



WHISTLER

AGENDA

REGULAR MEETING OF MUNICIPAL COUNCIL TUESDAY, MARCH 15, 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 March 15, 2016.

ADOPTION OF MINUTES

Adoption of the Regular Council minutes of March 1, 2016.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS/DELEGATIONS

Audain Art Museum
Opening

A presentation by Jim Moodie, Vice Chair of the Audain Art Museum and Sue Adams, Board Member regarding the opening of the Audain Art Museum.

Whistler Squash Club
Court Fees for Junior
Programs

A presentation by Ben Thomas, Manager of the Whistler Squash Club requesting consideration of waiving court fees for junior programs.

MAYOR'S REPORT

ADMINISTRATIVE REPORTS

Coat of Arms
Report No. 16-021
File No. 9003.1

A presentation by municipal staff.

That Council approve the final artwork and Letters Patent of Whistler's Coat of Arms as provided by the Canadian Heraldic Authority under the Governor General's Office of Canada attached as Appendix A to Administrative Report No. 16-021; and

That Council approve the Coat of Arms official use guidelines attached as Appendix B to Administrative Report No. 16-021; and

That Council direct staff to plan an official unveiling ceremony of the Coat of Arms; and further,

That Council direct staff to pursue a Chain of Office for the Resort Municipality of Whistler Mayor's Office.

That Council dissolve of the Coat of Arms Committee.

Municipal Ticket
Information System
Amendment Bylaw No
2111, 2016.
Report No. 16-029
File No. Bylaw 1719, 2111

That Council consider giving first three readings to Municipal Ticket Information System Amendment Bylaw No. 2111, 2016.

CM 66 – 2101 Nordic
Drive - Crawlspace
Covenant Modification
Report No. 16-022
File No. CM 66

That the development covenant registered on the Common Property of Strata Plan VR 2042 as P90959 and modified by CA3061014 be further modified to permit changes to the over-height crawlspaces below Units 101, 102, 103, 201, 302, 403 and 404 – 2101 Castle Drive; and further,

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

RZ 1118 - 4962
Horstman Lane - Land
Use Contract Discharge
and Rezoning
Report No. 16-023
File No. RZ 1118

A presentation by municipal staff.

That Council consider giving first and second readings to "Land Use Contract Discharge and Zoning Amendment Bylaw (4962 Horstman Lane) No. 2109, 2016";

That Council authorize staff to schedule a Public Hearing regarding "Land Use Contract Discharge and Zoning Amendment Bylaw (4962 Horstman Lane) No. 2109, 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 (4962 Horstman Lane) No. 2109, 2016", the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to ensure the proposed development is consistent with the objectives and goals of the municipality's Green Building Policy G-23;
2. Modification of the existing development covenant registered on title as GC125596 to reflect this Land Use Contract discharge; and
3. Payment of outstanding rezoning application fees; and further

That Council authorize the Mayor and Municipal Clerk to sign the referenced covenants.

RZ 1120 - Zoning
Amendment Bylaw
(Electrical Utilities to
Shipping Containers) No.
2106, 2016
Report No. 16-024
File No. RZ 1120

A presentation by municipal staff.

That Council consider giving first and second readings to Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers) No. 2106, 2016; and,

That Council authorize staff to schedule a public hearing regarding Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers) No. 2106, 2016 and to advertise for same in the local newspapers.

DVP1116 – 8549 Drifter
Way – Parcel Frontage
Variance Application
Report No. 16-025
File No. DVP-1116

A presentation by municipal staff.

That Council approve the issuance of Development Variance Permit DVP1116 for the property located at 8549 Drifter Way to vary minimum frontage requirements for two lots that would result from a subdivision of the property, as follows:

1. Vary the minimum parcel frontage width by 3.85 metres from 18 metres to 14.15 metres for the employee restricted housing lot (Lot A); and
2. Vary the minimum parcel frontage width by 2.77 metres from 18 metres to 15.23 metres for the market lot (Lot B),

as shown on the subdivision plan dated December 16, 2016, prepared by Doug Bush Survey Services Ltd., and attached as Appendix B to Administrative Report No. 16-025; and

That Council approval be subject to restricting occupancy of any dwelling unit on Parcel A to employee housing, restricting rental rates and restricting resale price appreciation of any dwelling unit through registration of a Housing Agreement on the title of Lot A;

That Council direct staff to advise the applicant that prior to issuance of DVP 1116, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Registration of the referenced Housing Agreement on Lot A; and
- b) Provision of a Letter of Credit, or other approved security in accordance with Council Policy G-9 for the proposed landscaping as shown on the landscape plan dated received January 6, 2016, prepared by Crosland Doak Design, and attached as Appendix D to Administrative Report No. 16-025 ;
- c) Relocation of the existing building on the property to Lot A; and further

That Council authorize the Mayor and the Municipal Clerk to execute the Housing Agreement.

Memorandum of Understanding (MOU) with Whistler Community Services Society
Report No. 16-026
File No. 665

A presentation by municipal staff.

That Council authorize the Mayor and Municipal Clerk to sign the Memorandum of Understanding (MOU) attached as Appendix A to Administrative Report No. 16-026.

That Council authorize staff to prepare and enter into a Lease agreement to lease a property at 7600 Nesters Road to Whistler Community Services Society (terms to be in accordance with the MOU); and,

That Council authorize staff to prepare a project budget in the amount of \$850,000 for the 2017 budget year to partially fund the capital construction of the new building on this site.

RZ 1123 – 7600 Nesters Road No. 2117, 2016
Report No. 16-027
File No. RZ 1123

A presentation by municipal staff.

That Council consider giving first and second readings to “Zoning Amendment Bylaw (7600 Nesters Road) No. 2117, 2016”; and further

That Council authorize staff to schedule a Public Hearing regarding “Zoning Amendment Bylaw 7600 Nesters Road No. 2117, 2016”; and to advertise for the same in a local newspaper.

2016 Alpine Water Main Replacements – Construction Award
Report No. 16-028
File No. 271.4

A presentation by municipal staff.

That a contract in the amount of \$3,867,780.55 be awarded to Ponte Bros Contracting Ltd. in accordance with their tender proposal dated March 3, 2016.

Whistler Housing Authority Ltd. 2016 Annual Filing
Report No. 16-031
File No. Vault

WHEREAS the Resort Municipality of Whistler is the sole shareholder of Whistler Housing Authority Ltd. (“the Company”);

PURSUANT to the Articles of the Company, the following resolutions are passed as resolutions of the sole shareholder of the Company, duly consented to in writing by all of the directors of the sole shareholder of the Company;

That Council waive the requirement of holding an Annual General Meeting of the shareholder of Whistler Housing Authority Ltd., deemed to be held on December 7, 2016;

That Council accept the attached Financial Statements of Whistler Housing Authority Ltd. for the year ending December 31, 2015;

That Council resolve that the following persons be and are hereby appointed directors of the Company, so that the Board of Directors is therefore composed

of the following seven persons, to hold office until the next Annual General Meeting or until their successors are elected or appointed:

Jonathan Decaigny
Brian Good
John Grills
Michael Hutchison
Jen Ford
Jack Crompton;

That Council endorse the appointment of BDO Canada as auditor of Whistler Housing Authority Ltd. for the current fiscal year; and further,

That the Mayor and Municipal Clerk be authorized to sign the annual Shareholder's Resolutions attached as Appendix A to Administrative Report 16-031 (in lieu of the 2016 Annual General Meeting) of Whistler Housing Authority Ltd.

Cheakamus Leasing Corp.
Dissolution
Report No. 16-030
File No. Vault

That Council adopt the Shareholders' Resolutions attached as Appendix C to Administrative Report No. 16-030 regarding the changes in Cheakamus Leasing Corp.'s directors, and

WHEREAS:

- A. Cheakamus Leasing Corp. (the "Company") is wholly owned by the RMOW; and
- B. As the Company is inactive and has no assets and no liabilities, the RMOW execute all resolutions, documents and instruments and do all acts as may be necessary to give full effect to the dissolution of the company;

RESOLVED that:

- 1. The dissolution of the Company is approved and the RMOW execute all resolutions, documents and instruments and do all acts as may be necessary to give full effect to the dissolution of the Company; and
- 2. One Councillor and officer of the RMOW is authorized to execute for and on behalf of and in the name of the RMOW, under seal of the RMOW or otherwise, all documents and instruments and to do all acts and things necessary or advisable to give effect to this resolution.

2016 Budget Guidelines
Report No. 16-032
File No. 4530

A presentation by municipal staff.

That Council direct the Director of Finance to prepare the 2016-2020 five-year financial plan bylaw based on these specific guidelines:

1. To implement a 1.5% increase to property value taxes in 2016 (excluding non-market and property count changes);
2. To implement a 1.3% increase to water parcel taxes and user fees (excluding property count changes);
3. To implement a 1.2% increase to sewer parcel taxes and user fees (excluding property count changes); and
4. To include the project amounts as described in Appendix A to Administrative Report No. 6-032.

BYLAWS FOR FIRST AND SECOND READINGS

Land Use Contract Discharge and Zoning Amendment Bylaw (4962 Horstman Lane) Bylaw No. 2109, 2016	In general terms the purpose of this bylaw is to discharge the Blackcomb Land Use Contract (the "LUC") from the lands at 4962 Horstman Lane, and rezone the parcel to RS3 (Residential Single Family Three)
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.

