



# WHISTLER

## AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL  
TUESDAY, OCTOBER 4, 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**

### **ADOPTION OF AGENDA**

Adoption of the Regular Council agenda of October 4, 2016.

### **ADOPTION OF MINUTES**

Adoption of the Regular Council minutes of September 20, 2016.

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

### **MAYOR'S REPORT**

### **PRESENTATION AND DELEGATION**

Whistler Housing Update    A Presentation by Mike Furey, Chief Administrative Officer regarding Whistler Housing Update.

### **INFORMATION REPORT**

Drywall Disposal System    *A presentation by municipal staff.*  
Changes at the Whistler

Transfer Station

Report No. 16-112

File No. 6700

**That** Information Report No.16-112 regarding changes to the system for disposing of drywall at the Whistler Transfer Station be received.

### **ADMINISTRATIVE REPORTS**

Crown Land Tenure  
Application For The Gin  
Peak Repeater Site  
Report No.16-111  
File No. 856.2

*A presentation by municipal staff.*

**That** Council authorize the Resort Municipality of Whistler's Crown land tenure application for the Gin Peak repeater site in the Callaghan Valley; and,

**That** Council authorize the Municipal Clerk to sign a Memorandum of Understanding with Whistler Search and Rescue (WSAR) that sets the terms of WSAR's use and maintenance of the Gin Peak repeater site.

CM77 – 7445 Treetop  
Lane – Covenant  
Modification  
Report No.16-109  
File No. CM0077

**That** Council approve modification of Covenant BP030195 for 7445 Treetop Lane to increase the floor elevation of the garage by 0.06 metres and the 2<sup>nd</sup> storey elevation by 1.1 metres, as shown on the architectural plans A100 and A900 prepared by EVOKE International Design Inc., dated September 20, 2016 and August 3, 2016, attached as Appendices B and C to Council Report No. 16-109;

**That** Council authorize the Mayor and Municipal Clerk to execute the covenant modification; and further,

**That** the following matter be completed to the satisfaction of the General Manager of Resort Experience prior to registration of the covenant modification:

1. Payment of any outstanding application fees.

RZ1126 — 1310 & 1350  
Cloudburst Drive - Gross  
Floor Area Adjustments  
Report No.16-110  
File No. RZ1126

*A presentation by municipal staff.*

**That** Council consider giving first and second readings to 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016';

**That** Council authorize staff to schedule a public hearing for 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', and to advertise for same in the local newspaper;

**That** Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience;

1. Registration of a Section 219 covenant on Lot 2 in favour of the Resort Municipality of Whistler to:
  - a. Establish a supported design for the proposed development that is consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines Council Policy G-22 and existing development in the neighbourhood;
  - b. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
2. Modification of Section 219 Rock Fall/Tree Preservation Covenant No. CA817861 to address rock fall hazard mitigation measures; and further,

**That** Council authorize the Mayor and Municipal Clerk to execute any necessary legal documents for this application.

## **MINUTES OF COMMITTEES AND COMMISSIONS**

Forest and Wildland  
Advisory Committee

Minutes of the Forest and Wildland Advisory Committee meeting of July 13, 2016.

Whistler Bear Advisory  
Committee

Minutes of the Whistler Bear Advisory Committee meeting of August 10, 2016.

### **BYLAWS FOR FIRST AND SECOND READINGS**

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

**That** Council consider giving first and second readings to Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016.

### **BYLAWS FOR THIRD READING**

Zoning Amendment  
Bylaw (Liquor Retails  
Sales) No. 2120, 2016

That Council consider giving third reading to Zoning Amendment Bylaw (Liquor Retails Sales) No. 2120, 2016.

### **OTHER BUSINESS**

### **CORRESPONDENCE**

Whistler Housing  
Suggestions  
File No. 3009

Correspondence from Kerry Dennehy dated September 27, 2016 regarding suggestions for Whistler housing issues.

Unightly Yard Issues  
File No. 3009

Correspondence from Allan Macey dated August 9, 2016, regarding the consequences of banning shipping containers unsightly yards.

Pedestrian Access to  
Whistler Children's  
Centre  
File No. 3009

Correspondence from Ben Thomas dated September 16, 2016, requesting something be done regarding the pedestrian access to the Whistler Children's Centre access from the corner of Nesters and Lorimer Road.

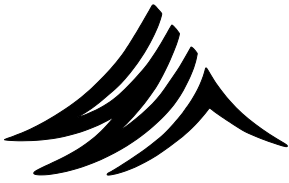
Human Trafficking and  
Sexual Exploitation  
Awareness  
File No. 3009

Correspondence from Cathy Peters dated September 14, 2016, regarding awareness for human trafficking and sexual exploitation and what our community is doing around the issue.

Changes to Whistler  
Memorial Bench  
Program  
File No. 3009

Correspondence from Mercedes Nicoll dated September 18, 2016, regarding their concerns with changes to the Whistler Memorial Bench Program.

### **ADJOURNMENT**



# WHISTLER

## MINUTES

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

**PRESENT:**

Acting Mayor: J. Ford

Councillors: J. Crompton, J. Grills, A. Janyk, S. Maxwell

**ABSENT:** Mayor N. Wilhelm-Morden, Councillor S. Anderson,

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  
Municipal Clerk, L. Schimek  
Manager of Communications, M. Comeau  
Manager of the Building Department, J. Mooney  
Recording Secretary, M. Kish

General Manager, Whistler Housing Authority, M. Zucht

**ADOPTION OF AGENDA**

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

**That** Council adopt of the Regular Council agenda of September 20, 2016.  
CARRIED

**ADOPTION OF MINUTES**

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

**That** Council adopt the Regular Council minutes of September 6, 2016.  
CARRIED

**PUBLIC QUESTION AND ANSWER PERIOD**

Wolfgang Lindemann – formerly of Tamarisk.

Questions are regarding the affordable housing shortage not just a housing shortage.



- Do you all agree that it is time to end the affordable housing shortage?
- Are you willing to implement policies for massive action to find smart ways to use our existing institutions by the implementation of a Whistler infrastructure bank monitored by the Bank of Canada Fiduciary's?
- Where will all the money and capital come from?
- Will you and your staff commit fully to money education creation because the answer to this question will answer the question "Where will the money come from"?
- Will you consider inviting Canada's modest think tank called COMER (Committee on Monetary Economic Reform) to help in this education process?
- Will you have a town hall meeting so you can ask us what we think – what kind of ideas and solutions we can offer?

Mr. Lindemann quoted Toni Ben former UK Member of Parliament who said "if you want to see what kind of democracy your rulers are creating ask these questions":

1. What powers do you have?
2. How did you get your powers?
3. What do you do with these powers in serving the community?
4. How can we get rid of you?

- Acting Mayor Ford thanked Mr. Lindemann for his well thought out questions.
- Acting Mayor Ford commented that it is a topic that is at the Council table all the time stating that there is a presentation further in the meeting from the Whistler Housing Authority (WHA) that address some of the issues brought up by Mr. Lindemann.
- Acting Mayor Ford reported that the presentation will discuss where our community is at and where it would like to be.
- Acting Mayor Ford answered the question "what do we do with those powers" saying that Council treat their powers with the utmost of respect.
- Acting Mayor Ford commented that it is something Council works on with staff and through the WHA and that she hoped the report later in the meeting would answer some of Mr. Lindemann's questions.

CAO M. Fury responded:

- How do we get rid of you? You vote at the next Council Election in November of 2018.
- What powers do they have? Powers under the *Community Charter*, the *Local Government Act* relating to land use planning primarily and other provisions of authority.
- How did they get those powers? Received by legislation through the *Resort Municipality of Whistler Act* of 1975 from the Provincial Government.
- What do they do with those powers? By carrying out the functions of water, sewer, provision of other services to the community, recreation, waste management and other functions related to that.

- Will you have a Town Hall Meeting? The RMOW held a town hall meeting in the form of the Community Forum in June where there was a table devoted to housing. This does not preclude future housing discussions and other matters.

*Mr. Lindemann asked what about education and money creation? Despite the question being asked away from the podium CAO Mike Furey responded:*

- Each year The RMOW has a budget process which you may watch online or you can attend the Budget Open House Meetings. The RMOW's financial statements are audited by an independent auditor and published on the Whistler.ca website. We send out pamphlets and other information that is part of our property tax collection each June which sets out at a high level how we spend our money. You can go into our budget which is online and see the line by line identification of how we spend both the capital and operating monies.

## **MAYOR'S REPORT**

Next week, Council will be attending the Union of BC Municipalities annual convention in Victoria. UBCM as it is known, is the advocate for local government in B.C. and Council will be attending with our local government staff and counterparts from around the province. At the convention, Council will have the opportunity to participate in forums, vote on UBCM resolutions, network with other municipalities, and engage in discussions with provincial ministers and officials. This year, Whistler has put forward a resolution for a Universal Daycare Plan. This resolution urges the provincial government to implement a universal daycare plan that creates new and affordable licensed day care spaces for infant and toddler care, for the benefit of families with an annual income below \$40,000 per year and to include all communities in BC. We have heard from our community members that the availability of affordable childcare spaces is a critical issue in Whistler. With endorsement of UBCM members, we hope to see the Province take action on this important issue. Whistler hosted the UBCM Convention in 2014 and will again host the convention in 2018.

Acting Mayor Ford commented that we have heard from our community members that transportation is an issue of concern. Through the RMOW's Transportation Advisory Group council committee which was re-established this year to address and recommend strategies related to Whistler transportation issues, we were able to operate a pilot project this summer, offering free transit throughout Whistler for six Saturdays. The pilot project was funded by the Day Lot Parking Committee which is the RMOW and Whistler Blackcomb, with extra buses funded by the RMOW and BC Transit. Acting Mayor Ford thanked Whistler Transit for providing the necessary service levels to make the free Saturday pilot project viable. The last day of free transit by the program was September 3. The RMOW is now asking for community feedback on the pilot project from visitors and residents—including both those who took free transit and those who did not. The feedback we receive will be used to shape future transportation and transit decisions in Whistler. A link to the survey can be found at [www.whistler.ca/transit](http://www.whistler.ca/transit).

The RMOW is also asking for feedback on this summer's Food Truck pilot program. From May until September, Food Trucks have been operating on a rotating basis at Lost Lake, Rainbow and Spruce Grove Park. A survey is open at [www.whistler.ca/foodtrucks](http://www.whistler.ca/foodtrucks) to gather feedback from the community about the pilot program and help determine if the program will continue in 2017.

Acting Mayor Ford reminded residents and visitors to Whistler that this is a very critical time for our bear population. Right now, bears are biologically driven to eat as much as they possibly can in order to consume enough calories for hibernation. Because of this, they may be more likely to be drawn in by attractants such as garbage, fruit trees, bird feeders and barbeques. Acting Mayor Ford encouraged everyone to do their utmost to be "Bear Smart" in Whistler and take steps to prevent bears from being attracted to our neighbourhoods.

Acting Mayor Ford asked that residents and visitors leash their dogs at all times to avoid conflicts with bears and avoid provoking aggressive behaviour in bears. Leashing dogs just doesn't keep bears safe, it is also a municipal bylaw. The [whistler.ca](http://www.whistler.ca) website now has a link to a provincial map that collects and maps all wildlife reports to the Conservation Officer Service. Acting Mayor Ford encouraged residents to view this map and be aware of the significant number of bears and other wildlife in our community at all times. A link to this map can be found on [www.whistler.ca](http://www.whistler.ca) under our environmental services page. Acting Mayor Ford would also like to hear about all the great Bear Aware actions local residents and visitors are involved in. As an incentive, we are running a Bear Aware contest on our Facebook site where individuals can share their Bear Smart actions and be entered to win a day pass to Whistler Bike Park and a two hour lake rental from Backroads Whistler or two-day passes to Meadow Park Sports Centre. The RMOW Facebook page can be found by searching @rmowhstler on Facebook. Acting Mayor Ford encouraged everyone, if they haven't already, to "Like" our Facebook page to get the latest information from the municipality.

It is that time of year again. Winter is coming and cross country ski and snowshoe passes for Lost Lake are now on sale. Early bird pricing is in effect until October 10. The RMOW is offering a 70-day ski assurance for all Lost Lake Cross Country pass holders. This means that if fewer than 70 skiable days are provided during the season, pass holders will receive approximately a 1% credit for each day determined non-skiable by the ski area. As well, Monday and Thursday nights will be 50-percent off and all cross country passes are valid for snowshoeing as well.

On behalf of the Resort Municipality of Whistler, Acting Mayor Ford extended congratulations to Whistler athlete Finn Iles on his win of the Union Cyclist Internationale Mountain Bike World Championships Junior World Cup Title World Cup in Val Di Sole, Italy on September 11. We are always so proud of our local athletes and their accomplishments, especially our younger athletes and Finn is only 17 years old. Congratulations Finn on this accomplishment.

All of Whistler is proud of what you have achieved so far and we look forward to cheering you on in the future.

Councillor Grills passed on the announcement from the Chamber of Commerce that Danny Tuff has been named the CEO, taking over from Val Litwin. Councillor Grills welcomed Danny and his family to the Whistler community and commented that Council looked forward to working with him in the near future.

Councillor Grills confirmed that there will be one more yard waste drop-off scheduled over the Thanksgiving weekend. The drop off location will be announced later in the newspaper.

Councillor Maxwell informed that she, Councillor Janyk and Transportation Demand Management Coordinator Emma Del Santo attended a workshop on active transportation commenting that they learned where Whistler was strong and about other communities' transportation solutions. Councillor Maxwell appreciated the opportunity to see what other communities were doing and hoped that they would be able to share what they learned with staff and the community.

#### **PRESENTATIONS/DELEGATIONS**

RCMP Statistics and Review

A presentation was given by RCMP Inspector Neil Cross regarding the RCMP Statistics and Review.

#### **INFORMATION REPORTS**

Whistler Housing Authority's 2016 Employer Housing Needs Assessment Report No. 16-107 File No. 7724

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

That Council receive the Whistler Housing Authority's 2016 Employer Housing Needs Assessment attached as Appendix A to Council Information Report No. 16-107.

CARRIED

#### **ADMINISTRATIVE REPORTS**

Amendment to Building and Plumbing Regulation Bylaw No. 1617, 2002 Report No. 16-108 File No. 4654/4604

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

**That** Council consider giving first, second and third readings to Building and Plumbing Regulation Amendment Bylaw No. 2126, 2016.

CARRIED

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

Whistler Bear Advisory Committee

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

**That** minutes of the Whistler Committee meeting of July 13, 2016 be received.

CARRIED

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

Building and Plumbing  
Regulation Amendment  
Bylaw No. 2126, 2016

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

**That** Building and Plumbing Regulation Amendment Bylaw No. 2126, 2016 receive first, second and third readings.

CARRIED

### **BYLAWS FOR ADOPTION**

Five-Year Financial Plan  
2016–2020 Amendment  
Bylaw No. 2127, 2016

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

**That** Five-Year Financial Plan 2016–2020 Amendment Bylaw No. 2127, 2016 be adopted.

CARRIED

Taxation Exemption for  
Philanthropic Purposes  
Bylaw No. 2125, 2016

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

**That** Taxation Exemption for Philanthropic Purposes Bylaw No. 2125, 2016 be adopted.

CARRIED

Zoning Amendment  
Bylaw (Whistler RV) No.  
2110, 2016

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

**That** Zoning Amendment Bylaw (Whistler RV) No. 2110, 2016 be adopted.

CARRIED

### **CORRESPONDENCE**

Union of British  
Columbian Municipalities  
(UBCM) – completion of  
Fuel Management  
Project Update  
File No. 3009

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

**That** correspondence from Peter Ronald, Programs Officer UBCM dated August 30, 2016, regarding the Union of British Columbian Municipalities (UBCM) completion of Fuel Management Project Update be received.

CARRIED

Graffiti in Creekside  
File No. 3009

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

**That** correspondence from Elizabeth Turner dated August 31, 2016, regarding graffiti in Whistler Creekside and possible solutions be received and referred to staff.

CARRIED

Municipal Construction  
Site Considerations  
File No. 3009

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

**That** correspondence from Stuart Munro dated September 10, 2016, regarding recommendations for construction sites be received and referred to staff.

CARRIED

Four Seasons Resort  
Initiative - Festival of  
Trees Support for BC  
Children's Hospital  
Foundation  
File No. 3009

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

**That** correspondence from Louise Caparella, Executive Assistant, Four Seasons Resort and Residences Whistler dated September 13, 2016, regarding the Four Seasons Resort and Residences Whistler's initiative and requesting Municipal support for Festival of Trees in support of BC Children's Hospital Foundation be received and direct staff to source the funding in support of the initiative as per Council request.

CARRIED

District Energy System  
(DES) Issues  
File No. 3009

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

**That** correspondence from Marc Dionne dated September 13, 2016, regarding issues with his DES be received and referred to staff.

CARRIED

Light Up Teal for  
Canada Trigeminal  
Neuralgia Canada  
(CaTNA)  
File No. 3009

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

**That** correspondence from Kathy Somers, Group Leader for Canada TNA regarding information on Trigeminal Neuralgia (chronic face pain) and requesting that the Fitzsimmons bridge be lit up teal (or close to it) on October 7, 2016 be received and the supported.

CARRIED

## ADJOURNMENT

Moved by Councillor J. Crompton

**That** Council adjourn the September 20, 2016 Council meeting at 6:50 p.m.

CARRIED

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Mayor, N. Wilhelm-Morden

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Municipal Clerk, L. Schimek

DRAFT



## REPORT | INFORMATION REPORT TO COUNCIL

**PRESENTED:** October 4, 2016  
**FROM:** Infrastructure Services  
**SUBJECT:** Drywall Disposal System Changes at the Whistler Transfer Station

**REPORT:** 16-112  
**FILE:** 6700

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Information Report No.16-112 regarding changes to the system for disposing of drywall at the Whistler Transfer Station be received.

### REFERENCES

Administrative Report 16-033 Solid Waste Tipping Fee Update from April 2016.

### PURPOSE OF REPORT

The purpose of this report is to summarize the recent findings and the staff recommended approach to the handling and acceptance of Waste Asbestos Drywall (drywall manufactured before 1990) at the Whistler Transfer Station. This material is defined as Hazardous Waste under the BC Environmental Management Act. The planned course of action is to not receive this material at the Whistler Transfer Station after October 31, 2016. Public/commercial businesses who encounter this hazardous material will need to ensure it is handled and disposed of per provincial regulations including but not limited to the Environmental Management Act and the Hazardous Waste Regulation.

### DISCUSSION

Waste asbestos means waste containing friable asbestos fibres or asbestos dust greater than 1% either at the time of manufacture, or as determined using a method specified in Section 40(1) of the *Hazardous Waste Regulation* (B.C. Reg. 63/88), including Asbestos Cement. Gypsum Board or Drywall containing asbestos is considered to be Waste Asbestos Drywall. Waste asbestos drywall is currently being accepted at the Whistler Transfer Station.

The management of waste asbestos drywall, including transportation and disposal, from residential buildings is within the Ministry of Environment's (MOE's) jurisdiction, but the decision to remove asbestos from structures and the removal process itself are not. Although the regulations for the management of waste asbestos have been in place for some time, it appears they have not been adhered to in past. Special techniques are required to remove material containing asbestos safely.



WorkSafeBC (WSBC) inspected Carney's operations at the Whistler Transfer Station on August 15, 2016 as a result of a complaint made. As a result of that inspection WSBC wrote the business an order of noncompliance that needed to be addressed by September 20, 2016. As a component of that order, a workplace hazard assessment would be required in order for Carney's to continue to handle waste asbestos drywall. In addition, if Carneys were to proceed with formalizing a waste asbestos drywall program a Transportation of Dangerous Goods (TDG) manifest would need to be issued as this material can only be transported by a hazardous material disposal company.

The Squamish Landfill and Lower Mainland transfer stations, with the exception of those that have Hazardous Materials handling and disposal procedures in place, have already stopped accepting waste asbestos drywall. Several "asbestos abatement" companies have stepped in to provide services to properly remove the waste asbestos drywall during renovations or demolitions, and dispose of the material as a hazardous material. This is an expensive process and requires properly trained people, protective clothing, detailed procedures, and a hauling company that is certified to transport hazardous materials to a special landfill (currently in Alberta).

The Whistler Transfer Station will follow suit with the other local landfills and transfer stations, and waste asbestos drywall will no longer be accepted after October 31, 2016. There is at least one "asbestos abatement" company already working in Whistler so there is a viable option available to local contractors. Newer drywall (that is proven to not contain asbestos) will continue to be received at the Whistler Transfer Station at the tipping fee specified in the Consolidated Garbage and Wildlife Attractants Bylaw 1861, 2008.

Public/commercial businesses who encounter this hazardous material will need to ensure it is handled and disposed of per provincial regulations including but not limited to the Environmental Management Act and the Hazardous Waste Regulation:

<http://www2.gov.bc.ca/gov/content/environment/waste-management/hazardous-waste/registration-of-hazardous-waste-generators-and-facilities/management-of-waste-asbestos>.

Carney's has informed WSBC that they will not be accepting waste asbestos drywall at the Whistler Transfer Station after October 31, 2016 and has submitted their procedures for screening incoming drywall. Carney's committed that until that date, staff would not physically touch the waste asbestos drywall and this material would only be accepted on site in double bags and would go immediately into a lidded container. WSBC have closed out this component of the order, as they accept the approach.

RMOW and Carney's staff will monitor how other jurisdictions handle this issue going forward, and will look for opportunities to provide improved levels of service to the community if it is practically and financially feasible.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials and Solid Waste	Substances and chemicals that are harmful to human health are being eliminated, replaced, or managed in a	This change to the RMOW's waste handling process will encourage the safe handling of a potentially hazardous material.

	way that they do not disperse in nature	
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W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Materials and Solid Waste	The resort community is 'closing the loop' by providing appropriate opportunities for reducing, reusing and recycling materials	Whistler's building contractors and residents will no longer be able to dispose of pre-1990 drywall at the Whistler Transfer Station, but properly dealing with potentially asbestos containing drywall at the demolition sites will ensure that no workers are exposed to this hazardous material.

## BUDGET CONSIDERATIONS

Not accepting waste asbestos drywall at the Whistler Transfer Station after October 31, 2016 will allow the Solid Waste Operating budget to remain unchanged.

If the RMOW decides to have our Solid Waste Operations contractor put the proper procedures in place to allow this hazardous material to be accepted at the Transfer Station and dispose of this material at a hazardous waste landfill, a significant revision to the solid waste budget is anticipated.

## COMMUNITY ENGAGEMENT AND CONSULTATION

Engagement with affected businesses and advertisement of this change to the RMOW's solid waste system will start on October 5<sup>th</sup>. The RMOW and Carney's will start communicating this change to various local associations including local building contractors home inspection businesses, real estate agents, residents and Carney's account holders on October 5<sup>th</sup>.

## SUMMARY

Waste asbestos drywall (pre-1990 drywall) will no longer be accepted at the Whistler Transfer Station after October 31, 2016. The RMOW and Carney's will start communicating this change to various local associations including local building contractors home inspection businesses, real estate agents, residents and Carney's account holders on October 5<sup>th</sup>. Alternatives are available to the local building contractors and residents to properly handle and dispose of this material.

