity on the planning process and what it feeds into. Is it a SWOT, issues or needs based plan?
- Recommend adding long term harvesting plans, break land base into areas, and review all stakeholder plans for each area. Determine access based on longer term plans. Consider a zoning approach.
- Fuel management needs to be considered.
- Plan roads for multiple purposes.

Next steps:

- Distribute draft to stakeholders.
- CCF will connect with commercial recreation operators and public recreation groups. Looking for coordination of planning and resources.
- Identify priority roads. Coordinate maintenance with FLNRO and BC Parks.

FWAC comments:

- Suggest RMOW lead next stage
- Suggest CCF pick one road and coordinate resources from other stakeholders.
- Consider creating overall vision for FWAC's area of interest as per the Terms of Reference (in the area previously identified as the Soo, Whistler and Callaghan landscape units) and develop objectives.
- Identify values in each area to inform decisions.
- Investigate use of RMI funding to improve access.

ACTION: Rename the plan and articulate the planning process going forward.

FWAC Priorities & Tasks

FWAC reviewed the draft priorities document. Goal is to be strategic, ensure all areas of Terms of Reference are being discussed by FWAC at its meetings, and identify priorities and FWAC's role.

Comments on draft:

- Add periodic meetings with Recreation and Leisure Advisory Committee and Trail Planning Working Group.
- Support recreation activities that are compatible with wildlife and habitat
- Share land use decisions with public
- Engage in access management planning
- Improve connections with other committees/groups/companies in the area to identify priorities and recommendations, before sending resolutions to Council.

Next steps:

- FWAC to identify 3 priorities for 2017. Reach out to other committees and stakeholders to see if they are addressing the same priorities.

Other Business

OTHER BUSINESS

Future Agenda Items:

- January: Draft VQO review; summarize harvesting plan comments and approve for release to CCF Board; : Elect chair for 2017
- February: review Comprehensive Wildfire Plan; presentation by Bob Cunneynworth, FLNRO Compliance and Enforcement Officer

ADJOURNMENT

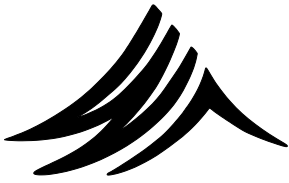
Moved by K. Bridge
Seconded by T. Hellinga

That the Forest & Wildland Advisory Committee adjourn the December 14, 2016 meeting at 5:02 p.m.

CARRIED

CHAIR: C. Ruddy

RECORDING SECRETARY: H. Beresford



WHISTLER

MINUTES

REGULAR MEETING OF WHISTLER BEAR ADVISORY COMMITTEE

WEDNESDAY, DECEMBER 14, 2016, STARTING AT 8:30A.M.

At Whistler Public Work Yard – Decker Room
8020 Nesters Road, Whistler, BC V0N 1B4

PRESENT:

Co-Chair, Get Bear Smart, S. Dolson
Recording Secretary & Co-Chair, Heather Beresford
RMOW, Councillor J. Ford
Conservation Officer Service Representative, B. Mueller
Whistler Blackcomb Representative, A. DeJong
RMOW, Senior Bylaw Enforcement Office, T. Lunn
RCMP Representative, Constable P. Haider
Member at Large, C. Hedderson

PUBLIC:

Whistler Wildlife Protection Group Representative, T. James
Whistler Wildlife Protection Group Representative, V. Lopez
Whistler Wildlife Protection Group Representative, I. Minic-Lukac

REGRETS:

AWARE/C2C Grizzly Bear Initiative Representative, C. Ruddy
Carney's Waste Systems, Representative, P. Kindree

ADOPTION OF AGENDA

Moved by B. Mueller
Seconded by S. Dolson

That Whistler Bear Advisory Committee adopt the Whistler Bear Advisory Committee agenda of December 14, 2016.

CARRIED

ADOPTION OF MINUTES

Moved by B. Mueller
Seconded by C. Hedderson

That Whistler Bear Advisory Committee adopt the Regular Whistler Bear Advisory Committee minutes of November 9, 2016.

CARRIED

PRESENTATIONS/DELEGATIONS

RCMP

A discussion led by Constable P. Haider regarding RCMP activities.

- Two calls in November: bear inside Function Junction Purebread; bear in garage on Piccolo and was hazed
- No bears destroyed by RCMP in 2016

P. Haider left at 8:40 a.m.

Whistler Blackcomb

A discussion led by A. DeJong.

- Nothing to report. Early heavy snow sent bears to den
- Bear viewing tours will continue under new ownership

I. Minic-Lukac arrived at 8:47 a.m.

Conservation Officer Service Update

A discussion led by B. Mueller.

- October 12 bear destruction – more details as requested at November meeting: Sightings started October 2 at Hy's and October 6 at Sundial. Then inside underground parking at Marketplace, and sleeping on sidewalk by Teddy Bear daycare. No wariness displayed. Officer attended and treed bear outside Maury Young Arts Centre. Decision made to remove and destroy bear.
- Bears destroyed by Conservation Officer Service (COS): six in 2012; two in 2013; 12 in 2014 (mainly tagged bears in home invasions); seven in 2015; and five in 2016 + 3-5 vehicle deaths
- Sgt. Simon Gravel returning in late January
- November: 20 calls. Key incidents:
 - Mountainview: attractants
 - Purebread in Function Junction: bear hanging around, no attractants
 - Ambassador: property damage, reward from shed
 - Piccolo: bear breaking into garages repeatedly. Destroyed on November 16. Residents not fined because they fixed the garage but the bear came back again
 - Black Tusk village: small bear relocated to area with good denning site. May not be a Critter Care bear as reported in press

J. Ford arrived 9:00 a.m.

Discussion: Request from Get Bear Smart (GBS) that COS attempt more non-destructive methods to break a bear's pattern. Example, electric grates on doors and windows.

A. DeJong left at 9:08 a.m.

Bylaw Services Update A discussion led by T. Lunn.

- Four calls in November: broken latch on Carney's bin, since repaired; dumped garbage, since cleaned up; Rainbow construction site garbage, since cleaned up; Alpine Meadows unsecured garbage which is rectified after a visit by Bylaw Services to new tenants
- COS to copy Tyler Lunn, Senior Bylaw Enforcement Officer, when reports sent to Bylaw Services email
- McDonald's garbage report from last meeting was followed up but incident happened at Pemberton McDonald's. Whistler bin always secure when visited by Bylaw Services.

RMOW Update A discussion led by H. Beresford

- Nicole Fitzgerald, Community Member-at-Large, submitted resignation from WBAC.