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

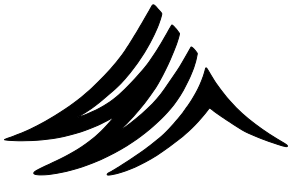
Municipal Ticket Information System Amendment Bylaw No. 2111, 2016	In general terms the purpose of this bylaw is to amend <i>Municipal Ticket Information System Amendment Bylaw 1719, 2005</i> to revise the section numbers reflecting the new numbering system in the <i>Zoning and Parking Bylaw 303, 2015</i> .
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CORRESPONDENCE

Nesters to Meadow Park Valley Trail Maintenance Request File No. 3009	Correspondence from Shauna Peachman, dated February 28, 2016, regarding the Nesters to Meadow Park valley trail.
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Budget and Tax Concerns and Questions Correspondence from Patrick Smyth, dated February 29, 2016, regarding concerns about Whistler's 2016 Budget and Tax plans.
File No. 3009

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, MARCH 1, 2016, STARTING AT 5:31 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

ABSENT:

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Hallisey
Acting General Manager of Corporate and Community Services, K. Roggeman
General Manager of Resort Experience, J. Jansen
Manager of Recreation, R. Weetman
Manager of Communications, M. Comeau
Manager of Special Projects, T. Battiston
Municipal Clerk, L.A. Schimek
Senior Planner, J. Belobaba
Planning Technician, R. Licko
Manager of Communications, M. Comeau
Recording Secretary, M. Kish

*Mayor Wilhelm-Morden recognized the attendance of Sue Adams holder of the
Freedom of the Municipality.*

ADOPTION OF AGENDA

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

That Council adopt of the Regular Council agenda of March 1, 2016.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of February 16, 2016.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

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| Community Life Survey Results | A presentation was given by Ted Battiston, Manager of Special Projects regarding the Community Life Survey Results. |
| Kwantlen Polytechnic University (KPU) School of Design | A presentation was given by Ted Battiston and Erick Villagomez, Whistler field school lead instructor and faculty member of Kwantlen Polytechnic University regarding the Chip and Shannon Wilson School of Design courses that will be offered in Whistler. |
| Fee For Service Grant Report Backs | <p>A presentation was given by Brad Nichols, Executive Director and Curator of Whistler Museum reporting back on their Fee for Service Grant.</p> <p>A presentation was given by Val Litwin, CEO at Whistler Chamber of Commerce reporting back on their Fee for Service Grant.</p> <p>A presentation was given by Maureen Douglas, Acting Executive Director of Whistler Arts Council reporting back on their Fee for Service Grant.</p> <p>A presentation was given by Eve Wexler, Executive Director of WAG reporting back on their Fee for Service Grant.</p> |

MAYOR'S REPORT

The Budget 2016 Community Meeting on February 23 was attended by over 30 people. Mayor Wilhelm-Morden thanked those who came out. The meeting included a summary of results from the 2015 Community Life Survey and an overview of planning, priorities and the proposed municipal budget for 2016. A 1.5% tax increase has been proposed for 2016 as well as a diverse array of projects including the Gateway Loop redesign, Master Wayfinding implementation, Meadow Park Sports Centre roof replacement, Train Wreck trail bridge, Nesters waste depot upgrade and the Community Energy and Climate Adaptation Plan. If you are interested in learning more, all the community meeting materials are available at whistler.ca/budget.

The Resort Municipality of Whistler has installed a direct current charger for electric vehicles in the municipal underground parking lot at Whistler Conference Centre. This fast charger can provide an 80 per cent charge in less than half an hour. It is one of 30 stations across B.C. funded by the BC Government through the Clean Energy Vehicle Program and the Government of Canada through the ecoENERGY Innovation Initiative. BC Hydro is leading the deployment of these 30 stations. The charger will encourage the use of clean vehicle technology and B.C. now has the largest public charging network in the country.

Whistler Transit System is extending its full winter service by six days this year to April 3. Whistler Blackcomb is also extending its free night and morning service on Route 7 to Staff Housing. The decision to extend winter service levels was made because of many factors, including strong resort

bookings and high ridership. The Spring/Summer/Fall schedule will begin April 4. Learn more at bctransit.com/whistler.

Everyone is invited to try their hand at poetry and enter the Resort Municipality of Whistler's eighth annual Poet's Pause poetry competition. The contest is open to first-time writers, as well as seasoned poets. The winning poems will win \$200, be read at the April 5 council meeting for National Poetry Month, and be displayed at the Poet's Pause sculpture site at Alta Lake Park. The deadline for submission is March 24. Please see whistler.ca for more details.

On March 1, 2016, Susan Point's sculpture A Timeless Circle was unveiled. The dramatic and iconic piece includes 86 bronze faces and was commissioned for the 2010 Olympic and Paralympic Winter Games. The unveiling ceremony included a traditional First Nations blessing and speeches from Susan Point and local representatives. Mayor Wilhelm-Morden encouraged everyone to take a look at the sculpture when they are visiting next to Maury Young Arts Centre. Mayor Wilhelm-Morden commented that she thought it was a good thing that it took as long as it did as it grew and changed including its location. Mayor Wilhelm-Morden mentioned that she was honored to have this piece of public art in the community.

Mayor Wilhelm-Morden imparted an important announcement by our Member of Parliament Pamela Goldsmith-Jones that the Government of Canada's Canadian Heritage Department has awarded the Whistler Arts Council \$489,500 to work with resort partners on an exciting project to program and promote the Cultural Connector and other cultural facilities and itineraries. Mayor Wilhelm-Morden thanked the Government of Canada for their support of Whistler and culture over the years including the Cultural Capital designation and funding in 2009, toward Whistler Olympic Plaza and to the arts and entertainment program during the 2010 Olympic and Paralympic Winter Games. Mayor Wilhelm-Morden personally thanked our Member of Parliament Pamela Goldsmith Jones for her important role in securing this important grant for the Whistler Arts Council and for the community of Whistler.

The Whistler BMX Club has announced that they will break ground on the BMX track at Bayly Park in Cheakamus Crossing this spring and is expected to be ready for use this summer. The track is supported by contributions from the Resort Municipality of Whistler, the Spalding Family Foundation with American Friends of Whistler, and Gibbons Whistler.

The Audain Art Museum will open to the public on Saturday, March 12. This opening is a momentous occasion that we have all been looking forward to since Council first spoke to Michael Audain in late 2012. From March 12, the Museum will be open daily, except Tuesdays, from 10 a.m. to 5 p.m. Please visit audainartmuseum.com for more information. Mayor Wilhelm-Morden encouraged everyone to go on the website and look at the membership fees commenting that they are quite affordable.

The Whistler Syrian Refugee Program will be bringing in a Syrian family within the next 2 weeks. The fundraising committee is looking for continued financial support. If you would like to donate go to gofundme.com and search for the Whistler Refugee Group where you can donate online. The instructions are clear and easy to follow. If you wish to receive a tax receipt you can put your address in the comments section. If you wish to donate in person you can go to the Catholic Church with cash or cheque, Monday to Friday between the times 9 a.m. and 2 p.m. Cheques should be payable to the Whistler Catholic Church care of the Whistler Refugee Fund. There is no confirmation yet of the composition of the family but it is thought that it is a mother, three children and the mother's cousin. There is a meeting on March 3 with the organizing committee where additional information will come out.

Councillor Maxwell and Manager of Corporate and Community Services Norm McPhail attended a meeting that Vancouver Coastal Health held on Healthy Communities which she commented was very interesting. Along with three council members they also attended an LNG session hosted by the Federal Government in Squamish. Councillor Maxwell commented that there was a wide range of people who attended and said she was impressed by their passion for their community as well as looking at global impacts.

ADMINISTRATIVE REPORTS

DVP1102 – 8289 Valley Drive – Variances For Parking and Retaining.
Report No. 16-018
File No. DVP 1102

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

That Council approve the issuance of Development Variance Permit DVP 1102 for the proposed development located at 8289 Valley Drive to:

1. Vary the front setback for a retaining wall from 7.6 m to 0.0 m;
2. Vary the number of required parking stalls from three to two;

All as shown on Architectural Plans 1, 2, 3, 4, 5, 8, 9, and 10 dated December 4, 2015, prepared by Innovation Building Group, attached as Appendix C to Administrative Report No. 16-018.

CARRIED

MPSC Phase 2 Roof Replacement Contract For Metro Roofing
Report No. 16-020
File No. 8025.03

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

That Council consider the award of a contract to Metro Roofing for the completion of phase 2 of the roof replacement project at the Meadow Park Sports Centre in the amount of \$1,454,016.

CARRIED

BikeBC Grant For Valley Trail Extension At Meadow Park Sports Centre
Report No.16-017
File No. 8023.01

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

That Council endorse an application to the provincial BikeBC funding program for the Valley Trail Extension at Meadow Park Sports Centre project.

