

WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, DECEMBER 6, 2016, 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 December 6, 2016.

ADOPTION OF MINUTES

Adoption of the Regular Council minutes of November 15, 2016.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS/DELEGATIONS

Civic Service Awards	A presentation by Mayor Wilhelm–Morden of the Civic Services Awards.
Community Enrichment Program Report Back	A presentation by Whistler Adaptive Sports Program (WASP) reporting on the 2016 Community Enrichment Program grant.
Community Enrichment Program Report Back	A presentation by Association of Whistler Residents for the Environment (AWARE) reporting on the 2016 Community Enrichment Program grant.
Community Enrichment Program Report Back	A presentation by Sea to Sky Community Services Society (SSCSS) reporting on the 2016 Community Enrichment Program grant.
Community Enrichment Program Report Back	A presentation by Howe Sound Women's Centre / Whistler Women's Centre (HSWC) reporting on the 2016 Community Enrichment Program grant.

MAYOR'S REPORT

ADMINISTRATIVE REPORTS

DP 1528 – 7600 Nesters Road – Whistler	<i>A presentation by municipal staff.</i>
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Community Services
Society Building
Report No. 16-125
File No. DP 1528

That Council approve the issuance of Development Permit DP 1528 for the proposed Whistler Community Services Society building with the following variances to the Zoning Bylaw:

- a) Vary the location of the parking and loading spaces for the building to be provided on the adjacent municipally owned parcel and to be sited less than 1.5 metres from a parcel boundary; and
- b) Vary the building setback from 1.5 metres to 0 metres for a roof canopy

as illustrated on architectural plans A0.00 – A4.01 prepared by aka architecture + design Inc., dated November 4, 2016 and landscape plans LC-1 and LC-2 prepared by Crosland Doak Design, dated November 2, 2016, attached as Appendix B to Council Report No. 16-125 and subject to the resolution of the following items to the satisfaction of the General Manager of Resort Experience:

1. Provide final architectural and landscape drawings that address minor details related to sightlines at the parking lot exit, pedestrian arrival, and the east building façade; and
2. Provide details of proposed exterior lighting that are fully shielded fixtures to protect dark skies; and further

That Council support landscaping completion as part of the lease agreement and not as a landscape security.

DVP 1123 – 3444 Heron
Place Frontage
Determination And
Setback Variances
Report No.16-126
File No. DP 1123

A presentation by municipal staff.

That Council approve the issuance of Development Variance Permit DVP 1123 for the proposed development located at 3444 Heron Place to:

1. Vary the designated front parcel line from that specified in Blueberry Land Use Contract amendment GC89408 to that determined by Zoning and Parking Bylaw 303, 2015;
2. Vary the rear setback from 6 metres to 3 metres to accommodate the existing dwelling as constructed;
3. Vary the west side setback from 3.0 metres to 2.3 metres to accommodate a new retaining wall;

all as illustrated on the Site Plan prepared by Kat Sullivan Design, dated May 2016, attached as Appendix B to Council Report No.16-126 subject to:

1. Discharge of Land Use Contract amendment GC89408; and further,

That Council authorize the Mayor and Municipal Clerk to execute the required discharge.

LLR 128 - Conference
Centre Extension of
Hours for Whistler Pride
and Ski Festival Event
Report No. 16-127

That Council authorize hours of liquor sale to 4:00 a.m. on the night of Saturday, January 28, 2017 at the Whistler Conference Centre for a special Whistler Pride and Ski Festival event.

File No. LLR 127

Transportation Advisory
Group (TAG) 2016
Update
Report No. 16-128
File No. 546

A presentation by municipal staff.

That Council direct the General Manager of Infrastructure Services to organize a Community Forum focused on Transportation in partnership with the Transportation Advisory Group for early 2017.

Amendment to Garbage
Disposal and Wildlife
Attractants Bylaw No.
1861, 2008
Report No. 16-129
File No. 604

A presentation by municipal staff.

That Council consider giving first, second and third readings to Solid Waste/Recycling Rates Amendment Bylaw No. 2133, 2016.

RZ 1077 – Zoning
Amendment Bylaw (In-
Ground Basements GFA
Exclusion) No. 2132,
2016
Report No. 16-130
File No. RZ 1077

A presentation by municipal staff.

That Council consider giving first and second reading to Zoning Amendment Bylaw (In-Ground Basements GFA Exclusion) No. 2132, 2016; and further

That Council direct staff to schedule a Public Hearing for Zoning Amendment Bylaw (In-Ground Basements GFA Exclusion) No. 2132, 2016 and to conduct the associated Public Notice requirements.

Council Schedule &
Acting Mayor
Appointments – 2017
Reports No. 16-131
File No. 3014.02

That Council endorse the following Regular Council Meeting Schedule for 2017:

January 10	May 9	September 5
January 24	May 23	September 19
February 7	June 6	October 3
February 21	June 20	October 17
March 7	July 4	November 7
March 21	July 18	November 21
April 11	August 15	December 5
April 25		December 19

That the following members of Council be appointed as Acting Mayor's for the months of January to December, 2017 (inclusive):

January:	Sue Maxwell	July:	John Grills
February:	John Grills	August:	Steve Anderson
March:	Jen Ford	September:	Andrée Janyk
April:	Jen Ford	October:	Andrée Janyk

May:	Steve Anderson	November:	Jack Crompton
June:	Sue Maxwell	December:	Jack Crompton

Emerald Dreams
Conservation Co. Ltd. –
2016 Annual Report
Report No. 16-132
File No. Vault

That the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolves that the Municipality, as sole shareholder of Emerald Dreams Conservation Co. Ltd.; pass the consent resolutions of the sole shareholder of Emerald Dreams Conservation Co. Ltd.; a copy of which is attached as Appendix A to Administrative Report to Council No. 16-132, and further,

That the Mayor and Municipal Clerk execute and deliver the attached resolutions in Appendix C of Administrative Report to Council No. 16-132 on behalf of the Municipality.

MINUTES OF COMMITTEES AND COMMISSIONS

Whistler Bear Advisory
Committee

Minutes of the Whistler Bear Advisory Committee meeting of October 12, 2016.

Forest and Wildland
Advisory Committee

Minutes of the Forest and Wildland Advisory Committee meeting of October 12, 2016.

Liquor License Advisory
Committee

Minutes of the Liquor License Advisory Committee meeting of October 13, 2016.

Recreation Leisure
Advisory Committee

Minutes of the Recreation Leisure Advisory Committee meeting of October 13, 2016.

Advisory Design Panel

Minutes of the Advisory Design Panel meeting of October 19, 2016.

BYLAWS FOR FIRST AND SECOND READINGS

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

That Council give first and second readings to Zoning Amendment Bylaw (In-Ground Basement GFA Exclusion) No. 2132, 2016.

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Solid Waste/Recycling
Rates Amendment Bylaw
(Tipping Fees) No. 2133,
2016

That Council consider giving first, second and third readings to Solid Waste/Recycling Rates Amendment Bylaw (Tipping Fees) No. 2133, 2016.

BYLAWS FOR ADOPTION

Zoning Amendment
Bylaw (1310 and 1350
Cloudburst Drive) No.
2128, 2016

That Zoning Amendment Bylaw (1310 and 1350 Cloudburst Drive) No. 2128, 2016 be adopted.

OTHER BUSINESS

Council Committee
Appointments

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

Audit & Finance Standing
Committee

Nancy Wilhelm-Morden
Steve Anderson
Sue Maxwell

Human Resources Standing
Committee

Andrée Janyk
Jack Crompton
Jen Ford

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

Advisory Design Panel

John Grills

Economic Partnership Initiative
Committee

Nancy Wilhelm-Morden
Jack Crompton

Emergency Planning Committee

Nancy Wilhelm-Morden
Sue Maxwell

Festivals Events and Animation
Oversight Committee

John Grills

Forest and Wildland Advisory
Committee

Andrée Janyk

Illegal Spaces Task Force:

Steve Anderson

Liquor License Advisory
Committee

Steve Anderson

May Long Weekend Committee

Andrée Janyk

Mayor's Task Force on Resident
Housing

Nancy Wilhelm-Morden
John Grills

Measuring Up Committee

Jen Ford

Public Art Committee

Sue Maxwell

Recreation and Leisure Advisory Committee	Jen Ford
Technology Advisory Committee	Jack Crompton
Transportation Advisory Group	Nancy Wilhelm-Morden Andrée Janyk Steve Anderson
Transit Management Advisory Committee	Jen Ford
Whistler Bear Advisory Committee	Jen Ford

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

Audain Art Museum	Nancy Wilhelm-Morden Jack Crompton
AWARE	Andrée Janyk
Cheakamus Community Forest	John Grills Sue Maxwell
Environmental Legacy Fund Committee	Jen Ford
Municipal Insurance Association of B.C.	Nancy Wilhelm-Morden Jen Ford (alternate) John Grills (alternate)
One Whistler	John Grills
Squamish Lillooet Regional District	Jack Crompton Steve Anderson (alternate)
Tourism Whistler	Nancy Wilhelm-Morden
Whistler Arts Council	Nancy Wilhelm-Morden
Whistler Animals Galore	Sue Maxwell
Whistler Chamber of Commerce	John Grills

Whistler Community Services Society	Jack Crompton
Whistler Health Care Foundation	Jen Ford
Whistler Housing Authority	Jack Crompton Jen Ford Steve Anderson
Whistler Public Library Board of Trustees	Sue Maxwell
Whistler Museum and Archives Society	Andrée Janyk
Whistler 2020 Development Corp. Ltd.	Nancy Wilhelm-Morden Steve Anderson

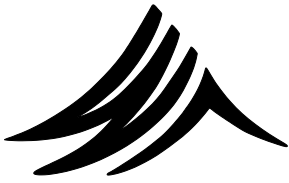
CORRESPONDENCE

Bylaw Fines for Zoning Infractions File No. 3009	Correspondence from Dom Oshanek dated November 11, 2016, requesting a response as to why zoning bylaws for allowed rental usage are not more strictly enforced.
Mayors Task Force File No. 3009	Correspondence from Alex Tavuchis, President of Canadian Home Builders' Association (CHBA) Sea to Sky dated November 14, 2016, requesting that consideration be given to include the CHBA on the Mayor's task force.
BC Aware Days Campaign 2017 Proclamation File No. 3009.1	Correspondence from Charles Wordsworth, Volunteer Information Systems Audit and Control Association (ISACA) BCWARE Committee, dated November 11, 2016, requesting that January 30 to February 10, 2017 be proclaimed BC Aware Days.
Request to rescind Provincial Tax Regulation 78(1)(b) File No. 3009	Correspondence from Saad Hasan, Chair, Hotel Association of Whistler, dated November 20, 2016, requesting support from Council for rescinding Provincial Tax Regulation 78(1)(b).
Parking at Lot 10 in Rainbow Concerns File No. 3009	Correspondence from David Ashton dated November 21, 2016, regarding parking concerns at Lot 10 in Rainbow concerns.
Whistler Business Energy Loss Concerns File No. 3009	Correspondence from Anne Townley dated November 22, 2016, regarding the energy loss from Whistler businesses leaving their doors open.

Callaghan Creek Hydro
Power Concerns
File No. 3009

Correspondence from Maximilian Kniewasser dated November 25, 2016, regarding recreation concerns around a proposed hydro power project on Callaghan Creek.

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, NOVEMBER 15, 2016, 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
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Director of Planning, M. Kirkegaard
Municipal Clerk, L. Schimek
Manager of Transportation and Solid Waste, G. Woodward
Manager of Communications, M. Comeau
Recording Secretary, M. Kish

ADOPTION OF AGENDA

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

That Council adopt of the Regular Council agenda of November 15, 2016.
CARRIED

ADOPTION OF MINUTES

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

That Council adopt the following minutes:

- Regular Council minutes of November 1, 2016
- Public Hearing minutes of November 1, 2016

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

Wolfgang Run of Whistler – temporary housing at the Whistler Hostel

Q – Mr. Run had a question regarding something the Mayor said at the last Council regarding mobilization of emergency temporary housing. Mr. Run quoted that she said “We don’t have an immediate response at this time – we do not have a response”. Mr. Run questioned why there was no response.

Mayor Wilhelm-Morden interrupted to relay that she would like Mr. Run to get to his question saying that this is not the time for a long dissertation.

Q – Mr. Run asked that she respect that he had a question and to let him get to it otherwise he would be thrown off his train of thought.

Mayor Wilhelm-Morden commented that she is the chair of the meeting and sets the rules of conduct for it. Mayor Wilhelm-Morden said she did not intend to be rude but that there is a busy agenda and that if Mr. Run would like to have a big discussion about a topic than he could call her and set up an appointment to discuss a point or send an email or write to staff or Council. Mayor Wilhelm-Morden reiterated that this portion of the meeting is for question and answers only.

Q – Mr. Run said that his question is on immediate temporary housing. Mr. Run continued that he spoke to Councillor Grills a few weeks ago about whether they could have emergency temporary housing. Mr. Run said that Councillor Grills commented that we don't want to spend three million on an emergency measure where we could put it towards a permanent measure.

Mayor Wilhelm-Morden asked if Mr. Run could get to his question.

Q – Mr. Run replied that this is his question. Why isn't there temporary housing? Mr. Run continued to say that was Councillor John Grills aware that if we had 500 people in a work force chalet campus paying \$10 per day that there would be \$5000 in revenue coming in per day. Mr. Run continued to say that he has talked to other Mayor's.

Mayor Wilhelm-Morden asked if it was correct to surmise the question is "Why don't we have emergency housing"?

Q – Mr. Run said that his question was why the Mayor isn't doing her job, saying she's the leader of the community and that she is refusing to respond.

Mayor Wilhelm-Morden replied that Mr. Run still has not asked her a question.

Q – Mr. Run continued to say why is the Mayor not giving us a response? Mr. Run said that last Council meeting the Mayor said there were 15 homeless people. Mr. Run commented that he went to Whistler Hi Hostel and there is over 150 homeless there looking for housing. Mr. Run commented that he was shocked when the Mayor said that there was only 15. Mr. Run asked what is wrong with this picture and continued on to say that Council and staff are totally disconnected from reality and that hundreds of people come up to him saying that they are frustrated and upset and that they want to be here to contribute to the resort and that Council is not acting.

Mayor Wilhelm-Morden said that emergency housing falls within the jurisdiction of the Provincial Government. Mayor Wilhelm-Morden suggested that Mr. Run speak to our MLA Jordan Sturdy. Mayor Wilhelm-Morden continued that there are community services available here and that you can speak to the Whistler Community Services Society (WCCS) about them.

Q – Mr. Run said that Mayor Wilhelm-Morden had already told him that saying they ship them off to Squamish. Mr. Run asked whether we are taking care of our people or are we just shipping off the responsibility to Squamish? Mr. Run said that this is not acceptable leadership.

Mayor Wilhelm-Morden said that if Mr. Run wished to have a discussion about emergency housing then he should make an appointment and come to her office to speak about it. Mayor Wilhelm-Morden suggested that Mr. Run should also speak to the MLA and to WCSS.

Q – Mr. Run asked why it couldn't be discussed in public.

Mayor Wilhelm-Morden commented that this is not the forum to take the podium and have a big debate about a topic of importance.

Q – Mr. Run interrupted asking why they were not doing their jobs.

Mayor Wilhelm-Morden said that they were doing their jobs and that he was being argumentative.

Mike Furey asked that he be able to speak before being interrupted as Mr. Run had been doing to the Mayor. Mr. Furey continued that this is a question and answer period and not a debate on any particular issue. Mr. Furey acknowledged that the issues Mr. Run has raised are valid and that we are prepared to have a discussion with him but that this is not the forum for it. Mr. Furey informed that if Mr. Run could not respect the process then he was denying the other people in the room, Council members and the business before us, from proceeding. Mr. Furey went on to say that Mr. Run has been very abusive to the process and asked Mr. Run politely one more time to ask a very distinct question and then leave the podium.

Q – Mr. Run said the distinct question is what is preventing Council and the Mayor and staff from taking massive action to handle our immediate housing crisis of hundreds of young people looking for housing.

Mike Furey said thank you and that that is a very important question.

Mayor Wilhelm-Morden said that we have a number of initiatives underway such as:

- Whistler Housing Authority (WHA) is building a 27 unit complex which will come on-stream next year and provide housing for up to 100 people.
- The transferring of another parcel of land to Whistler Housing Authority for a similar project.
- The formation of the Mayor's Task Force on housing.
- Staff is taking action on illegal nightly rentals in subdivisions.
- Staff are doing a number of studies regarding market housing and resident restricted housing so that evidence based decisions can be made and to where attention needed to be focused.

Q– Mr. Run said thank you asking where is the immediate action for emergency housing for the hundreds of young people looking for housing at this time?

Mayor Wilhelm-Morden said that Mr. Run has asked her that already and that she has said that we do not have emergency housing available in Whistler. Mayor Wilhelm-Morden continued that for women and children who maybe in abusive relationships who need emergency, temporary housing there are housing situations available in Pemberton and Squamish and through the WCCS. Mayor Wilhelm-Morden also said that there are temporary accommodations available through the WCCS and other Provincial agencies for those who may have some mental health issues.

Q – Mr. Run asked what prevents Council from implementing and strategizing social economic viability in emergency housing right here taking care of our own in Whistler.

Mayor Wilhelm-Morden commented that she has already answered him twice already and that Mr. Run has been at the podium 10 minutes and asked Mr. Run to sit down saying if he wished to have the discussion further he could call her office to book an appointment.

Q - Mr. Run asked whether he should make the appointment with Wanda to which Mayor Wilhelm-Morden answered yes.

PRESENTATIONS/DELEGATIONS

A presentation was given by Mayor Nancy Wilhelm-Morden regarding a certificate of athletic achievement for Finn Iles.

Mayor Wilhelm-Morden called a recess at 5:44 p.m.

Mayor Wilhelm-Morden reconvened the meeting at 5:48 p.m.

MAYOR'S REPORT

Mayor Wilhelm-Morden announced that the Province of British Columbia has invested two million dollars in the Whistler Housing Authority project at 1310 Cloudburst Drive. Mayor Wilhelm-Morden reported that this building will be complete by October 2017 and will offer twenty seven new units of affordable rental housing that will accommodate up to a hundred beds. Mayor Wilhelm-Morden thanked the Province of British Columbia for recognizing the housing issue and investing in solutions.

Mayor Wilhelm-Morden updated that Whistler's Remembrance Day service was attended by around a thousand people. There were 50 current service members who participated, including representatives from the 39 Signal Regiment in Vancouver, the British Army, the U.S. Army, Navy and Marine Corps, Whistler Fire Rescue Service and the RCMP. Mayor Wilhelm-Morden said that after the Colour Party and Parade, the service featured the Whistler Children's Chorus, readings, a helicopter fly over and two minutes of silence. Mayor Wilhelm-Morden updated that this year, organizer Brian Buchholz, emphasized the effect of war on veterans. Mayor Wilhelm-Morden commented that he also honoured those who had fought at Vimy Ridge 100

years ago next April. Mayor Wilhelm-Morden had the opportunity to talk to some of the attendees who had never had occasion to take part in our Remembrance Day services before and who commented that it was a wonderful service with a great local, community feel. Mayor Wilhelm-Morden thanked Brian Buchholz and the organizing committee for doing a superb job this year.

Mayor Wilhelm-Morden commented that on Saturday, the Fitzsimmons covered bridge, Village Gate Boulevard Inukshuk, Olympic Rings and Paralympic Agitos were lit red at dusk. Mayor Wilhelm-Morden said that this was part of a nation-wide initiative by the Federal Government to Light Canada Red. November 12 marked 50 days until the beginning of 2017, Canada's 150th anniversary of Confederation. This anniversary will be marked with year-long celebrations.

Mayor Wilhelm-Morden updated that the new Mayor's Task Force on Resident Housing met for the first time last week. Mayor Wilhelm-Morden commented that during the meeting, the task force discussed action plans already in progress including:

- the increased enforcement of nightly rentals of properties not zoned for this use, and we have seen some compliance successes already from our efforts
- implementing business licences for nightly rentals to assist with regulation,
- and businesses leasing properties long term on behalf of staff.

Mayor Wilhelm-Morden informed that the task force also discussed potential short and long-term solutions for consideration. A small sub-group was formed to discuss matching landlords and businesses to create leases for long-term employee housing between the parties. Mayor Wilhelm-Morden said that she was encouraged by how collaborative the discussions were and how heart felt everyone was who came to the table. Every task force member recognized that Whistler's success depends on us implementing solutions that relieves the housing supply challenges. Mayor Wilhelm-Morden said that she is confident that we will be able to work towards a successful resolution of this problem.

Councillor Maxwell informed that she attended a grizzly bear symposium which was well attended by a lot of people in the community and commented that it was nice to see the collaboration between all the different people as well as understanding better the First Nations cultural connection with the grizzly bears. Councillor Maxwell commented that it was mentioned at the meeting that the previous Council had moved a resolution to support grizzly bear recovery so that was appreciated there as well.

Councillor Crompton said he attended a Regional Growth Strategy of Elected Officials Forum last Thursday which among other things discussed regional issues and how we can manage the growth we are all experiencing in a positive way. Councillor Crompton said that it was encouraging to see that we are all on the same page and moving in the same direction together.

Councillor Crompton informed that he attended the inaugural Wine Summit at Cornucopia which is an event focused on the industry specifically and involves people from all over the west coast and said that he thought it was an exciting add to the program. Councillor Crompton said that Cornucopia seems to get bigger and better every year.

Mayor Wilhelm-Morden reported that Council and staff attended the opening of the pedestrian tunnel at Mons commenting that it was good to see that project finished and that it was a great collaboration between public and private organizations. Mayor Wilhelm-Morden said it has been the missing piece of the valley trail and that it was great to see it finally open. Mayor Wilhelm-Morden commented that the artwork inside and out was interesting. Mayor Wilhelm-Morden relayed that while they were standing by the tunnel a train came by and the private developer of the tunnel, Steve Bayly commented that they were really glad that they didn't use cheap concrete.

INFORMATION REPORTS

Solid Waste Bylaw
Update
Report No.16-122
File No. 6700

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

That Information Report No.16-122 regarding an update on the progress on a new Solid Waste Bylaw be received.

CARRIED

ADMINISTRATIVE REPORTS

RZ 1077 - Gross Floor
Area Exclusion
Regulations
Report No. 16-123
File No. RZ 1077

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

That Council direct staff to prepare and bring forward for Council's consideration a zoning amendment bylaw to amend the gross floor area exclusion for basement areas for single family and duplex dwellings to restrict the exclusion to those portions of the basement that are deemed to be in the ground, as described in Administrative Report to Council No. 16-123.

CARRIED

Project Funding
Application - Clean
Water and Wastewater
Fund
Report No. 16-124
File No. 155

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

That Council endorse applications to the Canada-British Columbia Clean Water Wastewater Fund (CWWF) for funding assistance for the Spring Creek Booster Station and the Emerald UV Disinfection System projects as set out in the 2013 – 2015 Five-Year Financial Plan.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Advisory Design Panel
(ADP)

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

That minutes of Advisory Design Panel Committee meeting of August 17, 2016 be received.

CARRIED

Transportation Advisory Group (TAG) Moved by Councillor A. Janyk
Seconded by Councillor S. Maxwell

That minutes of the Transportation Advisory Group Workshop 5 of September 22, 2016 be received.

CARRIED

BYLAWS FOR ADOPTION

Zoning Amendment Bylaw (Liquor Retail Sales) No. 2120, 2016 Moved by Councillor S. Maxwell
Seconded by Councillor A. Janyk

That Zoning Amendment Bylaw (Liquor Retail Sales) No. 2120, 2016 be adopted.

CARRIED

OTHER BUSINESS

There were no items of Other Business.

CORRESPONDENCE

District Energy System (DES) Issues Moved by Councillor A. Janyk
File No. 420.1 Seconded by Councillor S. Maxwell

That correspondence from Jacqui Lawrence dated October 18, 2016, regarding concerns with her District Energy System be received and referred to staff.

CARRIED

Lost Lake Signage Moved by Councillor A. Janyk
File No. 3009 Seconded by Councillor S. Anderson

That correspondence Colleen MacDonald dated October 28, 2016, regarding the lack of signage at Lost Lake Park be received and referred to staff.

CARRIED

Memorial Bench Program Moved by Councillor J. Crompton
File No. 8014 Seconded by Councillor J. Ford

That correspondence from Marcus Samer dated October 31, 2016, regarding the memorial bench program be received and referred to staff.

CARRIED

Medal of Good Citizenship Awards Moved by Councillor J. Crompton
File No. 3009 Seconded by Councillor J. Ford

That correspondence from Hon. Shirley Bond dated November 2, 2016, regarding a call for nominations for the Medal of Good Citizenship an award

recognizing citizens who have made outstanding contributions to their communities be received.

CARRIED

Adoption Awareness
Month and New Online
Tool
File No. 3009

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

That correspondence from Hon. Stephanie Cadieux dated November 2, 2016, regarding Adoption Awareness Month and the creation of an online tool streamlining the adoption process for waiting families be received.

CARRIED

Local Transit
Suggestions
File No. 3009

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

That correspondence from Andrew Wilkens dated November 4, 2016, regarding suggestions for Local Transit be received and referred to staff and the Transportation Advisory Group (TAG) and the Transportation Management Advisory Committee (TMAC).

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the November 15, 2016 Council meeting at 6:46 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, L. Schimek



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 6, 2016
FROM: Resort Experience
SUBJECT: DP 1528 – 7600 NESTERS ROAD –WHISTLER COMMUNITY SERVICES SOCIETY BUILDING

REPORT: 16-125
FILE: DP 1528

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Permit DP 1528 for the proposed Whistler Community Services Society building with the following variances to the Zoning Bylaw:

- a) Vary the location of the parking and loading spaces for the building to be provided on the adjacent municipally owned parcel and to be sited less than 1.5 metres from a parcel boundary; and
- b) Vary the building setback from 1.5 metres to 0 metres for a roof canopy

as illustrated on architectural plans A0.00 – A4.01 prepared by aka architecture + design Inc., dated November 4, 2016 and landscape plans LC-1 and LC-2 prepared by Crosland Doak Design, dated November 2, 2016, attached as Appendix B to Council Report No. 16-125 and subject to the resolution of the following items to the satisfaction of the General Manager of Resort Experience:

1. Provide final architectural and landscape drawings that address minor details related to sightlines at the parking lot exit, pedestrian arrival, and the east building façade; and
2. Provide details of proposed exterior lighting that are fully shielded fixtures to protect dark skies; and further

That Council support landscaping completion as part of the lease agreement and not as a landscape security.

REFERENCES

Location: 7600 Nesters Road and building lease area
Legal Description: Lot 2 District Lot 1758 Plan LMP11103
Owner: Resort Municipality of Whistler
Zoning: CSF1 (Community Service Facility One)

Appendices: 'A' Location Map
'B' Architectural and landscape plans
'C' Advisory Design Panel minutes October 19, 2016
'D' Draft Advisory Design Panel minutes November 16, 2016
'E' Applicant's letter Build Green Policy

PURPOSE OF REPORT

This report seeks Council's approval of the issuance of Development Permit DP 1528, an application for the development of a new building at 7600 Nesters Road to house the Whistler

Community Services Society (WCSS) offices and services including the food bank and Re-Use-It Centre.

The proposed development is subject to development permit guidelines for the protection of development from hazardous conditions and protection of the natural environment. The development permit is subject to council approval as the proposal involves the development of buildings greater than 20 square metres in floor area.

The property is not a designated development permit area for the review of form and character issues, however, as part of the lease agreement between WCSS and the RMOW, the development is being reviewed relative to Whistler's proposed OCP Community Commercial form and character design guidelines.

DISCUSSION

Background

The WCSS, a not for profit organization, operates community services in various locations in the municipality; social services and food bank in Spring Creek, and the Re-Use It and Re-Build It centres in Function Junction. To reduce costs for the organization and to provide services in a more central location, the WCSS has entered into an agreement to lease a portion of municipal property located at 7600 Nesters Road (see Appendix A) for a proposed three storey building to house the WCSS offices, services, food bank and Re-Use-It Centre. The relocation of the Re-Use-It Centre to this new location on Nesters Road will allow for the Re-Build-It Centre to move into the vacated Re-Use-It Centre site in Function Junction.

Proposed Development

The proposed development is shown on the architectural and landscape plans provided in Appendix B. The following describes the proposed development.

Site Planning and Access

The proposed development is located on the former Terasen site, now owned by the municipality. The development will occupy the southeastern portion of the site fronting Nesters Road. The lease area has been minimized with the remainder of the site being developed for the new RMOW garbage and recycling facilities.

The conceptual location of the proposed WCSS building and associated parking area was established in the overall site planning for the municipally owned properties at 7600 and 8010 Nesters Road that was completed under Council approved DP 1489 for the new RMOW garbage and recycling facilities.

The proposed building and parking lot front Nesters Road. Vehicular access to the proposed parking and loading will be via the realigned access way and traffic circle approved by Council under DP1489 or direct off Nesters Road. A sidewalk provides pedestrian access from the existing sidewalk along Nesters Road to the WCSS building and beyond to the new RMOW garbage and recycling facilities.

Building Design

The building's design objective is to be a modest and welcoming building to reflect the WCSS's and Re-Use-It Centre's mission to provide a safe and accessible facility for the Whistler community.

The proposed three storey building will total 971 square metres in gross floor area. The building is oriented such that the commercial reuse it store is located closest to Nesters Road and the loading and drop-off functions located furthest from Nesters Road.

The building materials are a balanced composition of materials selected for durability and to complement the character of the adjacent WAG facility and the industrial nature of the adjacent

garbage and recycling facilities under construction. The proposed building materials include a precast concrete tilt up form painted a subdued and neutral colour, faux wood grain metal slat accent panels, two horizontal steel canopies to provide contrast to the vertical sections of the faux wood panelling, and a series of glazed entrance doors and windows to provide a welcoming entry for the Re-Use It Centre. The canopies provide continuous weather protection over the walkway along the north and west facades.

Parking and Loading

The required parking for the WCSS building is 19 spaces and 21 spaces are proposed. Two of the parking spaces will be marked for drop off use only. One loading bay is required and is located at the west end of the building furthest from Nesters Road.

Landscaping

The landscape plan will preserve existing trees and proposes additional trees adjacent to Nesters Road to screen the parking and moderate the building mass. A pedestrian bridge through the treed areas will provide a barrier free link to the building from the Nesters Road sidewalk. Additional landscaping includes areas adjacent to the loading bay and pedestrian ramp at the building's west end to break up the length of the north façade, and an outdoor seating area on the east side of the building for staff use.

It is proposed that a landscape security not be required as completion of the landscaping within the WCSS lease area will be addressed in the proposed lease agreement, and the RMOW is completing the landscaping and site works outside of the WCSS lease area.

Signage

Way finding graphics are proposed on the building's façade to provide guidance to the various entrances and to create a distinctive youthful and fun identity through attractive graphics as shown in Appendix B. All proposed signs will require a sign permit in compliance with the Sign Bylaw.

Advisory Design Panel Review

The proposal was reviewed by the Advisory Design Panel on October 19, 2016 and on November 16, 2016. Prior to the November meeting, the applicant made significant improvements to the design to address Panel's comments. On November 16, 2016 the Panel thanked the applicant for addressing panel's previous comments, and that with attention to some minor details related to sightlines at the parking lot exit, pedestrian arrival, and the east building façade, the panel supported the application and supported staff working with the applicant to finalize the recommended design details. The minutes of the October and November ADP meetings are attached as Appendices C and D for reference.

The applicant has been working to address Panel and staff comments, with the minor items to be addressed as a condition of development permit issuance.