Respectfully submitted,

Gillian Woodward  
Manager of Transportation and Waste Management  
for  
James Hallisey  
General Manager of Infrastructure Services



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** October 4, 2016 **REPORT:** 16-111  
**FROM:** CORPORATE & COMMUNITY SERVICES **FILE:** 856.2  
**SUBJECT:** CROWN LAND TENURE APPLICATION FOR THE GIN PEAK REPEATER SITE

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council authorize the Resort Municipality of Whistler's Crown land tenure application for the Gin Peak repeater site in the Callaghan Valley; and,

**That** Council authorize the Municipal Clerk to sign a Memorandum of Understanding with Whistler Search and Rescue (WSAR) that sets the terms of WSAR's use and maintenance of the Gin Peak repeater site.

### REFERENCES

Appendix A – Crown Land Tenure Application

Appendix B - Memorandum of Understanding between the Resort Municipality of Whistler and the Whistler Search & Rescue Society for the Crown Land Tenure and Maintenance of the Gin Peak Repeater site.

### PURPOSE OF REPORT

The purpose of this report is to obtain Council's support of the Crown land tenure application (file 2411811) for the Gin Peak repeater site and the Memorandum of Understanding with WSAR for the use and maintenance of the site once the tenure is approved.

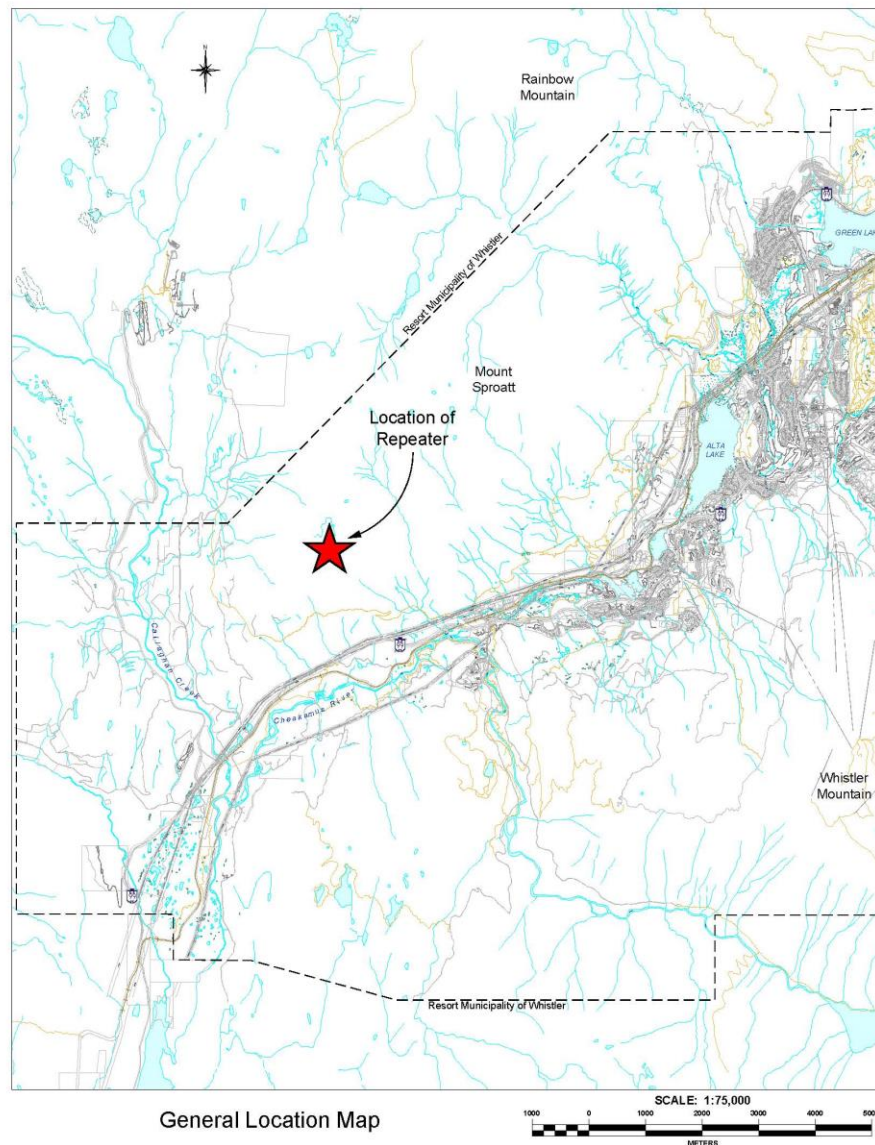
The Crown land tenure application is part of the Community Institutional Program through Front Counter BC (Ministry of Forests, Lands, and Natural Resource Operations). The authorizing agency requires a resolution from Council endorsing the application prior to approval of the tenure.

### DISCUSSION

For the 2010 Olympic and Paralympic Winter Games, the Province of British Columbia installed a repeater site on Gin Peak in the Callaghan Valley to increase radio interoperability in the Callaghan Valley, and from the Callaghan Valley to Whistler Village and ECOMM in Vancouver. Following the Games, the Province no longer had a use for the Gin Peak repeater site but did not remove the equipment.

While the Province does not have need for the Gin Peak repeater site, the repeater has become a critical piece of radio communications infrastructure for WSAR during search and rescue operations in the Callaghan, Brandywine, and Powder Mountain area. Since the Games WSAR have maintained the repeater, which is only accessible by helicopter, snowmobile, or off-road vehicles.

The RMOW recognizes that WSAR is a vital resource in the community and that effective radio communications is critical to search and rescue operations. For this reason, the RMOW and WSAR see the value in working together to secure the continued use of the Gin Peak repeater site through a Crown land tenure application. To ensure that the infrastructure is maintained for rescue operations WSAR has agreed to maintain the Gin Peak repeater, details of this agreement are found in *Appendix B Memorandum of Understanding Between Resort Municipality of Whistler and Whistler Search & Rescue Society for the Crown Land Tenure and Maintenance of the Gin Peak Repeater site*. Specifically, as listed in the agreement the RMOW will apply for and hold the Crown land tenure for the Gin Peak repeater site. The RMOW will fund the application fee as identified in the Crown Land Fees Schedule and rent on the site. WSAR will fund the maintenance and repairs needed on the Gin Peak repeater infrastructure and the licensing cost of the repeater.





Picture courtesy for WSAR



Picture courtesy for WSAR

In addition to use by WSAR, this radio site has significant future potential for additional user groups including, but not limited to, RMOW operations and amateur radio. Securing the tenure of the Gin Peak repeater site could save the RMOW and other community organizations money in the future as the repeater infrastructure including the tower, antenna, repeater, solar panels, and batteries are already on site, installed, and operational.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Health & Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events.	Securing the tenure for the Gin Peak repeater site ensures radio interoperability for WSAR during search and rescue operations in the Callaghan, Brandywine, and Powder Mountain area. This increases the safety of both visitors and residents in Whistler in the unfortunate event that they are injured or lost in this area of the back-country.
Partnership	Partners work together to achieve mutual benefit.	This partnership between the RMOW and WSAR is mutually-beneficial for both organizations. WSAR agreeing to maintain this infrastructure means that this resource can be maintained for use in our community.

## OTHER POLICY CONSIDERATIONS

The Crown land tenure application is part of the Community Institutional program. A resolution from Council endorsing the application is required with the tenure application.

The Community Institutional Program serves to support the community, social and economic goals of the Province of British Columbia by making parcels of Crown land available for community uses. It enables the use of Crown land for health, education, public safety, community infrastructure, and public facilities that benefit the public-at-large.

## **BUDGET CONSIDERATIONS**

As listed above, the RMOW will fund the one-time application fee of \$262.50 and the rent on the site costing \$1 per year. Tenures issued under the Community Institutional Program are the standard tenures issued for Crown land but have less than fair market rent to reflect the overarching community use.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

As part of the Crown land tenure application process, Front Counter BC (Ministry of Forests, Lands, and Natural Resource Operations) will forward the application for comments to:

- First Nations;
- other governments agencies having statutory responsibilities related to the application;
- local governments; and
- the general public.

BC Wildfire Service, Whistler Amateur Radio, Whistler Fire Rescue Service, Squamish Lillooet Regional District, and the RCMP were polled to determine their interest in the repeater. None of these groups were currently using the repeater but indicated that the site had significant future potential and that it should be maintained.

## **SUMMARY**

The purpose of this Administrative Report is to obtain Council's support of the Crown land tenure application for the Gin Peak repeater site and the Memorandum of Understanding with WSAR for the use and maintenance of the site once the tenure is approved.

Respectfully submitted,

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



## APPENDIX A – CROWN LAND TENURE APPLICATION

	<h3>Crown Land Tenure Application</h3> <p>Tracking Number: 100163401</p>
-----------------------------------------------------------------------------------	--------------------------------------------------------------------------

#### APPLICANT INFORMATION

If approved, will the authorization be issued to an Individual or Company/Organization?	Company/Organization
What is your relationship to the company/organization?	Employee

#### APPLICANT COMPANY / ORGANIZATION CONTACT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name:	Resort Municipality of Whistler
Doing Business As:	RMOW
Phone:	604-935-8202
Fax:	
Email:	blutke@whistler.ca
BC Incorporation Number:	
Extra Provincial Inc. No:	
Society Number:	
GST Registration Number:	
Contact Name:	Brian Lutke
Mailing Address:	4325 Blackcomb Way Whistler BC V0N1B4

#### CORRESPONDENCE E-MAIL ADDRESS

If you would like to receive correspondence at a different email address than shown above, please provide the correspondence email address here. If left blank, all correspondence will be sent to the above given email address.

Email:	
Contact Name:	Brian Lutke

#### ELIGIBILITY

Question	Answer	Warning
----------	--------	---------

Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
-----------------------------------------------------------------------------------------------------------------	-----	--

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

Applicants and/or co-applicants who are Organizations must either:

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

#### TECHNICAL INFORMATION

Please provide us with the following general information about you and your application:

#### EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure?  
Please specify your file number:

Yes  
Resort Municipality of Whistler 2401136/2409340/etc  
If you have several file numbers, please make a note of at least one of them  
above. Example numbers: 1234567, 153245, others

#### ALL SEASONS RESORTS

The All Seasons Resorts Program serves to support the development of Alpine Ski and non-ski resorts on Crown land. For more detailed information on this program please see the operational policy and if you have further questions please contact FrontCounter BC.

Are you applying within an alpine ski resort? No

#### WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a Short Term, low impact activity YOU MAY NOT NEED TO APPLY for a tenure as you may be authorized under the Permissions policy. To determine if your use is permissible under the Land Act please refer to the Land Use Policy - Permissions

If your purpose can not be found in the list or if your intended use or term does not meet the terms and conditions of the policy, please contact FrontCounter BC.

Purpose	Tenure	Period
Community Institutional Public Works	Licence of Occupation	More than thirty years

What are you applying for? Nominal Rent Tenure (Licence / Lease)

#### ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: Summer: 4x4; Winter: Snowmobile

#### COMMUNITY INSTITUTIONAL

Crown land dispositions for less than fair market value are offered on a limited basis to community or institutional groups. Please visit the Community and Institutional webpage for more information.

Specific Purpose: Public Works  
Period: More than thirty years  
Tenure: Licence of Occupation

#### ELIGIBILITY

Sponsored Crown Grants and Nominal Rent Tenures are limited to specific organizations. Please refer to the Community and Institutional Program Area for verification of eligibility.

Are you eligible? Yes

#### TOTAL APPLICATION AREA

Please give us some information on the size of the area you are applying for.

Please specify the area: .02 hectares

#### PROJECT DETAIL

A Community Organization is open to the entire community, or provides benefit to the entire community. Examples: historical, museum and arts societies, recreation organizations, community organizations, volunteer societies, youth and senior service organizations.

Are you a community organization? Yes

Please upload the Constitution and Bylaws document.	Certificate of Incorporation RMOW Act.pdf	Certificate of Incorporation RMOW 1975 as well as the RMOW Act.
Please upload the Annual Report / Financial Statement document.	appendixa_2015_annual_report_and_corporate_plan_spring2015_0.pdf	RMOW Annual Report and Corporate Plan



#### IMPORTANT CONSIDERATIONS

Are you intending to use the land as a shooting range or shooting club for discharge of firearms? No

#### ADDITIONAL QUESTIONS

In many cases you might require other authorizations or permits in order to complete your project. In order to make that determination and point you in the right direction please answer the questions below. In addition, your application may be referred to other agencies for comments.

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia? No

Are you planning to cut timber on the Crown Land you are applying for? No

Are you planning to use an open fire to burn timber or other materials? No

Do you want to transport heavy equipment or materials on an existing forest road? No

Are you planning to work in or around water? No

Does your operation fall within a park area? No

#### LOCATION INFORMATION

Please provide information on the location and shape of your Crown land application area. You can use one or more of the tools provided.

☒ I will upload files created from a Geographic Information System (GIS)

#### SPATIAL FILES

Do you have a spatial file from your GIS system? You can upload it here.

Description	Filename	Purpose
ESRI Shapefile	Callaghan_Repeater.shp	Community Institutional

☒ I have geographic coordinate data (i.e. GPS)

#### GEOGRAPHIC COORDINATES

For Latitude and Longitude, you must enter a number between 47 to 60 and -140 to -113 respectively. Your Geographic Coordinates must be in decimal degree format. Example: 54.144869 (lat) and -124.120275 (long) If you are using Google Earth for finding the latitude and longitude values and you need to be sure the format is correct, then follow the steps:

1. Please click on "Tools" in the menu bar
2. Click "Options"
3. Select "Decimal Degree" under "Show Lat/Long" section

Latitude	Longitude	Description
50.1051569	-123.0735653	SW side of Mount Sproatt, Callaghan Valley, Whistler

#### ATTACHED DOCUMENTS

Document Type	Description	Filename
Development Plan	Management Plan	Management Plan.pdf

General Location Map      General Location Map: Identifies the repeater location within the RMOW boundaries at a scale of 1:75,000 (letter-sized page)      General Location Map.pdf

Site Plan      Site Map at Scale of 1:1000  
Location is SW side of Mount Sproatt, Callaghan Valley, Whistler      Site Map.pdf

#### PRIVACY DECLARATION

☒ Check here to indicate that you have read and agree to the privacy declaration stated above.

#### REFERRAL INFORMATION

Some applications may also be passed on to other agencies, ministries or other affected parties for referral or consultation purposes. A referral or notification is necessary when the approval of your application might affect someone else's rights or resources or those of the citizens of BC. An example of someone who could receive your application for referral purposes is a habitat officer who looks after the fish and wildlife in the area of your application. This does not apply to all applications and is done only when required.

**Company / Organization:** Resort Municipality of Whistler  
**Contact Name:** Brian Lutke  
**Contact Address:** 4325 Blackcomb Way  
Whistler BC V0N1B4  
**Contact Phone:** 604-935-8202  
**Contact Email:** blutke@whistler.ca

☒ I hereby grant permission for the public release of the information provided above. This information will be used to fulfill, if required, the referral and advertising requirements of my application.

#### OTHER INFORMATION

Is there any other information you would like us to know?

There are no plans to alter the construction of this site. The purpose of the licence is to ensure the repeater infrastructure is maintained. The repeater infrastructure provides radio capabilities to the Whistler Fire Rescue Service during road rescues on Highway 99 as well as redundant communications to ECOMM (911 dispatch) in Vancouver. The repeater infrastructure also provides radio capabilities to Whistler Search & Rescue for the Powder Mountain area where an increasing number of rescues take place as this is a popular snow mobile recreations area.

#### APPLICATION FEES

Item	Amount	Taxes	Total	Outstanding Balance
Crown Land Tenure Application Fee	\$250.00	GST @ 5%: \$12.50	\$262.50	\$0.00

#### OFFICE

Office to submit application to:      Surrey

#### PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource authorization from the Province of BC?      No

#### OFFICE USE ONLY

Office	File Number	Project Number
Surrey		

	Disposition ID	Client Number
--	----------------	---------------

## **APPENDIX B - MEMORANDUM OF UNDERSTANDING**

### **Memorandum of Understanding**

Between

Resort Municipality of Whistler

and

Whistler Search & Rescue Society

### **Purpose**

This Memorandum of Understanding (MOU) sets the terms between the Resort Municipality of Whistler (RMOW) and the Whistler Search and Rescue Society (WSAR) for the Crown Land tenure and maintenance of the Gin Peak repeater site in the Callaghan Valley.

### **Background & Funding**

For the 2010 Olympic and Paralympic Winter Games, the Province of British Columbia installed a repeater site on Gin Peak in the Callaghan Valley to increase radio interoperability in the Callaghan Valley, and from the Callaghan Valley to Whistler Village and ECOMM in Vancouver. Following the Games, the Province no longer had a use for the Gin Peak repeater site.

While the Province does not have need for the Gin Peak repeater site, the repeater has become a critical piece of radio communications infrastructure for WSAR during search and rescue operations in the Callaghan, Brandywine, and Powder Mountain area. The RMOW recognizes that WSAR is a vital resource in the community and that effective radio communications is critical to search and rescue operations. For this reason, the RMOW and WSAR see the value in working together to maintain the Gin Peak repeater site.

It is therefore understood between the parties as follows:

The RMOW agrees to apply for and hold the Crown Land tenure for the Gin Peak Repeater site. The RMOW will fund the application fee as identified in the Crown Land Fees Schedule and the rent on the site. WSAR will fund the maintenance and repairs needed on the Gin Peak repeater infrastructure and the licensing cost of the repeater.

The MOU does not limit either the RMOW or WSAR from applying for funding to enhance the site infrastructure or to help fund maintenance costs.

### **Duration**

The RMOW and WSAR indicate agreement of this MOU by their signatures. This MOU shall be effective upon the signatures of RMOW and SAR authorized officials.

In the event that either party no longer wishes to subscribe to the roles and principles espoused by this MOU, the party shall advise the other party in writing.

### **Signatures**

Resort Municipality of Whistler

Per: \_\_\_\_\_

Title: Laurie-Anne Schimek; Municipal Clerk; Resort Municipality of Whistler

Whistler Search & Rescue Society

Per: \_\_\_\_\_

Title: Brad Sills; Team Lead; Whistler Search and Rescue Society



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** October 4, 2016  
**FROM:** Resort Experience  
**SUBJECT:** CM 77 – 7445 TREETOP LANE – COVENANT MODIFICATIONS

**REPORT:** 16-109  
**FILE:** CM0077

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve modification of Covenant BP030195 for 7445 Treetop Lane to increase the floor elevation of the garage by 0.06 metres and the 2<sup>nd</sup> storey elevation by 1.1 metres, as shown on the architectural plans A100 and A900 prepared by EVOKE International Design Inc., dated September 20, 2016 and August 3, 2016, attached as Appendices B and C to Council Report No. 16-109;

**That** Council authorize the Mayor and Municipal Clerk to execute the covenant modification; and further,

**That** the following matter be completed to the satisfaction of the General Manager of Resort Experience prior to registration of the covenant modification:

1. Payment of any outstanding application fees.

### REFERENCES

**Applicant:** EVOKE International Design Inc.  
**Legal Description:** Lot 7, District Lot 4752 group 1 Plan LMP47964  
**Current zoning:** RS1 Zone (Single Family Residential One)  
**Appendices:** 'A' – Location Map  
'B' – Proposed garage and 2<sup>nd</sup> floor elevations  
'C' – Proposed Streetscape Elevation

### PURPOSE OF REPORT

This report seeks Council's approval of Covenant Modification Application CM 77, an application to amend Covenant BP030195 applicable to 7445 Treetop Lane to raise the permitted floor elevations for the garage and 2<sup>nd</sup> storey by 0.06 metres and 1.1 metres respectively.

### DISCUSSION

The subject property is located at 7445 Treetop Lane as shown in Appendix A. All of the properties on this street are subject to covenants for tree preservation areas, building envelope areas, driveway location, and maximum floor elevations for the garage and the 2<sup>nd</sup> storey.

The applicant is seeking a modification to the covenant to increase the floor elevations of the garage from 670.83 metres to 670.89 metres and the 2<sup>nd</sup> storey from 677.0 metres to 678.1 metres. The purpose of the floor elevations is to align the house heights in the subdivision with the ascending elevation of the homes from the lower end to the top end of the street.

Staff reviewed the elevations on the immediately adjacent properties for context regarding the requested changes to the subject property's garage and 2<sup>nd</sup> storey elevations as summarized in the table below. The RMOW approved amendments to both adjacent properties, and the proposed amendment to 7445 Treetop Lane is considered to be consistent with the ascending ordering of building heights and topography of the street.

Floor Elevations (metres)	7441 Treetop Lane Under construction – south side	7445 Treetop Lane SUBJECT PROPERTY	7449 Treetop Lane Built – north side
Garages – Covenant - Amended	670.05 670.05 (no change)	670.83 670.89*	669.73 677.48
2 <sup>nd</sup> Floors – Covenant - Amended	676.05 676.59	677.0 678.1*	670.50 684.05

\* - proposed garage and 2<sup>nd</sup> floor elevations

For the subject property the covenanted garage floor elevation is 670.83 metres. The proposed garage floor elevation is 670.89 metres, which is an increase in elevation of 0.06 metres (0.2 feet). The covenanted 2<sup>nd</sup> storey elevation is 677.0 metres. The proposed 2<sup>nd</sup> storey elevation is 678.1 metres, which is an increase in elevation of 1.1 metres (3.6 feet).

The architectural plan uses empirical measurements as shown in the attached Appendix B with the noted proposed garage floor elevation of 2201.1 feet (670.89 metres) and the proposed 2<sup>nd</sup> storey elevation of 2224.7 feet (678.1 metres).

The architect has provided a streetscape drawing to illustrate how the proposed building remains between the heights of the buildings at 7441 and 7449 Treetop Lane as shown in the attached Appendix C.

Staff support the request to amend the garage and 2<sup>nd</sup> storey elevations on the subject property as the requested elevations and building height remain aligned between the adjacent properties.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	<p>Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.</p> <p>The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscales and evoking a dynamic sense of place.</p>	<p>The proposed changes to the garage and second floor elevations are considered to be consistent with the immediate neighbourhood character.</p> <p>The proposed dwelling will be constructed within the property's building envelope and the tree covenanted area will be required to be fenced off during construction to prevent disturbances to the tree preservation area.</p>

	Continuous encroachment on nature is avoided.  Landscape areas consist of native plant species that eliminate the need for watering and chemical use.	
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------	--

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	n/a	

## OTHER POLICY CONSIDERATIONS

None.

## LEGAL CONSIDERATIONS

All other covenants registered on the property remain in effect and the owner is responsible for complying with their requirements.

## BUDGET CONSIDERATIONS

Covenant modification application fees provide for the recovery of costs associated with review of this application.

## COMMUNITY ENGAGEMENT AND CONSULTATION

There are no consultation requirements for this application.

## SUMMARY

This report seeks Council approval to amend covenant BP030195 applicable to 7445 Treetop Lane to raise the permitted floor elevation for the garage by 0.06 metres and the 2<sup>nd</sup> storey elevation by 1.1 metres.

Respectfully submitted,

Robert Brennan, MCIP  
PLANNER  
for  
John Rae  
ACTING GENERAL MANAGER of RESORT EXPERIENCE

LOCATION MAP: 7445 Treetop Lane





APPENDIX B

Disclaimer  
This drawing and all copyright therein are the sole and exclusive property of Evoke International Design Inc. Reproduction or use of this drawing in whole or in part by any means in any way whatsoever without the prior written consent of Evoke International Design Inc. is strictly prohibited. This drawing should not be used to calculate areas. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with the relevant Building Code By Law and related documents. Drawing errors and omissions must be immediately reported to Evoke.