CARRIED

POLICY REPORTS

Forest & Wildland
Advisory Committee –
Terms of Reference
Report No. 16-013
File No. 8221.03

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

That Council direct staff to replace the current Council I-9, Forest & Wildland Advisory Committee Terms of Reference with the revised policy as attached as Appendix A to this report number 16-013.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Measuring Up Select
Committee of Council

Moved by J. Crompton
Seconded by J. Ford

That minutes of the Measuring Up Select Committee of Council meeting of September 2, 2015 be received.

CARRIED

Audit and Finance
Standing Committee of
Council

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

That minutes of the Audit and Finance Standing Committee of Council meeting of December 7, 2015 be received.

CARRIED

BYLAWS FOR ADOPTION

Environmental Protection
Amendment Bylaw No.
2108, 2016

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

That Environmental Protection Amendment Bylaw No. 2108, 2016 be adopted.
CARRIED

OTHER BUSINESS

Officer Appointment

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

That Council appoint Laurie-Anne Schimek as the Corporate Officer.

CARRIED

CORRESPONDENCE

Daffodil Month
Proclamation
File No. 3009.1

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

That correspondence from Paula Tylor, Manager, Annual Giving for the Canadian Cancer Society – BC & Yukon Division, dated February 18, 2016 requesting that Council proclaim April as Daffodil Month be received and make a proclamation.

CARRIED

Noise Bylaw Review
File No. 3009

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

That correspondence from Jennifer Angus dated February 18, 2016 requesting that staff review the noise bylaw be received and referred to staff.

CARRIED

Triclosan - Chemical
Additive Action
File No. 3009

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

That correspondence from Katie van der Sloot dated February 23, 2016 requesting that Council pursue action against the use of Triclosan be received and referred to staff.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the March 1, 2016 Council meeting at 7:25 p.m.

CARRIED

Mayor N. Wilhelm-Morden

Municipal Clerk: L. Schimek



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016
FROM: Legislative Services
SUBJECT: WHISTLER'S COAT OF ARMS

REPORT: 16-021
FILE: 9003.1

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the final artwork and Letters Patent of Whistler's Coat of Arms as provided by the Canadian Heraldic Authority under the Governor General's Office of Canada attached as Appendix A to Administrative Report No. 16-021; and

That Council approve the Coat of Arms official use guidelines attached as Appendix B to Administrative Report No. 16-021; and

That Council direct staff to plan an official unveiling ceremony of the Coat of Arms;

That Council direct staff to pursue a Chain of Office for the Resort Municipality of Whistler Mayor's Office; and further,

That Council dissolve of the Coat of Arms Committee.

REFERENCES

Appendix A – Whistler's Coat of Arms and Letters Patent

Appendix B – Coat of Arms Official Use Guidelines

Appendix C – Examples of a Chain of Office

PURPOSE OF REPORT

To receive Council's approval of Whistler's Coat of Arms provided by the Canadian Heraldic Authority under the authority of Governor General's Office of Canada, to approve the Coat of Arms use guidelines, to direct staff to plan an official unveiling ceremony, to pursue the creation of Whistler's Chain of Office in 2016 and to dissolve the Coat of Arms Committee.

DISCUSSION

Armorial Bearings (Coat of Arms)

Grants of armorial bearings are honours stemming from the Canadian Crown. All Canadian citizens or corporate bodies (municipalities, schools, societies, associations, institutions, etc.) may petition to receive a grant of armorial bearings.

A coat of arms is a unique design on a shield with other components around it. Each symbol on the coat of arms represents something that has important meaning to the community.

Process to Receive a Coat of Arms

Whistler Council gave direction for staff to apply to receive a Coat of Arms on November 5, 2013 and a Coat of Arms Committee of Council was formed in February 2014 to oversee the process. The Coat of Arms Committee consists of:

- Mayor Nancy Wilhelm-Morden, Council Representative, Chair
- Michelle Kirkegaard, Whistler Arts Council Representative
- Penny Eder, Public Art Committee Representative
- Bradley Nichols, Whistler Museum Representative (formerly Sarah Drewery)
- Bob Brett, Member-at-Large
- Shannon Story, Manager of Protective Services (formerly Manager of Legislative Services)
- Nikki Best, Legislative Services Coordinator, Recording Secretary (non-voting)

The Coat of Arms Committee was required to work through the three main stages in the Coat of Arms granting process:

1. The creation of a written description.
2. The preparation and consultation of a preliminary design including all of the colours, themes, elements and motto.
3. The approval of the production of the official letters patent.

The Coat of Arms Committee worked with the Deputy Chief Herald to determine the elements of design, which are required to follow the rules of heraldry. After the written description of the armorial bearings was approved by the Chief Herald of Canada, it was sent to the committee for approval. The written description of the arms reads:

Arms: The two peaks refer to the two local mountains, Blackcomb and Whistler. The wavy stripes refer to ski/snowboard tracks, mountain bike trails, and hiking trails on the mountains. The vertical division of the shield alludes to the fact that Whistler is both a winter and a summer resort.

Crest: The whiskey jack is a local bird known for its friendliness to humans. The lupine is a colourful local flower, and the rock alludes to the mountains.

Motto: This phrase recognizes Whistler's valley location as well as the fact that Whistler was built on a dream of hosting the Olympics.

Supporters: The black bear and the hoary (or "whistling") marmot are local animals, the latter being the source of the municipality's name. The skis allude to the winter sports for which Whistler is famous. The rock represents the mountain and the grass and local plants represent the valley. The water and trout refer to local streams, ponds, lakes and that Whistler began as a summer fishing lodge.

The Coat of Arms Committee approved the written description in August of 2015 and then one of the Authority's artists prepared the preliminary artwork. The preliminary design was reviewed by the Fraser Herald, the Authority's principal artist, approved by the Chief Herald of Canada, and sent to

committee for additional feedback and approval. The Coat of Arms Committee worked over the last two years through numerous drafts of the artwork to ensure that all elements of the design were true to Whistler's environment, history, heritage and community.

The final stage, involves the preparation of the grant document. This official document includes the final artistic illustration of the armorial bearings accompanied by a legal text. It is signed by the appropriate officials, and the seal of the Canadian Heraldic Authority is applied to it. This report requests that Council adopt the Coat of Arms and Letters Patent.

Lastly, upon the approval of the Coat of Arms, Council is requested to dissolve the Coat of Arms Committee for completing its intended purpose and mandate.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts Culture and Heritage	The community is passionate about arts, culture and heritage, which have become a part of Whistlers spirit and community life, and is alive with creative energy and aesthetic appreciation.	The Coat of Arms highlights themes, images, symbols, that represent the heritage of Whistler.
Arts Culture and Heritage	Local and regional heritage, culture and community spirit are shared locally and beyond Whistler.	Use of the Coat of Arms for proclamations, recognition, and formal purposes would display local heritage pieces and themes of Whistler to local and worldwide individuals and groups.

OTHER POLICY CONSIDERATIONS

Various municipalities in Canada use a coat of arms for official and ceremonial purposes and documents. Most municipalities have both a logo and a coat of arms, although some still use a coat of arms for their corporate identity. The RMOW already has a corporate identity and logo practices in place, allowing the coat of arms to be applicable only in formal matters of business and protocol.

These include:

- Council Proclamations
- Chain of Office Emblem
- Signage for municipal buildings and/or Council chambers
- Awards and recognition paraphernalia
- Special occasion documents

The RMOW Corporate Identity Guide will be updated to contain the Coat of Arms official uses (Appendix B).

The Whistler Coat of Arms is entered in the Public Register of Arms, Flags and Badges of Canada, and the official notice of the grant is published in the Canada Gazette.

The Whistler Coat of Arms is also protected against misuse. The contract between the Canadian Heraldic Authority and the Resort Municipality of Whistler indicates the fact that the design is Crown copyright with the RMOW given an unlimited and exclusive right to use it.

Additionally, a record of the Coat of Arms is entered in the Public Register of Arms, Flags and Badges of Canada (which is freely accessible online), which means if any question about ownership and lawful use should arise, the Canadian Heraldic Authority can provide proof of ownership and rights.

BUDGET CONSIDERATIONS

The Government of Canada requires that the RMOW cover all direct costs related to the grant of armorial bearings. To date, the total cost for the Coat of Arms from the Canadian Heraldic Authority totaled \$2,110. Additionally, the RMOW is trademarking the Coat of Arms for a one-time fee of \$500.00 from the Registrar of Trade-marks in accordance with the *Trade-marks Act*. The remaining budget amount will be used towards the creation of a Chain of Office (see Appendix C for examples), pending Council's approval.

COMMUNITY ENGAGEMENT AND CONSULTATION

A Select Committee of Council was created, called the Coat of Arms Committee. This committee was comprised of local artists, historians and local species experts. A Member at Large position was advertised in the local paper and open to members of the public to apply.

The committee collaborated with the Canadian Heraldic Authority, local experts and historians to declare the elements that should be included in the coat of arms to capture the spirit of the RMOW as well as represent the history of the community. The elements that needed to be determined by the committee included:

- Whistler motto or phrases
- Local plants and flowers
- Local animals
- Reoccurring colours
- Distinguishing shapes
- Traditional symbols or art
- Common heraldry items

The selection of these elements as well as the artist rendering, colouring, sizing, location and relevance to Whistler were analyzed and discussed at length by the committee before a final version was approved.