WHISTLER 2020 ANALYSIS

Overall, the proposal supports the Whistler 2020 strategies of Materials & Solid Waste, Energy and Built Environment.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials & Solid Waste	4. The resort community is 'closing the loop'; by providing appropriate and convenient opportunities for reducing, reusing and recycling materials.	The Re-Use It Centre component of the proposed new building will further these descriptions of success.
	5. Whistler is well on its way to achieving its 'zero waste' goal.	
	7. The community is committed to providing infrastructure capable of continually decreasing our residual wastes.	
Energy	The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated.	The development proposes to incorporate the goals and objectives of Whistler's Green Building Policy. Proposed building materials are considered durable to withstand Whistler's harsh climate.
Built Environment	Building design and construction is characterized by efficiency and durability.	
	Continuous encroachment on nature is avoided.	The proposed development is located on a partial brownfield site and avoids the wetland and buffer area.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views and evoking a dynamic sense of place.	The proposed development is considered to be well integrated. Staff have identified some minor details to be addressed as a condition of development permit approval to further ensure integration and detailing.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	None	

OTHER POLICY CONSIDERATIONS

OCP Development Permit Guidelines

The property is located within Development Permit Area #8 – Lorimer Hill and is subject to development permit guidelines for protection of development from hazardous conditions and protection of the natural environment. The applicable guidelines are contained within the Official Community Plan.

Guidelines	Comments
As part of DPA #8 these lands are susceptible to seasonal flooding, high water table and flood proofing requirements	The building will be installed in accordance with the zoning bylaw and the engineer's report attached to the flood proofing covenant registered on the title of the property.
Areas of existing natural vegetation shall be retained on steep slopes and where possible to separate land uses or provide a visual screen of development.	The building's runoff will be designed to link into the stormwater retention pond system design approved for the site to filter the run off before being released into Nesters Pond.

Green Building Policy

Council Green Building Policy G-23 provides recommendations and guidance for six broad objectives for the design, construction and operation of buildings and their surrounding landscapes (Site/Landscape, Energy, Water, Materials, Waste and Indoor Environment). The WCSS is committed with respect to meeting the performance goals in relation to these broad objectives as outlined in Appendix E.

Zoning Analysis

The property at 7600 Nesters Road is zoned CSF1 (Community Service Facility One). The intent of this zone is to provide for a range of community service, public works and institutional facilities.

The development permit includes the following variances to Zoning and Parking Bylaw No. 303 supported by staff:

1. Subsection 4 (2) of Part 6 of the Zoning Bylaw requires that all parking and loading spaces shall be located on the same parcel as the building or use for which they are required and Subsection 4(7) of Part 6 requires that no parking spaces shall be located within 1.5 metres of a parcel boundary. These subsections need to be varied to permit all parking and loading bay spaces for the proposed building to be provided on the remainder of the adjacent RMOW property at 7600 Nesters Road, and in addition some minor overlap onto the RMOW property at 8010 Nesters Road.
2. Subsection 7 (7) of Part 20 of the Zoning Bylaw requires a building setback from a parcel line of 1.5 metres. This subsection is to be varied to permit the setback to be reduced from 1.5 metres to 0 metres for a roof canopy.

These variances are attributable to the municipality's desire to minimize the lease area for the WCSS. The lease creates an artificial parcel boundary, which gives rise to these variances, whereas the building and parking have been integrated within the overall site plan for the entire municipally owned property.

Legal Encumbrances

The proposed development complies with the flood proofing covenants registered on the title of the property.

BUDGET CONSIDERATIONS

Development Permit application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted on the property per Development Permit application requirements. Infrastructure Services staff have also been working closely with other stakeholders on the adjacent public works site during site planning work. No inquiries have been received.

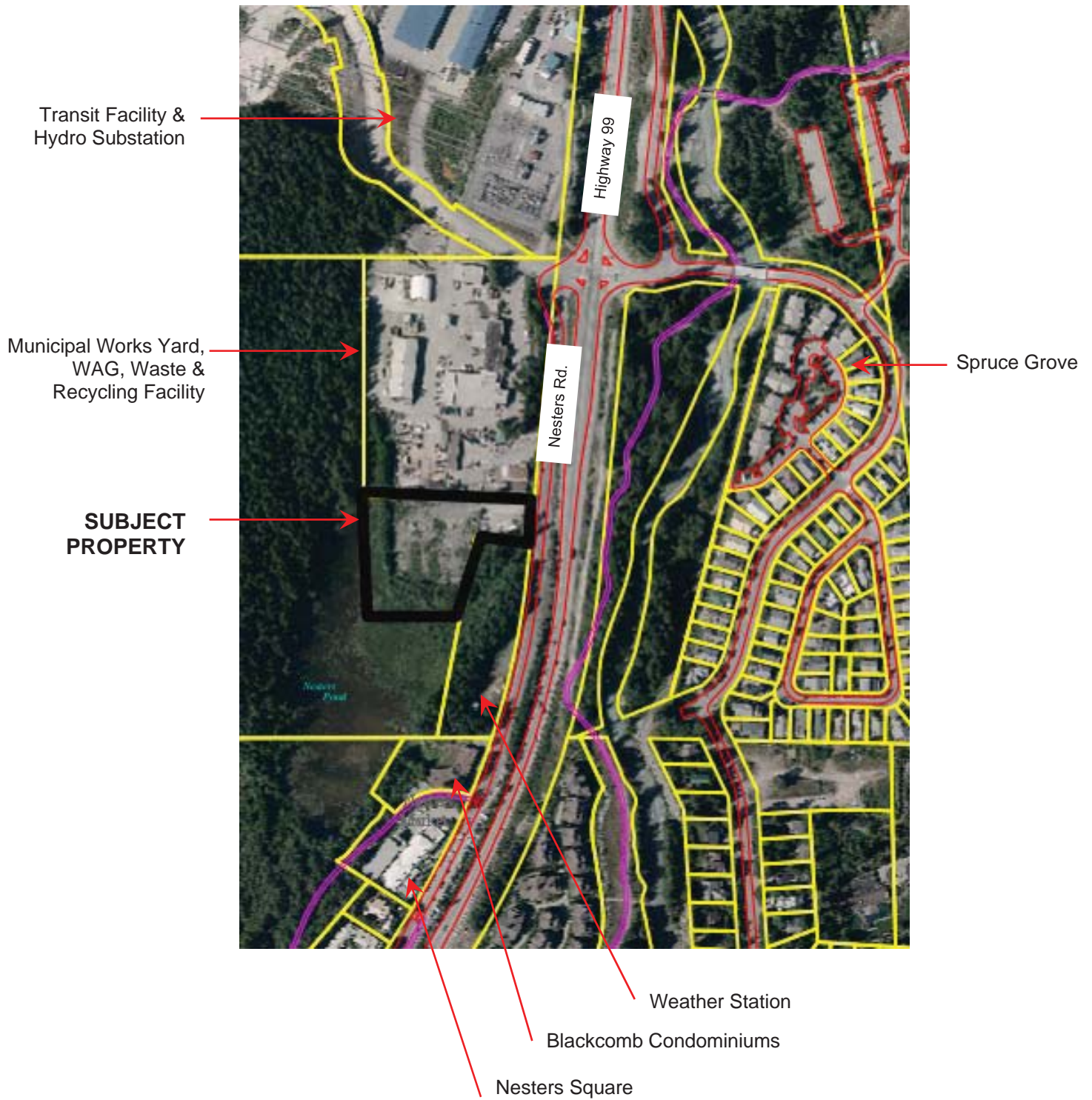
SUMMARY

This report seeks Council's approval of the issuance of Development Permit DP 1528, an application for the development of a three storey WCSS building and parking lot at 7600 Nesters Road, subject to the resolution of some minor details to the satisfaction of staff.

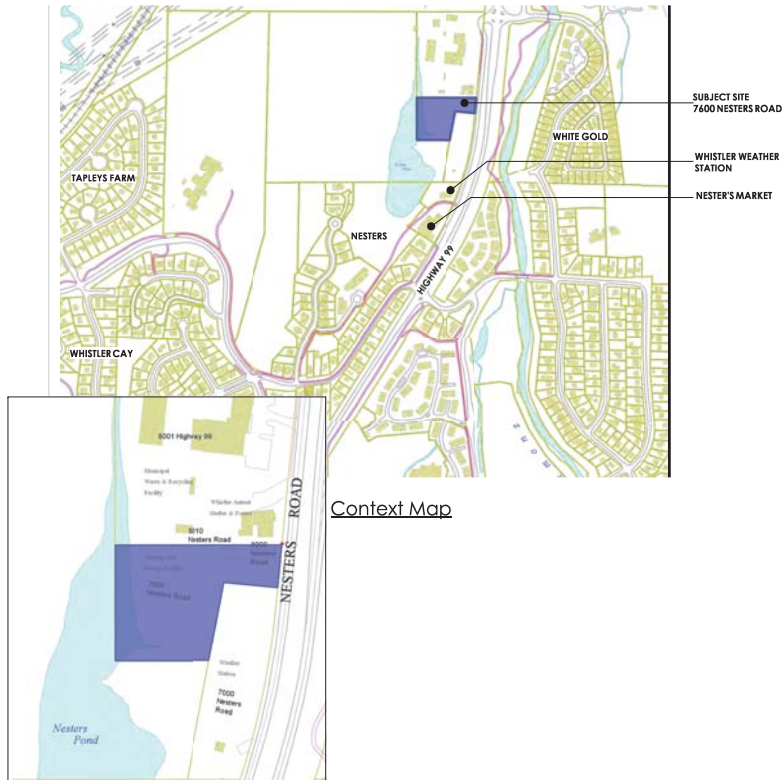
Respectfully submitted,

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

LOCATION MAP



WHISTLER COMMUNITY SERVICES SOCIETY



Drawing List

No.	Description
A0.00	COVER PAGE
A0.01	PERSPECTIVE
A1.01	SITE PLAN
A2.01	LEVEL 1 FLOOR PLAN
A2.02	LEVEL 2 FLOOR PLAN
A2.03	LEVEL 3 FLOOR PLAN
A2.04	ROOF PLAN
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A4.01	SITE SECTIONS
LANDSCAPE	
LC-1	LANDSCAPE CONCEPT PLAN
LC-2	LANDSCAPE PLANTING PLAN

Unit 112 40288 Glenelder Place Squamish BC V8B 0G2 P: 604.567.1009 E: info@aka-arch.ca www.aka-arch.ca	
date	description
Aug 29/16	Issue for DP
Oct 11/16	Issue for ADP
Nov 04/16	Issue for ADP

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Looking west from Nesters Road

REV	DESCRIPTION	DATE	APPROVED

date	description
Aug 29/16	Issue for DP
Oct 11/16	Issue for ADP
Nov 04/16	Issue for ADP

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Rendering
WCSS Community Centre
7600 Nesters Road, Whistler BC

1/16"=1'-0"

A0.01

1516



Perspective view Re-Use-It Centre from Nester's Road



Perspective view East Elevation Re-Use-It Centre from Nester's Road



Perspective view East Elevation Re-Use-It Centre from Nester's Road

REV	DESCRIPTION	DATE	APPROVED
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date	description
Aug 29/16	Issue for DP
Oct 11/16	Issue for ADP
Nov 4/16	Issue for ADP

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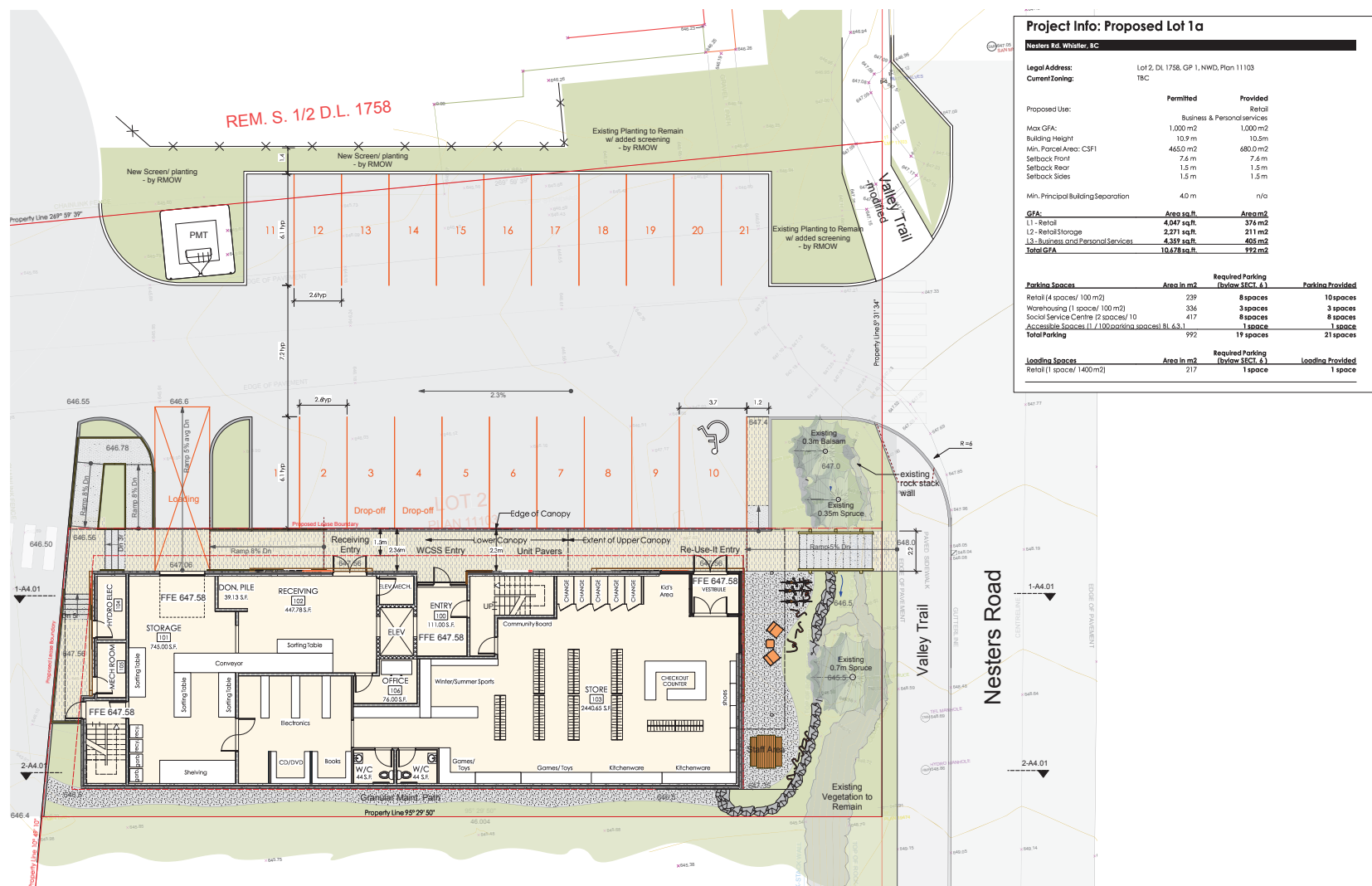
PRIOR TO COMMENCEMENT OF THE WORK, the Contractor shall review and verify drawing dimensions, details and notes to identify all discrepancies between information on this drawing and the information contained in the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work. Discrepancies of discipline, drawing, specification, and schedule and material work to be executed. Conflicts or discrepancies to be brought to attention of the Architect.

Site Plan

WCSS Community Centre
7600 Nesters Road, Whistler BC

1/16"=1'-0"

A1.01



date	description
Aug 29/11	Issue for DP
Oct 11/11	Issue for ADP
Nov 04/11	Issue for ADP

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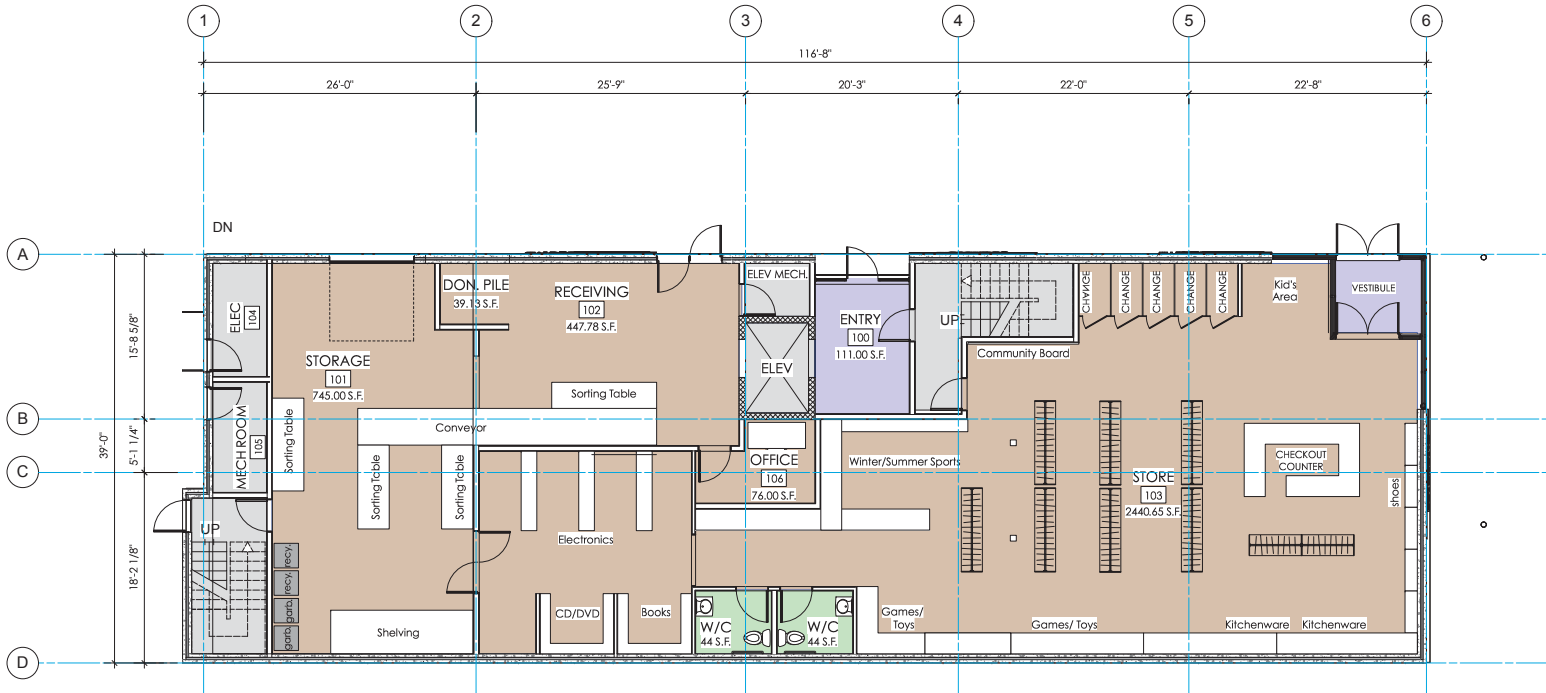
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L1 Floor Plan
WCSS Community Centre
7600 Nesters Road, Whistler BC

1:75

A2.01

1516



1 Level 1 Floor Plan
A2.01 Scale: 3/16" = 1'-0"



Unit 112
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Squamish BC V8B 0G2
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www.aka-arch.ca

date	description
Aug 29/11	Issue for DP
Oct 11/16	Issue for ADP
Nov 04/16	Issue for ADP

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L2 Floor Plan

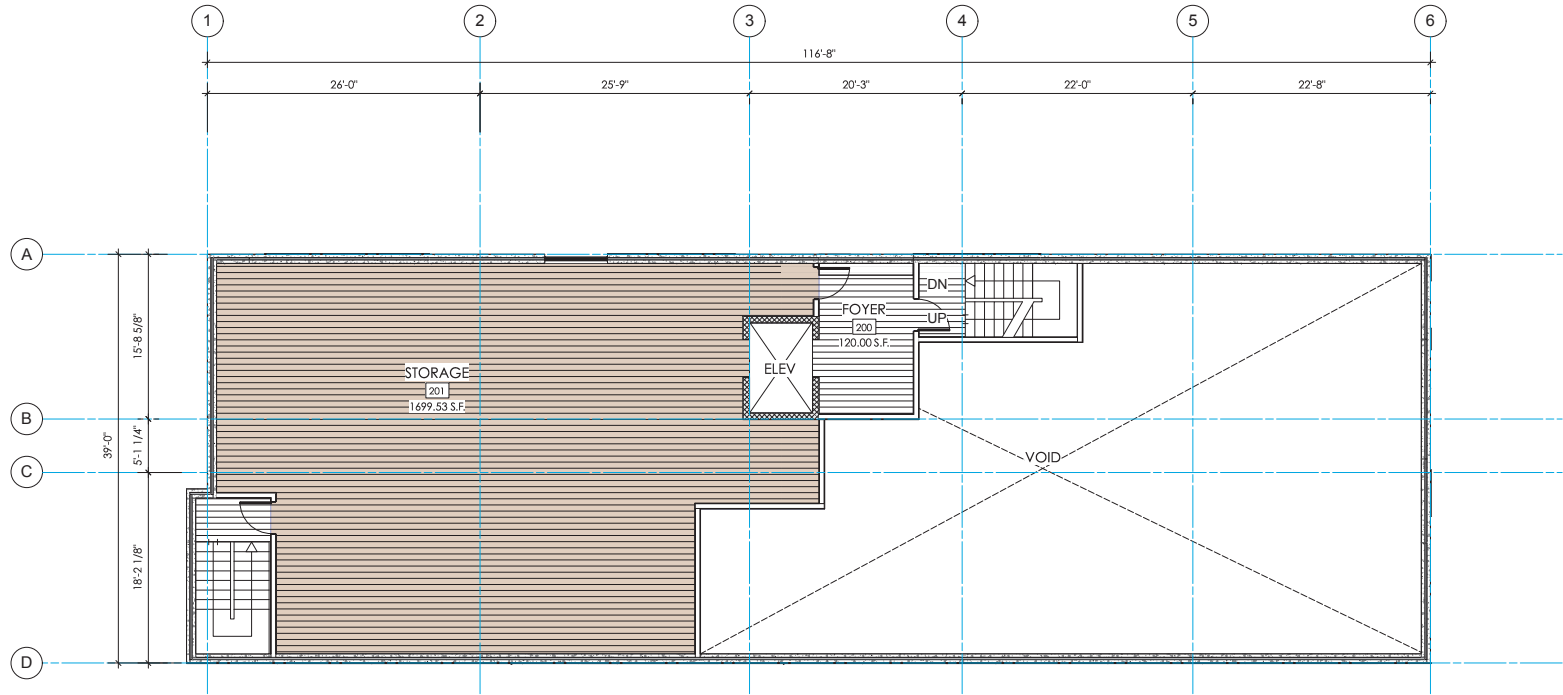
WCSS Community Centre

7600 Nesters Road, Whistler BC

1:75

A2.02

1516



1 Level 2 - Floor Plan
A2.02 Scale: 3/16" = 1'-0"

REV	DESCRIPTION	DATE	APPROVED

date	description
Aug 29/16	Issue for DP
Oct 11/16	Issue for ADP
Nov 04/16	Issue for ADP

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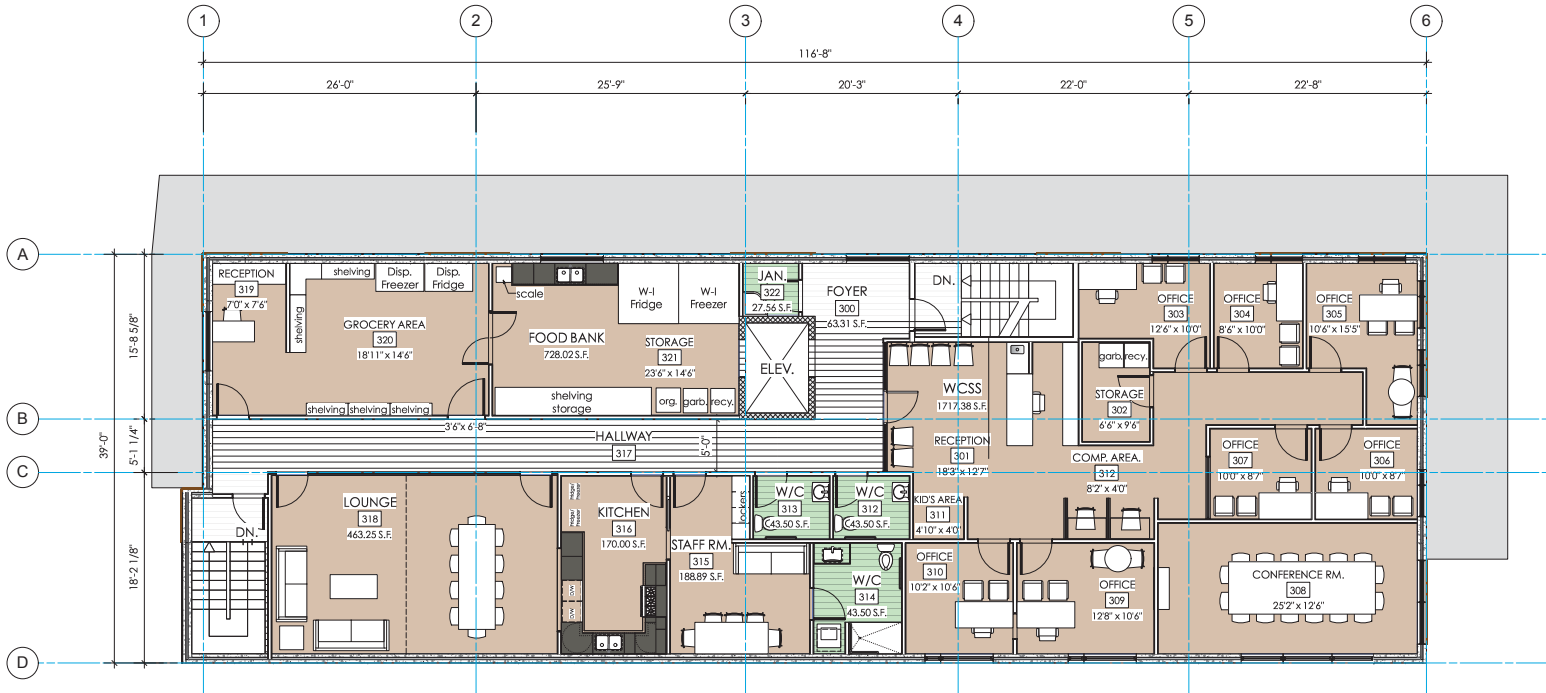
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L3 Floor Plan
WCSS Community Centre
7600 Nesters Road, Whistler BC

1:75

A2.03

1516



1 Level 3 - Floor Plan
A2.03 Scale: 3/16" = 1'-0"

REV	DESCRIPTION	DATE	APPROVED

Unit 112
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P: 604.567.1009
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date	description
Aug 29 / 16	Issue for DIP
Oct 11 / 16	Issue for ADP
Nov 04 / 16	Issue for ADP

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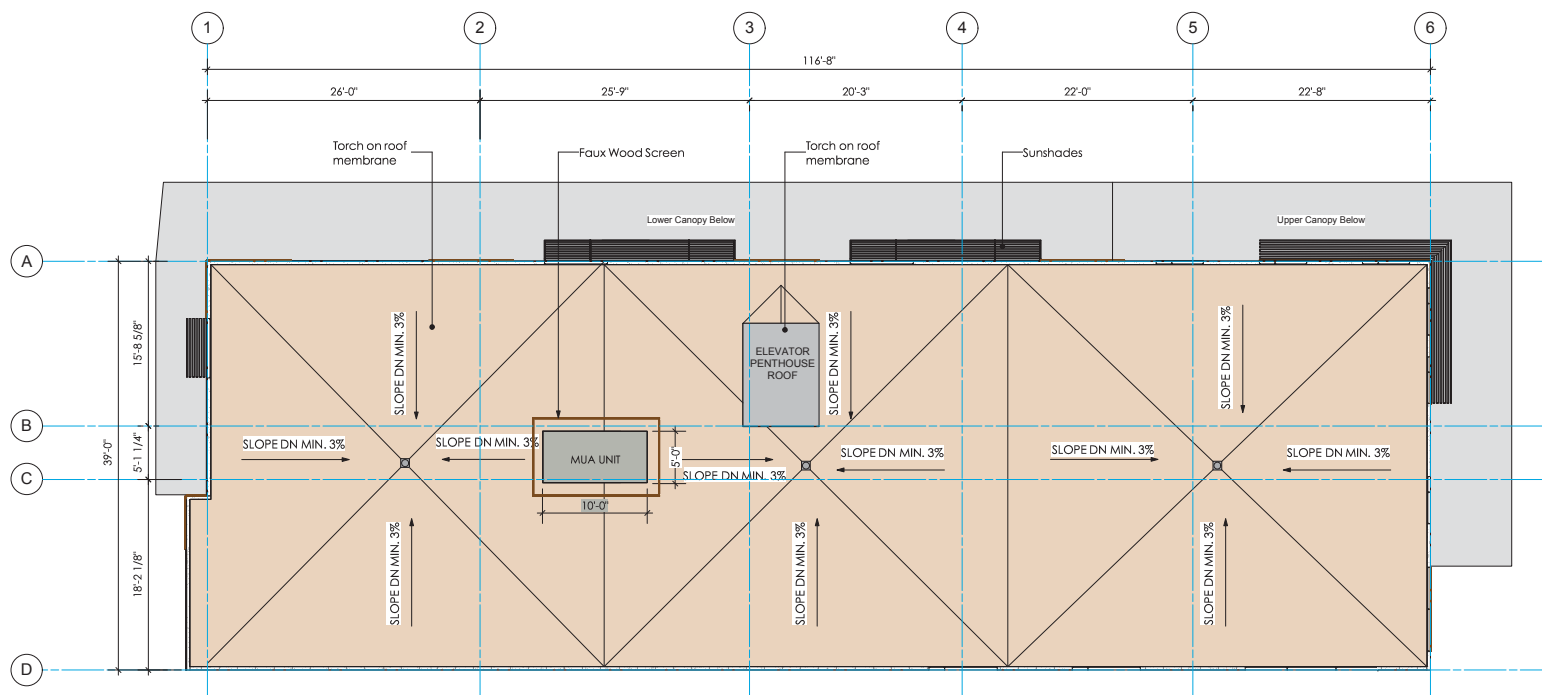
PRIOR TO COMMENCEMENT OF WORK: The Contractor shall review, verify drawing dimensions, datum levels to identify all discrepancies between information on this drawing and (1) actual site conditions; and (2) remaining Contract Documents. Contractor shall bring these items to attention of the Architect for clarification before proceeding with work. Each of all discipline drawings, specifications and schedules and related Work ensure that Work can be satisfactorily executed. Conflicts or discrepancies be brought to attention of the Architect.