V. Lopez arrived 9:19 a.m.

ACTION: H. Beresford will advertise for new member in January 2017.

- Bear Smart Program Assistant (BSPA) completed her term in early December. A successful year. Of note, moving the Bear Smart Restaurant Program to a digital platform increased uptake. Bylaw Services may be able to offer support when approaching restaurants.

ACTION: Connect Bylaw Services and 2017 BSPA to discuss improving compliance in Bear Smart Restaurant Program.

- Garbage Disposal Bylaw Update: AWARE will continue working with businesses to assist with awareness and compliance. Anticipate adoption by Council in August 2017.
- Habitat Conservation Trust Fund (HCTF): L. Homstol applied in early November. M. Badry discussed it with HCTF staff and will monitor.
- 2017 Priorities: Bear Response Plan; communications with public improved; will do some print material (final list TBD); parking lot signs; Bear Smart Restaurant Program

2017 Planning A discussion led by S. Dolson to generate ideas for 2017.

- On-line information quiz for new residents. Consider RMOW and GBS sharing costs and delivering through both websites
- Print materials in hotel rooms. Mixed response to this idea
- Top priorities from Conflict Management Plan
- Implement a Whistler greeting for all businesses that includes Bear Smart information
- Attend/share information with WB orientation sessions
- Car-less residents: H. Beresford follow up with BC Transit staff that S. Maxwell connected with

- Car-less residents: H. Beresford and A. Tucker developing system in January for contractors to bring refuse to compactor sites
- Feature Bear Smart restaurant and recipe monthly on website. Recipe book as fundraiser
- Special events guidelines: reach out to event organizers

ACTION: B. Mueller to share how COS interacts with special events like Ironman and review at January meeting.

Get Bear Smart
Society Update

Covered in previous discussions

Previous Action
Updates

All covered except:

- Connect with Sea to Sky Invasive Species Council (SSISC) to ensure that it is not promoting bear attractant plants as alternatives to invasives

ACTION: H. Beresford will follow up with SSISC.

OTHER BUSINESS

There were no items of Other Business.

ADJOURNMENT

Moved by S. Dolson

That Whistler Bear Advisory Committee adjourn the December 14, 2016 committee meeting at 10.22 a.m.

CARRIED

CHAIR: Sylvia Dolson

RECORDING SECRETARY: H. Beresford

Local Government Program Services

...programs to address provincial-local government shared priorities



The Strategic Wildfire Prevention Initiative is managed by the Strategic Wildfire Prevention Working Group. For program information, visit the Funding Program section at:

www.ubcm.ca

LGPS Secretariat

Local Government House
525 Government Street
Victoria, BC V8V 0A8

E-mail: swpi@ubcm.ca
Phone: (250) 356-2947
Fax: (250) 356-5119

January 17, 2017

Mayor Wilhelm-Morden and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

Re: Completion of Fuel Management Project (SWPI-500: Block 7 (Big Timber) & Block 8 (Part 2) Prescription, 2015)

Dear Mayor and Council,

Thank you for submitting final report documentation for the completion of the above noted fuel management project. The Strategic Wildfire Prevention Working Group has reviewed your submission and the reporting requirements have been met.

The final report notes total project costs of \$14,350.00. Based on this, a cheque in the amount of \$10,762.50 will follow shortly under separate cover. This payment represents full payment for the project and is based on seventy-five per cent (75%) of total eligible costs.

On behalf of the Working Group, I congratulate you on the successful completion of this project and offer best wishes for future community safety work in your community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter Ronald'.

Peter Ronald
Programs Officer

cc: *Heather Beresford, Manager, Environmental Stewardship, Resort Municipality of Whistler*

Tony Botica, Fuel Management Specialist, Coastal Fire Centre

-----Original Message-----

From: Leslie Alexander [<mailto:leslie.alexander@me.com>]

Sent: Wednesday, January 18, 2017 12:09

To: Mayor's Office <mayorsoffice@whistler.ca>

Subject: Re File No. 3009 declare opposition to Kinder Morgan

Dear Mayor and Council of Resort Municipality of Whistler,

We are writing to support the letter by Angela Mellor, dated Jan 2, 2017, File No. 3009 and to ask the Mayor and Council to support request of this letter that Council declare opposition to the Kinder Morgan pipeline expansion.

Opposing the development and use of the Kinder Morgan pipeline, including opposing transportation of bitumen by tanker through the coastal waters of Vancouver and southern B.C., would be consistent with Whistler's work on its environmental goals, such as promoting use of renewable sources of energy for transportation and housing, and achieving the energy and transportation goals of the Whistler 2020 plan.

Sincerely,

Shep and Leslie Alexander
8531 Buckhorn Drive
Whistler, BC
V0N1B8
604 839 9590
604 837 2981

From: Rebecca Wenger [<mailto:beckywenger@me.com>]
Sent: Wednesday, January 18, 2017 12:00
To: Mayor's Office <mayorsoffice@whistler.ca>
Subject: RMOW' s opposition to the Kinder Morgan pipeline expansion

Dear Mayor and Council,

I wish to thank you for your attention to this urgent and very important issue of the Kinder Morgan pipeline expansion. It is my hope that our courageous council will take a progressive stand and say No to this dangerous and destructive proposal.

I have had the privilege to live in Whistler for 26 years. I have watch our community make bold and sometimes difficult decisions, decisions based on the fundamental principals of maintaining a pristine environment and building a strong economy. Our visitors see Whistler as a most precious resource that depends entirely on our connection to the mountains and our fragile cost line. We cannot ignore the threats that a pipeline expansion will make to our way of being which we have painstakingly nurtured since our conception.

Please consider these important points

- 1) We are ski resort and the effect of increased tar sands oil production matters very much to our climate locally ...this pipeline means expanding the tar sands and generating more CO2 making it impossible to keep to the Paris commitment to hold the increase in global average temperature to well below 2 degrees C and achieve net-zero emissions in the second half of this century.
- 2) A tanker spill of bitumen will not only have disastrous effects on wildlife, but bitumen is highly toxic to humans – a spill on water or land anywhere in BC would definitely affect tourism negatively.
- 3) If we are to transition to a post-carbon economy it makes no sense to invest in new pipelines that have a 20 – 50 year lifespan. What we need is investment in energy systems and technologies that create good, green jobs. This will take leadership from all levels of government.

I think we are all concerned about the future of our community and the future of our kids, so I thank you so very much for all that you do to promote the well being of us all.