SUMMARY

To receive Council's approval of Whistler's Coat of Arms provided by the Canadian Heraldic Authority under the authority of Governor General's Office of Canada, approval to plan an official unveiling ceremony in collaboration with the Governor General's Office, to pursue the creation of Whistler's Chain of Office and to dissolve the Coat of Arms Committee.

Respectfully submitted,

Nikki Best
LEGISLATIVE SERVICES COORDINATOR
for
Shannon Story
MANAGER OF PROTECTIVE SERVICES
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES



RESORT MUNICIPALITY OF
WHISTLER
BRITISH COLUMBIA/ COLOMBIE-BRITANNIQUE

Public Register of Arms,
Flags and Badges of Canada
Volume VI, page 581
15 January 2016

Registre public des armoiries,
drapeaux et insignes du Canada
Volume VI, page 581
15 janvier 2016

Herald Chancellor

Chancelier d'armes

Deputy Chief Herald of Canada

Héraut d'armes adjoint du Canada

Deputy Herald Chancellor

Vice-chancelier d'armes



TO ALL TO WHOM
these Presents shall come or whom the same may in any way concern, GREETING:

BY Bruce Patterson, Deputy Chief Herald of Canada;

WHEREAS a request that armorial bearings be granted has been received from the **RESORT MUNICIPALITY OF WHISTLER**, British Columbia, incorporated on the 6th day of September 1975 pursuant to the *Resort Municipality of Whistler Act* of the province of British Columbia;

AND WHEREAS a Warrant has been issued by the Deputy Herald Chancellor authorizing this grant;

NOW KNOW YOU that pursuant to the authority vested in His Excellency the Right Honourable David Johnston, C.C., C.M.M., C.O.M., C.D., Governor General of Canada, to exercise the armorial prerogative of Her Majesty The Queen of Canada, and to the terms of my Commission of Office, I, the Deputy Chief Herald of Canada, do by these Presents grant and assign to the **RESORT MUNICIPALITY OF WHISTLER** the following Arms: **Per pale Argent and Vert to the dexter two pallets wavy Azure, to the sinister two pallets wavy Argent, a chief dancetty per pale Azure and Argent; And for a Crest: On a rock set with moss a grey jay close holding in its dexter claw a lupin proper; And for a Motto: VALLEY OF DREAMS; And for Supporters: Dexter a black bear sinister a hoary marmot each holding a ski and standing on a rocky mount proper issuant from barry wavy Argent and Azure charged with a trout naiant and between grass set with bunchberries and skunk cabbage proper;**

AS THE SAME are depicted in the painting herewith provided and entered in Volume VI, page 581 of the Public Register of Arms, Flags and Badges of Canada to be borne and used for ever hereafter by the **RESORT MUNICIPALITY OF WHISTLER**, all according to the Law of Arms of Canada;

GIVEN under my hand and the seal of the Canadian Heraldic Authority at Rideau Hall in the City of Ottawa this 15th day of January 2016.

IN TESTIMONY WHEREOF Stephen Wallace, Herald Chancellor, and Emmanuelle Sajous, Deputy Herald Chancellor, have witnessed this grant with their signatures.

A TOUS CEUX QUI
verront les présentes ou que les présentes concernent, SALUT :

DE la part de Bruce Patterson, héraut d'armes adjoint du Canada;

CONSIDÉRANT QU'une demande de concession d'emblèmes héraldiques a été reçue de la **RESORT MUNICIPALITY OF WHISTLER**, Colombie-Britannique, constituée en personne morale le 6^e jour de septembre 1975 en vertu de la *Resort Municipality of Whistler Act* de la province de la Colombie-Britannique;

ET CONSIDÉRANT QUE le vice-chancelier d'armes a émis un mandat autorisant cette concession;

SACHEZ QUE conformément à l'autorité dont est investi Son Excellence le très honorable David Johnston, C.C., C.M.M., C.O.M., C.D., gouverneur général du Canada, d'exercer la prérogative en matière d'armoiries que Sa Majesté la reine du Canada lui a concédée et conformément aux dispositions de notre commission d'office, Nous, le Héraut d'armes adjoint du Canada, par les présentes, concédons et assignons à la **RESORT MUNICIPALITY OF WHISTLER** les armes suivantes : **Parti d'argent à deux pals ondés d'azur, et de sinople à deux pals ondés d'argent, au chef vivré parti d'azur et d'argent; Et pour cimier : Un mésangeai du Canada tenant dans ses serres dextres un lupin, debout sur un roc parsemé de mousse, le tout au naturel; Et pour devise : VALLEY OF DREAMS, signifiant « Vallée des rêves »; Et pour supports : À dextre un ours noir, à senestre une marmotte des Rocheuses, tenant chacun un ski, debout sur un roc orné d'herbe, de quatre-temps et de lysichiton d'Amérique, le tout au naturel mouvant d'un burelé-ondé d'argent et d'azur chargé d'une truite nageante au naturel;**

LESQUELLES armoiries sont figurées en annexe et consignées dans le volume VI, page 581 du Registre public des armoiries, drapeaux et insignes du Canada pour être portées et utilisées à perpétuité par la **RESORT MUNICIPALITY OF WHISTLER**, le tout conformément au droit héraldique du Canada;

DONNÉE sous notre seing et le sceau de l'Autorité héraldique du Canada à Rideau Hall dans la ville d'Ottawa, ce 15^e jour de janvier 2016.

EN FOI DE QUOI Stephen Wallace, chancelier d'armes, et Emmanuelle Sajous, vice-chancelier d'armes, se portent témoins de cette concession en apposant leur signature.

HERALD CHANCELLOR

CHANCELIER D'ARMES

DEPUTY CHIEF HERALD OF CANADA

HÉRAUT D'ARMES ADJOINT DU CANADA

DEPUTY HERALD CHANCELLOR

VICE-CHANCELIER D'ARMES



CANADIAN HERALDIC AUTHORITY

AUTORITÉ HÉRALDIQUE DU CANADA

SYMBOLISM
OF THE ARMORIAL BEARINGS OF THE

SYMBOLISME
DES EMBLÈMES HÉRALDIQUES DE LA

RESORT MUNICIPALITY OF
WHISTLER
BRITISH COLUMBIA / COLOMBIE-BRITANNIQUE

Arms: The two peaks refer to the two local mountains, Blackcomb and Whistler. The wavy stripes refer to ski/snowboard tracks, mountain bike trails and hiking trails on the mountains. The vertical division of the shield alludes to the fact that Whistler is both a winter and a summer resort.

Crest: The whiskey jack is a local bird known for its friendliness to humans. The lupine is a colourful local flower, and the rock alludes to the mountains.

Motto: This phrase recognizes Whistler's valley location as well as the fact that Whistler was built on a dream of hosting the Olympics.

Supporters: The black bear and the hoary (or "whistling") marmot are local animals, the latter being the source of the municipality's name. The skis allude to the winter sports for which Whistler is famous. The rock represents the mountain and the grass and local plants represent the valley. The water and trout refer to local streams, ponds, lakes and the fact that Whistler began as a summer fishing lodge.

Original concept of Bruce Patterson, Deputy Chief Herald of Canada, assisted by the heralds of the Canadian Heraldic Authority.

Painter: Eva Pilar-Cass

Calligrapher: Shirley Mangione

Public Register of Arms, Flags and Badges of Canada, Volume VI, page 581, 15 January 2016.

Armes : Les deux sommets font référence aux montagnes de la région, Blackcomb et Whistler. Les lignes ondulées évoquent les pistes de ski et de planche à neige, les parcours de vélo et les sentiers pédestres de ces montagnes. La division verticale de l'écu rappelle que Whistler est à la fois un centre de villégiature hivernal et estival.

Cimier : Le geai gris est un oiseau local réputé pour son attachement aux humains. Le lupin est une fleur locale colorée, et le rocher fait allusion aux montagnes.

Devise : Cette phrase, qui signifie « Vallée des rêves », reconnaît l'emplacement de Whistler dans une vallée et le fait que la municipalité a été construite dans l'espoir d'y accueillir les Jeux olympiques.

Supports : L'ours noir et la marmotte des Rocheuses ou marmotte siffleuse (*whistling marmot* en anglais) sont des animaux locaux. C'est d'ailleurs le second qui a inspiré son nom à la localité. Les skis illustrent le sport qui fait la renommée de Whistler. Le rocher symbolise la montagne, tandis que l'herbe et les plantes représentent la vallée. L'eau et la truite évoquent les ruisseaux, les étangs et les lacs des environs ainsi que les débuts de Whistler comme camp de pêche estival.

Concept original de Bruce Patterson, héraut d'armes adjoint du Canada, assisté par les hérauts de l'Autorité héraldique du Canada.

Artiste-peintre : Eva Pilar-Cass

Calligraphe : Shirley Mangione

Registre public des armoiries, drapeaux et insignes du Canada, volume VI, page 581, 15 janvier 2016.

Bruce Patterson
Registrar / Garde de l'armorial

GUIDELINES FOR THE USE AND DEPICTION OF THE COAT OF ARMS OF THE RESORT MUNICIPALITY OF WHISTLER

Copyright Notice:

The Whistler Coat of Arms is entered in the Public Register of Arms, Flags and Badges of Canada, and the official notice of the grant is published in Part I of the Canada Gazette under the title "Government House."