Roof Plan
WCSS Community Centre
7600 Nesters Road, Whistler BC

1:75

A2.04

1516



1	Roof Plan
A2.04	Scale: $3/16" = 1'-0"$

Roof Height

Roof	Area	% of lot	Mean height	Wtd Avg.
A	1700.0 H ²	100.0%	35.2	35.2
Total	1700.0 H ²	100.0%	Overall Mean Ht = 35.2	Mean Ht = 35.2
Permitted 9m				29.6
additional 2.7m allowable (High roof)				8.8
Total Permitted				38.3
Under Max:				-3.1

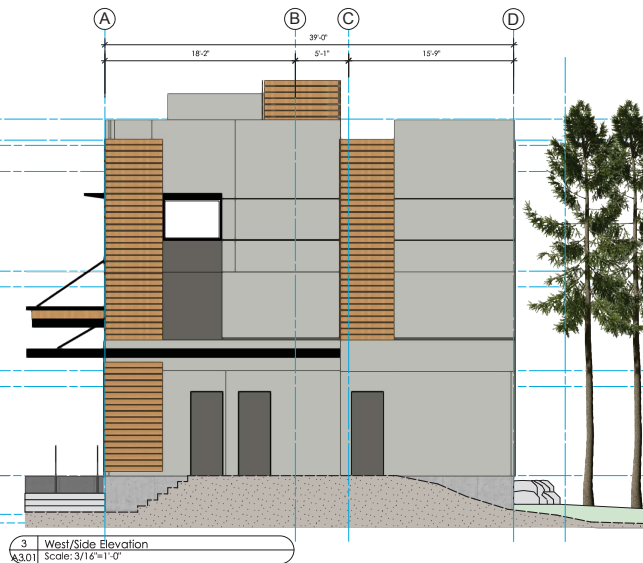
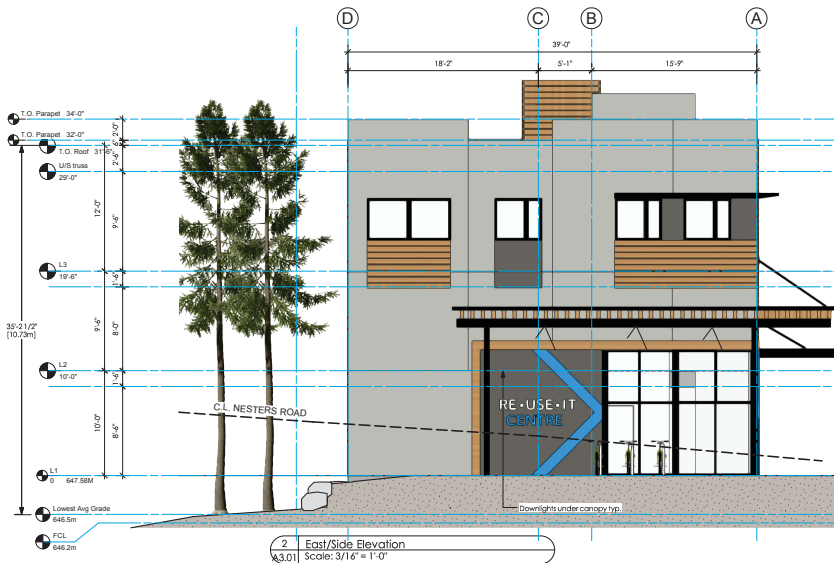
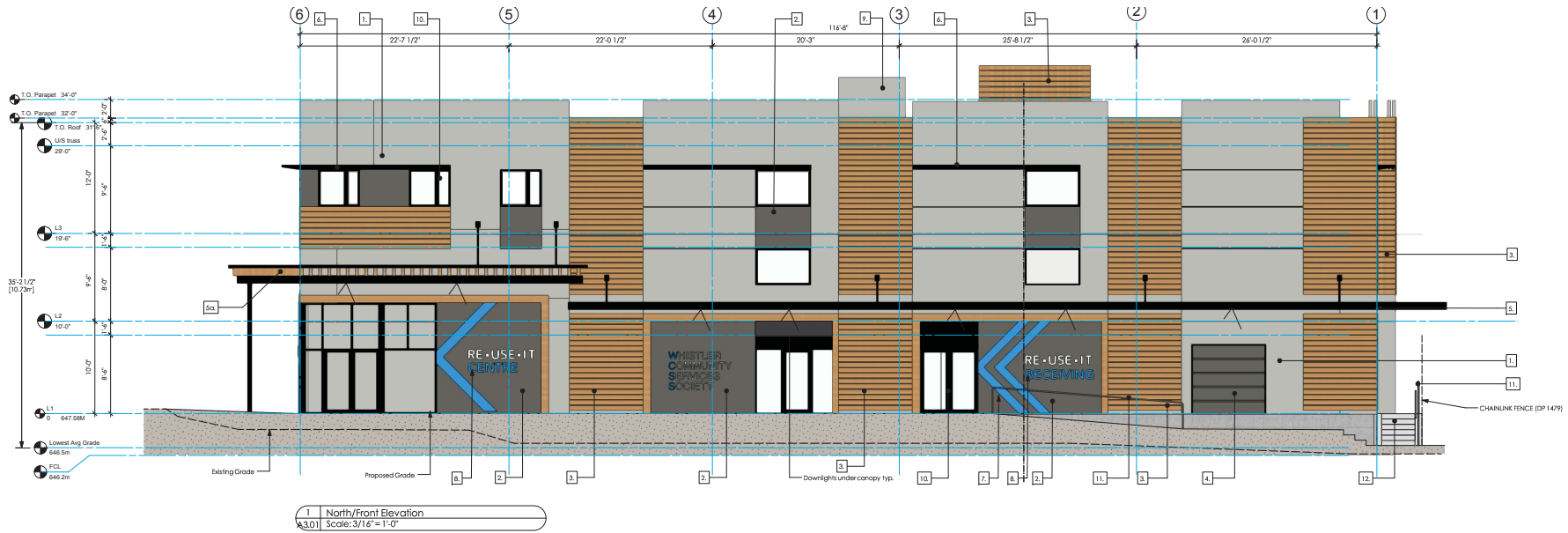
1) All numbers are in feet unless noted
2) Lowest A Grade Below Lower Level
3) Mean Lowest or Highest Elevation of grade

- 1) All numbers are in feet unless noted
- 2) Lowest Ave Grade Below Lower Level
- 3) Mean Height above Lowest Average Grade

date	description
Aug/2011	Issue for DP
Oct/11/16	Issue for ADP
Nov/04/16	Issue for ADP

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EXTERIOR MATERIALS SCHEDULE

- PRECAST CONCRETE**
Painted BM HC-169 - Conventry Gray
- PRECAST CONCRETE**
Painted BM CC-544 - Overcoat
- METAL SLATS 4" - SIMULATED WOOD - LONGBOARD**
Finish: Light Fir
- OVERHEAD DOOR**
Colour: Dark Charcoal
- METAL CANOPY**
Powder Coated Frame - Colour: Black w/ Natural Cedar Soffit
- METAL CANOPY - Wood Joists**
Colour: Natural stain - possibly reclaimed wood.
- SUNSHADES**
Powder Coated - Colour: Black
- SIGNAGE PAINTED ON PRECAST CONCRETE**
Painted BM 2066-40-Rocky Mountain Sky
- SIGNAGE PAINTED ON PRECAST CONCRETE**
Painted BM OC-53 - Horizon
- ELEVATOR PENTHOUSE - PRECAST CONCRETE**
Painted BM HC-169 - Conventry Gray
- WINDOW AND DOOR FRAMES**
Colour: Black
- RAILINGS**
Steel Painted BM CC-544 - Overcoat
- CONCRETE STAIR/FOUNDATION**

NOTES

- SW - SHERWIN WILLIAMS, BM - BENJAMIN MOORE
- ALL EXTERIOR SOFFIT VENTS, OUTLET COVERS AND OTHER EXTERIOR ACCESSORIES NOT LISTED IN SCHEDULE ABOVE, TO BE BLACK.

date	description
Aug/2011	Issue for DP
Oct/11/16	Issue for ADP
Nov/04/16	Issue for ADP

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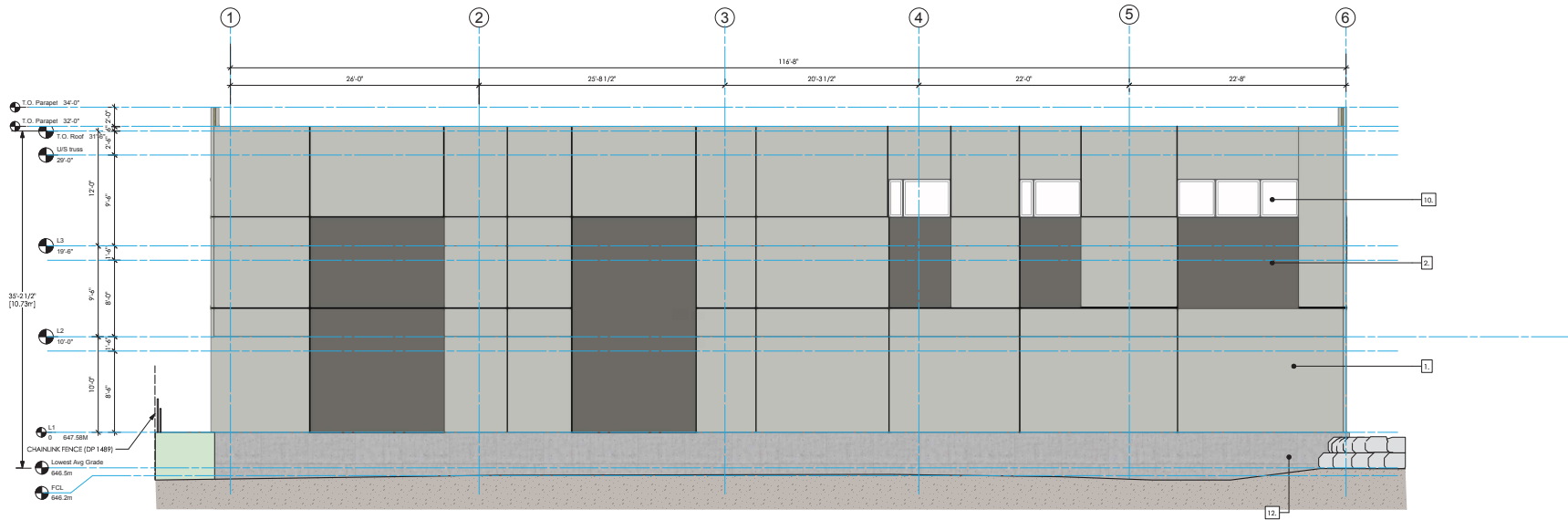
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Elevations
WCSS Community Centre
7600 Nesters Road, Whistler BC

NOTED

A3.02

1516



1 South/Rear Elevation
A3.02 Scale: 3/16" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

- 1 **PRECAST CONCRETE**
Painted BM HC-169 - Conventry Gray
- 2 **PRECAST CONCRETE**
Painted BM CC-544 - Overcoat
- 3 **METAL SLATS 6" - SIMULATED WOOD - LONGBOARD**
Finish: Light Fir
- 4 **OVERHEAD DOOR**
Colour: Dark Charcoal
- 5 **METAL CANOPY**
Powder Coated Frame - Colour: Black w/ Natural Cedar Soffit
- 5a **METAL CANOPY - Wood Joists**
Colour: Natural stain - possibly reclaimed wood.
- 6 **SUN SHADES**
Powder Coated - Colour: Black
- 7 **SIGNAGE PAINTED ON PRECAST CONCRETE**
Painted BM 2066-40 - Rocky Mountain Sky
- 8 **SIGNAGE PAINTED ON PRECAST CONCRETE**
Painted BM CC-53 - Horizon
- 9 **ELEVATOR PENTHOUSE - PRECAST CONCRETE**
Painted BM HC-169 - Conventry Gray
- 10 **WINDOW AND DOOR FRAMES**
Colour: Black
- 11 **RAILINGS**
Steel Painted BM CC-544 - Overcoat
- 12 **CONCRETE STAIR/FOUNDATION**

NOTES

1. SW - SHERWIN WILLIAMS, BM - BENJAMIN MOORE
2. ALL EXTERIOR SOFFIT VENTS, OUTLET COVERS AND OTHER EXTERIOR ACCESSORIES NOT LISTED IN SCHEDULE ABOVE, TO BE BLACK.

date	description
Aug 29/11	Issue for DP
Oct 11/11	Issue for ADP
Nov 04/11	Issue for ADP

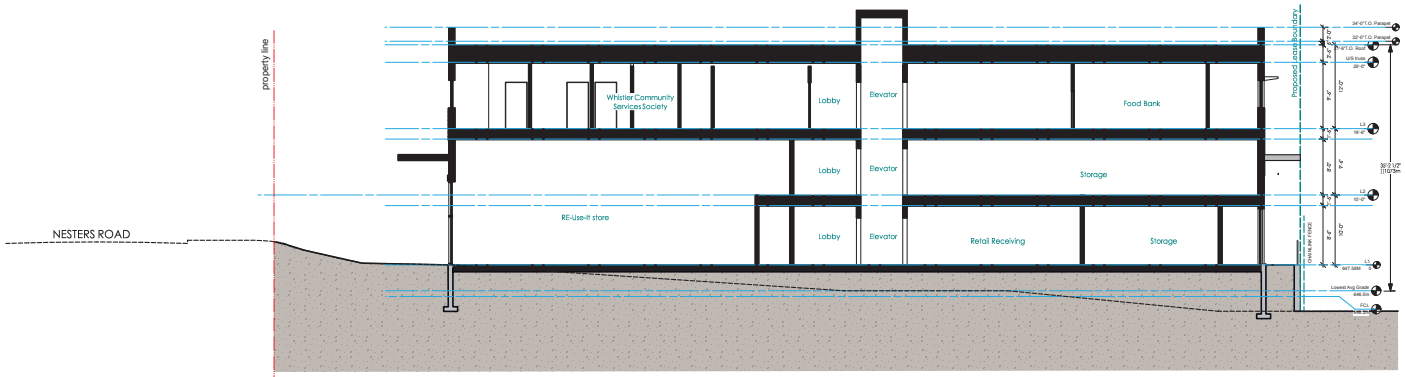
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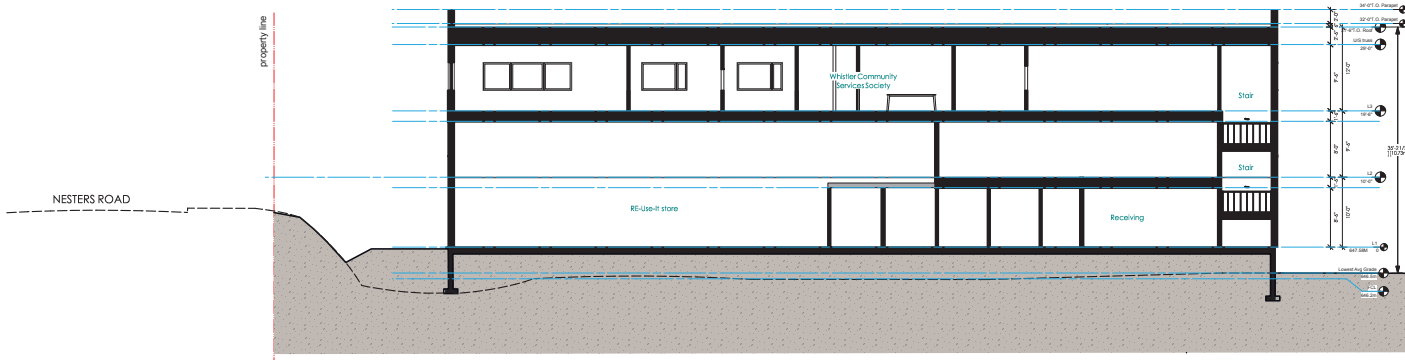
Site Sections
WCSS Community Centre
7600 Nesters Road, Whistler BC

1/8"=1'-0"

A4.01



1. Site Section
Scale: 1/8" = 1'-0"



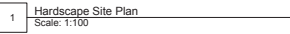
2. Site Section
Scale: 1/8" = 1'-0"

REV	DESCRIPTION	DATE	APPROVED

client

Whistler
Community
Services Centre
7600 Nesters Road

project title

scale: As Noted

- 1 Hardscape Site Plan
Scale: 1:100

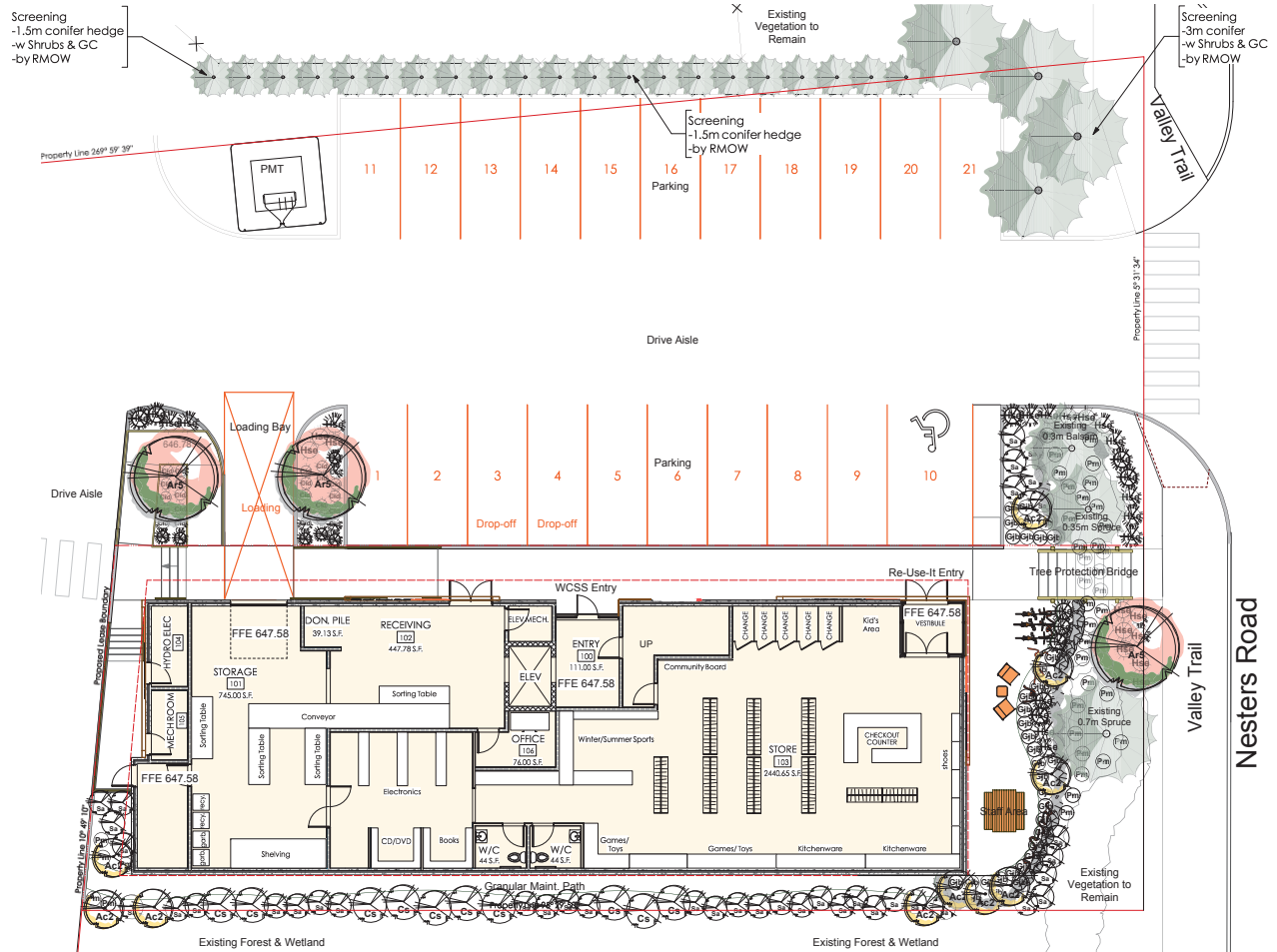




Nesters Road Frontage
- existing site

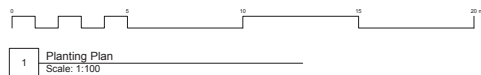


Reuse / Repurposing of materials to create elements in the landscape
- these images represent the concept of reuse only and are not specific
- items for the WCSS centre are subject to availability & discovery
- it is intended that the 'Re-Use-Sit Terrace' would exhibit this application for bike racks and furniture



PROJECT: WCSS Re-Use-It Centre; 7600 Nesters Rd, Whistler BC						Crosland Doak Design 2016.11.02	
PLANTLIST							
	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES							
	Ac2	10	Acer circinatum	Vine Maple	2 m ht.		3 trunk min
	Ar5	3	Acer rubrum 'Bowhall'	Bowhall Red Maple	5 cm cal.		
SHRUBS & PERENNIALS							
	Cs	10	Cornus stolonifera	Red Twig Dogwood	#2		
	Gb	38	Geranium 'Iris Blue'	Hardy Geranium	#1		
	Pm	38	Polystichum munifolium	Sword Fern	#1		
	Sa	39	Symphoricarpos albus	Common Snowberry	#2		
GRASSES, SEDGES & REEDS							
	Cid	30	Carex morrowii 'Ice Dance'	Japanese Sedge	#1/1 plug		
	Hse	34	Helictotrichum sempervirens	Evergreen Oat Grass	#1/1 plug		

Planting & Irrigation Notes:
1. Plant material, installation and maintenance to conform to the current edition of the BCSLA/BCLNA Landscape Standards.
2. Plants in the plant list are specified according to the Canadian Nursery Trades Association Canadian Standards for nursery stock and BCLNA Standards for container grown plants.
3. Plant quantities shown on drawings take precedence over plant list quantities.
4. Obtain approval from Landscape Architect for any substitutions prior to shipping.
5. All planted areas to be irrigated by an automatic high-efficiency irrigation system.
6. Provide a quick coupler hose bib at all valve groupings or within 50' of all landscaped areas.
7. Provide **Irrigation Design Shop Drawings** for review prior to construction.
8. Provide **As-Built Irrigation Plan** for final inspection.
9. Contact Landscape Architect 48 hours prior to irrigation installation for a site review and 48 hours prior to all; tree, planting, shrub and groundcover planting, to confirm layout.



APPENDIX B



CROSLAND DOAK DESIGN
Landscape
Architecture +
Building Design



3121 Alta Vista Road
Whistler, BC V8N 1E3
604.966.8309
info@croslanddoakdesign.com
croslanddoakdesign.com

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Date	Issued For
2016.11.02	DPA Rev
2016.10.27	Coordination
2016.10.11	DPA Application

client
Whistler Community Services Centre
7600 Nesters Road
project title

Landscape
Planting Plan
drawing title

scale: As Noted

project no. 1610

LC-2
drawing no.

Planting Plan
Landscape

Councillor Anderson and Senior Planner Melissa Laidlaw provided an update of the most current topics being discussed by Council. First and Second readings were given for the Cloudburst Drive rezoning application, which is being reviewed by ADP at today's meeting; projects reviewed by Panel this year have either been approved by Council or the General Manager with the exception of the Gateway Loop Reconstruction project which is being revisited as it was over budget, and will return to ADP for review.

PRESENTATIONS

WCSS Building
 1st Review
 File No. **DP001528**

The applicant team of Joe Redmond, Cheryl Skribe, Richard Diamond, Whistler Community Services Society (WCSS); Shelley Donald, Josianne Berubi, Jayne Song, aka architecture; and Crosland Doak, Crosland Doak Design entered the meeting.

Kristina Salina disclosed to the panel that she worked as part of a different design team for the Resort Municipality of Whistler (RMOW) improvements elsewhere on the same property.

Senior Planner Melissa Laidlaw advised that the property is owned by the RMOW and that WCSS will be entering into a lease with the RMOW. Planner Robert Brennan advised that the applicant has multiple challenges for this mixed use building relating to multiple users on the site, proposed lease area and budget. The design proposal being presented is a good solution; it is a fairly straight forward building.

Jayne Song advised on the following.

1. The WCSS runs the Re-Use-It Centre, Re-Build-It Centre, Food Bank, social outreach programs and counseling services. 85% of the programs are funded from revenue generated by the Re-Use-It and Re-Build-It Centres. Currently the WCSS occupy 3 different locations, this project proposes to consolidate their operations into 2 locations and double the amount of space for the Re-Use-It Centre.
2. The site is located adjacent to the existing Whistler Animals Galore (WAG) building on Nesters Rd. The new building will occupy the front portion of the site, with the relocated municipal recycling facilities and bottle depot at the rear of the site. There will be parking to the north of the building, plus a pedestrian right of way.
3. The buildings' ground floor will house the Re-Use-It Centre; entry to the retail portion is located in the front of the building at the northeast corner. Access to the upper floors by elevator and stairs is from the centre of the building. Loading, donations, receiving and sorting will be handled at the rear portion of the building on the ground floor.
4. The second floor will be used for Re-Use-It Centre inventory storage and seasonal items
5. The third floor will house WCSS offices, offices for counseling services, staff amenities, multi-purpose spaces and the Food Bank.
6. Tilt up concrete construction with sandwich panels, insulation is embedded in the middle of the concrete panels. This type of construction is the most appropriate as it is durable and cost effective.
7. Wood like elements will add interest and warmth to the concrete building.

8. Canopy over the pedestrian right of way to keep the area clear of snow in winter.

Crosland Doak advised on the following.

9. There are grade challenges from Nesters Rd., crossing an existing forested area parallel to the road and a long sloping site.
10. A pedestrian bridge from the Valley Trail along Nesters Road will serve to preserve the 3 very significant existing trees.
11. Proposal for a very simple landscape space, crushed granular patio terrace, use of re-used elements to create seating and bike racks adding interest and also fitting in with the nature of the facility.
12. The landscape plan proposes to preserve the existing spruce and balsams, addition of maples, native grasses, and hearty geraniums for simple and inexpensive landscaping.

Panel offers the following comments.

Site Context and Landscaping

1. Panel strongly supports the location, use and general simplicity of the building.
2. Panel had concerns regarding the visual aspect of so much parking due to the orientation of the building and the functionality of the parking with anticipated 44,000 donor drop-offs per year, and potential conflicts with lay-by users doing quick drop-offs near the loading bay.
3. Panel had concerns about the legibility and visibility of the industrial like building from Nesters Road and Highway 99.
4. Panel felt the proposed landscaping has been done very sensitively and supported the tree preservation but suggested ensuring their lifespan.
5. Panel supports the landscape elements; the re-use of materials for the artistic and public realm furniture are well conceived.

Form and Character

1. Panel felt the building design was fairly industrial rather than a community service facility, and encouraged the applicant to work on a building character that is more cohesive with the neighboring precinct – particularly the Nesters Road frontage.
2. Panel had concerns about the how the building was addressing its orientation to the street, understanding that this is the only orientation possible in the lease-hold area provided by the RMOW.

Materials, Colours and Details

1. There was a suggestion to incorporate the use of more glass on the Nesters Rd. building façade to open up the building's retail section, but understanding that merchandising space is a key concern for the tenant.
2. A panel member felt the blue colour proposed for the Re-Use-It Centre branding was appropriate and suggested that there might be an opportunity to make it feel more retail/commercial and less industrial.

Green Building Initiatives

1. Panel identified the opportunity to use reclaimed building materials where possible.

Moved by Dale Mikkelsen
 Seconded by Pat Wotherspoon

That the panel supports the use and the simplicity of the design, but strongly encourages the applicant to consider the ground plane of the site, softening the character of the building in a way that is representative of the user (whether through materials or articulation), and enhancing the most visible portions of the building while minimizing the impact of the significant parking frontage creating a more cohesive feeling site.

Moved by Dale Mikkelsen
 Seconded by Pat Wotherspoon

That the panel would like the project return for further review.

CARRIED

The applicant team left the meeting.

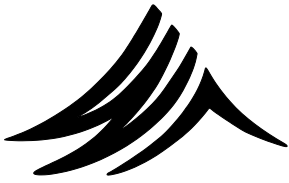
Cloudburst Drive
 Multifamily Development
 1st Review
 File No. RZ001126

The applicant team of Brent Murdoch, Murdoch & Company Architecture and Rob Velonosi, Westport entered the meeting.

Planner Amica Antonelli introduced the project for a multi-family development consisting of 12 townhouse and 12 duplex units. Mitigation measures are planned for the rock fall geotechnical hazard on the south side. The property is also undergoing rezoning to re-allocate gross floor area from the adjacent municipally owned property (Lot 1B). Staff seeks panel comments on massing and landscaping.

Brent Murdoch advised on the following.

1. The site was leveled prior to the 2010 Olympic Games and used for placement of trailers during the Games.
2. Discussions have taken place with EXP, a local geo-technical company regarding the basalt rock fall hazard condition at the back of the site. There is an opportunity to mitigate the hazard with a training berm.
3. The front face of the buildings are considered to be a walk out basement, entry is on grade at street level.
4. The duplex buildings are built into the site; the 2nd floor is a walk out condition on the backside.
5. All parking can be handled inside the units.
6. The concept of the smaller buildings allows fingers of landscape to come down into the streetscape, penetrating the site and giving you the feeling that you are part of a larger landscape.
7. The building form and character are a modern interpretation of the Cheakamus Crossing design guidelines.
8. Materials will be a heavy palette, a combination of stone and durable natural materials. There will be subtle material differences between the townhouse and duplex units.



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, NOVEMBER 16, 2016, STARTING AT 3:05 P.M.**

**In the Flute Room at Whistler Municipal Hall
4325 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

MBCSLA, Julian Pattison
UDI, Co-Chair, Dale Mikkelsen
Member at Large, Pat Wotherspoon
Member at Large, Rylie Thiessen
Councillor, Steve Anderson
Mike Kirkegaard, Director of Planning
Senior Planner & ADP Secretary, Melissa Laidlaw
Planner, Robert Brennan
Andrew Tucker, Engineering Technologist
Recording Secretary, Karen Olineck

REGRETS:

Architect AIBC, Brigitte Loranger
Architect AIBC, Chair, Duane Siegrist
MBCSLA, Kristina Salin
Architect AIBC, Tony Kloepper

Call to Order

Dale Mikkelsen assumed the role of Chair and called the meeting to order at 3:05 p.m.

ADOPTION OF AGENDA

Moved by Julian Patterson
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Advisory Design Panel agenda of November 16, 2016.

CARRIED

ADOPTION OF MINUTES

Moved by Dale Mikkelsen
Seconded by Pat Wotherspoon

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes October 19, 2016.

CARRIED

COUNCIL UPDATE

Councilor Anderson provided an update of the most current topics being discussed by Council. A staff report on amendments to basement exclusions was accepted by Council. Staff is currently preparing an amendment bylaw for Council's consideration. The new rules will more clearly define what is or is not a basement.

Director of Planning, Mike Kirkegaard advised that Council may withhold building permits that are contrary to the bylaw that is currently under preparation. Consideration will be given to projects that are currently under development and that are reliant on the current rules. Council gave direction to staff to bring forward any projects in contravention of the bylaw that is under preparation that may have an impact on neighbors. Council will then decide whether or not to withhold these permits.

PRESENTATIONS

WCSS Building
2nd Review
File No. DP001528

The applicant team of Joe Redmond, Richard Diamond, Doug Treleaven, Cheryl Skribe, Anne Townley, Whistler Community Services Society (WCSS); Shelley Donald, Jayne Song, aka architecture; and Crosland Doak, Crosland Doak Design.

Joe Redmond provided background on the project stating the following:

The development is located on a portion of a municipally owned parcel (Lot 2) that will also contain the new garbage and recycling facilities that are under construction. The WCSS will lease the portion of parcel that their building will be developed on. The parking and servicing infrastructure for all of Lot 2 is being provided by the RMOW.

The WCSS building has two major functions:

1. The Re-Use It Centre portion is where donated goods come in and are sorted for display and retail, items can also be stored on site and rotated on a seasonal basis, then brought back into retail area of the building for display again.
2. Community Services portion of the building includes; Food Bank, counseling services and other social outreach programs. It is separate in its activity and requirements from the Re-Use-It Centre. The Community Services portion is located on the third floor, providing clients with the privacy they require.

All proceeds from the retail and distribution activities, as well as donations and grants go back into the programs of the Community Services.

The funds for the new building are coming out of the WCSS Building Reserve Fund. The money spent on the building does not go into the Community Services programs but ultimately the building will benefit the Community Services.

Jayne Song advised on the following.

3. There were concerns about visibility and topography regarding site circulation and ability for people to drop off items. This was address by providing more parking spaces and dedicating two spaces for dropping off items.
4. Other changes since the previous meeting was the RMOW supported lease boundary changes to ensure the canopy extended over the full width of the pedestrian walkway of 1.9 metres. The previous canopy ended at the lease boundary which only provided weather protection coverage over approximately half of the walkway. The site plan has additional minor adjustments to accommodate the required BC hydro kiosk in a landscaped area on the north side of the lot.
5. The interior of the building remained largely unchanged. The retail entrance includes more glazing for people to be able to see into the store, while the entrance to the Social Services area is more discreet.
6. With regards to building elevations, there was concern by the panel at the previous meeting that the visible portions of the building from Nesters Road needed to have a more distinct presence. The revisions includes changes to the east and north elevations with additional glazing and split canopy heights to create a two storey exterior for the retail area of the building with views into the interior vaulted space and a lower canopy height for the remainder of the building's north elevation. Directional graphics combined with discreet lettering remain as part of the proposal to provide appropriate direction to people to the various uses in the building.