Sincerely,
Rebecca Wenger
1320 Alpha Lake Road
Whistler, BC V0N 1B1
Beckywenger@me.com
604-938-3663

From: Hal Mehlenbacher [<mailto:halron2012@gmail.com>]
Sent: Wednesday, January 18, 2017 08:21
Subject: Kinder Morgan

January 17, 2017

Dear Mayor and Council,

I am writing to express my concern over the proposed Kinder Morgan pipeline that was recently approved by the Federal Gov't.

I understand that some members of the Whistler Council werenot ready to vote on the issue of whether they would support or oppose such a move, citing lack of sufficient information on their part, as one of the reasons they wanted the issue of a vote to be moved forward to this council meeting.

In my opinion, the damage such a project could do to the tourist industry of Vancouver and BC far outweighs the benefits it could bring to our economy.

I hope the Council members will look long and hard at the environmental issues and other negative outcomes that such a project could bring to the province.

Sincerely

Sue Stangel
#304 8300 Bear Paw Trail
Whistler BC
V0N 1B9
604-9384966

Submitted on Friday, January 20, 2017 - 15:36 Submitted by anonymous user: 50.92.168.60 Submitted values are:

Full Name: Chris Williamson

Mailing Address: 8175 Alpine Way

Civic address if different from mailing address:

Email Address: colterdog@gmail.com

Phone Number: 604-698-8653

Your Message:

Mayor and Council,

Having recently moved here from a community where pedestrian and bicycle friendly infrastructure was lacking, I am appreciative of the extensive network available for these activities. I find it significantly more efficient, convenient and enjoyable to ride my bike and walk rather than drive my vehicle in the RMOW. I acknowledge this development has taken vision, resources and time to create and that this process is ongoing. My request is to support this continued growth by creating a "traffic calmed" zone on Alpine Way.

While Alpine Way is a rather short section of road, it is the main artery for the residential area. The road lacks sidewalks and has a large drainage ditch adjacent to it, on the north side. During my many hours of shovelling this winter, I have observed that at any given time, there are up to half a dozen people walking on both sides of the road to access the Valley trail or the bus stop at the intersection with the highway. The road is narrow, especially now with the large snow banks, and my assumption since there are no posted speed limit signs, is that the speed limit is 50 km/h. Many of the vehicles travelling on the road are going at a speed that I consider unsafe when shared with pedestrians. I find it especially stressful with my toddler and two dogs in tow. The local RCMP detachment has been responsive to my concern about the speed, with additional enforcement, but I acknowledge that they have additional priorities and that it is not a long term solution.

While exploring the various neighbourhoods, I have noticed that the majority of artery roads, as well as many of the side roads, have been traffic calmed with numerous speed bumps, posted speed limits of 30 km/h and children playing signs. Alpine Way is short and the investment in providing these types of upgrades to slow the traffic down on it would be well spent with the high pedestrian and bicycle use it gets. If any of you would like more information about what I described and am requesting here, I will happily make you a coffee and we can chat while we stroll the street.

Thanks so much for your time.

Sincerely,

Chris Williamson

From: Claire Daniels [<mailto:CDaniels@slrd.bc.ca>]

Sent: Friday, January 20, 2017 15:13

To: Wanda Bradbury <WBradbury@whistler.ca>

Subject: Squamish-Lillooet Regional District Regional Growth Strategy Minor Amendment - NOTICE

Dear Mayor and Council,

Please be advised that the Squamish-Lillooet Regional District (SLRD) is proceeding with a minor amendment of the *Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008* to address specific text amendments in support of the SLRD Regional Growth Strategy (RGS) *Goal 1: Focus Development into Compact, Complete, Sustainable Communities*. As per the SLRD RGS Minor Amendment Process and the *Local Government Act*, 30 days written notice is hereby given to each affected local government – **see letter attached**. The SLRD Board will be considering first and second reading of the RGS Amendment Bylaw on March 15, 2017 at 10:30 am in the SLRD Boardroom, 1350 Aster Street, Pemberton, BC. Any written comments provided by affected local governments will be considered prior to bylaw readings. **Please provide any comments by February 24, 2017.**

Kind regards,
Claire



Claire Daniels, MCIP, RPP
Planner
CDaniels@slrd.bc.ca
Squamish-Lillooet Regional District
Box 219, 1350 Aster Street
Pemberton, BC, V0N 2L0

P: 604-894-6371 x235

F: 604-894-6526

1-800-298-7753

www.slrd.bc.ca



Box 219, 1350 Aster Street,
Pemberton, BC V0N 2L0
Ph. 604-894-6371, 800-298-7753
F: 604-894-6526
info@slrd.bc.ca www.slrd.bc.ca

January 20, 2017

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B0
By email: wbradbury@whistler.ca

Dear Mayor and Council:

RE: Squamish-Lillooet Regional District Regional Growth Strategy Minor Amendment - NOTICE

Please be advised that the Squamish-Lillooet Regional District (SLRD) is proceeding with a minor amendment of the *Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008* to address specific text amendments in support of the SLRD Regional Growth Strategy (RGS) *Goal 1: Focus Development into Compact, Complete, Sustainable Communities*. The following resolutions were made by the SLRD Board on December 14, 2016:

THAT SLRD staff be directed to proceed with a minor amendment of the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 to address the following text amendments:

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

- *Remove the Destination Resort language found on pages 24-26 of the RGS Bylaw.*

Enclosed is the associated staff report to the SLRD Board. Additionally, the SLRD RGS Bylaw No. 1062, 2008 is available on the SLRD website here:

<http://www.slrd.bc.ca/inside-slrd/bylaws/regional-growth-strategy-bylaw>

The proposed text amendments were prepared by the RGS Steering Committee pursuant to a request made at an RGS Elected Officials Forum held November 10, 2016 (attended by representatives of the SLRD, District of Squamish, Resort Municipality of Whistler and Village of Pemberton). As per the SLRD RGS *Minor Amendment Process* and the *Local Government Act*, 30 days written notice is hereby given to each affected local government. The SLRD Board will be considering first and second reading of the RGS Amendment Bylaw on March 15, 2017 at 10:30 am in the SLRD Boardroom, 1350 Aster Street, Pemberton, BC. Any written comments provided by affected local governments will be considered prior to bylaw readings.

Please provide any comments by February 24, 2017.

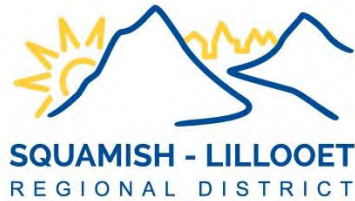
The SLRD Board looks forward to the receipt of any comments from your organization. Should you have any questions, please contact Kim Needham, Director of Planning and Development Services at kneedham@slrd.bc.ca or Claire Daniels, Planner at the SLRD at cdaniels@slrd.bc.ca.