The Whistler Coat of Arms is also protected against misuse. The contract between the Canadian Heraldic Authority and the Resort Municipality of Whistler indicates the fact that the design is Crown copyright with the RMOW given an unlimited and exclusive right to use it.

Additionally, a record of the Coat of Arms is entered in the Public Register of Arms, Flags and Badges of Canada (which is freely accessible online), which means if any question about ownership and lawful use should arise, the Canadian Heraldic Authority can provide proof of ownership and rights.

Permission for the Use of the Coat of Arms:

Official use of the Arms is restricted to the Mayor's Office of the RMOW for formal and ceremonial purposes. Additional uses must be approved by the Mayor or the Corporate Officer, who will ensure the use of the Arms is reserved for specific and special uses similar to the use of the RMOW's Corporate Seal.

Official Uses:

Use of the Arms is reserved for important ceremonial purposes, namely official RMOW documents such as awards, recognition, Freedom of the Municipality, signage at Municipal Hall, and other official purposes.

The symbol should be used whenever possible in its official colours (Option A) or Greyscale (Option B) unless otherwise authorized by the Mayor's Office or the Corporate Officer.

Third parties must seek approval from the Mayor or the Corporate Officer of the RMOW for the use of the Arms for any purposes. Use of the Arms must not be used in conjunction with any commercial interests.

There are two approved versions of the Arms:

Option A



Option B



General Guidelines:

The general rules for depiction of the Arms are as follows:

- It must be an accurate reproduction and the features and any wording should be clear and distinct.
- It is to be placed in a position of prominence, either at the top centre or top left hand corner of any page, signage or electronic document.
- No wording is to appear above the Whistler Coat of Arms and in the case of the official form the only words that are to appear directly below are either “Resort Municipality of Whistler” or “Whistler”.
- When used in conjunction with the RMOW logo, the Whistler Coat of Arms is to be placed in the paramount position, i.e. the Arms must be above or to the left of any other logos and must be at least the same size as the logo.
- It must not be used as a watermark nor overprinted with words or designs nor is it to be placed on top of wording or designs.
- It must be a true reproduction of the approved Whistler Coat of Arms, without alteration and without the addition of any other words or devices and it must not be incorporated with any other logo.
- The Whistler Coat of Arms must not appear at the bottom of a page or signage. However, if an exemption is granted by Mayor or Corporate Office to do so, the same rules as stated above apply, i.e. the Whistler Coat of Arms must be on the left of the page or signage and other logos to the right. No other logos are to be placed above or at the top of the page or signage.
- The Coat of Arms must appear only once in a document or publication.



City of Guelph



District of Sooke



City of Mississauga, Former Mayor Hazel McCallion



City of Brampton, Mayor Susan Fennel receiving the Chain of Office after her 2010 re-election.



Halifax Regional Municipality, Mayor Mike Savage

RESORT MUNICIPALITY OF WHISTLER

MUNICIPAL TICKET INFORMATION SYSTEM AMENDMENT BYLAW NO. 2111, 2016

**A BYLAW TO AMEND MUNICIPAL TICKET INFORMATION
SYSTEM BYLAW NO. 1719, 2005**

WHEREAS Council has adopted Municipal Ticket Information System Bylaw No. 1719, 2005;

AND WHEREAS the Council of the Resort Municipality of Whistler deems it expedient to authorize the use of Municipal Ticket Information for the enforcement of certain bylaws, to designate certain bylaw offences and set certain fine amounts;

AND WHEREAS the Council deems it necessary and expedient to amend the Municipal Ticket Information System, Bylaw No. 1719, 2005;

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 "Municipal Ticket Information System Amendment Bylaw No 2111, 2016".
- 2) The Schedules to Municipal Ticket Information System Implementation Bylaw No. 1719, 2005 shall be amended as follows:
 - A. Schedule "B15" is deleted and replaced with Schedule "B15" attached to and forming part of this Bylaw.
 - B. Deleting Section 3.3 and replacing with:

The words or expressions set forth in Column 1 of Schedule "B1" through "B18" of this bylaw designate the offense committed under the bylaw section number appearing in Column 2 of Schedule "B1" through "B18" opposite the respective words of expression.
 - C. Deleting Section 3.4 and replacing with:

The amounts in Column 3 of Schedule "B1" through "B18" of this bylaw are the fines for contravention of the bylaw offenses set out in Column 1 of Schedule "B1" through B18 opposite the respective amounts.

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

ADOPTED this ___ day of _____, ____.

Nancy Wilhelm-Morden
Mayor

Laurie-Anne Schimek
Municipal Clerk

I HEREBY CERTIFY that this is a true
copy of the "Municipal Ticket
Information System Amendment
Bylaw No. 2111, 2016"

Laurie-Anne Schimek
Municipal Clerk

SCHEDULE 'B'

SCHEDULE B15 TO BYLAW NO. 1719

SCHEDULE B15

Municipal Ticket Information System Bylaw No. 1719, 2005

Zoning and Parking Bylaw no. 303, 1983

Designated Expression	Zoning Bylaw Reference	Fine
Unauthorized use or occupation of land, building, or structure	Subsection 1(1) of Part 4	\$1,000
Unauthorized placement of building or structure in required setback area	Subsection 1(2) of Part 4	\$500
Unauthorized parking of commercial vehicle	Subsection 1(3) of Part 4	\$500
Unauthorized gaming activity	Subsection 1(4) of Part 4	\$1,000
Unauthorized lottery terminal or electronic gaming	Subsection 1(6) of Part 4	\$1,000
Unauthorized residential use of a vessel	Subsection 1(7) of Part 4	\$1,000
Unauthorized use of land or building for marihuana production or distribution	Subsection 1(8) of Part 4	\$1,000



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016

REPORT: 16-022

FROM: Resort Experience

FILE: CM 66

SUBJECT: CM 66 – 2101 CASTLE DRIVE - COVENANT MODIFICATION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That the development covenant registered on the Common Property of Strata Plan VR 2042 as P90959 and modified by CA3061014 be further modified to permit changes to the over-height crawlspaces below Units 101, 102, 103, 201, 302, 403 and 404 – 2101 Castle Drive; and further,

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

REFERENCES

Location: Units 101, 102, 103, 201, 302, 403, 404 - 2101 Castle Drive Over-Height Crawlspaces
Legal: Limited Common Property, Strata Plan VR 2042, District Lot 7179
Owners: Various
Zoning: RM3 (Residential Multiple Three)

Appendices: 'A' – Location Plan
'B' – Diagrams

PURPOSE OF REPORT

This application requests Council's consideration to modify the existing development covenant registered on the Common Property of 'Nordic Vistas' townhomes to allow for changes to the over-height crawlspace layouts within the allowable density of the zoning.

DISCUSSION

Background

Development Permit 92

This project, known collectively as "Nordic Vistas" is located at the intersection of Nordic Drive and Castle drive as shown in Appendix A. The project was developed in the 1980's under Development Permit DP 92. A covenant limiting development was also registered on Common Property as P90959. This is a low density project with fourteen units spread across 4 buildings utilizing 700m² of the 1147 m² of allowable gross floor area available under the RM3 Zoning. The site itself is topographically challenging and quite heavily treed giving the impression of a group of small buildings tucked into a forest setting and connected by external walkways/ stairs. The building siting really is quite remarkable and shows tremendous sensitivity to the natural surroundings. The sloping nature of the site led to several instances of over-height crawlspaces under the buildings.

Over time, various owners have developed the over-height crawlspaces below their units, leading to a situation wherein uninspected spaces are being used as interior gross floor area.

The project, as approved under DP 92 was well below the upper limit of density, and can be summarized as follows:

	RM3 Zone	Project as Approved Under DP 92
Use	Duplexes and Townhomes	Townhomes
Density	0.30 Floor Space Ratio (approx.. 1147 m ²)	700 m ²

Development Permit 1253

RMOW Planning staff were contacted by a representative of the strata in 2011 to discuss solutions to the crawlspace issue. In the interest of safety, the strata wanted to legitimize the over-height crawlspaces giving the RMOW the opportunity to inspect the spaces and issue permits for the work.

The strata and RMOW staff agreed that it would be beneficial for all parties to try to correct the current situation. To that end, the strata retained an architect to prepare detailed diagrams of the work done and showing that all the crawlspace improvements were contained within the existing building footprints.

Zoning analysis showed that this project has available gross floor area to legitimize the over-height crawlspaces as indicated in the accompanying table.

	RM3 Zone	Project as Approved Under DP 1253
Use	Duplexes and Townhomes	Townhomes
Density	0.30 Floor Space Ratio (approx.. 1147 m ²)	869 m ²

Council passed a resolution in support of DP 1253 on October 2, 2012. Development Covenant P90595 was modified by CA3061014 (detailing the crawlspaces) in April of 2013.