Crosland Doak advised on the following.

7. The changes to parking stall widths conform to (and exceed) the minimum requirement in the RMOW zoning bylaw. This also allowed additional solid screening/fencing adjacent the WAG dog run.
8. An additional rendering shows the landscaping proposes to preserve the existing trees on the south side of the parking entrance and recommends a similar planting of trees for the north side to provide some screening of the long north elevation from the road. The existing mature trees on the south side of the entrance have remained in place since the interior of the lot was cleared for the previous propane facility without showing any decline over the last ten years.
9. Changes to the bridge structure from the concrete rail to a lightweight bridge with the objective being to source and reuse a salvaged bridge.

Panel offers the following comments:

Site Context and Landscaping

1. Panel cautioned about adequate sightlines at the intersection relative to the landscaping.

Form and Character

1. Panel felt that the changes to the pedestrian canopy strengthens the presence of the building alongside Nesters Road.
2. Panel felt that the changes to the retail frontage reinforced a sense of arrival and identity.
3. Panel felt that the east building facade above the canopy was simplified more the than the original version, perhaps too simplified.

Materials, Colours and Details

1. There was a suggestion by a panel member for the applicant to consider cost of replacement of the roof membrane of a conventional roof with a green roof over the lifespan of the roof.
2. A panel member felt that there was a lost opportunity to celebrate the bridge and advised the applicant to consider special signage or color or some other way to highlight the bridge; this would support pedestrian access and way-finding from Nesters Road.

Moved by Dale Mikkelsen
Seconded by Pat Wotherspoon

That the panel thanks the applicant for addressing panel's previous comments and for returning for feedback, and that with attention to sight lines, visibility and signage and minor improvements to the east façade on the second level, the panel supports the application and support staff working with the applicant to finalize the application.

CARRIED

The applicant team left the meeting.

OTHER BUSINESS

A December meeting Is not confirmed at this time.

Senior Planner Melissa Laidlaw advised that 2017 ADP appointments will be brought to Council at their closed meeting in January, 2017.

ADJOURNMENT

Moved by Dale Mikkelsen

That Advisory Design Panel adjourn the November 16, 2016 committee meeting at 3:58 p.m.

CARRIED

CHAIR: Dale Mikkelsen, UDI

SECRETARY: Melissa Laidlaw

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

August 30, 2016

Re: Development Permit — Green Building Policy compliance

During construction of the new building, Whistler Community Services Society, the Re-Use-It Centre and their builder will commit to following the goals, intent and spirit of the Whistler Green Building Policy. With the introduction of Part 10 of the BC Building Code and Ashrae 90.1 (2010) many of the Green Policy initiatives are now mandatory. As well many if not all of the suppliers now provide goods and services that meet and exceed the guidelines.

Green Building Policy No. G 23

Objectives

2.1 Site/Landscape

The site upon which Whistler Community Services Society and the Re-Use-It Centre will be located meets the following policy practices:

- The project is located on a brown field site, so disturbance to soils and vegetation is minimized.
- The existing mature grove of trees and vegetation will be maintained surrounding the site where ever possible.
- Landscape design will blend with the remaining existing trees and sloping grade.
- The site is accessible by public transportation.
- Parking is provided on site in accordance with RMOW Zoning Bylaw No. 303 new CFS1 Zone requirements.
- The roof has low reflective surface with a SRI 78.
- The exterior building lighting has been kept to a minimum to reduce light pollution.

alk|a architecture + design inc

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www.aka-arch.ca



2.2 Energy

- The Architectural, Electrical Engineer, and Mechanical Engineer's work will comply to Ashrae 90.1 (2010).
- The heating and ventilation system have been designed to optimize the energy performance utilizing "Best Practice Commissioning".
- The roof top HVAC units are high efficiency.
- Energy Star programmable thermostats will be used.
- The cooling system does not use HCFCs or Halon gases.
- The heating and cooling system will utilize Building System Management controls.
- The hot water will be provided by a tankless hot water system.

2.3 Water

- The site will preserve the native vegetation and mature evergreen trees wherever possible. There will be no irrigation in this area.
- The washroom fixtures are dual flush, the shower head will be low flow.
- The kitchen appliances are Energy Star rated.

2.4 Materials - Building

- The building is constructed of insulated precast concrete. (True R21 sandwich panel)
- The aggregates are sourced regionally.
- The cement is supplied from Vancouver. The concrete will consist of 25% fly ash.
- The drywall, the ceiling tiles and the steel stud made from 100% recycled material.
- The insulation is made from 73% recycled material.
- The structural steel is made with 90% recycled material.
- The windows will comply with NAFS 08. The glazing has a Low E coating and filled with Argon gas fill.

2.5 Waste

- The storage and collection of recyclables including organic waste is inherent in building operations.
- The construction waste diversion is between 50% and 75%.

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- The recycling centre will be at proximity.

2.6 Indoor Environment

- The paint is low or no VOC and is made with 10% recycled material.
- The roofing material is made with 10% recycled material.
- The flooring is made with 10% recycled material and is low formaldehyde.

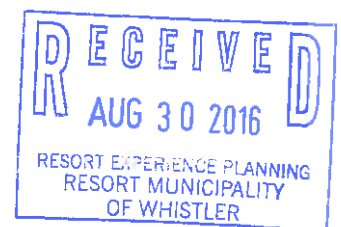
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REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 6, 2016
FROM: Resort Experience
SUBJECT: DVP 1123 – 3444 HERON PLACE FRONTAGE DETERMINATION AND SETBACK VARIANCES

REPORT: 16-126
FILE: DVP 1123

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Variance Permit DVP 1123 for the proposed development located at 3444 Heron Place to:

1. Vary the designated front parcel line from that specified in Blueberry Land Use Contract amendment GC89408 to that determined by Zoning and Parking Bylaw 303, 2015;
2. Vary the rear setback from 6 metres to 3 metres to accommodate the existing dwelling as constructed;
3. Vary the west side setback from 3.0 metres to 2.3 metres to accommodate a new retaining wall;

all as illustrated on the Site Plan prepared by Kat Sullivan Design, dated May 2016, attached as Appendix B to Council Report No. 16-126 subject to:

1. Discharge of Land Use Contract amendment GC89408; and further,

That Council authorize the Mayor and Municipal Clerk to execute the required discharge.

REFERENCES

Location: 3444 Heron Place
Legal Description: Strata Lot 2, District Lot 4751, Strata Plan VR2464
Owners: Gary Garth Seabrook and Suzanne Margaret Seabrook
Zoning: Blueberry Land Use Contract

Appendices: 'A' Location Plan
'B' Site Plan

PURPOSE OF REPORT

This report seeks Council's consideration of variances to the Blueberry Land Use Contract for existing and proposed development at 3444 Heron Place to change the designated front parcel line from the east parcel line to the north parcel line consistent with the Zoning Bylaw, grant a rear setback variance for the existing dwelling as constructed and to grant a side setback variance for a new retaining wall.

Section 546 of Division 16 of the *Local Government Act* provides Council the authority to amend regulations contained in a Land Use Contract by way of a development variance permit.

DISCUSSION

As shown in Appendix A, the subject lands constitute a narrow, nearly triangular parcel at the intersection of Blueberry Drive and Heron Place. The change in grade on this parcel is on the order of 10 metres from Blueberry Drive to Heron Place. The lands are regulated by the Blueberry Land Use Contract (and subsequent amendments) registered on title.

The design of the existing dwelling on the parcel was approved under Blueberry Hill Single Family Permit BHSF006 in June of 1990 and construction was authorized under Building Permit B-90-02864 in late July of 1990.

The Land Use Contract was amended by way of Covenant GC89408, registered in 1989. The schedule to the amendment is no longer available through the Land Title Office making the document somewhat unclear. Staff's best determination is that the amendment identifies the east property line as the front. This results in an awkward building envelope due to the narrow triangular character of the lot and the considerable grade change between Blueberry Drive and Heron Place.

The applicants propose to demolish the existing garage on the site and construct a new garage and associated 1.2 metre high retaining wall, as shown in Appendix B. As part of this it is recommended that the north property line be established as the front parcel line, which would be consistent with the Zoning Bylaw. Subsection 10(1)(b) of Part 5 of the Zoning Bylaw states that, on a corner lot, the shortest property line constitutes the front parcel line. The intent of this section is to provide for a workable building envelope on narrow lots, as the resulting setbacks create a wider, more regularly shaped area for development.

The proposed variances to the Blueberry Land Use Contract are described in the table below:

Variance Request	Description of Variance
Vary the frontage determination from the east parcel line to the north parcel line.	The Land Use Contract currently designates the east property line as the front parcel line. The proposed variance application designates the north parcel line as the front parcel line consistent with the municipality's zoning bylaw.
Vary the rear setback from 6 metres to 3 metres to accommodate the existing dwelling as constructed.	Varying the frontage determination has the effect of changing all the setbacks on the parcel. This means that a portion of the existing dwelling will require a setback variance as the south side changes from a side setback (3.0 metres) to a rear setback (6.0 metres).
Vary the west side setback from 3.0 metres to 2.3 metres to accommodate a new retaining wall.	The proposal requires extending an existing retaining wall 0.7 meters into the side setback on the west side of the parcel in order to provide retaining for the revised driveway to access the new garage. A

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	<p>The parcel will continue to respect the maximum allowable density on the lands.</p> <p>The proposed change to the parcel frontage determination is consistent with the Zoning</p>

		Bylaw, which will be applicable to the lands once the LUC is terminated.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	none	

OTHER POLICY CONSIDERATIONS

DVP Criteria

The proposed variances are considered to be consistent with established criteria as described in the tables below:

Potential Positive Impacts	Comment
Complements a particular streetscape or neighbourhood.	The new garage will respect the applicable setbacks once the frontage is reassigned. This proposal does not change the character of the existing project which is considered complementary to the neighbourhood. The rear property line of the subject parcel abuts the side parcel line of the neighbour to the south, so the rear setback reduction to 3 metres for the existing dwelling is consistent with the pattern of development on the street.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	This is a difficult site due to its shape and the considerable change in grade, as well as road frontages on three sides. This proposal maintains the existing topography of the site.
Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops.	N/A
Results in superior siting with respect to light access resulting in decreased energy requirements.	Relocating the garage as proposed results in a significant improvement in light access at entry to the dwelling.
Results in superior siting with respect to privacy.	N/A
Enhances views from neighbouring buildings and sites.	This proposal is not considered to affect views.
Potential Negative Impacts	Comments
Is inconsistent with neighbourhood character.	This proposal does not change the nature of the existing project which is considered in character to the neighbourhood.
Increases the appearance of building bulk from the street or surrounding neighbourhood.	N/A. In general terms the project will remain unchanged. One garage is simply being exchanged for another.
Requires extensive site preparation.	The proposal does not require extensive site preparation.

Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, and views).	N/A
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	N/A.
Requires a height variance to facilitate gross floor area exclusion.	N/A.
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations).	N/A

Legal Documents

As noted previously, Land Use Contract amendment GC89408 currently assigns the property frontage to the east parcel line. This document will need to be discharged. The Blueberry Hill Land Use Contract will continue to apply. Assigning the frontage to the North parcel line is consistent with the Zoning Bylaw which will regulate the lands once the Blueberry LUC is terminated.

BUDGET CONSIDERATIONS

Development Variance Permit application fees provide for recovery of costs associated with processing this application. Building Permit fees will be applicable at time of Building Permit.

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing DVP 1123 is posted on the property. Notices were sent to surrounding property owners on November 4th and no responses have been received.

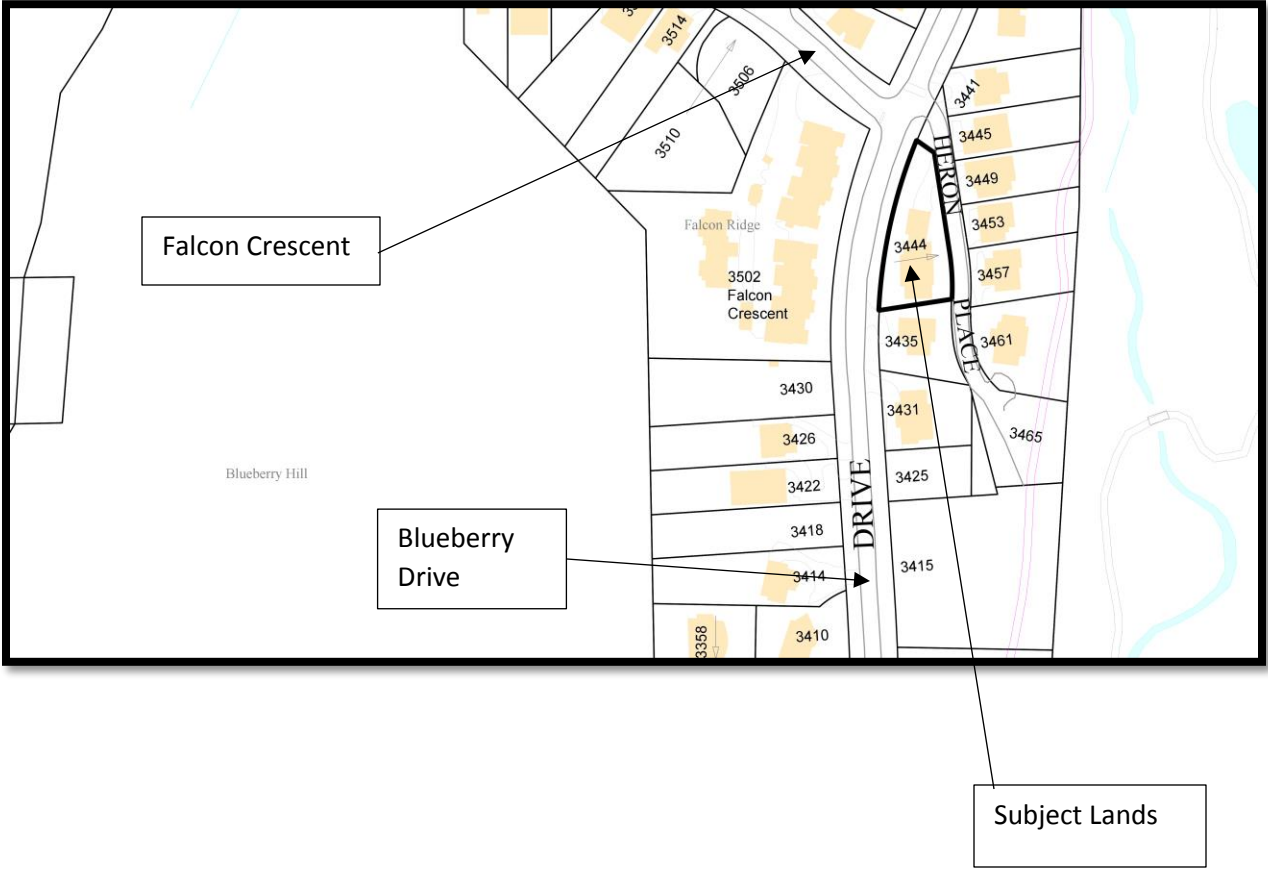
SUMMARY

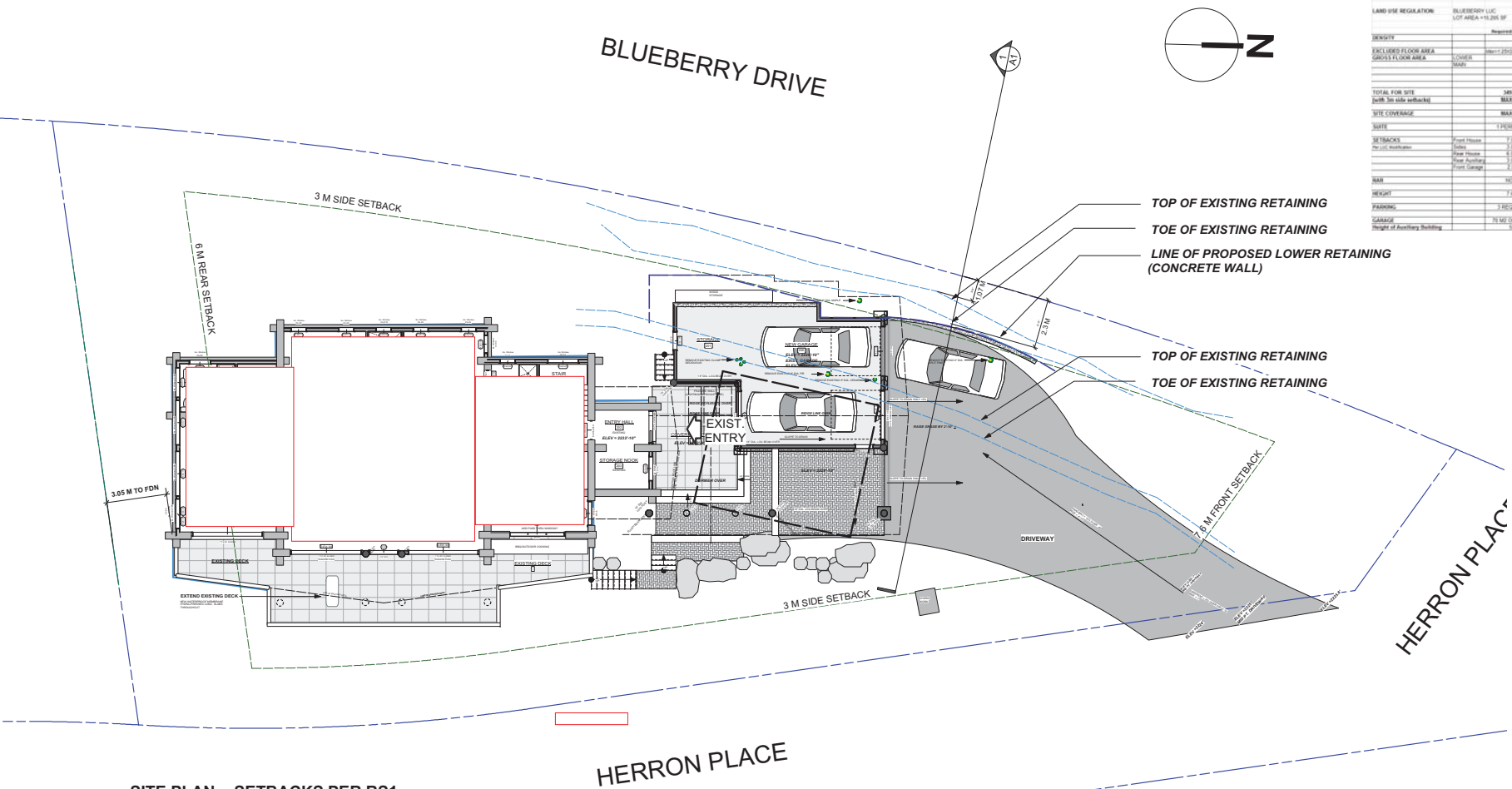
Development Variance Permit DVP 1123 recommends Council's approval of variances associated with the development of a new garage at 3444 Heron Place, and related discharge of existing Land Use Contract amendment GC87394.

Respectfully submitted,

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

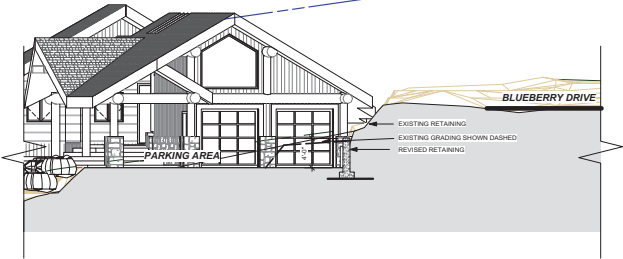
Location Map for 3444 Heron Place





SITE INFORMATION		JULY 2016
OWNER:	SEABROOK RESIDENCE	
CMPC:	3444 HERON PLACE, WHISTLER	
LEGAL:	S.L. 2, D.L. 4751, P.L. 2664	
LAND USE REGULATION:	BLUEBERRY LUC	1410 & 142
	LOT AREA +11,206 SF	
DENSITY:	Proposed/Current	Proposed
EXCLUDED FLOOR AREA	100% EXCLUDED	100%
GROSS FLOOR AREA	LOWER	100%
	UPPER	100%
TOTAL FOR SITE	100% UP	2343
	MAX. 10%	22.4%
SITE COVERAGE	MAX. 10%	17.4%
SITE	1 PROPOSED	100%
SETBACKS	Front House	7.1 M
	Side House	3.1 M
	Back House	3.1 M
	Front Driveway	3.1 M
	Back Driveway	3.1 M
	Side Driveway	3.1 M
BAR	None	PER ARCHITECT
HEIGHT	7.6 M	No change
PARKING	3 REQUIRED	3 PROVIDED
GARAGE	71 M2 OR 767 SF	717 SF
Height of Auxiliary Building	3m	3m

SITE PLAN - SETBACKS PER RS1
3444 HERON PLACE, WHISTLER, BC
S.L. 2, D.L. 4751, P.L. 2664



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

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

No.	Date	Issue Notes
6	16-11-2	RE-ISSUE FOR DVPA
5	16-8-2	FOR LUC AMENDMENT + DVPA
4	16-7-19	FOR REVIEW + P.E.G.
3	16-7-7	ELEVATIONS, MODEL E1.E2.E3
2	16-6-17	REVISED CONCEPTS D+E
1	16-6-7	CONCEPTS

kat sullivan
DESIGN

Project Name: KAT SULLIVAN DESIGN
8401 Matterhorn Drive
Whistler BC V0N 1B8
kat.s@shaw.ca 604-932-6055

By using this document the client agrees that the consultant's liability for services including negligence and omissions is strictly limited to the value of these plans. The client agrees to indemnify and defend the consultant in the event of third party claims arising from negligence and/or errors as a result of services rendered.

Project Title: SEABROOK RESIDENCE
3444 HERON PLACE
WHISTLER, BC

SITE PLAN

Project Manager: Project ID: 16-08-SEABROOK

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

Reviewed By: Drawn By:

Date: MAY 2016

CAD File Name: 16-08

1 of 9



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 6, 2016
FROM: Resort Experience
SUBJECT: LLR 128 - CONFERENCE CENTRE EXTENSION OF HOURS FOR WHISTLER PRIDE AND SKI FESTIVAL EVENT

REPORT: 16-127
FILE: LLR 128

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize hours of liquor sale to 4:00 a.m. on the night of Saturday, January 28, 2017 at the Whistler Conference Centre for a special Whistler Pride and Ski Festival event.

REFERENCES

Appendices:

“A” – Conference Centre 2017 Snowball Dance event information

PURPOSE OF REPORT

Municipal policy requires Council approval for any sale of liquor past 2:00 a.m.. This report requests that Council authorize hours of liquor sale to 4:00 a.m. on the night of January 28, 2017 for the Snowball Dance event at the Whistler Conference Centre, part of the annual Whistler Pride and Ski Festival. Existing Council policy supports a Whistler Pride festival event at the Whistler Conference Centre with a 4:00 a.m. closing time for liquor service, subject to annual review, Council approval and plans approved by the Municipality for the mitigation of potential negative impacts.

DISCUSSION

Proposed Revolutions Event

Tourism Whistler's liquor primary licence No. 106769 at the Whistler Conference Centre permits hours of liquor sale from 11:30 a.m. to 1:30 a.m., Monday through Saturday and 11:00 a.m. to 1:00 a.m. on Sunday. TW has applied to the Municipality and to the Liquor Control and Licensing Branch (LCLB) for a temporary extension of hours of liquor sale until 4:00 a.m. on the night of Saturday, January 28, 2017. The Snowball Dance event will have approximately 1,200 guests for the final event of the January 22-29, 2017 Whistler Pride and Ski Festival. This is the 25th annual Gay & Lesbian Ski/Snowboard Week, a festival that attracts visitors to the resort from across North America and internationally.

Tourism Whistler's application states that the festival second weekend dance events at the Conference Centre, anchored by the Snowball Dance event, bring an additional 1,000+ room nights to the resort over and above the week-long festival events. The applicant's event information of Appendix “A” describes the benefits of the proposed extension of hours and the measures proposed to manage potential negative impacts.

Noise Mitigation

Noise from the Snowball Dance event and from dispersing attendees is not likely to be a problem for the following reasons:

- Noise from the event itself will be substantially confined to the Conference Centre and should not be objectionable outside of the building.
- Attendees will be advised by posters at the exit doors and in the washrooms to be respectful of accommodation units in the Village.
- Exiting attendees will be reminded by event and security staff to encourage quiet and respect.
- Event organizers will communicate with taxi companies as taxis are needed and advise them to pick up passengers at the surface parking lot.
- With the late closing time attendees tend to leave the event throughout the evening instead of all at the same time. Most event attendees stay at nearby hotels and disperse quickly and quietly after the event.
- Whistler Pride festival attendees are mature (age 30-45) and respectful of the resort and each other.
- Patrons leaving after 3:00 a.m. will not likely interact with those leaving nightclubs, which end liquor service at 2:00 a.m.

The Snowball Dance event has been conducted in past years without problems, and the 4:00 a.m. closing of liquor sale has the support of the Whistler Detachment of the RCMP.

The proposed measures should mitigate the potential for noise and disturbances from patrons leaving the event. Council has previously authorized 4:00 a.m. closing times at the Conference Centre for Whistler Pride events (2009 – 2016) and for World Ski & Snowboard Festival events (2008 – 2016), and there were no negative impacts on the community.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Economic	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services	The Whistler Pride and Ski festival provides a unique combination of mountain recreation and innovative leisure activities, including the Snowball Dance event.
Visitor Experience	Community members and organizations work collectively to ensure exceptional experiences that exceed visitor expectations	The Snowball Dance event provides an opportunity for the food and beverage sector, local government and enforcement agencies to work together to enable memorable visitor experiences while maintaining order and respecting the rights of other residents and visitors.
Recreation & Leisure	Recreation and leisure is a core contributor to the Whistler economy	The Snowball Dance is the concluding event of the Whistler Pride and Ski Festival, an annual event that generates a large number of room nights and maintains Whistler's leadership in the gay and lesbian travel market.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution	Noise from patrons leaving an event serving alcoholic beverages can be disruptive to visitors staying in the Village. Event organizers are arranging taxi service to be available at the Conference Centre so that patrons will not have to walk through the Village to the taxi loop. The taxi line-up will be indoors. Patrons leaving after 4:00 a.m. will not likely interact with those leaving nightclubs, which close at 2:00 a.m. The Snowball Dance event clientele have not been a problem in the past, and the RCMP support the late closure for the event.
Health & Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health	Any extended opportunity for the sale of alcohol has the potential for over-service. The applicant has signed a Good Neighbour Agreement that commits the establishment to procedures and training to avoid potentially adverse effects of their products and services. TW staff and managers are Serving It Right certified.

OTHER POLICY CONSIDERATIONS

Council policy on extended hours of liquor sale was established by the adoption of Business Regulation Amendment Bylaw (Licensed Premises) No. 1616, 2002. This regulation restricts the hours of liquor sale to between 9:00 a.m. and 2:00 a.m. except to the extent that Council may authorize extended hours for specified dates, either generally or in respect of individual premises specified in the authorizing resolution. This exception was included in the regulation as recommended by the municipal Liquor Licence Advisory Committee specifically to accommodate special dates, such as New Year's Eve, or special events that have a community-wide benefit.

Council Policy G-17 includes a policy on temporary extension of closing hours. The policy states, "The Municipality does not support extensions of closing hours for licensed establishments past 2:00 a.m., except for specific dates/events established by policy or for proposals that are determined by Council to generate extraordinary benefits to the resort community and do not have any unacceptable negative impacts on the community or the resort." One of the specific events/dates established by the policy is:

"WinterPride Festival event at the Whistler Conference Centre – permitted closing to 4:00 a.m. for a single weekend night event, subject to annual review, Council approval, plans approved by the Municipality for the mitigation of potential negative impacts and the applicant being in Good Standing."

The Snowball Dance event satisfies these criteria and is appropriate for Council consideration.

The RMOW liquor licence application review process takes into consideration the compliance and enforcement history of the licensee and operator of the establishment. The Whistler Detachment of the RCMP has reviewed the applicant's compliance history and determined them to be in "Good Standing".

COMMUNITY ENGAGEMENT AND CONSULTATION

In accordance with Council Policy G-17, the request for extended hours has been referred to individual members of the municipal Liquor Licence Advisory Committee for their comment. (Under the LLAC process, the committee as a whole does not consider the application and there is no formal recommendation from the committee.) There were no concerns expressed by LLAC members.

SUMMARY

This report presents an application from Tourism Whistler for a temporary extension of hours of liquor sale until 4:00 a.m. on the night of Saturday, January 28, 2017 for the Snowball Dance event as part of the Whistler Pride and Ski Festival. Staff recommends that Council approve the extension of hours of sale for the event.

Respectfully submitted,

Frank Savage
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Excerpt from Council Policy G-17 Municipal Liquor Licensing Policy

C. Applicants for extensions of closing hours must complete the following:

1. Reason Extension of Hours Requested

Description of the event and why an extension of hours is requested
<p>Friday, Jan. 27th 9PM-2AM Whistler Conference Centre Furrocious Dance Party, approx. 500 male guests age 30-55 The WCC is the only venue space large enough to accommodate this type of party in a safe, welcoming environment.</p> <p>Saturday, Jan 28th 10PM-4AM Whistler Conference Centre Snowball Dance, approx. 1,200 guests Snowball is the final social / dance event of the week long festival that celebrates diversity.</p>
<input type="checkbox"/> Check here if an extension of licensed area is also proposed for the event. If so, applicants are encouraged to contact Whistler Fire Services in advance.

2. Benefits of Proposed Extension of Hours

Check all that apply	Benefit to Resort Community	Explanation for each boxed checked (quantify where possible)
<input checked="" type="checkbox"/>	Unique and critical benefit to a recognized festival /event	Specific dance/social theme for the LGBT community to celebrate diversity.
<input checked="" type="checkbox"/>	Incremental room nights generated	Weekend dance events brings an additional 1000+ Room Nights to the resort, over and above the weeklong festival guests.
<input checked="" type="checkbox"/>	Exceptional entertainment (live or other)	World class leading DJ's and special guest performances with exceptional visuals and lighting effects.
<input checked="" type="checkbox"/>	Positive media attention	Festival continues to showcase Whistler as a community that embraces diversity and has been able to drive additional business and employees year round.
<input checked="" type="checkbox"/>	Favourable audience demographic	Mature audience, average age 30-45, above average household incomes, respectful of the resort, property and each other. Polite, upon departure.
<input type="checkbox"/>	Corporate group	
<input checked="" type="checkbox"/>	Charitable benefit	Festival generates thousands of dollars to various LGBT and community charities including: QMUNITY, Vancouver Pride Society, Camp Moomba - Canadian Paediatrics AIDS Society.
<input checked="" type="checkbox"/>	Benefit to multiple business sectors	Additional spend on activities such as spa, snowmobile, dog sled, zip trek, dining, retail, ski/snowboard.