Sincerely,



Lynda Flynn,
Chief Administrative Officer
Squamish-Lillooet Regional District

enclosures: SLRD Staff Report – December 14, 2016



REQUEST FOR DECISION

RGS Minor Amendment and Letter/Resolution Regarding Garibaldi at Squamish

Meeting date: December 14, 2016

To: SLRD Board

RECOMMENDATIONS:

THAT the SLRD Board advise Minister Polak and Minister Thomson of the concerns and unanimous agreement of the SLRD and its member municipalities regarding the proposed Garibaldi at Squamish project, as per the letter found in Appendix A.

THAT SLRD staff be directed to proceed with a minor amendment of the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 to address the following text amendments:

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

KEY ISSUES/CONCEPTS:

The SLRD RGS 5-year review is underway. As part of this process, an Elected Officials Forum was held on November 10, 2016. At this forum, the RGS Steering Committee was requested to address specific concerns regarding the proposed Garibaldi at Squamish (GAS) project and specific items regarding growth management in advance of the RGS Review amendment process. The above resolutions reflect these specific requests.

The SLRD and its member municipalities continue to have serious concerns regarding the establishment of new urban communities or destination resorts in the SLRD outside of existing community boundaries. As such, by unanimous agreement of those attending the Elected Officials Forum, the SLRD and its member municipalities have directed that a letter be sent to Honourable Mary Polak (Minister of Environment) and Honourable Steve Thomson (Minister of

REQUEST FOR DECISION

RGS Minor Amendment and Letter/Resolution Regarding Garibaldi at Squamish

Forests, Lands and Natural Resources Operations) in order to advise that none of the local governments covered under the SLRD RGS are planning to introduce an amendment to the RGS to support the proposed Garibaldi at Squamish (GAS) project, as such a development is inconsistent with the SLRD's growth management objectives.

Further, SLRD staff is seeking permission to proceed with the preparation of a RGS minor amendment to address GAS and to strengthen existing policies that direct future growth within the Region to existing communities and to eliminate policies regarding the development of destination resorts.

RELEVANT POLICIES:

Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008

BACKGROUND:

As part of the RGS 5-year Review process, an Elected Officials Forum was held on November 10, 2016. This was the second of three forums planned for and committed to in the RGS Review Consultation Plan, and the focus was on growth management. At this forum, the RGS Steering Committee received direction to: prepare a letter to the province regarding GAS and the non-support of the local governments regarding GAS; and prepare a minor amendment of the RGS to strengthen existing policies that direct future growth within the Region to existing communities and to eliminate policies regarding the development of destination resorts.

The letter to the province (see Appendix A), is being brought to the member municipality Council's for endorsement. At the time of writing, no comments have been received. Given the dates of Council meetings at which this letter is to be discussed, SLRD staff will likely be delivering these comments to the Board verbally at the December 14, 2016 Board meeting.

ANALYSIS:

As the proposed amendments (see Appendix B) are text amendments and housekeeping in nature, the RGS Steering Committee recommends that the Board resolve to proceed with a minor amendment process. See Figure 1 and 2 below for details.



Figure 1: RGS Amendment Process

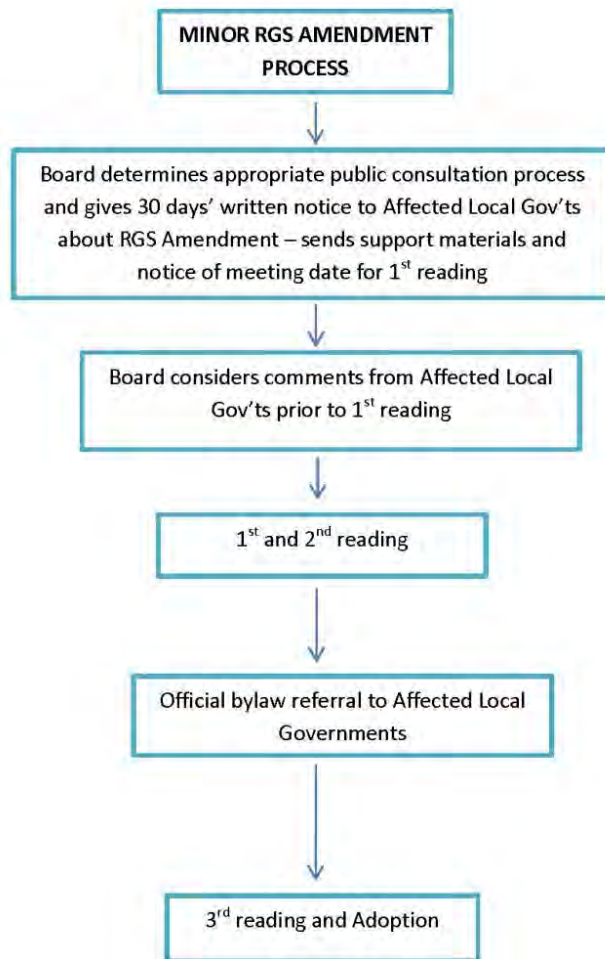


Figure 2: RGS Minor Amendment Process

REGIONAL IMPACTS ANALYSIS:

The SLRD RGS is an initiative of and applies to the four member municipalities and Electoral Areas B, C and D. It is a tool to support collaboration and achievement of *smart growth*. Any amendments to the RGS will impact all those who are signatory to the RGS Bylaw. Further, amendments conducted through the minor amendment process involve referrals to affected local governments.

OPTIONS:

Option 1 (PREFERRED OPTION)

Direct that the letter included in Appendix A be sent to Honourable Mary Polak and Honourable Steve Thomson.

Direct staff to proceed with a minor amendment of the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 to address the following text amendments:

REQUEST FOR DECISION

RGS Minor Amendment and Letter/Resolution Regarding Garibaldi at Squamish

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

Please see the attached Appendix B for more details as to the rationale of these changes.

Option 2

Revise the letter included in Appendix A and direct staff to send the revised letter to Honourable Mary Polak and Honourable Steve Thomson.

Direct staff to proceed with a minor amendment of the Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008 to address the text amendments as noted above.

Option 3

Do not send a letter and/or do not support a minor amendment (as noted above) of the RGS Bylaw.

Option 4

As per the Board's discretion.