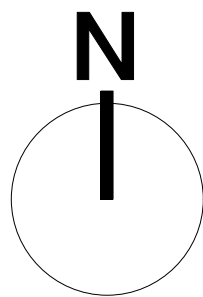
Date	Revision Notes
16-9-20	RE-ISSUED FOR COVENANT MODIFICATION

Date	Issue Notes
16-8-3	ISSUED FOR COVENANT MODIFICATION

**EVOKE**  
INTERNATIONAL DESIGN INC  
2386 Alberta St  
Vancouver  
BC V5Y 3K7  
t: 604-875-8667  
e: info@evoke.ca  
www.evoke.ca

RE-ISSUED FOR COVENANT  
MODIFICATION  
SEPTEMBER 20TH, 2016

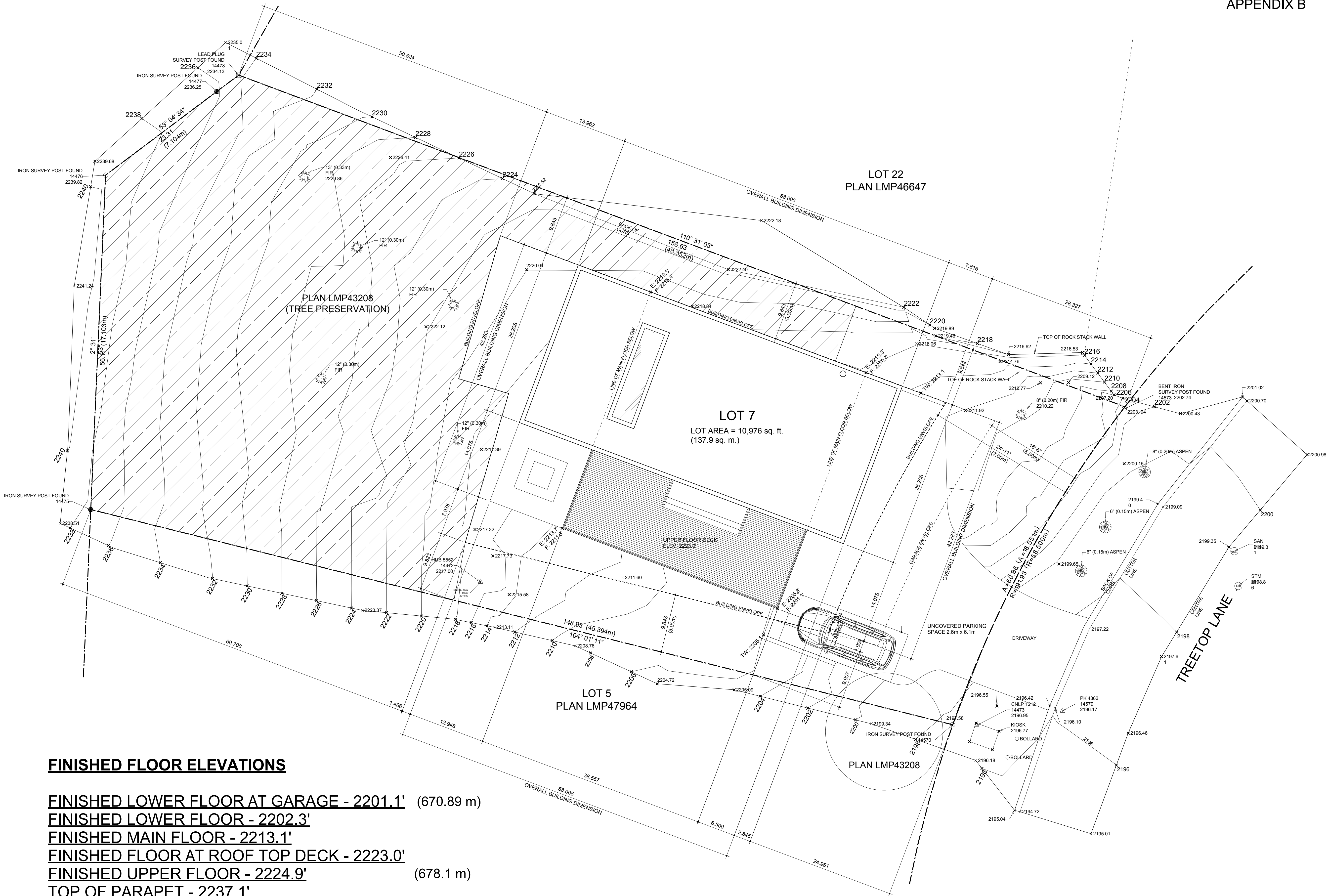
Gilbert House  
7445 Treetop Lane



Site Plan

Project ID GIL	Date August 3, 2016
Drawn By MM	Scale As Noted
Reviewed By DN/SM	CAD File Name GIL_PROGRESS
Drawing No.	

A100



FINISHED FLOOR ELEVATIONS

- FINISHED LOWER FLOOR AT GARAGE - 2201.1' (670.89 m)
- FINISHED LOWER FLOOR - 2202.3'
- FINISHED MAIN FLOOR - 2213.1'
- FINISHED FLOOR AT ROOF TOP DECK - 2223.0'
- FINISHED UPPER FLOOR - 2224.9' (678.1 m)
- TOP OF PARAPET - 2237.1'



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16-8-3	ISSUED FOR COVENANT MODIFICATION
Date	Issue Notes

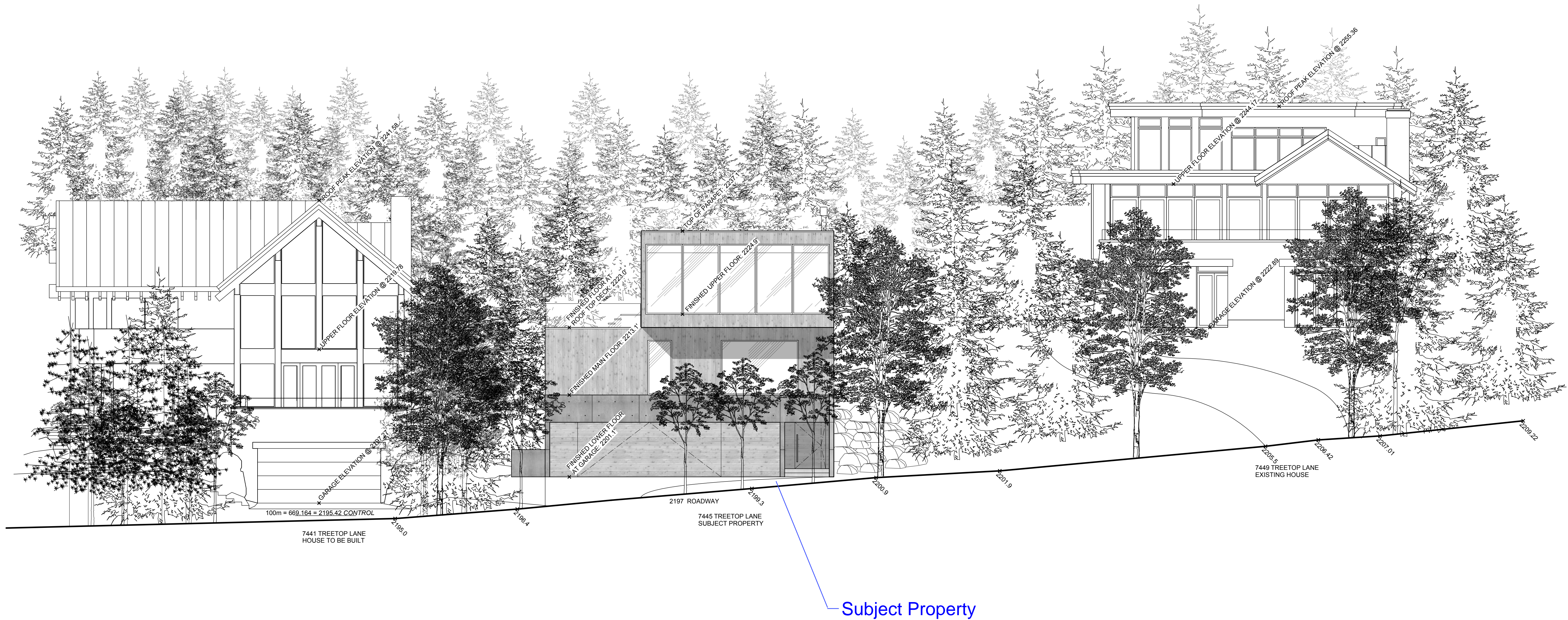
2388 Alberta St  
Vancouver  
BC V5Y 3K7  
Tel: 604-875-8667  
info@evoke.ca  
www.evoke.ca

ISSUED FOR COVENANT  
MODIFICATION  
AUGUST 3rd, 2016

## Streetscape

Date  
August 3, 2016  
Scale  
As Noted  
CAD File Name  
GIL\_PROGRESS

# A900



1	Streetscape
A900	1/8" = 1'-0"





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** October 4, 2016  
**FROM:** Resort Experience  
**SUBJECT:** RZ 1126 – 1310 & 1350 CLOUDBURST DRIVE - GROSS FLOOR AREA ADJUSTMENTS

**REPORT:** 16-110  
**FILE:** RZ1126

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council consider giving first and second readings to 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016';

**That** Council authorize staff to schedule a public hearing for 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', and to advertise for same in the local newspaper;

**That** Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (1310 & 1350 Cloudburst Drive) No. 2128, 2016', the following matters shall be addressed to the satisfaction of the General Manager of Resort Experience;

1. Registration of a Section 219 covenant on Lot 2 in favour of the Resort Municipality of Whistler to:
  - a. Establish a supported design for the proposed development that is consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines Council Policy G-22 and existing development in the neighbourhood;
  - b. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
2. Modification of Section 219 Rock Fall/Tree Preservation Covenant No. CA817861 to address rock fall hazard mitigation measures; and further,

**That** Council authorize the Mayor and Municipal Clerk to execute any necessary legal documents for this application.

### REFERENCES

**Owner:** Resort Municipality of Whistler

**Location:** 1310 and 1350 Cloudburst Drive

**Legal Description:** PLAN EPP1759 LOT 1 DISTRICT LOT 8073 NEW WESTMINSTER DISTRICT GROUP 1  
PLAN EPP277 LOT 2 DISTRICT LOT 8073 NEW WESTMINSTER DISTRICT GROUP 1.

**Current Zoning:** RS12 Zone (1310 Cloudburst Drive) and RM65 (1350 Cloudburst Drive)

**Appendices:** A Location and Site Map  
B Site and Architectural Plans (L-0.1- A4.3) Prepared by Murdoch and Company Architecture and Planning, dated July 14, 2016

## PURPOSE OF REPORT

This report describes the proposed rezoning of lands currently held by the Whistler 2020 Development Corporation (WDC) located at 1310 & 1350 Cloudburst Drive, which are zoned RS12 and RS65 respectively. The rezoning would adjust the gross floor area (GFA) allocated between these sites under their current zoning to optimize their remaining development potential for employee and market housing. This report also seeks Council's consideration of first and second readings for Zoning Amendment Bylaw (1310 and 1350 Cloudburst Drive) No. 2128, 2016.

## DISCUSSION

### Background

The lands at 1310 and 1350 Cloudburst Drive in the Cheakamus Crossing neighbourhood are held by WDC for employee housing development and market resale consistent with its mandate. The lands at 1310 Cloudburst Drive (referred to as Lots 1a and 1b) are committed to employee housing development, and 1350 Cloudburst Drive (referred to as Lot 2) is committed to market housing development.

In 2015, a rezoning was conducted to modify the RM65 zone for 1310 Cloudburst to accommodate a Whistler Housing Authority (WHA) development on a portion of the property referred to as Lot 1a (see Administrative Report to Council No. 15-106 for details). The RM65 zone regulations were modified, allocating 3870 m<sup>2</sup> of GFA to Lot 1a, and 2130 m<sup>2</sup> GFA to Lot 1b remainder, for a combined total of 6000 m<sup>2</sup>. The development of Lot 1a is currently underway with a 2379 m<sup>2</sup> rental apartment building. Lot 1b is to be preserved for future employee housing. A recent study of the development potential of Lot 1b carried out by Murdoch & Company Architecture and Planning determined that a 1,931 m<sup>2</sup> apartment building could feasibly be built on the site. Lot 1b has several development constraints (tree preservation areas, geotechnical hazard, and a narrow rectangular shape) that limit the scale of development on this parcel.

**Table 1 – Development Potential of Lots 1a and Lot 1b**

	<b>Permitted Density (RM65)</b>	<b>Development Potential</b>	<b>Unused GFA Remaining</b>
<b>Lot 1a</b>	3870 m <sup>2</sup>	2379 m <sup>2</sup>	1491 m <sup>2</sup>
<b>Lot 1b</b>	2130 m <sup>2</sup>	1,931 m <sup>2</sup>	199 m <sup>2</sup>
<b>Total</b>	6000 m <sup>2</sup>	4310 m <sup>2</sup>	1690 m <sup>2</sup>

### Rezoning Proposal

To maximize the efficiency and utilization of existing permitted densities on Lot 1 and Lot 2, Bylaw No. 2128 proposes that 1,600 m<sup>2</sup> of gross floor area (GFA) be transferred to the maximum permitted density of Lot 2 in the RS12 Zone, and that the GFA allocated to Lots 1a and 1b in the RM65 Zone be reduced by 1600 m<sup>2</sup>. This reallocation of GFA accounts for the WHA building currently under

construction (2,379 m<sup>2</sup>) on Lot 1a, and allows for optimal development of Lot 1b in the form of a three storey apartment building.

**Table 2 – Bylaw No. 2128 Proposed Density Reallocation**

	<b>Permitted Density</b>	<b>Development Proposed</b>	<b>GFA Remaining</b>	<b>Bylaw 2128 Proposal</b>
<b>Lot 1a (RM 65 Zone)</b>	3870 m <sup>2</sup>	2379 m <sup>2</sup>	1491 m <sup>2</sup>	2400 m <sup>2</sup>
<b>Lot 1b (RM 65 Zone)</b>	2130 m <sup>2</sup>	1,931 m <sup>2</sup>	199 m <sup>2</sup>	2000 m <sup>2</sup>
<b>Total</b>	6000 m <sup>2</sup>	4310 m <sup>2</sup>	1690 m <sup>2</sup>	4400 m <sup>2</sup> (removes 1600 m <sup>2</sup> )
<b>Lot 2 (RS12 Zone)</b>	2275 m <sup>2</sup>	3814 m <sup>2</sup>	-1539 m <sup>2</sup>	3875 m <sup>2</sup> (adds 1600 m <sup>2</sup> )

### **Proposed Design for Lot 2**

Preliminary plans have been submitted for Lot 2 (see Appendix B). The plans feature three 4-unit townhouse clusters, as well as six duplexes, for a total of 24 units. The site and landscape plans show topography, massing of the buildings, vehicle circulation, building sections, and floor layouts. Detailed designs for the buildings are still to be developed, but will be available prior to the Public Hearing. Staff recommend that adoption of the bylaw be conditional on satisfactory design details being accepted by the RMOW, which are consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines and existing neighbourhood development.

### **Advisory Design Panel Review**

The development plans for Lot 2 are to be reviewed by the Advisory Design Panel (ADP) on October 19, 2016. The staff recommendation to Council is that the design for the development is to be resolved with input from the ADP, and established within a covenant, as a condition of adoption of the rezoning.

## **OTHER POLICY CONSIDERATIONS**

### **Official Community Plan (OCP)**

Whistler's OCP outlines specific items for review with respect to rezoning applications. The proposed zoning bylaw amendment is consistent with the OCP criteria for consideration of a rezoning amendment. A brief summary follows:

**Table 3: OCP Criteria for Evaluating Proposals for Zoning Amendments**

<b>OCP Criteria</b>	<b>Comments</b>
Impact on bed unit capacity calculations	No increase in bed unit capacity.
Capable of being served by Municipal water, sewer, and fire protection services	Yes
Accessible via the local road system.	Yes

Environmental Impact Assessment and Initial Environmental Review	The development will comply with the environmental, hazard, and tree protection covenant requirements registered through the existing covenants on title.
Traffic volumes and patterns on Highway 99 and the local road system	No significant change in volumes or patterns are anticipated.
Overall patterns of development of the community and resort	Consistent with OCP Policies 4.2.2, 4.2.3 and 4.2.4 the development will provide a variety of housing types to meet the needs of permanent, semi-permanent, and seasonal residents in the Municipality.
Municipal Finance	The GFA transfer will contribute the financial security of the WHA and WDC.
Views and Scenery	Building mass will be located on the parcels to minimize the effect on views and scenery. This will be reviewed with the submission of detailed design plans.
Existing Community and Recreation Facilities	The parcels are located in close proximity to trails and recreation facilities in Cheakamus Crossing.
Employee Housing charges	Development of these lands provide for employee housing.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	High standards of design and landscaping will be established through the rezoning process consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines.
Impact on a designated municipal trail system, recreation area, or open space	Recreational "loop trail" shown in Cheakamus Crossing design guidelines across the lands no longer required as other trails have been developed in the neighbourhood.
Resident housing proposals criteria	n/a

## Legal Considerations

The parcel is subject to several covenants registered on title concerning environmental monitoring requirements, landfill gas mitigation measures, geotechnical hazard restrictions, and tree protection areas. Any development on the lands will need to address each of these items.

A preliminary report on geotechnical hazard mitigation has been received. The report from EXP Engineering dated August 26, 2016 confirms that the construction of berms and/or walls to create a barrier between the bluffs and the development can feasibly mitigate the geotechnical hazard. The geotechnical covenant on title, which restricts development within an identified rock fall hazard area, will need to be amended to incorporate the recommended mitigation measures.

## WHISTLER 2020 ANALYSIS

Whistler 2020 Strategy:	TOWARD Descriptions of success that the resolution moves us toward:	Comments:
<b>Resident Housing</b>	<p><b>3.</b> The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations.</p> <p><b>4.</b> Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community).</p> <p><b>5.</b> Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.</p>	The proposed developments support Whistler's resident housing goals.
<b>Built Environment</b>	<p><b>8.</b> Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.</p> <p><b>9.</b> Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.</p>	The proposed developments are located in the Cheakamus Crossing neighbourhood.
<b>Economic</b>	<p><b>8.</b> A skilled workforce supports the local economy, and the local economy supports the skilled workforce.</p> <p><b>9.</b> Physical and social infrastructure attract and support work and investment.</p>	The proposed developments provide for more employees to live within Whistler's municipal boundaries.
<b>Resident Affordability</b>	<p><b>1.</b> Income and innovative benefits help make it affordable to live and play in Whistler.</p>	The GFA reallocation will contribute to the financial sustainability of the WHA and the WDC.

## OTHER POLICY CONSIDERATIONS

### Cheakamus Area Legacy Neighbourhood Design Guidelines (Policy G-22)

This preliminary application addresses the Design Guidelines with respect to building mass and access to Lot 2. Detailed design drawings will be prepared and reviewed prior to adoption of zoning to ensure the proposal meets guidelines for design and green building objectives. It is recommended a design covenant, with a supported design, be required as a condition of zoning.

## **Green Building Policy**

Whistler's Green Building Policy provides direction for commitments with respect to green building features for any proposed building. It is recommended a covenant be required to ensure Lot 2 will be developed in accordance with Whistler's Green Building Policy objectives.

## **BUDGET CONSIDERATIONS**

All costs associated with staff time for the rezoning application, public hearing, notices, and legal fees will be paid by the applicant (the WDC). The Municipal Works and Services Bylaws for water, sewer, transportation and recreational works and services, will apply to the development. Building permit fees will apply at the time of building permit.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

An information sign has been posted at the subject property to allow for public inquiries about the application. A Public Hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

## **SUMMARY**

This report describes the proposed rezoning of lands located at 1310 & 1350 Cloudburst Drive held by the WDC. The rezoning would modify the RS12 and RM65 zones to reallocate the maximum allowable GFA between the two properties to optimize their development potential. This report also seeks Council's consideration of first and second readings for Zoning Amendment Bylaw (1310 and 1350 Cloudburst Drive) No. 2128, 2016.