<input checked="" type="checkbox"/>	Other benefit to Resort Community (specify)	Helps to demonstrate the community's involvement in celebrating diversity.
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3. Mitigation/Management of Potential Negative Impacts of Proposed Extension of Hours

Potential Noise Impacts	Measures Proposed
Noise impacts on accommodation units from establishment – interior areas	Posters at exits and washrooms to remind guest to leave quietly, DJ at the close will remind verbally to depart quietly, security upon exit will remind guests to leave quietly. Host hotels (Hilton, Aava, Crystal Lodge) are centred around the Venue (Conference Centre) for short walk back to the accommodations; taxis on standby.
Noise impacts on accommodation units from establishment – patio	N/A
Noise impacts on accommodation units from dispersing patrons	Posters at exits and washrooms to remind guest to leave quietly, DJ at the close will remind verbally to depart quietly, security upon exit will remind guests to leave quietly. Host hotels (Aava, Hilton, Crystal Lodge) are centered around the Venue (Conference Centre) for short walk back to the accommodations; taxis on standby. - Have not had a negative report in the last 20+years in running the event
Policing Resources	Measures Proposed
The RCMP may determine that additional policing resources are required if extended hours are approved. If so, do you agree to pay for the additional policing costs?	For the past 20+ years we have not had any significant disturbances or issues. The guests are well behaved and respectful.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Have you contacted the RCMP regarding the need for additional policing resources for the proposed event?	
Late Night Transportation	Measures Proposed
Late night transportation services (transit and taxis) are limited. Explain the transportation measures you intend to take so that dispersing patrons do not cause unacceptable noise impacts on those staying in accommodation units.	Annually we work with the local taxi providers to be available to take our guests away if needed. Most of our accommodations are centered around the Conference Centre and therefore our guests tend to walk back to their accommodations. Having a 4AM closing time also allows our guests to leave at staggered times. The crowd will start to thin out in waves at 12-Midnight, 1AM, 2AM, 3AM and 4AM.
Other	Measures Proposed
In the box provided explain any other measures you propose to mitigate the potential negative impacts associated with an extension of hours	Work with local transportation providers to offer safe options to get home, remind our guests in our program guide, social media, posters and in-person to be respectful and quiet upon leaving our venue throughout the week.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 6, 2016

REPORT: 16-128

FROM: Infrastructure Services

FILE: 546

SUBJECT: TRANSPORTATION ADVISORY GROUP (TAG) – 2016 UPDATE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council direct the General Manager of Infrastructure Services to organize a Community Forum focused on Transportation in partnership with the Transportation Advisory Group for early 2017.

REFERENCES

None

PURPOSE OF REPORT

The purpose of this report is to provide Council with an update on the Transportation Advisory Group (TAG) including a summary of key topics reviewed, draft vision and goals, a proposed 2017 action plan and for staff to seek authorization to organize a Community Forum focused on Transportation in partnership with the TAG.

DISCUSSION

In 1996, the Resort Municipality of Whistler's (RMOW) Council formed the Transportation Advisory Group (TAG) to address transportation issues in the resort community. TAG was comprised of diverse stakeholders including local residents, municipal councillors, municipal staff, representatives from Whistler-Blackcomb, Tourism Whistler, BC Transit and the Ministry of Transportation and Infrastructure (previously called Ministry of Transportation and Highways). This group guided the development of the Whistler Comprehensive Transportation Strategy (WCTS), a 350 page document delivered in two phases with input from the Whistler community and extensive review from TAG over a three year period. The brief 30 page Whistler Comprehensive Transportation Strategy Summary Report was published in September 1999.

The committee met regularly from 2000 to 2004 to facilitate and guide the implementation of the WCTS recommendations and review the transportation monitoring program. TAG was asked to participate in the development of the Whistler 2020 Transportation Strategy as well as the Olympic transportation strategy. TAG did not meet from 2012 through 2014. In response to transportation and parking pressures in 2015, it was decided to re-activate the TAG. At the October 6, 2015 regular meeting of Council, the Transportation Advisory Group's Terms of Reference were updated as per [Administrative Report 15-116, Transportation Advisory Group](#)

[\(TAG\) Updated Terms of Reference](#). Appointments to this Committee of Council were made in November 2015 based on these [revised Terms of Reference](#).

The purpose of the Transportation Advisory Group (TAG), as defined in the current Terms of Reference, is to identify transportation related issues to, from, and within Whistler, and to then provide Whistler Council with advice and recommendations regarding the assessment of, planning for, and implementation of strategic options to resolve these transportation related issues affecting the Resort Community from a social, environmental and economic point of view. With this purpose in mind, the TAG has received information on and started formulating recommendations on the following topic areas:

- Vision and Goals for Transportation in Whistler
- General transportation engineering principles, definitions and measurement related to:
 - roadway capacity, congestion, and delay
 - parking
 - transit planning
 - transportation demand management
- Highway 99 traffic operations performance measures (level of service, average daily/monthly traffic, locally generated traffic)
- Public transit and private highway coach systems
 - BC Transit and the Sea to Sky Transit Future Plan
 - Local transit performance and planned expansions
 - Sea to Sky Regional Transit Study
 - Vancouver International Airport travel options to Whistler
- Public and privately operated general-use parking within Whistler Village, the Upper Village, Base 2 and Creekside
- Summer 2016 Saturday Pilot Project
- Highway 99 traffic modelling from Horseshoe Bay to Pemberton

At the TAG November 8, 2016 action planning workshop, TAG passed the following motion:

THAT TAG recommends to Council to hold a Community Forum focused on Transportation in January 2017.

Staff support TAG's recommendation and suggest that a Community Forum should include a condensed version of the presentations received by TAG over the past 12 months as well as share the draft vision, goals, and actions (short, medium and long-term) that TAG have been drafting. Staff also suggest that related initiatives from partner organizations such as Whistler Blackcomb, the Ministry of Transportation and Infrastructure, BC Transit and Tourism Whistler also be included.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Transportation	Transportation preferences and options are developed, promoted and supported so that inter-community	

	<p>mobility minimizes the negative impacts of traditional modes of travel. Residents, businesses and visitors are increasingly aware of the importance and benefits of preferred transportation choices.</p> <p>The transportation system efficiently meets both the short and long-term needs of all users.</p>	<p>Transportation congestion to, from within Whistler is once again an issue both in the winter and in the summer. Transportation infrastructure and policy affect almost all parts of the resort community. The Transportation Advisory Group, which is composed of a group of diverse stakeholders, has been reviewing the current issues as well as data collected related the current issues and has started formulating potential recommended short, medium and long-term actions. Many of the proposed actions will need participation from stakeholders to refine and implement. The TAG members are recommending to expand the conversation about the potential actions by hosting a Community Forum.</p>
Partnership	Partners work together to achieve mutual benefit.	
Economic	<p>Effective partnerships with government and tourism organizations support economic health.</p> <p>The Whistler community shares resources and works together to compete in the destination resort market.</p> <p>Whistler is an integral part of the region's economy and works collaboratively with stakeholders.</p>	
Finance	<p>Senior levels of government recognize the value of the resort community and support its success.</p> <p>The long-term consequences of decisions are carefully considered.</p>	
Visitor Experience	Communications, travel and services are accessible, seamless and convenient at all phases of visitors' trips, from prior to departure until after returning home.	
Resident Affordability	Residents have access to affordable goods and services that meet their needs.	

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves us away from	Comments
Finance	Whistler lives within its financial means.	There are costs associated with hosting public events. However, these are considered minor compared to the benefits gained from a shared vision and comprehensive action plan.

BUDGET CONSIDERATIONS

The 2016 – 2020 Five-year Financial Plan includes a budget of \$120,000 for traffic studies to support TAG in 2016, and an additional budget of \$80,000 is anticipated for 2017.

A Community Forum involves staff and consultant time, venue, advertising and notification costs which will come from the Infrastructure Services budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

Staff are seeking Council authorization to organize a Community Forum focused on Transportation. The proposed format would be based on the Transportation Advisory Group meeting format with “Transportation Today” presentations to share information and space for “Transportation Tomorrow” discussion and feedback.

SUMMARY

Council updated the Terms of Reference for TAG in October 2015 and appointed members as per the updated terms in November 2015. Since then, TAG has met on six occasions. Over this period TAG has reviewed transportation engineering principles, the Sea to Sky highway’s operations and traffic modelling to/from and within Whistler, BC Transit’s partnership with the municipality in providing local and regional transit in the Whistler area, parking inventories and use of publicly available parking stalls in Whistler, and the results of the 2016 Summer Saturdays “Know and Then Go” Pilot Program.

TAG has been working on developing an updated transportation vision and set of goals for Whistler as well as a list of short, medium and long-term actions that will move Whistler towards the updated vision and goals. At their November workshop, TAG recommended that Council consider hosting a Community Forum focused on Transportation early in 2017, which is supported by staff.

Respectfully submitted,

Emma DalSanto
TRANSPORTATION DEMAND MANAGEMENT COORDINATOR
for
James Hallisey, P.Eng.
GENERAL MANAGER OF INFRASTRUCTURE SERVICES



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 6, 2016
FROM: Infrastructure Services
SUBJECT: AMENDMENT TO GARBAGE DISPOSAL AND WILDLIFE ATTRACTANTS
BYLAW No. 1861, 2008

REPORT: 16-129
FILE: 604

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first, second and third readings to Solid Waste/Recycling Rates Amendment Bylaw (Tipping Fees) No. 2133, 2016.

REFERENCES

None.

PURPOSE OF REPORT

The purpose of this report is to ask Council's consideration for proposed amendments to Schedule B "Tipping Fees" of Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008.

DISCUSSION

Council received an update on the progress of the Whistler Solid Waste Management Strategy (SWMS) in July 2015. The SWMS, approved by Council in 2013, consisted primarily of five actions to improve waste diversion and reduce solid waste costs. The five actions recommended in the SWMS were:

1. Restructuring of the municipal solid waste service contracts to align with the RMOW's solid waste goals;
2. Modifications to compost infrastructure to improve capacity;
3. Updates to garbage disposal bylaws to improve organics diversion;
4. Participation in the new province-wide residential recycling program (MMBC); and
5. Long-term financial reorganizing of the solid waste utility to make it self-sufficient.

The updated solid waste tipping fees described in this report will play a part in the two actions that remain to be completed:

Action 3 – updated bylaws to improve organics diversion; and

Action 5 – financial reorganizing of the solid waste utility to make it self-sufficient.

The changes described in this report will be proposed as part of the Five-Year Financial Plan 2017-2021 Bylaw that will be brought forward for Council approval.

The solid waste tipping fees charged to deposit waste material at the Whistler Transfer Station were updated in 2016, and due to changes to the RMOW's costs to dispose of some of the materials, as well as changes to the tipping fees charged in neighbouring jurisdictions, it is now time to update the tipping fees.

In general, the tipping fees charged should be set to equal the cost to the RMOW to handle and dispose of the various different materials so the users of our solid waste system pay a fair cost. But there are also external forces that affect the amount that can or should be charged to dispose of various materials. Setting disposal costs too high, or raising them too quickly can cause an increase in illegal dumping, and tipping fees should be similar among neighbouring jurisdictions to prevent waste haulers from driving to other locations looking for a cheaper place to dump their garbage.

The table below outlines the current fees and the proposed fees, definitions for Material are provided below the table:

MATERIAL	CURRENT TIPPING FEE	PROPOSED TIPPING FEE
RECYCLABLE MATERIALS Includes glass, rigid and film plastic, paper cardboard, polystyrene foam, and tin cans.	FREE	FREE
GARBAGE Household, commercial, and construction waste.	\$130 per tonne	\$140 per tonne
MIXED WASTE Garbage containing more than 25% Recyclable Materials or Clean Wood and Yard Waste.	\$260 per tonne	\$300 per tonne
MINIMUM CHARGE	\$5 per vehicle	\$5 per vehicle
MATTRESSES	\$10 each	\$15 each
LARGE HOUSEHOLD APPLIANCES - with refrigerant	\$25 each	\$25 each
LARGE HOUSEHOLD APPLIANCES - without refrigerant	\$25 each	FREE
TIRES	\$8 per tire \$25 per tire with a rim	\$10 per tire \$25 per tire with a rim
CLEAN WOOD AND YARD WASTE	\$30 per tonne	\$30 per tonne
GYPSUM BOARD	\$290 per tonne	\$290 per tonne
ORGANICS	\$75 per tonne	\$75 per tonne
INVASIVE AND NOXIOUS PLANT MATTER	\$130 per tonne standard rate. \$30 per tonne for Landscapers certified within	\$140 per tonne standard rate. \$30 per tonne for Landscapers certified

	the SSISC and RMOW invasive plant species certification program.	within the SSISC and RMOW invasive plant species certification program.
BIOSOLIDS	\$120 per tonne	\$130 per tonne
SEPTAGE A- All Liquid Waste delivered via meter at the WWTP except as identified in “B” and “C” below.	\$30.00/m ³	\$30.00/m ³
B – Septage delivered from residential septic tanks within the RMOW.	\$2.75/m ³	\$2.75/m ³
C – Aerated holding tanks within the RMOW as approved under the RMOW Bylaw No. 551, Septage from RMOW transfer station and Whistler Compost Plant.	\$1.50//m ³	\$1.50//m ³
DIRTY WOOD WASTE	Was charged at GARBAGE rate	\$80 per tonne

Explanation of Proposed Increased Tipping Fees

Garbage

The tipping fee for household and commercial garbage (including construction waste) will be increased to \$140 per tonne. This change will narrow the gap between the actual cost of disposing of garbage and the tipping fee, while balancing the cost impact on local businesses and the incentive for illegal dumping.

Mixed Waste

An increase to \$300 per tonne of Mixed Waste rate will be implemented so that any loads of Garbage with more than 25% recyclable material will be charged almost twice as much as Garbage.

This definition will be further revised to include organics in an upcoming change to the Garbage and Recycling Bylaw in 2017 that will encourage commercial and strata organics diversion. In future years, the percentage of recyclables or organics allowed will also be decreased.

Mattresses

Earlier in 2016 the Squamish Landfill banned mattresses and the company that recycles mattresses in Vancouver has recently raised the rates for mattress recycling, making the RMOW's costs to dispose of the mattresses significantly higher. The tipping fee for a mattresses will increase to \$15 with a maximum of 5 mattresses able to be received from a resident in one load. This change will narrow the gap between the actual cost of disposing of garbage and the tipping fee, while balancing the cost impact on local businesses and the incentive for illegal dumping.

Appliances

The tipping fee on appliances that contain refrigerant will increase to \$25. -This will better match the RMOW's costs of disposal and will generally align with the new tipping fees in Squamish. The tipping fee on appliance that do not contain refrigerant will be made free, as those appliances can be recycled as metal.

Tires

The tipping fee on tires will increase to \$10. This change will also discourage bulk dumping of tires and help to encourage better product stewardship as this change will provide more incentive for used tires to go back to the place they were purchased.

Biosolids

This increase in the tipping fee to \$130 per tonne is required to more accurately reflect the costs of processing the biosolids.

Dirty Wood Waste

This category is new, and better defines the category for recyclable wood materials from construction demolition. "Dirty Wood Waste" means wood separated from "Construction Waste" which is intended to be ground, prior to being used as a fuel source. "Dirty Wood Waste" may be painted but it must otherwise be free of non-wood contaminants (for example plastic or wires) and "Recyclables".

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials and Solid Waste	Increased business performance and economic opportunities are being realized as a result of smart materials management.	Charging the appropriate tipping fees encourages good business decisions with respect to materials management.
Finance	The resort community effectively and efficiently balances its costs and expenditures.	These proposed changes will better balance RMOW costs and revenues.
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behavior that moves Whistler toward success and sustainability.	Fair tipping fees encourage Whistler businesses to manage their material flows in a sustainable way.
Materials and Solid Waste	Partnerships are developed such that collective procurement choices favour companies and suppliers that are consistent with our identified materials and solid waste values.	Fair tipping fees encourage Whistler businesses to manage their material flows in a sustainable way.

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

OTHER POLICY CONSIDERATIONS

There are no other policy considerations.

BUDGET CONSIDERATIONS

Updates to solid waste tipping fees are periodically required to ensure the revenues and expenses of our solid waste system move towards full cost recovery, and to address regional changes in waste management. The proposed changes to the solid waste tipping fees are included in current calculations which are being used to develop the 2017 Solid Waste Operating Budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

If proposed changes are approved by Council, the changes will be advertised in the local newspapers and our operating contractor will start informing customers in advance of the changes.

SUMMARY

Changes to the solid waste tipping fees charged at the Whistler Transfer Station are proposed to better balance the tipping fees with the actual costs of disposal of the various items.

Respectfully submitted,

Andrew Tucker
MANAGER TRANSPORTATION & SOLID WASTE

for

James Hallisey
GENERAL MANAGER OF INFRASTRUCTURE SERVICES

RESORT MUNICIPALITY OF WHISTLER

**SOLID WASTE/RECYCLING RATES AMENDMENT BYLAW (TIPPING FEES)
NO. 2133, 2016**

**A BYLAW TO AMEND THE Garbage Disposal and Wildlife Attractants Bylaw No. 1861,
2008”**

WHEREAS the Council of the Resort Municipality of Whistler has adopted “Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008”;

AND WHEREAS it is deemed expedient to amend the Resort Municipality of Whistler “Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008”

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

TITLE

1. This Bylaw may be cited for all purposes as the Resort Municipality of Whistler “Solid Waste/Recycling Rates Amendment Bylaw (Tipping Fees) No. 2133, 2016”.

AMENDMENTS

1. Schedule “B” of Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008” is hereby rescinded and replaced with the Schedule “B” attached hereto and forming part of this bylaw.
2. That “Solid Waste/Recycling Rates Amendment Bylaw No. 2119, 2016 be repealed.

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

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

Nancy Wilhelm-Morden,
Mayor

Laurie-Anne Schimek,
Municipal Clerk

I HEREBY CERTIFY that this is
a true copy of "Solid Waste/Recycling Rates
Amendment Bylaw (Tipping Fees) No. 2133, 2016”

Laurie-Anne Schimek
Municipal Clerk

SCHEDULE B

SOLID WASTE/RECYCLING RATES AMENDMENT BYLAW (TIPPING FEES) NO. 2133, 2016

MATERIAL	TIPPING FEE
RECYCLABLE MATERIALS Includes glass, rigid and film plastic, paper cardboard, polystyrene foam, and tin cans.	FREE
GARBAGE Household, commercial, and construction waste.	\$140 per tonne
MIXED WASTE Garbage containing more than 25% Recyclable Materials or Clean Wood and Yard Waste.	\$300 per tonne
MINIMUM CHARGE	\$5 per vehicle
MATTRESSES	\$15 each
LARGE HOUSEHOLD APPLIANCES - with refrigerant	\$25 each
LARGE HOUSEHOLD APPLIANCES - without refrigerant	FREE
TIRES	\$10 per tire \$25 per tire with a rim
CLEAN WOOD AND YARD WASTE	\$30 per tonne
GYPSUM BOARD	\$290 per tonne
ORGANICS	\$75 per tonne
INVASIVE AND NOXIOUS PLANT MATTER	\$140 per tonne standard rate. \$30 per tonne for Landscapers certified within the SSISC and RMOW invasive plant species certification program.
BIOSOLIDS	\$130 per tonne
SEPTAGE A- All Liquid Waste delivered via meter at the WWTP except as identified in "B" and "C" below.	\$30.00/m ³
B – Septage delivered from residential septic tanks within the RMOW.	\$2.75/m ³
C – Aerated holding tanks within the RMOW as approved under the RMOW Bylaw No. 551, Septage from RMOW transfer station and Whistler Compost Plant.	\$1.50//m ³
DIRTY WOOD WASTE	\$80 per tonne



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 6, 2016
FROM: Resort Experience
SUBJECT: RZ 1077 – Zoning Amendment Bylaw (In-Ground Basements GFA Exclusion)
No. 2132, 2016

REPORT: 16-130
FILE: RZ 1077

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second reading to Zoning Amendment Bylaw (In-Ground Basements GFA Exclusion) No. 2132, 2016; and further

That Council direct staff to schedule a Public Hearing for Zoning Amendment Bylaw (In-Ground Basements GFA Exclusion) No. 2132, 2016 and to conduct the associated Public Notice requirements.

REFERENCES

- November 15, 2016 Administrative Report to Council No. 16-123 (not attached)
- June 21, 2016 Administrative Report to Council No. 16-065 (not attached)
- April 3, 2012 Administrative Report to Council No. 12-038 (not attached)

PURPOSE OF REPORT

This report brings forward Zoning Amendment Bylaw (In-ground Basements GFA Exclusion) No. 2132, 2016 for Council consideration of first and second readings. The bylaw addresses issues related to gross floor area exclusions for basement areas for detached and duplex dwellings, and has been prepared as directed by Council on November 15, 2016. The report also recommends that Council direct staff to schedule the Public Hearing for the bylaw and conduct the necessary Public Notice requirements.

DISCUSSION

Background

On November 15, 2016 Council passed a resolution directing staff to prepare and bring forward for Council consideration a zoning amendment bylaw to amend the regulations pertaining to gross floor area exclusions for basement areas for detached and duplex dwellings, to address issues related to building massing and associated neighbourhood impacts. Recommended changes to the zoning bylaw, and the process by which the recommended changes were developed, were presented to Council in Administrative Report to Council No. 16-123 at its November 15, 2016 meeting. The proposed bylaw, Zoning Amendment Bylaw (In-ground Basements GFA Exclusion) No. 2132, 2016, incorporates the recommended changes, and is presented for Council consideration of first and second reading.

Further background information on the Gross Floor Area exclusions for basement areas that were adopted by Zoning Amendment Bylaw (Gross Floor Area Exclusion Amendments) No. 1992, 2012, and the results of the monitoring program that was conducted to evaluate the potential effects of this bylaw, are contained within the April 3, 2012 Administrative Report to Council No. 12-038 and the June 21, 2016 Administrative Report to Council No. 16-065, respectively.

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

The proposed zoning amendment bylaw introduces a change in the rules for determining the basement area that qualifies for exclusion from the definition of gross floor area, which is a measure used to establish the maximum density of development for detached and duplex dwellings permitted in residential zones.

The proposed rule change essentially amends the exclusion such that only those portions of the basement that are below ground, or in-ground, qualify for the exclusion. This is achieved by defining “in-ground basement floor area” as a new term in the Part 2 Interpretation section of the zoning bylaw, and adding this term to the list of gross floor area exclusions in the Part 5 General Regulations section of the zoning bylaw. The proposed definition of “in-ground basement floor area” is:

“in-ground basement floor area” means that portion of the lowest floor of a building, at least 50% of the exterior wall height of which is below the level of finished ground adjoining the wall, and for this purpose wall height means the vertical distance from the level of the finished floor to the underside of the floor system above;”.

The proposed exclusion is:

“in-ground basement floor area to a maximum of 125% of the gross floor area of the storey immediately above;”

To ensure that the proposed rule change does not impose a barrier to legitimizing previously constructed basement areas, which was the focus of the Illegal Spaces Task Force Initiative, the proposed bylaw maintains the existing “basement floor area” exclusion for floor area that existed prior to May 15, 2012, the date the existing rules were adopted. This is achieved by rewording the existing basement floor area exclusion in the Part 5 General Regulations section of the zoning bylaw as follows:

“basement floor area in existence on May 15, 2012 having an elevation at least 1 metre below the average level of finished ground adjoining the exterior walls of the building, to a maximum of 125% of the floor area of the storey immediately above, and for this purpose the Municipality may require a building permit applicant to provide a statutory declaration as to the existence of basement floor area on May 15, 2012;”.

Construction that has been completed, or authorized for construction by valid building permit between May 15, 2012 and November 15, 2016 (the date that Council directed staff to commence preparation of the proposed bylaw amendment) has been authorized under the existing rules and is “grandfathered” under those rules, which are less restrictive. The same applies for construction for which a complete building permit application was received on or before November 22, 2016, which is seven days after the proposed bylaw is considered to be a bylaw under preparation, under s. 463 of the *Local Government Act*, and which is otherwise approvable under the Building Code and the zoning bylaw.

Upon adoption of the proposed zoning amendment bylaw, all new building permit applications for new construction are subject to the new rules. In the interim period, as per Council's resolution adopted on November 15, 2016, staff will review new building permit applications for conformance with the new rules, and determine whether or not to bring forward any particular application that is contrary to the proposed bylaw for Council to consider whether to withhold the permit as the application may be considered to have potential negative impacts that the proposed rule change is intended to address. If Council were to decide to withhold such a permit then the relevant provisions of s. 463 of the *Local Government Act* apply.

WHISTLER 2020 ANALYSIS

This analysis was completed and presented in the previous report to Council, November 15, 2016 Administrative Report to Council No. 16-123. The proposed bylaw is consistent with the priorities and descriptions of success for Whistler 2020.

BUDGET CONSIDERATIONS

The proposed Zoning Amendment Bylaw is a municipal initiative funded within approved departmental budgets.

COMMUNITY ENGAGEMENT AND CONSULTATION

The process that has been undertaken by staff has involved meetings and communications with members of the Illegal Space Task Force (ISTF); working sessions of a Working Group comprised of two members of the ISTF, a member of the Advisory Design Panel and municipal staff; along with previous reports and presentations to Council.

Staff does not propose further community engagement on the proposed bylaw, however, a communications plan to inform the public and stakeholders of the proposed changes to the gross floor area exclusion rules is being implemented with communications through the municipal website whistler.ca, Whistler Today, a news release, and the Canadian Homebuilders Association. A Public Hearing will be conducted as required by the *Local Government Act* for any proposed zoning amendment bylaw brought forward for Council consideration subsequent to first and second reading of the bylaw.

SUMMARY

This report recommends that Council give first and second reading to Zoning Amendment Bylaw (In-ground Basements GFA Exclusion) No. 2132 2016, and direct staff to schedule a Public Hearing and conduct the Public Notice requirements for further consideration of the bylaw.

Respectfully submitted,

Michael Kirkegaard
DIRECTOR OF PLANNING
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW NO. 2132, 2016**

A BYLAW TO AMEND ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, by bylaw, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and prohibit any use in any zone;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (In-Ground Basement GFA Exclusion) No. 2132, 2016".
2. Zoning and Parking Bylaw No. 303, 2015, is amended as follows:

2.1 In Part 2, by inserting the following definition in appropriate alphabetical order:

“in-ground basement floor area” means that portion of the lowest floor of a building, at least 50% of the exterior wall height of which is below the level of finished ground adjoining the wall, and for this purpose wall height means the vertical distance from the level of the finished floor to the underside of the floor system above;”

2.2 In Part 5 General Regulations, by inserting the following as subparagraphs 26(1)(a)(i) and (ii) and renumbering remaining subparagraphs accordingly:

“(i) basement floor area in existence on May 12, 2012 having an elevation at least 1 metre below the average level of finished ground adjoining the exterior walls of the building, to a maximum of 125% of the floor area of the storey immediately above, and for this purpose the Municipality may require a building permit applicant to provide a statutory declaration as to the existence of basement floor area on May 12, 2012;

(ii) in-ground basement floor area to a maximum of 125% of the gross floor area of the storey immediately above;”

Given first and second readings this __ day of ____, 2016.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this ____ day of ____, 2016.

Given third reading this __ day of ____, 2016.

Approved by the Minister of Transportation this __ day of ____, 2016.

Adopted by the Council this __ day of ____, 2016.

Nancy Wilhelm-Morden,
Mayor

Laurie-Anne Schimek,
Municipal Clerk

I HEREBY CERTIFY that this is a
true copy of Zoning Amendment
Bylaw (In-Ground Basement GFA
Exclusion) No.2132, 2016.

Laurie-Anne Schimek,
Municipal Clerk

DRAFT



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 6, 2016 **REPORT:** 16-131
FROM: Corporate, Economic and Environmental Services **FILE:** 3014.02
SUBJECT: COUNCIL MEETING SCHEDULE & ACTING MAYOR APPOINTMENTS - 2017

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse the following Regular Council Meeting Schedule for 2017:

January 10 January 24	May 9 May 23	September 5 September 19
February 7 February 21	June 6 June 20	October 3 October 17
March 7 March 21	July 4 July 18	November 7 November 21
April 11 April 25	August 15	December 5 December 19

That the following members of Council be appointed as Acting Mayor's for the months of January to December, 2017 (inclusive):

January:	Sue Maxwell	July:	John Grills
February:	John Grills	August:	Steve Anderson
March:	Jen Ford	September:	Andrée Janyk
April:	Jen Ford	October:	Andrée Janyk
May:	Steve Anderson	November:	Jack Crompton
June:	Sue Maxwell	December:	Jack Crompton

PURPOSE OF REPORT

The purpose of this report is to seek Council's approval of the Regular Council Meeting Schedule for 2017 and to appoint Acting Mayors for 2017.

DISCUSSION

According to "Council Procedure Bylaw No. 1659, 2004", Council meetings are to be held on the first and third Tuesday of each month except January in which regular Council meetings will be held on the second and fourth Tuesdays. The bylaw also states that the Municipal Clerk must prepare and give notice on or before December 31, annually, of a schedule of the dates, times and places of the Regular Council Meetings for the next calendar year.

Although the Council procedure bylaw outlines the days of the month where meetings are to be scheduled, Council may amend the meeting schedule by resolution. A few exceptions to the procedure bylaw schedule have been proposed and are as follows:

- **August:** only one meeting has been scheduled in August in an effort to give Council and staff an opportunity for summer vacations
- **April:** the meetings in April have been scheduled on the second and fourth Tuesday's so that the second meeting of the month does not immediately follow the Easter long weekend; and
- **May:** the meetings in May have been shifted to the second and fourth Tuesdays due to the movement of the April meetings, this will ensure a minimum of two weeks between meetings.

Staff are also requesting that Council appoint Acting Mayor's for 2017. According to "Council Procedure Bylaw No. 1659, 2004", before December 31 each year, Council must designate from among its members, Councillors to fulfill the responsibilities of the Mayor in his or her absence.

OTHER POLICY CONSIDERATIONS

Pursuant to Section 127 of the *Community Charter*, Council must make available to the public a schedule of the date, time and place of regular Council meetings and must give annual notice of the schedule of Regular Council Meetings. If revisions are necessary to the annual schedule of Regular Council Meetings, the Municipal Clerk must, as soon as possible post a notice at the public notice posting places and advertise in the newspaper any revisions to the date, time, duration, location, or cancellation of a regular Council meeting.

BUDGET CONSIDERATIONS

There are minimal costs associated with the placing of the newspaper advertisement outlining next year's Council meeting dates. These advertising costs are entirely anticipated within the existing 2016 Legislative Services departmental budget. There are no costs associated with the Acting Mayor appointments.

COMMUNITY ENGAGEMENT AND CONSULTATION

An advertisement will be published in the local newspaper for two consecutive weeks prior to December 31 outlining the 2017 schedule of Regular Council Meetings. The meeting schedule will also be posted on the RMOW website and outside of Municipal Hall in the Public Notice Posting Places.

The Acting Mayor schedule will be available to the public but will not be advertised in the newspaper or at the Public Notice Posting Places.

SUMMARY

Staff are seeking Council's approval of the proposed 2017 schedule of Regular Council Meetings, as well as Council's approval for the proposed Acting Mayor appointments for each month of 2017.

Respectfully submitted,

Laurie-Anne Schimek
MUNICIPAL CLERK
for
Ted Battiston,
DIRECTOR OF CORPORATE, ECONOMIC & ENVIRONMENTAL SERVICES



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 6, 2016 **REPORT:** 16-132
FROM: Corporate, Economic & Environmental Services **FILE:** Vault
SUBJECT: EMERALD DREAMS CONSERVATION CO. LTD. – 2016 ANNUAL REPORT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolves that the Municipality, as sole shareholder of Emerald Dreams Conservation Co. Ltd.; pass the consent resolutions of the sole shareholder of Emerald Dreams Conservation Co. Ltd.; a copy of which is attached as Appendix A to Administrative Report to Council No. 16-132, and further,

That the Mayor and Municipal Clerk execute and deliver the attached resolutions in Appendix C of Administrative Report to Council No. 16-132 on behalf of the Municipality.