FOLLOW UP ACTION:

Should the Board resolve to proceed with a RGS minor amendment, SLRD staff will prepare a bylaw for first reading, early in 2017.

Should the Board resolve to send the letter to Minister Polak and Minister Thomson, SLRD staff will send this letter out immediately.

ATTACHMENTS:

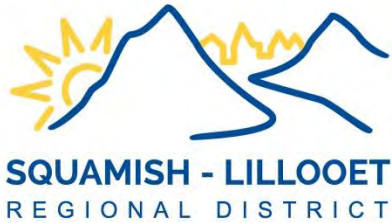
Appendix A: Letter to Ministers Re: SLRD Regional Growth Strategy and Garibaldi at Squamish Project

Appendix B: Proposed RGS Amendments

Submitted by: C. Daniels, Planner

Endorsed by: K. Needham, Director of Planning and Development

Reviewed by: L. Flynn, Chief Administrative Officer



December 14, 2016

Honourable Mary Polak,
Minister of Environment, British Columbia
Room 112, Parliament Buildings
Victoria, BC
V8V 1X4

and

Honourable Steve Thomson,
Minister of Forests, Lands and Natural Resource Operations, British Columbia
Room 248, Parliament Buildings
Victoria, BC
V87 1X4

Attention Ministers Polak and Thomson:

Re: SLRD Regional Growth Strategy and Garibaldi at Squamish Project

We write to advise you that the board of the Squamish-Lillooet Regional District (SLRD) has recently instructed the Regional Growth Strategy (RGS) Steering Committee (a committee of SLRD and its member municipalities' planning staff) to include, as part of a scheduled review of the RGS, the strengthening of existing policies that direct future growth within the Region to existing communities and the elimination of policies regarding the development of destination resorts. The purpose of these changes is to emphasize that the RGS does not contemplate the development of new satellite urban areas or destination resorts consisting of residential and tourist accommodation development, such as the proposed Garibaldi at Squamish project at Brohm Ridge.

We would like to highlight that the Reasons for Ministers' Decision dated January 26, 2016 (Reasons) in respect of the Garibaldi at Squamish environmental assessment certificate application were issued despite the fact that the project as proposed is inconsistent with the RGS.

By indicating in the Reasons that the Ministers' decision does not presume how independent statutory decision makers such as the SLRD Board of Directors might approach or decide on separate authorizations for the project, the Reasons appear to assume that an RGS amendment may be initiated to authorize the project. Consistent with the SLRD's RGS amendment process, any amendments to the RGS can only be introduced by the SLRD itself, or by one of its member municipalities – The District of Squamish, the Resort Municipality of Whistler, the Village of Pemberton or the District of Lillooet.

The SLRD and its member municipalities continue to have serious concerns regarding the establishment of new urban communities or destination resorts in the SLRD outside of existing community boundaries. As such, by unanimous agreement, the SLRD and its member municipalities have directed that this letter be sent to your attention, in order to advise that none of the local governments covered under the SLRD RGS are planning to introduce an amendment to the RGS to support the proposed Garibaldi at Squamish project, as such a development is inconsistent with the SLRD's growth management objectives.

Yours truly,

Jack Crompton
Chair, Squamish-Lillooet Regional District

cc: District of Squamish - Attention: Mayor Patricia Heintzman
Resort Municipality of Whistler - Attention: Mayor Nancy Wilhelm-Morden
Village of Pemberton - Attention: Mayor Mike Richman
District of Lillooet - Attention: Mayor Margaret Lampman
Garibaldi at Squamish Inc.
Jordan Sturdy, MLA West Vancouver-Sea to Sky
Peter Fassbender, BC Minister of Community, Sport and Cultural Development

Appendix B: PROPOSED RGS AMENDMENTS

#1: Replace the first bullet under Strategic Direction 1.1 a) with: *Direct growth and settlement development towards Member Municipalities and existing SLRD Master Planning Communities.*

Current RGS

Goal 1: Focus Development into Compact, Complete, Sustainable Communities, includes the following language: *Population growth and settlement development will be primarily directed to compact Urban Areas and Master Planned Communities on the basis of smart growth principles. New urban communities will not be considered outside of the established settlement areas. Non-Settlement Areas that have important agricultural, environmental, backcountry recreational, aesthetic and natural resource values will be protected.*

And Strategic Directions:

1.1 The SLRD and member municipalities agree that:

a) The RGS Settlement Planning Map will be used in conjunction with Official Community Plans to:

- ***encourage compact development within Urban Areas, Master Planned Communities, and Serviced Residential and Rural Communities;***
- *maintain the rural, low density character of Serviced Residential and Rural Residential Areas; and*
- *protect and maintain Non-Settlement Areas.*

Rationale

- The current RGS includes language directing growth and settlement development to urban areas and master planned communities, but this language is buried in the Goal 1 text. Further, the formatting of this introduction section is inconsistent with the approach used in the rest of the RGS Goal chapters.
- The proposed new bullet strengthens the Strategic Direction, emphasizing growth is to take place in Urban Areas and SLRD Master Planned Communities rather than the non-urban settlement areas (Serviced Residential, Rural Residential, Rural Community). This is not clear from the bullets currently under Strategic Direction 1.1 a).

#2: Amend the Master-Planned Communities land use designation description by replacing the phrase “Significant future growth will be accommodated in these communities” with:

- ***For existing SLRD master planned communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD master planned communities are not supported.***
- ***New master planned communities and/or urban areas are not supported outside of the established settlement areas.***

Current RGS

The Master Planned Communities designation includes the following language: *Master-planned Communities refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove, as shown on the Regional Settlement Planning Map and the Howe Sound Settlement Planning Map 1e. **Significant future growth will be accommodated in these communities.** The objective for these areas is to encourage compact, clustered residential and local commercial, mixed use development with distinct edges and full community water and sewer services.*

Rationale

The current RGS does not explicitly state the intentions behind SLRD Master Planned Communities; clarification will support implementation and the overall achievement of RGS Goal 1.

#3: Remove Destination Resort Language

Current RGS

The current RGS has 3 pages of policy statements contemplating Destination Resorts. See pages 24-26.

Rationale

There are currently no Destination Resort areas designated or supported in the RGS. Further, the development of new Destination Resorts with significant residential development is not aligned with the Goals of the RGS. The proposed Garibaldi at Squamish project has been identified as a regional concern warranting specific attention through the RGS Review; removing the Destination Resort language clarifies that this type of development is not supported in the SLRD at this time. To be clear, the desire (and proposed idea) is not to prevent the development of new recreational amenities (limited to an appropriate scale and location); backcountry recreation is contemplated separately in the RGS.