Respectfully submitted,

Amica Antonelli  
PLANNER  
for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE







Project Directory

<b>Client:</b> Westport Construction Ltd. 4025 McConnell Drive Burnaby, BC	(T) (e) Contact: Rob Velonosi
<b>Architect:</b> Murdoch + Co. PO Box 1394, #106- 4319 Main Street Whistler, BC V0N 1B0	(T) (604) 905-6992 (e) murdoch@telus.net Contact: Brent Murdoch
<b>Landscape Architect:</b> Murdoch + Co. PO Box 1394, #106- 4319 Main Street Whistler, BC V0N 1B0	(T) (604) 905-6992 (e) murdoch@telus.net Contact: Brent Murdoch
<b>Civil Engineer</b>	(T) (604) (e) Contact:
<b>Land Surveyor</b> Doug Bush Survey Services Ltd Unit 18, 1370 Alpha Lake Road Whistler, BC V0N 1B1	(T) (604) 932-3314 (e) dougb@dbss.ca Contact: Doug Bush

Drawing List

L-0.0	Cover Page & Key Plan
L-0.1	Zoning
L-1.0	Site Plan - Option 3A Site Plan - Option 3B Site Plan - Option 3C
L-1.1	Site Sections
L-1.2	Site Sections
L-1.3	Site Grading Plan
L-2.0	Overall Site Landscape Plan
L-3.0	Plant List
L-4.0	Fire Smart Priority Zones

Development Stats

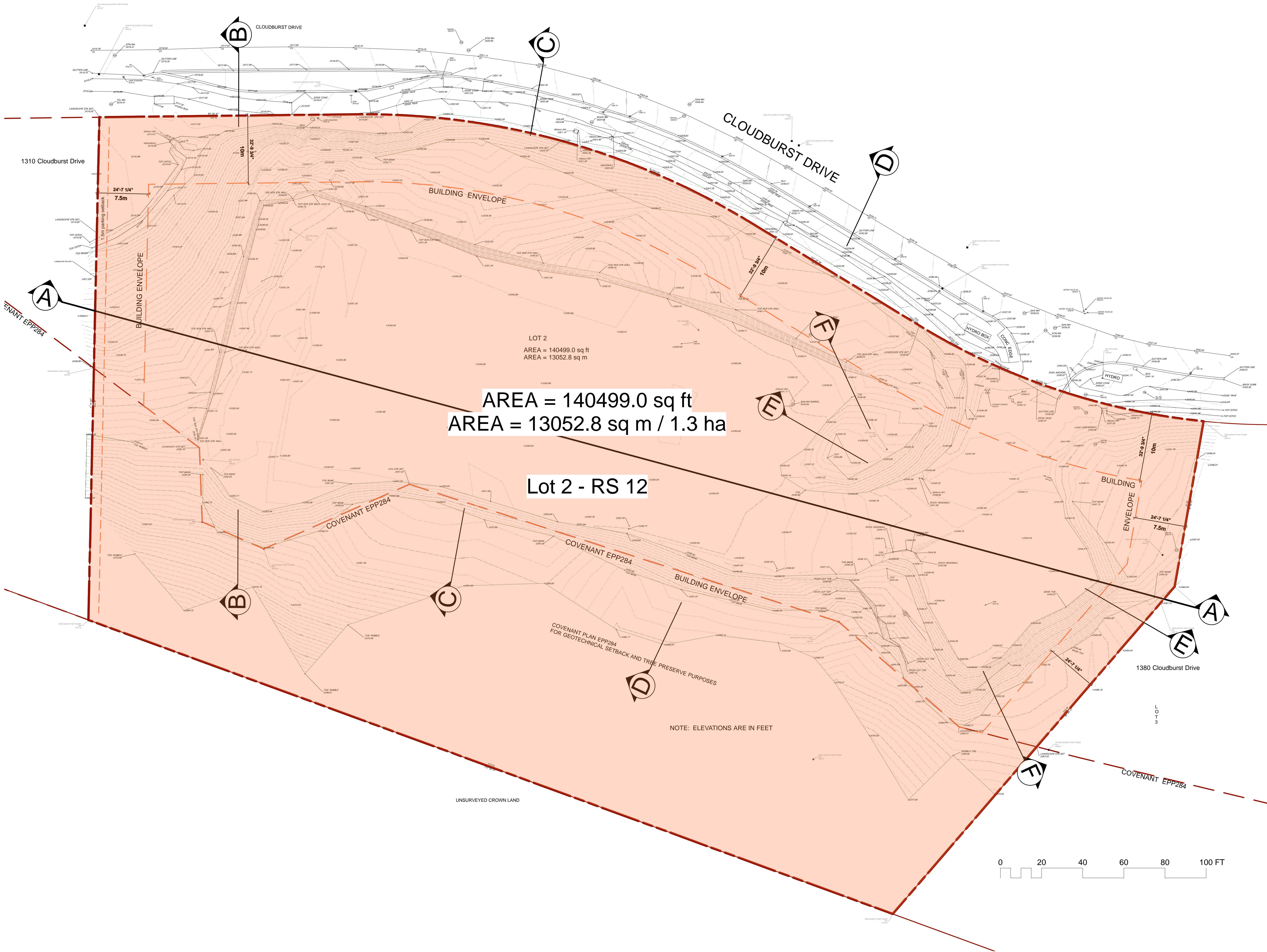
<b>Civic Address:</b>	1350 CLOUDBURST DRIVE, WHISTLER, BC	
<b>Legal:</b>	LOT 2, D.L. 8073, GP.1, N.W.D., PLAN EPP277	
<b>P.I.D.:</b>	027-557-529	
<b>Zoning:</b>	RS-12 (existing)	
<b>SITE AREA:</b>	13 052.8 m2 / 140 499 s.f.	
<b>TOTAL GROSS FLOOR AREA: 2275 m2 (permitted)</b>		
Maximum GFA:	Detached Dwelling, 325 m2	3498 s.f.
	Duplex, 233 m2 per dwelling	2508 s.f.
	Townhouse, 200 m2 per dwelling	2153 s.f.
<b>FLOOR SPACE RATIO: 0.5 (permitted)</b>		
<b>HEIGHT (permitted)</b>	Detached Dwelling, 8.0m	26.25 ft.
	Duplex, 8.5m	27.9 ft.
	Townhouse, 10.7m	35.1 ft.
<b>PROPOSED BUILDING HEIGHT:</b>	Townhouse / Duplex, 10.7m	35.1 ft.
<b>SETBACKS:</b>	10.0m / 32.8 ft. (from Cloudburst Drive) 5.5m / 18 ft. (from Internal Strata Roads) 3.0m / 9.8 ft. (Side Parcel Line) 7.5m / 24.6 ft. (from 1310/1380 Cloudburst Drive)	
<b>GROSS FLOOR AREA:</b>		
<b>Unit A</b>		
Lower ( excl. from GFA calculation )	437.0 sq.ft.	40.6 m2 (approx)
Main	629.0 sq.ft.	58.4 m2 (approx)
Upper	892.0 sq.ft.	82.8 m2 (approx)
<b>Total G.F.A.</b>	<b>1521.0 sq.ft.</b>	141.2 m2 (approx)
<b>Unit B</b>		
Lower ( excl. from GFA calculation )	329.0 sq.ft.	30.5 m2 (approx)
Main	811.0 sq.ft.	75.3 m2 (approx)
Upper	821.0 sq.ft.	77.9 m2 (approx)
<b>Total G.F.A.</b>	<b>1632.0 sq.ft.</b>	153.2 m2 (approx)
<b>Unit Count</b>		
12 Unit A @ 1521.0 sf	18252 sq.ft.	1695.6 m2 ( approx )
12 Unit B @ 1632.0 sf	19584 sq.ft.	1839.4 m2 ( approx. )
<b>Total G.F.A.</b>	<b>37836.0 sq.ft.</b>	3515.0 m2 (approx),
<b>Auxiliary GFA</b>		
Garbage / Recycling / Bike Storage	3229 sq.ft.	300 m2
<b>TOTAL GFA</b>	<b>41065 sq.ft.</b>	3814 m2
<b>Parking Calculation:</b>		
Required: 24 x 2 = 48	1 space per unit 55m2 GFA or less	
	0.5 space per additional 40m2 to a mx. 2 spaces per unit.	
Visitor pkg 48 x .1 = 4.8 ( 5.0) stalls	Visitor Parking: 10% of required parking	
<b>Total parking required = 53 stalls</b>		
<b>Design Under Part 9 2012 BC Building Code</b>		



Multi-family Residential Development

Lot 2, 1350 Cloudburst Drive, Cheakamus Crossing, Whistler BC  
ISSUED FOR PRELIMINARY REVIEW JULY 14, 2016





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No:	Revision:	Date:
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NORTH

Title  
**ZONING**

Project  
**Lot 2 Multifamily Development**  
1350 CLOUDBURST DRIVE, WHISTLER, BC

**MURDOCH+COMPANY**

Architecture + Planning Ltd.  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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L-0.1ZONING





REQUIRED PARKING:  
1 space per unit 55m2 GFA or less  
0.5 space per additional 40m2 to a mx. 2 spaces per unit.  
Visitor Parking: 10% of required parking

NOTE: ELEVATIONS ARE IN FEET



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NORTH

**SITE PLAN - OPTION 3B**

**LOT 2 Multifamily Development**  
1350 CLOUDBURST DRIVE, WHISTLER, BC

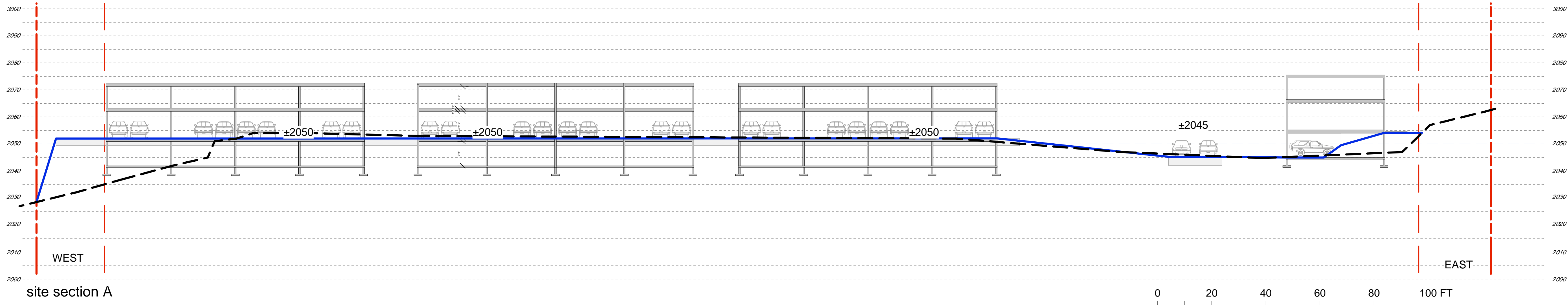
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#106-4319 Main Street  
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Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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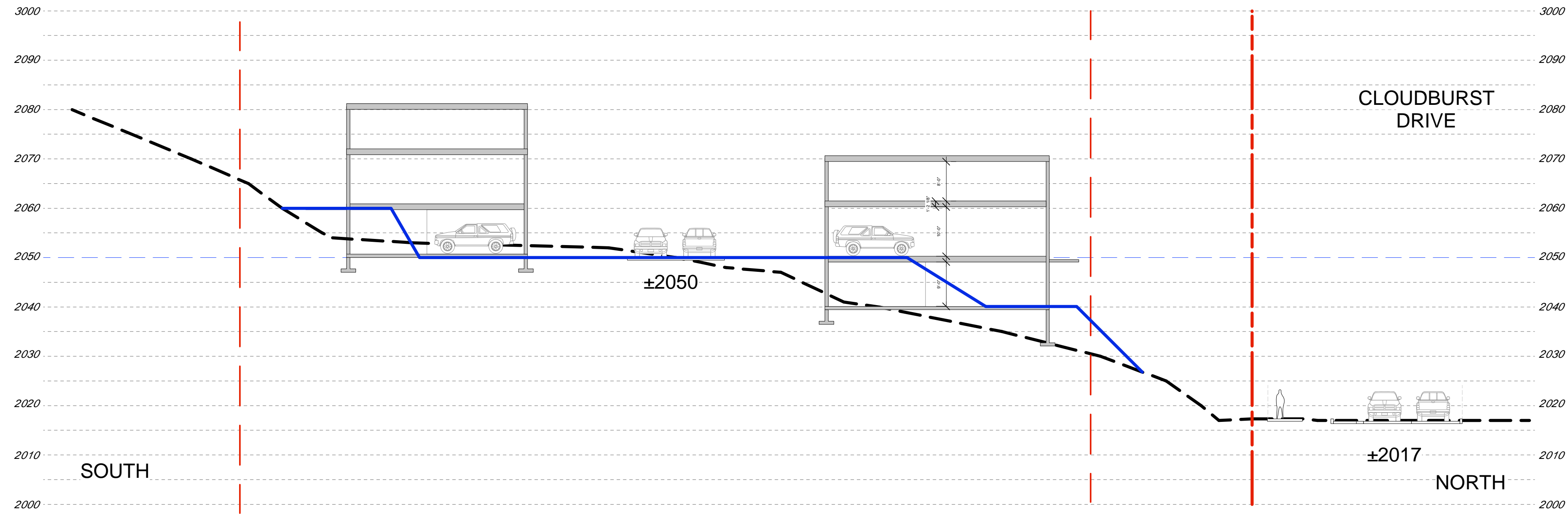
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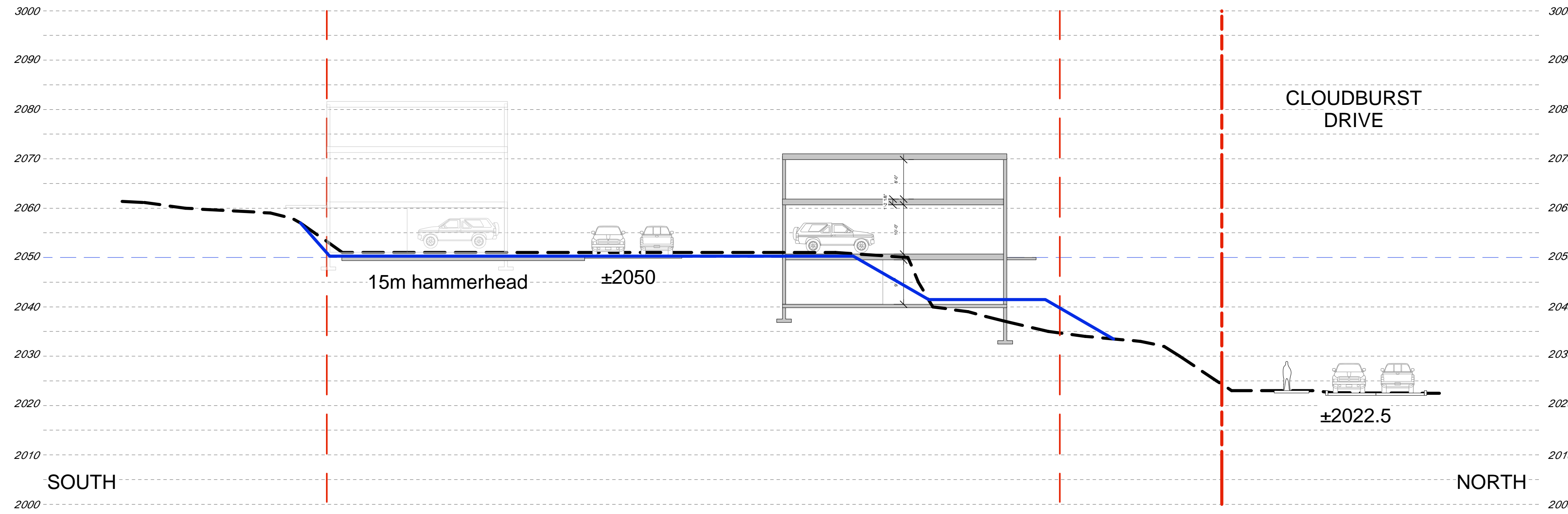
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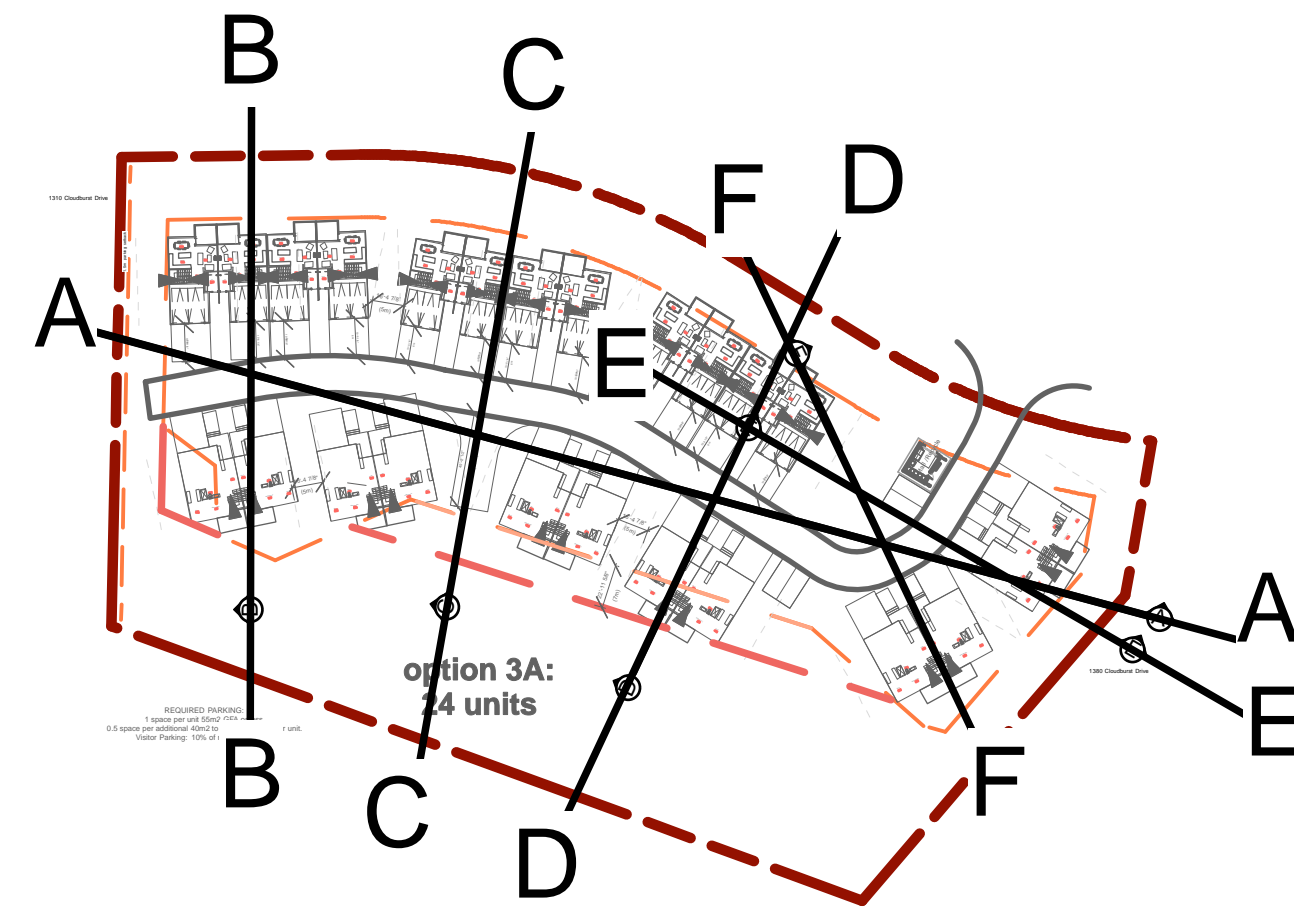
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site section B



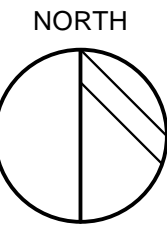
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## SITE SECTIONS

Title  
Project

# LOT 2 Multifamily Development

1350 CLOUDBURST DRIVE, WHISTLER, BC

**MURDOCH + COMPANY**  
Architecture + Planning Ltd.  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

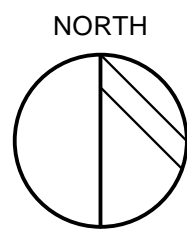
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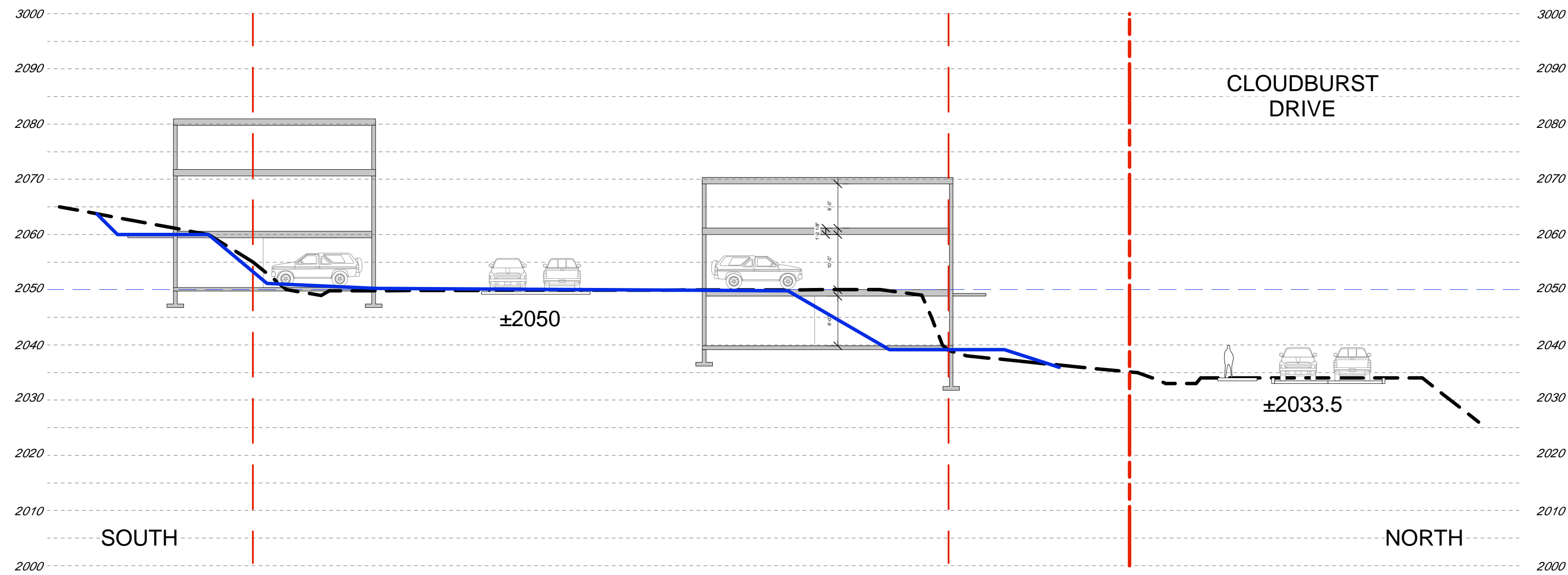
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**SITE SECTIONS**

Project  
**LOT 2 Multifamily Development**  
1350 CLOUDBURST DRIVE, WHISTLER, BC