REFERENCES

- Appendix A – Emerald Dreams Conservation Co. Ltd. Shareholders' Resolutions
- Appendix B – Emerald Dreams Conservation Co. Ltd. Financial Statements, ending December 31, 2015
- Appendix C – Emerald Dreams Conservation Co. Ltd. Directors' Resolutions

PURPOSE OF REPORT

The purpose of this report is to seek Council's approval for the Mayor and Municipal Clerk to sign the annual Shareholders' Resolutions of Emerald Dreams Conservation Co. Ltd.

DISCUSSION

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

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

On September 20, 2016, Council adopted the Taxation Exemption for Philanthropic Purposes Bylaw No. 2125, 2016 designating the Emerald Forest Lands (Lot A and Lot B) exempt from property taxes for five years under section 224 of the *Community Charter*. These taxation changes will be reflected in the 2017 EDCC Annual Filing report financials, not the current 2016 report, which requires the previous years' financials (2015).

As per the *Business Corporations Act*, the filing of the 2016 Annual Report of Emerald Dreams Conservation Co. Ltd. is now due for filing with the British Columbia Registrar of Companies.

The Shareholders' resolutions (Appendix A) for the 2016 Annual Report include:

1. *The financial statements of the Company for the financial year ended December 31, 2015 be accepted;*
2. *Mike Furey, Ken Roggeman and Laurie-Anne Schimek having consented in writing to act as directors of the Company, be elected directors of the Company, to hold office until the next general meeting of the company or until sooner ceasing to hold office; and*
3. *The appointment of an auditor for the Company for the current financial year be waived.*

Pursuant to Section 182 of the Business Corporations Act, the Resort Municipality of Whistler, being the only shareholder of the Company entitled to attend and vote at the annual general meeting, waives the holding of the annual general meeting and consents in writing to all of the foregoing resolutions, which constitute proceedings in lieu of the 2015 Annual General Meeting of the Company as evidenced by its execution of these resolutions below.

The Directors' resolutions (Appendix C) for the 2016 Annual Report include:

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

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

POLICY CONSIDERATIONS

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

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

BUDGET CONSIDERATIONS

There are minimal costs incurred for the filing of the documents with the Registrar of Companies, and all costs are included within existing Legislative Services department budgets.

SUMMARY

The 2016 Annual Report of the Emerald Dreams Conservation Co. Ltd. is now due to be filed with the Registrar of Companies. This report seeks Council's approval of the Shareholder's Resolutions of the Emerald Dreams Conservation Co. Ltd.

Respectfully submitted,

Nikki Best
LEGISLATIVE AND PRIVACY COORDINATOR
for
Laurie-Anne Schimek
MUNICIPAL CLERK
for
Ted Battiston
DIRECTOR, CORPORATE, ECONOMIC AND ENVIRONMENTAL SERVICES

EMERALD DREAMS CONSERVATION CO. LTD.

("Company")

SHAREHOLDER'S RESOLUTIONS

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

RESOLVED that:

1. the financial statements of the Company for the financial year ended December 31, 2015 be accepted;
2. MIKE FUREY, KEN ROGGMAN and LAURIE-ANNE SCHIMEK, having consented in writing to act as directors of the Company, be elected directors of the Company, to hold office until the next annual general meeting of the Company or until sooner ceasing to hold office; and
3. the appointment of an auditor for the Company for the current financial year be waived.

Pursuant to Section 182 of the *Business Corporations Act*, THE RESORT MUNICIPALITY OF WHISTLER, being the only shareholder of the Company entitled to attend and vote at the annual general meeting, waives the holding of the annual general meeting and consents in writing to all of the foregoing resolutions, which constitute proceedings in lieu of the 2015 Annual General Meeting of the Company as evidenced by its execution of these resolutions below.

DATED this _____ day of _____, 2016.

RESORT MUNICIPALITY OF WHISTLER
by its authorized signatories:

Mayor: Nancy Wilhelm-Morden

Municipal Clerk: Laurie-Anne Schimek

Emerald Dreams Conservation Co. Ltd.
Financial Statements
For the period ended December 31, 2015
(Unaudited)

Financial Statements

Balance Sheet

2

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

December 31	2015	2014
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Assets

Current

Cash	\$ 1	\$ 1
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Shareholder's Equity

Share capital

Authorized

10,000 Common shares of no par value

Issued

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

("Company")

DIRECTORS' RESOLUTIONS

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

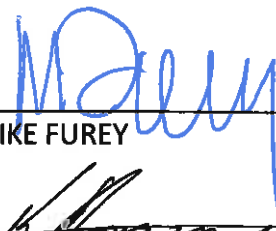
RESOLVED THAT:

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

Mike Furey	- President
Ken Roggeman	- Secretary

2. the financial statements of the Company for the last completed fiscal year be approved and that any two directors of the Company be authorized to sign the balance sheet included in the financial statements as evidence of such approval.

DATED this 15 day of November 2016.



MIKE FUREY



KEN ROGGEMAN



LAURIE-ANNE SCHIMEK



WHISTLER

MINUTES

REGULAR MEETING OF WHISTLER BEAR ADVISORY COMMITTEE

October 12, 2016, STARTING AT 8:30 A.M.

At Decker Room
RMOW Public Works Yard

PRESENT:

Co-Chair, Get Bear Smart, S. Dolson
Co-Chair, RMOW, H. Beresford
RMOW Bylaw Services, C. Riess
RMOW Bylaw Services, T. Lunn
RMOW Councillor, S. Maxwell
WB, A. DeJong
Carney's Waste Systems, P. Kindree
Member at Large, C. Hedderson
AWARE/C2C Grizzly Bear Initiative, C. Ruddy
Public, L. Homstol
Public, I. Minic-Lukac
Public, S. Stangel

Bear Smart Program Assistant, Recording Secretary, A. Paris

REGRETS:

Conservation Officer Service
Member at Large, N. Fitzgerald
Public, E. Archer
RCMP, Sgt. R. Knapton

ADOPTION OF AGENDA

Moved by A. De Jong
Seconded by S. Maxwell

That Whistler Bear Advisory Committee adopt the Whistler Bear
Advisory Committee agenda of October 12th, 2016.

CARRIED

ADOPTION OF MINUTES

Moved by C. Riess
Seconded by C. Ruddy

That Whistler Bear Advisory Committee adopt the Regular
Whistler Bear Advisory Committee minutes of September 14th,
2016.

CARRIED

VERBAL REPORTS

Conservation Officer
Service

N/A.

RMOW Bylaw Services

A discussion led by C. Reiss regarding RMOW Bylaw Services activities.

- Introduced new Senior Bylaw Enforcement Officer, Tyler Lunn, who will attend future WBAC meetings.
- Lots of reports and high bear activity, access to food sources
- 6 garbage related calls in September (1 insulation, 1 debris, 1 construction site, garbage stored in truck, garbage in abandoned car)

RCMP

N/A

Carney's Waste Services

A discussion led by P. Kindree regarding Carney's Waste Services.

- No activity at Whistler sites
- Electric fence wires being turned off at Callaghan composter, preparation for winter.
- Discussion re: direction from RMOW for contractors taking garbage to compactor sites for residents without cars. RMOW approves as long as garbage coming from homes paying Whistler property taxes. Carney's requested an approval and tracking process managed by RMOW.

ACTION: H. Beresford will follow up on approval and tracking system with Solid Waste Manager.

Whistler Blackcomb

A discussion led by A. DeJong.

- Low activity, no break-ins.
- Day bedding behaviour
- Viewing 1 to 2 bears per tour, foraging on re-vegetation
- BBC film request. The off-white cub is alive

AWARE

A discussion led by C. Ruddy regarding AWARE activities.

- Attended Canadian Wilderness Adventures tenure approval and expansion open house. Will see 36

campsites plus other amenities added. AWARE requested a wildlife conflict prevention plan

- Solutions guide for business, waste security and bylaws. Draft in a couple weeks

Coast to Cascades Grizzly Bear Initiative

A discussion led by C. Ruddy regarding Coast to Cascade Grizzly Bear Initiative activities

- Ongoing projects; trail signs being reviewed by BC Parks
- Whistler Library bear talk by Michael Allen was well attended. C2C GBI hosted a booth.

RMOW

A discussion led by H. Beresford regarding RMOW activities

- Milestones - not participating in the restaurant program yet. Bylaw has visited site, doors reinforced.
- George's War Wagon, RMOW response: depot can accept if garbage is from a house that pays taxes. Carney's request a list of contractors and homeowners to track
- Bear Response Plan - COS reviewing and plan on hold for now. Questions around scope of draft.
- Whistler Wildlife Protection forum, RMOW Mayor N. Wilhelm-Morden, H. Beresford and A. Paris were in attendance
- Conflict Management Plan - presenting to Council Nov. 1st.

ACTION: H. Beresford follow up with Cascade Lodge re: mountain ash on property, refer to Bylaw.

Bear Smart Program Assistant

A discussion led by A. Paris regarding RMOW Bear Smart Program Assistant activities

- Delivered ecology units at local schools
- Preparation for Halloween, pumpkins as a bear attractant
- Bear Smart Restaurant Program
- Preparing for autumn events (Connect Whistler, Inside Scoop, etc.)

ACTION: A. Paris contact Sea to Sky Invasive Species Council about including bear attractant list/landscaping guide

Get Bear Smart Society

A discussion led by S. Dolson regarding the Get Bear Smart Society activities

- Mad Bear Skillz videos viewed

- Update on bear cut out signs. Will be located at Olympic plaza, across from Passive House, and upper village near underpass bridge
- #besafie campaign in spring of 2017
- Funding for signs from the CFOW and Fairmont

Car-less Residents
Working Group

Final version review. WBAC approves final version.

ACTION: Attach recommendations to October 12 minutes as Appendix A.

Habitat Conservation Trust Fund still has \$5000 available from court order for WBAC. Suggested project is to continue study on hazing bears with access to one food source, i.e. golf carts. WBAC with letter of approval from MOE

ACTION: L. Homstol will complete the application

Other Business

Discussion: COS need assistance at times. Potential for Bylaw Services to do more hazing and this may be a better use of funds. Noted that Bylaw used to do first response but was withdrawn. COS responsibility. Layered service can create the most effective and efficient response.

ACTION: H. Beresford to review options.

ADJOURNMENT

Moved by P. Kindree

That Whistler Bear Advisory Committee adjourn the October 12, 2016 Council meeting at 10:19 a.m.

CARRIED

CO-CHAIR: Sylvia Dolson

RECORDING SECRETARY: Anitra Paris

APPENDIX A

Car-free Residents and Discards

Summary of proposed solutions

The Whistler Bear Advisory Committee created a subcommittee to address the issue of how residents without cars can get their discarded materials to the correct locations. The solutions below were determined to be the ones to pursue. The solutions are categorized for ease of implementation. The information used in the development and evaluation of the solutions is included in Appendix A.

Actions to address car-free residents needs (in priority order)

1. Car or truck share system at depots for waste (look at low or no cost to user, easy to clean, short times, electric) –Lead: RMOW, possible partners –AWARE, car share company, WCSS, Regional Recycling
2. Bike carts available to borrow at depots –Lead: RMOW, possible partners –AWARE, bike share company, WCSS, Regional Recycling
3. Work with BC Transit to allow waste on the bus (can also pair with freezing garbage, IKEA back pack) –Lead: RMOW, possible partners -BC Transit, Whistler Chamber of Commerce
4. Online system to connect people to rides to depots (4 the love of bears –exists) –Lead: Get Bear Smart Society
5. On demand system for waste or book a pick up time in a given time window for that neighbourhood (option like SPUD to have access to house, option to have organics/recycling only) –Lead: private waste hauling company, RMOW to facilitate
6. Locking waste bin on property paid for by property owner (for known problem properties – required by bylaw or COS) –Lead: RMOW to investigate what is possible and facilitate
7. Agreements with landlords and tenants (links with other solutions) - Lead: RMOW to investigate and facilitate

Actions that should be part of the human-bear conflict management plan (to address this issue as well as others)

8. Door to door education (CBSM -community-based social marketing preferred), could be linked with community bear watch program, base it on existing CBSM Whistler research, Lead: RMOW, possible partners –Get Bear Smart
9. Enforcement –bylaw and COS –Lead: COS and RMOW Bylaw
10. Community bear watch program –could be done by bear smart coordinator –Lead: RMOW
11. Annual reporting to council –Lead: RMOW

Actions that will address this need but should be part of a broader community zero waste plan

12. Communications to reduce waste (changing behaviour so that there is less material to handle)
Lead: RMOW with AWARE, SLRD, GBS, Carney's, others
13. Foster a culture of responsible materials handling (source separation, bear-proof systems) Lead:
RMOW with AWARE, SLRD, GBS, Carney's, others
14. Focus on separating organics from waste (40% waste is organics and this is the component that
draws bears), could transport this material more often - Lead: RMOW with AWARE, SLRD, GBS,
Carney's, others
15. Education for new and seasonal residents (examples include organizations' health and safety
days, Spirit program, reminder signs for attractant management/warning signs on highway light
boards) Lead: RMOW, Whistler Chamber, WCSS, possible partner Whistler Blackcomb
16. Work with SLRD Solid Waste coordinator - Lead: RMOW

Other ideas that need more consideration:

17. Incentive programs to handle waste/materials well (not incentive to waste but random reward
for doing the right thing)
18. Incentivize small pick up companies –voucher, tied to lack of transport and proper waste
segregation



WHISTLER

MINUTES

**REGULAR MEETING OF FOREST & WILDLAND ADVISORY
COMMITTEE
WEDNESDAY, OCTOBER 12, 2016, STARTING AT 3:00 P.M.
In the Flute Room
4325 Blackcomb Way, Whistler, BC V0N 1B4**

File: 8221.03

Name	Meetings to Date: 8
Present:	
Member at Large, Arthur DeJong	8
Member at Large, Derek Bonin	7
WORCA, Craig Mackenzie	7
AWARE, Claire Ruddy (since March)	5
Member at Large, Johnny Mikes	7
Member at Large, Rob Davis	5
Regrets:	
Member at Large, Candace Rose-Taylor	4
Councillor Steve Anderson	4
Member at Large, Trevor Burton (since June)	2
Recording Secretary	
Heather Beresford	8
Guest: Councillor Sue Maxwell	

Adoption of Agenda

ADOPTION OF AGENDA

Moved by J. Mikes
Seconded by C. Mackenzie

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda for October 12, 2016.

CARRIED

Adoption of Minutes

ADOPTION OF MINUTES

Moved by C. Mackenzie
Seconded by D. Bonin

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee minutes for September 14, 2016.

CARRIED

Verbal Reports

Council:

- N/A

AWARE:

- Spoke at Canadian Wilderness Adventures rezoning open house. Requested a Callaghan recreation master plan be developed, and to not give zoning approval to amenities not yet approved in updated plan that is currently under review.

WORCA:

- Lord of the Squirrels descent trail and other projects complete
- Director of Planning, Todd Hellinga, will replace Craig Mackenzie on FWAC starting at November meeting.

RMOW:

- Brio fuel thinning project partially complete, will finish remaining area in fall 2016 and spring 2017
- Comprehensive Wildfire Plan being developed
- Council to choose 3 new FWAC members at November 1 meeting.

Cheakamus Community Forest:

- Access Management Planning underway. Draft will come to FWAC at November meeting. Then to CCF Board and open house by early December.
- CCF Fall 2016 harvesting plans: P02a, A02 (a,e,f,g), W08c, W02 (b,c,d), Callaghan fuel thinning.
- CCF 2017 field work planned for layout: Cheak01, Cheak15, fuel reduction at R04, Cheakamus Lake Road, and Loggers Lake Road.
- Applied to new Forest Enhancement Society for fall 2016 funding to complete Callaghan fuel thinning and future projects.

A. DeJong left at 3:34 p.m.

- Discussion re: CCF Access Management Planning approach

Corridor Recreation Issues

A discussion led by Alistair McCrone, Recreation Sites and Trails BC, regarding corridor recreation issues and plans (on telephone).

- Provincial announcement coming soon regarding increase to number of available managed sites in the province.
- Discussed areas of pressure with long term camping/squatting at areas such as Wedge and south of Bungee Jump.
- Discussed recreation pressures and effects of expansion on wildlife, particularly grizzly bears.

- Meager Creek and Upper Lilloett (Keyhole Falls) sites are focus for planning and improvements.
- New recreation area planned for Tenquille Lake down to Owl Creek area. Management plan being developed.
- No resources currently to undertake a Callaghan valley recreation plan.
- WORCA rep shared that Lord of the Squirrels trail is experiencing heli-drops onto Sproatt. Response: once trails are legally established, permitted use can be dictated and enforced.

S. Maxwell left the meeting at 3:58 p.m.

- Discussion re: how development of commercial recreation tenures is managed. Response: Management plan identifies what is permitted, and is monitored by Land Officer.
- Discussion re: deactivated roads as ATV trails. Response: Commercial recreation operators can use deactivated roads under permit as no one else is responsible for the road.
- Public access must be maintained within commercial recreation tenures. How is public access defined? Response: Access is managed according to road and permit conditions. Specific to the North Air Mines Road, Canadian Wilderness Adventures (CWA) have an agreement for year round management and the road is deactivated above the mine ponds. CWA has no obligation to keep the road open to vehicles and it would be unsafe to allow vehicles past that point.
- Discussion re: parking location chosen for CWA road. Hiking community would like to see it at higher elevation. Response: RSTBC doesn't have budget to maintain the road and current location has good parking/turnaround area at the top of the better condition section of road.
- Discussion re: moving Black Tusk gate higher. Response: BC Parks manages this gate. Overall there are less gates than in the past.

FWAC Priorities & Tasks

A discussion led by C. Ruddy regarding the FWAC priorities and tasks for 2017 and future.

FWAC reviewed the priorities spreadsheet compiled since last meeting.

Discussion re: mapping resources available that FWAC could access. Further discussion of priorities at November meeting when more members will be present.

ACTION: C. Ruddy will review list and group similar themes.

ACTION: H. Beresford to circulate updated list of FWAC recommendations to Council since 2015.

Discussion re: feedback mechanism from Council to FWAC.

Other Business

OTHER BUSINESS

October 17 Field trip locations:

- Meet at municipal hall parking lot at 1:00 p.m.
- Cheakamus 16
- Compare an interface treatment area to the Callaghan (Millars Pond)
- Request a tour of Canadian Wilderness Adventures' expansion areas

Thank you to Rob Davis and John Hammons for their many years of service to the community on the Forest & Wildland Advisory Committee.

Future Agenda Items:

- November: FWAC Recommendations Review
- November: Draft CCF 2017 harvesting plans
- December meeting to be confirmed based on need
- January: Bob Cunneyworth, Compliance & Enforcement
- January: Elect chair for 2017; approve final CCF harvest plan and send comments to Board

ADJOURNMENT

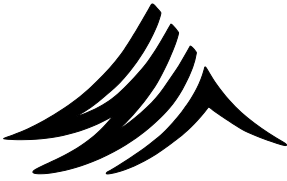
Moved by C. Mackenzie

That the Forest & Wildland Advisory Committee adjourn the October 12, 2016 meeting at 5:05 p.m.

CARRIED

CHAIR: C. Ruddy

RECORDING SECRETARY: Heather Beresford



WHISTLER

MINUTES

**REGULAR MEETING OF LIQUOR LICENCE ADVISORY
COMMITTEE
THURSDAY, OCTOBER 13 2016, STARTING AT 8:45 A.M.
WHISTLER PUBLIC LIBRARY**

PRESENT:

Food & Beverage Sector Representative – Pubs, Mike Wilson
Food & Beverage Sector Representative – Nightclubs, Terry Clark
Whistler Community Services Society Representative, Jackie Dickinson
Public Safety Department Representative, RCMP, Rob Knapton
RMOW Staff Representative, Secretary, Frank Savage
Councillor, Andrée Janyk
Whistler Fire Rescue Service Representative, Geoff Playfair
Recording Secretary, Shannon Perry

REGRETS:

Food & Beverage Representative – Restaurants, Vice-Chair, Kevin Wallace
Accommodation Sector Representative, Chair, Colin Hedderson
Liquor Control and Licensing Branch (LCLB) Inspector, Holly Glenn

GUEST:

John Holton Director of Food & Beverage Operations at Burrard Hospitality Group, including Beacon Pub and Basalt Wine & Salumeria

Frank Savage, LLAC Secretary, called the meeting to order at 8:45 a.m. and assumed the role of Chair in the absence of the Chair and Vice-Chair.

ADOPTION OF AGENDA

Moved by Rob Knapton
Seconded by Geoff Playfair

That the Liquor Licence Advisory Committee adopt the Liquor Licence Advisory Committee agenda of October 13, 2016

CARRIED

ADOPTION OF MINUTES

Moved by Mike Wilson
Seconded by Terry Clark

That the Liquor Licence Advisory Committee adopt the Regular Liquor Licence Advisory Committee minutes of July 14, 2016.

CARRIED

COUNCIL UPDATE

An update from Councillor Janyk was provided to the Liquor Licence Advisory Committee regarding Council review of Whistler's employee housing situation. Discussion topics include a trailer camp facility, Airbnb, Cheakamus Crossing rental units, and others. A Mayor's Task Force on Resident Housing has been formed. Whistler Housing Authority is hosting meetings for tenants and landlords.

PRESENTATIONS/DELEGATIONS

Licensed Food & Beverage Services in Whistler Village

A presentation by Frank Savage on Licensed Food & Beverage Services in Whistler Village establishment locations and capacities. The presentation included:

- The economic impact of the Whistler F&B sector: 32% of direct consumer spending and 18% of jobs
- Recent provincial liquor policy changes in place as well as future policies to come which could impact Whistler Village
- Licensed establishment capacity changes from January 2014 to July 2016 for entire Whistler Village
- Focus on licensed capacity changes along Village Stroll level (Olympic Plaza to Skier's Plaza) from 2014 to 2016
- Noted that there has been a substantial increase in liquor primary patio seats in Skier's Plaza in response to high demand during warm weather and après ski
- A potential concern is that families with children could be excluded from liquor primary patios at the discretion of the establishments
- Goals, objectives and recommendations for a decision making framework were proposed for evaluating liquor licence applications.

Comments from LLAC members:

- It was noted that currently there are limited, easily accessible licensed patios for families with children and skis. Family zones should be easily accessible.
- 2014 provincial liquor policy change to permit minors accompanied by a parent or guardian until 10 p.m. has been a positive for the resort.
- It will be important to retain key Village Stroll locations for food primary and liquor primary establishments. Should also consider key F&B establishment locations in Upper Village and Whistler Creek.
- It is important to maintain the perceived independent nature of Whistler's Food & Beverage sector. The decision making framework should consider this as an objective.
- Policy tools (zoning, bylaws, municipal liquor policy) for managing changes should be investigated.

Basalt Wine &
Salumeria New Liquor
Primary Licence File No.
LLR1263

A presentation by Frank Savage on an application from Basalt Wine & Salumeria for a new liquor primary licence to replace its existing food primary licence. Presentation highlights included:

- For a new liquor primary licence application the provincial Liquor Control and Licensing Branch (LCLB) requires a resolution from local government Council addressing a number of prescribed criteria. The review process for a new liquor primary licence is more substantial than that of a routine liquor licence change.
- The Basalt Wine & Salumeria opened in 2015 (in the location previously occupied by The Mix by Ric's) with a new food primary licence with hours of liquor service from 9 a.m. to midnight daily.
- With a liquor primary licence the Basalt floor plan would remain unchanged from its current food primary licence and would include the same 67 person interior and 37 person patio areas. The proposed liquor primary hours of liquor service are 9 a.m. to 1 a.m. daily.
- The applicant letter provides a rationale for the application and describes how they intend to operate: They would like to remain a food primary licensed establishment until 11 p.m. or 12 p.m. but want to be able to transition into a more mature evening venue with minimal food offering in the late evenings. They have identified a need for an upscale evening venue for adults, but not a nightclub or a pub atmosphere.
- The Basalt has applied for a Family Foodservice term and condition, whereby minors would be permitted until 10 p.m. when accompanied by a parent or guardian.
- The Basalt application was reviewed relative to the LCLB and LLAC review criteria.
- A 30-day public notification period was conducted and one comment was received, from the management of a local nightclub. The letter expressed concern about potential negative impacts of the Basalt application on the Village atmosphere and the business of other liquor primary establishments.

John Holton presented to the Liquor Licence Advisory Committee members a history regarding the Basalt Wine & Salumeria establishment and previous liquor licences held at the location:

- The Basalt (and the nearby Beacon Pub) are owned by the Burrard Hospitality Group, which also owns the Crystal Lodge where both establishments are located.
- When Burrard took over the Beacon Pub in 2014 (formerly Citta), they immediately applied for and received an exemption to permit minors until 8 p.m. (now 10 p.m.) and have welcomed families with children since.
- With the proposed liquor primary licence the Basalt would continue to have food available until 1 a.m., but it is not economically viable to keep the kitchen in full operation with a focus on food after 11 p.m. That is why they are applying for a liquor primary licence.
- They believe there is a market for a high end lounge experience at night.
- With a liquor primary licence he stated that the Basalt would welcome families with minors until 10 p.m.

- Basalt wants to continue to have a positive impact on the Whistler Village food and beverage industry and hope to satisfy the needs of guests.
- Basalt would not have loud music at night because of potentially disturbing Crystal Lodge guests in rooms above the Basalt space.

Questions from LLAC members:

Q: What is minimum food requirement to operate as food primary?

A: The menu needs to offer a wide variety of food for its guest's e.g. hot and cold entrees, appetizers, etc.

Q: How does discretion to permit minors work?

A: LCLB policy states that a liquor primary establishment with a Family Foodservice term and condition can permit minors until 10 p.m. when accompanied by a parent or guardian, but the establishment can chose to exclude minors at any time.

Q: Is it possible for an establishment to have both a food primary licence and a liquor primary licence?

A: Not yet. New LCLB regulations scheduled to be in effect early next year are expected to permit an establishment to have a food primary licence until a certain time and then change to a liquor primary licence until closing.

Comments from LLAC members:

- Nightclub Sector Representative: Does not support a liquor primary licence; supports sticking to food primary licence with permanent extension of hours until 1 a.m. (from current midnight)
- Pub Sector Representative: Supports liquor primary application
- RCMP Representative: Access to families is a concern. Cannot support liquor primary application if minors could be excluded before 10 p.m.
- Whistler Community Services Society Representative: Supports liquor primary application
- Fire Department Representative: Supports liquor primary application
- RMOW Staff Representative: Suggests that this key Village Stroll location that must continue to be accessible minors until 10 p.m.
- Council Representative (non-voting): Should investigate policy tools to ensure minors are not excluded

Moved by Geoff Playfair
Second by Jackie Dickinson

That the Liquor Licence Advisory Committee supports the application from the Basalt Wine & Salumeria for a new liquor primary licence with hours of liquor service from 9 a.m. to 1 a.m. to replace its existing food primary licence.

Three in favour; three opposed

FAILED

The LLAC Nightclub Sector Representative had previously stated his support for the Basalt retaining its food primary licence but to extend its hours of liquor service to 1 a.m. from the current midnight.

Moved by Terry Clark
Second by Rob Knapton

That the Liquor Licence Advisory Committee support a potential application from the Basalt Wine & Salumeria to extend its food primary operating hours to 9 a.m. to 1 a.m. from its current hours of operating 9 a.m. to midnight.

CARRIED

It was noted that the LCLB is considering a liquor policy change which would permit a food primary establishment to transition to liquor primary at a certain hour (say 9 or 10 p.m.) and then operate as a liquor primary until closing. This would require an application for a new liquor primary licence, with full opportunity for public input and local government comment. However, since the LCLB policy is not yet in place, there was no motion proposed on a potential Basalt application for a new liquor primary licence to complement its existing food primary licence.

Public Walkways
between Interior and
Patio Licensed Areas

A presentation by Frank Savage on provincial policies and customer service considerations of licensed patios separated from licensed interior areas by public walkways. An explanation on this policy was provided to Liquor Licence Advisory Committee members and a discussion was held. Further discussion will be held at a future meeting.

Provincial Liquor Policy
Changes

Geoff Playfair left meeting 10:56 a.m.

An update to Liquor Licence Advisory Committee members on recent liquor policy changes issued by the Liquor Control and Licensing Branch and a discussion of further policy changes under consideration.

OTHER BUSINESS

ADJOURNMENT

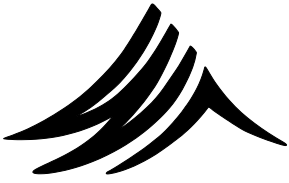
Moved by Rob Knapton

That the Liquor Licence Advisory Committee adjourn the October 13, 2016 Liquor Licence Advisory Committee meeting at 11:02 a.m.

CARRIED

ACTING CHAIR: Frank Savage

SECRETARY: Frank Savage



WHISTLER

MINUTES

REGULAR MEETING OF RECREATION LEISURE ADVISORY COMMITTEE

THURSDAY, OCTOBER 13, 2016, STARTING AT 4:30 P.M.

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

PRESENT:

Stephanie Sloan, Member at Large, Acting Chair
Josie Chuback, Member at Large
Colin Pitt-Taylor, Member at Large
Chris Kaipio, Member at Large
Roger Soane, Member at Large
Eric Wight, Member at Large
Manager, Resort Parks Planning, RMOW, Martin Pardoe
Councillor, Andrée Janyk
Recording Secretary, Shannon Perry

REGRETS:

Murray Lunn, Member at Large
Bob Calladine, Member at Large
John Konig, Member at Large
Dave Clark, Member at Large
Meredith Kunza, Tourism Whistler representative
Ian Currie, Howe Sound School District 48 representative
Manager, Recreation, RMOW, Roger Weetman

Meeting called to order 4:35 p.m.

ADOPTION OF AGENDA

Roger Soane nominated for acting chair due to Murray Lunn's absence.
Item to add; trail etiquette on signage

Moved by Andrée Janyk
Second by Stephanie Sloan

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

CARRIED

ADOPTION OF MINUTES

Moved by Andrée Janyk
Seconded by Eric Wight

That the Recreation Leisure Advisory Committee adopt the Recreation Leisure Advisory Committee minutes of September 8, 2016

CARRIED

PRESENTATIONS

Artificial Turf Needs
Assessment Project
Update

A brief update to the committee from RMOW Parks Planning manager

Latest update includes:

- Consultant has provided the draft needs assessment study, supporting document still to come. Aiming to have final document by the end of the month.
- Exploring the potential to upgrade the existing gravel field at Bayly Park, recognizing that on the one hand there have been technological advances in turf products that can better address differential settlement, but on the other the forecast settlement is predicted to be extensive.

Discussion was held regarding the need for the fields.

OTHER BUSINESS

Pave Lost Lake Loop

A discussion on paving of Lost Lake loop

The Recreation Leisure Advisory Committee discussed the benefits, disadvantages, potential usage and accessibility of Lost Lake loop.

Action item; Invite AWARE, Whistler Measuring Up Committee and Whistler Adaptive to share their opinion on paving the Lost Lake loop.

RLAC 2017 Priorities and
Municipal Budget
Process

A discussion regarding 2017 Priorities and Municipal Budget Process

Committee reviewed and discussed appendix A – attached.

Parks Planning manager provided a brief explanation of priority projects, members to receive project information via email for review and input.

Colin Pitt-Taylor left meeting 5:09 p.m.

Further discussion at November meeting

Elimination of Squash
specific fees and review
new draft court use
policies and procedures

Deferred to next meeting

Alpha Lake Park Outdoor Shower A discussion regarding lack of an outdoor shower at Alpha Lake Park
Included in the 2017 General Park Improvements workplan, but subject to other priorities.

Signage etiquette New signage noticed on the trails such as Riverside in the Whistler Interpretive Forest looks great, is there opportunity to look at signage improvement for sharing the trail?

A discussion was held with Recreation Leisure Advisory Committee members

Moved by Chris Kaipio
Second by Andrée Janyk

That the Recreation Leisure Advisory Committee recommend that additional signage be placed on the Riverside and Farside trails informing users to yield to pedestrians as per typical standards used in other jurisdictions.