Current Application (Covenant Modification CM 66)

Subsequent to DP 1253, some owners made changes to the layouts of the over-height crawlspaces necessitating a modification of CA3061014 to reflect the revised layouts (attached to this report as Appendix B). The overall project area and building envelope remains consistent with that approved under Development Permit DP 1253 and a new development permit is not required. The application is supported by municipal staff as it is consistent with the scheme approved by Council under DP 1253.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	The RM3 zone allows for 1140 m ² of gross floor area on this site. This proposal would result in 869 m ² .
“	Continuous encroachment on nature is avoided.	All the work outlined in DP 1253 is contained within the existing building footprints.

	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscales and evoking a dynamic sense of place.	The layout of this project is very sensitive to the sloping, wooded site. The manner in which the buildings are spaced in between the existing/ mature trees evokes a real sense of life in the mountains.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
	None	

OTHER POLICY CONSIDERATIONS

Official Community Plan

Nordic Vistas lies within Development Permit Area No 3, "Nordic Estates" in Whistler's Official Community Plan. An OCP review was completed as part of the DP 1253 process in 2012 as indicated in the accompanying table:

Designation	Project Comments
Designated as an area for the establishment of objectives and provision of guidelines for the form and character of development.	Project Consistent with the guidelines for DP Area No. 3.
Designated as an area for the protection of the natural environment.	The work done in the crawlspaces is entirely contained within the building footprints and is not considered to affect adjacent environmentally sensitive areas.

Zoning Bylaw

This application is consistent with the requirements of the Zoning and Parking Bylaw 303, 2015. Development Permit DP 1253 varied the parking requirement on the site from 19 stalls to 14.

BUDGET CONSIDERATIONS

There are no significant budget implications associated with this proposal. Development Permit fees provide for recovery of costs associated with processing this application. Building Permit fees will be applicable when the individual owners apply to have their crawlspaces inspected.

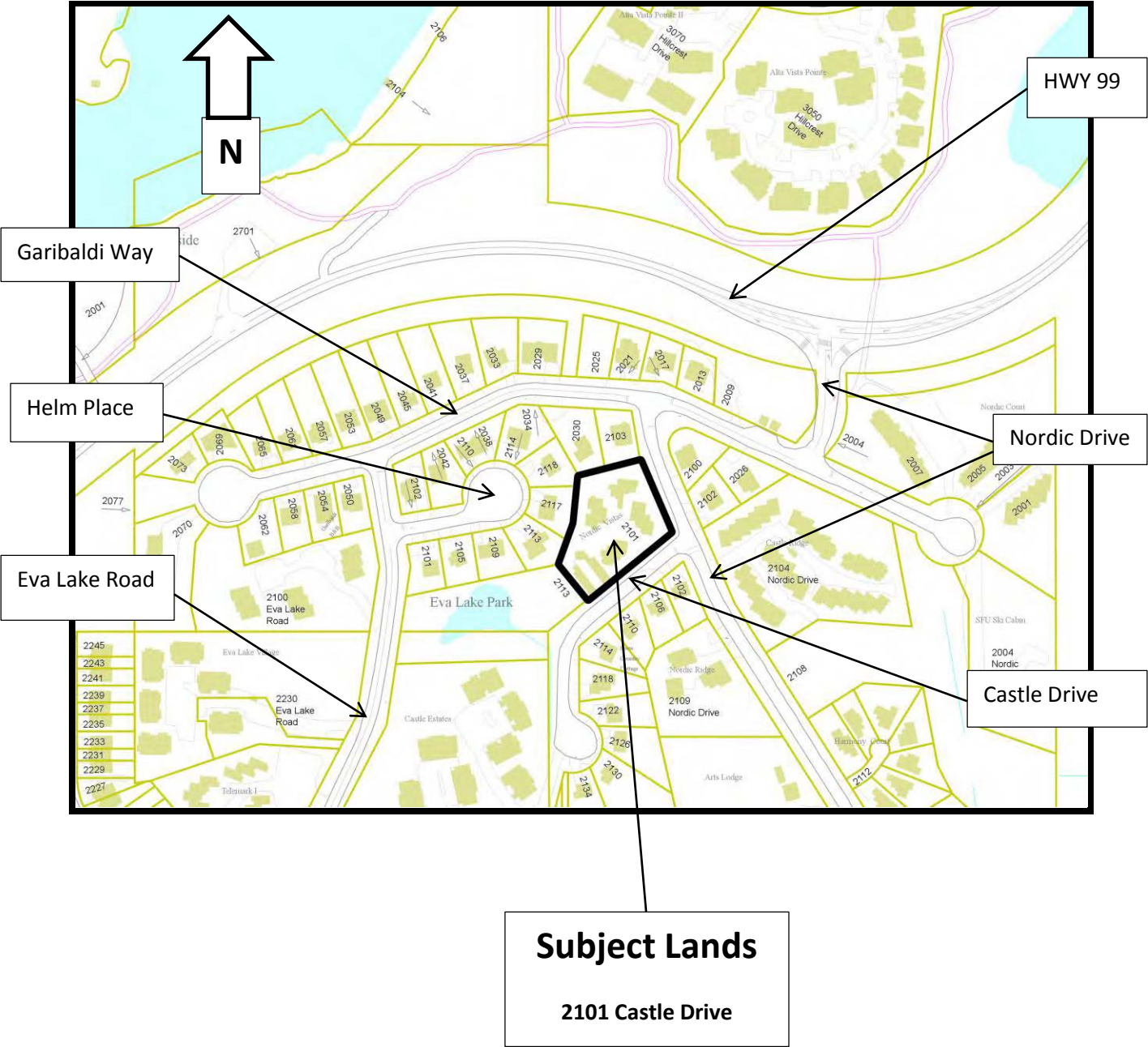
SUMMARY

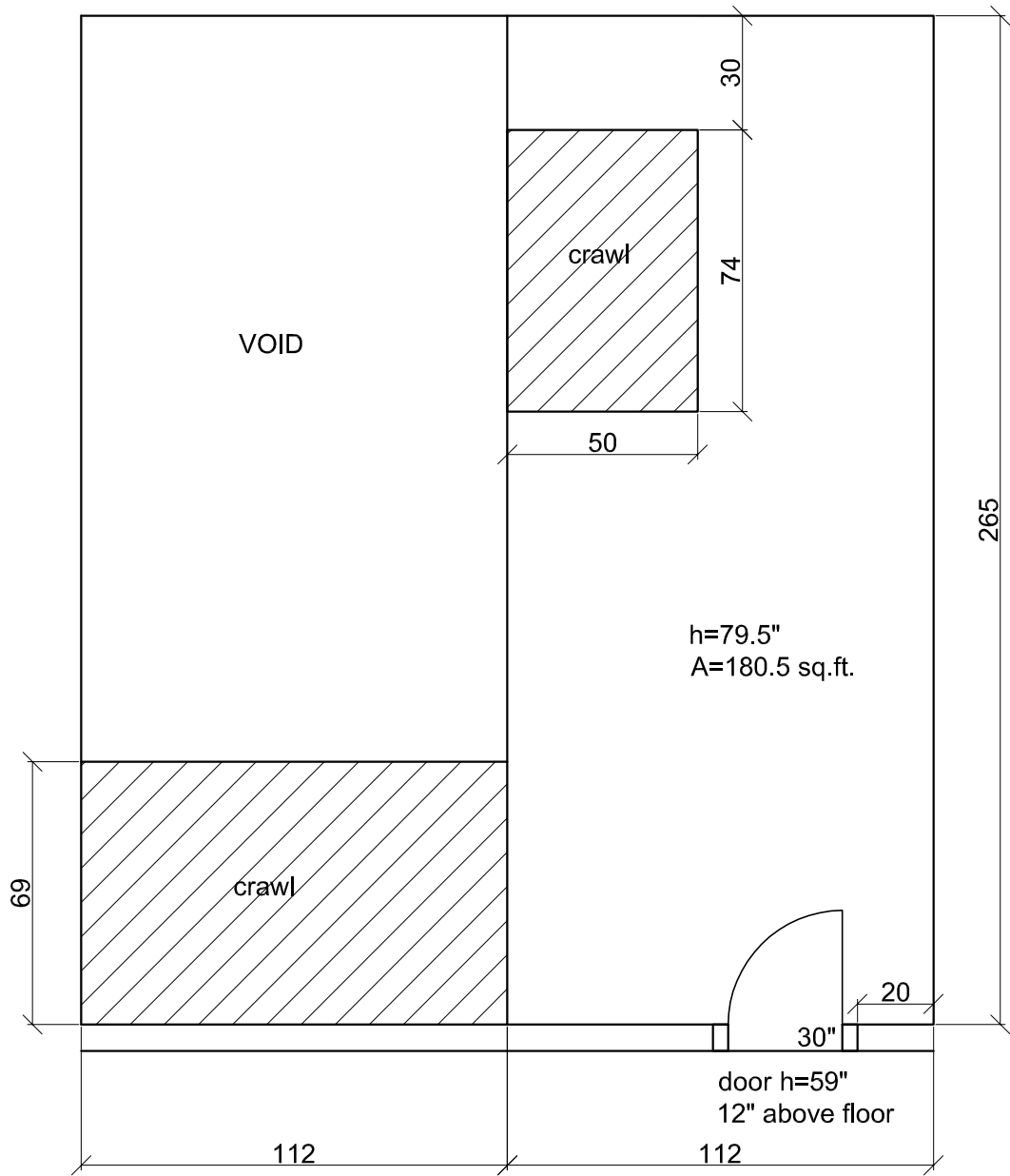
Covenant Modification CM 66 requests Council's consideration to modify the Development Covenant registered on the Common Property Title of Strata Plan VR2042. This application is consistent with Development Permit DP 1253 approved by Council in the fall of 2012 and supported by municipal staff.