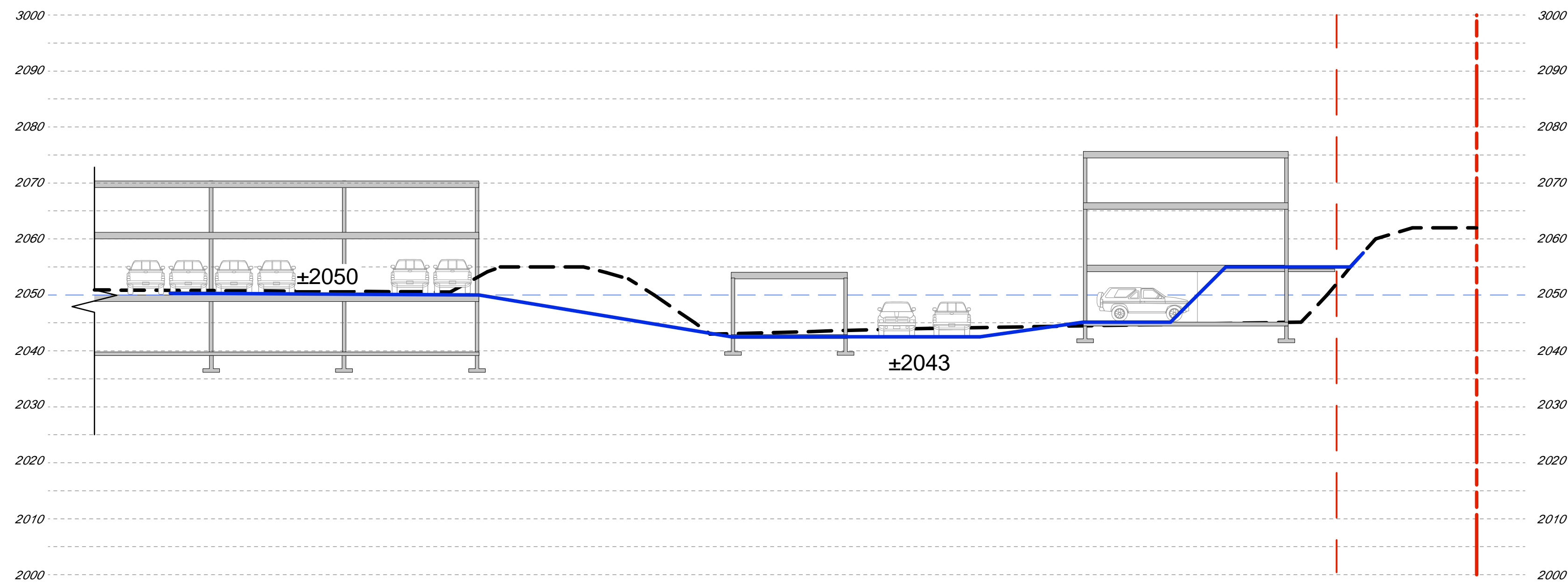
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#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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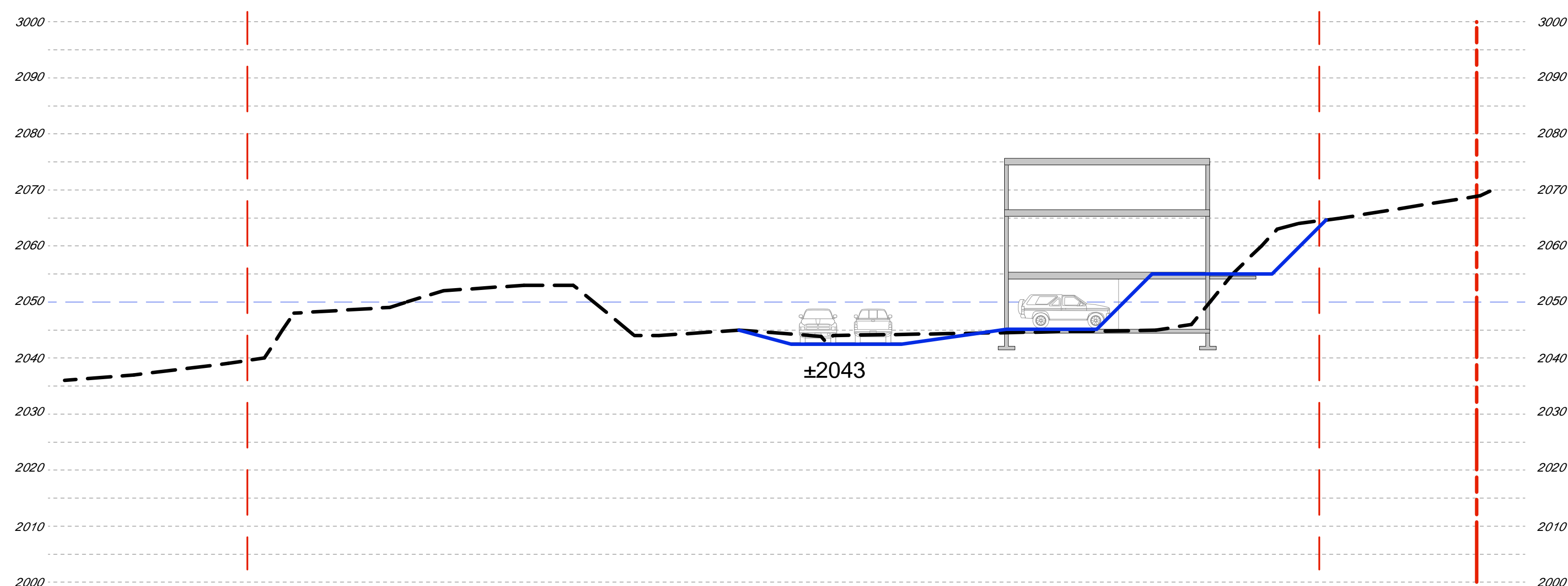
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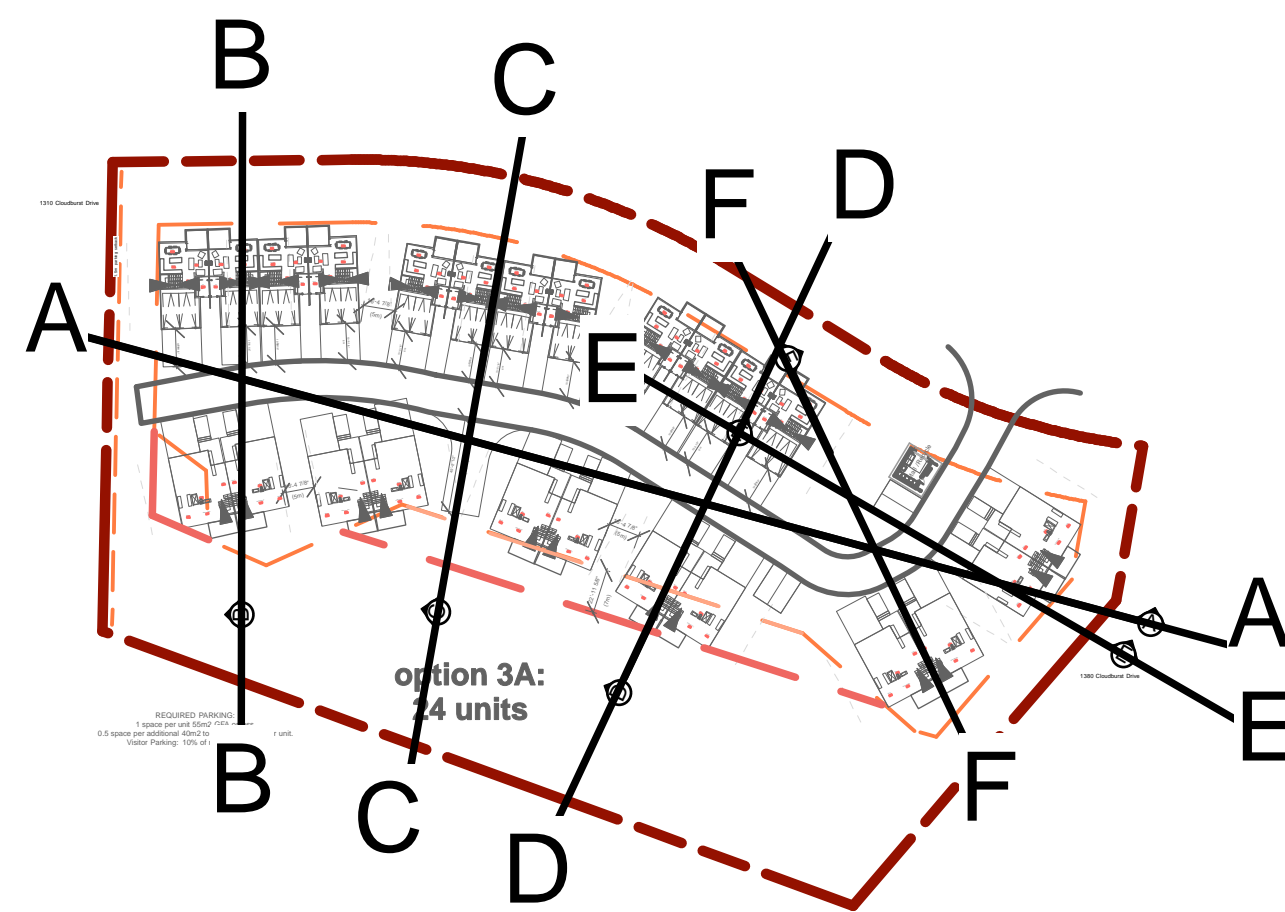
site section D



site section E



site section F







north-east corner of the site from cloudburst drive



north-west corner of the site from cloudburst drive



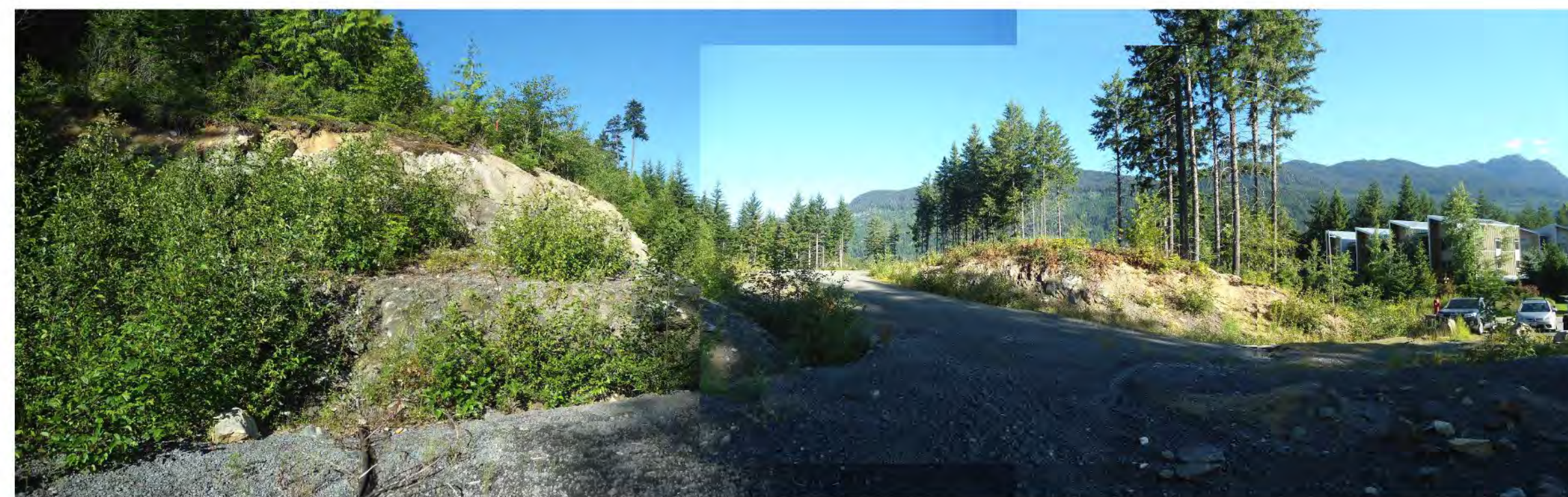
east

view south from cloudburst drive

west



view east (the heights beyond)



view west from existing driveway



view north (the terrace beyond)



east



view south - existing bank/covenant area (from centre of lot 2)



west

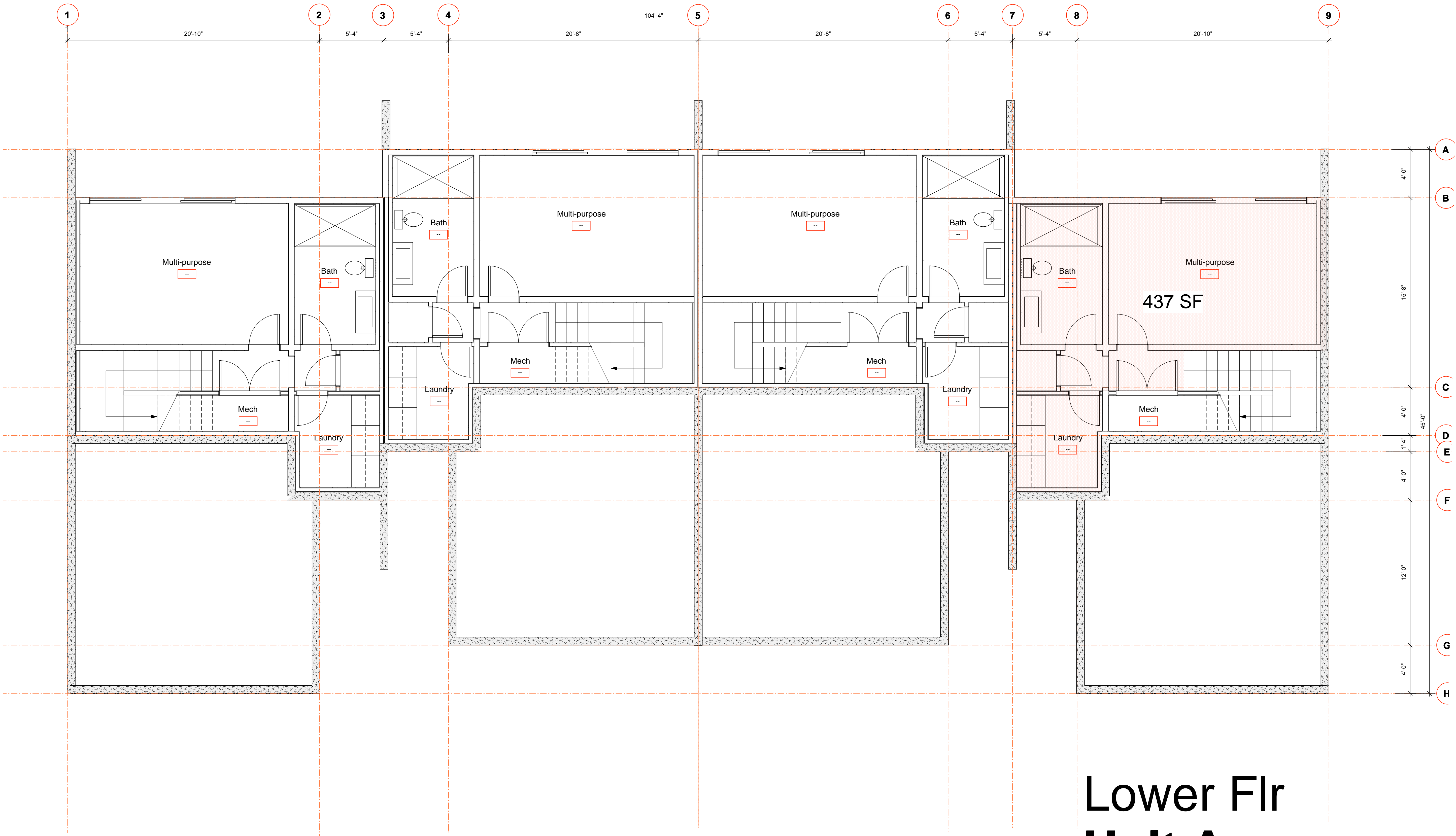
# Multi-family Residential Development

Lot 2, 1350 Cloudburst Drive, Cheakamus Crossing, Whistler BC

EXISTING SITE PHOTOS

JUNE 2016





Lower Flr  
Unit A

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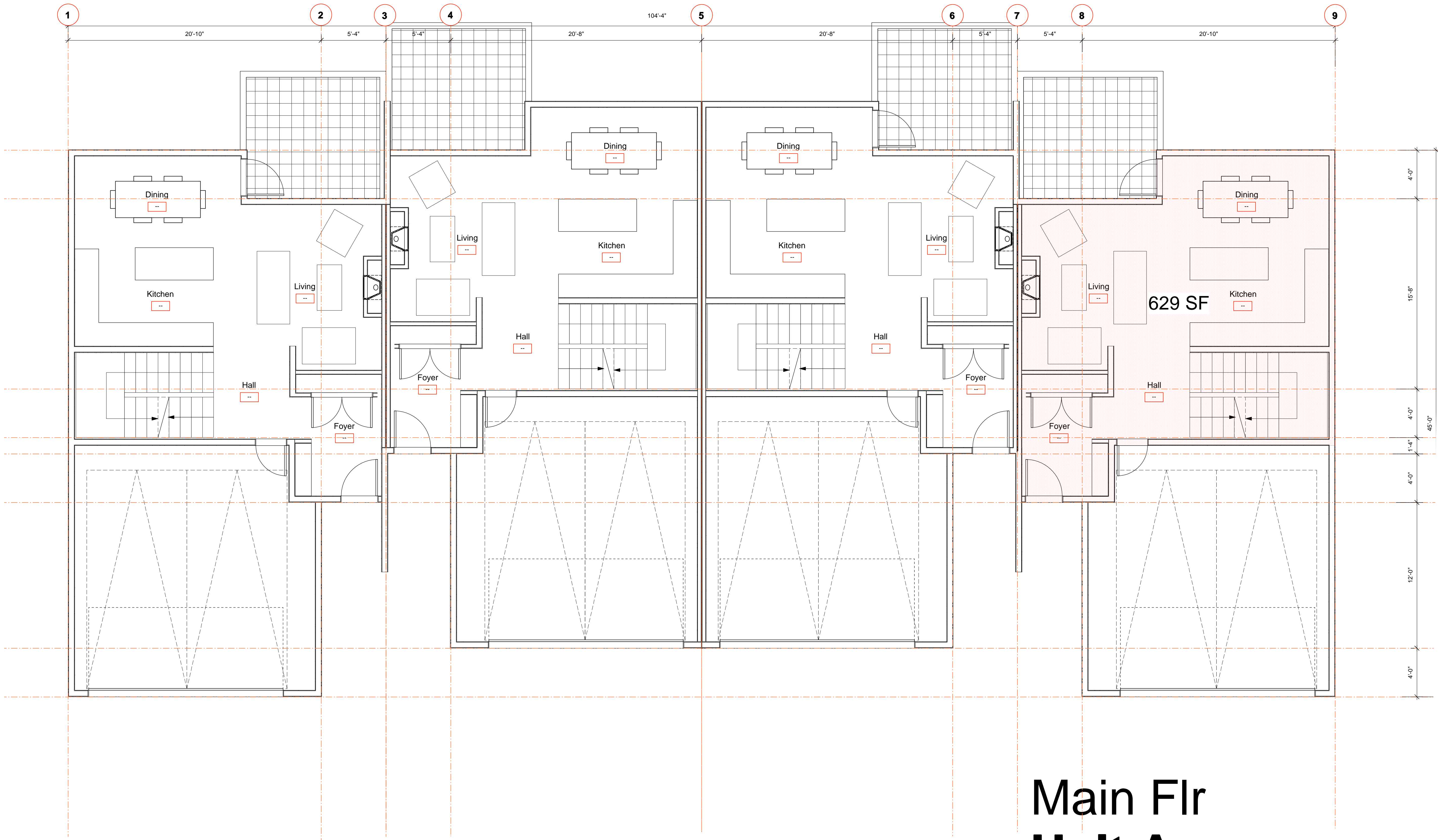
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**LOWER FLOOR PLAN - UNIT A**  
Project  
**LOT 2 - 1350 CLOUDBURST**  
**WHISTLER, BC**

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*Architecture + Planning Ltd.*  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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Main Flr  
Unit A

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**MAIN FLOOR PLAN - UNIT A**

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*Architecture + Planning Ltd.*  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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UPPER FLOOR PLAN - UNIT A

Project

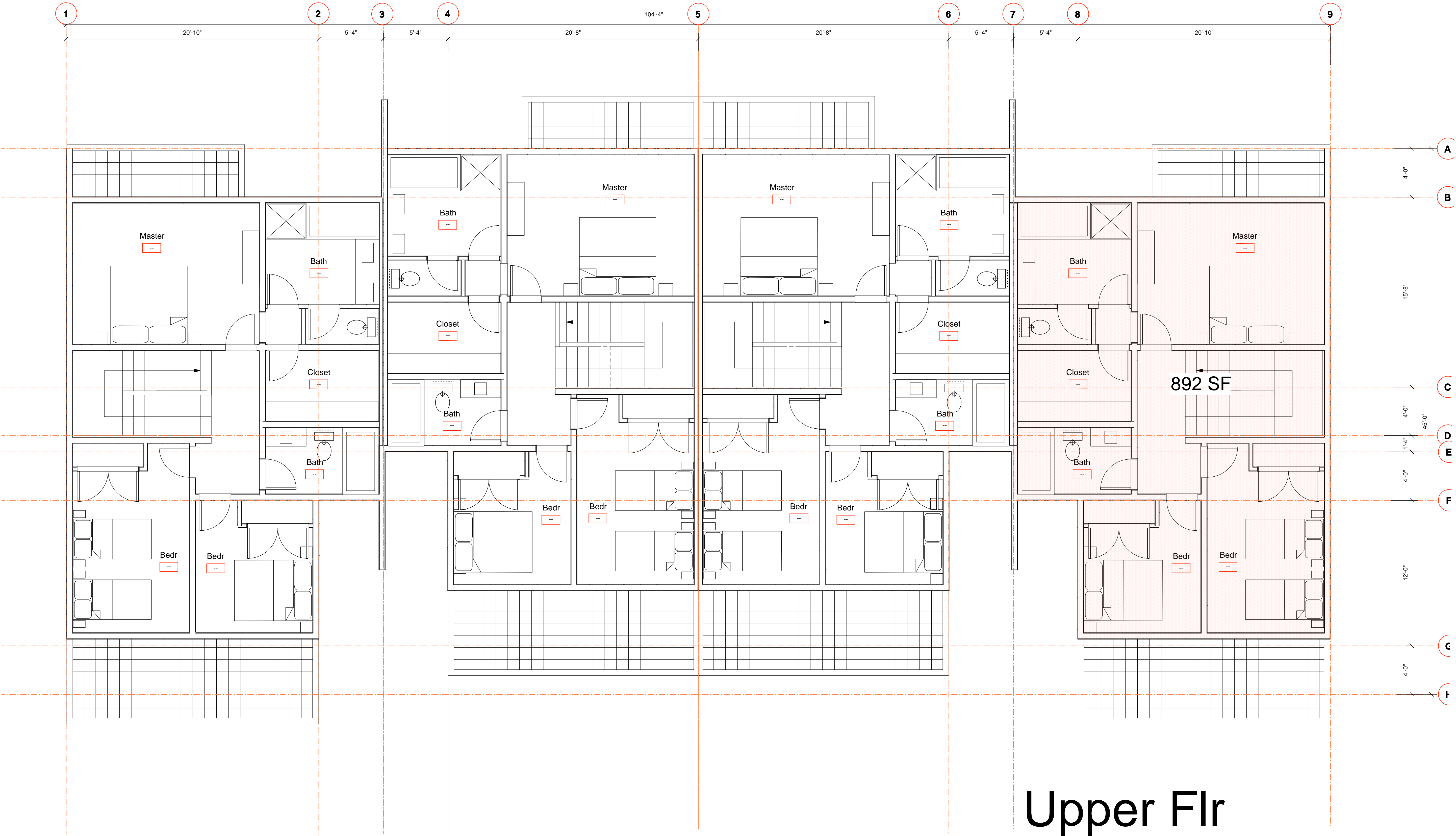
LOT 2 - 1350 CLOUDBURST

WHISTLER, BC

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Architecture + Planning Ltd.  
#106-4319 Main Street  
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Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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Upper Flr  
Unit A