CARRIED

FUTURE TOPICS

Trail planning working group update Summary update & reporting out for 2016 Trails Planning Working Group

Pilot Food Truck Program Review of survey results and next steps

Geese Management in Parks Update & reporting out for geese management in parks

NEXT MEETING

November 24, 2016 at 4:30 p.m.

ADJOURNMENT

Moved by Josie Chuback

That Recreation Leisure Advisory Committee adjourn the October 13, 2016 committee meeting at 5:56 p.m.

CARRIED

ACTING CHAIR: Roger Soane

PROPOSED 2016-2020 PROJECT BUDGETS

Council Meeting

March 15, 2016

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PROJECT: X055, ALPINE TRAIL PROGRAM**DIVISION: RESORT EXPERIENCE****DEPARTMENT: RESORT OPERATIONS****Project Classification**

Continuing Projects

Capital Additions

Description

Establishing an Alpine Trail Network that will enhance the resort tourism product. Work in 2016 and 2017 will build on the great progress of 2014 and 2015 trail construction and strategically complete the key trail connections of the Sproatt Rainbow Trail Development Plan with nearly 40km of an Alpine trail network and campsites developed. The budget includes support for trail construction being undertaken by WORCA and ACC.

Budget

Category	2016	2017	2018	2019	2020
Project Payroll Costs	86,000.00	86,000.00	86,000.00	0.00	0.00
Project Supplies	9,000.00	9,000.00	9,000.00	0.00	0.00
Project Services	200,000.00	200,000.00	200,000.00	0.00	0.00
Internal Charges	5,000.00	5,000.00	5,000.00	0.00	0.00
Total	300,000.00	300,000.00	300,000.00	0.00	0.00

Reserve Funding	Percent
Res - RMI 4%	100
	0
	0
	0

PROJECT: P051, ARTIFICIAL TURF FIELD

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

New Projects

Planning and Other

Description

This project builds upon the 2015 Whistler Multi Use Facility Investigative Study and will undertake a facility needs assessment, business case analysis, and conduct a site selection process. Project outcomes will be used to inform future decision making.

Budget

Category	2016	2017	2018	2019	2020
----------	------	------	------	------	------

Project Services	150,000.00	3,350,000.00	0.00	0.00	0.00
Total	150,000.00	3,350,000.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: X072, BMX TRACK

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

Construct a BMX track and associated facilities at Bayly Park that enhances and Resort cycling opportunities while providing skills training for beginners to World Class BMX, Skier Cross and Snowboard Cross athletes. This facility is to be located on the landfill that is typically unusable due differential settlement expected over time. Local, regional, provincial and national events could be held here in the future. The project was delayed in receiving engineering landfill approvals in 2015, and is now to be constructed in 2016.

Budget

Category	2016	2017	2018	2019	2020
Project Services	35,000.00	0.00	0.00	0.00	0.00
Total	35,000.00	0.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - RMI 4%	100
	0
	0
	0

PROJECT: X092, CHEAKAMUS CROSSING LIGHT REPLACEMENT PROGRAM**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** DIVISION ADMINISTRATION**Project Classification**

New Projects

Maintenance and Repair

Description

This project is intended to begin the replacement of the angled Valley Trail lights in Cheakamus Crossing. As part of the original Cheakamus Crossing development, a unique light fixture was installed along the Valley trail and sidewalks which is cost prohibitive to replace. A number of these fixtures have failed or have been damaged and no longer function. This project will replace fixtures with a lamp similar to those used on the Spring Creek trail.

Budget

Category	2016	2017	2018	2019	2020
Project Services	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00
Total	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: X087, EMERALD TO RAINBOW SUB TYPE 2 TRAIL

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

2016, staff to provide a field review report with GPS data advising on potential type 2 trail routes connecting Rainbow Subdivision with Emerald Estates.

2017, based on positive opportunity for future trail layout, a formal survey of the proposed trail will be made. This process will advise on feasibility and provide good basis for budget estimates to construct a community connector trail.

Budget

Category	2016	2017	2018	2019	2020
Project Services	5,000.00	10,000.00	0.00	0.00	0.00
Total	5,000.00	10,000.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: X090, FITZSIMMONS BIKE PARK

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

This project involve the relocation and redesign of the jump park and flow park. Engineer reports, planning consultation and prospective builders have been engaged and support the layout change to the Fitzsimmons dirt jump park. The jump layout change is part of the larger parks planning concept for the Fitzsimmons youth park.. .

Budget

Category	2016	2017	2018	2019	2020
----------	------	------	------	------	------

Project Services	150,000.00	30,000.00	0.00	0.00	0.00
Total	150,000.00	30,000.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: X064, FORMER HOSTEL SITE IMPROVEMENTS**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

Continuing Projects

Maintenance and Repair

Description

This project began in 2015 with improvements to the former Hostel site to maintain building asset integrity while enhancing the community and guest experience. The improvements included exterior and interior upgrades to existing lower level buildings. In 2016, \$4,000 is a carry over from 2015 to complete minor refinishing work in the former hostel building. Additional work will include improved parking lot access and grades, safety upgrades to the public stairs and kitchen ventilation upgrades.

Budget

Category	2016	2017	2018	2019	2020
Project Services	94,000.00	0.00	0.00	0.00	0.00
Total	94,000.00	0.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: X074, LOST LAKE LIGHT REPLACEMENT**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

New Projects

Maintenance and Repair

Description

133 light heads in Lost Lake Park from Passivhaus and around the lake have been identified for this project. The transition to LED is an important step toward sustainability and comes at the right time as existing units require replacement.

Budget

Category	2016	2017	2018	2019	2020
----------	------	------	------	------	------

Project Services	55,000.00	0.00	0.00	0.00	0.00
Total	55,000.00	0.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: M012, MPSC VALLEY TRAIL EXTENSION**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** MEADOW PARK SPORTS CENTRE**Project Classification**

New Projects

Capital Additions

Description

To add a section of Valley Trail along the front of MPSC which connects to the existing Valley Trail on either side of the building. This will allow for safer access to MPSC for pedestrians and cyclists year around. The goal is have this project partly funded by a grant available through BikeBC.

Budget

Category	2016	2017	2018	2019	2020
----------	------	------	------	------	------

Provincial Grants	-87,602.00	0.00	0.00	0.00	0.00
Project Supplies	21,702.00	0.00	0.00	0.00	0.00
Project Services	328,886.00	0.00	0.00	0.00	0.00
Total	262,986.00	0.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - Parks & Rec Capital Reserve	75
	0
	0
	0

PROJECT: X088, NESTERS CROSSING TO MYRTLE PHILLIPS VALLEY TRAIL

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

With the development of Nesters crossing an opportunity is available to build a valley trail connection from the new development to the lower field at Myrtle Phillips School. This connection will provide an excellent commuter route and recreational access to areas beyond.

Budget

Category	2016	2017	2018	2019	2020
----------	------	------	------	------	------

Project Services	10,000.00	0.00	400,000.00	0.00	0.00
Total	10,000.00	0.00	400,000.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: X086, PARK AND TRAIL ASBUILT SURVEYS

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Planning and Other

Description

Field data collection with GPS, photos and data entry of meaningful park and trail assets.

All of the information will be handed over to IT/GIS team for input into GIS.

This work will greatly improve the tracking of our assets, improve efficiency with information availability, maintenance and inspections.

Budget

Category	2016	2017	2018	2019	2020
Project Services	15,000.00	15,000.00	15,000.00	0.00	0.00
Total	15,000.00	15,000.00	15,000.00	0.00	0.00

Reserve Funding	Percent
Res - General Operating Reserve	100
	0
	0
	0

PROJECT: X091, PARK AND TRAIL SIGN IMPLEMENTATION

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

Project funding would facilitate the build and installation of the sign designs from the Master Wayfinding Program and recreational trail signage program.

Budget

Category	2016	2017	2018	2019	2020
Project Services	100,000.00	100,000.00	0.00	0.00	0.00
Total	100,000.00	100,000.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - RMI 4%	100
	0
	0
	0

PROJECT: X012, PARK OPERATIONS GENERAL IMPROVEMENT**DIVISION: RESORT EXPERIENCE****DEPARTMENT: RESORT OPERATIONS****Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

Projects proposed for 2016-2017: A first generation tire dock to be replaced on alta lake, park bench replacement program, bike rack purchases and installations, tennis court fence repairs, playground replacement at Eva and a slide replacement at Balsam, park and trail fringe green up improvements, green houses, improve portage takeout on RGD, park furniture replacements including picnic tables and drinking fountains, recreation and VT engineers bridge inspections, disk golf course improvements, slack line installations, geese controls.

Budget

Category	2016	2017	2018	2019	2020
Project Services	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00
Total	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00

Reserve Funding	Percent
Res - MRDT 2%	50
Res - General Capital Reserve	50
	0
	0

PROJECT: P053, PARK OPPORTUNITY & DEVELOPMENT STRATEGY**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** PLANNING (ALL)**Project Classification**

New Projects

Planning and Other

Description

Flowing from the Recreation and Leisure Master Plan, and in response to resort community demands, this project will develop a land acquisition strategy, review existing park capacity issues, and inform a longer term future redevelopment process for three of Whistler's major resort parks - Rainbow, Meadow Park and Spruce Grove.

Budget

Category	2016	2017	2018	2019	2020
Project Services	10,000.00	75,000.00	1,500,000.00	85,000.00	1,780,000.00
Total	10,000.00	75,000.00	1,500,000.00	85,000.00	1,780,000.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: P023, PARKS ACCESSIBILITY PROGRAM**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

Annual Recurring Projects

Capital Additions

Description

Accessible upgrade projects proposed for 2016 include: More accessible picnic tables and path upgrades including hard surfaces to community green houses, more dock ramp transition upgrades, installation of a mechanical lift system at Rainbow Park dock, door latch replacements to accessible standards for all hard courts. Any other priorities as identified by the measuring up committee.

Budget

Category	2016	2017	2018	2019	2020
Project Services	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Total	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00

Reserve Funding	Percent
Res - General Operating Reserve	100
	0
	0
	0

PROJECT: X089, PARKWOOD VALLEY TRAIL

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

Parkwood Valley Trail designation is required to safely identify this increasingly busy route and intersection.

Trail lighting will be provided in 2016.

Trail markings, signs and crosswalks will be provided in 2017.

Budget

Category	2016	2017	2018	2019	2020
----------	------	------	------	------	------

Project Services	100,000.00	50,000.00	0.00	0.00	0.00
Total	100,000.00	50,000.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: M005, RECREATION ACCESSIBILITY UPGRADES**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** RECREATION**Project Classification**

Annual Recurring Projects

Capital Additions

Description

This project allows for the construction and upgrades required at Resort Municipality of Whistler recreation facilities that allows improved access to the facility and all amenities specifically for aging populations, individuals rehabilitating from injuries and individuals with disabilities. MPSC Lift analysis planned for 2016.

Budget

Category	2016	2017	2018	2019	2020
Project Services	14,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Total	14,000.00	10,000.00	10,000.00	10,000.00	10,000.00

Reserve Funding	Percent
Res - General Capital Reserve	60
Res - MRDT 2%	40
	0
	0

PROJECT: M001, RECREATION EQUIPMENT**DIVISION: CORPORATE AND COMMUNITY SERVICES****DEPARTMENT: MEADOW PARK SPORTS CENTRE****Project Classification**

Annual Recurring Projects

Capital Additions

Description

This is an annual ongoing project where recreation equipment for public use is purchased and or upgraded. The Fitness Centre requires the most consideration in replacement of equipment annually, including items like (treadmills, stationary bikes, weight lifting apparatus, and specialized training equipment). The Studio replacement and upgrade considerations also include stationary bikes and other specialized training equipment. The Nanatarium annually upgrades and replaces items like foamies, mats, tot dock, life jackets, lane ropes, diving blocks, basketball hoop, and kids play toys for public swim sessions and swim lesson programs. The Arena requires replacement of shooter tutors, border patrol, hockey nets, rental skates, helmets, and plastic hockey sticks for public skating sessions. This budget is also an ongoing Recreation Equipment Replacement budget for the Recreation Departments' Community Centres, Cross Country Skiing Operations, the Youth Centre and LUNA program.

Budget

Category	2016	2017	2018	2019	2020
Project Services	132,693.00	96,411.00	81,065.00	82,115.00	118,920.00
Total	132,693.00	96,411.00	81,065.00	82,115.00	118,920.00

Reserve Funding	Percent
Res - General Capital Reserve	60
Res - MRDT 2%	40
	0
	0

PROJECT: M002, RECREATION INFRASTRUCTURE REPLACEMENT**DIVISION: CORPORATE AND COMMUNITY SERVICES****DEPARTMENT: MEADOW PARK SPORTS CENTRE****Project Classification**

Annual Recurring Projects

Capital Additions

Description

This is an ongoing infrastructure replacement budget for the Recreation Department. The budget is in place to upgrade or replace aging infrastructure as required at the Meadow Park Sports Center, Community Centres, Spruce Grove Field House, Lost Lake PassivHaus and the cross country ski and snowshoe trail network. Key projects for 2016 include phase 2 of the MPSC roof replacement project, replacing the hot tub pumps and filters, reconstruction of the steam room, re-flooring of the fitness centre's stretching area (& Sonya Dery Room) and renovating the North Shore Credit Union Room.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	17,500.00	0.00	0.00	0.00	0.00
Project Services	2,400,300.00	501,209.00	534,000.00	193,709.00	1,118,500.00
Total	2,417,800.00	501,209.00	534,000.00	193,709.00	1,118,500.00

Reserve Funding	Percent
Res - General Capital Reserve	60
Res - MRDT 2%	40
	0
	0

PROJECT: X008, RECREATION TRAIL PROGRAM**DIVISION: RESORT EXPERIENCE****DEPARTMENT: RESORT OPERATIONS****Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

Projects proposed for 2016-2017 will include: River Runs Through it structure repairs and replacements along with trail surface improvements, reconstruction and signing of Blueberry Park hiking trail with decommissioning of unnecessary spurs, Rainbow Falls loop trail improvements, the installation of recreation trail way finding signage based on the recreation trail way finding master plan, continued trail surface improvements in Lost Lake, potential layout for recreation trail at Jane Lakes, rebuild Green Lake Loop connection to Sea to Sky Trail at wedge, new Zappa trail at north end of Lost Lake to create a great single track connection to S2S. Improve way finding and clean up spurs on Cut Year Bars. Increased budget includes Fee for Service funds to WORCA for trail maintenance and rehabilitation.

Budget

Category	2016	2017	2018	2019	2020
Internal Inventory	500.00	500.00	500.00	500.00	500.00
Project Payroll Costs	46,000.00	46,000.00	46,000.00	46,000.00	46,000.00
Project Supplies	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Project Services	31,500.00	31,500.00	31,500.00	31,500.00	31,500.00
Internal Charges	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Total	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00

Reserve Funding	Percent
Res - MRDT 2%	100
	0
	0

PROJECT: X084, TENNIS COURT RECONSTRUCTION**DIVISION: RESORT EXPERIENCE****DEPARTMENT: RESORT OPERATIONS****Project Classification**

New Projects

Maintenance and Repair

Description

5 of Whistler parks tennis courts are in need of significant surface repairs to ensure a safe and enjoyable experience.

Works include removal of old asphalt due to root damage, removal of organics below grade, re-compacting, new asphalt, acrylic top coat, new lines.

Locations include Meadow Park (2 courts), Brio, Taluswood (2 courts) and Whitegold.

Budget

Category	2016	2017	2018	2019	2020
Project Services	80,000.00	50,000.00	50,000.00	50,000.00	0.00
Total	80,000.00	50,000.00	50,000.00	50,000.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: P050, VALLEY TRAIL CYCLING REVIEW

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

New Projects

Planning and Other

Description

This project proposes to address a number of cycling related issues pertaining mainly to the Valley Trail network. Cycling on Valley Trails located within a municipal road right-of-way is currently not permitted under the provincial Motor Vehicle Act, unless authorized by bylaw. In order to achieve designation, a safety review of these Valley Trail sections as well as the crosswalks they lead to is required. The review will also include the remaining Valley Trail network, sidewalks and relevant municipal bylaws to ensure that cycling as a permitted use is applied consistently across the municipality. Consideration will also be given to Valley Trail portions within the highway right-of-way.

Budget

Category	2016	2017	2018	2019	2020
Project Services	60,000.00	50,000.00	50,000.00	0.00	0.00
Total	60,000.00	50,000.00	50,000.00	0.00	0.00

Reserve Funding	Percent
Res - General Operating Reserve	100
	0
	0
	0

PROJECT: P037, VALLEY TRAIL MONS RR XING TO CYPRESS PL

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

Continuing Projects

Capital Additions

Description

This project is for the RMOW share of the costs for the construction of a valley trail railway underpass between Cypress Place sub division and Nesters Crossing. Construction of this south valley trail segment and CN Rail underpass would be by a third party private developer. Connecting valley trail segments to the north and south require lighting and some asphalt installed. When complete there would be a continuous illuminated valley trail from Meadow Park to Nesters Road.

Budget

Category	2016	2017	2018	2019	2020
Project Services	996,315.00	0.00	0.00	0.00	0.00
Total	996,315.00	0.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	50
Res - RMI 4%	50
	0
	0

PROJECT: T021, VALLEY TRAIL RECONSTRUCTION**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

Proposed project for 2016 - 2017 as follows: Resurface sections near Dream River Park, resurfacing of VT from Village Gate Blvd to Lorimer Rd parallel to Hwy 99, resurface VT from Whistler Golf Course Clubhouse to Blueberry Drive parallel Hwy 99, provide fill in paving to widen the trail network at Cheakamus Crossing, Rainbow Park to Alta Lake Rd connection (currently the parking lot), replace failing lighting poles on Spruce-Fitz Walk VT.

Budget

Category	2016	2017	2018	2019	2020
Project Services	110,100.00	110,000.00	110,000.00	110,000.00	110,000.00
Total	110,100.00	110,000.00	110,000.00	110,000.00	110,000.00

Reserve Funding	Percent
Res - MRDT 2%	100
	0
	0
	0

PROJECT: X083, WARMING HUT RETAINING WALL**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

New Projects

Maintenance and Repair

Description

The timber landscape retaining wall around the Lost Lake Warming Hut has reached its end of life.

A replacement in stone should be considered as a longer term cost effective approach.

A site review should be undertaken in 2016 to ensure any future park plans are incorporated into a new design.

Plan 2016 and build in 2017.

Budget

Category	2016	2017	2018	2019	2020
Project Services	5,000.00	60,000.00	0.00	0.00	0.00
Total	5,000.00	60,000.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0

PROJECT: P033, WHISTLER OLYMPIC PLAZA ICE RINK

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: RECREATION

Project Classification

Annual Recurring Projects

Maintenance and Repair

Description

To provide annual ongoing capital budget for purchase/replacement of lights, equipment, padding, matting, rentals skates, repair chiller, etc. for winter operations at Whistler Olympic Plaza.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	20,000.00	45,000.00	0.00	0.00	0.00
Total	20,000.00	45,000.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - RMI 4%	100
	0
	0
	0

PROJECT: M014, WHISTLER SEA WOLVES SWIM CLUB GRANT MANAGEMENT**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** MEADOW PARK SPORTS CENTRE**Project Classification**

New Projects

Planning and Other

Description

RMOW will facilitate the receipt and disbursement of a grant from the Whistler Blackcomb Foundation to the Whistler Sea Wolves Swim Club. The grant will enable the swim club to purchase a dolphin timing system for swim meets. Swim meets are held at the municipal pool and bring visitors into the community and enable the swim club to host higher quality events. There are no additional costs or administrative requirements of the RMOW as a result of this project.

Budget

Category	2016	2017	2018	2019	2020
Provincial Grants	-10,123.59	0.00	0.00	0.00	0.00
Project Services	10,124.00	0.00	0.00	0.00	0.00
Total	0.41	0.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Operating Reserve	0
	0
	0
	0

PROJECT: P049, WOPL WASHROOM EXPANSION

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

New Projects

Capital Additions

Description

This project proposes to increase the availability of public washrooms at Whistler Olympic Plaza. Access to existing underutilized public facilities would be improved and preliminary design and costing for new and or expanded facilities would be developed to inform future decision making.

Budget

Category	2016	2017	2018	2019	2020
----------	------	------	------	------	------

Project Services	0.00	50,000.00	600,000.00	0.00	0.00
Total	0.00	50,000.00	600,000.00	0.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	100
	0
	0
	0



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, OCTOBER 19, 2016, STARTING AT 2:00 P.M.**

**In the Flute Room at Whistler Municipal Hall
4325 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Architect AIBC, Brigitte Loranger
Architect AIBC, Tony Kloepfer
MBCSLA, Kristina Salin
UDI, Co-Chair, Dale Mikkelsen
Member at Large, Pat Wotherspoon
Councillor, Steve Anderson
Senior Planner & ADP Secretary, Melissa Laidlaw
Director of Planning, Mike Kirkegaard
Planner, Robert Brennan
Planner, Amica Antonelli
Recording Secretary, Kay Chow

REGRETS:

Architect AIBC, Chair, Duane Siegrist
MBCSLA, Julian Pattison
Member at Large, Rylie Thiessen

Call to Order

Dale Mikkelsen assumed the role of Chair and called the meeting to order at 2:08 p.m.

ADOPTION OF AGENDA

Moved by Brigitte Loranger
Seconded by Tony Kloepfer

That Advisory Design Panel adopt the Advisory Design Panel agenda of October 19, 2016.

CARRIED

ADOPTION OF MINUTES

Moved by Pat Wotherspoon
Seconded by Brigitte Loranger

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of August 17, 2016.

CARRIED

COUNCIL UPDATE

Councillor Anderson and Senior Planner Melissa Laidlaw provided an update of the most current topics being discussed by Council. First and Second readings were given for the Cloudburst Drive rezoning application, which is being reviewed by ADP at today's meeting; projects reviewed by Panel this year have either been approved by Council or the General Manager with the exception of the Gateway Loop Reconstruction project which is being revisited as it was over budget, and will return to ADP for review.

PRESENTATIONS

WCSS Building
1st Review
File No. DP001528

The applicant team of Joe Redmond, Cheryl Skribe, Richard Diamond, Whistler Community Services Society (WCSS); Shelley Donald, Josianne Berubi, Jayne Song, aka architecture; and Crosland Doak, Crosland Doak Design entered the meeting.

Kristina Salina disclosed to the panel that she worked as part of a different design team for the Resort Municipality of Whistler (RMOW) improvements elsewhere on the same property.

Senior Planner Melissa Laidlaw advised that the property is owned by the RMOW and that WCSS will be entering into a lease with the RMOW. Planner Robert Brennan advised that the applicant has multiple challenges for this mixed use building relating to multiple users on the site, proposed lease area and budget. The design proposal being presented is a good solution; it is a fairly straight forward building.

Jayne Song advised on the following.

1. The WCSS runs the Re-Use-It Centre, Re-Build-It Centre, Food Bank, social outreach programs and counseling services. 85% of the programs are funded from revenue generated by the Re-Use-It and Re-Build-It Centres. Currently the WCSS occupy 3 different locations, this project proposes to consolidate their operations into 2 locations and double the amount of space for the Re-Use-It Centre.
2. The site is located adjacent to the existing Whistler Animals Galore (WAG) building on Nesters Rd. The new building will occupy the front portion of the site, with the relocated municipal recycling facilities and bottle depot at the rear of the site. There will be parking to the north of the building, plus a pedestrian right of way.
3. The buildings' ground floor will house the Re-Use-It Centre; entry to the retail portion is located in the front of the building at the northeast corner. Access to the upper floors by elevator and stairs is from the centre of the building. Loading, donations, receiving and sorting will be handled at the rear portion of the building on the ground floor.
4. The second floor will be used for Re-Use-It Centre inventory storage and seasonal items
5. The third floor will house WCSS offices, offices for counseling services, staff amenities, multi-purpose spaces and the Food Bank.
6. Tilt up concrete construction with sandwich panels, insulation is embedded in the middle of the concrete panels. This type of construction is the most appropriate as it is durable and cost effective.
7. Wood like elements will add interest and warmth to the concrete building.

8. Canopy over the pedestrian right of way to keep the area clear of snow in winter.

Crosland Doak advised on the following.

9. There are grade challenges from Nesters Rd., crossing an existing forested area parallel to the road and a long sloping site.
10. A pedestrian bridge from the Valley Trail along Nesters Road will serve to preserve the 3 very significant existing trees.
11. Proposal for a very simple landscape space, crushed granular patio terrace, use of re-used elements to create seating and bike racks adding interest and also fitting in with the nature of the facility.
12. The landscape plan proposes to preserve the existing spruce and balsams, addition of maples, native grasses, and hearty geraniums for simple and inexpensive landscaping.

Panel offers the following comments.

Site Context and Landscaping

1. Panel strongly supports the location, use and general simplicity of the building.
2. Panel had concerns regarding the visual aspect of so much parking due to the orientation of the building and the functionality of the parking with anticipated 44,000 donor drop-offs per year, and potential conflicts with lay-by users doing quick drop-offs near the loading bay.
3. Panel had concerns about the legibility and visibility of the industrial like building from Nesters Road and Highway 99.
4. Panel felt the proposed landscaping has been done very sensitively and supported the tree preservation but suggested ensuring their lifespan.
5. Panel supports the landscape elements; the re-use of materials for the artistic and public realm furniture are well conceived.

Form and Character

1. Panel felt the building design was fairly industrial rather than a community service facility, and encouraged the applicant to work on a building character that is more cohesive with the neighboring precinct – particularly the Nesters Road frontage.
2. Panel had concerns about the how the building was addressing its orientation to the street, understanding that this is the only orientation possible in the lease-hold area provided by the RMOW.

Materials, Colours and Details

1. There was a suggestion to incorporate the use of more glass on the Nesters Rd. building façade to open up the building's retail section, but understanding that merchandising space is a key concern for the tenant.
2. A panel member felt the blue colour proposed for the Re-Use-It Centre branding was appropriate and suggested that there might be an opportunity to make it feel more retail/commercial and less industrial.

Green Building Initiatives

1. Panel identified the opportunity to use reclaimed building materials where possible.

Moved by Dale Mikkelsen
Seconded by Pat Wotherspoon

That the panel supports the use and the simplicity of the design, but strongly encourages the applicant to consider the ground plane of the site, softening the character of the building in a way that is representative of the user (whether through materials or articulation), and enhancing the most visible portions of the building while minimizing the impact of the significant parking frontage creating a more cohesive feeling site.

Moved by Dale Mikkelsen
Seconded by Pat Wotherspoon

That the panel would like the project return for further review.

CARRIED

The applicant team left the meeting.

Cloudburst Drive
Multifamily Development
1st Review
File No. RZ001126

The applicant team of Brent Murdoch, Murdoch & Company Architecture and Rob Velonosi, Westport entered the meeting.

Planner Amica Antonelli introduced the project for a multi-family development consisting of 12 townhouse and 12 duplex units. Mitigation measures are planned for the rock fall geotechnical hazard on the south side. The property is also undergoing rezoning to re-allocate gross floor area from the adjacent municipally owned property (Lot 1B). Staff seeks panel comments on massing and landscaping.

Brent Murdoch advised on the following.

1. The site was leveled prior to the 2010 Olympic Games and used for placement of trailers during the Games.
2. Discussions have taken place with EXP, a local geo-technical company regarding the basalt rock fall hazard condition at the back of the site. There is an opportunity to mitigate the hazard with a training berm.
3. The front face of the buildings are considered to be a walk out basement, entry is on grade at street level.
4. The duplex buildings are built into the site; the 2nd floor is a walk out condition on the backside.
5. All parking can be handled inside the units.
6. The concept of the smaller buildings allows fingers of landscape to come down into the streetscape, penetrating the site and giving you the feeling that you are part of a larger landscape.
7. The building form and character are a modern interpretation of the Cheakamus Crossing design guidelines.
8. Materials will be a heavy palette, a combination of stone and durable natural materials. There will be subtle material differences between the townhouse and duplex units.

9. Proposing a saturated colour palette to contrast with the pale gray landscape, it also has more punch against the snow on the ground in the winter. The darker colours also resemble what you might see in the forest.

Panel thanked the applicant for a well presented project and offers the following comments.

Site Context and Landscaping

1. Panel supports the density transfer from Lot 1B.
2. There was some concern regarding the building spacing – both fire and privacy concerns.
3. Panel supports the idea of the landscape fingers/wedges and bringing the landscape through the site.
4. Panel noted that more attention should be given to the termination/turn-around of the private lane.

Form and Character

1. Panel supports the flat roof form and modulation of the building architecture; this modulation could be enhanced by revisiting some of the front door locations on the townhomes.
2. Panel felt the lane is too dominated and garage door centric, and encourages the applicant to find ways to mitigate this, either through planting or architecturally.
3. A panel member suggested reviewing the balcony and deck plans to ensure available deck opportunities are maximized and also to minimize underutilized balconies.

Materials, Colours and Details

1. Panel supports the dark paint colour selection; it is appropriate and will be durable.

Moved by Pat Wotherspoon
Seconded by Tony Kloepfer

That the Advisory Design Panel supports the project as presented, but has minor concerns in regard to the rhythm or spacing of the 4-plexes in regard to entries, presence of garage doors, and the level of privacy between the units; Panel does not need to see this project return for further review.

CARRIED

The applicant team left the meeting.

OTHER BUSINESS

Director of Planning Mike Kirkegaard provided an update.

1. A focus group was formed to study the unintended impacts of the Gross Floor Area Exclusions bylaw.
2. The focus group has identified and reviewed a number of projects to determine the issues that have arisen as a result of the bylaw rules.

Gross Floor Area
Exclusions

3. The current rules permit areas that are on average 1 metre below ground to be excluded; translating to a weighted average calculation.
4. The proposed bylaw amendments will change the eligibility so that in order to qualify for the exclusion the area must be in the ground, not above ground; the reference point will change from 1 metre to 50% of the wall height for the portion that is in the ground.
5. Projects currently in the queue will be given a 6 month period after adoption of the new bylaw rules to comply.
6. Next steps will be to communicate to the community, local builders and report to Council.

ADJOURNMENT

Moved by Brigitte Loranger

That Advisory Design Panel adjourn the October 19, 2016 committee meeting at 4:40 p.m.

CARRIED

CHAIR: Dale Mikkelsen, UDI

SECRETARY: Melissa Laidlaw

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW NO. 2132, 2016**

A BYLAW TO AMEND ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, by bylaw, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and prohibit any use in any zone;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (In-Ground Basement GFA Exclusion) No. 2132, 2016".
2. Zoning and Parking Bylaw No. 303, 2015, is amended as follows:

2.1 In Part 2, by inserting the following definition in appropriate alphabetical order:

“in-ground basement floor area” means that portion of the lowest floor of a building, at least 50% of the exterior wall height of which is below the level of finished ground adjoining the wall, and for this purpose wall height means the vertical distance from the level of the finished floor to the underside of the floor system above;”

2.2 In Part 5 General Regulations, by inserting the following as subparagraphs 26(1)(a)(i) and (ii) and renumbering remaining subparagraphs accordingly:

“(i) basement floor area in existence on May 12, 2012 having an elevation at least 1 metre below the average level of finished ground adjoining the exterior walls of the building, to a maximum of 125% of the floor area of the storey immediately above, and for this purpose the Municipality may require a building permit applicant to provide a statutory declaration as to the existence of basement floor area on May 12, 2012;

(ii) in-ground basement floor area to a maximum of 125% of the gross floor area of the storey immediately above;”

Given first and second readings this __ day of ____, 2016.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this ____ day of ____, 2016.

Given third reading this __ day of ____, 2016.

Approved by the Minister of Transportation this __ day of ____, 2016.

Adopted by the Council this __ day of ____, 2016.

Nancy Wilhelm-Morden,
Mayor

Laurie-Anne Schimek,
Municipal Clerk

I HEREBY CERTIFY that this is a
true copy of Zoning Amendment
Bylaw (In-Ground Basement GFA
Exclusion) No.2132, 2016.

