

# WHISTLER

## AGENDA

### REGULAR MEETING OF MUNICIPAL COUNCIL TUESDAY, MAY 3, 2016, STARTING AT 5:30 PM

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

#### ADOPTION OF AGENDA

Adoption of the Regular Council agenda of May 3, 2016.

#### ADOPTION OF MINUTES

Adoption of the Regular Council minutes of April 19, 2016.

#### PUBLIC QUESTION AND ANSWER PERIOD

#### PRESENTATIONS/DELEGATIONS

A presentation by Stacy Murl, President of the Mature Action Committee (MAC) regarding an update on MAC.

#### MAYOR'S REPORT

#### INFORMATION REPORTS

Planning And Building  
Departments Application  
Activity Report – 2016  
First Quarter  
Report No. 16-054  
File No. 7006.01

*A presentation by municipal staff.*

**That** Information Report No.16-054 summarizing the Planning Department and Building Departments application activity for the first quarter of 2016 be received.

Land Use Contract  
Termination Process  
Report No. 16-055  
File No. 7648.02

*A presentation by municipal staff.*

**That** Information Report No. 16-055 regarding the Land Use Contract termination process be received.

## ADMINISTRATIVE REPORTS

3401 Panorama Ridge –  
Land Use Contract  
Discharge  
Report No.16-056  
File No. RZ1119

**That** Council consider giving first and second readings to “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”;

**That** Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”; and to advertise for same in a local newspaper; and further,

**That** Council direct staff to advise the applicant that before consideration of adoption of “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Issuance of building permits to legalize unauthorized construction in the dwelling;
2. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to ensure proposed development is consistent with the objectives and performance goals of the municipality’s Green Building Policy G-23; and
3. Payment of outstanding rezoning application fees; and further

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

5428, 5432 & 5436  
Stonebridge Drive  
Covenant Modification  
Report No. 16-057  
File No. CM0069

*A presentation by municipal staff.*

**That** Council approve the modification of covenants BT408796, BT408799, BT408802 to change the landscape and building envelopes at 5428, 5432 & 5436 Stonebridge Drive, subject to the property owners entering into a shared use agreement between lots 5428 and 5432; and further;

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

8060 Cypress Place Flood  
Proofing Exemption  
Report No.16-058  
File No. SEC0019

*A presentation by municipal staff.*

**That** Council grant an exemption in accordance with section 524 of the *Local Government Act* – “Requirements in Relation to Flood Plain Areas”, to allow for the construction of a new dwelling at 8060 Cypress Place; and further,

**That** Council authorize the Mayor and Municipal Clerk to execute a Section 219 covenant on the title of the subject property for this exemption, attaching the geotechnical report prepared by EXP Consulting confirming that the property is safe for the use intended.

Unit 9 – 4700 Glacier  
Drive Renovations  
Report No. 16-059  
File No. DP1492

*A presentation by municipal staff.*

**That** Council approve the issuance of Development Permit DP1492 for renovations at Unit 9 – 4700 Glacier Drive per the architectural plans P1, P2, P3, P4, P5 prepared by John McSkimming Construction Ltd, dated February 29, 2016, subject to the resolution of the following matter to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant R110852 to reflect the proposed changes; and further,

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

Five-Year Financial Plan  
2016-2020 Amendment  
Bylaw No. 2121, 2016  
Report No. 16-060  
File No. 4530

**That** Council consider giving first, second and third readings to the Five-Year Financial Plan 2016-2020 Amendment Bylaw No. 2121, 2016.

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

Transit Management  
Advisory Committee  
(TMAC)

Minutes of the Transit Management Advisory Committee (TMAC) meetings of October 27, 2015 and the Special meeting of the (TMAC) meeting of November 5, 2015.

May Long Weekend  
Committee

Minutes of the May Long Weekend Committee meeting of September 28, 2015.

Whistler Bear Advisory  
Committee

Minutes of the Whistler Bear Advisory Committee meeting of January 20 and February 10, 2016.

Forest and Wildland  
Advisory Committee

Minutes of the Forest and Wildland Advisory Committee meeting of February 10, 2016.

Advisory Design Panel

Minutes of the Advisory Design Panel Committee meeting of March 16, 2016.

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

Land Use Contract  
Discharge and Zoning  
Amendment (3401  
Panorama Ridge) No.  
2103, 2016

In general terms the purpose of this bylaw is to discharge the Brio Land Use contract (the "LUC") from the lands at 3401 Panorama Ridge, and permit the parcel be regulated by RS1 (Residential Single Family One) zoning adopted under Bylaw No. 763, 1989 on February 6, 1990 for the area.

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

Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016	The purpose of this bylaw is to amend Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016 for the purposes of acquiring parkland.
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### **BYLAWS FOR ADOPTION**

Tax Rates Bylaw No. 2112 2016	The purpose of "Tax Rates Bylaw No. 2112, 2016" is to set the municipal, regional district and hospital tax rates for 2016.
Sewer Tax Bylaw No. 2113, 2016	The purpose of "Sewer Tax Bylaw No. 2113, 2016" is to set the sewer parcel tax rate for 2016.
Water Tax Bylaw No. 2114, 2016	The purpose of "Water Tax Bylaw No. 2114, 2016" is to set the water parcel tax rate for 2016.
Sewer User Fee Amendment Bylaw No. 2116, 2016	The purpose of "Sewer User Fee Amendment Bylaw No. 2116, 2016" is to amend Schedule A of "Sewer User Fee Bylaw No. 1895, 2009."
Water User Fee Amendment Bylaw No. 2115, 2016	The purpose of "Water User Fee Amendment Bylaw No. 2115, 2016" is to amend Schedule A of "Water User Fee and Regulation Bylaw No. 1826, 2007."
Solid Waste/Recycling Rates Amendment Bylaw No. 2119, 2016	The purpose of "Solid Waste/Recycling Rates Amendment Bylaw No. 2119, 2016" is to amend "Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008."
Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers) Bylaw No. 2106, 2016	In general terms the purpose of this bylaw is to present Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers) No. 2106, 2016 to Council for consideration of first and second readings and to authorize a public hearing. The proposed bylaw would amend the recently adopted zoning bylaw provisions for shipping containers to allow for limited electrical utilities to be provided to shipping containers.
Zoning Amendment Bylaw (7600 Nesters Road) Bylaw No. 2117, 2016.	In general terms the purpose of this bylaw is to rezone 7600 Nesters Road from RR1 to Community Service Facility One (CSF1). This is a newly created zone for the site to accommodate a recycling facility and other potential public, community facility and service uses.

### **OTHER BUSINESS**

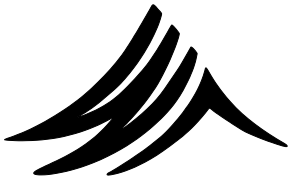


### **CORRESPONDENCE**

Bike to Work and School  
Week Proclamation  
File No. 3009.1

Correspondence from Kim Slater, Executive Director of the Sea to Sky Clean Air Society, dated April 26, 2016, regarding coordination of Bike to Work And School Week in the Sea to Sky Corridor and requesting that May 30 – June 5 be proclaimed “Bike to Work and School Week 2016”.

### **ADJOURNMENT**



# WHISTLER

## MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL  
TUESDAY, April 19, 2016, STARTING AT 5:30 PM**

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

### **PRESENT:**

Mayor N. Wilhelm-Morden

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

### **PRESENT:**

Chief Administrative Officer, M. Furey  
Acting General Manager of Infrastructure Services, M. Day  
General Manager of Corporate and Community Services, N. McPhail  
General Manager of Resort Experience, J. Jansen  
Manager of Information Technology, K. Ing  
Manager of Communications, M. Comeau  
Manager of Protective Services, S. Story  
Municipal Clerk, LA. Schimek  
Senior Planner, J. Belobaba  
Planner, F. Savage  
Emergency Program Coordinator, E. Marriner  
Recording Secretary, M. Kish  
RCMP St. Sgt. S. LeClair

### **ADOPTION OF AGENDA**

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

**That** Council adopt of the Regular Council agenda of April 19, 2016.

CARRIED

### **ADOPTION OF MINUTES**

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

**That** Council adopt the Regular Council minutes of April 5, 2016 and the  
Public Hearing Minutes of April 5, 2016 for Bylaws 2106, 2109 and 2117.

CARRIED

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

There were no questions from the public.

## **MAYOR'S REPORT**

Mayor N. Wilhelm-Morden acknowledged that Whistler 2020 Development Corporation (WDC) has received the long-awaited consultant report on the Cheakamus Crossing District Energy System. WDC has shared it with the community representative from Cheakamus Crossing, who is Tony Routley and members of RMOW staff who are still working through some of the recommendations set out in the report. The report is due to come to Council for presentation on June 7, 2016.

Mayor N. Wilhelm-Morden announced that Saturday, April 23 is Pitch-In Day in Whistler. The municipality has organized Pitch-In Day annually since 1989. Local organizations and crowds of volunteers gather to clear litter left in neighbourhood ditches from Emerald to Function Junction. Mayor Wilhelm-Morden encouraged anyone who is interested in joining to visit [whistler.ca](http://whistler.ca) for more information or email [afinnerty@whistler.ca](mailto:afinnerty@whistler.ca).

Mayor N. Wilhelm-Morden reported that fuel thinning will begin over the Brio subdivision on May 2. The Resort Municipality of Whistler will thin ground brush and debris, and also pruning of branches including the removal some trees to reduce the risk of wildfire. No burning will take place. The work is light-touch to the land and leaves an open, park-like feel to the forest. This thinning was recommended by the Community Wildfire Protection Plan. For more details, visit [whistler.ca](http://whistler.ca). In addition to the municipal fuel thinning, Mayor N. Wilhelm-Morden reported that residents are encouraged to keep their properties safe from wildfire. Contact Whistler Fire Rescue Service to have a free home assessment for wildfire safety. Residents can also clear garden debris from around their properties. Residents who apply for a Fire Permit, can burn their garden debris until May 1. Additionally, garden debris can be dropped off for free near Nester's Depot between May 29 and 29. Visit [whistler.ca/FireSmart](http://whistler.ca/FireSmart) for more information.

Mayor N. Wilhelm-Morden reported that Whistler's bears are awake and the community is encouraged to ensure their properties are bear friendly. Avoid attracting bears by storing your garbage and recycling securely indoors, and disposing of them at Whistler's depots. Make sure your home and car has the windows and doors fastened. And remove bear attractants such as compost, BBQ grease, bird feeders and berry bushes close to your home.

Mayor N. Wilhelm-Morden announced that BC Hydro and Tree Canada have awarded the Resort Municipality of Whistler \$6,200 to purchase 40 aspen trees for Bayly Park. The trees will be planted near the BMX track. Mayor N. Wilhelm-Morden thanked BC Hydro.

Mayor N. Wilhelm-Morden reported that the municipality's annual Water Main Flushing Program is running from April until October this year. The flushing cleans the water pipes, maintains water quality, and improves the integrity and durability of the piping system. During flushing, neighbourhood water service may be interrupted briefly. If you notice your water is

discoloured, make sure you run the cold taps until the water runs clear again.

Mayor N. Wilhelm-Morden offered congratulations to The Question who are celebrating 40 years of publications this week. The Question has been reporting on Whistler's news since just after the Resort Municipality of Whistler was incorporated when Whistler was just a small community with less than 1,000 residents. Mayor N. Wilhelm-Morden stated that The Question are having an anniversary party as she spoke.

Mayor N. Wilhelm-Morden stated on behalf of Council and the Resort Municipality of Whistler, I would like to share my condolences with the family and friends of Susie Frank. Susie Frank and her husband Roland made Whistler their home in 1990. Susie was active in the community and was well known for her work as a real estate agent. Councillor J. Grills stated that Suzie was one of his first tenants and was happy to have their family in their home. A celebration of her life is being held at the Fairmont Chateau Whistler at 3:30 p.m. on Saturday, April 23.

Councillor S. Adams announced that AWARE is having their annual clothing swap on Thursday, April 21 at the Fairmont Chateau Whistler at 5:30 p.m., which also includes the separate Father Daughter Dance Dress Swap starting at 4:00 p.m.

Councillor J. Crompton reported that he had the opportunity to attend the opening of the Seton Lake Band and Tsalalh Development Corp. (TDC)'s 40-unit hotel in Seton Portage and encouraged others who were in the area to visit.

#### **ADMINISTRATIVE REPORTS**

2016 May Long  
Weekend  
Report No.16-047  
File No. 2100

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

**That** Council endorse the revised Terms of Reference for the May Long Weekend Committee attached as Appendix A to Council Report 16-047; and further,

**That** Council receive an update on the planning to date for the 2016 May Long Weekend.

CARRIED

File No. LLR 128 – Maxx  
Fish Extension of Hours  
for Private Event  
Report No. 16-048  
File No. LLR128

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

**That** Council authorize hours of liquor sale to 4:00 a.m. on the night of Saturday, June 4, 2016 at Maxx Fish nightclub for a private special event.

*Opposed: Councillor J. Ford and Councillor S. Maxwell*  
CARRIED

Proclamation of  
Emergency  
Preparedness Week  
Report No.16-049  
File No. 855, 3009.1

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

**That** Council proclaim the week of May 1-7, 2016 as Emergency Preparedness Week in the Resort Municipality of Whistler.

CARRIED

Infill Housing In The  
Residential Infill One  
(RI1) Zone  
Report No.16-050  
File No. RZ 1124

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

**That** Council amend the last resolution to include the statement "to significantly increase the availability of affordable housing in Whistler."

CARRIED

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

**That** no changes to the Residential Infill One (RI1) zoning regulations be initiated at this time;

**That** staff be instructed to report to Council any development variance permit application that would permit a subdivision or development under Section 52(4), (5) or (11) of the RI1 zone that would not otherwise be permitted under the Bylaw, without undertaking the planning analysis and public consultation that would occur in circumstances where the Council may be considering the issuance of the development variance permit, for Council direction on whether the application is rejected without further consideration or whether the planning analysis and public consultation should occur;

**That** staff provide notification to prospective development variance permit applicants that their application will be subject to the procedure established by this resolution; and further

**That** Council direct staff to collaborate with the Whistler Housing Authority to significantly increase the availability of affordable housing in Whistler on further review of staff housing demands and availability.

*Opposed: Councillor S. Anderson*  
CARRIED

Civic Platform  
Contract Award  
Report No.16-041  
File No.4028.01

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

**That** Council authorizes the RMOW to enter into a contract with Avocette Technologies Inc. for Accela's Civic Platform provided that it does not exceed \$1.21 million in first five (5) years.

**That** Council authorizes the RMOW to commence the Civic Platform implementation project.

CARRIED

Borrowing From  
Municipal Finance  
Authority For Resident  
Restricted Housing  
Report No.16-051  
File No. VAULT

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

**That** Council authorize the Mayor and Municipal Clerk to execute the partnering and loan agreement documents substantially in the form presented in Appendix A, subject to minor amendments; and further,

**That** a liability under Section 175 of the *Community Charter* be authorized for an amount up to \$5,000,000, with no provisions for renewal, and the proceeds loaned to Whistler Housing Authority as per the terms of the partnering and loan agreement attached as Appendix A.

CARRIED

2016 Property Tax And  
Utility Rate Bylaws  
Report No.16-052  
File No. Bylaws 2112,  
2113, 2114, 2115, 2116,  
2119

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

**That** Council consider giving first, second and third readings to the following bylaws:

"Tax Rates Bylaw No. 2112 2016"  
"Sewer Tax Bylaw No. 2113, 2016"  
"Water Tax Bylaw No. 2114, 2016"  
"Sewer User Fee Amendment Bylaw No. 2116, 2016"  
"Water User Fee Amendment Bylaw No. 2115, 2016"  
"Solid Waste/Recycling Rates Amendment Bylaw No. 2119,  
2016"

CARRIED

Drinking Water Week  
Proclamation Report  
and Water Safety  
Information  
Report No. 16-053  
File No. 200.2

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

**That** Council proclaim Drinking Water Week within the Resort Municipality of Whistler for the week of May 1<sup>st</sup> to 7<sup>th</sup> in the year 2016.

CARRIED

#### MINUTES OF COMMITTEES AND COMMISSIONS

Forest and Wildland  
Advisory Committee  
(FWAC)

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

**That** minutes of the Forest and Wildland Advisory Committee meetings of;

- October 14, 2015
- October 26, 2015
- November 18, 2015 and
- January 13, 2016

be received.

CARRIED

Whistler Bear Advisory  
Committee (WBAC)

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

**That** minutes of the Whistler Bear Advisory Committee meetings of;

- October 14, 2015

- November 4, 2015
- December 16, 2015 and
- March 9, 2016

be received.

CARRIED

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

Tax Rates  
Bylaw No. 2112 2016

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

**That** Tax Rates Bylaw No. 2112 2016 receive first, second and third readings.  
CARRIED

Sewer Tax  
Bylaw No. 2113, 2016

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

**That** Sewer Tax Bylaw No. 2113, 2016 receive first, second and third readings.

CARRIED

Water Tax  
Bylaw No. 2114, 2016

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

**That** Water Tax Bylaw No. 2114, 2016 receive first, second and third readings.

CARRIED

Sewer User Fee  
Amendment  
Bylaw No. 2116, 2016

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

**That** Sewer User Fee Amendment Bylaw No. 2116, 2016 receive first, second and third readings.

CARRIED

Water User Fee  
Amendment  
Bylaw No. 2115, 2016

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

**That** Water User Fee Amendment Bylaw No. 2115, 2016 receive first, second and third readings.

CARRIED

Solid Waste/Recycling  
Rates Amendment  
Bylaw No. 2119, 2016

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

**That** Solid Waste/Recycling Rates Amendment Bylaw No. 2119, 2016 receive first, second and third readings.

CARRIED

### **BYLAWS FOR ADOPTION**

Five-Year Financial Plan  
2016-2020  
Bylaw No. 2118, 2016

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

**That** Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016 be adopted.  
CARRIED

### **OTHER BUSINESS**

Deputy Corporate  
Officer Appointments

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

**That** Council appoint Ted Battiston and Ken Roggeman as Deputy Corporate Officer's for the purposes of executing and witnessing documents.

CARRIED

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

**That** Council appoint Nikki Best as Deputy Corporate Officer for the purposes of signing bylaws, agendas, minutes and other meeting-related matters.

CARRIED

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

Recreation and Leisure  
Advisory Committee  
Appointments

**That** Council appoint Bob Calladine, Josie Chuback, Dave Clark, Chris Kaipio, John Konig, Murray Lunn, Colin Pitt-Taylor, Stephanie Sloan, Roger Soane and Eric Wight to the Recreation and Leisure Advisory Committee for a two year term.

CARRIED

### **CORRESPONDENCE**

Request for support from  
District of Lillooet -  
Passenger Rail Service  
between North  
Vancouver and Prince  
George  
File No. 3009

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

**That** correspondence from Mayor Marg Lampman, District of Lillooet dated March 7, 2016, requesting a letter of support be written to Honorable Minister of Justice Jody Wilson Raybould regarding rail service between North Vancouver and Prince George be received, referred to staff and the Transit Advisory Group.

CARRIED

National Public Works  
Week Proclamation  
File No. 3009.1

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



**That** correspondence from Deryk Lee, Public Works Association of BC (PWAC) dated March 22, 2016, requesting that May 15 – 21, 2016 be proclaimed “Public Works – Always There” week be received and proclaimed.  
CARRIED

Federation of Canadian Municipalities Federal Bill of Environmental Rights Resolution Support File No. 3009  
Moved by Councillor A. Janyk  
Seconded by Councillor S. Maxwell  
**That** correspondence from Rupert and Franny Yakelashek dated March 22, 2016, requesting support for a Federal Bill of Environmental Rights Resolution at the Federation of Canadian Municipalities (FCM) meeting in Winnipeg in June be received.  
CARRIED

Sponsorship Request for Bright New Day/ Chenchenstway Reconciliation Circle File No. 3009  
Moved by Councillor A. Janyk  
Seconded by Councillor S. Maxwell  
**That** correspondence from John McCandless, dated March 29, 2016, requesting sponsorship and an invitation to Bright New Day/ Chenchenstway Reconciliation Circle at the Squamish Lil’wat Cultural Centre in Whistler May 19<sup>th</sup> and 20<sup>th</sup>, 2016 be received and referred to staff.  
CARRIED

Child Find BC Proclamation Request File No. 3009.1  
Moved by Councillor J. Ford  
Seconded by Councillor J. Grills  
**That** correspondence from Crystal Dunahee, President, Child Find BC dated March 30<sup>th</sup>, 2016, requesting that May be proclaimed “Missing Children’s Month” and that May 25<sup>th</sup> be proclaimed “Missing Children’s Day” be received.  
CARRIED

Support for Bear Day and Banning of Trophy Hunting File No. 3009  
Moved by Councillor A. Janyk  
Seconded by Councillor S. Maxwell  
**That** correspondence from Judy Fyfe, dated April 5, 2016, requesting support for a B.C ban on trophy hunting and a date set aside for “Bear Day” be received and referred to the Bear Advisory Group.  
CARRIED

Function Junction Traffic Congestion File No. 3009  
Moved by Councillor S. Anderson  
Seconded by Councillor J. Crompton  
**That** correspondence from Rachel Milstein, dated April 6 2016, requesting solutions to traffic congestion at the Function Junction and Hwy 99 intersection be received.  
CARRIED

Stsatscwan Leadership  
Lil'wat Nation and  
Squamish Nation Flag  
Raising Invitation  
File No. 3009

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

**That** correspondence from Whistler Secondary School Aboriginal Youth Council received April 7, 2016, requesting Council presence at Whistler High School on May 6, 2016 for the Lil'wat and Squamish Nation Flag Raising to honor the people of this land be received.

CARRIED

Rainbow Substation Tree  
Buffer Request  
File No. 3009

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

**That** correspondence from Jim Horner dated April 7, 2016, requesting that the Rainbow Sub-Station receive a buffer of trees to improve highway sight lines be received and referred to staff.

CARRIED

Solid Waste and  
Resource Management  
Plan (SWRMP) Support.  
File No. 3009

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

**That** correspondence from Correspondence from Jack Crompton, SLRD Chair, dated March 31, 2016, requesting support for the SWRMP submission to the Ministry of the Environment (MOE) be received and referred to staff.

CARRIED

Issues Regarding  
Amended Covenant on  
4917 Horstman Lane  
File No. 3009

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

**That** correspondence from Robert Gelfand dated April 11, 2016, regarding issues regarding an amendment to the covenant title at 4917 Horstman Lane be received and referred to staff.

CARRIED

#### **ADJOURNMENT**

Moved by Councillor J. Crompton

**That** Council adjourn the April 19, 2016 Council meeting at 7:07 p.m.

CARRIED



## REPORT | INFORMATION REPORT TO COUNCIL

**PRESENTED:** May 3, 2016

**REPORT:** 16-054

**FROM:** Resort Experience

**FILE:** 7006.01

**SUBJECT:** PLANNING AND BUILDING DEPARTMENTS APPLICATION ACTIVITY  
REPORT – 2016 FIRST QUARTER

### **COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER**

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

### **RECOMMENDATION**

**That** Information Report No.16-054 summarizing the Planning Department and Building Departments application activity for the first quarter of 2016 be received.

### **REFERENCES**

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

### **PURPOSE**

This report presents a summary of Planning Department and Building Departments application activity for the first quarter of 2016. This report also provides additional information on active rezoning and development permit files.

### **DISCUSSION**

#### **Background**

Early in 2015, Council requested regular and on-going reporting of statistics on Planning and Building Department applications. Quarterly reports on Planning Department and Building Department application activity were presented to Council for the first, second, third and fourth quarters of 2015 on April 28, 2015, July 21, 2015, November 3, 2015 and February 16, 2016 respectively.

#### **Activity Report**

Summary tables presenting the number of applications by type of application, and their status as either active or approved, are presented in Appendix “A” for both the Planning Department and the Building Department.

### Planning Department

As shown in Appendix A.1, in the 1<sup>st</sup> quarter of 2016 the Planning Department received 45 new applications, down slightly from the 62 new applications in the first quarter of 2015. Of the application types, development permit applications (10) continue to represent the largest number of applications, consistent with previous quarterly updates. Previous quarterly updates have shown that the 1<sup>st</sup> and 2<sup>nd</sup> quarters are the busiest quarters for receipt of new applications into the Planning Department.

Appendix A.2 shows three tables that provide the processing status of new Planning Department applications received in Q1 2016, outstanding applications from 2015 and their processing status as of the end of the 1<sup>st</sup> quarter of 2016, and lastly, the total volume of applications being processed in the 1<sup>st</sup> quarter of 2016. In total, the Planning Department had 110 applications in process during the first quarter of 2016, of which 23 were approved, 2 denied, 3 withdrawn or cancelled, and 82 remained in progress at the end of the quarter.

### Building Department

Appendix A.3 shows that in the 1<sup>st</sup> quarter of 2016 the Building Department had 306 new files, up from the 233 new files in the first quarter of 2015. Of the application types, information requests (136) and building permits (79) continue to represent the largest number of applications, consistent with previous quarterly updates. Previous quarterly updates have shown that the 2<sup>nd</sup> and 3<sup>rd</sup> quarters are the busiest quarters for intake of new files into the Building Department.

Appendix A.4 shows three tables that provide the processing status of new Building Department files received in 2016, outstanding applications from 2015 and their processing status at the end of the 1<sup>st</sup> quarter of 2016, and lastly, the total volume of applications being processed in the 1<sup>st</sup> quarter of 2016. In total, the Building Department had 741 files in process during the 1<sup>st</sup> quarter of 2016, of which 373 were approved, 0 denied, 2 withdrawn or cancelled, 178 completed or granted occupancy, and 188 remained in progress at the end of the quarter.

### **Rezoning and Development Permit Files**

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

Of the 32 applications, 14 are under active review, 2 are on hold, and 16 are with the applicant to address staff and/or ADP comments, issuance conditions, or bylaw adoption conditions.

### **WHISTLER 2020 ANALYSIS**

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

Partnership	Residents, taxpayers, businesses and local government hold a shared vision for the resort community and work in partnership to achieve that vision.	
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W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
N/A	N/A	N/A

## OTHER POLICY CONSIDERATIONS

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

## BUDGET CONSIDERATIONS

The preparation of these quarterly reports is provided for within the existing operating budgets of the Planning and Building Departments. Review and monitoring of application volumes factor into staff resourcing.

The processing of applications by the Planning and Building Departments also generates revenues to the municipality associated with these processing activities.

## COMMUNITY ENGAGEMENT AND CONSULTATION

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

## SUMMARY

This report presents Council with summary information on Planning and Building Department application activities for the first quarter of 2016. This report also provides additional information on active rezoning and development permit files.