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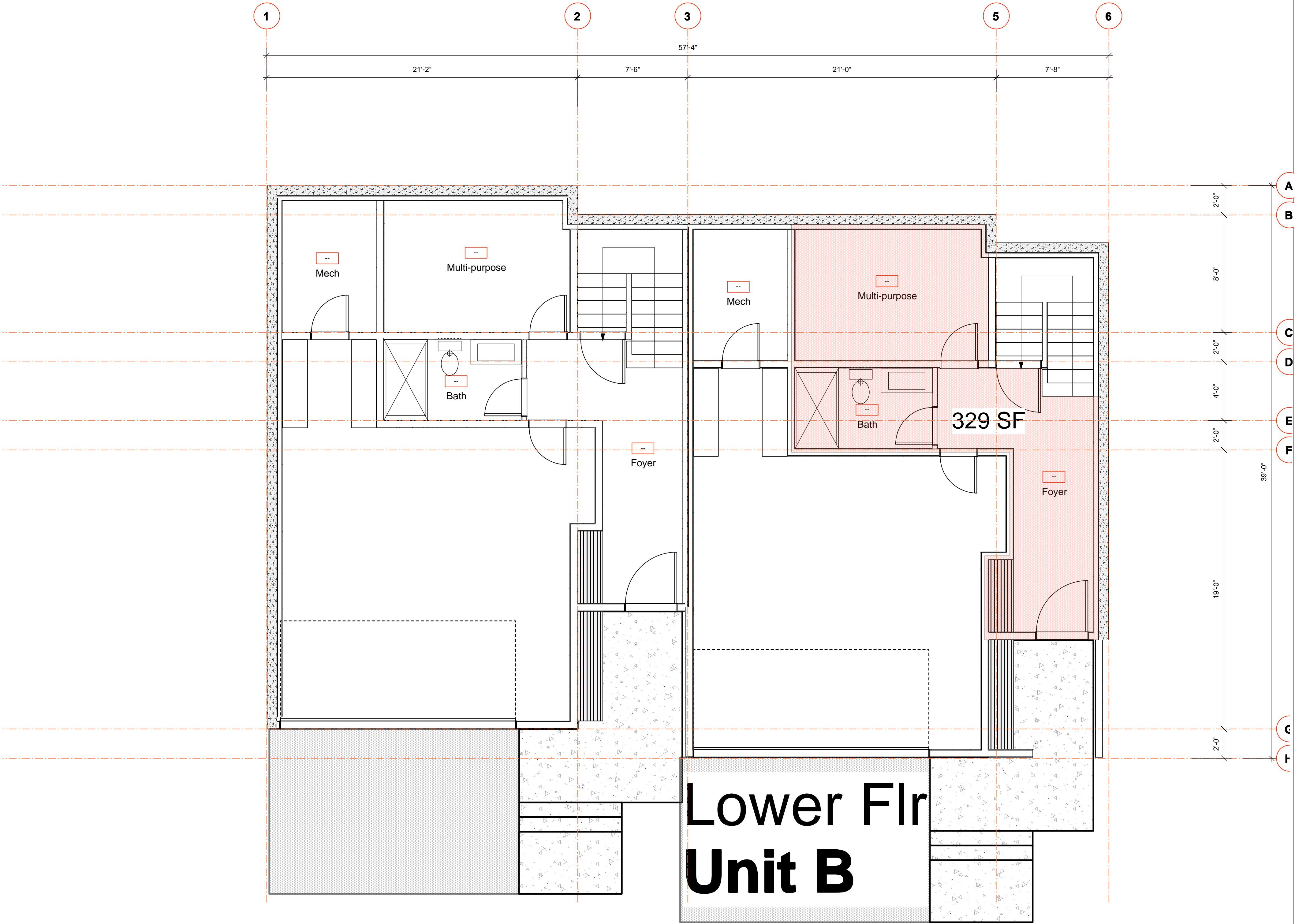
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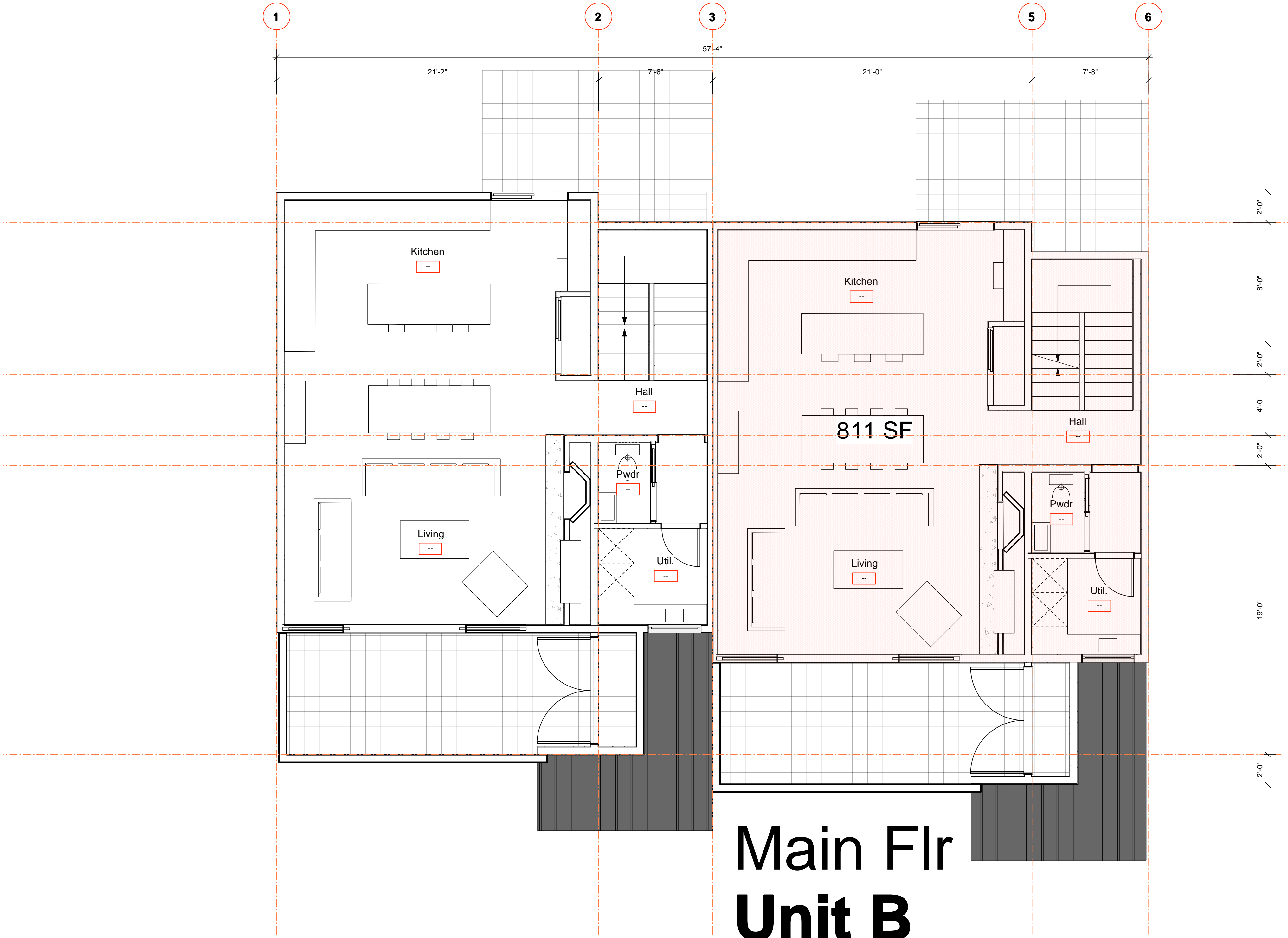
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*Architecture + Planning Ltd.*  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
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Main Flr  
Unit B

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*Architecture + Planning Ltd.*  
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P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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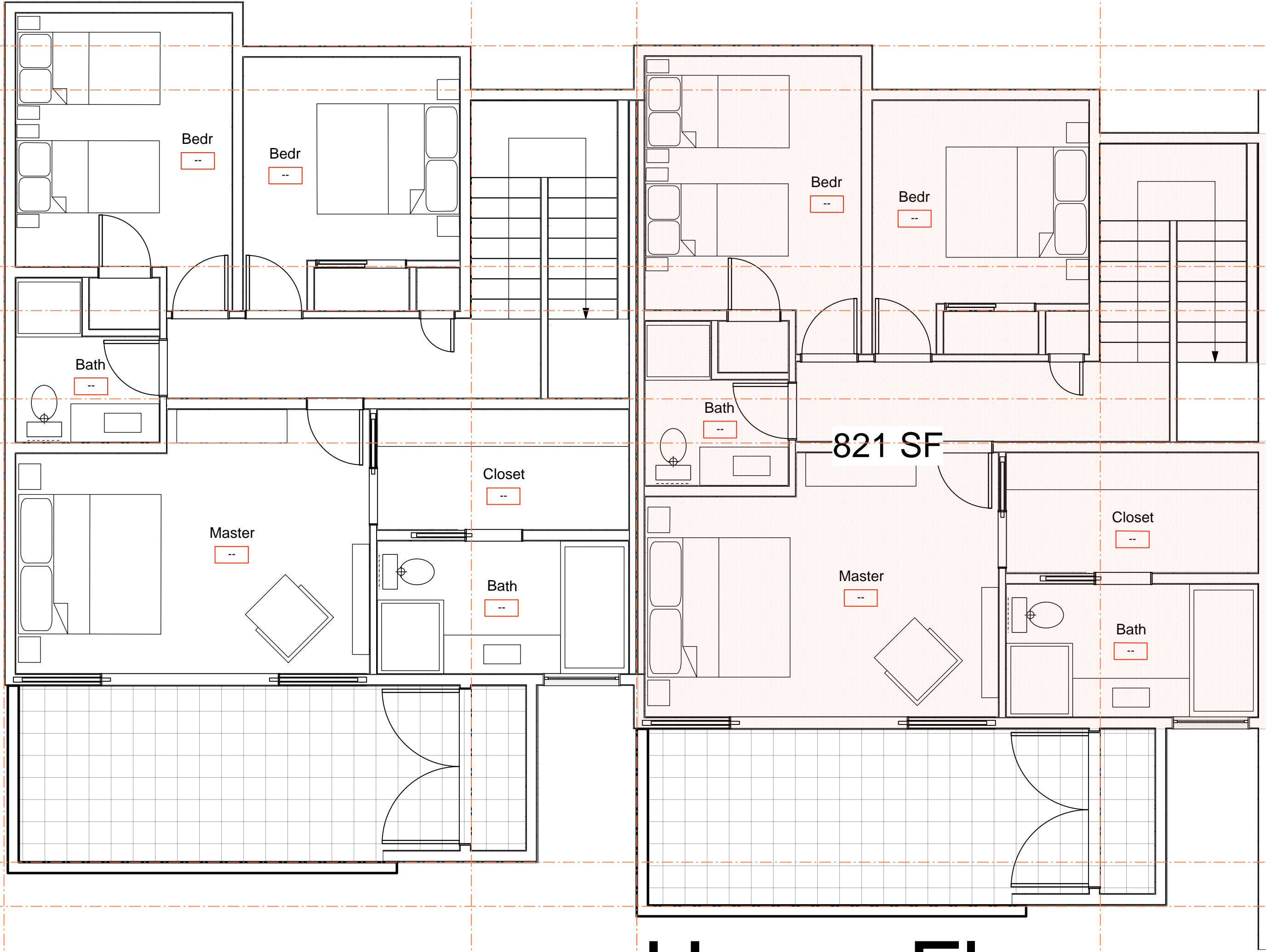
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19'-0"  
2'-0"  
39'-0"

12  
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5  
6

21'-2"  
7'-6"  
21'-0"  
7'-8"

57'-4"



821 SF

Upper Flr  
Unit B

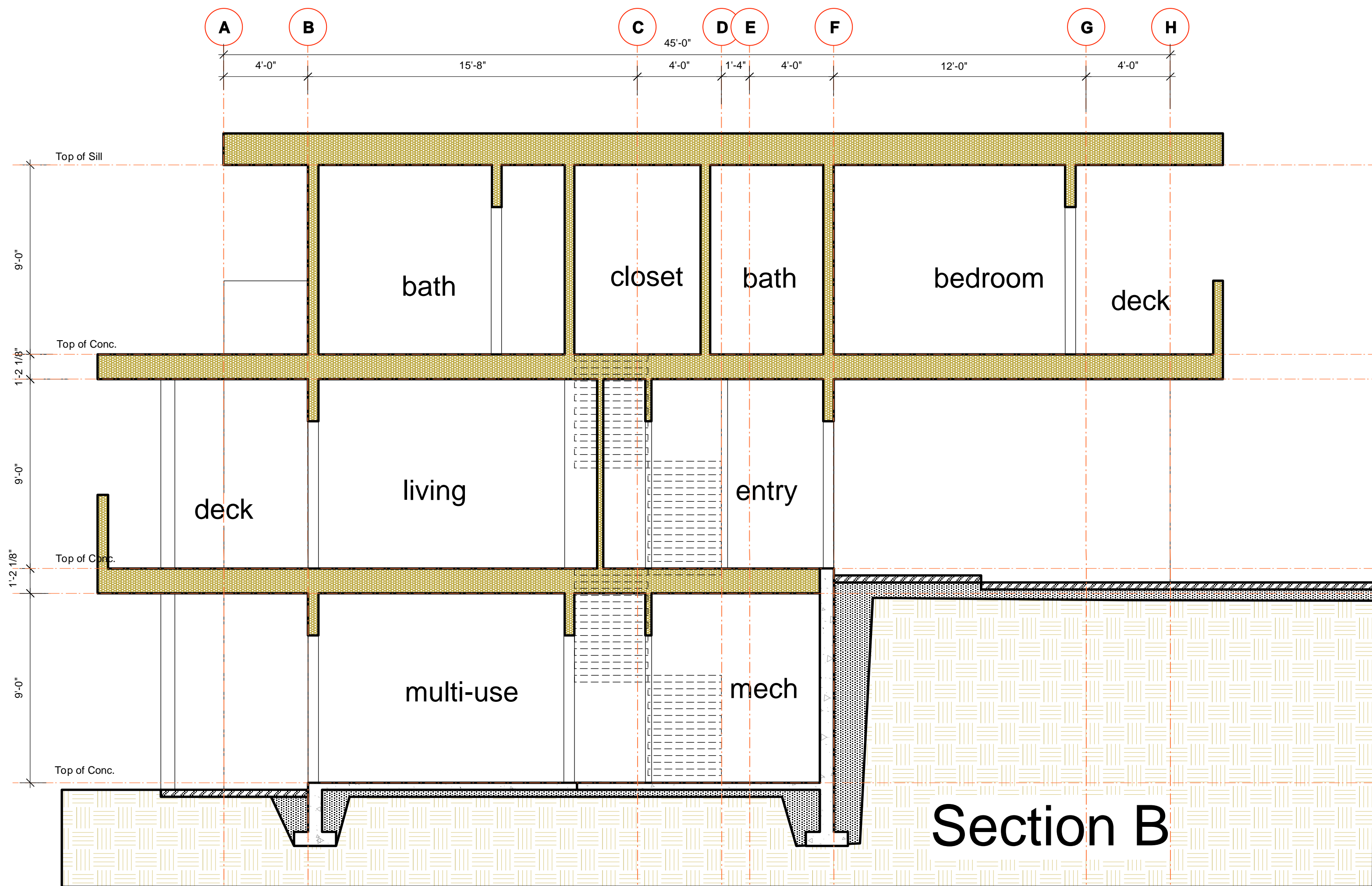
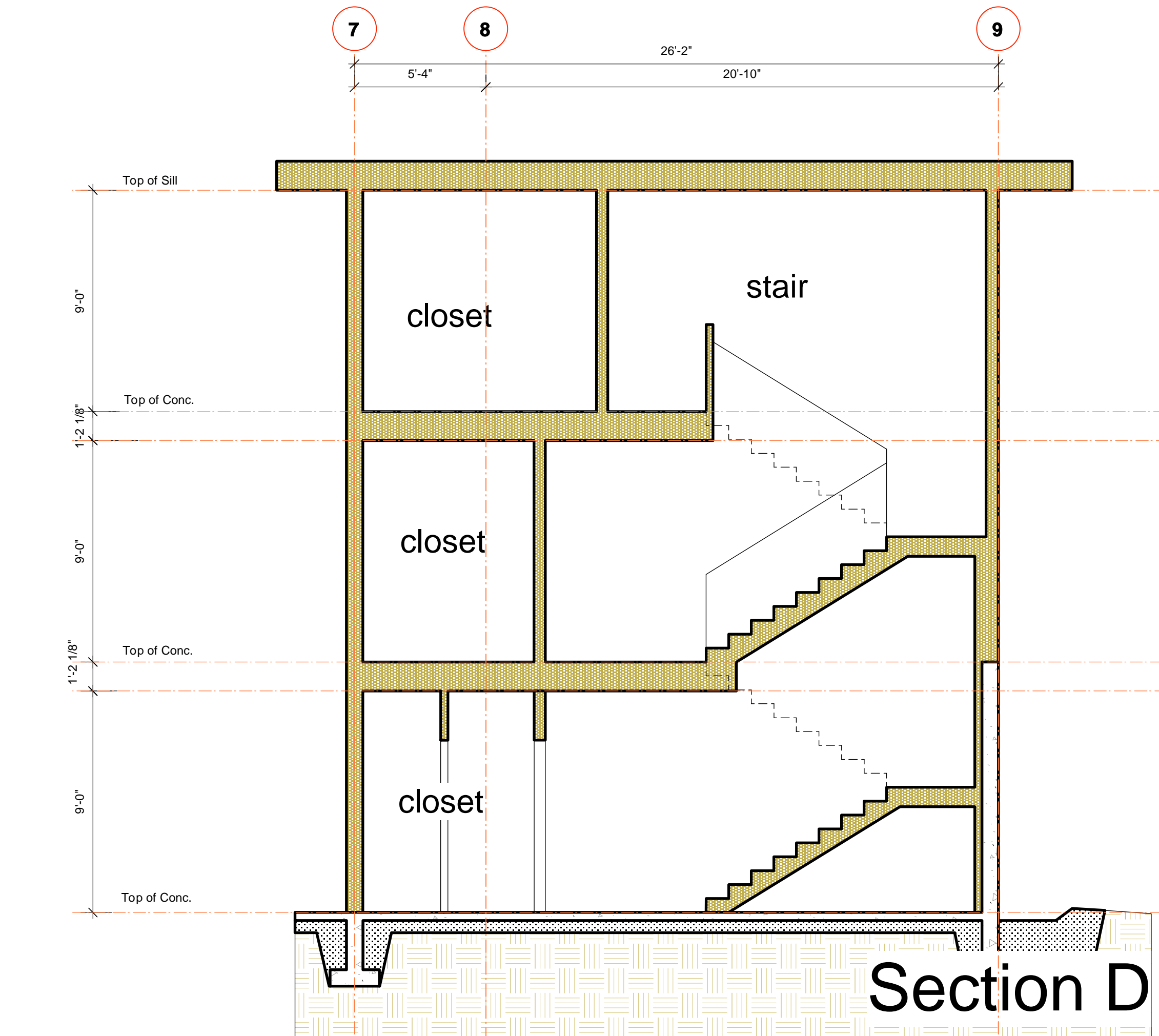
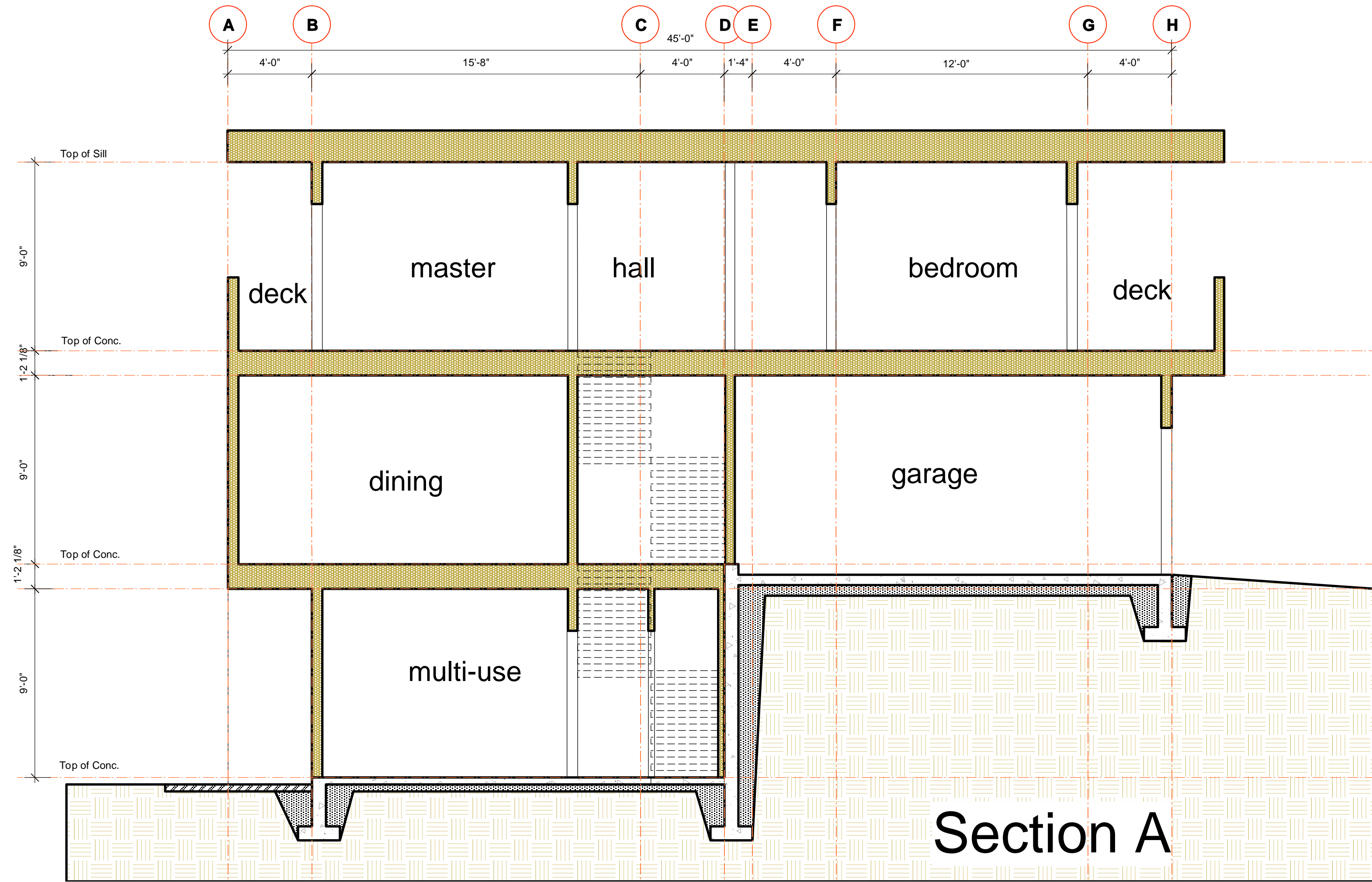
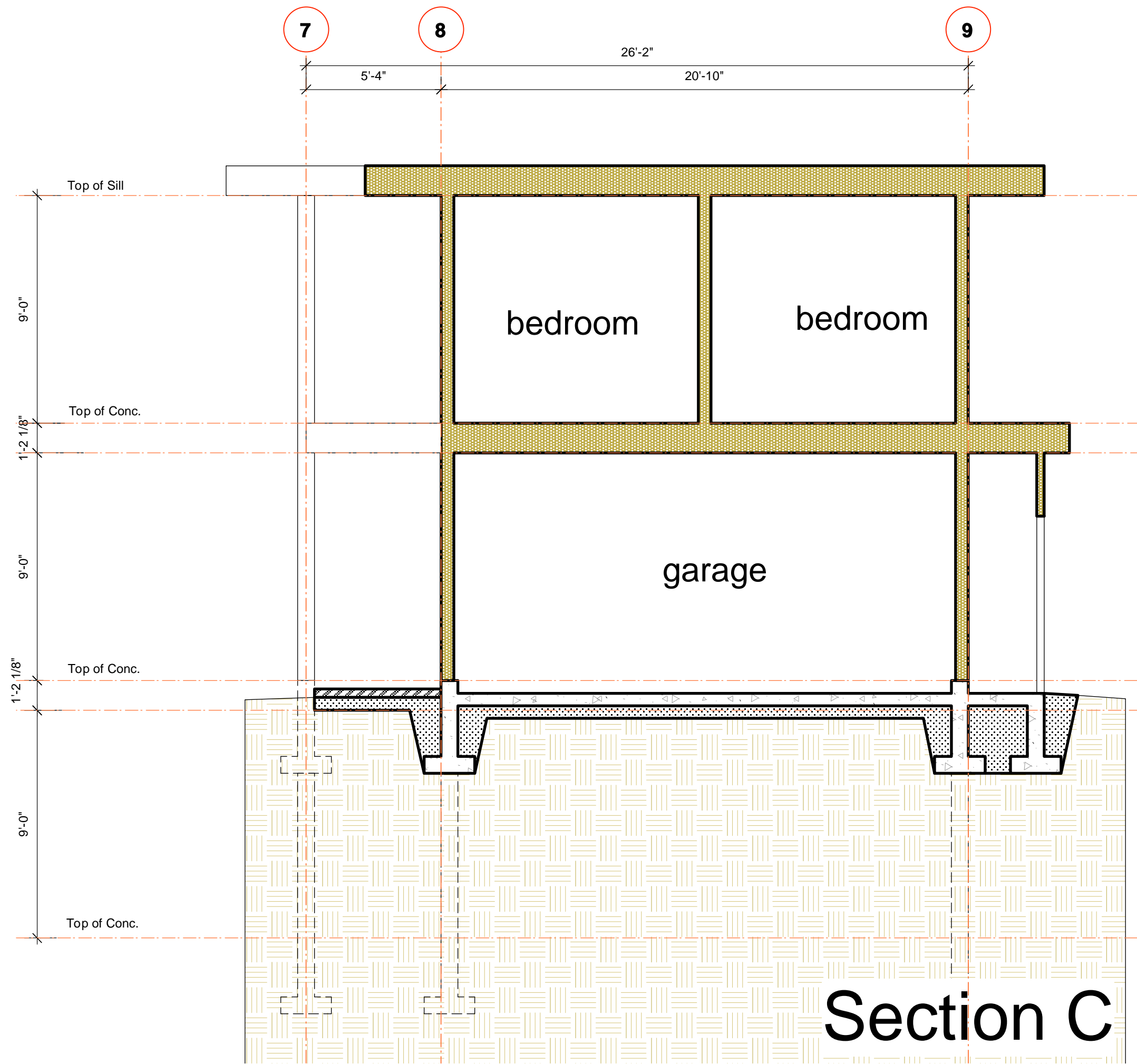
Title  
UPPER FLOOR PLAN - UNIT B