Laurie-Anne Schimek,
Municipal Clerk

DRAFT

RESORT MUNICIPALITY OF WHISTLER

**SOLID WASTE/RECYCLING RATES AMENDMENT BYLAW (TIPPING FEES)
NO. 2133, 2016**

**A BYLAW TO AMEND THE Garbage Disposal and Wildlife Attractants Bylaw No. 1861,
2008”**

WHEREAS the Council of the Resort Municipality of Whistler has adopted “Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008”;

AND WHEREAS it is deemed expedient to amend the Resort Municipality of Whistler “Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008”

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

TITLE

1. This Bylaw may be cited for all purposes as the Resort Municipality of Whistler “Solid Waste/Recycling Rates Amendment Bylaw (Tipping Fees) No. 2133, 2016”.

AMENDMENTS

1. Schedule “B” of Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008” is hereby rescinded and replaced with the Schedule “B” attached hereto and forming part of this bylaw.
2. That “Solid Waste/Recycling Rates Amendment Bylaw No. 2119, 2016 be repealed.

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

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

Nancy Wilhelm-Morden,
Mayor

Laurie-Anne Schimek,
Municipal Clerk

I HEREBY CERTIFY that this is
a true copy of "Solid Waste/Recycling Rates
Amendment Bylaw (Tipping Fees) No. 2133, 2016”

Laurie-Anne Schimek
Municipal Clerk

SCHEDULE B

SOLID WASTE/RECYCLING RATES AMENDMENT BYLAW (TIPPING FEES) NO. 2133, 2016

MATERIAL	TIPPING FEE
RECYCLABLE MATERIALS Includes glass, rigid and film plastic, paper cardboard, polystyrene foam, and tin cans.	FREE
GARBAGE Household, commercial, and construction waste.	\$140 per tonne
MIXED WASTE Garbage containing more than 25% Recyclable Materials or Clean Wood and Yard Waste.	\$300 per tonne
MINIMUM CHARGE	\$5 per vehicle
MATTRESSES	\$15 each
LARGE HOUSEHOLD APPLIANCES - with refrigerant	\$25 each
LARGE HOUSEHOLD APPLIANCES - without refrigerant	FREE
TIRES	\$10 per tire \$25 per tire with a rim
CLEAN WOOD AND YARD WASTE	\$30 per tonne
GYPSUM BOARD	\$290 per tonne
ORGANICS	\$75 per tonne
INVASIVE AND NOXIOUS PLANT MATTER	\$140 per tonne standard rate. \$30 per tonne for Landscapers certified within the SSISC and RMOW invasive plant species certification program.
BIOSOLIDS	\$130 per tonne
SEPTAGE A- All Liquid Waste delivered via meter at the WWTP except as identified in "B" and "C" below.	\$30.00/m ³
B – Septage delivered from residential septic tanks within the RMOW.	\$2.75/m ³
C – Aerated holding tanks within the RMOW as approved under the RMOW Bylaw No. 551, Septage from RMOW transfer station and Whistler Compost Plant.	\$1.50//m ³
DIRTY WOOD WASTE	\$80 per tonne

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (1310 and 1350 CLOUDBURST DRIVE) NO. 2128, 2016**

A BYLAW TO AMEND THE WHISTLER ZONING AND PARKING BYLAW NO. 303, 2015

WHEREAS Council may, in a zoning bylaw pursuant to Sections 903 and 906 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zones, regulate the use of land, buildings and structures within the zones, and require the provision of parking spaces for uses, buildings and structures;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016".
2. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is hereby amended as follows:
 - (a) Part 13 is amended by replacing the text in Section 66(3) with the following:

‘The maximum permitted gross floor area of all buildings on Parcel 1 shown on the Key Plan provided for this Zone is 2400 square metres and on Parcel 2 shown on the Key Plan is 2000 square metres.’
 - (b) Part 12 is amended by replacing the text in Section 51(3) with the following:

‘The maximum gross floor area for all buildings in the RS12 Zone is 3875 square metres.’
3. If any section or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST READING this 4th day of October, 2016.

GIVEN SECOND READING this 4th day of October, 2016.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this 1st day of November, 2016.

GIVEN THIRD READING this 1st day of November, 2016.

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

Nancy Wilhelm-Morden,
Mayor

Laurie Anne Schimek,
Municipal Clerk

I HEREBY CERTIFY that this is a true
copy of Zoning Amendment Bylaw (1310
& 1350 Cloudburst Drive) No. 2128,
2016.

Laurie Anne Schimek, Municipal Clerk

Submitted on Friday, November 11, 2016 - 15:08 Submitted by anonymous user: 50.68.96.150
Submitted values are:

Full Name: Dom Oshanek
Mailing Address: 13-8003 Timber Lane
Civic address if different from mailing address:
Email Address: dom.oshanek@outlook.com
Phone Number: 250-306-7531
Your Message:
To Mayor and Council,

I, as would many other concerned voters, would like to hear your reasoning as to why zoning bylaws, particularly concerning allowed rental usage, are not being more strictly enforced in light of the lack of affordable accommodation for Whistler employees. Furthermore, I, as would many other concerned voters, would like to hear your reasoning as to why the penalties for these infractions are not more severe; as they are now, rental income easily exceeds the fines imposed and therefore does not create a deterrence. Lastly, I, as would many other concerned voters, would like to hear your plan for reducing the cost of living (which is significantly higher than the rest of Canada) for Whistler employees who often earn below average incomes (compared to the rest of Canada).

I would appreciate your response in either writing or in person (at a council meeting), or both.

Thank you very much,
Please sign the form by entering your initials: DO

November 14, 2016

Whistler Mayor and Council:

I was informed at our last board meeting that the CHBA Sea to Sky has not been invited to participate in the housing forum being run by the RMOW.

As I stated in the letter to council (October 19th 2016) "The members and board of the Sea to Sky Association have vast experience in design, execution and provision of affordable housing in the Sea to Sky Corridor."

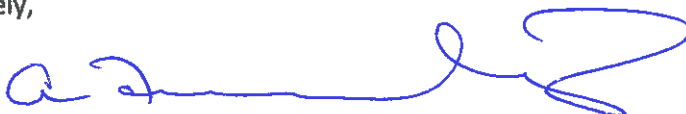
Given our very close relationship with the BC Minister of Housing through CHBA BC lobby it would seem that the Mayor and Council or whomever determined the makeup of this taskforce are forfeiting an opportunity to take advantage of the brain trust within our organization. Keep in mind, our organization is engaged not only at the local, but also Provincial and National level and may have relationships that can be of value to our local municipal interests.

To have a HOUSING taskforce that has no representation of the Home Builders seems ill conceived.

I would like to encourage you to reconsider the makeup of the Mayor's taskforce and take advantage of engaging the local building industry's expertise by appointing a member of our building community to the taskforce.

I thank you for your consideration.

Sincerely,



Alex Tavuchis
President CHBA Sea to Sky
604 967 1140
alex@rdcfinehomes.com

From: ISACA - Charles Wordsworth - Wordsworth & Associates
<charlesw=netsafe.ca@mail150.suw12.mcsv.net> on behalf of ISACA - Charles Wordsworth - Wordsworth & Associates <charlesw@netsafe.ca>
Sent: Wednesday, November 16, 2016 3:23 PM
To: info
Subject: Proclamation Request - ISACA BCWARE Days 2017

Good Day

ISACA Vancouver and its affiliates are once again taking a leadership role in promoting privacy and security awareness in the Province of BC. BC AWARE DAYS CAMPAIGN 2017 ("BC AWARE DAYS") is a professional development campaign designed to engage information technology and cyber-security professionals as well as students who are interested in entering into these fields.

ISACA is therefore requesting the assistance of municipal governments in officially proclaiming January 30 to February 10, 2017 as BC AWARE DAYS.

Last year a number of Municipalities made Proclamations including:

City of Armstrong
City of Duncan
City of Nanaimo
City of North Vancouver
City of Parksville
City of Port Alberni
City of Surrey
City of Vancouver
City of Victoria
District of Central Saanich
District of Highlands
District of North Vancouver
Town of Ladysmith

ISACA Vancouver's intent is to take a leadership role in promoting privacy and security awareness in the Province of BC. BC AWARE DAYS is a "call to arms" to draw focus to, and inform citizens throughout the Province of the inherent risks associated with cyberspace, and to provide simple, practical advice on how to minimize their exposure to these risks.

A Calendar of Events will be hosted by various IT security, privacy and risk assurance organizations from

January 30 to February 10, 2017 at <http://www.bcaware.ca/>

Privacy and security professionals will be invited to leverage the BC AWARE Campaign to inform executives while strengthening their own employee awareness programs.

[This link](#) provides suitable wording for the proclamation. Please feel free to make any changes you feel are necessary. Please contact me if you have any questions and/or to arrange collection of the proclamation.

Many thanks for your consideration.

Sincerely

Charles W. Wordsworth
Volunteer, ISACA BCAWARE Committee
(604) 535 7213

This email was sent to info@whistler.ca

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Office of the Mayor
Municipality Name
BRITISH COLUMBIA

Proclamation

“BC AWARE DAYS 2017: Be Secure, Be Aware, days.”

WHEREAS	Cybercrime threatens the privacy and security of all citizens and organizations in British Columbia;
AND WHEREAS	Cybercriminal activity amounts to a tremendous erosion of economic wealth;
AND WHEREAS	Privacy & security issues result from the massive amounts of personally identifiable information processed each day;
AND WHEREAS	Awareness of the risks to society must be highlighted to engage citizens and organizations and to galvanize privacy and security professionals around this cause;
AND WHEREAS	ISACA Vancouver, a member of ISACA, the leading international association of information security governance professionals, wishes to instil privacy and security awareness amongst all citizens and organizations in British Columbia;
AND WHEREAS	The Municipality name supports the promotion of privacy and security awareness amongst its citizens and organizations, so they can protect themselves from privacy infringements, fraud and other financial crimes;
NOW, THEREFORE,	I, Name, Mayor of Municipality , DO HEREBY PROCLAIM January 30 th - February 10 th 2017

“BC AWARE 2017. Be secure, Be aware, days. ”

in the **Municipality Name.**

(Signed)
Mayors name
MAYOR



Mayor Nancy Wilhelm-Morden and Members of Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C., V0N 1B4

Dated: November 20, 2016

Dear Mayor and Council,

RE: Request to rescind Provincial Tax Regulation 78(1)(b)

We understand the Resort Municipality of Whistler has been working to mitigate the negative impacts of nightly short-term rentals in our community. We strongly support these efforts and commend Council for its leadership on this issue. However, we are concerned that Council's resources in this matter are stretched, and that meaningful action from the provincial government is required to resolve this issue in a timely manner.

Over the last year, member properties of the Hotel Association of Whistler have experienced continual challenges with assisting new or existing employees to locate affordable monthly rental accommodation. The vacancy rate is often near zero, and in many cases our businesses have lost existing and potential employees due to this chronic rental shortage. Making matters worse, there are no indications this trend will change in the year ahead.

As Council well knows, many British Columbians have embraced short-term residential rental companies such as Airbnb and Vacation Rental by Owner (VRBO). While these online platforms have in some cases brought new visitors and tourism spending to BC, they have also negatively impacted the availability and affordability of monthly rental accommodations. One of the challenges is that these agencies are not subject to the same regulatory, legal, taxation, health and safety, or insurance laws as traditional accommodation providers.

For example, residents who offer fewer than four rooms for rent do not have to collect provincial sales taxes when renting those accommodations. This exemption has created an unclear business environment, and made it all but impossible for municipalities—even those with stringent bylaws targeting short-term rental accommodations—to effectively enforce the rules.

Eliminating section 78(1)(b) of BC's *Provincial Sales Tax Act* (Provincial Sales Tax Exemption and Refund Regulations) will eliminate this exemption and significantly enhance our community's enforcement regime. Not only will it encourage our local renters to register their business income fairly, but it will also increase voluntary compliance among landlords who risk finding themselves off-side with both local bylaws and the provincial tax code.

We therefore respectfully request that the Resort Municipality of Whistler write to the Minister of Finance and formally request that *Provincial Sales Tax Act* exemption 78(1)(b) be rescinded. Council's support in this matter will be vital to encouraging effective action from BC's provincial government. I have attached a sample letter for Council's consideration.

FOR AND ON BEHALF OF THE HOTEL ASSOCIATION OF WHISTLER

Yours truly,

Saad Hasan

Saad Hasan
Chair, Hotel Association of Whistler
Whistler, BC

DRAFT

The Honourable Michael de Jong
Minister of Finance
PO Box 9048 Stn Prov Govt
Victoria, BC
V8W 9E2

VIA EMAIL: FIN.Minister@gov.bc.ca

Dear Minister de Jong,

RE: Request to rescind Provincial Tax Regulation 78(1)(b)

We are writing to request your support in addressing an urgent matter impacting the businesses and citizens of Resort Municipality of Whistler.

As the Minister well knows, many British Columbians have embraced short-term residential rental companies such as Airbnb and Vacation Rental by Owner (VRBO). While these online platforms have in some cases brought bring new visitors and tourism spending to BC communities such as ours, we have also experienced a corresponding negative impact on the availability and affordability of monthly rental accommodations. Many businesses in Resort Municipality of Whistler have expressed frustration over their inability to assist new or existing employees to locate affordable monthly rental accommodation. The vacancy rate is often near zero, and in many cases our businesses have lost existing and potential employees due to this chronic rental shortage.

One of the challenges is that short-term rental accommodations are not subject to the same regulatory, legal, taxation, health and safety, or insurance laws as traditional accommodation providers. For example, residents who offer fewer than four rooms for rent do not have to collect provincial sales taxes when renting those accommodations. This exemption has created an unclear business environment, and made it all but impossible for municipalities such as ours to effectively enforce the rules.

We believe that eliminating this exemption, outlined in section 78(1)(b) of BC's *Provincial Sales Tax Act* (Provincial Sales Tax Exemption and Refund Regulations), will help resolve this situation while significantly enhancing our community's enforcement regime. Not only will it encourage our local renters to register their business income fairly, but it will also increase voluntary compliance among landlords who risk finding themselves off-side with both local bylaws and the provincial tax code.

We therefore respectfully request that you rescind *Provincial Sales Tax Act* exemption 78(1)(b) as soon as possible. Your government's support in this matter will be vital to assisting our municipality to tackle this issue in a timely manner.

Yours truly,

cc: The Honourable Christy Clarke
Premier of British Columbia
premier@gov.bc.ca

The Honourable Shirley Bond
Ministry of Jobs, Tourism and Skills Training and Responsible for Labour
shirley.bond.MLA@leg.bc.ca

The Honourable Peter Fassbender
Minister of Community, Sport and Cultural Development
peter.fassbender.MLA@leg.bc.ca

The Honourable Coralee Oakes
Minister of Small Business and Red Tape Reduction
coralee.oakes.MLA@leg.bc.ca

From: Dave & Lynn Ashton [<mailto:Indashto@shaw.ca>]

Sent: Monday, November 21, 2016 21:31

To: Mayor's Office

Cc: pete@wrn.bc.ca; gillforester23@gmail.com; atomicracing@gmail.com; marshamcconkey@gmail.com; dfredricksen@dccnet.com; janetis@shaw.ca; cat@whistlerfitnessvacations.com; katrinastrand@yahoo.ca; Doug Wylie ; kirstenleighton74@gmail.com; nleighton@scsbrm.com; mikelinda@thewinters.ca; normanhwang@shaw.ca; supjulius@gmail.com; debbrowning@shaw.ca; patriciaforsythe@me.com; dave_snowfun@hotmail.com; paul@dualmountain.com; susanstangel@gmail.com; whimmelsbach@shaw.ca; Rod Nadeau

Subject: Fwd: Re: ***Important: Solana parking on lot 10 to cease Nov 25th

Mayor and Council, Resort Municipality of Whistler,

I am a resident of 8300 Bear Paw Trail, the Solana development. We have been advised by RMO Development Services that vehicles parked on Lot 10 in Rainbow will be towed as of November 25th. We would like to be informed as to the rationale and need for this decision.

Is there a plan to start building the seniors housing slated for Lot 10? Is there a plan forthcoming to change the zoning of lot 10? Is there a plan to put "temporary buildings" on that lot to solve the current housing issue? If there are no such plans, why is it necessary to tow vehicles from that vacant lot?

Solana was approved with limited parking that has proven inadequate for some of our neighbours. Lot 10 also sees overflow parking from residents of 8200 Bear Paw Trail and from the new shopping area in that building. Until a plan is established for the development of lot 10 it seems reasonable that it be left for at least some overflow parking. The only alternative would appear to be street parking.

I look forward to learning the rationale for this decision.

David Ashton

103-8300 Bear Paw Trail

Whistler, BC

V0N 1B9

Anne Townley
8344 Ski Jump Rise
Whistler, B.C.
V0N 1B9
atownley@shaw.ca

November 22, 2016

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

Re: Heating the outdoors

Dear Mayor and Council,

Walking though the Village this morning I was surprised and very disappointed to see at least 90% of retail businesses had their doors wide open. It was 6C outside and the heat was pouring out the doors. I spoke with one manager from a chain store and was told that head office insists on the open door policy in order for the store to appear welcoming.

I was at the RMOW Climate Action Plan launch last spring and was encouraged that the RMOW is looking at actions to reduce waste and fuel consumption. RMOW newsletters encourage us to have a Home Energy Assessment to see if any cold air is leaking out the doors and windows.

A quote from the RMOW website: "We live in an era of climate responsibility. Climate change is a certainty, as is human responsibility for it."

Again from the RMOW website. "In 2010, the commercial sector in Whistler consumed approximately \$13 million worth of electricity and another \$9 million of natural gas. This represents more than half of all energy consumed by buildings in Whistler."

However there are a few glaring examples of businesses not caring about the environmental impact of their actions. One is having doors wide open and the other is patio heaters.

WhistlerBlackcomb in one marketing email talked about what they are doing for the environment and further down the email talked about all the new patio heaters on their larger decks. W/B is not alone in their use of patio heaters. Why are we heating the outdoor air?

Is Council able to mandate that businesses close their doors when they have heat or air-conditioning on? If so I encourage you to do so. That is an easy step to take. If all the businesses had their doors closed they are all on the same playing field of "appearing welcoming".

Is Council able to stop the use of patio heaters?

These 2 actions would demonstrate that Whistler is serious about environmental stewardship and encourage the business community to be creative in welcoming their customers in an environmentally friendly manner.

Thank you for your consideration of my request.

Yours truly,

Anne Townley

From: Maxi Kniewasser [<mailto:maxi.kniewasser@gmail.com>]

Sent: Friday, November 25, 2016 08:12

To: Wanda Bradbury

Cc: jordan.sturdy.mla@leg.bc.ca

Subject: Callaghan Creek hydro power - concern about recreation

Dear Mayor and Council,

My name is Maximilian Kniewasser. I am a local Whistler resident and passionate whitewater kayaker. I write to you today to voice my concern about a proposed hydro power project on Callaghan Creek, and its potential impact on recreation. The Callaghan is B.C.'s best creek for whitewater recreation, and is what makes Whistler an internationally renowned paddling destination. The proposed power project would make it unusable for paddling, and would be a great loss for the local and international paddling community. Attached, please find a letter outlining my concern.

I thank you in advance for taking the time to review my letter. I am available at your convenience should you request more information.

Sincerely,

Maximilian Kniewasser
604 908 4164.

cc'ed: Honourable Jordan Sturdy, Parliamentary Secretary and MLA for West Vancouver and Sea to Sky

November 24, 2016

Mayor Nancy Wilhelm-Morden and Council
4325 Blackcomb Way,
Whistler, BC
V0N1B4

Dear Mayor and Council

Re: Callaghan Creek IPP development and the impact on whitewater recreation

I write to you today to voice my concern about the threat of hydro development on Whistler's Callaghan Creek and the impact this would have on whitewater recreation. The Callaghan Creek is world-renowned whitewater. The fun and exciting rapids, beautiful scenery, easy access over a long season, and suitability for a broad spectrum of skills make it a top destination for paddlers from near and afar, from local amateurs to international professionals. It is B.C.'s most valuable recreational whitewater resource: *the* creek that makes the Sea to Sky corridor a world class paddling destination.

Unfortunately, the Callaghan is threatened by proposed hydro development. The Callaghan Creek Hydro Limited Partnership -- a subsidiary of Innergex Renewable Energy Inc. -- plans to divert water for the entirety of the classic whitewater kayaking section, effectively eliminating the opportunity for kayaking. Not only would this be a tremendous loss to the local paddling community (that has already seen too many of its rivers succumb to such development), it would end paddling tourism to the region, as we know it.

This project is inconsistent with the strategies identified in Whistler's Recreation and Leisure Master Plan (RLMP)¹ to make Whistler the premier mountain resort town. Specifically, it would destroy the experiential value of a highly valued natural asset,² thwart opportunities for high-performance sport and tourism based economic growth,³ and would fail to protect Whistler's whitewater resources in the long-term.⁴ The only way to protect recreation on the Callaghan is to stop the development from happening.

The Callaghan Creek is what brought me to Whistler

I first came to Whistler ten years ago, to paddle the area's renowned whitewater. I quickly discovered that, while there are several excellent rivers in the Sea to Sky, the Callaghan is the undisputed highlight. In the ten years since that glorious summer of 2006, paddling has taken me around the world, from Russia's Altai Mountains to Ecuador to Nepal and Zambia, and I still maintain that the Callaghan is the single best creek I have ever paddled. When I

¹ This includes the RLMP's accompanying Detailed Recommendations.

² The RLMP states that a key strategy for long-term planning to guide the fulfillment of the community's vision to become the premier mountain resort is to "Protect the experiential qualities of valued natural assets" (Key strategy 1.3). Undoubtedly, the Callaghan Creek is a highly valued natural asset, and building the project would eliminate its experiential qualities to the many whitewater paddlers that navigate the river.

https://www.whistler.ca/sites/default/files/related/rlmp_main_report_final_0.pdf

³ The RLMP states to "Acknowledge and foster Whistler's growing high performance sport economy and sport tourism opportunities." The Callaghan Creek already achieves both objectives, but has much more potential to grow.

⁴ The RLMP – Detailed Recommendations states that a Desired Future entails that "Whistler has the confidence that its whitewater opportunities are protected for the long term (pg. 57).

https://www.whistler.ca/sites/default/files/related/rlmp_detailed_recommendations_final_0.pdf

meet kayakers abroad who ask about Canada and B.C., my answer is always: 'Go to Whistler. Paddle the Callaghan'.

This year, my passion and investment in international travel was redirected towards home: I became a homeowner, purchasing a townhouse in Bayshore. Make no mistake: this decision (the largest financial decision of my life!) was driven, in no small way, by the fact that from my front door, I can be at the Callaghan River within minutes.

A free flowing Callaghan Creek is important to Whistler's future

Whitewater paddling may not be the biggest recreation activity in Whistler, but neither is it trivial. While winter is dominated by skiing, I believe that the summer is characterized by a collection of smaller activities, which together make the town such a vibrant place year-round. Kayaking is a growing part of Whistler's summer draw, as can be seen by the steady increase in the number of kayaks one sees on top of vehicles driving along the Sea to Sky Highway. Hydro development on the Callaghan would not simply divert another creek. It would destroy one of the top paddling destinations globally, and would chip away at what makes Whistler the special place that it is.

The recreational value of the Callaghan will only increase with time. As skiing is more and more impacted by climate change, and demographic changes work against Golf, it will be up to other activities to provide the necessary draw to get people to come to Whistler. Paddling in general and the Callaghan in particular can be part of that draw. Other resort towns are realizing this. For example, Vail has built a whitewater park to attract more people to its town and offer a service to its citizen. It would be a shame if Whistler were to lose one of the greatest natural paddling experiences anywhere in the world, while other resort towns are building fun but uninspiring artificial whitewater parks.

The annual [Callaghan Race](#) showcases the river at its best. Every July since 2010, world-class paddlers have come to Whistler to race down the river in teams of two. They compete for glory while spectators cheer from shore as they battle the rapids and shoot over two waterfalls. It is no secret: the Callaghan offers one of the most impressive kayaking racecourses anywhere. And the potential for this event is far greater. Idaho's [North Fork Championship](#) and Austria's [Adidas SickLine](#) race have shown that kayak races can draw in many spectators. With proper organization and promotion, the annual Callaghan Race could become one of the most spectacular events on the whitewater calendar, bringing all sorts of visitors and promotion to Whistler.

Power development of the Callaghan is not consistent with Whistler's Recreation and Leisure Master Plan

The Callaghan hydro project is not consistent with the values identified in the Recreation and Leisure Master Plan, and therefore goes against Whistler's stated strategy to become the premier mountain resort. Below I highlight several key sections from the Recreation and Leisure Master Plan and the associated Detailed Recommendations that highlight these inconsistencies:

- The RLMP states "residents and visitors have the opportunity to experience a broad spectrum of recreation, and leisure and sport assets and activities year-round in our mountain playground. It is imperative that these assets are maintained, enhanced,

developed and enriched for the long-term enjoyment of residents and visitors, and for the important connections to the Whistler Brand”⁵

- RLMP key strategy 1.3: “Protect the experiential qualities of valued natural assets”⁶
- RLMP key strategy 4.3: “Acknowledge and foster Whistler’s high performance sport economy and sport tourism opportunities.”⁷
- The RLMP Detailed Recommendations acknowledges that the “Callaghan Creek...is an exceptional whitewater amenity, and ... it possesses very high recreation values.” “This reach is within the RMOW boundaries.”⁸
- The RLMP Detailed Recommendations states a *Desired Future* includes that “Whistler has confidence that its whitewater opportunities are protected for the long term”.⁹

If it were to proceed, the Callaghan Creek hydro project would violate these stated principles and recommendations, negatively impacting local residents and making it more difficult for Whistler to become the premier resort it aspires to be.

I support renewable energy development – including hydro

I support the need for renewable energy, including hydro development. With climate change looming, the world faces increasingly difficult decisions about how we generate and consume energy. I believe that solving this issue will require us to deploy every alternative that we have. That is why I appeal to kayakers to have an open mind about hydroelectricity. In 2014, I wrote an [article](#) in Rapid magazine to address the broader paddling community and encouraged them to not oppose all hydro development, as some is clearly necessary to meet our growing energy demand while addressing climate change. I also believe that rivers with exceptional value to sustenance, culture and recreation should be preserved. The Callaghan is such a river, and most definitively should be preserved.¹⁰

BC Hydro, in their 2013 Resource Options Report Update, identified 7,700 potential energy sites, including 7,300 run-of-river hydro sites. The run-of-river sites alone have an estimated capacity of 17,000 MW, or about 15 times more than the proposed Site C dam.¹¹ In comparison, the Callaghan would produce 13 MW of power (less than 0.08% of estimated run-of-river capacity) primarily during the spring freshet (when B.C. already has a surplus), and next to nothing during the winter (when we may need additional power). Surely there are better options to provide the power we need while sparing such a valuable recreation asset.

⁵ RMOW, *The RLMP*. (2015). https://www.whistler.ca/sites/default/files/related/rlmp_main_report_final_0.pdf

⁶ RMOW, *The RLMP, Key strategy 1.3*, (2015) .

https://www.whistler.ca/sites/default/files/related/rlmp_main_report_final_0.pdf

⁷ RMOW, *The RLMP, Key strategy 4.3*, (2015).

https://www.whistler.ca/sites/default/files/related/rlmp_main_report_final_0.pdf

⁸ RMOW, *The RLMP – Detailed Recommendations*, (2015).

https://www.whistler.ca/sites/default/files/related/rlmp_detailed_recommendations_final_0.pdf

⁹ RMOW, *RLMP – Detailed Recommendations*, (2015) (pg. 57).

https://www.whistler.ca/sites/default/files/related/rlmp_detailed_recommendations_final_0.pdf

¹⁰ For more information on my view of hydro development and how paddlers should interact with it, please see my article “Dammed if you do, damned if you don’t” in which I argue that paddlers should support renewable energy, including hydro. The article is available at:

<https://www.rapidmedia.com/rapid/categories/departments/4829-dammed-if-you-do-damned-if-you-don-t.html>

¹¹ BC Hydro, *Resource Options Report: Appendix 8-A -- Run-of-River Report*. (2016).

<https://www.bchydro.com/content/dam/BCHydro/customer-portal/documents/corporate/regulatory-planning-documents/integrated-resource-plans/current-plan/ror-update-appx-8a-20130802.pdf>

Hydro development will destroy the Callaghan for recreation

In some cases, hydro development and whitewater paddling can co-exist. An example is the Ashlu Creek, near Squamish. The Ashlu is a larger river that is usually paddled at low flows, which makes paddling a possibility at certain times of the year despite the power project. Furthermore, as part of a recreation mitigation strategy, Innergex (the company behind both the Ashlu project and the Callaghan proposal) must provide 12 weekends of [mandated flow releases](#) each year. However, this is the exception, not the norm. The nature of the Callaghan, which is usually paddled at high and medium flows, will almost certainly make the river unpaddable in normal conditions. Furthermore, changes to the federal Navigable Waters Protection Act no longer require the project proponent to mitigate recreation through flow releases. The developer has shared this with the paddling community, and ruled out providing recreational flows akin to the Ashlu.

Hydropower developers like to point to the Ashlu, and say that lowering the flow increases paddling opportunities by increasing the number of boatable days, and from providing mitigation options. While this has some merit in case of the Ashlu Creek specifically (as the Ashlu is paddled in lower flow), it is completely wrong for essentially all other creeks (as these are usually paddled at medium or high flows). For example, the Rutherford Creek north of Whistler -- which closely resembled the Callaghan -- once was another highly valued whitewater river. Since being developed for hydropower (also by Innergex), the creek is dry even during high-water events. The artificial whitewater course built for mitigation is unusable. The only way to protect recreation on the Callaghan is to stop the development from happening.

The Sea to Sky corridor already has seen an incredible amount of development on its rivers. With the exception of the Squamish River, just about every single river and creek in the corridor already has some form of power development on it, including the Ashlu Creek, Boulder Creek, Brandywine Creek, Cheakamus River, Clowhom Creek, Culliton Creek, Fitzsimmons Creek, Furry Creek, Lillooet River, Mamquam River, Miller Creek, Rutherford Creek, Skookum Creek, Soo River, Stave River, and Wedgemount Creek. Many of these were high quality whitewater rivers, and can no longer be paddled. I believe that industrial development should be balanced with conservation and recreation. In my opinion, the pendulum has already swung too far towards development in the Sea to Sky. This amplifies the need for the Callaghan to remain free flowing.

Final thoughts

The Callaghan Creek is an exceptional recreational resource, treasured by international travelers and locals alike. It is what makes Whistler and the Sea to Sky an internationally renowned paddling destination. Proposed hydro development would eliminate the creek for whitewater recreation. As such, it goes against the values and strategies identified in the Recreation and Leisure Master Plan that aims to make Whistler the preeminent mountain resort. More importantly, it would take away a natural and recreation asset highly valued by its local residents.

The only way to protect recreation on the Callaghan is to stop the development from happening. The section of the creek proposed for development is entirely within the Whistler municipal boundary. As a resident of Whistler, I ask you to support your community by taking a strong stand against hydro development on the Callaghan Creek, and

to use all means available to you to protect the creek for the long-term. Now is the time to act.

Thank you for taking the time to review this letter. I am available for more information at your convenience and look forward to collaborate on protecting this valued natural asset.

Sincerely,

A handwritten signature in cursive script that reads "Maxi Kniewasser".

Maximilian Kniewasser
2-2153 Timber Ridge
Whister, BC
VON 1B2

Cc:

Councillor Steve Anderson
Councillor Jack Crompton
Councillor Jen Ford
Councillor John Grills
Councillor Andree Janyk
Councillor Sue Maxwell
Honourable Mr. Jordan Sturdy, Parliamentary Secretary and MLA for West Vancouver
and Sea to Sky