Respectfully submitted,

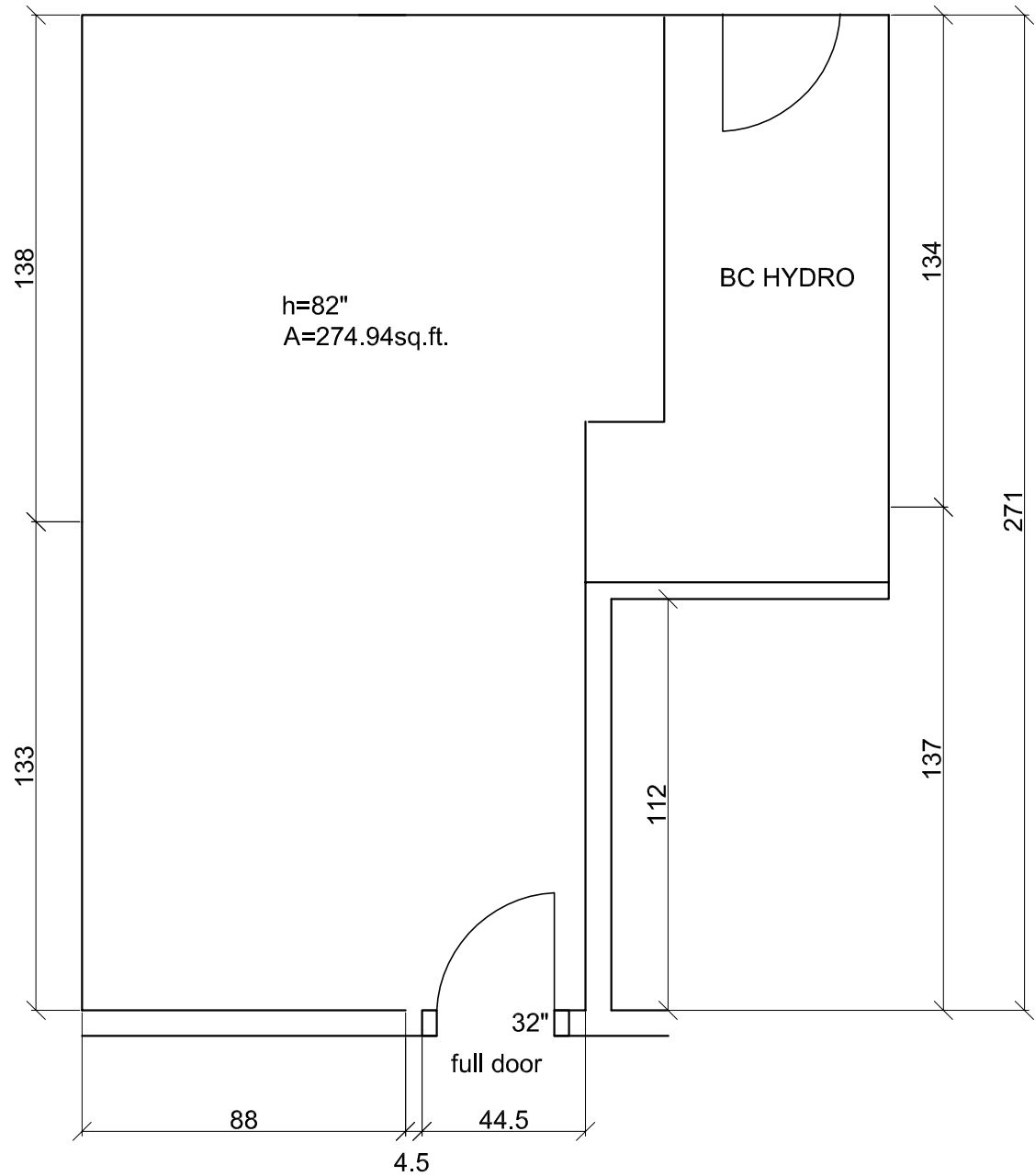
Roman Licko
 PLANNING ANALYST
 For Jan Jansen
 GENERAL MANAGER OF RESORT EXPERIENCE

CM66 LOCATION PLAN





1 UNIT 101 - PLAN
SCALE: 1/4"=1'-0"



2 UNIT 102 - PLAN
SCALE: 1/4"=1'-0"

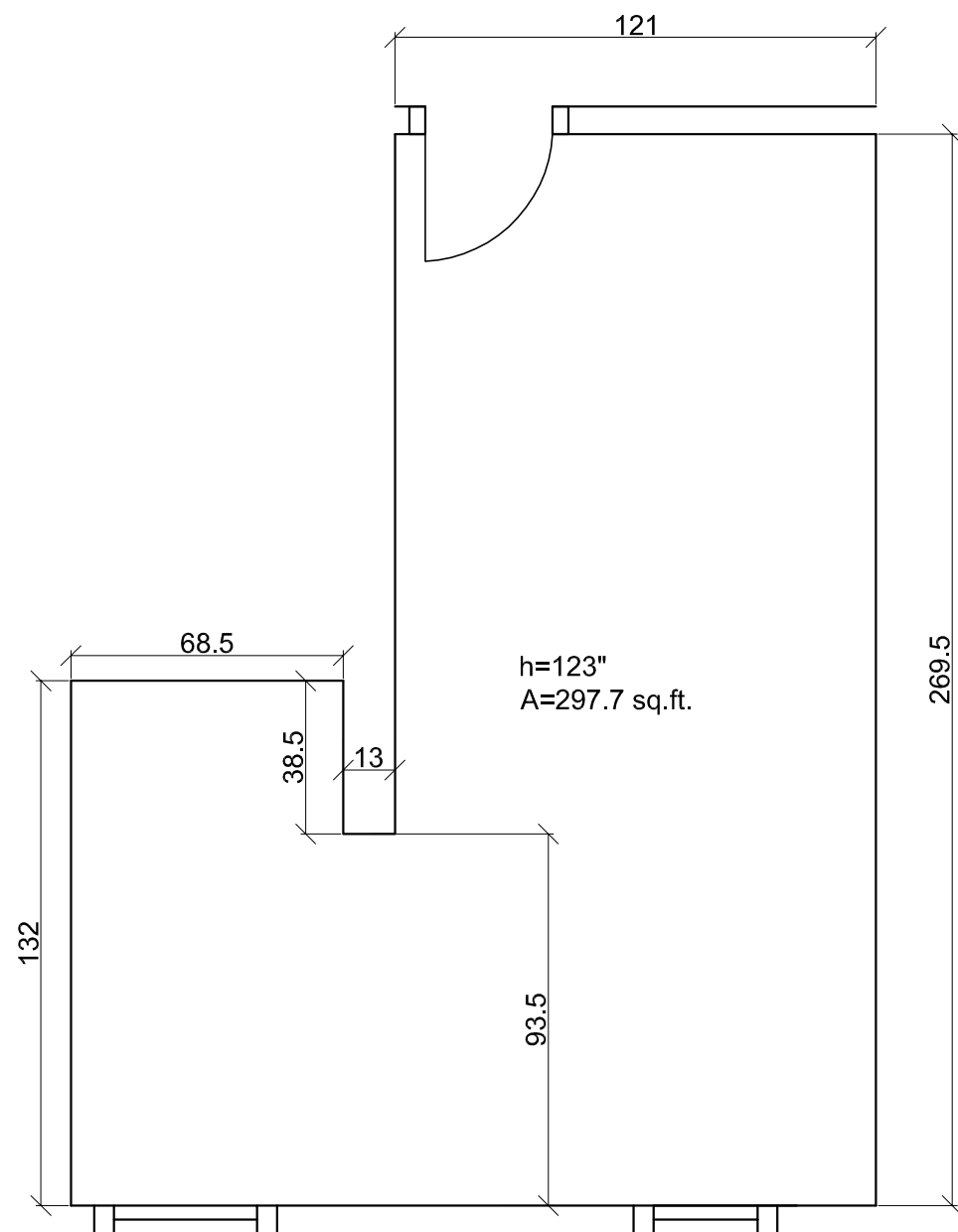
#14 - 1005 ALPHA LAKE RD
WHISTLER, BC,
CANADA V0N 1B7
TEL# 604-905-7777