Project  
**LOT 2 - 1350 CLOUDBURST**  
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#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

Sealed By:

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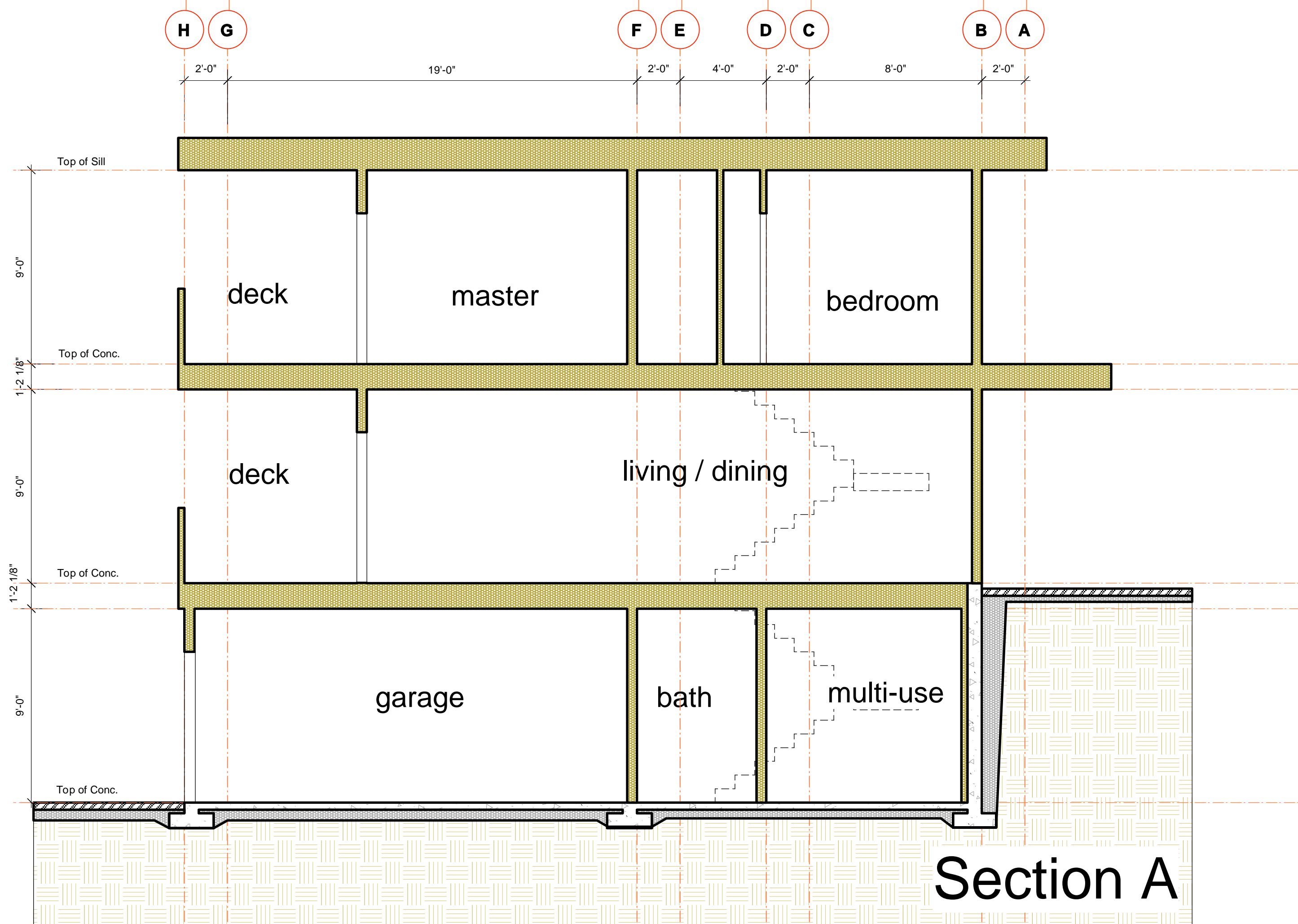
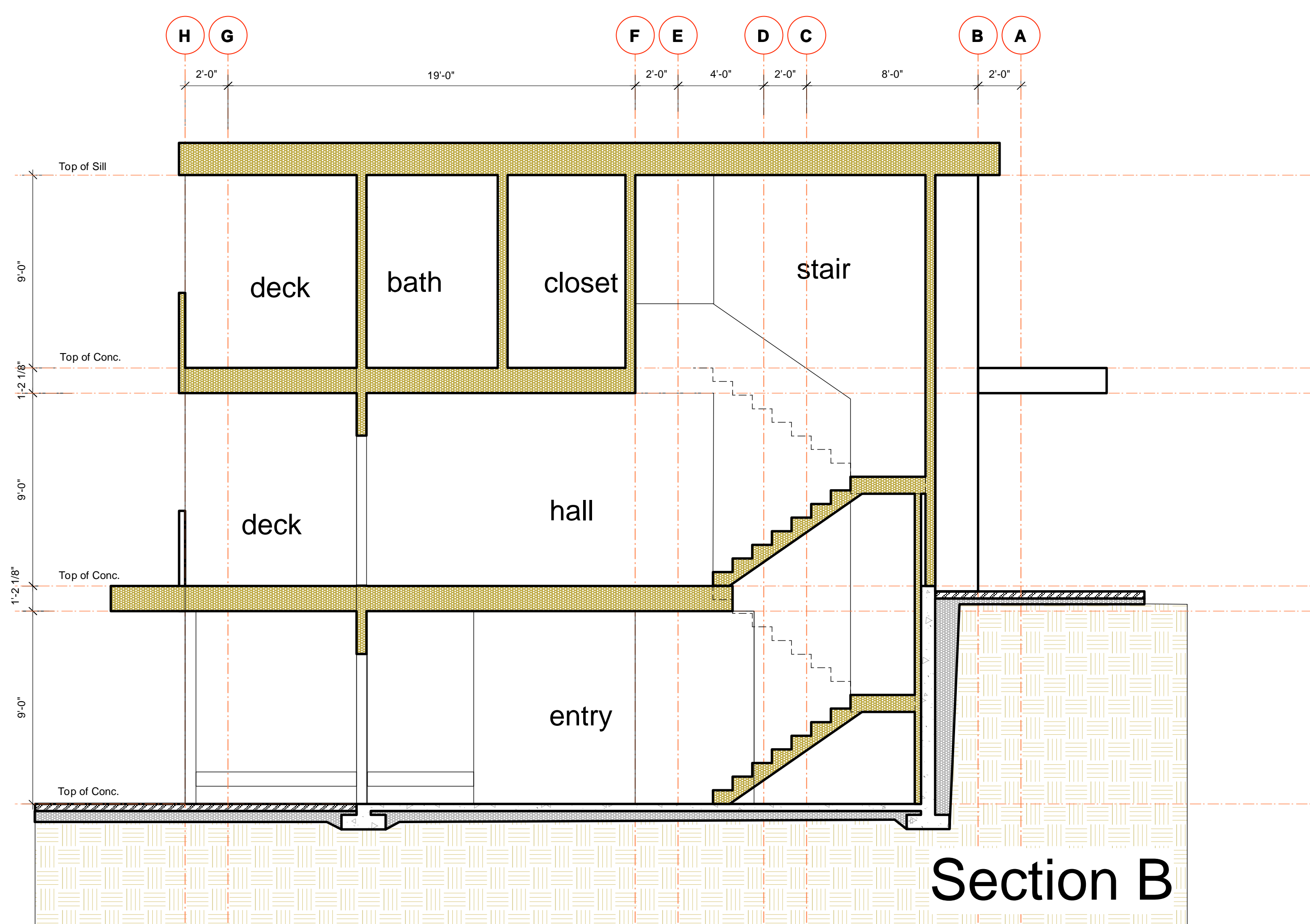
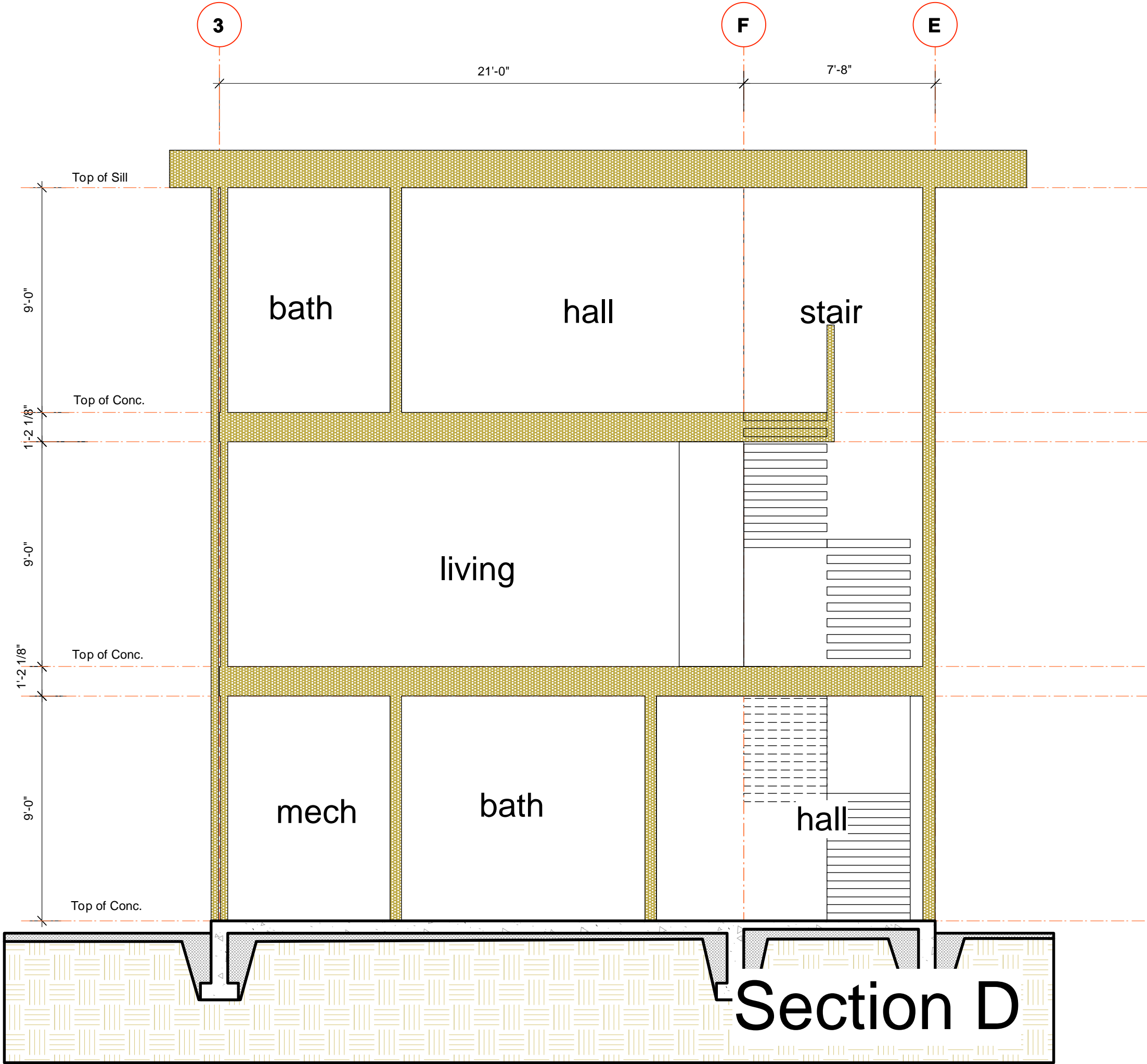
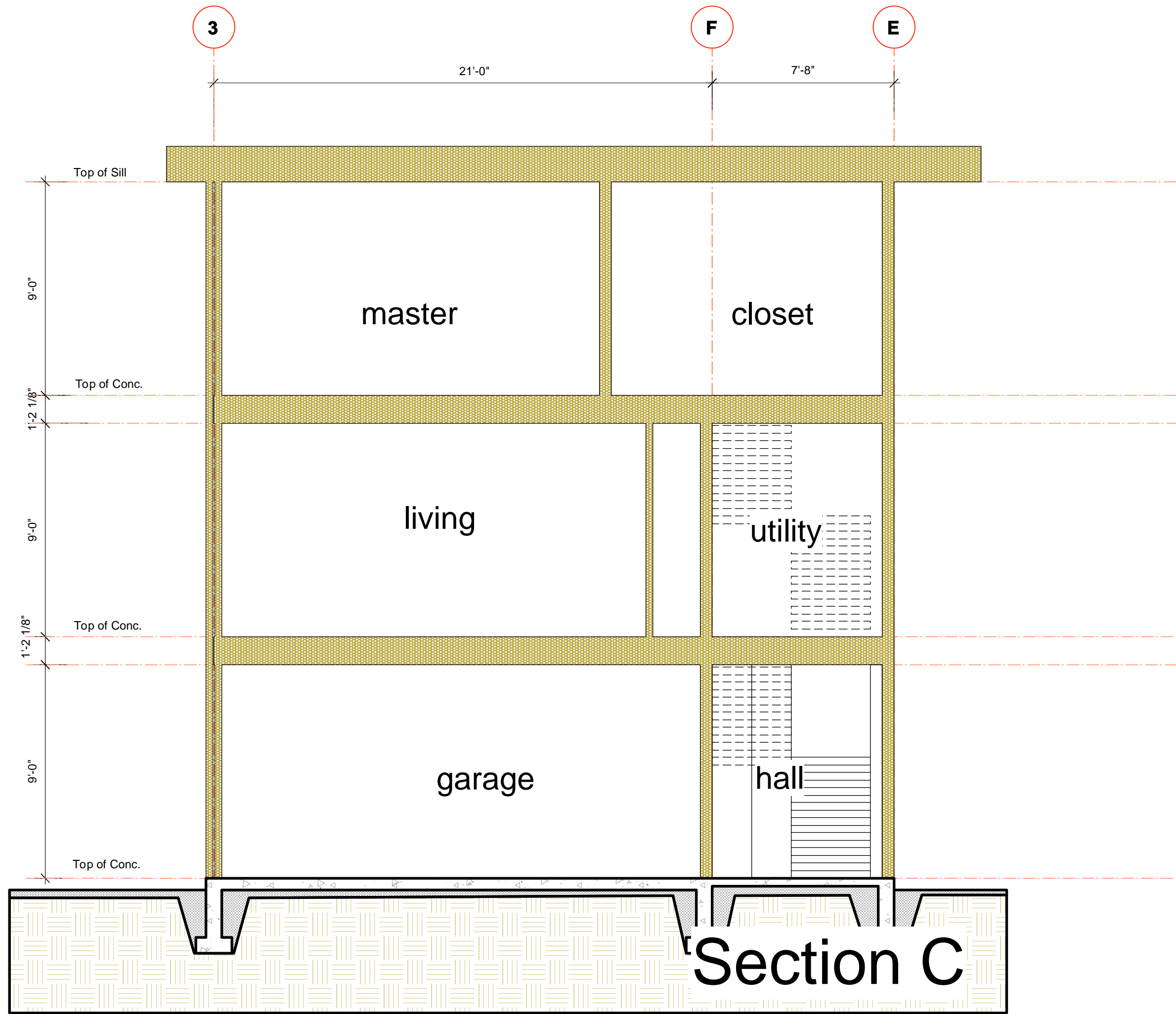
Title  
**SECTIONS - UNIT A**

Project  
**LOT 2 - 1350 CLOUDBURST**  
**WHISTLER, BC**

**MURDOCH + COMPANY**  
*Architecture + Planning Ltd.*  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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AS-BUILT 19.MAR.2014

No: Revision: Date:



Title  
**SECTIONS - UNIT B**

Project

**LOT 2 - 1350 CLOUDBURST**  
WHISTLER, BC

**MURDOCH + COMPANY**  
*Architecture + Planning Ltd.*  
#106-4319 Main Street  
P.O. Box 1394  
Whistler, B.C. V0N 1B0  
Ph. 905-6992 Fax 905-6993  
e-mail murdoch@telus.net

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Project No:	Sheet No:
16.09	<b>A-4.3</b>

A-4.3 SECTIONS - UNIT B

**RESORT MUNICIPALITY OF WHISTLER  
ZONING AMENDMENT BYLAW (1310 & 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 \_\_ day of \_\_\_\_, \_\_\_\_.

GIVEN SECOND READING this \_\_ day of \_\_\_\_, \_\_\_\_.

Pursuant to Section 464 of the Local Government Act, a Public Hearing was held this this \_\_ day of \_\_\_\_, \_\_\_\_.

GIVEN THIRD READING this \_\_ day of \_\_\_\_, \_\_\_\_.

ADOPTED by the Council this \_\_ day of \_\_\_\_, \_\_\_\_.

---

Nancy Wilhelm-Morden,  
Mayor

---

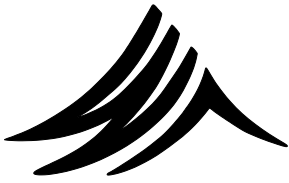
Laurie Anne Schimek,  
Municipal Clerk



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

---

Laurie Anne Schimek, Municipal Clerk



# WHISTLER

## MINUTES

### REGULAR MEETING OF FOREST & WILDLAND ADVISORY COMMITTEE

WEDNESDAY, JULY 13, 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: 6
<b>Present:</b>	
Councillor Steve Anderson	3
Member at Large, Arthur DeJong	6
Member at Large, Derek Bonin	5
Member at Large, John Hammons	4
WORCA, Craig Mackenzie	5
AWARE, Claire Ruddy (since March)	3
Member at Large, Johnny Mikes	5
Member at Large, Candace Rose-Taylor	4
<b>Regrets:</b>	
Member at Large, Rob Davis	3
Member at Large, Trevor Burton (since June)	1
<b>Recording Secretary</b>	
Heather Beresford	6

Motion to Elect Chair

Moved by A. DeJong  
Seconded by J. Mikes

**That** Derek Bonin serve as FWAC Chair for the July 13, 2016 meeting.

CARRIED

Adoption of Agenda

### ADOPTION OF AGENDA

Moved by C. Mackenzie  
Seconded by J. Hammons

**That** the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda for July 13, 2016.

CARRIED

Adoption of Minutes

**ADOPTION OF MINUTES**

Moved by J. Mikes  
Seconded by C. Mackenzie

**That** the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee minutes for June 8, 2016.

CARRIED

**VERBAL REPORTS**

Verbal Reports

**Remembering Gordon McKeever, FWAC Chair**

FWAC members shared thoughts on Gordon's contributions to the committee and community. He will be greatly missed.

**MOTION: That** the RMOW recognize Gordon's contributions to trail development with a suitable memorial.

Moved by J. Hammons  
Seconded by C. Mackenzie

CARRIED

**Council:**

- Council received the May minutes containing the Access Management Principles.
- Canadian Wilderness Adventures tenure expansion application: S. Anderson expressed concern that inaccurate information may have been shared with FWAC. Council passed the administrative report with recommendation to not support tenure expansion.

*Candace Rose-Taylor arrived at 3:26 p.m.*

**AWARE:**

- Ongoing projects.

**WORCA:**

- Sproatt trail work continues
- Stonebridge developer partnering on trails
- RMOW/WORCA trail plan being updated. Jane Lakes area being considered for future trail network development.

**RMOW:**

- Brio fuel thinning project underway
- Comprehensive Wildfire Plan being developed
- Callaghan fuel thinning complete; planning for autumn project
- Trail Planning Working Group released EOI for trail signs
- Discussion internally and with CCF regarding need for forestry road maintenance. MOFLNRO graded some high priority roads recently.

**Cheakamus Community Forest:**

- Cheakamus 16 complete; no complaints from public
- Access Management Planning underway; incorporating FWAC access management principles

CCF Annual Report

A discussion led by Heather Beresford regarding the draft annual report to the CCF.

FWAC reviewed the draft and made revisions. Discussion regarding province's ability to oversee commercial recreation (CR) operations and related land development. FWAC to consider reviewing one CR tenure annually against its approved master plan.

ACTION: Invite Bob Cunneyworth, FLRNO Natural Resource Officer Supervisor, to a FWAC meeting to discuss Compliance and Enforcement policy, program and issues.