Respectfully submitted,

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

**Table A.1**  
**Planning Department**  
**New Applications Received By Type**

Type	Q1-2016	Total 2016 YTD	Total 2015
Antenna Siting	0	0	1
Blackcomb Benchland Permit	0	0	1
Board of Variance	3	3	15
Covenant Modification	8	8	18
Crown Referral	3	3	3
Development Permit	10	10	69
Development Variance Permit	5	5	21
Land Use Contract	0	0	33
Liquor Licence	0	0	1
Official Community Plan	0	0	0
Rezoning	8	8	15
Section 219	1	1	5
Sign Permit	7	7	38
<b>TOTAL Planning</b>	<b>45</b>	<b>45</b>	<b>220</b>

**Table A.2**  
**Planning Department**  
**Application Processing Status**

**New Applications Received 2016 - Q1**

Type	Q1-2016	2016 YTD (Q1thruQ4)	Approved	Denied	Withdrawn/C ancelled	In Progress
Antenna Siting	0	0	0	0	0	0
Blackcomb Benchland Permit	0	0	0	0	0	0
Board of Variance	3	3	0	0	0	3
Covenant Modification	8	8	0	0	0	8
Crown Referral	3	3	0	0	0	3
Development Permit	10	10	2	0	0	8
Development Variance Permit	5	5	0	0	0	5
Land Use Contract	0	0	0	0	0	0
Liquor Licence	0	0	0	0	0	0
Official Community Plan	0	0	0	0	0	0
Rezoning	8	8	0	0	0	8
Section 219	1	1	0	0	0	1
Sign Permit	7	7	3	0	0	4
<b>TOTAL</b>	<b>45</b>	<b>45</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>40</b>

**2015 Applications Processed in 2016 Q1**

Type	Q1-2016	2016 YTD (Q1)	Approved	Denied	Withdrawn/C ancelled	In Progress
Antenna Siting	0	0	0	0	0	0
Blackcomb Benchland Permit	0	0	0	0	0	0
Board of Variance	2	2	1	0	0	1
Covenant Modification	8	8	3	0	0	5
Crown Referral	2	2	2	0	0	0
Development Permit	18	18	4	0	1	13
Development Variance Permit	11	11	1	2	0	8
Land Use Contract	0	0	0	0	0	0
Liquor Licence	1	1	0	0	0	1
Official Community Plan	0	0	0	0	0	0
Rezoning	11	11	4	0	1	6
Section 219	2	2	0	0	0	2
Sign Permit	10	10	3	0	1	6
<b>TOTAL</b>	<b>65</b>	<b>65</b>	<b>18</b>	<b>2</b>	<b>3</b>	<b>42</b>

**Total 2015 and 2016 Applications in Process 2016 Q1**

Type	Q1-2016	Total	Approved	Denied	Withdrawn/C ancelled	In Progress
Antenna Siting	0	0	0	0	0	0
Blackcomb Benchland Permit	0	0	0	0	0	0
Board of Variance	5	5	1	0	0	4
Covenant Modification	16	16	3	0	0	13
Crown Referral	5	5	2	0	0	3
Development Permit	28	28	6	0	1	21
Development Variance Permit	16	16	1	2	0	13
Land Use Contract	0	0	0	0	0	0
Liquor Licence	1	1	0	0	0	1
Official Community Plan	0	0	0	0	0	0
Rezoning	19	19	4	0	1	14
Section 219	3	3	0	0	0	3
Sign Permit	17	17	6	0	1	10
<b>TOTAL</b>	<b>110</b>	<b>110</b>	<b>23</b>	<b>2</b>	<b>3</b>	<b>82</b>

**Table A.3**  
**Building Department Department**  
**New Applications Received By Type**

Type	Q1-2016	Total 2016 YTD	Total 2015
Building Permit	79	79	271
Comfort Letter	4	4	9
Fireplace Permit	0	0	16
Information Request	136	136	496
Red File	3	3	16
Plumbing Permit	60	60	238
Demolition	15	15	39
Site Alteration	9	9	6
<b>TOTAL Building</b>	<b>306</b>	<b>306</b>	<b>1091</b>



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

**New Applications Received 2016 - Q1**

Type	2016 YTD (Q1)	Approved	Denied	Withdrawn / Cancelled	Completed/ Occupancy	In Progress
Building Permit	79	23	0	0	0	56
Comfort Letter	4	0	0	0	2	2
Fireplace Permit	0	0	0	0	0	0
Information Request	136	0	0	0	120	16
Red File	3	0	0	0	0	3
Plumbing Permit	60	15	0	0	2	43
Demolition	15	7	0	0	0	8
Site Alteration	9	2	0	0	0	7
<b>TOTAL Building</b>	<b>306</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>124</b>	<b>135</b>

**2015 Applications Processed in 2016 - Q1**

Type	2015 YTD (Q1)	Approved	Denied	Withdrawn/Cancelled	Completed/ Occupancy	In Progress
Building Permit	222	171	0	1	21	29
Comfort Letter	0	0	0	0	0	0
Fireplace Permit	0	0	0	0	0	0
Information Request	17	0	0	0	17	0
Red File	8	0	0	0	3	5
Plumbing Permit	178	150	0	1	11	16
Demolition	4	2	0	0	1	1
Site Alteration	6	3	0	0	1	2
<b>TOTAL Building</b>	<b>435</b>	<b>326</b>	<b>0</b>	<b>2</b>	<b>54</b>	<b>53</b>

**Total 2015 and 2016 Applications in Process 2016 - Q1**

Type	Total	Approved	Denied	Withdrawn/ Cancelled	Completed/ Occupancy	In Progress
Building Permit	301	194	0	1	21	85
Comfort Letter	4	0	0	0	2	2
Fireplace Permit	0	0	0	0	0	0
Information Request	153	0	0	0	137	16
Red File	11	0	0	0	3	8
Plumbing Permit	238	165	0	1	13	59
Demolition	19	9	0	0	1	9
Site Alteration	15	5	0	0	1	9
<b>TOTAL Building</b>	<b>741</b>	<b>373</b>	<b>0</b>	<b>2</b>	<b>178</b>	<b>188</b>

Table A.5  
Summary of Active Rezoning and Development Permit Applications

File #	Address	Subject	Application Date	Status
DP001033	VILLAGE GREEN 4154 7	ND: Village - expansion to Beacon Pub (former Citta)	6-Aug-08	Staff reviewing concurrently with RZ001102. Refer to status of RZ001102.
DP001291	BLACKCOMB WAY 4295 201	ND: Mongolie Grill - Covered patio on second floor	5-Apr-13	New information received on 25 -Jan-16. Under review.
DP001337		ND: Function Junction First Nations Lands - development of vacant site with 4 buildings for light industrial, commercial services and office uses	29-Jan-14	Application on hold. Requires OCP amendment to proceed.
DP001340	VILLAGE STROLL 4250	ND: Village - Executive Inn Entrance Canopy	12-Feb-14	Applicant addressing 16-Dec-15 ADP comments.
DP001408	INDIGO LANE 8413	ND: Rainbow 12 unit condo development	18-Nov-14	Approved for issuance by Council on 15-Sep-15 subject to conditions. Applicant working on fulfilling issuance conditions.
DP001433 DP001434 DP001435	GLACIER DR 4700 38	Benchlands - Pinnacle Ridge Additions to Units 36, 37, 38 (DPA#5 + LUC development approval)	10-Mar-15	Approved for issuance by Council on 28-Apr-15 subject to conditions. Applicant working on fulfilling issuance conditions.
DP001440	GOLFERS APPROACH 4111	ND: Village - Tapley's - patio expansion & improvements	8-Apr-15	Staff comments sent on 14-Sep-15. New information received on 21-Mar-16.
DP001442	BLACKCOMB WAY 4295	ND: Village - Whistler Village Centre enhancements to pedestrian level shop fronts, plaza and circulation routes, and landscaping	20-Apr-15	Applicant addressing 16-Mar-16 ADP comments.
DP001480	MONS RD 8018	ND: Riverside Campground - Amenity Yurt	27-Oct-15	Approved for issuance by Council on 05-Apr-16 subject to conditions. Applicant working on fulfilling issuance conditions.
DP001483	NESTERS RD 8060	ND: Nesters Crossing - phase 1 development of vacant industrial site	3-Dec-15	Applicant addressing 16-Mar-16 ADP comments.
DP001487	SUNRISE ALLEY 4333 129	ND - Village - Pangea Pod Hotel (former Whistlerview) redevelopment	20-Jan-16	Applicant addressing 20-Apr-16 ADP comments.
DP001488	NESTERS RD 8040	Nesters Crossing - subdivision of 1 lot into 3 and proposed development of 2 lots	15-Feb-16	Applicant addressing 20-Apr-16 ADP comments.
DP001489	NESTERS RD 7600 NESTERS RD 8010	RMOW Recycling & Bottle Depot - site redevelopment for improved access and new recycling facilities	16-Feb-16	Application received. Under review.
DP001492	GLACIER DR 4700 9	Benchlands – Pinnacle Ridge renovation	3-Mar-16	Council consideration of development permit approval scheduled for 3-May-16.
DP001494	VILLAGE GATE BLVD 4313	Village – Gateway Loop reconstruction	9-Mar-16	Applicant addressing 16-Mar-16 ADP comments.
RZ001003	MONS CRT 8069	Mons - Pomroy Property rezone - existing non-permitted uses and proposed new uses	22-Apr-08	Awaiting response from applicant to 2013 request.
RZ001009	GONDOLA WAY 2501	Whistler Creek South -Bunbury lands - zoning for revised 5 lot subdivision	11-Jan-06	New information received on 22-Feb-16. Under review.
RZ001069	MOUNTAIN VIEW DR 8328	Alpine Meadows - LUC discharge, zoning & lot reconfig. at 8328, 8332 & 8340 Mountainview Drive	20-Feb-13	3rd reading on 26-May-15. Applicant working on fulfilling conditions of bylaw adoption.
RZ001073	MONS RD 8021	Mons - Sabre Property zoning to legitimize siting and proposed additional uses and GFA	26-Mar-13	New information received on 18-Dec-15. Under review.
RZ001077		GFA Exclusion Regulation Amendment	16-Jan-14	Upcoming report to Council on GFA exclusions.
RZ001094	MCKEEVERS PL 8104	Alpine - Alpine Cafe & Market rezoning for additional GFA, change of use	10-Jul-14	Staff comments sent on 12-Jun-15.
RZ001095	BEAR PAW TRAIL 8200	Rainbow - rezoning and OCP amendment additional GFA u/g & above liquor and grocery store	23-Jul-14	Application on hold. Requires OCP amendment to proceed.
RZ001102	VILLAGE GREEN 4154 7	Village - Crystal Lodge Restaurant Expansion	30-Jan-15	Staff comments sent on 13-Aug-15. New information received on 20-Apr-16. Under review.
RZ001104	LAKE PLACID RD 2121	Creekside - proposed rezoning to permit continued use of existing triplex	20-Feb-15	3rd reading on 9-June-15. Applicant working on fulfilling conditions of bylaw adoption.
RZ001117	HIGHWAY 99 - 55	Whistler RV Park and Campground	4-Jan-16	RMOW initiated. Council granted authorization to proceed on 26-Jan-16. Staff preparing zoning amendment bylaw.
RZ001118	HORSTMAN LANE 4962	Benchlands - discharge LUC and rezone to RS3	13-Jan-16	3 <sup>rd</sup> reading on 5-Apr-16. Applicant working on fulfilling conditions of bylaw adoption.
RZ001119	PANORAMA RIDGE 3401	Brio - discharge LUC and rezone to RS1	14-Jan-16	Council consideration of 1 <sup>st</sup> & 2 <sup>nd</sup> readings scheduled for 03-May-16.
RZ001120		Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers)	26-Jan-16	RMOW initiated. 3 <sup>rd</sup> reading on 5-Apr-16. MOTI approval required prior to bylaw adoption.
RZ001122		Public gallery sales	9-Feb-16	RMOW initiated. Under review.
RZ001123	NESTERS RD 7600	New location for RMOW expanded recycling facilities	16-Feb-16	RMOW initiated. 3 <sup>rd</sup> reading on 5-Apr-16. MOTI approval required prior to bylaw adoption.



## REPORT | INFORMATION REPORT TO COUNCIL

**PRESENTED:** May 3<sup>rd</sup>, 2016

**REPORT:** 16-055

**FROM:** Resort Experience

**FILE:** 7648.02

**SUBJECT:** LAND USE CONTRACT TERMINATION PROCESS

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Information Report No. 16-055 regarding the Land Use Contract termination process be received.

### REFERENCES

Appendix A – Map of Land Use Contracts in Whistler

Appendix B – Provincial Bulletin: The *Local Government Act* Pertaining to LUC Termination

### PURPOSE OF REPORT

The purpose of this report is to inform Council of the process for terminating land use contracts as a result of recent changes to provincial legislation which automatically terminates all land use contracts in BC on June 30<sup>th</sup> 2024 and requires municipalities to rezone all lands regulated by land use contracts by June 30<sup>th</sup> 2022.

### DISCUSSION

#### Background

#### Land use Contracts Generally

Land use contracts existed as a regulatory tool between 1970 and 1980. Land use contracts were used in place of zoning and were essentially a contract between a Municipality and property owner (usually a developer). They could regulate virtually all aspects of development (land use, siting, infrastructure, amenities, form and character, environmental etc.) and could “lock in” regulations by rendering any future development-related bylaws of the municipality inapplicable. Similar to restrictive covenants, land use contracts were registered on the titles of the lands they regulated and could only be amended or discharged by agreement between the Municipality and land owner. The legislation authorizing the use of land use contracts was repealed in 1978, however land use contracts entered into prior to these legislation changes remained in force.

The specificity of land use contracts indicates that—unlike zoning regulations—they were intended to address only a single generation of development (E.g. reference to specific building layouts, plans,

land use mixes, servicing obligations). Thus land use contracts generally became obsolete once the development they regulated was fully completed; often complicating the approval process for renovations and redevelopment. Broadly applicable amendments to land use regulatory bylaws, even those that expanded development rights, did not apply unless the owner initiated a land use amendment or discharge process.

### Land Use Contracts in Whistler

There are eight land use contracts in Whistler affecting 2,600 properties 2,568 of which are stratified properties governed by 60 separate strata corporations. Only 31 fee simple lots are regulated by land use contracts.

Each land use contract is a unique and complex regulatory document. Even the same contract can vary from property to property, as over the years a number of owners have received approvals for site-specific modifications to their land use contracts. The exact number of site specific modifications is currently unknown. Two land use contract areas have been “zoned over” (Brio and Alpine). This zoning does not apply until the land use contract is terminated.

### Bill 17 and the End of Land Use Contracts in BC

In May of 2014, the *Local Government Act* was amended to:

- automatically terminate all Land Use Contracts in BC on June 30, 2024;
- require municipalities to zone all lands subject to Land Use Contracts by June 30, 2022;
- allow unilateral, local government-initiated, termination of land use contracts if zoning is in place;
- allow property owners to apply to the Board of Variance for temporary exemptions from early termination; and
- grant non-conforming use and siting rights for properties developed under an LUC, which do not conform to new zoning.

Since the adoption of the new provincial legislation, staff have been developing an implementation strategy.

### **Process and approach for discharging land use contracts**

There are essentially two options for the RMOW to meet the new requirements of the *Local Government Act* for land use contract termination:

1. Zone all lands affected by land use contracts by 2022 and wait for contracts to automatically terminate in 2024; or
2. Zone lands affected by land use contracts and terminate concurrently with the adoption of zoning.

Staff have developed a process to proceed with the second option, executed at a rate of 1-2 land use contracts/year. The process is expected to have four parts:

1. Assessment and preparation: Currently underway, staff will review all of Whistler's land use contracts, determining the general scope of the regulations in each land use contract and developing a termination schedule.

2. Property owner communication: Staff will host a general information session each year followed by a tailored session for land owners whose land use contract is scheduled for termination. In the second session, property owners will be able to review and comment on the zoning and other regulations that will replace their land use contract.
3. Bylaw preparation and consideration process: Draft bylaws will be finalized incorporating input from the public consultation and proceed through the Council consideration process. This includes a legislated public hearing and notification process (see public consultation below).
4. Repeat 2 & 3 until all LUCs are discharged: Steps 2 and 3 will be repeated annually until all land use contracts are discharged. The deadline to have zoning in place for land use contract areas is June 30<sup>th</sup> 2022. Any board of variance exemptions to early termination will expire on June 30<sup>th</sup> 2024, when all land use contracts in BC automatically terminate.

Each land use contract differs substantially and over 3,000 property owners will be affected by the termination process. To ensure consistency in applying the above process, Staff have also developed four overarching principles:

1. Adherence to legislation: New regulations will be drafted and adopted in accordance with the requirements of the *Community Charter* and *Local Government Act*. In cases where applicable legislation prohibits land use contract regulations from being enacted in current municipal bylaws, these regulations cannot be carried forward.
2. Public engagement: *Local Government Act* requirements will be met and additional consultation with affected property owners will occur (see public consultation below).
3. Alignment of regulations: Wherever possible, existing land use contract development rights will be preserved and mirrored in new land use regulations. Similarly, site specific land use contract modifications will be incorporated where practical. “Spent” regulations—i.e. regulations that are no longer applicable<sup>1</sup>—will not be carried forward into new regulations.
4. Consistent and equitable approach: Through collective engagement, affected property owners will be treated consistently and fairly through the termination and rezoning process. There will be no fees charged to property owners for the termination and zoning process.

It is important to note that rules for site-specific amendment and discharge of land use contracts that existed prior to amendments to the *Local Government Act* in 2014 remain in effect. For this reason owner-initiated applications to discharge or amend land use contracts will continue to be received and processed. These applications will follow a different approval process than the one described in this report.

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<sup>1</sup> Examples of “spent” regulations include requirements to build amenities or infrastructure which has already been built or rules that have been rendered irrelevant or redundant by the enactment of newer rules.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	1. Limits to growth are understood and respected.	The termination of LUCs in Whistler will eliminate regulatory confusion and allow for a more effective regulatory framework to better manage growth.
Built Environment	9. Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	Zoning is more flexible and easier to modify to reflect new building techniques and changing uses.

## OTHER POLICY CONSIDERATIONS

The proposed LUC termination process directly supports two strategies identified in the RMOW's 2015 Corporate Plan and at least one policy identified in Official Community Plan Bylaw 1983.

Policy Source	Policy	Comments
2015 Corporate Plan	Advance progressive community planning tools, policies and processes.	The proposed process provides for a timely and responsible approach to meet Provincial requirements for LUC termination. A clearer and simpler regulatory regime for development will be created.
2015 Corporate Plan	Ensure community engagement is structured to effectively support municipal decision making.	The proposed process includes a targeted engagement program to ensure all stakeholders can access the information they need and have meaningful input.
2015 Corporate Plan	Execute on organizational commitments to improve customer service	The LUC regulatory system is more time consuming and costly for both applicants and the RMOW. Replacing LUCs with zoning will have a positive impact on customer service.
Official Community Plan Bylaw 1983	Policy 3.1.2.1: Support flexibility, diversity, adaptability and efficiency in land use development so the resort community can derive the greatest benefit from existing development.	Zoning is a more flexible tool which better supports flexible land use development and redevelopment.

## BUDGET CONSIDERATIONS

Because the proposed LUC termination process will occur over a period of six years, budget implications will be realized on an annual basis. Costs for work to be done in 2016 have been allocated in the Planning Department budget. Staff will account for the necessary costs of implementing the project each year through the annual budgeting processes. No fees to property owners will be charged as a result of the termination program. However land owners who wish to apply to the Board of Variance for a temporary exemption from early discharge are required to pay application fees.

## COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed rezoning and termination process includes a consultation program that exceeds the requirements of the *Local Government Act*. Highlights include:

- An initial press release has been prepared outlining the proposed process and where property owners can find more information. This release will be sent out shortly after Council receives this report.
- A page on the RMOW's website will be added ([whistler.ca/landusecontracts](http://whistler.ca/landusecontracts)) updated with information about the LUC termination process and a direct e-mail address will be established and continually monitored ([landusecontracts@whistler.ca](mailto:landusecontracts@whistler.ca)).
- An extensive list of frequently asked question (FAQs) has been prepared and will be posted on the RMOW's website and included with mail out notifications to property owners
- Annual open houses will be held where for the general public can obtain general information about the land use contract termination and rezoning process and where property owners with land use contracts scheduled for termination can provide feedback on the proposed zoning.
- *Local Government Act* requirements for notification and consultation. This includes:
  - A public hearing for each rezoning and LUC termination bylaw must occur prior to final consideration by Council. This includes newspaper notification and mail notification to affected property owners.
  - Written notification to property owners once the contract is terminated informing them of Council's decision, the date of LUC termination and their right to apply to the Board of Variance for an exemption from early termination.

## SUMMARY

Recent changes to the *Local Government Act* terminates all land use contracts in BC on June 30, 2024. Local governments can either enact zoning no later than June 30, 2022 and wait for automatic termination in 2024; or enact zoning and terminate land use contracts immediately. Staff are have a developed a plan consistent with the latter, executed over time at a rate of 1-3 land use contracts each year.

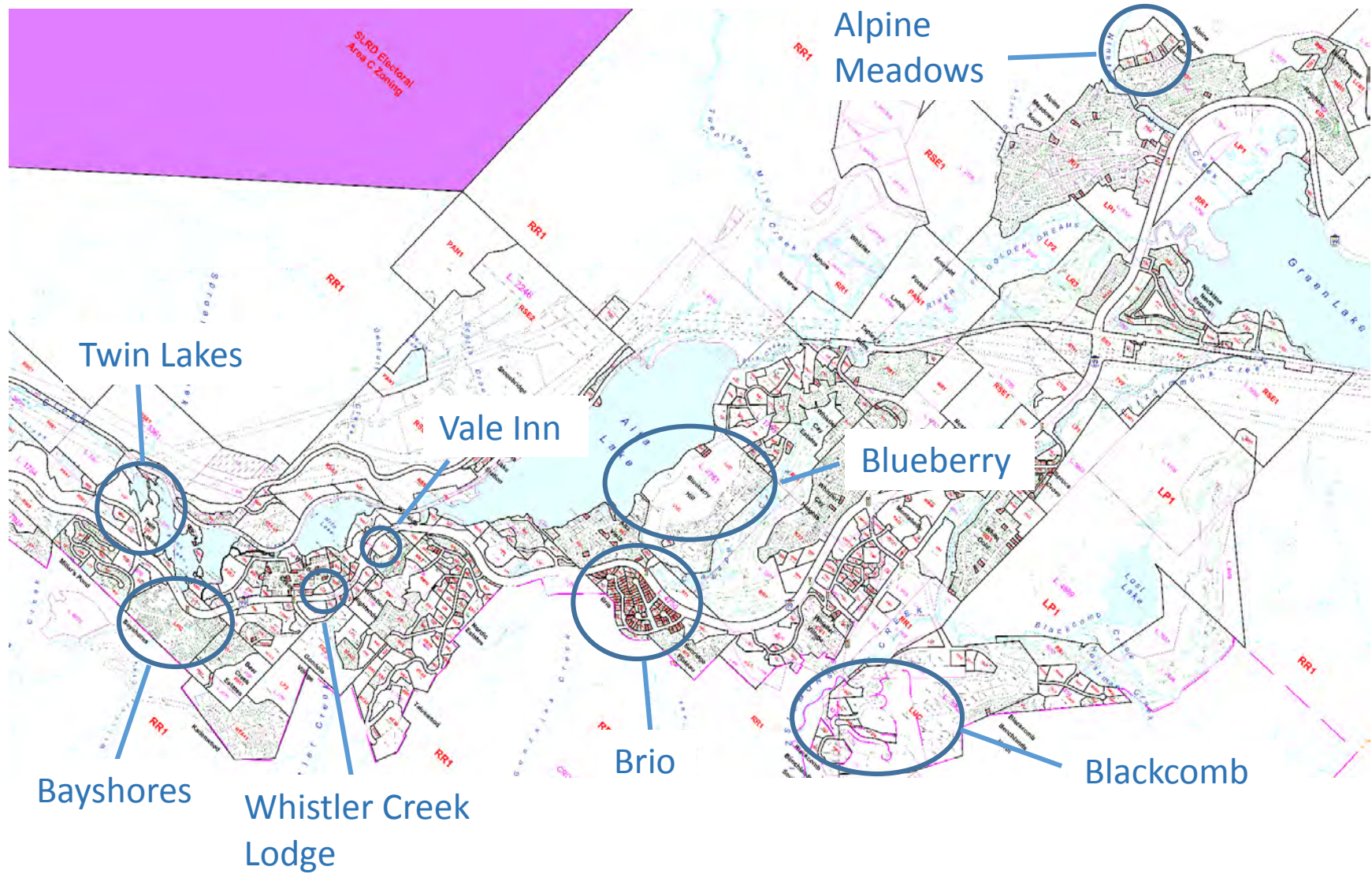
This approach accelerates the termination process providing time to accommodate public input, complete a thorough and fair zoning process, ensure established development rights are protected where warranted, minimize the impact on RMOW resources and ensure that the termination is equitably applied to all affected land owners. Staff are recommending that this report be received as information.

Respectfully submitted,

Jake Belobaba  
Senior Planner  
for  
Jan Jansen  
General Manager of Resort Experience



## Appendix "A" – Map of Land Use Contracts in Whistler



Appendix “B”  
Provincial Bulletin: *The Local Government Act* Pertaining to LUC Termination

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Miscellaneous Statutes Amendment Act, 2014

## BULLETIN

*Miscellaneous Statutes Amendment Act, 2014 (Bill 17, 2014)*

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***Miscellaneous Statutes Amendment Act, 2014 (Bill 17, 2014)***

**Amendments to *Local Government Act*, *Community Charter* and *Vancouver Charter* are now in force (as of the date of Royal Assent-May 29, 2014)**

**Bill 17, 2014, the *Miscellaneous Statutes Amendment Act, 2014*** includes amendments to streamline local and provincial government land use planning and development approvals, modernize outdated legislative tools and provide greater certainty and transparency for residents and those who develop and build within communities.

Specifically, Bill 17 introduced amendments to the *Local Government Act*, *Community Charter* and *Vancouver Charter* to remove unnecessary ministerial approvals for certain land use planning and development bylaws; allow modern land use policies and practices to replace land use contracts; and, protect developers from increases in development cost charges (DCC) (or development cost levies (DCL) in the City of Vancouver) for 12 months after DCC/DCL rate increases are made, where a rezoning or development permit application is in process.

**Amendments:**

Amendments to the *Local Government Act*, *Community Charter* and *Vancouver Chart*

***Removing the requirement for Ministerial approval for Regional District (RD) land use bylaws.***

The following amendments remove the requirement for Ministerial approval of certain RD land use bylaws, streamlining the RD bylaw approval process. They also broaden the authority of the Minister to develop provincial policy guidelines in relation to RD land use bylaws, providing an opportunity to provide clarity regarding provincial interests and support the appropriate notification and referral of RD bylaws to Provincial ministries and agencies.

- Removes requirement for Ministerial approval of RD OCP, zoning, subdivision servicing and temporary use bylaws (LGA s. 882, 913, 921, 930, 938).
- Provides discretionary authority for the Minister to require approval of RD bylaws (LGA s. 874.1).
- Broadens the existing authority of the Minister to develop provincial policy guidelines in relation to RD zoning, subdivision servicing and temporary use bylaws (LGA s.873.2).

- Removes the requirement for the Minister responsible for the *Transportation Act* to approve subdivision servicing bylaws, if an RD provides the subdivision approving officer services, and provides discretionary regulatory authority for that minister to require approval of such bylaws (LGA s. 938(3.1)).

***Removing Ministerial approval for soil removal and deposit bylaws that include fees***

1. Removes the requirement for the Minister to approve the application of fees within municipal soil removal and deposit bylaws (CC s. 195(3)), and for such RD bylaws (LGA s. 723(7)).
2. Note: The Ministry of Environment maintains its approval role for soil deposit bylaws, and the Ministry of Energy and Mines maintains its approval role for soil removal bylaws.

***Terminating Land Use Contracts (LUC):***

1. Provides for the termination of all land use contracts in affected B.C. municipalities and RDs on the “sunset” date of June 30, 2024 and requires all local governments to have zoning in place for lands covered by land use contracts by June 30, 2022 (LGA Part 26, Division 7.1, s. 914.1).
2. Enables local governments to undertake early termination of land use contracts under certain conditions (LGA, Division 7.1, s. 914.2), namely:
  - early termination bylaw is adopted on or before June 30, 2022;
  - early termination bylaw comes into force at least one year after it is adopted;
  - a public hearing, which cannot be waived, is held (LGA s. 892, 893);
  - zoning is in place where land use contracts are to be terminated; and,
  - proper land title office is notified of early termination bylaw within 30 days of its adoption.
3. Requires local governments to give written notice of land use contract termination, when land use contracts are terminated early or in advance of the sunset date of June 30, 2024 (LGA s. 914.3).
4. Provides Boards of Variance with new authority to extend the dates set in early termination bylaws for reasons of hardship, up to the sunset date of June 30, 2024 at the latest (LGA s.901.1).
5. Provides non-conforming use status to land, buildings and structures that are on land subject to a land use contract after land use contracts are terminated (LGA s. 911).
6. Provides that compensation is not payable with regard to land use decisions for the termination of land use contracts, which extends the current no-compensation provisions currently provided in relation to land use bylaws (LGA s. 914).
7. Note: this amendment does not impact the City of Vancouver, as there are no lands affected by land use contracts in the City.

***Providing in-stream protection from DCC/DCL rate changes***

8. Provides developers with 12 months protection from increases to development cost charges (DCCs) if a DCC bylaw is adopted after an application for a rezoning or a development permit has been submitted to a local government for approval (in a form acceptable to the local government and fees paid) (LGA s.937.001).
  - The same level of protection currently exists for subdivision (LGA s. 943) and building permit applications (LGA s. 937.001).

9. Provides that the same 12-month protection applies to development cost levy (DCL) rate changes in the City of Vancouver for development permit and rezoning applications (in a form acceptable to the City and fees paid) (VC s.523D).

The City of Vancouver currently has the same level of protection for building permit applications (VC s. 523D (8.2)).

**Practical Considerations:**

Royal Assent was received on May 29, 2014.

**Statutes Amended:**

- *Local Government Act*: sections 5, 723, 870, 873.2, 874.1, 876, 882, 890, 892, 893, 900, 901.1, 911, 913, 914, 914.1, 914.2, 914.3, 914.4, 921, 930, 937.001, 938
  - *Community Charter*: section 195
  - *Vancouver Charter*: sections 2.1, 523D
  - Bill 17, 2014
- 

[http://www.cscd.gov.bc.ca/lqd/intergov\\_relations/planning\\_bulletins/bulletinBill17.htm](http://www.cscd.gov.bc.ca/lqd/intergov_relations/planning_bulletins/bulletinBill17.htm) (retrieved December 7, 2015)



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** May 3, 2016

**REPORT:** 16-056

**FROM:** Resort Experience

**FILE:** RZ1119

**SUBJECT:** RZ1119 – 3401 PANORAMA RIDGE – LAND USE CONTRACT DISCHARGE

### 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 “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”;

**That** Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”; and to advertise for same in a local newspaper; and further,

**That** Council direct staff to advise the applicant that before consideration of adoption of “Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016”, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Issuance of building permits to legalize unauthorized construction in the dwelling;
2. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to ensure proposed development is consistent with the objectives and performance goals of the municipality’s Green Building Policy G-23; and
3. Payment of outstanding rezoning application fees; and further

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

### REFERENCES

Location: 3401 Panorama Ridge  
Legal: Lot 22 Block M District Lot 4750 Plan 17791  
PID: 007-256-248  
Owner: Emma Lois Bishop  
Zoning: Brio Land Use Contract

Appendices: A – Location Plan  
B - Zoning Map

### PURPOSE OF REPORT

This report presents Rezoning Application No. RZ 1119, an application to discharge the Brio Land Use contract (the “LUC”) from the lands at 3401 Panorama Ridge, and permit the parcel be regulated by RS1 (Residential Single Family One) zoning adopted under Bylaw No. 763, 1989 on February 6, 1990 for the area.

## **DISCUSSION**

### **Background**

The Brio neighbourhood lies south of Highway No. 99 and backs on to the base of Whistler Mountain, as shown on the Location Map in Appendix A. This neighbourhood is divided into two sections at the entrance from Highway No. 99 onto Panorama Ridge. To the west where the subject lot is located, is an area which consists of 109 lots of various sizes and a mixture of RS1 and RT1 zoned and LUC regulated properties. To the east is the Sunridge Plateau neighbourhood which is zoned RT6 (Two Family Residential Six).

In February 1990, Council adopted Bylaw No. 763, 1989 which created underlying RS1 zoning for the majority of the lots in the portion of the Brio neighbourhood, however, this zoning does not apply until the LUC is discharged. To date, many of these lots have discharged their LUCs and adopted the RS1 zoning as shown on the Zoning Map in Appendix B.

### **Current Application**

Rezoning Application RZ1119 proposes to discharge the LUC registered on the title as F56921 from the title of Lot 22 (3401 Panorama Ridge) in order for the property to be regulated by the underlying RS1 zone adopted in February 1990.

The parcel is currently developed with a detached house which received occupancy in 1985. As part of this LUC application a review of drawings of the existing house has determined that unauthorized construction has been completed without proper RMOW permits. The applicant has been advised that prior to the consideration by Council of the adoption of the Land Use Contract Discharge Bylaw that they will be required to obtain the necessary building permits for the unauthorized construction on the property.

In addition to the LUC, there is a development covenant registered on the title as G57154. This covenant provides additional site specific restrictions for each lot above and beyond the LUC. This covenant:

- requires that a building or other structure shall not be constructed on any lot and no existing building or other structure shall be added to or extended without the prior written approval of the Grantor (Brio Holdings Ltd.)
- contains instructions with respect to unsightly materials during construction work
- does not permit house trailers, unlicensed or non-operational vehicles on a lot that are visible from any neighboring lot, and garbage or other unsightly refuse to remain on any lot.

This development covenant will remain registered on title and requires approval by the Grantor (Brio Holdings Ltd.) for any new or additional structure on the property prior to the issuance of a building permit.

There is a second development covenant registered on the title as G57153. This covenant requires certain lots (including 3401 Panorama Ridge) to maintain trees within the twenty-five (25') foot rear yard setback adjacent to Highway 99. This development covenant will remain registered on the property to ensure trees are maintained within the twenty-five foot rear yard setback adjacent to the highway.