From: Tadeusz van Wollen [<mailto:tvw@tvwengineering.com>]
Sent: Monday, January 23, 2017 12:14
To: Wanda Bradbury <WBradbury@whistler.ca>
Subject: Whistler Cay Heights

To Mayor and Council,

Hello Wanda, This is further to our telephone conversation today regarding the subdivision. I am sending you this email on behalf of the local residents who kindly request the Municipal Council to review and act to solve the traffic hazard problem that exists at the corner of Whistler Cay Dr. and Eagle Dr. where Eagle Dr. is effectively reduced to a single way street by several cars obstructing snow clearing. These vehicles, typically twelve or more per property have been left since the beginning of winter. The properties in question are located in the North East and North West side of Eagle Dr.

Your Bylaw Services are aware of the problem, however, to this date, we are not seeing any remedial action being taken. The underlying reason for the excessive number of cars being parked in driveways of these properties is, as you know - this matter has been brought to Mayor's attention in the past, by high-density land use, contrary to the residential zoning.

Tadeusz van Wollen
604 861 3925
6277 Bishop Way
Whistler BC V0N 1B6

From: Mark Blendheim [<mailto:Blendheim.Mark@smallbusinessbc.ca>]

Sent: Tuesday, January 24, 2017 09:22

To: Wanda Bradbury <WBradbury@whistler.ca>

Subject: Mayor and Council: Two Whistler Businesses in Top 5 - Small Business BC Awards

Hi Mayor Wilhelm-Morden and Council,

We've got some good news for you! Yesterday, we announced the Top 5 Finalists for this year's [14th Annual Small Business BC Awards](#) competition, and two companies in your community have made it! Canada's Best Apps and RDC Fine Homes Inc.

Attached is the press release with more details. You can also view it on MarketWired [here](#).

We've also included a few graphics if you would like to congratulate the business owners and share this news with your community in an article, newsletter or on social media. We've posted this news to social, if you would like to share and like to let you community know - here are the links:

Twitter: <https://twitter.com/SmallBusinessBC/status/823669997750784000>

Facebook: <https://www.facebook.com/smallbusinessbc/posts/10154139411802201>

LinkedIn: <https://www.linkedin.com/company/small-business-bc/comments?topic=6229438199140352000&type=U&scope=546499&stype=C&a=2Y64>

Looking forward to hearing from you.

Many thanks,

MARK BLENDHEIM

COMMUNICATIONS MANAGER

Suite 54 – 601 West Cordova St. Vancouver, BC V6B 1G1

Tel: 604 775 5607 | Toll-free: 1 800 667 2272 | Fax: 604 775 5520

Email: blendheim.mark@smallbusinessbc.ca

Website: www.smallbusinessbc.ca



To get the latest information relevant to YOUR business, join the [Small Business BC Community](#).

Newsletters include: monthly eNews, weekly seminar updates and regular events & special announcements. Should you wish to unsubscribe at any time, email feedback@smallbusinessbc.ca or click the unsubscribe link at the footer of the email.



PRESS RELEASE

TOP 5 FINALISTS ANNOUNCED FOR 14TH ANNUAL SMALL BUSINESS BC AWARDS

January 23, 2017 – Vancouver: Small Business BC, the province's premier resource for entrepreneurs, and the Insurance Bureau of Canada, asked British Columbians to nominate their favourite small businesses for the 14th Annual Small Business BC Awards between October 1 and November 30, 2016. This year, 699 nominations from 72 communities across the province and over 32,000 votes were received.

The Small Business BC Awards is the largest small business awards competition in the province. These awards recognize the outstanding achievements of British Columbia's entrepreneurs and celebrate the contributions new and existing businesses registered in B.C., with fewer than 50 employees, make to their local communities and the global economy.

Those who activated their communities and received the most votes between October 1 and November 30, 2016 were named the Top 10 Semi-Finalists on December 12, 2016 and invited to submit a more detailed application. These applications were used to decide the Top 5 Finalists in this year's competition.

These outstanding businesses will now face a Dragons' Den-style panel of business experts who will determine the winner in each category:

PREMIER'S PEOPLE'S CHOICE <i>Presented by the Province of British Columbia</i> Beachcomber Coffee Company Inc. – Gibsons Picnic Charcuterie – Tofino Sea To Sky Air – Squamish Vintage and Restoration Love – Dawson Creek Wheelhouse Brewing Company – Prince Rupert	BEST APPRENTICE TRAINING <i>Presented by ITA and Kwantlen Polytechnic University</i> Harbourview Autohaus Ltd. – Nanaimo Heidout Restaurant and Brewhouse – Cranbrook Ironside Design Manufacturing Inc. – Chilliwack Northern Legendary Construction – Charlie Lake Rambow Mechanical Ltd. – Kelowna
BEST COMMUNITY IMPACT <i>Presented by Vancity</i> Greater Vancouver Lice Clinic – Maple Ridge Cowichan Energy Alternatives – Duncan Fraser Lake Dollar Store and Corner Store – Fraser Lake Lighthouse Labs – Vancouver Rainbow's Roost – Kamloops	BEST COMPANY <i>Presented by Sage</i> Dalex Auto Services – Fort Nelson Nucleus Networks Inc. – Vancouver Rocky Point Ice Cream Inc. – Port Moody Vernon Teach and Learn Ltd. – Vernon Wholesale Furniture Brokers – Kamloops
BEST CONCEPT <i>Presented by Rogers Communications</i> Canada's Best Apps – Whistler Infuse I.T. VinStream – Kelowna Lil Worker Safety Gear – Comox Studio Robazzo – Victoria Wine Crush Market – Penticton	BEST EMPLOYER <i>Presented by TruShield Insurance</i> Aequilibrium Software Inc. – Vancouver Central Kitchen - Bar – Kelowna RDC Fine Homes Inc. – Whistler Valley Acrylic Bath Ltd. – Mission VictorEric – Vancouver
BEST IMMIGRANT ENTREPRENEUR <i>Presented by Small Business BC</i> FreshWorks Studio – Victoria Country Chic Paint Ltd. – Duncan Lilian Cazacu Notary Corporation – Langley Nirvana Foods Inc. – Richmond Trademark Factory – Vancouver	BEST INNOVATION <i>Presented by BC Innovation Council</i> Mazu – Kelowna IT Glue – Vancouver Terramera – Vancouver The Alinker – Richmond Two Hat Security – Kelowna
BEST INTERNATIONAL TRADE <i>Presented by UPS Canada</i> CPE Systems Inc. – Burnaby Fusion Brand – Vancouver Mountain Coffee Ltd. – Delta Numpfer – Vancouver Wize Monkey – Vancouver	BEST MARKETER <i>Presented by Yellow Pages</i> The Argosy – Prince Rupert JY Knows It Business Consulting – Surrey K'pure Naturals – Mission Loulou Lollipop – Richmond The Henna Hut – Penticton

Pitches will be held in-person at Small Business BC in Vancouver between February 6-14, 2017.