Other Business

**OTHER BUSINESS**

N/A

**Future Agenda Items:**

- CCF Annual Report (September)
- Elect Chair (September)
- Review FWAC priorities and tasks (September)
- Field Trip (October)
- MOF Visual Quality Objectives (confirm timelines with MoFLNRO)
- MOF Fire Management Plan (confirm timelines with MoFLNRO)

**ADJOURNMENT**

Moved by J. Mikes

**That** the Forest & Wildland Advisory Committee adjourn the July 13, 2016 meeting at 5:05 p.m.

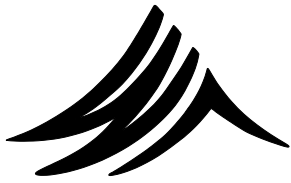
CARRIED

---

CHAIR: Derek Bonin

---

RECORDING SECRETARY: Heather Beresford



# WHISTLER

## MINUTES

### REGULAR MEETING OF WHISTLER BEAR ADVISORY COMMITTEE

**AUGUST 10, 2016, STARTING AT 8:30 A.M.**

**In the Decker Room, RMOW Public Works Yard**

**8020 Nesters Road, Whistler, BC V0N 1B8**

#### PRESENT:

Co-Chair, RMOW, H. Beresford  
Co-Chair, Get Bear Smart, S. Dolson  
Carney's Waste Systems, P. Kindree  
RMOW Bylaw Services, C. Riess  
AWARE/C2C Grizzly Bear Initiative, C. Ruddy

Bear Smart Program Assistant, Recording Secretary, A. Paris

#### REGRETS:

RMOW Councillor S. Maxwell  
Conservation Officer Service, Sgt. S. Gravel  
Whistler Blackcomb, A. DeJong  
Member at Large, N. Fitzgerald  
Member at Large, C. Hedderson  
RCMP, Sgt. R. Knapton

#### ADOPTION OF AGENDA

Moved by C. Riess  
Seconded by P. Kindree

**That** Whistler Bear Advisory Committee adopt the Whistler Bear  
Advisory Committee agenda of August 10th, 2016.

CARRIED

#### ADOPTION OF MINUTES

Moved by P. Kindree  
Seconded by C. Ruddy

**That** Whistler Bear Advisory Committee adopt the Regular  
Whistler Bear Advisory Committee minutes of July 13, 2016.

CARRIED

Conservation Officer Service	<b>VERBAL REPORTS</b>  N/A
RMOW Bylaw Services	A discussion led by C. Riess regarding RMOW Bylaw Services activities. <ul style="list-style-type: none"><li>• 5 garbage calls in July, none accessed by wildlife.</li><li>• Response to accessible bin at Hilton. Not meant for food waste. Carney's provided service and will monitor.</li></ul>
RCMP	N/A
Carney's Waste Services	<p>A discussion led by P. Kindree regarding Carney's Waste Services.</p> <ul style="list-style-type: none"><li>• Some buildings require a bin truck to arrive before the front loader garbage truck and move the garbage bin from its storage area to an accessible location. Examples, Milestones and Nita Lake Lodge. Provides opportunity for bears to access bin. Nita Lake Lodge bin has been replaced.</li><li>• COS and RMOW have provided conflicting direction to Carney's on how to manage these sites.</li></ul> <p><b>ACTION:</b> Carney's requests clear direction from RMOW and COS for managing sites that are inaccessible to front loader truck.</p> <ul style="list-style-type: none"><li>• Pemberton Music Festival waste management was largely improved compared to 2015.</li><li>• Whistler events have been going well.</li><li>• Discussed cub death during relocation at Ironman. Noted that RMOW paid for a family bear trap location but its location is unknown at this time. Follow up with COS.</li><li>• Add a special events debrief to October agenda.</li></ul>
AWARE	<p>A discussion led by C. Ruddy regarding AWARE activities.</p> <ul style="list-style-type: none"><li>• Garbage room tour with infrastructure services and planning</li><li>• 5 waste stations at Crankworx contracted to AWARE</li><li>• Gillian Woodward is the new RMOW Manager of Solid Waste and Transportation. She is responsible for the Garbage Disposal Bylaw update.</li></ul>
Coast to Cascades Grizzly Bear Initiative	<p>A discussion led by C. Ruddy regarding Coast to Cascade Grizzly Bear Initiative activities</p> <ul style="list-style-type: none"><li>• Student working on GIS interactive grizzly bear story map</li></ul>

- Wedge parking lot camping, provincial compliance officer's jurisdiction. Monitoring and will get cleaned up.
- Wood fibre LNG plant and pipeline. GBI commented during public comment period.

#### RMOW

A discussion led by H. Beresford regarding bear response plan

- Planning next meeting
- Created an internal emergency response protocol with RMOW Emergency Management, COS and Bylaw.
- For the "No Go Zone" definition and map, refer to the October 2009 "Human-Bear Conflict Management Plan for Resort Municipality of Whistler, BC" by Maggie M. Paquet.
- Review and revision of draft Conflict Management Plan recommendations
- P. Kindree shared info re: planting trees along Callaghan road

#### ADJOURNMENT

Moved by P. Kindree

**That** the Whistler Bear Advisory Committee adjourn the August 10, 2016 Whistler Bear Advisory Committee meeting at 10:35 a.m.

CARRIED

---

CHAIR: Heather Beresford

---

RECORDING SECRETARY: Anitra Paris

**RESORT MUNICIPALITY OF WHISTLER  
ZONING AMENDMENT BYLAW (1310 & 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 \_\_ day of \_\_\_\_, \_\_\_\_.

GIVEN SECOND READING this \_\_ day of \_\_\_\_, \_\_\_\_.

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

GIVEN THIRD READING 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 Zoning Amendment Bylaw (1310  
& 1350 Cloudburst Drive) No. 2128,  
2016.

---

Laurie Anne Schimek, Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER  
ZONING AMENDMENT BYLAW (LIQUOR RETAIL SALES) NO. 2120, 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 (Liquor Retail Sales) Bylaw No. 2120, 2016".
2. Zoning and Parking Bylaw No. 303, 2015, is amended as follows:
  - a. In Part 2, the definition of "packaged liquor" is deleted and the following definition is inserted:

"packaged liquor" means liquor, including beer, cider, malt liquor, wine, and fermented, distilled and spirituous liquors of any kind, that is in a sealed container such as a bottle, can, keg or growler, and is sold or intended for consumption in a location other than where it is sold.
  - b. In Part 2, the definition of "retail" is deleted and the following definition is inserted:

"retail" means the sale of merchandise to a person who buys the merchandise as the ultimate consumer or end user, being the last person in the chain of distribution, for personal consumption or use and not for further sale;
  - c. In Part 4 – General Prohibitions, the following text is added as a new subsection, after subsection (8):

(9) Except in a location identified in Schedule D to this Bylaw, and only in relation to the types of liquor listed under the heading "Permitted Sales" for that location, no person shall use any land or building for the retail sale of packaged liquor..
  - d. The table that appears as Schedule D of Zoning and Parking Bylaw No. 303, 2015 is amended as follows:
    - (i) In the row for "4211 Village Square", in the Address column "Village Square" is deleted and replaced with "Sunshine Place";
    - (ii) In the row for "4284 Mountain Square", in the Address column "4284" is deleted and replaced with "102-4280";
    - (iii) In the row for "205-2071 Lake Placid Rd", the following text is added to the Legal Description column, after "NWD": "PID: 025-991-809";
    - (iv) In the row for 7017 Nester's Road, in the Address column "7017" is deleted and replaced with "100 – 7015";

- (v) In the row for “Rainbow Lands”, the existing text in the “Legal Description” column is deleted and replaced with “Lot 9, DL 7302, Plan BCP38413, PID: 027-688-062” and the existing text in the “Permitted Locations” column is deleted and replaced with “Floor area maximum for packaged liquor sales as set out in CD1 Zone”;
- (vi) The following three rows are added as new rows to the table:

4355 Blackcomb Way	Lot 8, Plan LMP219, DL 5028 NWD Gp1, & DL 5275 EXPL Plan LMP24003 PID: 017-370-833	Same as Legal Description	Beer that is produced on the premises
1045 Millar Creek Road	Lot B, Plan BCP3043, DL 4119 NWD, Gp1 & DL 7861 & 7862 PID: 025-562-029	Same as Legal Description	Beer that is produced on the premises
1212 Alpha Lake Road, Units 2 & 3	Lots 2 & 3, Plan VAS2270, DL 4120 NWD, Gp1 & DL 6083 PIDs: 012-068-993 and 012-069-035	Same as Legal Description	Beer that is produced on the premises

Given first and second readings this 6th day of September, 2016.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Given third reading this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Approved by the Minister of Transportation 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 Zoning Amendment Bylaw (Liquor Retail Sales) Bylaw No. 2120, 2016.

\_\_\_\_\_  
Laurie-Anne Schimek,  
Municipal Clerk

**From:** Kerry Dennehy <[kd783072@gmail.com](mailto:kd783072@gmail.com)>

**Date:** September 27, 2016 at 11:51:42 AM PDT

**To:** Ogilvie Claire <[edit@pique.newsmagazine.com](mailto:edit@pique.newsmagazine.com)>, Morden Nancy Wilhelm <[N.Wilhelm-morden@racewh.com](mailto:N.Wilhelm-morden@racewh.com)>

**Subject: Staff Housing**

To Whistler Mayor and Council,

Last year I wrote in to the Pique letters to the editor, my letter suggesting employees would be better off and easily housed in leased, Atco type, modular housing units on a site just outside of Whistler. I stayed in such housing in an 1800 man camp in the north and it was cozy even at 40 below. There would be 2 people per room, common washrooms (although men's quarters would be separate from woman's), common dining room and common recreation rooms.

This solution would be immediate for Whistler's housing shortage. Meals and beer would be cheap and a bus to Whistler would leave every 15- 20 minutes, i.e. no cars, max. safety. These camps I can tell you from experience are fun places to live and meet others. I believe rents could easily cover costs as well. These units could be painted to blend in with the environment and set up within weeks.

Workers would still spend plenty of time in Whistler, shopping and frequently visiting Whistler establishments. A writer in last week's Pique also endorsed the idea and I have spoken with Dave Brownlie who has considered the idea.

It's a mystery to me why this idea has not taken hold, but possibly this e mail will help move toward a solution.

Kerry Dennehy. 8027 Nicklaus North Blvd. 1-604-938-0588

ps Your worship, could you present this to your staff to be tabled at the next council meeting?

**Allan Macey**

**743 Glenwood Drive**

**Delta, BC V4M 2J7**

**Mob: ( 604 ) 831 - 4333**

**TI : ( 604 ) 943 - 3262**

**Fx : ( 604 ) 943 - 3250**

**Email: [amacey@telus.net](mailto:amacey@telus.net)**

August 09, 2016

RMOW

Your Worship Mayor Wilhelmson-Morden and Councillors

Re: Bylaw 810 Unsightly Yard Definition and Impact on RS-1 Zoned Property

The banning of shipping containers effective this September will have the unintended consequence of expanding the unsightly yard problem currently existing on RS-1 zoned properties. A review of the Yard Maintenance bylaw governing what constitutes an unsightly yard is causing me to write to Council with my comments and concerns.

First, Bylaw 810 was conceived in the late 80's and put on the books in 1990. On page 3 paragraph h. (i-viii) of 810 describes non-compliant materials constituting an unsightly yard and therein subject to enforcement. Briefly, the definition of unsightly yard items lists construction material, personal rubbish, heavy equipment, parts of cars, coke or coal, but not to include firewood. I conclude after reading the bylaw that a majority of the items are from another time and ignore what exists in some front yards today.

Absent from the definition of what is unsightly in 810 are items which would be non-compliant as front yard storage items in most municipalities in BC and can be summarized as:

motorized personal vehicles

abandoned vehicles

campers

boats

utility trailers

and RV's.

The major concern about 810 is that items being displaced from the non-compliant shipping containers will soon be finding their way to open storage in some of the front yards of the RS-1 zoned subdivisions. Given this does occur there appears to be nothing in 810 that would permit enforcement for those things listed above. Simply stated, bylaws perceives private property front



yards, driveways, offstreet /onsite parking areas as being synonymous. Licensed, insured vehicles parked or stored on private property are therefore compliant. This is completely contrary to yard maintenance bylaws of other municipalities regarding front yard storage or onsite / offstreet parking of vehicles.

Recently, RMOW created Bylaw 303 - 2015 setting out the rules for offstreet / onsite parking for the vast array of zonings that exists at Whistler. From what I can tell in reading through the sections of 303 - 2015 applicable to RS-1, there is really no change as to what can be parked/stored on a driveway, front yard and in some cases adjacent to municipal roadway/highway fronting a RS-1 property. This is another void in enforcement as compared to other municipalities.

Given the vehicle, boat, trailer, camper, RV omissions in 810 and 303 - 2015 are not addressed the outcome for neighbourhoods is predictable.

Accordingly, the respectful request of Council is that consideration be given to the following:

1. Instruct staff to review and report to Council on the frequency of complaints regarding bylaw 810 pertaining to unsightly yards
2. Instruct staff to obtain from municipalities of similar population size copies of the yard maintenance bylaws pertaining to offsite and onsite motorized vehicles, trailers, campers and RV (available online) and report
3. Instruct staff to report on the incidence of offstreet / onsite parking that has the potential to impair access to RS-1 properties by emergency vehicles and report

There is little doubt the result of public input on this matter will generate some resistance to the proposed changes. Privacy and property rights will be the big contenders in preventing change. However, the true outcome of the survey / study by staff will reveal the importance of supporting neighbourhoods not individuals. The predictable resistance can be summarized as:

1. Whistler has no fenced outdoor storage facilities
2. Whistler is different and legislation has to be special in situations like this
3. It will be difficult to get long-term set in their ways residents to comply
4. The cost to do the bylaw enforcing will be prohibitive
5. If one doesn't like the front yard appearance or potential safety hazards - move

There are solutions to the predictable resistance and yes it will take time, money and courage.

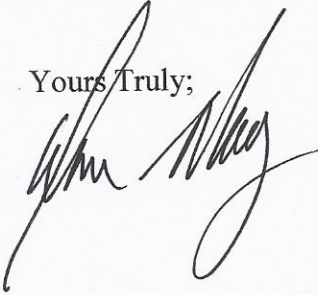
Whistler is different due in a large part to its 2.2 million annual impressionable visitors. Whistler's present and past Councils have shown responsibility by representing our community successfully as a world class resort and proving that with a recent investment of \$1.4 bil. by Vail Resorts Inc.

However, outside of the big picture, it is also incumbent on our Council to show leadership by creating a community culture of neighbour helping neighbour. Proper behaviour is near impossible to legislate - but it can be done. The proof of this is the leadership shown by the many strata-councils at Whistler who successfully legislate and spend money to encourage persons and families to live together under common and unified rules. One just has to look at multi-unit parking lots to make the comparison with missing legislation for RS-1 zoning residences.

The realization in this matter is that one person's belief of what constitutes safety and unsightly may be different from others. This is why strong leadership from the elected officials needs to define and implement the expectations of the residents by creating a common standard that meets everyone's vision. Achieving this will allow Whistler to continue to lay claim to being one of the greatest resorts in the world.

I trust Council will attend to this request promptly.

Yours Truly;

A handwritten signature in black ink, appearing to be "John May", written in a cursive style.

**From:** Ben Thomas [<mailto:benwhistler@yahoo.com>]  
**Sent:** Friday, September 16, 2016 4:08 PM  
**To:** Melissa Kish <[MKish@whistler.ca](mailto:MKish@whistler.ca)>  
**Subject:** Sidewalk near WCC

Dear Mayor & Council,

I'm writing today to raise a concern about the sidewalk and pedestrian access to the Whistler Children's Center at the corner of Nesters Road and Lorimer Road.

The issue is that there is no safe or easy access to the Children's Center. The valley trail comes close in a number of directions, but none of those trails lead directly or safely into the Children's Center. The result is that as the kids and parents arrive, they end up either jay walking from the North or West side or having to walk or bike on the road if coming from the South side. Also when the children walk to the village they end up walking along the road to get to the closest sidewalk/valley trail access.

I have attached a picture that shows the problem area.

3 potential solutions would be:

- 1- Replace the mound grassy/weedy mound just south of the WCC entrance with a wider entrance that leads to the valley trail at the corner of Lorimer & Nesters.
- 2- Extend the valley trail from the corner of Lorimer & Nesters to run along the narrow shoulder (would need to widen)
- 3- Put a pedestrian crossing in leading from the valley trail across from the entrance to the WCC

Solution #3 seems very straight forward and #1 and #2 seem quite doable as well.

I asked the WCC admin staff about it and they agreed that it was a major problem. I asked whether anyone had ever asked about it and they said they do get a lot of comments from parents but that it has never been formally brought up with Council.

So here I am and I'd like to formally highlight the concern and ask whether anything can be done about it.

I can be reached at this email address or on my cell: 604-967-1103.

Thank you very much and I look forward to hearing about the next steps.

Ben Thomas  
6296 Piccolo Drive  
Whistler BC  
V0N 1B6  
604-967-1103





*Mayor Wilhelm-Morden, Whistler Council,*

Dear Mayors, Councillors, Regional District Directors      September 14, 2016.

We have been "raising awareness" to the issue of **Human trafficking/sexual exploitation, youth and child exploitation, youth porn use/addiction** with civic leaders in BC for the past 4 years.

This culminated in 2 UBCM Resolutions last September B53 on Human Trafficking and B80 on Rape Culture (see yellow sheet). We are encouraging civic leaders to implement and fund these resolutions.

We are also encouraging the implementation of Bill C-36 "The Protection of Communities and Exploited Persons Act" (see yellow sheet).

Human trafficking/sexual exploitation is the fastest growing crime in the world, in Canada and locally. It is a "low risk, high return" crime that has been "invisible" to the public. However, as the demand for commercial paid sex increases, due to an unhindered internet, the supply must increase, making our youth and children vulnerable and targets.

We have included 10 strategies for Councils to consider in stopping this egregious crime.

Please let us know what you are doing in your communities. Please let us know if you need more information. Please let me know if I can present to your Council.

Most Sincerely, Mrs. Cathy Peters; former inner city high school teacher, volunteer for 2 Federal MP's (John Weston- West Vancouver, BC & Joy Smith-St. Paul/Kildonan, Manitoba) , speaker and advocate addressing Human Trafficking/Sexual Exploitation in BC.

#302-150 W. 15th St., North Vancouver, BC V7M 0C4      [ca.peters@telus.net](mailto:ca.peters@telus.net)



## 10 strategies for cities and municipalities to consider:

1. Learn about the issue. Read the books "Invisible Chains" by UBC law professor Benjamin Perrin, "Pornland" by Dr. Gail Dines (world expert on porn research), have staff take the OCTIP (Office to Combat Trafficking in Persons) free online course. Encourage police to take HT course on the Police Knowledge Network.
2. Incorporate the United Nations 4 Pillars to stop Human trafficking/sexual exploitation: **Prevention, Protection, Prosecution, Partnerships.**
3. **Prevention:** raise awareness in community. "Education is our greatest weapon". ie. Children of the Street Society does school programs.
4. Encourage "Men end exploitation" movements: ie. Moosehide Campaign, Fortress Foundation (in Victoria).
5. Use communications to support a cultural mindshift. Ontario has "Saving the girl next door program", the RCMP has the "I'm Not for Sale" campaign.
6. **Protection:** help victims, have exit strategies in place for them, consider 24-7 "wrap-around programs" ie. Salvation Army "Deborah's Gate", Covenant House, Servants Anonymous.
7. **Prosecution:** increase policing budget, training and priorities. Have "john" deterrants in place, **enforce Bill C-36 "Protection of Communities and Exploited Persons Act" which addresses "demand"** ie. perpetrators, johns, facilitators.
8. Train community stakeholders: Health care workers, fire department, municipal business licensing managers to recognize human trafficking/sexual exploitation ie. Fraser Health Authority has a human trafficking protocol, Surrey Fire department is trained to recognize HT indicators.
9. **Partnerships: Collaboration:** with other cities and municipalities at local government associations, Police agencies and RCMP, 3 levels of government (civic, provincial, federal); UBCM, FCM with Resolutions.
10. No decriminalization of prostitution because the vulnerable (aboriginal girls/women, youth, children) in our communities will be targets to be lured, groomed and exploited for the sex trade. **Goal: safe communities.**

*Cathy Peters*

ANTHONY THORIN  
JULY 11, 2014

**B53****HUMAN TRAFFICKING; NCLGA Executive**

WHEREAS human trafficking is a real and devastating issue in British Columbia;

AND WHEREAS significant work & research has been done as of late to aid in the prevention and prosecution of human trafficking throughout Canada:

THEREFORE BE IT RESOLVED that UBCM call on the RCMP, local police forces and local governments to work collaboratively in order to implement the recommendations found within the National Task Force on Sex Trafficking of Women and Girls in Canada's recent report ("NO MORE' Ending Sex -Trafficking In Canada") as well as the Province of British Columbia's "Action Plan to Combat Human Trafficking."

ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION

UBCM RESOLUTIONS COMMITTEE RECOMMENDATION

**B80****RAPE CULTURE IN CANADA; NCLGA Executive**

WHEREAS sexual assaults continue to be committed across Canada, and victims are of every age, race, income and gender;

AND WHEREAS sexual assaults are under reported, and prosecution and conviction rates are low:

THEREFORE BE IT RESOLVED that UBCM advocate for an intergovernmental task force to be convened to determine the steps needed to erase the "rape culture" that is pervasive in schools, universities, workplaces and elsewhere across Canada;

AND BE IT FURTHER RESOLVED that the task force be mandated to elicit testimony from victims in order to determine the steps needed to improve the reporting, arrest and conviction rates across Canada.

ENDORSED BY THE NORTH CENTRAL LOCAL GOVERNMENT ASSOCIATION

UBCM RESOLUTIONS COMMITTEE RECOMMENDATION



## **Canadian Federal Bill C-36: "The Protection of Communities and Exploited Persons Act"**

(versus the New Zealand Model of Decriminalization):

1. **Targets the demand** by targeting the buyer of sex; the predator, pimp, trafficker, john are criminalized
2. Recognizes the seller of sex is a victim; usually female and is not criminalized
3. Exit strategies put in place to assist the victim out of the sex trade.

### **Reasons to say NO to legalization/decriminalization:**

- human trafficking, juvenile/child prostitution, and organized crime explodes
- sex tourism explodes (USA to Canada)
- international crime syndicates move in
- the sex industry grows and becomes legitimized and normalized in the culture
- porn/prostitution/rape culture are a toxic mix and all become normalized. Every girl and woman will become vulnerable and a possible target. Canada becomes a pimp and prey culture.
- significant violence against girls and women will increase. Prostituted girls and women currently experience extreme violence, torture, degrading and brutal acts.
- the health and the community /public safety all become compromised in our communities to the point they will not be safe, vibrant, healthy or working.
- once children are involved in the sex industry our society breaks down.
- aboriginal girls and women are the first casualties.

Mercedes Nicoll  
3131 St Moritz Crescent  
Whistler, BC  
V0N 1B3

September 18th 2017

Dear Mayor and Council:

Today I'm writing on behalf of my whole family. This letter is concerning the Whistler Memorial Bench Program. For the past 15 years our family has had a bench for my Grandmother at Lost Lake. My father told me about the heart-wrenching news that in the next year the municipality will retire the bench in the summer of 2017. To say the least I was upset by this news, tears have been shed by all family members, this is the only place in Canada we consider Betty's memorial and for it to be removed is unbearable to think about. This bench and location is part of our family. It brings tears to my eyes thinking that I won't be able to go to my grandmas bench anymore. I've just had family friends get engaged there. That little spot is part of our family.

"It is like a grave for our family. My Grandmother is buried in England and we don't get the chance to visit her there very often. So we go to the bench as often as we like (very often) to remember. It's a place we take family and friends to celebrate many occasions." **Phill Alexander Nicoll**

While we understand the need for the new program that has been put in place, it is not what we signed up for. As I understand some people may be happy to have their bench moved, but for our family it's devastating, we no longer have a garden to move this bench to. I am writing you all today in the hopes that our bench would be grandfathered in. My understanding of a memorial is it is there forever, not something I would like delivered to my doorstep.

**memorial** [muh-mawr-ee-uh I, -mohr-]

something designed to preserve the memory of a person, event, etc., as a monument or a holiday.

This bench should be bringing us together, but at this point in time its such a sore subject that it's hard to even talk about at a family dinner. It's an emotional situation that we have been put in and would be grateful if you all understand and take serious consideration in grandfathering in our bench.

We are available to discuss this matter if you require, thank you for your time.

Yours Truly,



Mercedes Nicoll