## Land Use Contract Discharge and Zoning Amendment Bylaw (3401 Panorama Ridge) No. 2103, 2016

Staff has prepared the land use contract and zoning amendment bylaw to discharge the LUC from the title of Lot 22 (3401 Panorama Ridge) and to remove the LUC designation from the lands on Zoning Bylaw No. 303, 2015 Schedule A map and leaving the designation as RS1 zone as previously adopted and shown on the Zoning Map excerpt in Appendix B.

Discharge of this LUC is consistent with previous LUC discharge applications in the Brio neighbourhood and with legislation passed by the Provincial Government under Bill 17, which automatically terminates all LUC's by June 30<sup>th</sup> 2024 and requires zoning to be in place for all lands regulated by LUC's by June 30, 2022.

### WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	Discharge of the LUC would mean that the new GFA exclusions for basements contained in Zoning and Parking Bylaw 303 would be applicable to this parcel.

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

### OTHER POLICY CONSIDERATIONS

#### Official Community Plan

The proposed LUC discharge bylaw and RS1 zoning for the property is consistent with the Official Community Plan's intended land use for this area.

#### Green Building Policy

Whistler's Green Building Policy provides direction for commitments with respect of green building features for any proposed building. It is recommended a covenant be required to ensure future development is in accordance with Whistler's Green Building Policy.

### BUDGET CONSIDERATIONS

Rezoning application fees provide for recovery of costs associated with this application. Building Permit fees and Works and Services charges will be applicable at the time of Building Permit.

### COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing Rezoning Application RZ1119 is posted on the property. This sign will remain in place for the duration of the application. At the time of writing this report, no responses have been received.

Per the requirements of the *Local Government Act*, the Land Use Contract Discharge Bylaw will require a Public Hearing wherein the public will be allowed to make representations to Council or present written submissions respecting matters contained in the Land Use Contract Discharge Bylaw.

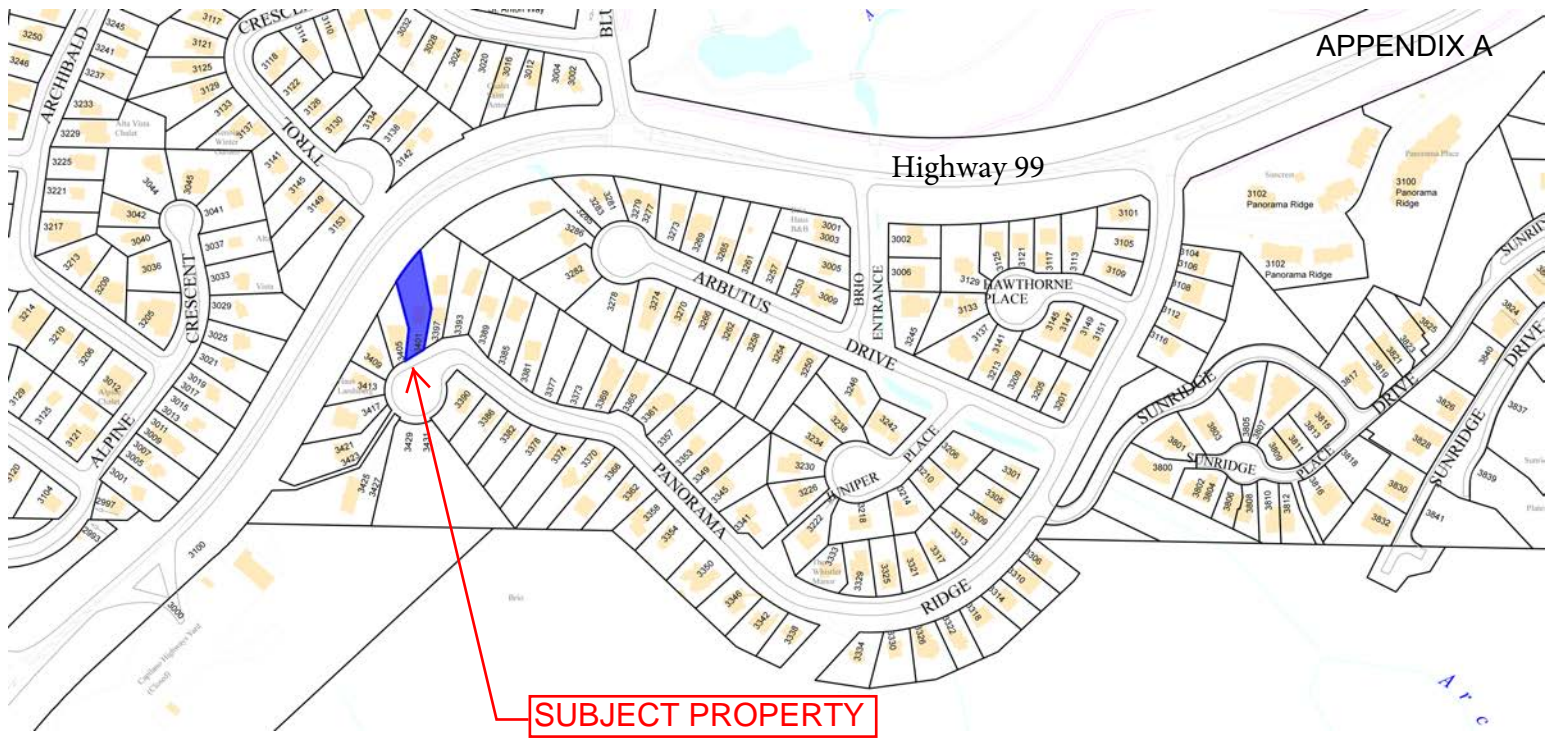
## **SUMMARY**

Rezoning Application RZ1119 proposes to discharge the Brio Land Use Contract from 3401 Panorama Ridge. The lands are proposed to be regulated by underlying RS1 (Residential Single Family One) zoning adopted in February 1990 for parcels in the Brio neighbourhood.

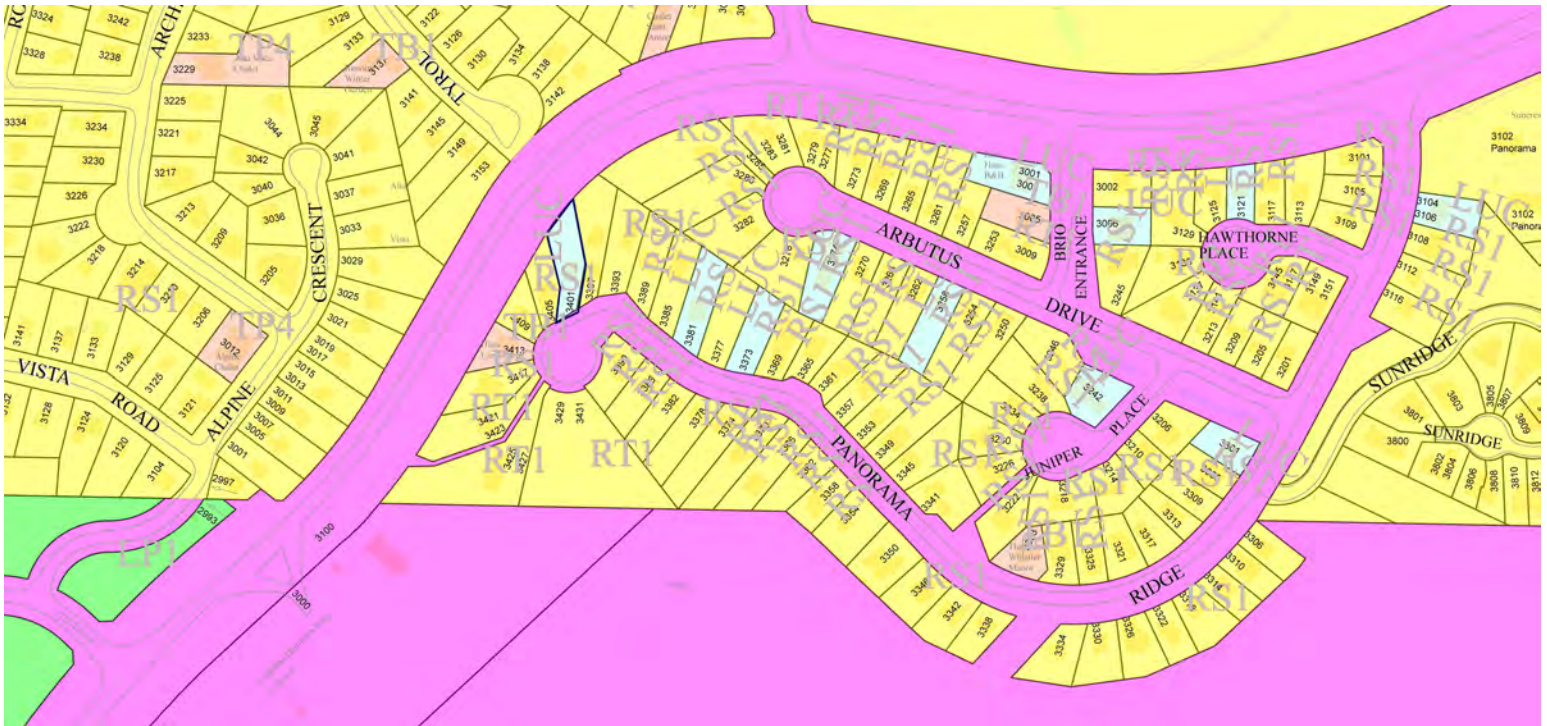
Respectfully submitted,

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





LOCATION MAP - 3401 PANORAMA RIDGE



Zoning Bylaw No. 303, 2015 - Schedule A  
Remove LUC wording and blue shading  
and add yellow shading of RS1 zoning

3401 Panorama Ridge

**RESORT MUNICIPALITY OF WHISTLER  
LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (3401 PANORAMA  
RIDGE) NO. 2103, 2016**

**A BYLAW TO DISCHARGE A LAND USE CONTRACT AND AMEND THE WHISTLER ZONING AND  
PARKING BYLAW NO. 303, 2015**

**WHEREAS** Council may, in a zoning bylaw pursuant to Sections 479, 482 and 525 of the *Local Government Act*, R.S.B.C. 2015, c. 1 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, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met; and

**WHEREAS** a land use contract may, under s.546 of the *Local Government Act*, be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

**WHEREAS** the owner of the lands legally described as Lot 22 Block M District Lot 4750 Plan 17791 has agreed in writing to the discharge of the land use contract charging those lands and those lands are presently zoned RS1 under Zoning and Parking Bylaw No. 303, 2015;

**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 "Land Use Contract Discharge Bylaw and Zoning Amendment Bylaw (4301 Panorama Ridge) No. 2103, 2016"
2. That certain land use contract registered in the Vancouver Land Title Office under No. F56921 on August, 17, 1978, is discharged from the lands described as Lot 22, Block M, District Lot 4750, Plan 17791, and the Municipal Clerk shall register a discharge of that land use contract in respect of such lands, together with a certified copy of this bylaw, in the Land Title Office in accordance with the *Land Title Act* and Section 546 of the *Local Government Act*.
3. Zoning and Parking Bylaw No. 303, 2015 is amended by amending Schedule "A" Zoning Map by removing the LUC designation of the lands described as Lot 22, Block M, District Lot 4750, Plan 17791 leaving the designation as RS1 (Residential Single Family One) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule "1".
4. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

Given first and second readings this \_\_\_\_ day of \_\_\_\_\_, 2016.

Pursuant to Sections 464 and 465 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 \_\_\_\_\_, \_\_\_\_.

**Land Use Contract Discharge and Zoning Amendment (3401 Panorama Ridge) No. 2103, 2016**

\_\_\_\_\_  
Nancy Wilhelm-Morden,  
Mayor

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

I HEREBY CERTIFY that this is a true  
copy of "Land Use Contract Discharge  
Bylaw (3401 Panorama Ridge) No. 2103,  
2016"

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



**SCHEDULE 1**

**3401 Panorama Ridge  
(Lot 22, Block M, District Lots 4750 Plan 17791)  
to remove LUC designation and leave designation as RS1 (Residential Single Family One)**



**Subject Lands**

3401 Panorama Ridge



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** May 3, 2016  
**FROM:** Resort Experience  
**SUBJECT:** CM0069 - 5428, 5432 & 5436 STONEBRIDGE DRIVE COVENANT MODIFICATION

**REPORT:** 16-057  
**FILE:** CM0069

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the modification of covenants BT408796, BT408799, BT408802 to change the landscape and building envelopes at 5428, 5432 & 5436 Stonebridge Drive, subject to the property owners entering into a shared use agreement between lots 5428 and 5432; and further;

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

### REFERENCES

**Owner/ Applicant:** 5428 - 1047796 BC LTD  
5432 - 1047792 BC LTD  
5436 - 1047794 BC LTD

**Location:** 5428, 5432 & 5436 Stonebridge Drive

**Legal Description:** PLAN BCP1933 LOT 9 DISTRICT LOT 2246 NEW WESTMINSTER DISTRICT GROUP 1, EPBCP1945.

PLAN BCP1933 LOT 7 DISTRICT LOT 2246 NEW WESTMINSTER DISTRICT GROUP 1, EPBCP1941 RPBCP1967

PLAN BCP1933 LOT 8 DISTRICT LOT 2246 NEW WESTMINSTER DISTRICT GROUP 1, EPBCP1942 BCP1975

**Appendices:** A – Location Plan  
B – April 18, 2016 Proposed Changes to Landscape and Building Envelopes  
C – March 11, 2016 Memo: Assessment of Tree Preservation Zone and Excavation Plan

### PURPOSE OF REPORT

This report presents a covenant modification application for three parcels located at 5428, 5432 & 5436 Stonebridge Drive. The applicant requests Council authorization to modify the landscape envelopes and building envelopes on all three lots to reduce the environmental, engineering and visual impacts of future site development.

## DISCUSSION

5428 (Lot 9), 5432 (Lot 7) & 5436 (Lot 8) Stonebridge Drive are located on the east side of Stonebridge Drive, as shown in Appendix A. The lot areas are 1.46, 4.40, 7.69 hectares respectively. The parcels are owned by three numbered companies, all of which have the same ownership.

In 2002, at the time of the initial subdivision of the land, a number of covenants were registered on title for each of the lots. These covenants address landscape and building envelopes, environmental protection, utility rights-of-way, and a building scheme (the building scheme expired in 2012.)

CM69 - Changes Proposed - CM69 proposes to amend the landscape and building envelopes on all three lots to reduce the environmental, engineering, and visual impacts of future site development (see Appendices B and C). The modifications will allow for the building and landscape envelopes to better relate to the terrain, preserve trees, and make more efficient use of existing cleared areas. The changes will also allow for the construction of an improved access road between Lots 7 and 9. The new access road will be shared by the two lots and will require a shared use agreement to be registered on both titles. The modified landscape envelope on Lot 7 allows a small area of tree clearing at the foot of the driveway, in order to accommodate a gate with a small pavilion attached.

Environmental Protection Plan – Covenant BN051900 is registered on the title of all three parcels. It sets out an Environmental Protection Plan for the subdivision. The plan identifies environmentally sensitive areas and important habitat components, and requires construction monitoring. The changes to the landscape and building envelopes proposed by CM69 comply with the requirements of the Environmental Protection Plan.

Revegetation – One of the aims of the covenant modification is to better relate the building and landscape envelopes to existing disturbed areas. This will allow for less tree cutting and soil disturbance, particularly on Lot 7.

The new access road servicing Lots 7 and 9 will require additional tree clearing beyond what is currently permitted in that location. It will be a paved road, but will result in a net decrease in paving as compared to the original plans. The original access road to Lot 7 is currently cleared and contains services. It will be retained as an unpaved secondary egress, and trees will be planted on the edges to create a private, meandering lane. Trees cut to clear land for the new driveway between Lots 7 and 9 will be replaced in an approximately 2:1 ratio by revegetating a disturbed area on Lot 7. Overall, the landscape envelopes will be reduced in size across the three properties by 2062 square meters, meaning, 2062 additional square meters of forest will be preserved. Notably, the landscape envelope on Lot 8 will be reduced and shifted southward to preserve an area of old growth trees.

Storm Water Management – As required by the existing environmental protection covenant, an environmental professional will be retained to provide a storm water management plan for the three lots, pending RMOW approval of the envelope changes.

## WHISTLER 2020 ANALYSIS

CM69 supports Whistler 2020 Built Environment and Natural Areas strategies:

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewsapes and evoking a dynamic sense of place.	Views will be preserved, both from and to the property.
	Continuous encroachment on nature is avoided.	Overall, the landscape envelopes will be reduced in size across the three properties by 2062 square meters, meaning, 2062 additional square meters of forest will be preserved.
Natural Areas	An ecologically functioning and viable network of critical natural areas is protected and, where possible restored.	"
	Use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem integrity around them as possible.	Old growth trees will be preserved.
	The protected natural areas of the Corridor include a full spectrum of locally representative ecosystems.	"
	A policy of no net habitat loss is followed, and no further loss is preferred.	Trees cut down for the new access road will be replanted in a 2:1 ratio by revegetating disturbed areas on Lot 7 that are taken out of the landscape envelope.
	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	Overall, the landscape envelopes will be reduced in size across the three properties by 2062 square meters, meaning, 2062 additional square meters of forest will be preserved.

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

## OTHER POLICY CONSIDERATIONS

The revisions proposed for covenants no. BT408796, BT408799, BT408802 are consistent with Zoning and Parking Bylaw 303, 2015, the Official Community Plan, and other policies.

## 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 presents a covenant modification application for three parcels located at 5428, 5432 & 5436 Stonebridge Drive. The applicant requests Council authorization to modify the landscape

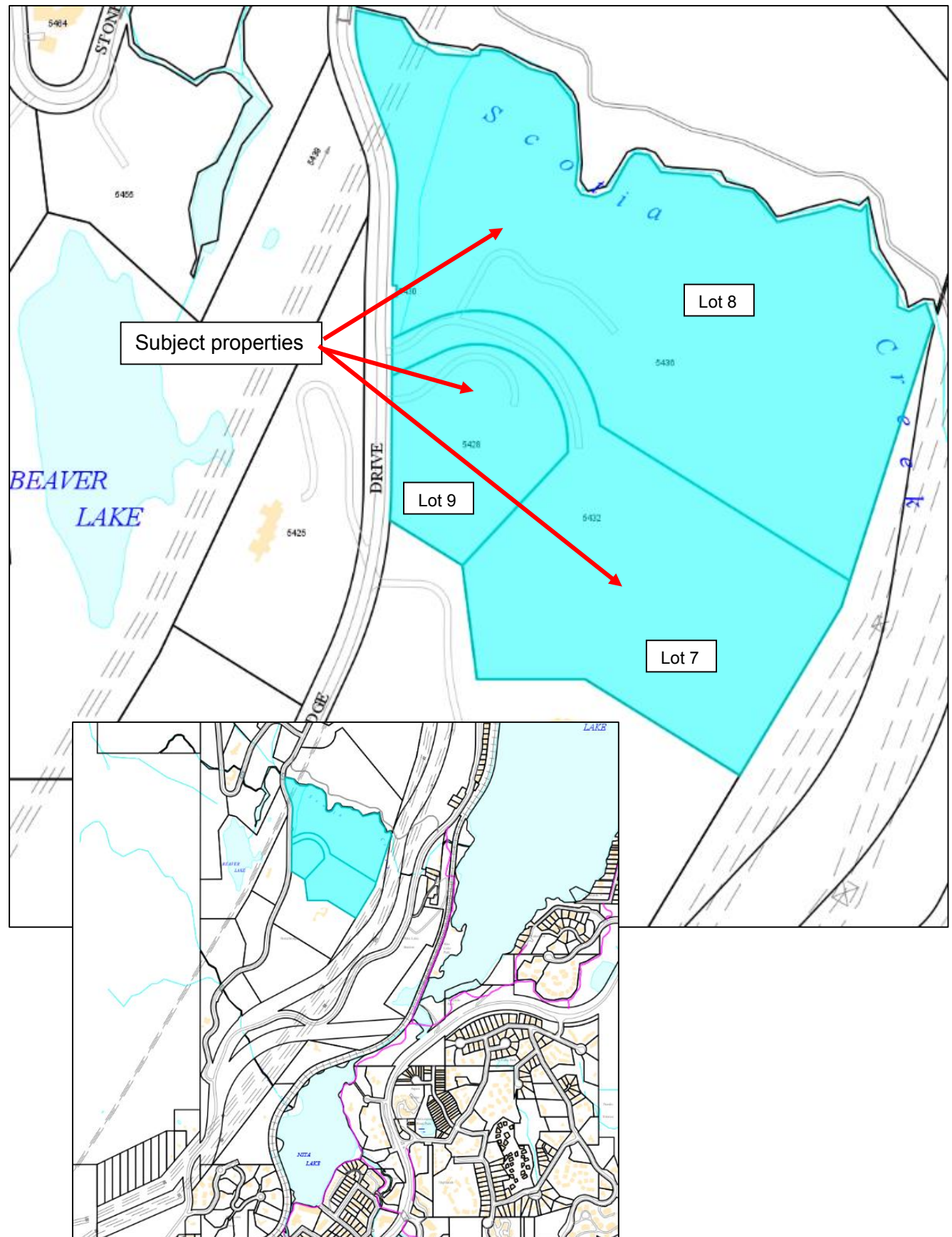


envelopes and building envelopes on all three lots to reduce the environmental, engineering and visual impacts of future site development.

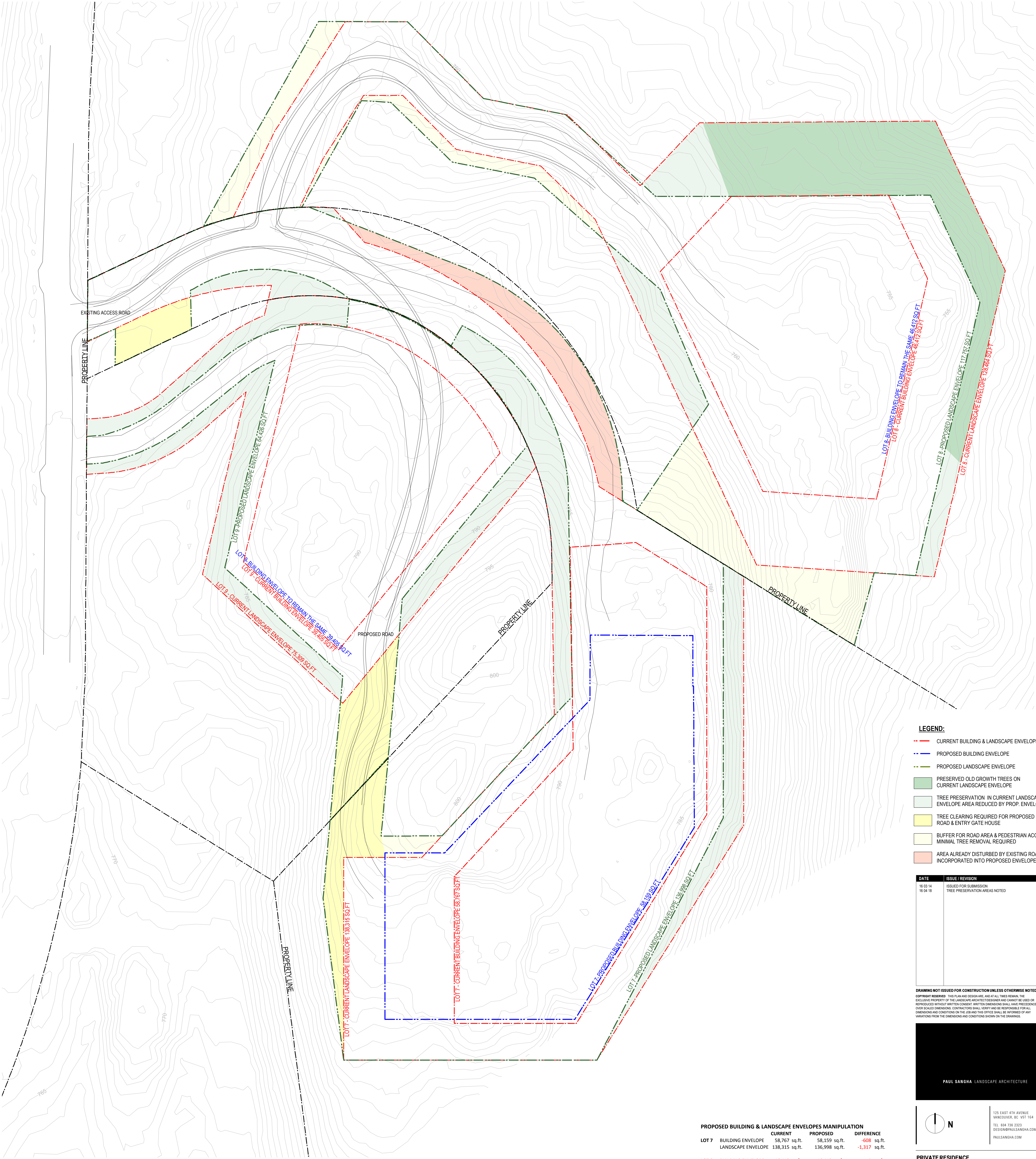
Respectfully submitted,

Amica Antonelli  
PLANNER  
for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE

## Appendix A – Location Map







- LEGEND:**
- CURRENT BUILDING & LANDSCAPE ENVELOPES
  - PROPOSED BUILDING ENVELOPE
  - PROPOSED LANDSCAPE ENVELOPE
  - PRESERVED OLD GROWTH TREES ON CURRENT LANDSCAPE ENVELOPE
  - TREE PRESERVATION IN CURRENT LANDSCAPE ENVELOPE AREA REDUCED BY PROP. ENVELOPE
  - TREE CLEARING REQUIRED FOR PROPOSED ROAD & ENTRY GATE HOUSE
  - BUFFER FOR ROAD AREA & PEDESTRIAN ACCESS MINIMAL TREE REMOVAL REQUIRED
  - AREA ALREADY DISTURBED BY EXISTING ROAD INCORPORATED INTO PROPOSED ENVELOPE

DATE	ISSUE / REVISION
16.03.14	ISSUED FOR SUBMISSION
16.04.16	TREE PRESERVATION AREAS NOTED

DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.  
COPYRIGHT RESERVED: THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECT DESIGNER AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.



125 EAST 4TH AVENUE  
VANCOUVER, BC V5T 1G4  
TEL: 604.736.2323  
DESIGN@PAULSANGHA.COM  
PAULSANGHA.COM

**PRIVATE RESIDENCE**  
STONEBRIDGE LOTS 7, 8 & 9  
WHISTLER, BC

**PROPOSED ENVELOPES**

DATE: SEPTEMBER 2, 2015  
JOB#: 15-28  
SCALE: 1/32" = 10'  
DRAWN BY: MA  
CHECKED BY: PS

**C-2.01R9**

PROPOSED BUILDING & LANDSCAPE ENVELOPES MANIPULATION			
	CURRENT	PROPOSED	DIFFERENCE
LOT 7	BUILDING ENVELOPE	58,767 sq.ft.	58,159 sq.ft.
	LANDSCAPE ENVELOPE	138,315 sq.ft.	136,998 sq.ft.
LOT 8	BUILDING ENVELOPE	46,412 sq.ft.	46,412 sq.ft.
	LANDSCAPE ENVELOPE	128,464 sq.ft.	117,757 sq.ft.
LOT 9	BUILDING ENVELOPE	39,405 sq.ft.	39,405 sq.ft.
	LANDSCAPE ENVELOPE	75,309 sq.ft.	64,426 sq.ft.
TOTAL BALANCE		BUILDING ENVELOPE	-608 sq.ft.
		LANDSCAPE ENVELOPE	-22,907 sq.ft.





## MEMORANDUM

**DATE:** March 11, 2016  
**TO:** Eric von Rosen, EVR Fine Homes  
**CC:** Duane Jackson, Stonebridge  
**FROM:** Dave Williamson, B.E.S., QEP  
**RE:** Assessment of Tree Preservation Zone and Excavation Plan, Lots 7 ,8 & 9, Stonebridge  
**FILE #:** 672-02-01

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Cascade Environmental Resource Group Ltd. (Cascade) was retained to provide environmental assessment services support in support of a request for changes to a Section 219 Land Act Covenant for the purposes of tree preservation on Lots 7, 8 and 9 in the Stonebridge neighbourhood in Whistler, BC. Cascade was also asked to review the excavation plan for Lot 7 as presented in drawing C-3.01 (Paul Sangha Landscape Architect, Feb. 1, 2016). The proponent wishes to change the driveway access to the development parcel on Lot 7 from the southern side as well as altering the building and landscape envelopes. The creation of the new driveway will require clearing through a portion of the existing Area C covenant for environmental preservation. A site survey was conducted July 17, 2015 by Dave Williamson, BES, and Adrien Baudouin, M.Sc., R.P.Bio., to assess the condition of the subject forest. On March 11, 2016, Cascade received a revised set of plans for proposed modifications of the existing building and landscape envelopes. The modifications of the landscape envelopes will result in a change to the covenants for tree preservation. This memorandum examines the implications of the changes and assesses the potential ecological impacts.

### Introduction

The Stonebridge Subdivision is characterized by large estate lots located on steep sloping, irregular terrain. Development parcels and environmental preservation zones were delineated with careful site planning aimed at minimizing the visual and environmental impact of development. Site clearing and initial excavation has been carried out on each of the subject properties. The Official Community Plan and the RMOW inventory mapping identify the subject area identified on the attached map as dry, low elevation mature forest on a cool slope within the Coastal Western Hemlock moist subarctic subzone (CWHms1).

### Site Characteristics

The site is located at an elevation of approximately 793 m above sea level and is located on a slope of 45% with a northwest aspect. No disturbance was observed on the site. The soil was thin to absent over colluvium. The soil moisture regime is submesic and the soil nutrient regime is poor.

### Vegetation

The site is characterized by a site series 03 FdHw-Falsebox. The stand is variable, ranging from young to mature coniferous forest with an average age of approximately 150 years and measuring 30 m height. The successional status is a mature climax.

The tree layer accounts for 50% of the ground cover of the site. The dominant tree species is western hemlock. The codominant species are western redcedar, amabilis fir, Douglas-fir,

western white pine and western hemlock. The shrub layer accounts for 10% of the ground cover. Western hemlock and red alder constitute the tall shrub layer and the low shrub layer is composed of red huckleberry, falsebox, willow, black cottonwood, thimbleberry, Alaska blueberry, black raspberry and western yew. Alaska blueberry and red huckleberry are the most abundant species in the low shrub layer. The herb layer is sparse and accounts for 1% of the ground cover. The dominant species are twin flower and one-sided wintergreen. Fireweed, western teaberry, pussytoes, kinnikinnick and prince's pine were also observed. The mosses covered 80% of the ground. Step moss accounts for nearly 90% of the mosses observed. Red stemmed feather moss and pipe cleaner moss were also identified.