The winners will be announced at the 14th Annual Small Business BC Awards Ceremony at the Pan Pacific Vancouver on Thursday, February 23, 2017 during an evening of drinks, appetizers and networking with 500 B.C. business owners, industry influencers, government officials and special guests.

Recipients of Small Business BC Awards will be recognized with the Premier's Prize in the amount of \$1,500 cash, a one-year all-access pass to Small Business BC education, resources and experts, and one-on-one business mentorship with notable advisors from the award sponsors.

More details on the Small Business BC Awards and Small Business BC Awards Ceremony can be found at www.sbbcawards.ca.

Quotes

"Small businesses are the backbone of Canada's leading economy, responsible for creating over a million jobs in B.C. That's why we worked hard to become the most small business-friendly jurisdiction in North America. Congratulations to all the Top 5 Finalists for being recognized as innovative, responsible pillars in their community."
– **Premier Christy Clark**

"Small businesses account for 98% of all businesses in B.C. – they drive the economy and create jobs for British Columbians. All the Top 5 Finalists for the Small Business BC Awards should be proud that their communities voted them into the top spots! Congratulations to all the Top 5 Finalists in the Small Business BC Awards." – **Hon. Coralee Oakes, Minister of Small Business, Red Tape Reduction and Liquor Distribution, Province of British Columbia**

"We saw an incredible level of participation in the Small Business BC Awards this year with 699 nominations from 72 communities across the province. We're proud to acknowledge all the companies who participated and would like to congratulate all those who made it into this year's Top 5s as Finalists in the competition. These entrepreneurs are helping build a vibrant economy in B.C. and the Small Business BC Awards are the best way to celebrate and acknowledge their success and contribution." – **George Hunter, CEO, Small Business BC**

"These are very impressive finalists and just another example about why IBC is proud to once again sponsor the Small Business BC Awards. On behalf of IBC, I congratulate all the finalists and wish them continued success as they move forward into the next round of this year's competition." – **Bill Adams, Vice-President, Western and Pacific, IBC**

"Congratulations to the Top 5 Finalists in the Best Innovation category. To build a successful company, entrepreneurs need access to talent, capital and markets. BC Innovation Council connects companies to all three of these needs through initiatives like our Regional Innovation Opportunities tour, Investment Showcase at the #BCTECH Summit, our province-wide BC Acceleration Network and through our support of events like the Small Business BC Awards." – **Carl Anderson, President and CEO, BC Innovation Council**

"We're looking forward to meeting all the nominated employers for the Best Apprentice Training Award this year. Small businesses make up a large portion of B.C.'s economy and this community plays an important role in ensuring that skilled trades apprentices are getting the right hands-on experience on their apprenticeship journey. We're excited to partner with Kwantlen Polytechnic University to recognize an employer that is doing their part in training B.C.'s trades industry." – **Gary Herman, CEO, Industry Training Authority**

"I would like to congratulate the Top 5 Finalists for the Best Apprenticeship Training Award. Their support of KPU students and the real-world mentoring is vital to their success as apprentices. KPU recognizes the essential contribution of small business to the ecology of B.C. and Canada's economy and are honoured to have the opportunity to celebrate this significant contribution from small businesses across the province." – **Salvador Ferreras, Ph.D., Provost and Vice-President Academic, Kwantlen Polytechnic University**

"Sage is very excited for the opportunity to present the Best Company Award at the Small Business BC Awards Ceremony this year. On behalf of Sage, I would like to congratulate the Top 5 Finalists chosen to proceed to the next round. We look forward to meeting each of the finalists to learn more about their various achievements, and to celebrating their commendable contributions to industries and communities." – **Paul Struthers, Executive Vice President and Managing Director, Sage Canada**

"A small business is only as strong as the people behind it and that's why being an inspiring, fair and dedicated employer is so important. Each of the Top 5 Finalists for Best Employer at this year's Small Business BC Awards illustrates this concept perfectly. Congratulations to all finalists!" – **Mike Gaba, Manager, Business Development, TruShield Insurance**

"UPS Canada is pleased to be a part of the 14th Annual Small Business BC Awards and would like to congratulate the Top 5 Finalists in the Best International Trade category. We're looking forward to expanding our footprint within

the province of British Columbia and educating businesses on the continued opportunities available within international markets.” – **Paul Gaspar, Director of Small Business, UPS Canada**

“Small businesses are the drivers of the local economy, they innovate to create new products and services, generate jobs and help our communities thrive. We congratulate the Top 5 organizations along with those who were also nominated for the impact they are making in the communities where we live and work.” – **Catherine Ludgate, Manager, Community Investment, Vancity**

“Yellow Pages wishes to congratulate this year's Top 5 Finalists. B.C. has some successful entrepreneurs, and we're pleased to participate in recognizing their success and contributions to B.C.'s local economy.” – **Sonny Magon, Senior Sales Manager, Yellow Pages**

Media Contact:

Mark Blendheim

Communications Manager, Small Business BC

Direct: 604-775-5607

blendheim.mark@smallbusinessbc.ca

About Small Business BC

[Small Business BC](#) provides entrepreneurs with the information and guidance necessary to build a solid foundation for their business. Through a wide range of products, services, education and resources there's a piece that fits with every business. No matter what stage or what skill level, when an entrepreneur finds themselves asking "How do I...?" Small Business BC is the one to call.

About Insurance Bureau of Canada

Insurance Bureau of Canada (IBC) is the national industry association representing Canada's private home, auto and business insurers. Its member companies make up 90% of the property and casualty (P&C) insurance market in Canada. For more than 50 years, IBC has worked with governments across the country to help make affordable home, auto and business insurance available for all Canadians. IBC supports the vision of consumers and governments trusting, valuing and supporting the private P&C insurance industry. It champions key issues and helps educate consumers on how best to protect their homes, cars, businesses and properties. P&C insurance touches the lives of nearly every Canadian and plays a critical role in keeping businesses safe and the Canadian economy strong. It employs more than 120,000 Canadians, pays \$8.2 billion in taxes and has a total premium base of \$49 billion.