The age of the largest Douglas-fir (DBH of 55cm) was measured using an increment borer at 220 years old.

**Table 1: Species identified on the survey site in each layer and their abundance expressed in % of ground cover for each layer.**

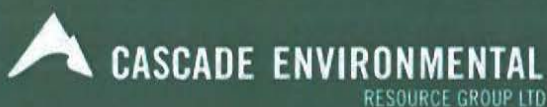
Vegetation Layer	Common name	Latin name	Ground cover (%)
Trees	Western hemlock	<i>Tsuga heterophylla</i>	60
	Douglas-fir	<i>Pseudotsuga menziesii</i>	20
	Western redcedar	<i>Thuja plicata</i>	10
	Western white pine	<i>Pinus strobus</i>	5
	Amabilis fir	<i>Abies amabilis</i>	5
Shrubs	Red huckleberry	<i>Vaccinium parvifolium</i>	44
	Alaska blueberry	<i>Vaccinium ovalifolium</i>	44
	Falsebox	<i>Paxistima myrsinites</i>	5
	Willow	<i>Salix sp.</i>	<1
	Black cottonwood	<i>Populus trichocarpa</i>	<1
	Thimbleberry	<i>Rubus parviflorus</i>	<1
	Black raspberry	<i>Rubus leucodermis</i>	<1
	Western yew	<i>Taxus brevifolia</i>	<1
Herbs	Twin flower	<i>Linnaea borealis</i>	40
	One-sided wintergreen	<i>Orthilia secunda</i>	40
	Fireweed	<i>Chamerion angustifolium</i>	2
	Pussytoes	<i>Antennaria sp.</i>	2
	Western tea berry	<i>Gaultheria ovatifolia</i>	2
	Kinnikinnick	<i>Arctostaphylos uva ursi</i>	2
	Prince's pine	<i>Chimaphila umbellata</i>	2
Mosses	Step moss	<i>Hylocomium splendens</i>	90
	Red-stemmed feather moss	<i>Pleurozium schreberi</i>	5
	Pipecleaner moss	<i>Rhytidiopsis robusta</i>	5

### Wildlife

There are no waterbodies in or near the proposed access area and the new proposed building and landscape envelopes. The subject area appears to be lightly utilized by terrestrial and avian wildlife. Evidence of deer browsing was observed on site. In addition, the presence of bear scat was noted and a small mammal dens were observed.

### Analysis

With the exception of an old growth forest unit identified on Lot 8, the remaining forest is ecologically similar in terms of structural stage and species composition. As a result, analysis



focused on habitat balance, with an aim to achieve no net loss of habitat. The change of building and landscape envelope on lot 7, 8 and 9 would represent a net gain of preserved area of 2186 m<sup>2</sup>. The attached map illustrates the proposed changes described in this memo.

**Table 2: Existing and proposed building and landscape envelope**

Lot #	Covenant Type	Existing (m <sup>2</sup> )	Proposed (m <sup>2</sup> )	Balance (m <sup>2</sup> )
Lot 7	Building Envelope	5459	5402	57
	Landscape Envelope	12848	12723	125
Lot 8	Building Envelope	4311	4311	0
	Landscape Envelope	11933	10939	994
Lot 9	Building Envelope	3656	3656	0
	Landscape Envelope	6989	5979	1010
Total	Building Envelope	13426	13369	57
	Landscape Envelope	31770	29641	2129
Net Balance				2186

### Conclusions

Based on reviewed information and observed site conditions, the site should not present significant constraints to the proposed development. Lot 7 will share an access through Lot 9. Overall, there will be reductions to the footprint of both the landscape and building envelopes. There will be a net increase of tree preservation covenant of approximately 2186 m<sup>2</sup>. If the currently permitted access road (servicing corridor) to Lot 7 is maintained as a permeable surface and re-vegetated, it would mitigate the impact of the proposed new access road at the back of the property.

The existing minor intrusion into the area on Lot 8 identified as an old growth forest unit has an increased area of protection under the revised covenant. The hard surfaces relating to driveways would be reduced by deleting the extra access and combining to a single entrance. In addition, steep undisturbed slopes will be included in the protection area, while steep disturbed slopes will be added to the landscape envelope for rehabilitation.

The excavation proposed in drawing C-3.01 on Lot 7 is located entirely within both the existing and proposed Landscape Envelopes and therefore conforms to the tree preservation requirements for excavation.

### Recommendations

In compliance with the *Migratory Bird Convention Act* and the *BC Wildlife Act*, a nesting bird survey should be conducted prior to any vegetation clearing between April 1 and September 31.



**Photo documentation**

**Photo 1: View of the mature forest at the subject site. July 17, 2015**



**Photo 2: View of the mature forest at the subject site. July 17, 2015**



**Photo 3: View of the understory at the subject site. July 17, 2015**



**Photo 4: View of the understory at the subject site. July 17, 2015**



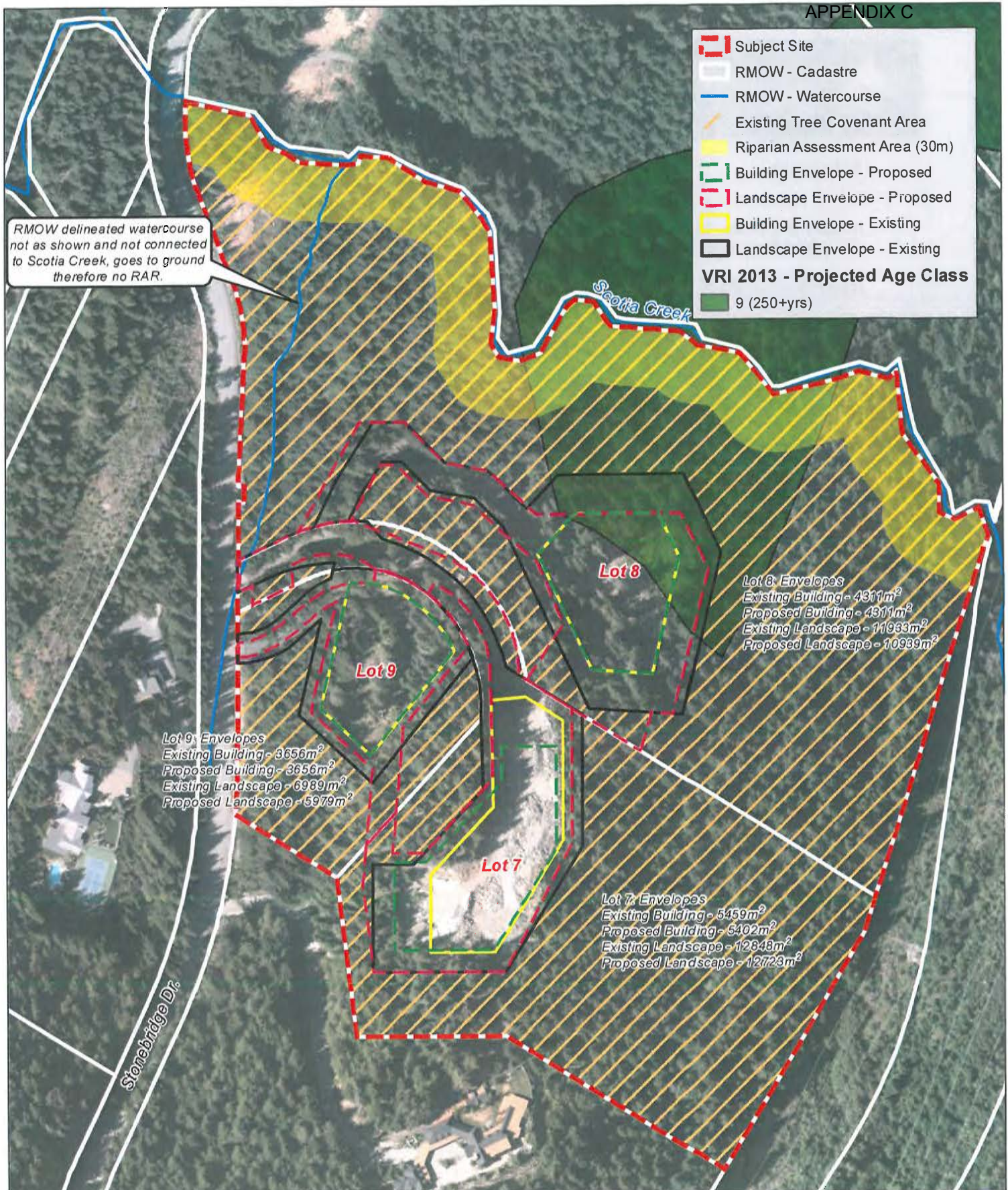
**CASCADE ENVIRONMENTAL**  
RESOURCE GROUP LTD

### References

Ministry of Forests. 1994. A field Guide for Site Identification and Interpretation for the Vancouver Forest Region. Land Management handbook 28.

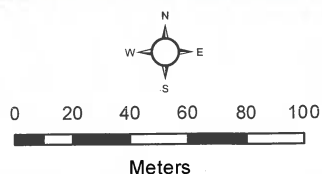
Resort Municipality of Whistler. 1993. Official Community Plan. Prepared for RMOW.





GIS Cartographer: Todd Hellinga  
 Date: March 11, 2016  
 CERF File#: 672-02-02  
 Projection: UTM 10N, NAD83  
 Orthophoto/Data: RMOW

**CASCADE ENVIRONMENTAL**  
 CONSULTING GROUP LTD.



### Envelope Adjustment

Lots 7, 8, 9 Stonebridge Drive  
 Whistler, British Columbia





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** May 3, 2016  
**FROM:** Resort Experience  
**SUBJECT:** SEC0019 - 8060 CYPRESS PLACE FLOOD PROOFING EXEMPTION

**REPORT:** 16-058  
**FILE:** SEC0019

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council grant an exemption in accordance with section 524 of the *Local Government Act* – “Requirements in Relation to Flood Plain Areas”, to allow for the construction of a new dwelling at 8060 Cypress Place; and further,

**That** Council authorize the Mayor and Municipal Clerk to execute a Section 219 covenant on the title of the subject property for this exemption, attaching the geotechnical report prepared by EXP Consulting confirming that the property is safe for the use intended.

### REFERENCES

Location: 8060 Cypress Place  
Legal: Strata Lot 16, District Lot 1757, Strata Plan BCS3840  
Owner: John Montalbano, Dana Montalbano  
Zoning: RTA5 (Residential Tourist Accommodation Five)

Appendices: A - Location Plan  
B – Proposed Site Plan  
C - Geotechnical Report

### PURPOSE OF REPORT

This report seeks Council’s consideration to grant an exemption to the flood proofing requirements under Zoning Bylaw 303 for 8060 Cypress Place.

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

### DISCUSSION

The subject property is a level undeveloped parcel on the west side of Cypress Place. This application proposes to construct a new two storey dwelling on the lands with a basement level below the Flood Construction Level (“FCL”) (see Proposed Site Plan attached as Appendix B). Per the requirements of the *Local Government Act* noted above, the applicants have provided a geotechnical report prepared by EXP Services Inc. (attached as Appendix C) stating that the building can be constructed with the basement below the FCL provided that the basement is fully

sealed from water ingress. The report states that a sealed or “tanked” basement structure would meet protection requirements and the dwelling would be safe for the intended use. Staff recommends that the EXP report be appended to a Section 219 Land Title Act covenant to provide notice for future owners.

Regulations and requirements associated with the FCL on this property are noted below:

#### Zoning Bylaw 303

Flood control levels for the parcels on Cypress Place are regulated by Section 4 of Part 5 of Zoning and Parking Bylaw 303, 2015. The specific sections are referenced in the accompanying table:

Part 5, Subsection 4 (2)	Notwithstanding any other provisions of this Bylaw, no building or part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located:
(e)	With the underside of a wooden floor system or top of concrete slab of any area used for habitation, business, or storage of goods damageable by flood waters, or in the case of mobile home or unit the ground level or top of concrete or asphalt pad on which it is located, lower than:
(ix)	For the area shown crosshatched in Schedule “B”, an elevation of 636.6 metres Geodetic Survey of Canada datum (NAD83) or 1 metre above the finished grade surrounding the building.*

\*Schedule “B” to Zoning Bylaw 303, 2015 shows that the entire Cypress Place subdivision is subject to these regulations.

The EXP report confirms that the main floor of the proposed building complies with the Zoning Bylaw flood proofing requirements, but the basement level does not. Therefore an exemption per Section 524 of the *Local Government Act* is needed.

#### Existing Flood Covenant

An existing section 219 Covenant is registered on the title of this property as BB1274815 and provides additional flood proofing requirements. A report prepared by Sigma Engineering is appended to this covenant and requires a flood control level (FCL) for 8060 Cypress Place (Lot 16) of 638.52 m geodetic datum or 0.6 m above the finished adjacent grade.

A new covenant attaching the EXP report to the title of this parcel will be required.

#### Existing Foundation Covenant

An existing section 219 Covenant registered as BB1274817 requires that the owner provide the building inspector with a report prepared by a professional geotechnical engineer setting out the requisite building foundation design details, and certifying that if the building is so constructed, the lands may be used safely for the use intended. Staff will require this report at the time of Building Permit.

The accompanying table summarizes the existing covenant and Zoning Bylaw requirements in relation to the proposed building:

	Requirement	Comment
Zoning Bylaw FCL	636.6 m <u>or</u> 1 m above the finished grade.	
Covenanted FCL	638.52 m <u>or</u> 0.6 m above finished grade.	

Proposed Main Floor Elevation	639.01 m and 0.49 m above finished grade.	Complies with both requirements.
Proposed Basement Slab Elevation	635.54 m	Complies with neither requirement. A section 524 exemption and a covenant modification are required.

## WHISTLER 2020 ANALYSIS

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

## OTHER POLICY CONSIDERATIONS

### Zoning Bylaw

Other than the flood proofing exemptions being addressed by this application and described in the Discussion section of this report, all other aspects of the proposed development complies with the Zoning Bylaw requirements.

### Official Community Plan

The lands lie within Development Permit Area No 19 in Whistler's OCP and designated as:

- An area for the protection of the natural environment, its ecosystems and biological diversity.
- An area for the protection of development from hazardous conditions.

Subsection 28(1)(a) of Part 5 of the Zoning Bylaw exempts detached dwellings from the requirement to obtain a development permit provided the parcel is more than 30 m away from the high water mark of a watercourse. Therefore, this project does not require a development permit.

## BUDGET CONSIDERATIONS

There are no significant budget implications associated with this proposal. Applicable fees provide for the recovery of costs associated with this application. Building permit fees will be applicable at the time.

## COMMUNITY ENGAGEMENT AND CONSULTATION

None required.

## SUMMARY

This application is before Council for consideration to exempt 8060 Cypress Place from the flood proofing requirements of Zoning Bylaw 303, 2015. Per the requirements of Section 524 of the *Local Government Act*, a report in support of this application has been submitted by a professional geotechnical engineer. This report will be attached to the property title by way of a covenant. Staff are recommending approval of the requested exemption in accordance with section 524 of the *Local Government Act* and execution of the proposed section 219 covenant.

Respectfully submitted,

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

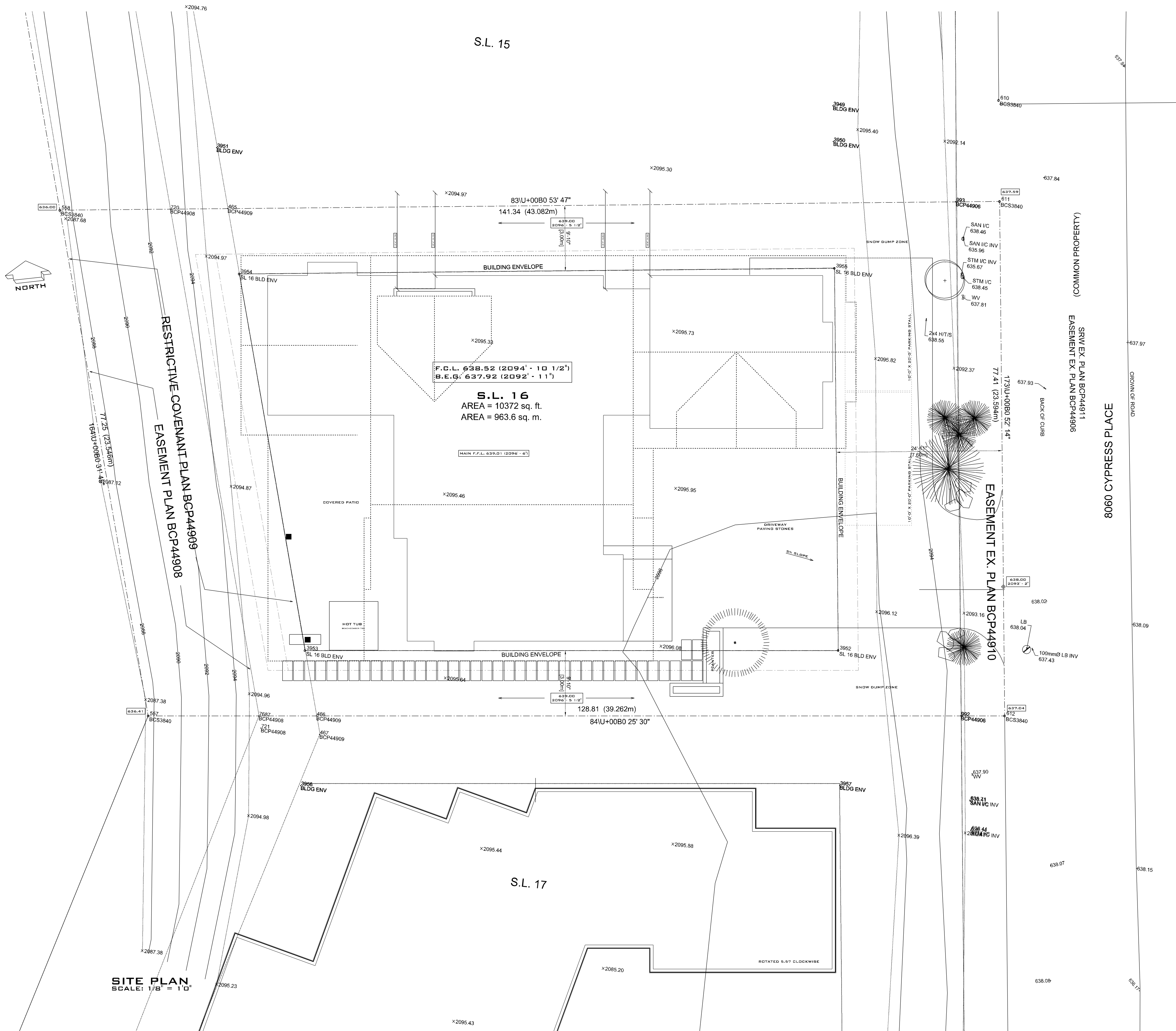


Subject Lands  
8060 Cypress Place





KEY PLAN  
N.T.S.



SITE SUMMARY	
CIVIC DESCRIPTION	8060 CYPRESS PLACE
LEGAL DESCRIPTION	P.I.D. 028.257.898 PLAN BCS 3840, LOT 16 DL 1757
ZONING: RTA5	N.W.D. GP. 1

AREA CALCULATIONS		
	SQ.FT.	SQ.M.
LOT AREA	10372.0	963.6
ALLOWABLE GFA	3500.0	325.0
*BASEMENT (EXCLUDED)*	2290.9	212.75
MAIN FLOOR	2236.5	207.8
UPPER FLOOR	1231.3	114.4
TOTAL	3467.8	322.17
GARAGE	611.5	56.8
PARKING	4 SPACES	

NOTE: ALL ASPECTS OF CONSTRUCTION SHALL CONFORM  
TO THE BCSB 2012 - PART 9 U.N.D.  
OCCUPANCY: RESIDENTIAL 'C'

MONTALBANO HOUSE  
8060 CYPRESS PLACE  
SITE PLAN

PH: 604.938.9087  
CEL: 604.938.2153  
EMAIL: SEAN@PROGRESSIVE-CONCEPT.COM

SEAN ANDERSON  
PROGRESSIVE CONCEPT DESIGN LTD.

BOX 1599  
WHISTLER, B.C.  
V0N 1B0  
CANADA

DATE:  
TUESDAY, MARCH 1, 2016  
DRAWN BY:  
S.A.  
SCALE:  
1/4" = 1' - 0" U.N.D.

REVISIONS	
15.06.23 V02 GENERAL REVISIONS	
15.06.11 V02 GENERAL REVISIONS	
15.06.01 V02 R03 DESIGN REVIEW	
15.04.09 V02 R04 DESIGN REVIEW	16.02.02 S.P. APPLICATION
15.04.23 V02 R03 DESIGN REVIEW	15.10.19 V02 V06 STR./I.D. COORDINATION
15.03.26 V01 CLIENT REVIEW	15.07.09 V02 V06 GENERAL REVISIONS

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A-01

DRAWING NUMBER



March 29, 2016

Reference No. VAN-00228070-A0

John Montalbano  
200 Cedar Crescent  
Vancouver, BC V6J 2R6

Email: jmontalbano@phn.com

**Re: 8060 Cypress Place, Whistler, BC  
Flood Proofing Requirements Rev 1**

Dear Mr. Montalbano:

As requested, **exp** Services Inc. (**exp**) has completed a review of proposed site grading for a proposed single family residential development to be located at 8060 Cypress Place, Whistler, BC. The purpose of the review was to address flood proofing requirements for the proposed development. Sources of information used of the review include:

- **Exp** report titled "Geotechnical Assessment – 8060 Cypress Place, Whistler, BC" dated August 24, 2015;
- Flood Construction Levels Report "Nicklaus North Golf Course Development, whistler, BC, Flood Construction Levels for Parcel G" by Sigma Engineering Ltd., dated December 12, 2008;
- Previous experience with similar projects completed within the Cypress Place Subdivision.

Based on a review of the Sigma Engineering report, the Flood Construction Level (FCL) for 8060 Cypress Place (Lot 16) should be the greater of 638.52m geodetic or 0.6m above finished adjacent grade. The Sigma report is based on typical lot grading plan provide by Webb Engineering Ltd. Based on a review of architectural drawings provided by Progressive Design Ltd. the proposed residential building consists of two above grade levels and a basement level. The proposed elevation for the first floor slab was 639.01m geodetic, 0.49m above the FCL. In addition, the architectural drawings the first floor slab is at least 0.6m above finished adjacent grade. Based on the above discussion the first floor slab and proposed grading complies with the Webb Grading Plan 1494-GR-01 Rev 1, dated July 10, 2006. The basement level would be below the FCL and hence would need to be a "tanked" structure to meet protection requirements. The proposed basement floor slab elevation is 635.54m geodetic. The basement would require to be sealed from water ingress below the FCL, or 0.6m above adjacent grade whichever is greater.

The Zoning Bylaw to be exempted would be "Flood Proofing Requirements": Subsection 4(2) (e) (ix) of Part 5 General Regulations.

Provided the above recommendations are complied with basement areas being sealed against water ingress, the proposed development is considered to be safe from flooding for the intended purpose, that being a single family residential structure.



**exp** Services Inc.

*Flood Construction Level Requirements  
8060 Cypress Place, Whistler, BC  
Reference No.: Van-00228070  
March 29, 2016*

Sincerely,

**exp** Services Inc.



Evan Sykes, P.Eng.  
Senior Engineer

*March 29, 2016*

Reviewed by:

Matthew Yip, P.Eng.  
Senior Engineer

Enclosure: Interpretation & Use of Study and Report

cc: Sean Anderson, Progressive Concept Design Ltd., e: [sean@progressive-concept.com](mailto:sean@progressive-concept.com)

ESS/es

Exp LE 2016 03 09 Flood Requirements 8060 Cypress Place, Whistler, BC

## INTERPRETATION & USE OF STUDY AND REPORT

### 1. STANDARD OF CARE

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

### 2. COMPLETE REPORT

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

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

### 3. BASIS OF THE REPORT

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

### 4. USE OF THE REPORT

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

### 5. INTERPRETATION OF THE REPORT

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

### 6.0 ALTERNATE REPORT FORMAT

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

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

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



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** May 3, 2016

**REPORT:** 16-059

**FROM:** Resort Experience

**FILE:** DP1492

**SUBJECT:** DP1492 – UNIT 9 - 4700 GLACIER DRIVE RENOVATIONS

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the issuance of Development Permit DP1492 for renovations at Unit 9 – 4700 Glacier Drive per the architectural plans P1, P2, P3, P4, P5 prepared by John McSkimming Construction Ltd, dated February 29, 2016, subject to the resolution of the following matter to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant R110852 to reflect the proposed changes; and further,

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

### REFERENCES

Location: 9 – 4700 Glacier Drive  
Legal: Strata Lot 4, District Lot 3903, Strata Plan VR2056  
Owners: Robert Davidson, Marian Davidson  
Zoning: Blackcomb Land Use Contract G2520

Appendix A - Location Plan  
B - Diagrams

### PURPOSE OF REPORT

This report presents Development Permit DP1492, an application to renovate Unit 9 – 4700 Glacier Drive. This application proposes to add 50 m<sup>2</sup> of gross floor area to the subject unit and enlarge the existing deck structures.

### DISCUSSION

The subject lands are positioned on the north side of Glacier Drive, across the street from the Cedar Hollow townhouse development. The site is further bounded by the Magic Bike Park to the north, the Summer Lane detached dwellings and duplexes to the east, and the Snowcrest townhomes to the south. As shown in Appendix B, Unit 9 is centrally located in the Pinnacle Ridge development and backs onto Glacier Drive.

The Pinnacle Ridge townhouse development was approved by Council under Blackcomb Permit BPA No. 3 in 1987. The project is a 44 unit townhouse/ duplex development with an overall floor space ratio of approximately 0.33. The lands are regulated by the original (un-amended) Blackcomb Land Use Contract (“LUC”) registered on title as G2520.

Development Permit Application DP1492 proposes an extensive renovation, as shown in Appendix B, that affects all three habitable levels and the crawlspace below. This proposal would add a total of 50 m<sup>2</sup> to the unit and is architecturally consistent with the existing development as well as renovations previously completed on neighbouring units.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to Growth are understood and respected.	Proposal conforms to the limits outlined in the LUC and Policy G-19.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views and evoking a dynamic sense of place.	Proposal is consistent with the character of the existing Pinnacle Ridge development.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	The renovation has been designed locally and will use local project management and local trades people familiar with the Pinnacle Ridge project.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
N/A	N/A	N/A

## OTHER POLICY CONSIDERATIONS

### Blackcomb Land Use Contract

As noted, the lands are regulated by the original Blackcomb Land Use Contract G2520. This proposal is consistent with all requirements in the Land Use Contract.

### Official Community Plan

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

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

### Council Policy G-19

In April of 2005, Council adopted Council Policy G-19 which provides additional development limits for properties regulated by Blackcomb Land Use Contract G2520, including Pinnacle Ridge. In February of 2009, Council amended this policy specifically for Pinnacle Ridge. The finalized maximum allowable densities are shown in the table below:

#### **Maximum Allowable Increase Per Council Policy G-19**

Maximum Allowable Increase per multi family unit:	Maximum Allowable Increase per Duplex unit:	Overall Maximum Allowable Increase for entire project:	Available GFA for entire project:
50 m <sup>2</sup>	75 m <sup>2</sup>	1515 m <sup>2</sup>	1260 m <sup>2</sup> (currently)

Unit 9 is a townhouse unit and therefore limited to a 50m<sup>2</sup> addition. DP1492 respects this limit and is considered consistent with Council Policy G-19.

### Development Permit DP1011

In May of 2008, the General Manager of Community Life, issued a Delegated Development Permit showing design direction for the entire Pinnacle Ridge project approved as DP1011. The proposal addressed in this report is consistent with DP1011.

### Legal Documents

This property is subject to a restrictive covenant registered on title in the summer of 1987 as R110852. This document limits development on the entire Pinnacle Ridge lands to the project as approved by the Municipality under Blackcomb Permit Application BPA 03, and will need to be amended to reflect the proposed renovation.

### Strata Approval

Written approval has been received from Strata Corporation VR 2065.

## **BUDGET CONSIDERATIONS**

Development Permit Application fees provide for recovery of costs associated with processing this application. Development Cost Charges, Building Permit fees, and Plumbing Permit fees will be applicable.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

An information sign is posted on the property per Development Permit requirements.

## **SUMMARY**

Development Permit Application DP1492 proposes a renovation at Unit 9 – 4700 Glacier Drive for Council's consideration.

Respectfully submitted,

Roman Licko  
PLANNING ANALYST

for  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE





Subject Lands





**PROJECT SUMMARY**

LEGAL ADDRESS	STRATA LOT 3, PLAN VR2065 LOT 23, DL 3903 GRP 1.
CIVIC ADDRESS	4700-9 GLACIER DRIVE (PINNACLE RIDGE) RESORT MUNICIPALITY OF WHISTLER, B.C.
SCOPE OF WORK:	
1. NEW REAR/SIDE DECK ON MAIN AND LOWER FLOORS. 2. ENCLOSE EXISTING DECKS ON MAIN AND LOWER FLOOR FOR NEW FLOOR SPACE. 3. ENCLOSE PORTION OF FRONT WALKWAY TO CREATE A NEW FLOOR SPACE. 4. ENCLOSE EXISTING DECK ON UPPER FLOOR FOR NEW INTERIOR FLOOR SPACE. 5. RE-CLAIM SPACE ON LOWER FLOOR FOR NEW FLOOR SPACE.	
NOTE: ALL WORK TO BE PERFORMED IN ACCORDANCE WITH PART 9, RESIDENTIAL 'C' OF THE BCBC	
PROPOSED NEW FLOOR SPACE: 50 m <sup>2</sup> (538 ft <sup>2</sup> )	

JOHN McSKIMMING

CONSTRUCTION LTD

#1-1100 MILLAR CREEK ROAD WHISTLER, BC  
PH. 604-932-2235 FAX. 604-932-

4700-9 Glacier Drive

Proposed Renovations

No.	Description	Date
1	Issued for Review	Oct 23, 2015
2	Issued for Review	Dec 21, 2015
3	Strata Review	Feb 1, 2016
4	Strata Revisions	Feb 2, 2016
5	Issue for DP	Feb 29, 2016

Site Plan

Address

#9 Pinnacle

Date

February 29, 2016

Drawn by

RC

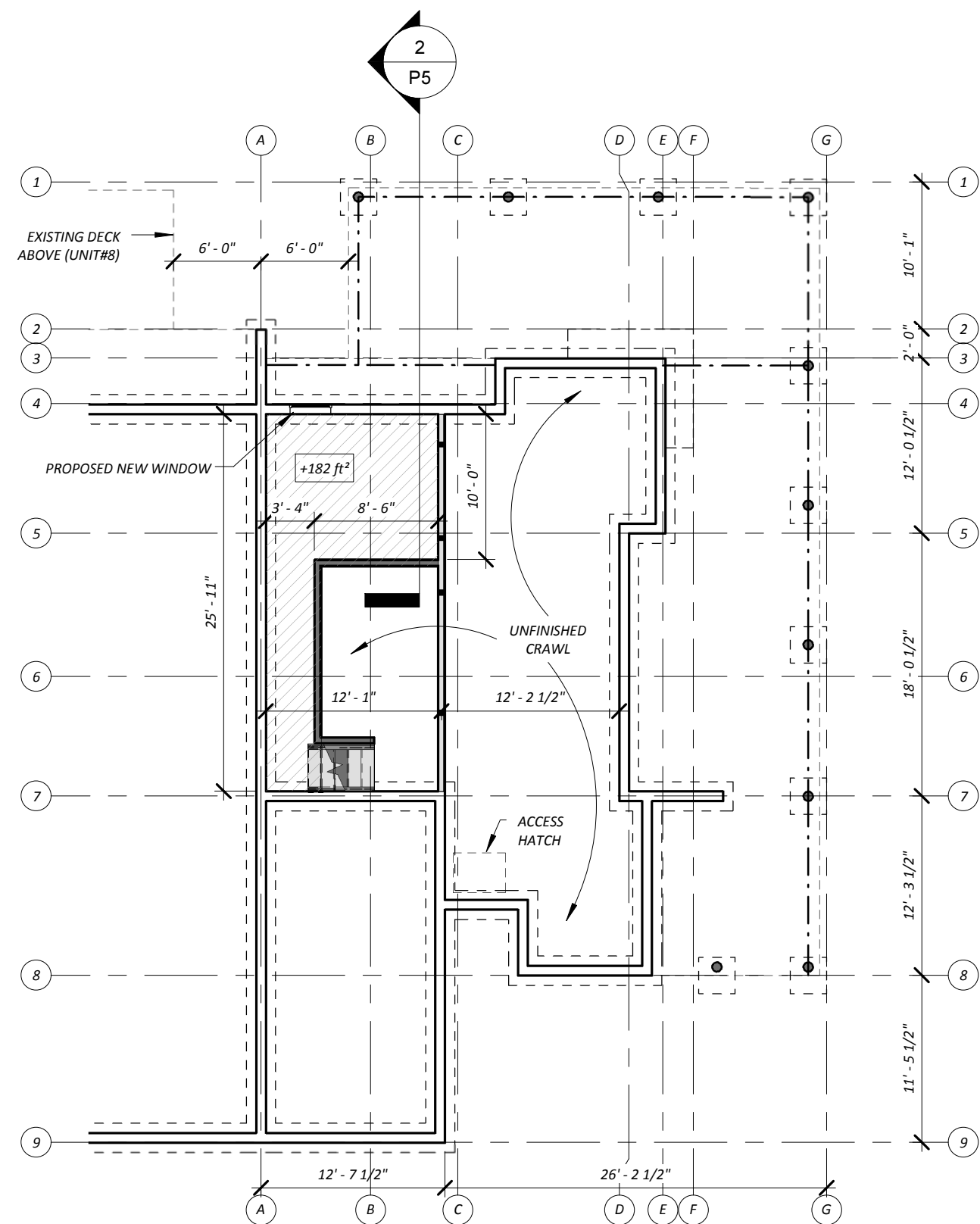
Checked by

JM

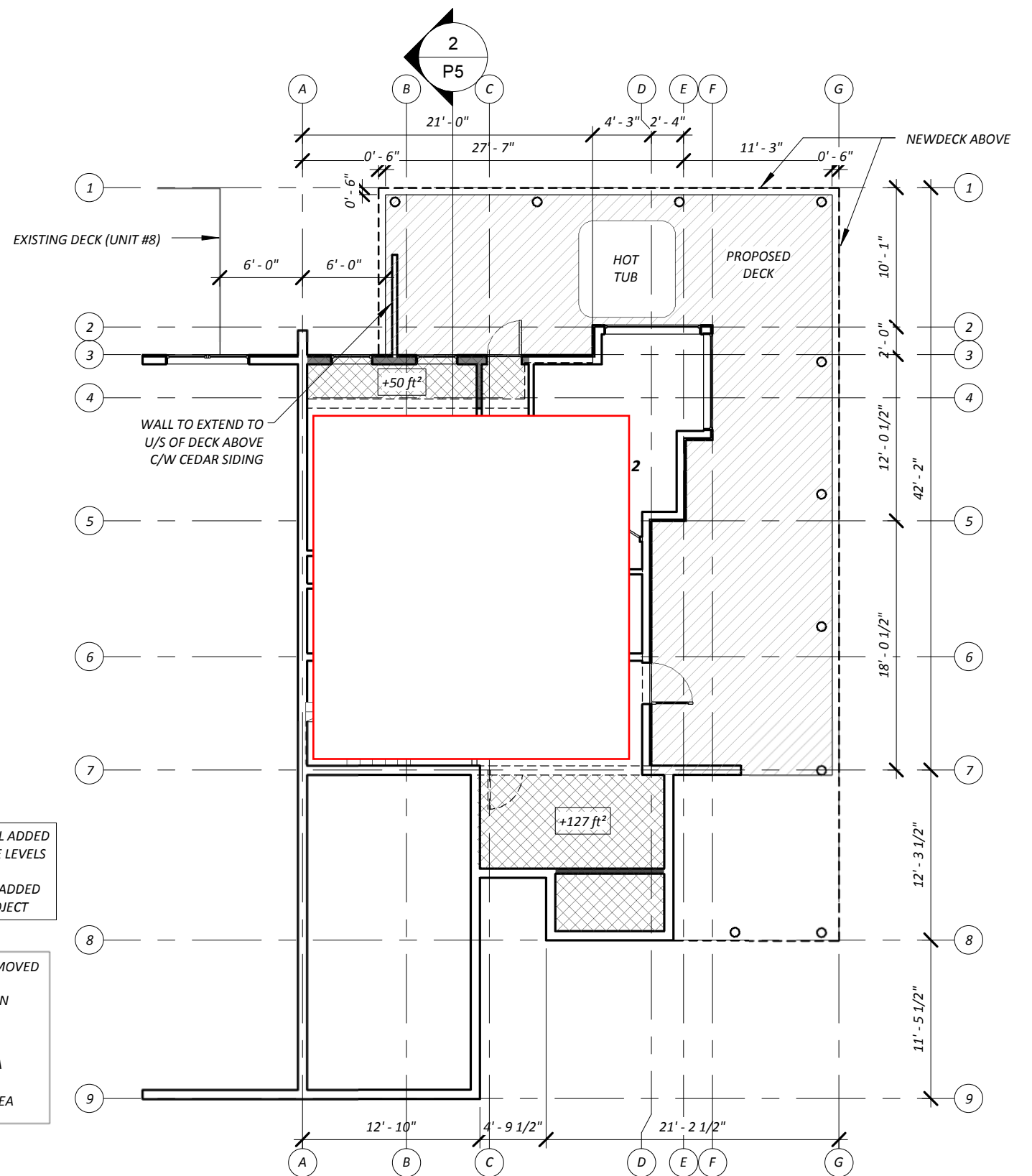
P1

Scale As indicated





1 Crawl Space Plan  
1" = 10'-0"



2 Lower Floor Plan  
1" = 10'-0"

33.35 m<sup>2</sup> (359 ft<sup>2</sup>) TOTAL ADDED FLOOR SPACE ON THESE LEVELS  
50 m<sup>2</sup> (538 ft<sup>2</sup>) TOTAL ADDED FLOOR SPACE IN PROJECT

--- - WALL TO BE REMOVED  
— - WALL TO REMAIN  
■ - NEW WALL  
/// - NEW DECK AREA  
xxx - NEW FLOOR AREA

**JOHN McSKIMMING**  
CONSTRUCTION LTD

#1-1100 MILLAR CREEK ROAD WHISTLER, BC  
PH. 604-932-2235 FAX. 604-932-

# 4700-9 Glacier Drive Proposed Renovations

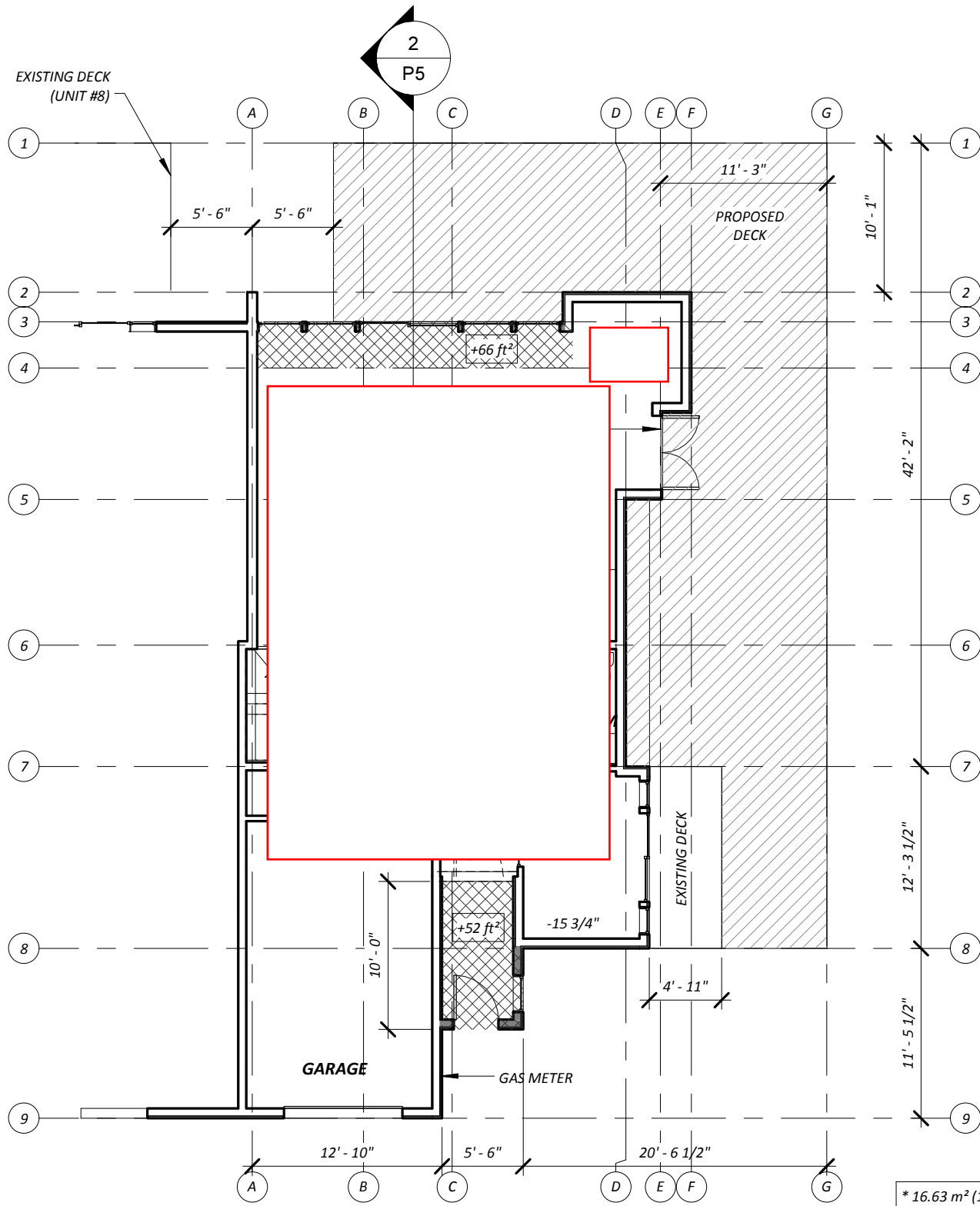
No.	Description	Date
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## Crawl Space & Lower Floor

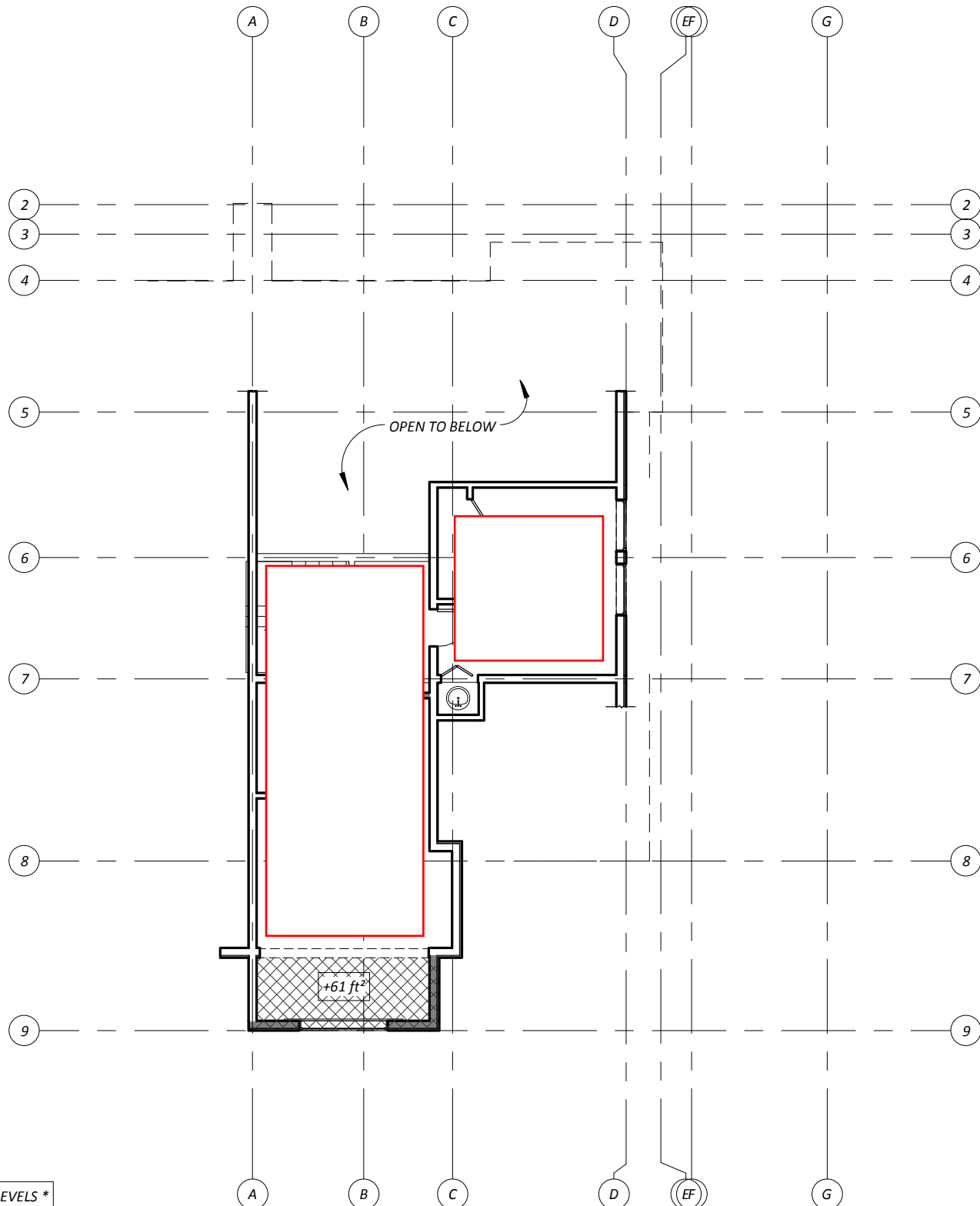
Address	#9 Pinnacle
Date	February 29, 2016
Drawn by	RC
Checked by	JM

P2

Scale 1" = 10'-0"



\* 16.63 m<sup>2</sup> (179 ft<sup>2</sup>) TOTAL ADDED FLOOR SPACE ON THESE LEVELS \*  
\* 50 m<sup>2</sup> (538 ft<sup>2</sup>) TOTAL ADDED FLOOR SPACE IN PROJECT \*



1 Main Floor Plan  
1" = 10'-0"

2 Upper Floor Plan  
1" = 10'-0"

**JOHN McSKIMMING**  
CONSTRUCTION LTD

#1-1100 MILLAR CREEK ROAD WHISTLER, BC  
PH. 604-932-2235 FAX. 604-932-

## 4700-9 Glacier Drive Proposed Renovations

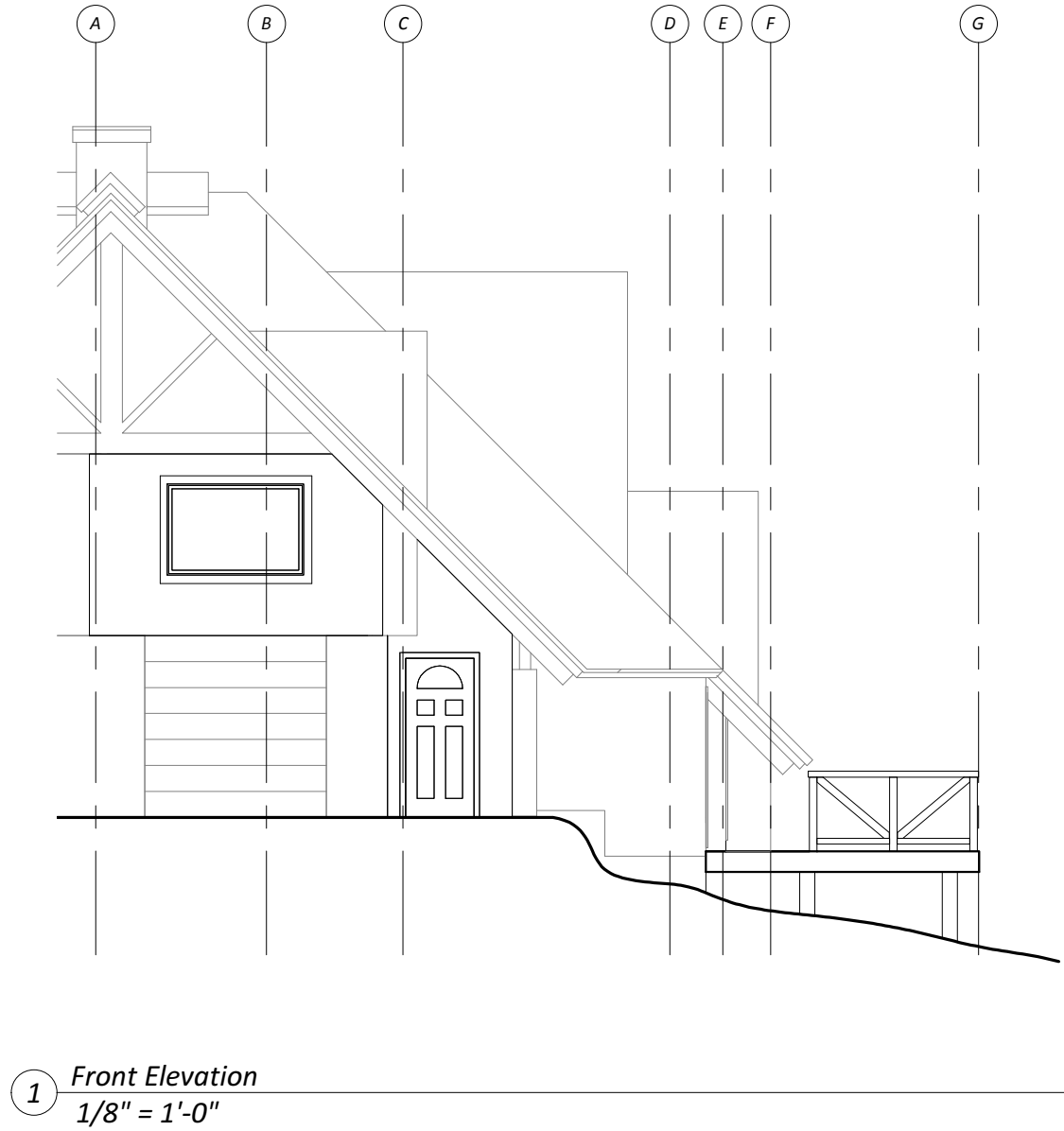
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### Main Floor & Upper Floor

Address	#9 Pinnacle
Date	February 29, 2016
Drawn by	RC
Checked by	JM

P3

Scale 1" = 10'-0"



2 Rear Elevation  
1/8" = 1'-0"

JOHN McSKIMMING  
CONSTRUCTION LTD

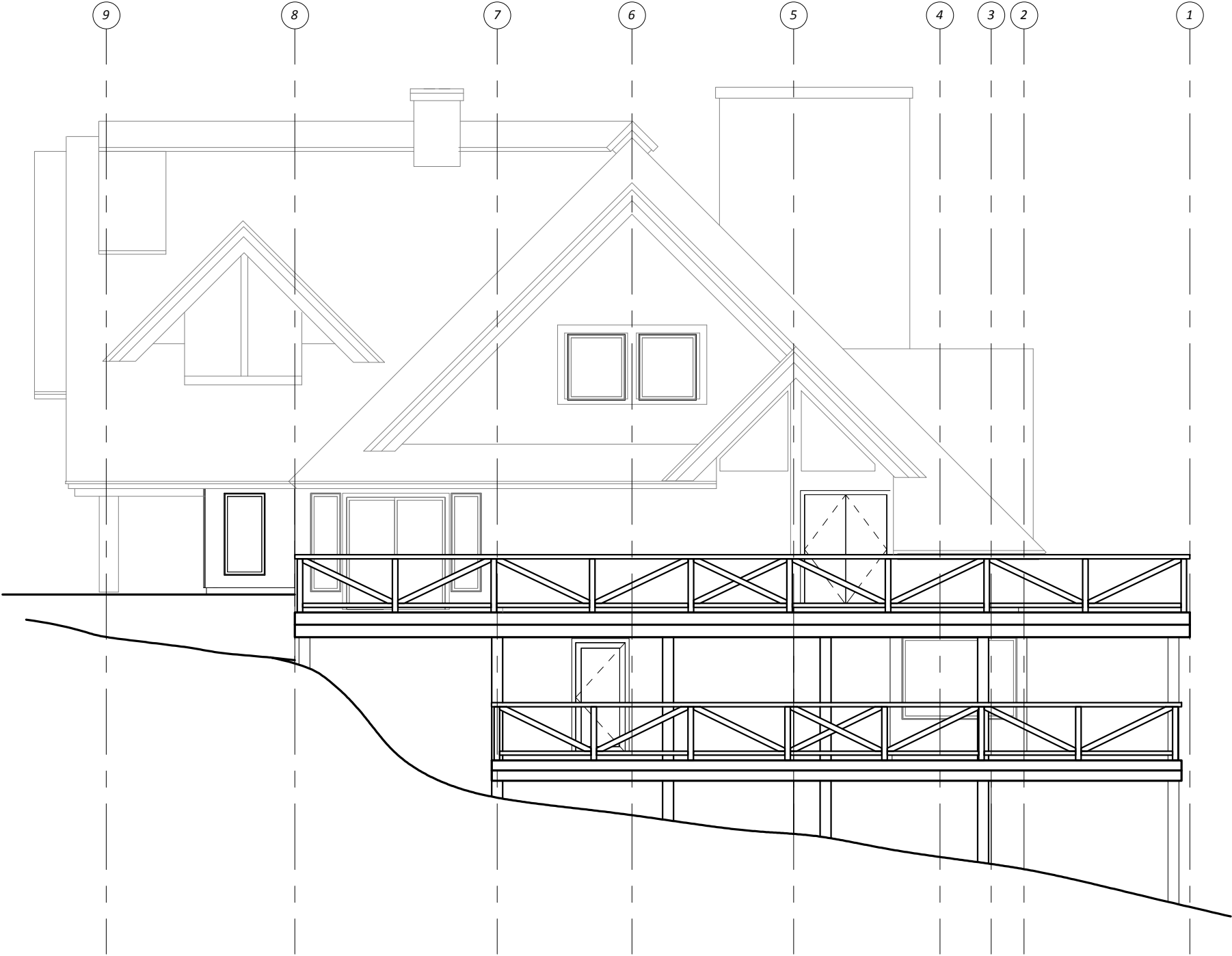
#1-1100 MILLAR CREEK ROAD WHISTLER, BC  
PH. 604-932-2235 FAX. 604-932-

4700-9 Glacier Drive

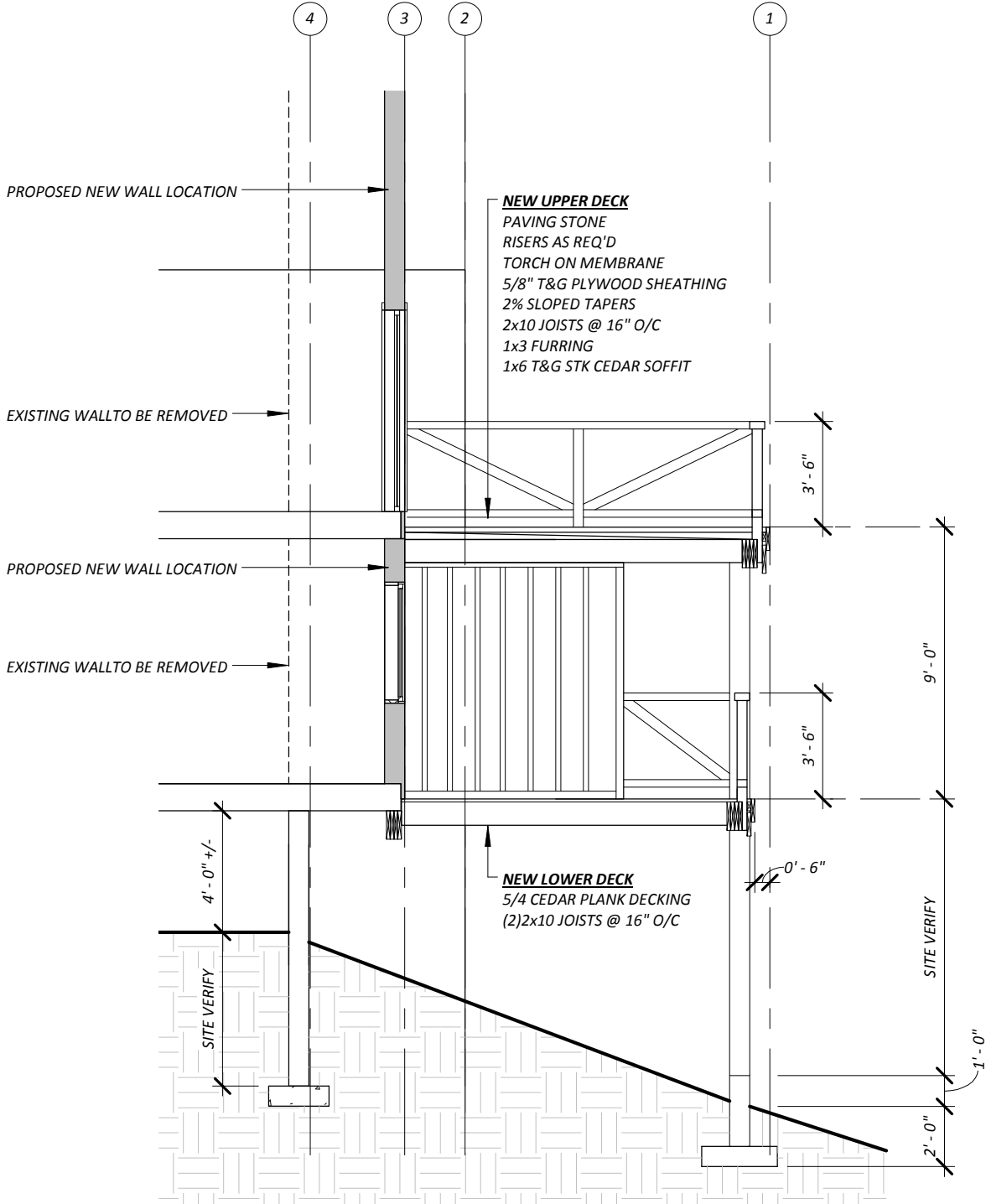
Proposed Renovations

No.	Description	Date
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Front and Rear Elevations		
Address	#9 Pinnacle	P4
Date	February 29, 2016	
Drawn by	RC	
Checked by	JM	
		Scale 1/8" = 1'-0"



1 Side Elevation  
1/8" = 1'-0"



2 Section 1  
3/16" = 1'-0"

**JOHN McSKIMMING**  
CONSTRUCTION LTD

#1-1100 MILLAR CREEK ROAD WHISTLER, BC  
PH. 604-932-2235 FAX. 604-932-

4700-9 Glacier Drive  
Proposed Renovations

No.	Description	Date
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Side Elevation & Section

Address	#9 Pinnacle
Date	February 29, 2016
Drawn by	RC
Checked by	JM

P5

Scale As indicated



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** May 3, 2016

**REPORT:** 16-060

**FROM:** Corporate and Community Services

**FILE:** 4530

**SUBJECT:** FIVE-YEAR FINANCIAL PLAN 2016-2020 AMENDMENT BYLAW NO.2121, 2016

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council consider giving first, second and third readings to the Five-Year Financial Plan 2016-2020 Amendment Bylaw No.2121, 2016.

### REFERENCES

Appendix 1 – Schedule A of Five-Year Financial Plan 2016-2020 Amendment Bylaw 2121, 2016

Appendix 2 – Schedule B of Five-Year Financial Plan 2016-2020 Amendment Bylaw 2121, 2016

### PURPOSE OF REPORT

The purpose of this bylaw is to amend Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016 for the purposes of acquiring parkland.

### DISCUSSION

Council has directed staff to negotiate the purchase of a parcel of land adjacent to Rainbow Park. RMOW has entered into a purchase agreement for the property subject to adoption of this financial plan amendment bylaw.

Total purchasing costs to be funded during 2016 and included in the amended financial plan is \$756,000. Funding is approximately \$549,000 from the Parkland Reserve and the balance from the General Capital reserve.