From: Tracey Rozsypalek [<mailto:TRozsypalek@lodgingovations.com>]

Sent: Wednesday, January 25, 2017 11:39

To: Mayor's Office <mayorsoffice@whistler.ca>

Subject: Creekside Village Parkade, Pedestrian Traffic Re-direct

Dear Mayor & Council,

For the past 3-4 years Whistler Creekside Village has been requesting removal of the crosswalk from the Creekside Parkade to Creekside base. This crosswalk cuts right across parked Greyhound busses and then again across Legends driveway. Just because it is a crosswalk, people do not even bother to look and everyone steps right across oncoming traffic. Also, during busy times, there is a stream of people walking across the road leading to traffic snarls and road rage.

This crosswalk is either poorly designed - or planned with very little pedestrian traffic in mind. There is a perfectly good and safe pedestrian overpass walkway which is only 10 steps more than the 80 steps from the parkade to Guest Services using the crosswalk - that is 10 steps more than crossing the road but 10 steps for safety is a much better deal.

Per our knowledge and record, we have already had two pedestrian accidents this year with one just yesterday (July 24th) where a pedestrian got hit by an SUV and was transported via ambulance to the Health Centre. Creekside Village has put up signage encouraging pedestrians to use the overpass, and we are happy to add more signs; but as long as the crosswalk is there, people will still take that unsafe route.

We request that the crosswalk marked in the attached photos be removed as soon as possible before we see an even more serious accident.

Thank you & regards,

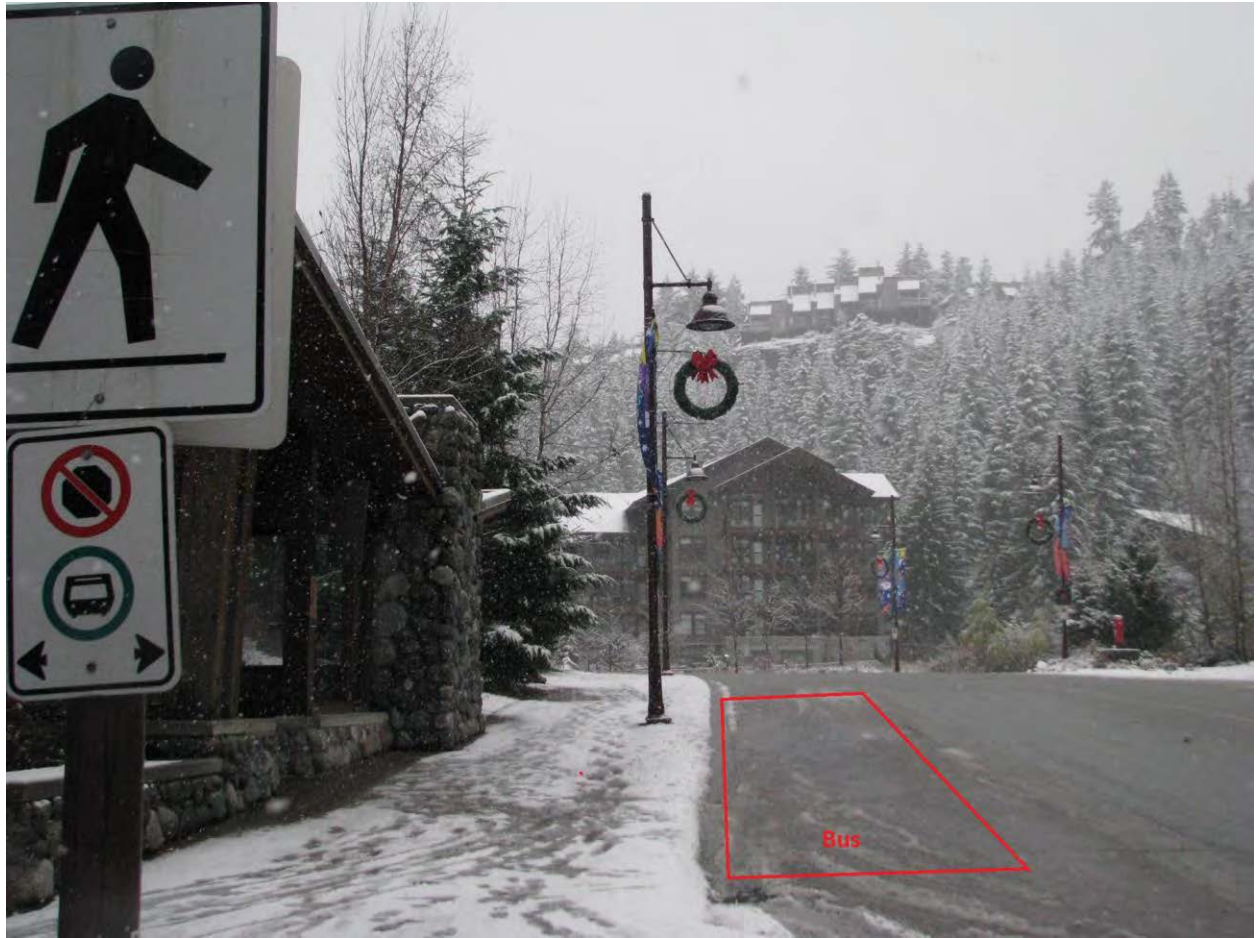
Tracey

Tracey Rozsypalek | Operations Coordinator
Creekside Village Retail Complex
Tel: 604.905.3320

Suite 329
2055 Lake Placid Road,
Whistler, BC
V0N 1B2

www.whistlercreeksidevillage.com





From: Janet Brown <jbrownrealtor@icloud.com>

Sent: Tuesday, January 31, 2017 9:16 AM

To: Wanda Bradbury

Subject: Train Wreck Bridge safety concern

Hello Nancy and Council

Kudos to the RMOW for installing a beautiful bridge and trail to the Train Wreck site. I visit the site often with visitors and its always a big hit! My only concern is the safety of the bridge – the side rails are thin cables that are approx. 10” apart, offering a feeble barrier to the long drop to rocky, rapid waters below. A child or small dog could easily slip through the cables, particularly when the bridge is covered in slick snow or when the bridge is rocking up and down as hikers walk across. I don’t believe such a barrier would not even be approved for a residential home because the gaps are too wide and can also be climbed on. In contrast, the suspension bridge across Riverside trails is fully enclosed, and while the Train Wreck bridge may be more aesthetically pleasing, we need to put safety first before there is an unfortunate accident.

Regards

Janet

Janet Brown
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• Resort Real Estate Specialist •

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