After the acquisition there will be no further balance remaining in the Parkland Reserve until such time as contributions are directed to be made to the reserve or designated parkland is sold by the municipality.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Economic	<ul style="list-style-type: none"> <li>Whistler tourism economy is progressive and ensures the highest and best use of limited financial, social and natural resources in the long-term</li> <li>Whistler proactively seizes economic opportunities that are compatible with tourism, and effectively adapts to changing external conditions.</li> </ul>	
Finance	<ul style="list-style-type: none"> <li>The long-term consequences of decisions are carefully considered.</li> </ul>	
Natural Areas	<ul style="list-style-type: none"> <li>Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible</li> </ul>	
Recreation and Leisure	<ul style="list-style-type: none"> <li>The resort community is globally recognized as a leader in innovative recreation products and services.</li> <li>Recreation and leisure is a core contributor to the Whistler economy.</li> </ul>	
Visitor Experience	<ul style="list-style-type: none"> <li>The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.</li> </ul>	

## OTHER POLICY CONSIDERATIONS

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

## BUDGET CONSIDERATIONS

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

## COMMUNITY ENGAGEMENT AND CONSULTATION

The five-year financial plan amendment bylaw is being presented at a regular Council meeting and is consistent with Council direction

## **SUMMARY**

This bylaw, the Five-Year Financial Plan 2016-2020 Amendment Bylaw No. 2121, 2016, amends the original budget bylaw to provide for the acquisition of parkland adjacent to Rainbow Park. Total purchasing costs are budgeted to be \$756,000.

Respectfully submitted,

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

**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020  
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2121, 2016  
SCHEDULE A**

	2016	2017	2018	2019	2020
<b>REVENUE</b>					
<b>General Fund</b>					
Property Taxes	36,002,013	37,082,073	37,656,846	38,127,556	38,832,916
Other Property Tax	1,021,348	1,023,919	1,026,018	1,027,958	1,031,453
Government Grants	397,013	397,013	397,013	397,013	397,013
Fees and Charges	9,779,177	10,033,532	10,354,865	10,539,133	10,745,962
Investment Income	2,188,981	1,947,146	1,968,685	2,263,977	2,307,006
RMI Grant	8,390,945	6,685,888	6,685,888	6,685,888	6,685,888
2% MRDT	4,840,907	4,913,521	4,962,656	5,012,282	5,062,405
Works and Service Charges	525,026	525,026	525,026	525,026	525,026
<b>Water Fund</b>					
Parcel Taxes	3,838,233	3,867,886	3,901,636	3,931,775	3,962,144
Fees and Charges	2,802,389	2,823,036	2,846,639	2,867,613	2,888,743
Works and Service Charges	59,980	59,980	59,980	59,980	59,980
<b>Sewer Fund</b>					
Parcel Taxes	3,959,103	4,003,150	4,047,711	4,088,943	4,130,614
Fees and Charges	3,556,340	3,596,740	3,637,604	3,675,337	3,713,464
Works and Service Charges	164,906	164,906	164,906	164,906	164,906
<b>Solid Waste Fund</b>					
Parcel Taxes	-	-	-	-	-
Fees and Charges	4,451,929	4,454,939	4,457,950	4,460,960	4,463,970
Government Grants	444,687	444,687	444,687	444,687	444,687
	82,422,975	82,023,443	83,138,110	84,273,034	85,416,177
<b>EXPENDITURE</b>					
<b>General Fund</b>					
Payroll and Goods & Services	46,785,234	47,833,370	48,795,320	49,757,270	50,719,221
Debt Interest & Principal	686,968	683,768	680,569	239,299	239,301
Residents & Partners	3,829,629	3,875,749	3,906,958	3,938,479	3,970,314
Contingency	557,753	570,311	581,146	591,976	602,792
<b>Water Fund</b>					
Payroll and Goods & Services	2,051,500	2,093,813	2,135,556	2,177,303	2,219,050
Debt Interest & Principal	-	-	-	-	-
<b>Sewer Fund</b>					
Payroll and Goods & Services	2,663,034	2,741,147	2,819,094	2,897,040	2,974,986
Debt Interest & Principal	1,403,786	1,403,786	1,403,786	1,403,786	1,403,786
<b>Solid Waste Fund</b>					
Payroll and Goods & Services	4,275,492	4,362,781	4,364,664	4,365,960	4,365,965
Debt Interest & Principal	838,861	647,311	510,490	510,490	510,490
	63,092,255	64,212,038	65,197,582	65,881,601	67,005,905



**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020  
CONSOLIDATED OPERATING SUMMARY**

**BYLAW 2121, 2016  
SCHEDULE A Cont'd**

	2016	2017	2018	2019	2019
<b>TRANSFERS TO (FROM )</b>					
<b>OTHER FUNDS / RESERVES</b>					
Interest Paid to Reserves	1,866,267	1,607,829	1,532,713	1,663,432	1,801,769
Recreation Works Charges Reserve	278,578	278,578	278,578	278,578	278,578
Transportation Works Charges Reserve	216,056	216,056	216,056	216,056	216,056
Employee Housing Charges Reserve	30,392	30,392	30,392	30,392	30,392
RMI Reserve	3,577,045	1,871,988	1,871,988	1,871,988	1,871,988
2% MRDT Reserve	616,348	642,840	660,767	678,873	697,160
General Capital Reserve	5,043,348	5,000,000	5,000,507	5,271,204	5,141,578
Vehicle Replacement Reserve	564,416	1,014,416	1,014,416	1,014,416	1,014,416
Library	-	-	-	-	-
General Operating Surplus (Deficit)	0	(0)	(0)	(0)	(0)
General Operating Reserve	946,504	884,825	925,298	957,086	953,788
Water Works Charges Reserve	59,980	59,980	59,980	59,980	59,980
Water Capital Reserve	3,020,000	3,000,000	3,000,000	3,000,000	3,000,000
Water Operating Reserve	487,617	499,860	504,897	505,931	502,474
Water Operating Surplus (Deficit)	(0)	(0)	(0)	(0)	(0)
Sewer Works Charges Reserve	164,906	164,906	164,906	164,906	164,906
Sewer Capital Reserve	1,922,690	1,922,690	1,922,690	1,922,690	1,922,690
Sewer Operating Reserve	386,574	385,561	387,907	384,754	380,344
Sewer Operating Surplus (Deficit)	0	0	0	(0)	0
Solid Waste Capital Reserve	150,000	200,000	300,000	300,000	300,000
Solid Waste Operating Reserve	-	31,484	69,433	71,147	74,153
Solid Waste Surplus (Deficit)	(0)	0	0	0	(0)
	19,330,720	17,811,405	17,940,528	18,391,432	18,410,272
<b>REVENUE LESS EXPENDITURE AND TRANSFERS</b>	0	0	0	0	0

**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020  
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2121, 2016  
SCHEDULE B**

	2016	2017	2018	2019	2020
<b>REVENUE AND OTHER SOURCES OF FUNDING</b>					
<b>General Fund</b>					
Government Grants	126,414	43,555	41,144	35,626	35,626
Contribution from Developers	-	-	-	-	-
Equipment disposal proceeds	155,000	155,000	155,000	155,000	155,000
Debt Proceeds	-	-	-	-	-
Other Contributions	155,035	-	62,174	-	-
<b>Water Fund</b>					
Government Grants	6,743	5,000	5,000	5,000	5,000
<b>Sewer Fund</b>					
Government Grants	-	-	-	-	-
<b>Solid Waste Fund</b>					
Government Grants	-	-	-	-	-
	443,192	203,555	263,318	195,626	195,626
<b>EXPENDITURE</b>					
<b>General Fund</b>					
Non-capital Expenditure	4,449,151	4,515,390	2,495,830	802,560	2,487,000
Infrastructure Maintenance	4,089,530	4,134,424	3,823,524	1,950,944	2,982,000
Capital Expenditure	14,187,618	7,313,176	5,849,921	2,186,928	3,229,957
<b>Water Fund</b>					
Non-capital Expenditure	287,600	244,000	2,069,000	130,000	48,000
Infrastructure Maintenance	706,134	2,490,000	480,000	630,000	350,000
Capital Expenditure	10,965,000	2,953,000	763,000	198,000	100,000
<b>Sewer Fund</b>					
Non-capital Expenditure	5,000	-	40,000	40,000	50,000
Infrastructure Maintenance	770,000	370,000	210,000	210,000	210,000
Capital Expenditure	920,000	2,940,000	1,940,000	270,000	270,000
<b>Solid Waste Fund</b>					
Non-capital Expenditure	-	-	-	-	-
Infrastructure Maintenance	150,000	150,000	150,000	150,000	150,000
Capital Expenditure	1,315,000	1,615,000	30,000	730,000	30,000
<b>All Funds</b>					
Depreciation	10,516,471	11,064,223	11,360,647	11,532,305	11,600,003
	48,361,503	37,789,213	29,211,922	18,830,737	21,506,960

**RESORT MUNICIPALITY OF WHISTLER  
FIVE-YEAR FINANCIAL PLAN 2016 - 2020  
CONSOLIDATED PROJECT SUMMARY**

**BYLAW 2121, 2016  
SCHEDULE B Cont'd**

	2016	2017	2018	2019	2020
<b>TRANSFERS (TO) FROM OTHER FUNDS (RESERVES)</b>					
RMI Reserve	3,620,658	1,470,000	450,000	150,000	150,000
2% MRDT Reserve	684,600	764,830	528,270	490,000	490,000
General Capital Reserve	11,870,782	8,305,144	6,703,261	2,345,374	4,485,953
Recreation Works Charges	262,986	-	-	-	-
Parking Reserve	-	-	-	-	-
Parkland Reserve	549,414	-	-	-	-
Vehicle Replacement Reserve	984,029	3,711,456	2,504,634	1,089,738	703,004
Library Reserve	151,039	45,000	60,000	45,000	-
General Operating Reserve	2,317,859	1,643,005	1,535,242	1,239,934	1,229,374
Housing Works Charges	2,200,000	-	-	-	-
WVLC Surplus	-	-	-	-	-
Transportation Works Charges	902,803	1,610,000	1,114,550	239,760	1,600,000
Water Capital Reserve	10,451,291	4,987,850	1,723,850	443,000	345,000
Water Operating Reserve	570,380	343,000	1,293,000	503,500	141,500
Water Works and Service Charges	903,600	308,250	84,750	-	-
Sewer Capital Reserve	1,784,500	3,261,900	1,514,400	480,000	480,000
Sewer Operating Reserve	32,900	6,000	46,000	46,500	56,500
Sewer Works and Service Charges	-	-	-	-	-
Solid Waste Capital Reserve	85,000	35,000	-	-	-
Solid Waste Operating Reserve	30,000	30,000	30,000	30,000	30,000
	37,401,841	26,521,435	17,587,957	7,102,806	9,711,331
<b>ADJUSTMENTS FOR NON CASH ITEMS AND CHANGES TO NET FINANCIAL ASSETS</b>					
Depreciation	10,516,471	11,064,223	11,360,647	11,532,305	11,600,003
Increase (Decrease) in due from WHA	5,000,000	(5,000,000)			
(Increase) decrease MFA debt principal	(5,000,000)	5,000,000			
	10,516,471	11,064,223	11,360,647	11,532,305	11,600,003
<b>REVENUE AND TRANSFERS LESS EXPENDITURE</b>	(0)	-	-	-	-

**RESORT MUNICIPALITY OF WHISTLER**

**“FIVE-YEAR FINANCIAL PLAN 2016-2020 AMENDMENT BYLAW NO. 2121, 2016”**

**A BYLAW**

**TO AMEND “FIVE-YEAR FINANCIAL PLAN 2016 - 2020 BYLAW NO. 2118, 2016”**

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

**AND WHEREAS** the Council deems it necessary and appropriate to amend the five-year financial plan for the years 2016 to 2020;

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

1. This Bylaw may be cited for all purposes as the “Five-Year Financial Plan 2016–2020, Amendment Bylaw No.2121, 2016”.
2. Schedules “A” and “B” of Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016 are replaced by Schedules “A” and “B” attached to and forming part of this bylaw.

GIVEN FIRST, SECOND, and THIRD READINGS this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

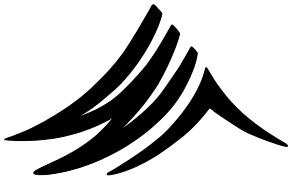
ADOPTED by Council this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Nancy Wilhelm-Morden  
Mayor

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

I HEREBY CERTIFY that this is a true copy  
of “Five-Year Financial Plan 2016 – 2020,  
Amendment Bylaw No. 2121, 2016”.

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



## MINUTES

### REGULAR MEETING OF THE TRANSIT MANAGEMENT ADVISORY COMMITTEE (TMAC) TUESDAY OCTOBER 27, 2015, STARTING AT 13:00

In the Piccolo Room  
4325 Blackcomb Way, Whistler, BC V0N 1B4

#### PRESENT:

Steve Anderson, RMOW Councillor – TMAC Chair  
Bill Murray, Citizen-at-Large  
Scott Pass, Citizen-at-Large  
Johann van Schaik, BC Transit – Senior Regional Transit Manager  
Joe Paul, RMOW – General Manager Infrastructure Services  
Emma DalSanto, RMOW – TDM Coordinator & Recording Secretary

#### REGRETS:

Juan Carlos Gomez, Whistler Transit Ltd, Manager  
Steve Antil, Whistler Transit Ltd. – Service Delivery Manager, *alternate*

#### GUESTS:

Matthew Boyd, BC Transit – Regional Planning Work Lead

#### ANNOUNCEMENTS

As stated at the October 2, 2015 TMAC meeting, Carlos and Steve are out of town at another meeting that was scheduled months ago that could not be changed.

#### ADOPTION OF AGENDA

*Moved by Steve Anderson  
Seconded by Scott Pass*

*That the Agenda of the Transit Management Advisory Committee (TMAC) agenda of October 27, 2015 be adopted as circulated.*

**CARRIED**

#### ADOPTION OF MINUTES

*Moved by Bill Murray  
Seconded by Scott Pass*

*That the Minutes of August 17, 2015 of the Transit Management Advisory Committee (TMAC) be adopted with the resolution in the Whistler Transit System 2014/2015 Transit Performance section Moved by Scott Pass and Seconded by Steve Anderson be revised to read:*

**WHEREAS** the Whistler Transit System has already completed a comprehensive year-long review of the transit system including the route structure, financials and a reallocation of revenue service hours in 2010 and 2011, the review recommendations led to a 19% or 14,000 reduction in annual service hours that was implemented for winter 2011/2012. A subsequent review of the revised service levels and the route structure was conducted in winter 2012/2013, leading to further system refinements including 2,000 annual service hours being added back into the system for winter 2014/2015.

**AND WHEREAS** the proposed 6,000 annual service hour cut in service would bring the system to 56,500 hours, 7% below the minimally acceptable system service hour requirements as defined in the 2011 Whistler Transit System service and financial review, or a 26% overall cut in service as compared to 2010, which will significantly impact the ability of employees to get work on time and thus negatively impact the reputation and success of the resort and the overall community.

**THAT TMAC** receive the draft version of the System Performance and Future Priorities Discussion Paper - Whistler Transit System as presented.

**AND THAT TMAC** requests that the final version of this discussion paper, recognize that the Whistler Transit System cannot afford to lose an additional 6,000 annual service hours and therefore not include a recommendation for additional service hour reductions.

CARRIED

Moved by Scott Pass  
Seconded by Bill Murray

That the Minutes of October 2, 2015 of the Transit Management Advisory Committee (TMAC) be adopted with the following change:

- “and report back to TMAC in an appropriate timeline for the possible implementation in winter 2016/2017.” Be added to the end of Action 7 after the word Exchange.

CARRIED

## PRESENTATIONS/DELEGATIONS

Colorado Fact  
Finding Mission  
update

Councillor Steve Anderson shared lessons learned from the Council Colorado Fact Finding Mission.

- Every resort that Council visited in Colorado had a free transit system. Some were limited to the resort. Other communities offered free transit down valley as well.
- The Colorado resorts had two methods of tracking buses
  1. On smartphones
  2. NEXT BUS information at stops
- Each resort had a great transit hub that brought regional and local transportation together

- In the US they had different and more funding options. The one funding option that could work in Whistler is applying a \$1 transit levy to each lift ticket to offset the cost of transit as is done in Breckenridge.

It was noted that in the 2011 Whistler Transit System Service and Financial Review, BC Transit obtained information regarding transit metrics from international resort communities.

**ACTION 1:**

That TMAC requests BC Transit get the updated metrics for the Colorado Resorts transit systems originally collected in the 2011 Whistler Transit System review and present them to the next TMAC meeting comparing them with the metrics in the transit future plan.

**ACTION 2:**

That staff work with TMAC and TAG in early 2016 to more clearly define where TMAC ends and TAG starts.

Draft Sea to Sky  
Transit Future Plan  
(S2S TFP) Review

The committee walked through the S2S TFP document and changes requested at the October 2, 2015 meeting. There were further wording and chart modifications and clarifications requested.

TMAC would like to acknowledge BC Transit for leading the S2S TFP process and for all the work that went into developing and revising the plan. However, TMAC does not feel ready to endorse the plan today.

**ACTION 3:**

That BC Transit update the S2S TFP based on today's discussion, share the revised S2S TFP with the RMOW staff, and the RMOW staff cross check that all of TMAC's comments are incorporated and report back to TMAC.

**ACTION 4:**

That a Special meeting of TMAC be arranged the first week of November to review the final S2S TFP and consider a resolution to Council to receive the S2S TFP.

AVL/GPS Pilot  
Project

TMAC reviewed the Acure Consulting Inc. Whistler Transit AVL Pilot Project Memo.

**ACTION 5:**

TMAC has directed RMOW staff to work with BC Transit on the corporate AVL/GPS project and put the RMOW's Pilot on hold.

MoTI Betterment  
Program

The full list of Highway 99 infrastructure improvements developed and reviewed by TMAC was submitted to the Ministry of Transportation and Infrastructure south coast region staff jointly BC Transit and RMOW. The final list submitted was circulated to TMAC.

## OTHER BUSINESS

- **Staff Housing Pilot Project 2015-2016:**  
The RMOW is working with Whistler Blackcomb, Gibbons Life and Moe Joe's again this year to provide evening free transit service on the route #7 Staff Housing bus. Whistler Blackcomb has invited Kokanee to help support this service as the free hours have been extended by 1 hour per day and over the entire winter schedule.
- **WalkSafe – November Bus Pass Promotion:**  
BC Transit has joined the RMOW in funding the November flash light promotion for 2015. It is well received in the community.
- **Whistler Welcome Dinner – November:**  
Whistler Transit Ltd staff and RMOW will attend the 2015 edition of the Whistler Welcome Dinner to share winter 2015/2016 transit information with newcomers to the community.

Next Meeting                      The next TMAC meeting will be scheduled for November 5, 2015.

## ADJOURNMENT

*Moved by Steve Anderson*

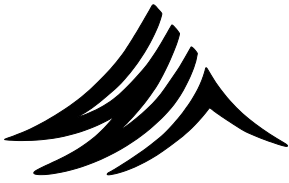
***That Transit Management Advisory Committee (TMAC) adjourns the October 27, 2015 TMAC meeting at 15:35.***

***CARRIED***

---

CHAIR: Steve Anderson





# WHISTLER

File 584

## MINUTES

### **SPECIAL MEETING OF THE TRANSIT MANAGEMENT ADVISORY COMMITTEE (TMAC) THURSDAY NOVEMBER 5, 2015, STARTING AT 13:00**

**In the Flute Room**

**4325 Blackcomb Way, Whistler, BC V0N 1B4**

#### **PRESENT:**

Steve Anderson, RMOW Councillor – TMAC Chair (by phone)  
Scott Pass, Citizen-at-Large  
Johann van Schaik, BC Transit – Senior Regional Transit Manager (by phone)  
Steve Antil, Whistler Transit Ltd. – Service Delivery Manager, *alternate*  
Emma DalSanto, RMOW – TDM Coordinator & Recording Secretary

#### **REGRETS:**

Joe Paul, RMOW – General Manager Infrastructure Services  
Bill Murray, Citizen-at-Large  
Juan Carlos Gomez, Whistler Transit Ltd, Manager

#### **GUESTS:**

Matthew Boyd, BC Transit – Regional Planning Work Lead (by phone)

#### **ADOPTION OF AGENDA**

*Moved by Steve Anderson*

*Seconded by Scott Pass*

*That the Transit Management Advisory Committee (TMAC) review the revised Transit Future Plan based on comments from the October 27, 2015 TMAC meeting.*

**CARRIED**

#### **PRESENTATIONS/DELEGATIONS**

Draft Sea to Sky  
Transit Future Plan  
Review

BC Transit presented the changes made to the text of draft Sea to Sky Transit Future Plan that was circulated on Wednesday November 4, 2015.

*Moved by Scott Pass*

*Seconded by Steve Anderson*

*TMAC recommends that Council receive the Sea to Sky Transit Future Plan;*

*AND THAT TMAC recommends Council support the Vision, Goals, Targets and Transit Future Network for Whistler Transit and Regional Transit service as presented in the Plan;*

MINUTES

Special Transit Management Advisory Committee Meeting

Thursday, November 5, 2015

Page 2

*AND That TMAC recommends that Council direct staff to work with BC Transit on the next steps described in the Sea to Sky Transit Future Plan to analyze the regional and local transit improvements.*

*CARRIED*

**Action 1:**

BC Transit will present the final draft of the Sea to Sky Transit Future Plan to Whistler's Council either on December 1<sup>st</sup> or December 15<sup>th</sup>

Next Meeting            The next TMAC meeting will be scheduled for spring 2016.

**ADJOURNMENT**

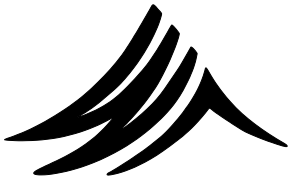
*Moved by Steve Anderson*

***That** Transit Management Advisory Committee (TMAC) adjourns the November 7, 2015 special TMAC meeting at 13:45.*

*CARRIED*

---

CHAIR: Steve Anderson



# WHISTLER

## MINUTES

**REGULAR MEETING OF THE MAY LONG WEEKEND  
COMMITTEE  
MONDAY, SEPTEMBER 28, 2015, STARTING AT 1:00 P.M.  
In the Piccolo Room  
4325 Blackcomb Way, Whistler, BC V0N 1B4**

### PRESENT:

Chair, RMOW General Manager, Corporate and Community Services, N. McPhail  
Councillor J. Grills  
General Manager, Delta Whistler, Jeff Kennedy  
Director of Bars and Pubs, Gibbons Hospitality, Terry Clark  
RCMP Staff Sergeant, Steve LeClair  
RMOW Manager, Village Animation and Events, B. Andrea  
Recording Secretary, Rose Lawrence

### REGRETS:

Member at Large, Nicole Shannon

### ADOPTION OF AGENDA

Moved by T. Clark  
Seconded by Councillor J. Grills

**That** the May Long Weekend Committee adopt the May Long Weekend Committee agenda of September 28, 2015.

CARRIED

### ADOPTION OF MINUTES

Moved by Councillor J. Grills  
Seconded by T. Clark

**That** the May Long Weekend Committee adopt the May Long Weekend Committee minutes of August 12, 2015.

CARRIED

### PRESENTATIONS/REPORTS

#### Survey

An update by N. McPhail was given regarding the May Long Weekend survey to be sent out by the Whistler Chamber and a discussion was held.

*Action item: B. Andrea to have Tourism Whistler review the survey questions.*

2015 Lessons Learned      A summary by N. McPhail was given regarding the 2014 Lessons Learned and a discussion was held regarding 2015 Lessons Learned.

2015 Lessons Learned suggestions:

- Target age demographic is 18-24: should we continue to target high school age?
- Must maintain a high visible police presence on bikes, foot patrols, road checks and call response. This must be supplemented by fire rescue, bylaw and private security supports. Suggested that increased police presence follow next year with added bike patrols.
- Continue to work with resort partners on the importance of crime reporting, becoming more involved in the local featured events and to community initiatives aimed at enhancing our resort experience
- GO Fest was observed to be a significant success and was observed to attract added visitors to the resort set on celebrating the goals of this initiative.
- Consider making GO Fest Great Snow Earth Water race similar to the popular Tough Mudder experience
- Open up the festival to include new events, feature those events already underway during this weekend and to help encourage new ideas from the community.
- More advanced advertising of GO Fest activities and earlier engagement of local business in this process in order to build capacity on the success realized is needed into future years.
- Highway 99: consider efforts to improve wait times and hold more traffic checks
- Consider increasing the Committee member term from 1 to 2 years.

**OTHER BUSINESS**

*There were no items of Other Business.*

**ADJOURNMENT**

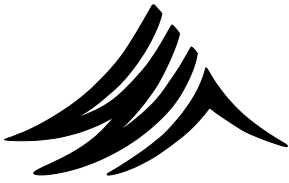
Moved by T. Clark

**That** the May Long Weekend Committee adjourn the September 28, 2015 meeting at 2:07 p.m.

CARRIED

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CHAIR: N. McPhail



# WHISTLER

## MINUTES

**REGULAR MEETING OF WHISTLER BEAR ADVISORY  
COMMITTEE  
WEDNESDAY, JANUARY 20, 2016 STARTING AT 8:30 A.M.  
In the Decker Meeting Room  
Public Works Building, Whistler, BC V0N 1B4**

### PRESENT:

Heather Beresford, RMOW, Co-Chair  
Sylvia Dolson, GBS, Co-Chair  
Simon Gravel, Conservation Officer Service  
Brittany Mueller, Conservation Officer Service  
Paul Kindree, Carney's Waste Systems  
Sgt. Rob Knapton, RCMP  
Arthur DeJong, WB  
Sue Maxwell, RMOW Council  
Nicole Fitzgerald, Member at Large  
Colin Hedderson, Member at Large

Claire Ruddy, AWARE, Public

### REGRETS:

Lindsay DeBou, Bylaw Services

### ADOPTION OF AGENDA

Moved by B. Mueller  
Seconded by R. Knapton

That the Whistler Bear Advisory Committee adopt the Whistler Bear Advisory Committee agenda of January 20, 2016.

CARRIED

### ADOPTION OF MINUTES

Moved by R. Knapton  
Seconded by S. Maxwell

That the Whistler Bear Advisory Committee adopt the regular Black Bear Working Committee minutes of December 16, 2015.

CARRIED

## **PRESENTATIONS/DELEGATIONS**

### **CONSERVATION OFFICER SERVICE (COS) UPDATE**

#### **1. Updates**

- No sightings since December. CO Schumacher off until February.
- Bear at Tube Park on December 18, 2015 was accessing garbage at Beaver Tails. Bear hazed repeatedly but would not be deterred from returning. Bear was put down based on behavior. WB has increased security on waste facilities at the Tube Park.
- No more cubs lately. All are currently housed.
- Report bobcat sightings to the RAPP line.

### **RCMP UPDATE**

- Cub hit by car near McDonalds in Pemberton on December 16.
- Nothing since.

### **BYLAW SERVICES UPDATE**

Bylaw Services and COS will meet to discuss working relationship

### **CARNEY'S UPDATE**

- Quiet
- WB called to upgrade facilities at Tube Park.

### **WHISTLER BLACKCOMB UPDATE**

- Tube park incident
- Milestones status discussed. CO Schumacher visited in December and requested garbage area needed to be more secure.
- Recommendation that Milestones join Bear Smart Restaurant program. Situation could be considered a work safe issue.

**ACTION:** COS will review file & follow up.

**ACTION:** Add Coast to Cascades Grizzly Bear Initiative to updates.

#### **2. RMOW**

- H. Beresford working with RMOW Special Events team to develop waste management guidelines
- S. Dolson, N. Fitzgerald and C. Ruddy offered to review draft guidelines.

#### **3. GBS**

- Interviews with nation-wide bear managers almost done
- Literature review almost done
- Both will be widely distributed by end of February

#### **4. 2016 Work Plan**

Reviewed draft prepared by H. Beresford.

Proposed Projects:

- WBAC agreed with projects list, some refinements made to Project: Determine Source of Conflicts.

- Discussion: Frank Ritcey (Provincial WildSafe BC Coordinator) has created a software program but may not capture what we're looking for.

**ACTION:** Contact F. Ritcey for more information on software program. (S. Dolson)

- Sue Senger, biologist for St'at'imc Nation had students doing predictive modeling based on past results.

**ACTION:** Contact students for information on their bear behavior modelling projects. Invite to give presentation to WBAC. (S. Dolson)

- Collect conflict information to identify human caused problems and patterns, not behavior based on berry crop productivity or to track bears. Goal is to use the information to focus communication strategies.
- Discussed sharing COS Occurrence Reports. Can't share live reports because of privacy issues, but COS can share a summary with RMOW Bear Smart Program Assistant in order to target public outreach.
- COS, Bylaw and RCMP to be more specific when recording types of attractants/problems.
- Revise steps in 2016 work plan to read: Review existing systems and data available; determine what WBAC can use and how best to analyse.

**ACTION:** COS will show current mapping available at February meeting.

Project: Update Whistler Bear Management Plan

- Review bear hazard assessment and incorporate into bear management plan

**ACTION:** Distribute current bear management plan to WBAC

Project: Develop Bear Smart community bear response plan

- Discussed areas proposed for inclusion. Nothing changed
- N. Fitzgerald volunteered to conduct research on education components.
- Communication flow chart is essential
- Form subcommittee (COS, GBS, RMOW) to draft the plan, focus on communications aspect to start. Include RCMP in first round.
- COS Inspector C. Doyle responsible for approving the plan once complete.

**ACTION:** Bear response plan subcommittee meet to draft communication flowchart before February meeting.

**ACTION:** N. Fitzgerald and COS meet to discuss research aspects.

**ACTION:** Share Communications strategy with new members-at-large

Workplan: Ongoing Tasks and Programs

- Discussion re: focus group to tackle problem of transporting garbage to compactor sites for residents without cars.

**ACTION:** H. Beresford to investigate if RMOW can mandate landlords to provide garbage service to tenants.

- Suggestion that a nuisance bylaw could cover improperly stored garbage.

**ACTION:** GBS to consider creating video aimed at training new residents and staff. Apply to WB EnviroFund.

- Outreach to new owners of Riverside Campground. S. Dolson will advise when management is ready.
- Coast to Cascades GBI is making a back country mountain bike safety video. Link to it.

### **OTHER BUSINESS**

- N/A
- Next Meeting – February 10
  - Agenda:
    - Updates
    - Review available information sources: Student Presentations (2); COS mapping, Wildsafe BC mapping
    - Bear Response Plan subcommittee share draft communications flowchart

### **ADJOURNMENT**

Moved by S. Maxwell

That the Whistler Bear Advisory Committee adjourn the January 20, 2016 Regular meeting at 10:26 a.m.

CARRIED

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CO-CHAIR: Sylvia Dolson





# WHISTLER

## MINUTES

### REGULAR MEETING OF WHISTLER BEAR ADVISORY COMMITTEE

WEDNESDAY, FEBRUARY 10, 2016 STARTING AT 8:30 A.M

In the Decker Meeting Room

Public Works Building, Whistler, BC V0N 1B4

#### PRESENT:

Heather Beresford, RMOW, Co-Chair  
Sylvia Dolson, GBS, Co-Chair  
Brittany Mueller, Conservation Officer Service  
Chris Reiss, RMOW Bylaw Services  
Paul Kindree, Carney's Waste Systems  
Arthur DeJong, WB  
Sue Maxwell, RMOW Council  
Nicole Fitzgerald, Member at Large  
Colin Hedderson, Member at Large  
Ellie Archer, Public  
Meg Toom, Public  
Claire Ruddy, AWARE/C2C Grizzly Bear Initiative  
Lori Homstol, Public

#### Guests

Joe Salkeld, UBC  
Jessa Marley, UBC

#### REGRETS:

Simon Gravel, Conservation Officer Service  
Sgt. Rob Knapton, RCMP  
Colin Hedderson, Member at Large

#### ADOPTION OF AGENDA

Moved by S. Maxwell  
Seconded by S. Dolson

That the Whistler Bear Advisory Committee adopt the Whistler Bear Advisory  
Committee agenda of February 10, 2016.

CARRIED

#### ADOPTION OF MINUTES

Moved by M. Toom  
Seconded by S. Maxwell

That the Whistler Bear Advisory Committee adopt the regular Black Bear Working Committee minutes of January 20, 2016.

CARRIED

## **PRESENTATIONS/DELEGATIONS**

### **1. Updates**

#### **CONSERVATION OFFICER SERVICE (COS) UPDATE**

- Quiet
- Received report today of injured bear (possibly cub) at Lillooet Lake Estates

#### **RCMP UPDATE**

- N/A

#### **BYLAW SERVICES UPDATE**

Bylaw Services and COS will meet to discuss working relationship

#### **CARNEY'S UPDATE**

- Quiet

#### **WHISTLER BLACKCOMB UPDATE**

- N/A

#### **C2C GRIZZLY BEAR INITIATIVE**

- Resolutions of support for GB recovery from 12 communities in corridor
- Planning 2016 focused on reaching special interest groups with information (e.g. biking in bear country).
- Seeking funding for signs at key trailheads. Will bring drafts to WBAC.

### **2. RMOW**

- H. Beresford provided draft waste management guidelines to RMOW Special Events team for review.
- 2016 work plan revisions reviewed and approved.
- Frank Ritcey, Wildsafe BC will present Wildlife Alert Reporting Program (WARP) at March meeting as WBAC continues to learn about available information recording options.
- COS will present on GIS system in spring. Confirm with Simon.

### **3. GBS**

- Finalizing 2015 reports for funders
- Preparing funding 2016 applications to CFOW and WB.
  - 5 minute staff training video; Mad Bear Skillz; 4 the Love of Bears; infographic
- PSA – 3 30 second radio spots; FAQ for landlords; Bear cut out signs; garbage truck wraps

4. Presentation "Does education reduce human-bear conflict? An agent-based modeling approach"

Joe Salkeld & Jessa Marley, UBC Okanagan

Theoretical approach to understanding human bear interactions and quantify how public education affects conflict.

The models simulate black bear foraging behaviors in proximity to urban environments. Assumes 100% education and compliance. Used RMOW Terrestrial Ecosystem Mapping data. Worked with Tony Hamilton, MOE, to categorize.

Model Education – Two types:

- Food education (teaching people to remove attractants)
- Vigilance education (teaching people to take action to keep bears away)
- Combination of the above two.

Found that all education significantly reduces the number of conflict bears. For every 1% increase of urban population educated, there was a 3% drop in conflict bears.

Top three education methods are:

1. Both types of education at border of community
2. Both types of education clumped throughout community
3. Food education at border of community

Discussion: Model accommodated bears leaving RMOW boundary. Indicated that they always returned. Consider including security of habitat as a model assumption. Model could only use data from 5 collared bears. Lori Homstol has compliance data that could be incorporated. Suggestion to create an information package for nightly rentals in neighbourhoods and for community gardens. WBAC could use the model in a future GIS application.

Conclusions:

1. Education has a significant impact
2. Configuration of education program is important.
3. Content of education program is important.

This stage of the project is complete. Future students may continue.

ACTION: H. Beresford to send Wayne McCrory's black bear habitat data.

### **Work Plan 2016 – Progress/Updates**

Bear Smart Program Assistant budget increased. Scheduled to start in April.

Working Group for residents without cars: S. Maxwell, N. Fitzgerald will head up with Lori, Sylvia and Claire. Others welcome.

**ACTION:** S. Maxwell will prepare TOR for March meeting.

Riverside Campground – meet with new management in the spring.

RCMP Training – N. Fitzgerald had initial discussion with S. Gravel to better understand current situation. Will conduct stakeholder interviews and then make recommendations for improvements.

COS – Tim Ansell developing a standard provincial non-lethal training program.

AWARE is developing an organics solutions guide for implementing new RMOW garbage disposal bylaw. Aimed at commercial F&B.

Bylaw timeline – set for adoption in July. Will come into force in January 2017. WBAC to be advised on draft when available.

#### **OTHER BUSINESS**

- N/A
- Next Meeting – March 10
  - Wildsafe BC - WARP presentation
  - Draft TOR for car-less residents working group

#### **ADJOURNMENT**

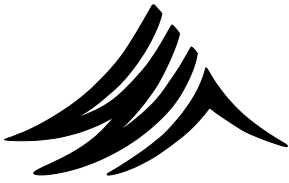
Moved by P. Kindree

That the Whistler Bear Advisory Committee adjourn the February 10, 2016 Regular meeting at 10:25 a.m.

CARRIED

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CO-CHAIR: Sylvia Dolson



# WHISTLER

## MINUTES

**REGULAR MEETING OF FOREST & WILDLAND ADVISORY COMMITTEE**  
**WEDNESDAY, February 10, 2016, STARTING AT 3:00 P.M.**  
**In the Flute Room**  
**4325 Blackcomb Way, Whistler, BC V0N 1B4**

File: 8221.03

<b>Name</b>	<b>Meetings to Date: 2</b>
<b>Present:</b>	
Gordon McKeever, Chair	2
Arthur DeJong	2
Johnny Mikes	2
Peter Ackhurst	1
Steve Anderson, Councillor	2
Derek Bonin	2
Craig Mackenzie, WORCA	2
Claire Ruddy (AWARE)	1
<b>Regrets:</b>	
Rob Davis	0
Candace Rose-Taylor	1
John Hammons	1
Bryce Leigh (AWARE)	1
<b>Recording Secretary</b>	
Heather Beresford, RMOW	2

### **ADOPTION OF AGENDA**

Moved by Johnny Mikes  
Seconded by Arthur DeJong

**That** the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda for February 10, 2016

CARRIED

### **ADOPTION OF MINUTES**

Moved by Derek Bonin  
Seconded by Peter Ackhurst

**That** the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee minutes for January 13, 2016.

CARRIED

## **VERBAL REPORTS**

### **3. Updates**

#### **Council:**

Attended CCF open house on February 1 in Cheakamus Crossing. Noted that no complaints re: logging plans, but one negative comment on fuel thinning along Cheakamus Lake Road.

#### **AWARE:**

Funding applications

- 10 year review of GLORIA alpine ecosystem monitoring program
- 2-part speakers series (topics: transportation and wildfire)

#### **WORCA:**

Fee for service agreement signed with RMOW for \$50,000 per year for 3 years to provide trail maintenance.

Plans: complete rebuild of Comfortably Numb; Trail from Black Tusk road to Jane Lakes

Also received \$20,000 from American Friends of Whistler to work on west side trails.

Sproatt trail scheduled for completion this year.

#### **RMOW:**

FWAC Terms of Reference amendments on March 1 Council agenda.  
Supporting AWARE's wildfire speaker series

#### **Cheakamus Community Forest:**

Cheakamus Crossing neighbourhood open house on February 1.

EBM Reserves project on Feb. 22 CCF Board meeting. Waiting for FWAC input.

### **4. Access Management Principles**

Reviewed Draft 4 distributed prior to meeting.

Discussed B. Leigh's comments provided by email:

- Some forms of access may not be appropriate in certain places at any time: Consensus that Point 1.6 already includes this idea (avoid unintended consequences)
- Include carrying capacity: Implied in many points. Words added to Point 4.3.

Amended Point 2 to include reference to nature-based tourism as the priority and desired outcome for people accessing the back country.

Discussion: The principles are intended as a tool for RMOW and FWAC to use plus share with CCF, MOF, Commercial Recreation Operators and SLRD and encourage them to use.

**KEY POINTS:**

Why? Idea is to provide access management planning principles for RMOW to use and share

Who? Key stakeholders – CCF, MOF, Commercial Recreation Operators, SLRD

How it might be used. RMOW, FWAC and others use the principles to guide land use and access planning, maintenance and management.

Provide key points to Councilor Anderson to share with Council when minutes are received.

**ACTION:** J. Mikes to revise draft document and bring back to March meeting, and share draft with CCF Board.

**5. EBM Reserves**

D. Bonin and C. McKenzie consolidated previous comments provided by subcommittee.

Discussion re: document organization; remove reference to AWARE; comments on EBM Reserve process may not be implemented until next iteration but agreed to send all comments to CCF now.

Agreed to:

- Put points of agreement first
- Group points of contention together at the bottom of the document
- Remove phrases referencing that some FWAC members disagree

**ACTION:** H. Beresford to re-organize document and send to CCF, cc FWAC.

**6. 2016 Harvesting Plans – Final Comments**

Discussed CCF presentation on 2016 harvesting plans at January meeting.

Points to share with CCF:

- 2016 plans total 36,500 m3. FWAC questions if FRPA permits CCF to cut more than a 50% increase to the AAC of 21,000.
- Cheakamus 16 (e) – recommendation to change retention to moderate.
- CCF should avoid creating loop roads that facilitate motorized recreation access.

**MOTION:** FWAC supports the 2016 CCF Harvesting Plan with the following comments:

- 2016 plans total 36,500 m3. FWAC questions if FRPA permits CCF to cut more than a 50% increase to the AAC of 21,000.
- Cheakamus 16 (e) – recommendation to change retention to moderate.
- CCF should avoid creating loop roads that facilitate motorized recreation access.

Moved by Peter Ackhurst  
Seconded by Craig McKenzie

## **OTHER BUSINESS**

- Add 1-3 year and 4-10 year CCF harvesting plans to March agenda
- Access management principles added to March agenda

### **Future Agenda Items:**

- CCF Long Term Harvesting Plans (March)
- Access Management Planning Principles (March)
- Landscape Fuel Management model update (April)
- Spearhead Traverse Project Update (TBD)
- MOF Visual Quality Objectives (confirm timelines with MoFLNRO)
- MOF Fire Management Plan (confirm timelines with MoFLNRO)

## **ADJOURNMENT**

**That** the Forest & Wildland Advisory Committee adjourn the February 10, 2016 meeting at 4:49 p.m.

CARRIED

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CHAIR: Gordon McKeever





# WHISTLER

## MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL  
WEDNESDAY, MARCH 16, 2016, STARTING AT 1:00 P.M.**

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

### PRESENT:

Architect AIBC, Chair, Duane Siegrist  
Architect AIBC, Tony Kloepfer  
MBCSLA, Julian Pattison  
MBCSLA, Kristina Salin  
UDI, Co-Chair, Dale Mikkelsen  
Member at Large, Pat Wotherspoon  
Member at Large, Rylie Thiessen  
Councillor, Steve Anderson  
Director of Planning, Mike Kirkegaard  
Senior Planner & ADP Secretary, Melissa Laidlaw  
General Manager of Infrastructure Services, James Hallisey  
Manager Resort Parks Planning, Martin Pardoe  
Manager of Special Projects, Ted Battiston  
Acting Manager of Transportation and Waste Management, Jim Dunlop  
Planner, Robert Brennan  
Recording Secretary, Kay Chow

### REGRETS:

Architect AIBC, Brigitte Loranger

### Call to Order

Melissa Laidlaw called the meeting to order at 1:04 p.m. There was a member welcome and round table introductions.

### Meeting Procedures

Melissa Laidlaw provided an overview of meeting procedures, meeting format, and Panel motions.

1. The panel Chair will run the meeting and keep the meeting on track; summarize consensus comments, common direction and record any dissenting opinions.
2. Panel's role is to protect and enhance the design of the community.
3. Panel makes recommendations to municipal council and either supports or does not support a projects' design but does not vote on approving or not approving a project.
4. Meeting quorum consists of 4 voting members in attendance at the meeting. The Councillor position is a non-voting position.
5. Meetings are generally held the 3<sup>rd</sup> Wednesday afternoon of each month; meeting start time will vary depending on the number of agenda items.
6. If a panel member has a conflict of interest with a project the member must state the conflict and leave the meeting room.
7. Meetings are open to the public to attend.

8. Project presentation format:
- introduction by staff;
  - applicant presentation;
  - panel questions;
  - panel comments;
  - Chair summary in category areas:
    - Site Context and Landscaping
    - Form and Character
    - Materials, Colours and Details
    - Green Building Initiatives (where applicable)
  - applicant clarification as necessary;
  - Panel motion (including workshop projects).

Election of Chair and  
Co-Chair for 2016 Term

Moved by Dale Mikkelsen  
Seconded by Rylie Thiessen

**That** Advisory Design Panel elected Duane Siegrist, Architect AIBC as Chair for the 2016 term.

CARRIED

Moved by Pat Wotherspoon  
Seconded by Rylie Thiessen

**That** Advisory Design Panel elected Dale Mikkelsen as Co-Chair for the 2016 term.

CARRIED

#### **ADOPTION OF AGENDA**

Moved by Duane Siegrist  
Seconded by Pat Wotherspoon

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

CARRIED

#### **ADOPTION OF MINUTES**

Moved by Duane Siegrist  
Seconded by Pat Wotherspoon

**That** Advisory Design Panel adopt the Regular Advisory Design Panel minutes of December 16, 2015.

CARRIED

A panel member stated that there is an opportunity for members, when providing their comments on an application, to comment on the completeness and thoroughness of an application relative to the submission requirements. Providing these comments not only reinforces to applicants, staff, and panel members of acceptable and appropriate advisory design panel submission requirements, but also provides encouragement for future applications and allows the advisory design panel to properly review a project.

## COUNCIL UPDATE

Councillor Anderson welcomed the panel members and provided an update of current topics being discussed by Council. Council relies on the Advisory Design Panel recommendations when reviewing and approving development projects.

## PRESENTATIONS

Gateway Loop  
Reconstruction  
4313 Village Gate Blvd.  
Workshop  
1<sup>st</sup> Review  
File No. DP1494 & 573

*The applicant team of Martin Pardoe, Manager Resort Parks Planning; Ted Battiston, Manager of Special Projects; Jim Dunlop, Acting Manager of Transportation and Waste Management, RMOW; Brian Wakelin, Public Architecture; Fingal Fogarty, Kerr Wood Leidal; Mike Patterson, Perry and Associates entered the meeting.*

Martin Pardoe introduced the applicant team and the Whistler Village Gateway Loop municipal project that has been underway since the spring of 2014. Revised drawings were handed out; the revisions comprise subtle changes to the bus shelter location, orientation of the roof slope and a few other minor changes.

Ted Battiston advised on the following.

1. The genesis of this project is a result of a multi stakeholder economic planning initiative that includes Tourism Whistler, Hotel Association of Whistler, Whistler Chamber of Commerce, Whistler Blackcomb and RMOW.
2. The project's overall purpose is to support ongoing business success and ensure this key area of the Village effectively supports the needs of newly arriving visitors, improve functionality and contributes to the overall sense of arrival to the resort.
3. The key goals are to improve the arrival experience, usability for bus and taxi users, support future growth, improve connections, improve pedestrian and vehicular flows, and integrate this site to the rest of Whistler Village.
4. Site evaluation, policy reviews, stakeholder input, design charettes, internal staff reviews, community input and surveys have been conducted.
5. This project has also been presented to municipal Council and Committee of the Whole. There was positive feedback and refinements were made.
6. 3 site configuration options were proposed. Council supported Option "B" and directed staff to advance Option "B". It was felt this option provided a meaningful increase in the dedicated coach capacity, improves pedestrian safety, is consistent with the Whistler Village Design Guidelines, has the strongest potential for placemaking, and offers the best value for the invested capital.

Fingal Fogarty advised on the following.

7. The project is currently at 50% of the design stage.
8. The site is constrained by existing infrastructure, sewer, water, electrical, drainage, roads, curbs and gutters.
9. The bus stall alignment and proposed bus shelter will not impose any loads or cause damage to the adjacent utilities.

Mike Patterson advised on the following.

10. Create arrival experience for people arriving in Whistler.
11. There are dedicated stalls for buses arriving from Vancouver, dedicated hotel shuttle bus stalls, short term visitor drop off and pick up spots and 2 short term RV parking stalls. The RV parking stalls will also be used as temporary snow storage in the winter.
12. Maintain physical room for pedestrian walkways, flow and movement; maintain physical and visual connectivity with Whistler Village. Proposing raised pedestrian crosswalks which would slow down vehicular traffic.
13. Reduction in width of carriage ways allows for increased landscaped areas. Turning radiuses of various sized vehicles has been factored in to the design layout.
14. Triangular seating areas under the bus shelter will provide protection during inclement weather. Additional open seat wall for summer seating.
15. Lawn area for summer picnic or an area to simply wait for your bus.
16. Most of the existing trees will need to be removed. The site will be less forested when complete.
17. There are public washrooms proposed for the future.

Brian Wakelin advised on the following.

18. The proposed roof structure will cover the noses of the buses and passenger loading/unloading. It will be folded or creased up at the ends to create moments to celebrate the public space.
19. The roof form is a simple triangular arrangement of 1 metre deep spruce glulam columns, and double and single beams in between.
20. The honeycomb cross laminated triangular structure will be pre-fabricated and built off site. The columns will be pre-fabricated then erected in the field.
21. Simple standing seam metal roof.
22. Proposing to build in 2 phases. Build the below grade structures first, then build the superstructure in 2 phases.
23. There is still some discussion regarding snow and water shedding. Water may drain internally instead of out.
24. Steel columns will be either painted steel or possibly stainless and scratch resistant. They will be lit by LED at the top and light up the structure. The rust resistant column base plate comes down below the paving line to allow for a concealed connection and also permits the use of de-icing products.

The Panel overall felt this was a good presentation and offers the following comments.

### **Site Context and Landscaping**

1. It was suggested to reduce the static component of the site; it seems designed around the busy moments, not the quiet moments. Consider other users, day versus night, programming.
2. This proposal is a functional transit node. It was suggested to integrate the municipal transit system.
3. There may be potential parking conflicts between bus and RV sites.
4. The green space, steps and seating wall are a great addition.

5. The lawn area provides opportunities for picnicking and gathering, even if you are not waiting for a bus; suggest adding more furnishings to increase versatility.
6. Consider wayfinding - primary and secondary entrances to Village, where to go for what.
7. Pedestrian circulation still needs some work.
8. The proposed trees along the north edge could help define a tree lined boulevard. However the south edge appears to be a more random scattering; suggest tree placement relate more closely to the form and function to help define a sense of place.
9. The landscape architecture needs to integrate more with the architectural concept.
10. Provide public washrooms.
11. Consider including water filling stations.

### **Form and Character**

1. The proposed roof structure is contemporary, beautiful and elegant, defining and enhancing the plaza. It is a modern solution.
2. The roof structure is large; consider what character/statement you are trying to make with the roof structure.
3. Consider including public art in this very public space.
4. The very smaller column size give a sense that the structure is floating.
5. A member cautioned that the columns may read as a gas station canopy and suggested anchoring it on 1 side.
6. Snow on top of the roof structure contributes to the mountain environment.
7. There is a need for adequate winter lighting but there is also a concern about potential summer shadowing from the proposed roof structure.

### **Materials, Colours and Details**

1. The use of paving patterns and paving materials will provide visual connection opportunities such as identifying primary crossings.
2. Natural elements, material choices and contemporary feel suit the plaza.
3. The use of wood is part of the Whistler character, but is this space so special that it deserves something different? i.e. a glass pergola? Consider a material that provides visibility through the site.
4. Explore treatments to deter skateboard and BMX activity.
5. Consider incorporating digital signage to identify bus schedules and destinations at each of the bus stalls.

### **Green Building Initiatives**

1. The panel suggested consideration of solar solutions.
2. Consider use of a lightweight low maintenance green roof system.

Moved by Duane Siegrist  
Seconded by Tony Kloepfer

**That** the Advisory Design Panel supports the project as presented with consideration of Panel's comments and the applicant to continue to work with Staff. Panel looks forward to seeing this project return to the panel with further design work to emphasize a 'park like setting', to reinforce 'place-making' with public art, integrating way-finding, pedestrian movement integrating the green-

spaces, and include public washrooms and public art. It was felt that the built covered structure needed a stronger design statement. The applicant is to provide more thorough advisory design panel submission requirements, such as site sections to include site grading, the type of offsite furnishings, and further information on potential paver patterns, materials and colour.

CARRIED.

*The applicant team left the meeting.*

Nesters Crossing  
8060 Nesters Rd.  
1<sup>st</sup> Review  
File No. DP1483

*The applicant team of Michael Burton-Brown and Joseph Brini, Abbarch Architecture Inc.; Michelle Charlton, M.A. Charlton & Associates; Spencer Charlton, Alpine Works Contracting; Mary Chan Yip, PMG Landscape Architects entered the meeting.*

Robert Brennan introduced the project and provided clarification regarding the landscape plan. Landscaping will be included in phase 1.

Michael Burton-Brown, advised on the following.

1. This project will be completed in 2 phases.
2. The site has been pre-loaded.
3. The phase 1 building located at the back of the site will need to be built quickly so that the business Alpine Works can occupy the space.
4. A floodway, landscape buffer adjacent to railway, and a hydro right of way limits what can be done on the site.
5. An existing stand of trees forms part of the landscape, they buffer and shield the site from the railway line and golf course.
6. The proposed building is simple and functional.
7. The building is set back to allow for Phase 2 buildings with businesses requiring greater visibility for customers to the area to be located closer to the road.
8. The building's design and configuration is specifically to permit Alpine Works truck to drive through and either load or unload within the building.
9. Lower floor contains a maintenance workshop, entrance to building, truck doors with internal loading bay area, washroom, stairwell that reaches both mezzanine and second storey, accessible elevator, elevator machine room, BC Hydro room.
10. Mezzanine above with catwalk and storage space. A separate spiral staircase connects to the second storey above to access the office space and residential suite.
11. The residential suite is situated in the corner to overlook the site for CPTED and security purposes and to take advantage of the southern exposure for natural light.
12. Landscaped roof deck for use by employees and the residents.
13. Exit stair on the outside of the building.
14. The lower industrial part of the building will use precast concrete panels with R22 value.
15. The upper residential and office component will be frame construction, hardi plank material, windows, pitched roofs and exposed wood roof system.
16. Zinc finished roof material, with the same material for the canopies over the entrance doors.

17. Proposing a large building address feature because the building is set back so far from the street. It will also add some whimsy and character.
18. Proposed dark brown building colour scheme, band treatment to break down expanse of the wall.
19. There is a proposed large blank wall area on the south elevation as it is expected that a future building will be built up against it on the first level.

Mary Chan Yip advised on the following.

20. Rear setback is a 10 metre wide tree buffer area adjacent to the rail line.
21. Proposed landscaping at the front of the site will consist of buffer landscaping to provide some green separation between this proposal and Nesters Rd.
22. Short growing species due to the hydro right of way running through the front of the site, and also to comply with hydro's requirements.
23. Planting will be drought tolerant native style or native looking species. They will offer colour and texture throughout, providing interest along the frontage.
24. Bioswale component of the subdivision drainage system is located adjacent to the proposed landscape screening on the subject property.
25. Roof deck patios and amenity area. Residential patio consists of lounge seating, table, potential for BBQ, long linear planters for gardening.
26. Office patio area with lounge chairs for staff to have lunch or a coffee break, additional planting to provide some colour.
27. The design of the Phase 1 building is to have all garbage and recycling materials to be stored inside. A separate built enclosure for garbage and recycling will be submitted as part of Phase 2.

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

### **Site Context and Landscaping**

1. Integrating to the site needs a little more work.
2. The concept of urban agriculture in the roof deck is great, but there is a preference for built-in planters so the space does not end up as storage space.
3. The panel felt there was not enough landscape screening from the road.
4. The panel had concerns regarding snow in the bioswale.
5. The panel preferred to see a more permanent solution for the parking lot and access requirements for the Phase 1 building. There is potential to track a lot of gravel on to Nesters Road which would need constant clean up.
6. The panel recommended planting temporary tall narrow trees in front of the blank wall in case phase 2 does not go forward for 5 or 10 years.
7. A panel member felt there was no sense of arrival at the building entrance door, it felt like a lost space.

### **Form and Character**

1. The panel felt the "cabin" on top of the industrial building offers a great multi-functional aspect, however it could be better articulated from the industrial component of the building. The panel suggested the residential

and industrial functions of the building's design be either totally separated or more integrated to read as a more cohesive building.

2. The panel noted that there will be snow issues on the roof top patio; consideration should be given for shoveling the snow off and or de-icing.
3. The panel cautioned that if the exterior stairs are not covered there is potential for a lot of snow build up which could present safety issues.
4. There are opportunities for daylighting of the work spaces.
5. Soften the large walls with additional planting.

### **Materials, Colours and Details**

1. A panel member felt the large blade style address sign did not add anything to the building. Another panel member felt it was more functional than interesting and a successful solution for something mundane.

### **Universal Design**

1. The panel had concerns regarding surface treatment for parking and wheelchair accessibility and noted that wheelchairs do not work very well in gravel.

Moved by Duane Siegrist  
Seconded by Pat Wotherspoon

**That** the Advisory Design Panel supports the project as presented and does not need to see this project return for further review; but the panel encourages the applicant to satisfy the Panel comments and continue to work with staff considering that this project is 'setting the stage' for future phased design work to follow. There is a need to resolve the upper floor's building form and integration to the roof deck, to soften the appearance of the large facade, to provide a stronger integration to the ground plane / site, and to design identifiable permanent building signage.

CARRIED.

*The applicant team left the meeting.*

Whistler Village Centre  
4295 Blackcomb Way  
1<sup>st</sup> Review  
File No. DP1442

*The applicant team of Brent Murdoch and Jennifer Levitt, Murdoch & Company Architecture; Rick Amantea and Dino Lewis, Larco Whistler Village Centre entered the meeting.*

Melissa Laidlaw introduced the project for enhancements to the retail level and public spaces, and landscape alterations at Whistler Village Centre.

Brent Murdoch introduced the applicant team and advised on the following.

1. The existing building was built approximately 22 years ago. It is a significant site. The building is heavy, robust and castle-like, however it is starting to show its age. The retail component has changed and the landscaping has matured.
2. It is still one of the most significant pedestrian routes into Whistler Village from the Day Skier parking lots.
3. The building owner wishes to improve their product, sight lines, visibility and make esthetic updates.
4. Update 3 key areas:



#### Village Stroll

- Introduce an additional entry point,
- removal of some trees, some of the conifers have outgrown the planters.

#### Village Common

- Seems a bit of a missed opportunity, there is currently intermittent programming.

#### Courtyard

- The area is dark and has always been a tough sell from a retail perspective,
- how do we enliven, animate and make it a people space; make it more prominent.

5. Reduce the heaviness of the wood trestles, propose a more refined bracketing detail.
6. General de-clutter.
7. Clad existing canopies with smaller timber materials and give more refinement.
8. Lift up signage so that sight lines to the retail are improved and give the retail an identity and a presence.
9. Proposing upgrades to lighting, landscaping.
10. Village Common water feature – propose a crisper more urban edge, introduce lighting and allow people to sit there, add stepping stones, take your shoes off and put your feet in the water, add mobile furniture pieces.
11. Remove heaviness of the bridge, go to a smaller lower scale that integrates with the totem.
12. Propose a finer scale of landscape and treatment for Skiers Approach. Shape and contour so that it feels more fluid and encourages a more desirable pedestrian path.
13. The courtyard space has not been successful, there is not a lot going on, no animation, it is hidden behind existing planters. The proposal is to create a living room and lounge quality space, a chic urban identity. Add cast in place low slung concrete benches and tables for casual seating around gas fire pits, colourful umbrellas, and greenery around the perimeter. String overhead lights to give a sense of celebration, a sense of night time fun, a place to go and sit outside after the movies. Take advantage of this space and animate it.

The panel felt that this is a very good renovation project and offers the following comments.

#### **Site Context and Landscaping**

1. The panel generally supports the proposed update and introduction of more simplicity to reduce visual clutter.
2. The panel supports removal of some of the existing plant material and felt that further review of the proposed planting design is required.
3. A panel member suggested reviewing a potential opportunity to remove the stairs at Skier's Approach and replace with a 5% grade accessible ramp.

#### **Form and Character**

1. The panel recommends the applicant complete a shadow analysis to further understand where people want to sit/assist with programming of the spaces.
2. The panel felt it is important to maintain an identity and uniqueness for the plazas, and create a sense of place.
3. There is an opportunity to introduce more art/ public art.
4. Trellises and a mix of canopies could be used.

### **Materials, Colours and Details**

1. The panel encourages the use of wood benches.
2. The panel recommends introducing more light and lighting and more visible signage.
3. There is an opportunity to upgrade public washrooms.

Moved by Duane Siegrist  
Seconded by Tony Kloepfer

**That** the Advisory Design Panel supports the project as presented and recommends that the applicant continue to work with Staff based on Panel's comments to continue strengthening the identity and longevity of the plaza by 'place-making'. The spaces between the buildings can further be benefitted by incorporating public art, play spaces, water features, signage, adding planting, using wood materials and outdoor lighting, all based on a sun shade solar and a site line study.

CARRIED

*The applicant team left the meeting.*

### **ADJOURNMENT**

Moved by Duane Siegrist

**That** Advisory Design Panel adjourn the March 16, 2016 committee meeting at 4:44 p.m.

CARRIED

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CHAIR: Duane Siegrist, Architect AIBC

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SECRETARY: Melissa Laidlaw

**RESORT MUNICIPALITY OF WHISTLER  
LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (3401 PANORAMA  
RIDGE) NO. 2103, 2016**

**A BYLAW TO DISCHARGE A LAND USE CONTRACT AND AMEND THE WHISTLER ZONING AND  
PARKING BYLAW NO. 303, 2015**

**WHEREAS** Council may, in a zoning bylaw pursuant to Sections 479, 482 and 525 of the *Local Government Act*, R.S.B.C. 2015, c. 1 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, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met; and

**WHEREAS** a land use contract may, under s.546 of the *Local Government Act*, be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

**WHEREAS** the owner of the lands legally described as Lot 22 Block M District Lot 4750 Plan 17791 has agreed in writing to the discharge of the land use contract charging those lands and those lands are presently zoned RS1 under Zoning and Parking Bylaw No. 303, 2015;

**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 "Land Use Contract Discharge Bylaw and Zoning Amendment Bylaw (4301 Panorama Ridge) No. 2103, 2016"
2. That certain land use contract registered in the Vancouver Land Title Office under No. F56921 on August, 17, 1978, is discharged from the lands described as Lot 22, Block M, District Lot 4750, Plan 17791, and the Municipal Clerk shall register a discharge of that land use contract in respect of such lands, together with a certified copy of this bylaw, in the Land Title Office in accordance with the *Land Title Act* and Section 546 of the *Local Government Act*.
3. Zoning and Parking Bylaw No. 303, 2015 is amended by amending Schedule "A" Zoning Map by removing the LUC designation of the lands described as Lot 22, Block M, District Lot 4750, Plan 17791 leaving the designation as RS1 (Residential Single Family One) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule "1".
4. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

Given first and second readings this \_\_\_\_ day of \_\_\_\_\_, 2016.

Pursuant to Sections 464 and 465 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 \_\_\_\_\_, \_\_\_\_.

**Land Use Contract Discharge and Zoning Amendment (3401 Panorama Ridge) No. 2103, 2016**

\_\_\_\_\_  
Nancy Wilhelm-Morden,  
Mayor

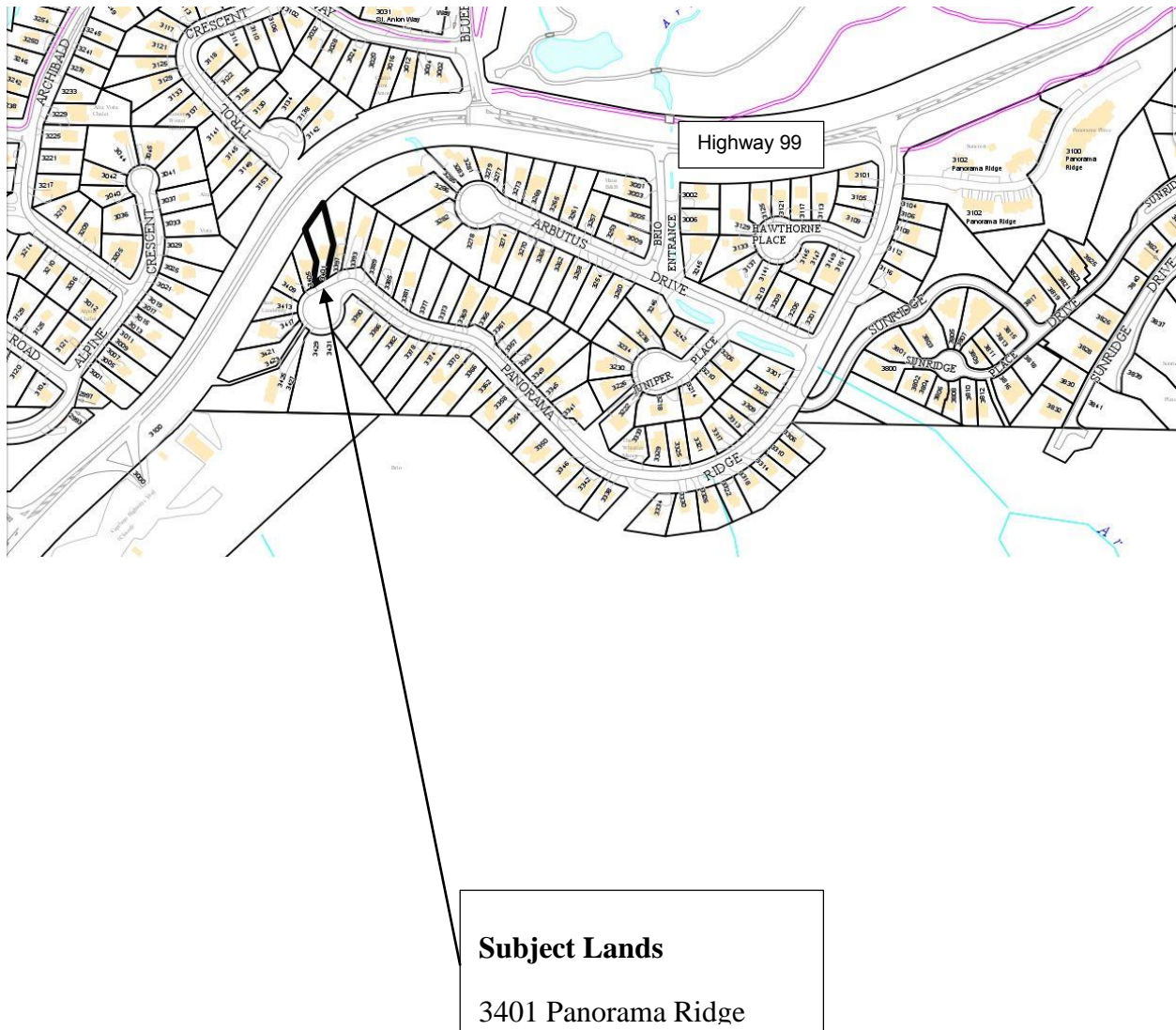
\_\_\_\_\_  
Laurie-Anne Schimek  
Municipal Clerk

I HEREBY CERTIFY that this is a true  
copy of "Land Use Contract Discharge  
Bylaw (3401 Panorama Ridge) No. 2103,  
2016"

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

**SCHEDULE 1**

**3401 Panorama Ridge  
(Lot 22, Block M, District Lots 4750 Plan 17791)  
to remove LUC designation and leave designation as RS1 (Residential Single Family One)**



**RESORT MUNICIPALITY OF WHISTLER**

**“FIVE-YEAR FINANCIAL PLAN 2016-2020 AMENDMENT BYLAW NO. 2121, 2016”**

**A BYLAW**

**TO AMEND “FIVE-YEAR FINANCIAL PLAN 2016 - 2020 BYLAW NO. 2118, 2016”**

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

**AND WHEREAS** the Council deems it necessary and appropriate to amend the five-year financial plan for the years 2016 to 2020;

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

1. This Bylaw may be cited for all purposes as the “Five-Year Financial Plan 2016–2020, Amendment Bylaw No. 2121, 2016”.
2. Schedules “A” and “B” of Five-Year Financial Plan 2016-2020 Bylaw No. 2118, 2016 are replaced by Schedules “A” and “B” attached to and forming part of this bylaw.

GIVEN FIRST, SECOND, and THIRD READINGS this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

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

\_\_\_\_\_  
Nancy Wilhelm-Morden  
Mayor

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

I HEREBY CERTIFY that this is a true copy  
of “Five-Year Financial Plan 2016 – 2020,  
Amendment Bylaw No. 2121, 2016”.

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

**RESORT MUNICIPALITY OF WHISTLER**

**TAX RATES BYLAW NO. 2112, 2016**

**A BYLAW FOR THE LEVYING OF TAX RATES FOR MUNICIPAL,  
HOSPITAL AND REGIONAL DISTRICT PURPOSES FOR THE YEAR 2016**

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 "Tax Rates Bylaw No. 2112, 2016".
2. The following tax rates are hereby imposed and levied for the year 2016:
  - (a) For all lawful GENERAL PURPOSES OF THE MUNICIPALITY on the assessed value of land and improvements taxable for general Municipal purposes, rates appearing in column "A" of the Schedule "A" attached hereto and forming a part hereof.
  - (b) For HOSPITAL PURPOSES on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in column "B" of the Schedule "A" attached hereto and forming a part hereof.
  - (c) For PURPOSES OF THE SQUAMISH LILLOOET REGIONAL DISTRICT on the assessed value of land and improvements taxable for general Municipal purposes, rates appearing in column "C" of the Schedule "A" attached hereto and forming a part hereof.
3. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).

GIVEN FIRST, SECOND and THIRD READINGS this 19<sup>th</sup> day of April, 2016.

ADOPTED by Council this \_\_\_\_ day of \_\_\_\_, 2016.

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Nancy Wilhelm-Morden,  
Mayor

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Laurie-Anne Schimek,  
Municipal Clerk

I HEREBY CERTIFY that this is  
a true copy of "Tax Rates  
Bylaw No. 2112, 2016".

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Laurie-Anne Schimek,  
Municipal Clerk

## SCHEDULE "A"

### *General Municipal Rate*

	<b>Class</b>	<b>"A" General Municipal Rate</b>
01	Residential	2.468
02	Utility	23.088
05	Industrial	12.203
06	Business / Other	10.606
08	Recreation	10.000

### *Hospital District Requisition Rate*

	<b>Class</b>	<b>"B" Hospital District Requisition Rate</b>
01	Residential	0.0441
02	Utility	0.1544
05	Industrial	0.1499
06	Business / Other	0.1080
08	Recreation	0.0441

### *Regional District Requisition Rate*

	<b>Class</b>	<b>"C" Regional District Requisition Rate</b>
01	Residential	0.0436
02	Utility	0.4079
05	Industrial	0.2156
06	Business / Other	0.1874
08	Recreation	0.1767



**RESORT MUNICIPALITY OF WHISTLER**

**SEWAR TAX BYLAW NO. 2113, 2016**

**A BYLAW TO IMPOSE A SEWER TAX**

**WHEREAS** a Municipality may construct, acquire, operate and maintain sewers and sewage disposal facilities and may establish rates and charges to be imposed upon land and improvements and may provide a formula for imposing the cost of those municipal works and services;

**AND WHEREAS** pursuant to Section 200 of the *Community Charter*, the Municipality may impose a parcel tax to provide all or part of the funding for a service;

**AND WHEREAS** the benefiting area herein defined is that area of land within the Municipality which, in the opinion of Council, benefits or will benefit from the sewers and sewage disposal facilities of the Municipality;

**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 "Sewer Tax Bylaw No. 2113, 2016".
2. In this Bylaw,

"benefiting area" means that area of land in which is located every parcel a boundary of which is within one hundred (100) metres of any part of a trunk sewer main and for which there is access permitting installation and maintenance of a connecting sewer line or holding tank between the parcel and the trunk sewer main; and

"parcel" means a parcel of real property in the benefiting area and includes a strata lot.
3. A rate and charge of two hundred, sixty six dollars and seventy seven cents (\$266.77) is hereby imposed as a tax against each parcel for the year ending December 31, 2016.
4. The owner of each parcel shall pay not later than July 4, 2016 the tax imposed by Section 3 hereof against that parcel.

GIVEN FIRST, SECOND and THIRD READINGS this 19th day of April, 2016.

ADOPTED by the Council this \_\_\_ day of \_\_\_\_\_, 2016.

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Nancy Wilhelm-Morden,  
Mayor

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Laurie-Anne Schimek,  
Municipal Clerk

I HEREBY CERTIFY that this is  
a true copy of "Sewer Tax Bylaw  
No. 2113, 2016".

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Laurie-Anne Schimek,  
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER**

**WATER TAX BYLAW NO. 2114, 2016**

**A BYLAW TO IMPOSE A WATER TAX**

**WHEREAS** a Municipality may construct, acquire, operate and maintain trunk water main and water supply systems and may establish rates and charges to be imposed upon land and improvements and may provide a formula for imposing the cost of those municipal works and services;

**AND WHEREAS** pursuant to Section 200 of the *Community Charter*, the Municipality may impose a parcel tax to provide all or part of the funding for a service;

**AND WHEREAS** the benefiting area herein defined is that area of land within the Municipality which, in the opinion of Council, benefits or will benefit from the trunk water main and water supply systems of the Municipality;

**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 "Water Tax Bylaw No. 2114, 2016".
2. In this Bylaw,

"benefiting area" means that area of land in which is located every parcel a boundary of which is within one hundred (100) metres of any part of a trunk water main and for which there is access permitting installation and maintenance of a connecting water line between the parcel and the trunk water main; and

"parcel" means a parcel of real property in the benefiting area and includes a strata lot.
3. A rate and charge of two hundred, seventy six dollars and fifty-nine cents (\$276.59) is hereby imposed as a tax against each parcel for the year ending December 31, 2016.
4. The owner of each parcel shall pay not later than July 4, 2016 the tax imposed by Section 3 hereof against that parcel.

GIVEN FIRST, SECOND and THIRD READINGS this 19th day of April, 2016

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Nancy Wilhelm-Morden,  
Mayor

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Laurie-Anne Schimek,  
Municipal Clerk

I HEREBY CERTIFY that this is  
a true copy of "Water Tax Bylaw  
No. 2081, 2015".

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Laurie-Anne Schimek,  
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER**

**SEWAR USER FEE AMENDMENT BYLAW NO. 2116, 2016**

**A BYLAW TO AMEND THE "SEWER USER FEE BYLAW NO. 1895, 2009"**

**WHEREAS** the Council of the Resort Municipality of Whistler has adopted "Sewer User Fee Bylaw No. 1895, 2009"

**AND WHEREAS** it is deemed expedient to amend the Resort Municipality of Whistler "Sewer User Fee Bylaw No. 1895, 2009";

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

1. This Bylaw may be cited for all purposes as the Resort Municipality of Whistler "Sewer User Fee Amendment Bylaw No. 2116, 2016".
2. Effective January 1, 2016, Schedule "A" of "Sewer User Fee Amendment Bylaw No. 1895, 2009" is hereby replaced with the Schedule "A" attached to and forming part of this bylaw.

GIVEN FIRST, SECOND and THIRD READINGS this 19<sup>th</sup> day of April, 2016.

ADOPTED by the Council this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Nancy Wilhelm-Morden,  
Mayor

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Laurie-Anne Schimek,  
Municipal Clerk

I HEREBY CERTIFY that this is  
a true copy of " Sewer User Fee  
Amendment Bylaw No. 2116, 2016"

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Laurie-Anne Schimek,  
Municipal Clerk

**BYLAW NO. 2116, 2016****SCHEDULE "A"****SEWER USER FEES****FLAT FEE**

1	Single family residential and Bed & Breakfast	169.67
2	Duplex (not strata titled)	
	i) first residential unit	169.67
	ii) each additional unit	378.18
3	Duplex (strata titled), per strata lot	
4	Apartment or Multiple Family Residential parcel (not strata titled)	
	i) first residential unit	169.67
	ii) each additional unit	378.18
5	Dormitory Housing ( any housing unit with a gross floor area of 45 square meters or less located within a non-stratified building containing 10 or more such housing units and normally rented for continuous periods of 30 days or more)	
	i) first residential unit	84.84
	ii) each additional unit	188.07
6	Hotel or Motel (not strata titled)	
	i) first residential unit	169.67
	ii) each additional unit	378.18
7	Pension (not strata titled)	
	i) first residential unit	84.84
	ii) each additional unit	84.84
8	Pension - residential prtion	
9	Mobile home parks (not strata titled)	
	i) first rental space	169.67
	ii) each additional space	378.18
10	Trailer, Recreational Vehicles, Campgrounds each space	
11	Apartment of Multiple Family Residential Parcel (strata titled), per strata lot	169.67
12	Hotel or Motel (strata titled), per strata lot	169.67
13	Mobile home parks (strata titled), per strata lot	169.67
14	Schools - each classroom	381.25

**BYLAW NO. 2116, 2016****SCHEDULE "A"****SEWER USER FEES**PER SQUARE FOOT

15 Public restrooms, Laundries, Laundromats, Car Washes, & Breweries each square foot	2.13
16 Restaurants, Bars, Lounges, Discotheques, Cabarets, Public Houses each square foot	1.02
17 Business, Commercial, Industrial, Hostels, Other each square foot	0.28
18 Pools, Aquatic Centres, Waterslides each square foot	0.28

PER CUBIC METRE

19 Metered rates (based on metered water volumes)	
First 6,000 cubic metres	1.11
Next 12,000 cubic metres	0.91
Next 24,000 cubic metres	0.71
Greater than 42,000 cubic metres	0.56

MINIMUM CHARGE

20 Minimum annual charge for a strata-titled unit, or the first unit in a non-strata building	125.72
21 Minimum annual charge for each additional dwelling unit in a non-strata building	335.26

**RESORT MUNICIPALITY OF WHISTLER**

**WATER USER FEE AMENDMENT BYLAW NO. 2115, 2016**

**A BYLAW TO AMEND THE "WATER USER RATES BYLAW NO. 1826, 2007"**

**WHEREAS** the Council of the Resort Municipality of Whistler has adopted "Water User Fee Bylaw No. 1826, 2007";

**AND WHEREAS** it is deemed expedient to amend the Resort Municipality of Whistler "Water User Fee Bylaw No. 1826, 2007";

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

1. This Bylaw may be cited for all purposes as the Resort Municipality of Whistler "Water User Fee Amendment Bylaw No. 2115, 2016".
2. Effective January 1, 2016, Schedule "A" of "Water User Fee Bylaw No. 1826, 2007" is hereby replaced with the Schedule "A" attached to and forming part of this bylaw.

GIVEN FIRST, SECOND and THIRD READINGS this of 19<sup>th</sup> day of April, 2016.

ADOPTED by the Council this \_\_\_\_ of \_\_\_\_\_, 2016.

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Nancy Wilhelm-Morden,  
Acting Mayor

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Laurie-Anne Schimek,  
Municipal Clerk

I HEREBY CERTIFY that this is  
a true copy of " Water User Fee  
Amendment Bylaw No. 2115, 2016"

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Laurie-Anne Schimek,  
Municipal Clerk



**BYLAW NO. 2115, 2016****SCHEDULE A****WATER USER FEES**

<u>FLAT FEE</u>	2016 Rates
1 Single family residential and Bed & Breakfast	116.19
2 Duplex (not strata titled)	
i) first residential unit	116.19
ii) each additional unit	391.75
3 Duplex (strata titled), per strata lot	116.19
4 Apartment or Multiple Family Residential parcel (not strata titled)	
i) first residential unit	116.19
ii) each additional unit	116.19
5 Dormitory Housing ( any housing unit with a gross floor area of 45 square meters or less located within a non-stratified building containing 10 or more such housing units and normally rented for continuous periods of 30 days or more)	
i) first residential unit	57.58
ii) each additional unit	197.41
6 Hotel or Motel (not strata titled)	
i) first residential unit	116.19
ii) each additional unit	391.75
7 Pension (not strata titled)	
i) first residential unit	57.58
ii) each additional unit	57.58
8 Pension - residential portion	116.19
9 Mobile home parks (not strata titled)	
i) first rental space	116.19
ii) each additional space	391.75
10 Trailer, Recreational Vehicles, Campgrounds each space	57.58
11 Apartment of Multiple Family Residential Parcel (strata titled), per strata lot	116.19
12 Hotel or Motel (strata titled), per strata lot	116.19
13 Mobile home parks (strata titled), per strata lot	116.19
14 Schools - each classroom	466.80

**BYLAW NO. 2115, 2016****SCHEDULE A****WATER USER FEES**PER SQUARE FOOT

15	Public restrooms, Laundries, Laundromats, Car Washes, & Breweries each square foot	1.64
16	Restaurants, Bars, Lounges, Discotheques, Cabarets, Public Houses each square foot	0.98
17	Business, Commercial, Industrial, Hostels, Other each square foot	0.41
18	Pools, Aquatic Centres, Waterslides each square foot	0.62

PER HECTARE

19	Golf courses, parks, playgrounds, Ski Runs each hectare	886.30
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PER CUBIC METRE

20	Metered rates (based on metered water volumes)	
	First 6,000 cubic metres	0.85
	Next 12,000 cubic metres	0.66
	Next 24,000 cubic metres	0.54
	Greater than 42,000 cubic metres	0.48

MINIMUM CHARGE

21	Minimum annual charge for a strata-titled unit, or the first unit in a non-strata building	83.29
22	Minimum annual charge for each additional dwelling unit in a non-strata building	365.01

**RESORT MUNICIPALITY OF WHISTLER**

**SOLID WASTE/RECYCLING RATES AMENDMENT BYLAW NO. 2119, 2016**

**A BYLAW TO AMEND THE "GARBAGE DISPOSAL AND WILDLIFE ATTRACTANTS BYLAW NO. 1861, 2008"**

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

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

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

1. This Bylaw may be cited for all purposes as the Resort Municipality of Whistler "Solid Waste/Recycling Rates Amendment Bylaw No. 2119, 2016".
2. Schedule "B" of Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008", is hereby replaced with the Schedule "B" attached to and forming part of this bylaw.

GIVEN FIRST, SECOND and THIRD READINGS this 19th day of April, 2016.

ADOPTED by the Council this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Nancy Wilhelm-Morden,  
Mayor

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

I HEREBY CERTIFY that this is  
a true copy of " Garbage Disposal and Wildlife attractants  
Amendment Bylaw No. 2119, 2016"

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

**BYLAW NO. 2119, 2016****SCHEDULE "B"****SOLID WASTE AND RECYCLING TIPPING FEES**

<b><u>MATERIAL</u></b>	<b><u>TIPPING FEE</u></b>
<b>RECYCLABLE MATERIALS</b> Includes glass, rigid and film plastic, paper, cardboard, polystyrene foam, and tin cans.	FREE
<b>GARBAGE</b> Household, commercial, and construction waste.	\$130 per tonne
<b>MIXED WASTE</b> Garbage containing more than 25% Recyclable Materials or Clean Wood and Yard Waste.	\$260 per tonne
<b>MINIMUM CHARGE</b>	\$5 per vehicle
<b>MATTRESSES</b>	\$10 each
<b>LARGE HOUSEHOLD APPLIANCES</b> Includes fridges, stoves, A/C units, hot water tanks, washers, dryers and freezers.	\$15.00 per unit + \$10 for units requiring "ozone depleting gas" removal
<b>TIRES</b>	\$ 8.00 per tire \$ 25.00 per tire with a rim
<b>CLEAN WOOD AND YARD WASTE</b>	\$30 per tonne
<b>GYPSUM BOARD</b>	\$290 per tonne
<b>ORGANICS</b>	\$75 per tonne

**BYLAW NO. 2119, 2016****SCHEDULE "B"****SOLID WASTE AND RECYCLING TIPPING FEES**

<b><u>MATERIAL</u></b>	<b><u>TIPPING FEE</u></b>
<b>INVASIVE AND NOXIOUS PLANT MATTER</b>	\$130 per tonne standard rate. \$30 per tonne for Landscapers certified within the SSISC and RMOW invasive plant species certification program.
<b>BIOSOLIDS</b> Solid waste from municipal wastewater treatment plants.	\$120 per tonne
<b><u>SEPTAGE</u></b> A - All Liquid Waste delivered via meter at the WWTP except as identified in "B" and "C" below.	\$30.00/m <sup>3</sup>
B- Septage delivered from residential septic tanks within the RMOW	\$2.75/m <sup>3</sup>
C - Aerated holding tanks within the RMOW as approved under the RMOW Bylaw No. 551, Septage from RMOW transfer station and Whistler Compost Plant.	\$1.50/m <sup>3</sup>

**RESORT MUNICIPALITY OF WHISTLER  
ZONING AMENDMENT BYLAW (ELECTRICAL UTILITIES TO SHIPPING CONTAINERS)  
NO. 2106, 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 (Electrical Utilities to Shipping Containers) No. 2106, 2016".
2. Part 5, Section 30 of Zoning and Parking Bylaw No. 303, 2015 is amended by deleting subsection 30(3)(a) and replacing it with the following text:

“No services are to be provided to a shipping container, except an electrical supply connection:

- (i) designed and installed in accordance with the electrical requirements for factory-built relocatable structures set out in sections 70-100 to 70-130 of the *British Columbia Electrical Code, 2015*;
- (ii) providing no more than 30 amperes of electricity to the shipping container; and,
- (iii) utilizing as a method of connection only a weatherproof, extra-hard usage type power supply cord.

Given first and second readings this 15th day of March, 2016.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 5<sup>th</sup> day of April, 2016.

Given third reading this 5<sup>th</sup> day of April, 2016.

Approved by the Minister of Transportation this 26th day of April,  
2016. Adopted by the Council this xx day of xx, 2016.

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Mayor, N. Wilhelm-Morden,

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Municipal Clerk, L. Schimek,

I HEREBY CERTIFY that this is a  
true copy of Zoning Amendment  
Bylaw (Electrical Utilities to Shipping  
Containers) No. 2106, 2016.

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L.A. Schimek,  
Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER  
ZONING AMENDMENT BYLAW (7600 Nesters Road NO.  
2117, 2016**

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

**WHEREAS** Council may in a zoning bylaw pursuant to 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 zone, regulate the use of land, buildings and structures within the zones and require the provision of parking spaces and loading spaces for uses buildings and structures;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (7600 Nesters Road) No. 2117, 2016".

2. Zoning and Parking Bylaw No. 303, 2015 is amended as follows:

(a) by adding to subsection (1) of Part 2 the following definition:

“retail thrift store” means a store that sells used goods including used clothing, toys, sporting goods and housewares but does not include the sale of used vehicles, consignment stores or pawn shops.

(b) by adding the following zone as section 7 in Part 20 General Regulations:

**7. CSF1 (Community Service Facility One) (Error! Reference source not found.)**

**Intent**

- (1) The intent of this zone is to provide for a range of community service, public works and institutional facilities.

**Permitted Uses**

- (2) The following uses are permitted and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses;
- (b) kennel;
- (c) office;
- (d) park and playground;
- (e) recycling and solid waste facility;
- (f) retail thrift store;
- (g) social services centre, not including overnight accommodation or temporary refuge or shelter of any type;



- (h) storage and works yard; and
- (i) vehicle impound yard;

**Density**

- (3) The maximum gross floor area of a social services facility is in the CSF1 zone is 1,000 square metres.

**Height**

- (4) The maximum permitted height of a building or structure is 9 meters.

**Site Area**

- (5) The minimum permitted parcel area is 465 square metres.

**Site Coverage**

- (6) No regulations

**Setbacks and Siting**

The minimum permitted building setback is 1.5 metres

**Off-Street Parking and Loading**

- (7) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Given first and second readings this 15th day of March, 2016.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing was held this 5th day of April, 2016.

Given third reading this 5th day of April, 2016.

Approved by the Minister of Transportation this 26th day of April, 2016. Adopted by the Council this \_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Nancy Wilhelm-Morden,  
Mayor

\_\_\_\_\_  
L. Schimek,  
Municipal Clerk

I HEREBY CERTIFY that this is a true  
copy of Zoning Amendment Bylaw  
(7600 Nesters Road) No. 2117, 2016.

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Laurie-Anne Schimek,  
Municipal Clerk



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

April 26, 2016

Dear Mayor and Council Members,

On behalf of the Sea to Sky Clean Air Society, I am delighted to announce that we will once again be coordinating Bike to Work & School Week in Pemberton, Whistler and Squamish for the dates May 30 – June 5, 2016. We invite the Mayor, Council Members and Staff to register as participants in Bike to Work Week and we request that the Council consider formally declaring May 30 – June 5 as “Bike to Work & School Week 2016” at your next regular Council meeting (proclamation attached). In addition to offering prizes to individuals who participate in the event, we are pleased to offer the schools boasting the highest participation a bike rack.

Over the next month and a half, we will be promoting the event, cementing the final details and sharing with you accordingly. I look forward to hearing Bike to Work & School Week being declared in the RMOW. Thank you in advance for your support and participating in Bike to Work & School Week!

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Slater", written over a horizontal line.

Kim Slater  
Executive Director, Sea to Sky Clean Air Society

PO Box 1015, Pemberton B.C. V0N 2L0  
604-698-7697 / [seatoskycleanair@gmail.com](mailto:seatoskycleanair@gmail.com) / [www.seatoskyairquality.ca](http://www.seatoskyairquality.ca)  
Learn more at: <http://www.biketowork.ca/>

## **ABOUT BIKE TO WORK & SCHOOL WEEK MAY 30 – June 5, 2016**

Bike to Work & School Week (BTWW) encourages people to commute to work and school via bicycle. Riding a bike to work instead of commuting via car promotes healthy lifestyles and prevention of health issues through regular exercise! The Sea to Sky Clean Air Society ([www.seatoskyairquality.ca](http://www.seatoskyairquality.ca)) supports this mandate and is coordinating the event in Whistler, Pemberton and Squamish.

Bike to Work Week aims to encourage residents to cycle to work (or school) during the event, with the objective that participants will continue to commute by bicycle on a regular basis. Commuting to work is a significant cause of carbon emissions in the Sea to Sky airshed and choosing to cycle instead, even occasionally, can have dramatic results.

### **Bike to Work Week's essential components include:**

- Engagement of small and large organizations, including workplaces and schools
- Engagement of employees as team leaders—participation and registration is done through a team leader model—Team leaders in each workplace (champion volunteers) inform and motivate their co-workers
- Website tools and resources that provide convenient, free, online registration and a participant reporting system, allowing us to collect data and measure results for each region
- Celebration Stations and / or events supported by sponsors and volunteers throughout the community
- An exciting incentive program of prizes for individuals
- Promoting cycling safety through the website and Celebration Stations

***Bike to Work Week helps build more vibrant, green, healthier communities in which to live, work and go to school!***

**CONTACT**   Kim Slater   Bike to Week Coordinator (Pemberton, Whistler, Squamish)

Cell: 604-698-7697 Email: [seatoskycleanair@gmail.com](mailto:seatoskycleanair@gmail.com)

## Proclamation



Bike to Work Week May 30 – June 5, 2016

WHEREAS, BIKE TO WORK & SCHOOL WEEK helps build more vibrant, green, healthier communities in which to live and work by encouraging residents to cycle to work (or school) during the event, with the objective that participants will continue to commute by bicycle on a regular basis.

AND WHEREAS, BIKE TO WORK & SCHOOL WEEK a provincial, non-profit society, community based organization that recognizes riding a bike to work instead of commuting via car promotes healthy lifestyles and prevention of health issues through regular exercise.

AND WHEREAS, BIKE TO WORK & SCHOOL WEEK is coordinated by the Sea to Sky Clean Air Society in Pemberton, Whistler and Squamish who recognize commuting to work is a significant cause of carbon emissions in the Sea to Sky airshed and choosing to cycle instead, even occasionally, can have dramatic results.

NOW THEREFORE the Resort Municipality of Whistler declares the week of May 30 – June 5, 2016 as “Bike to Work & School Week” in the RMOW and invites citizens in our region to register and participate in the event.