FLOOR
PLANS
units
101, 102

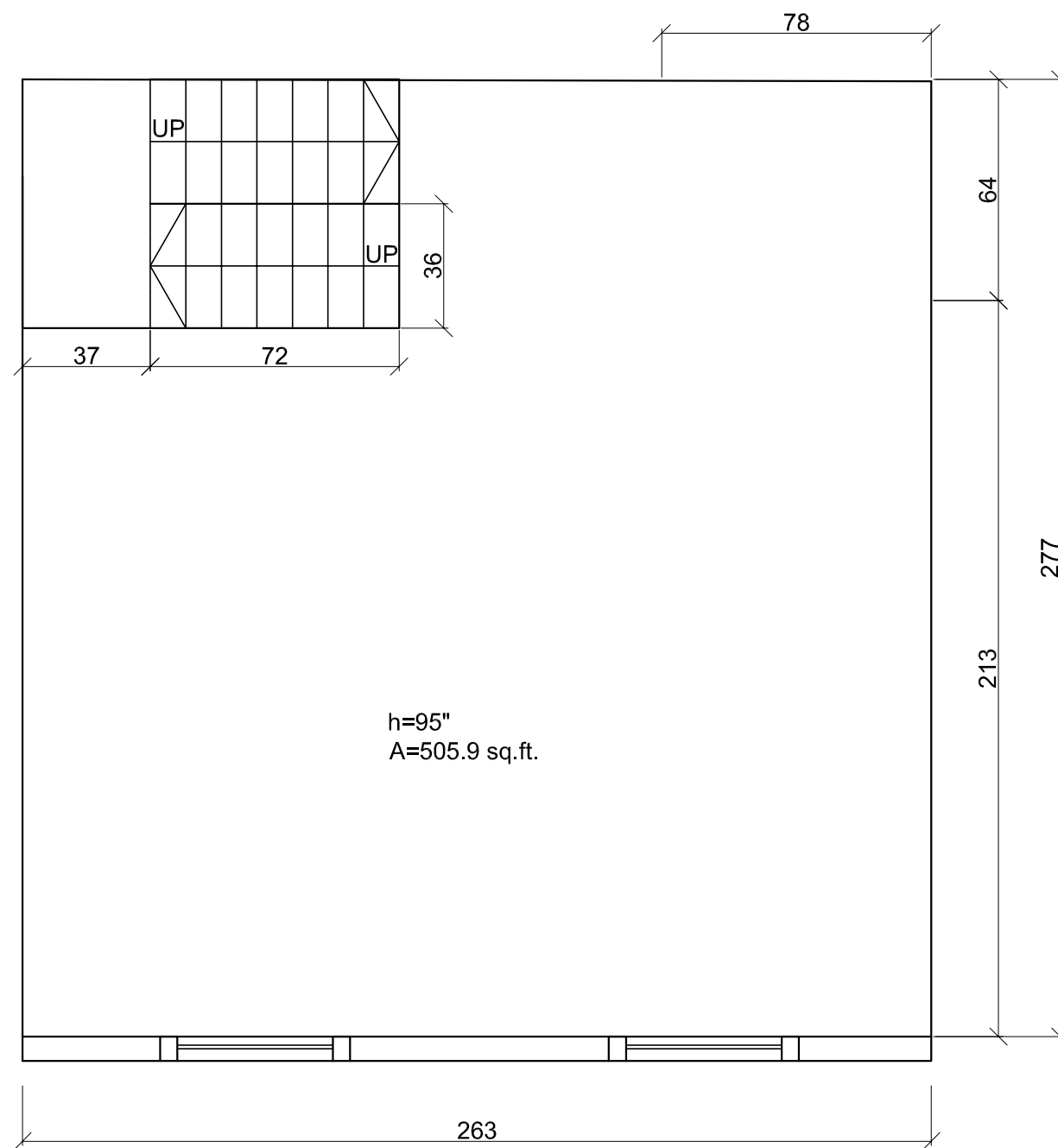
NORDIC
ESTATES

A001

JAN 13 2016



1 UNIT 103 - PLAN
SCALE: 1/4" = 1'-0"



2 UNIT 201 - PLAN
SCALE: 1/4" = 1'-0"

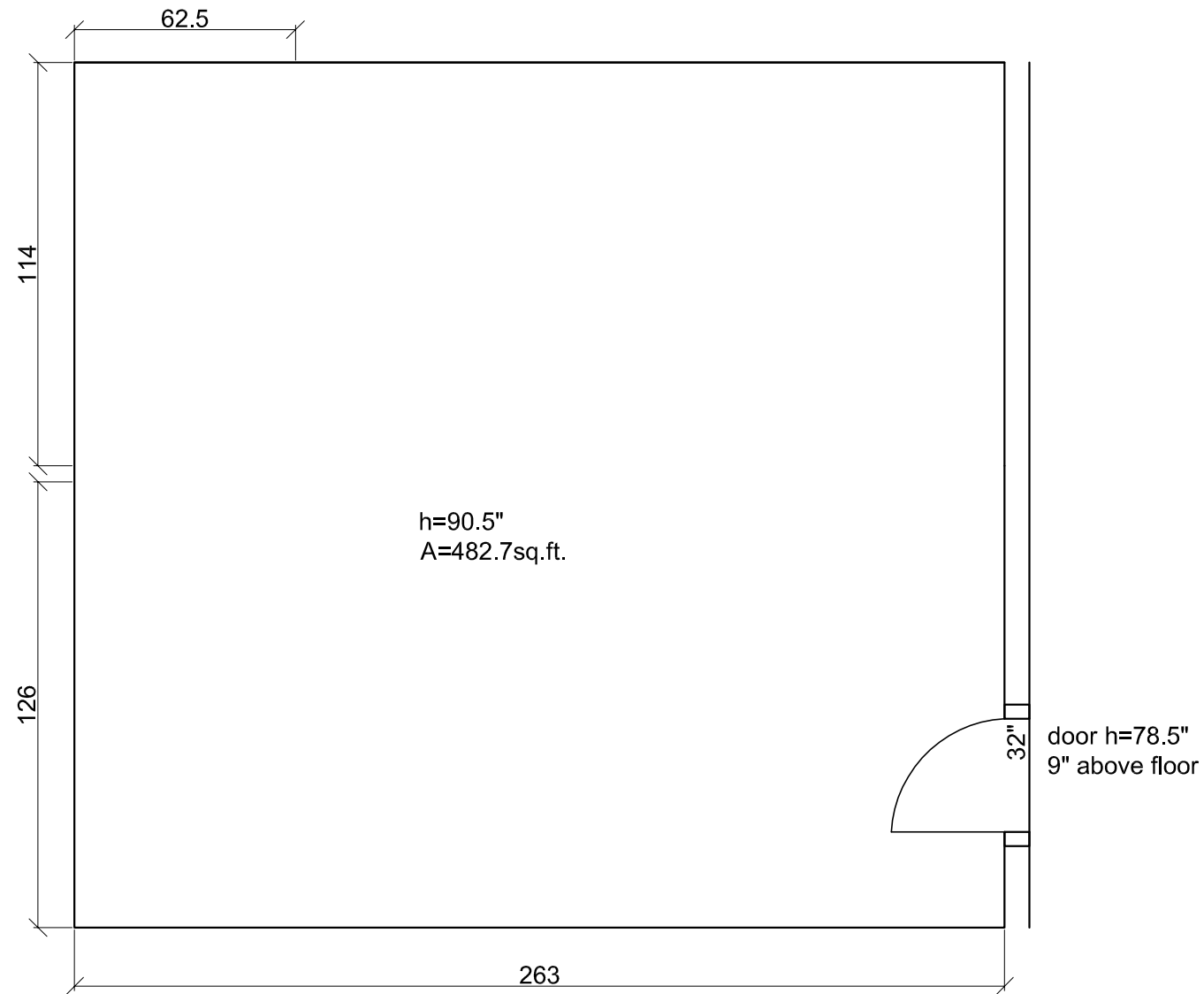
#14 - 1005 ALPHA LAKE RD
WHISTLER, BC,
CANADA V0N 1B7
TEL# 604-905-7777

**FLOOR
PLANS**
units
103, 201

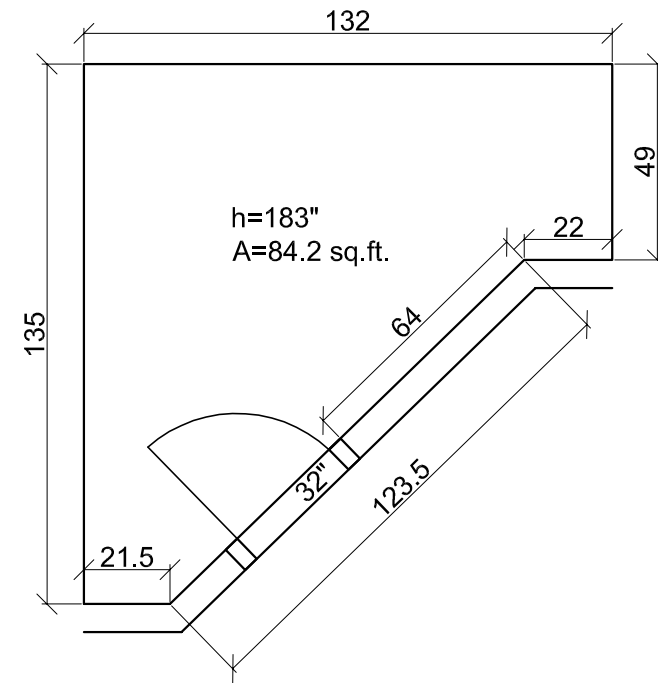
**NORDIC
ESTATES**

A002

JAN 13 2016



1 UNIT 403 - PLAN
SCALE: 1/4"=1'-0"



2 UNIT 404 - PLAN
SCALE: 1/4"=1'-0"

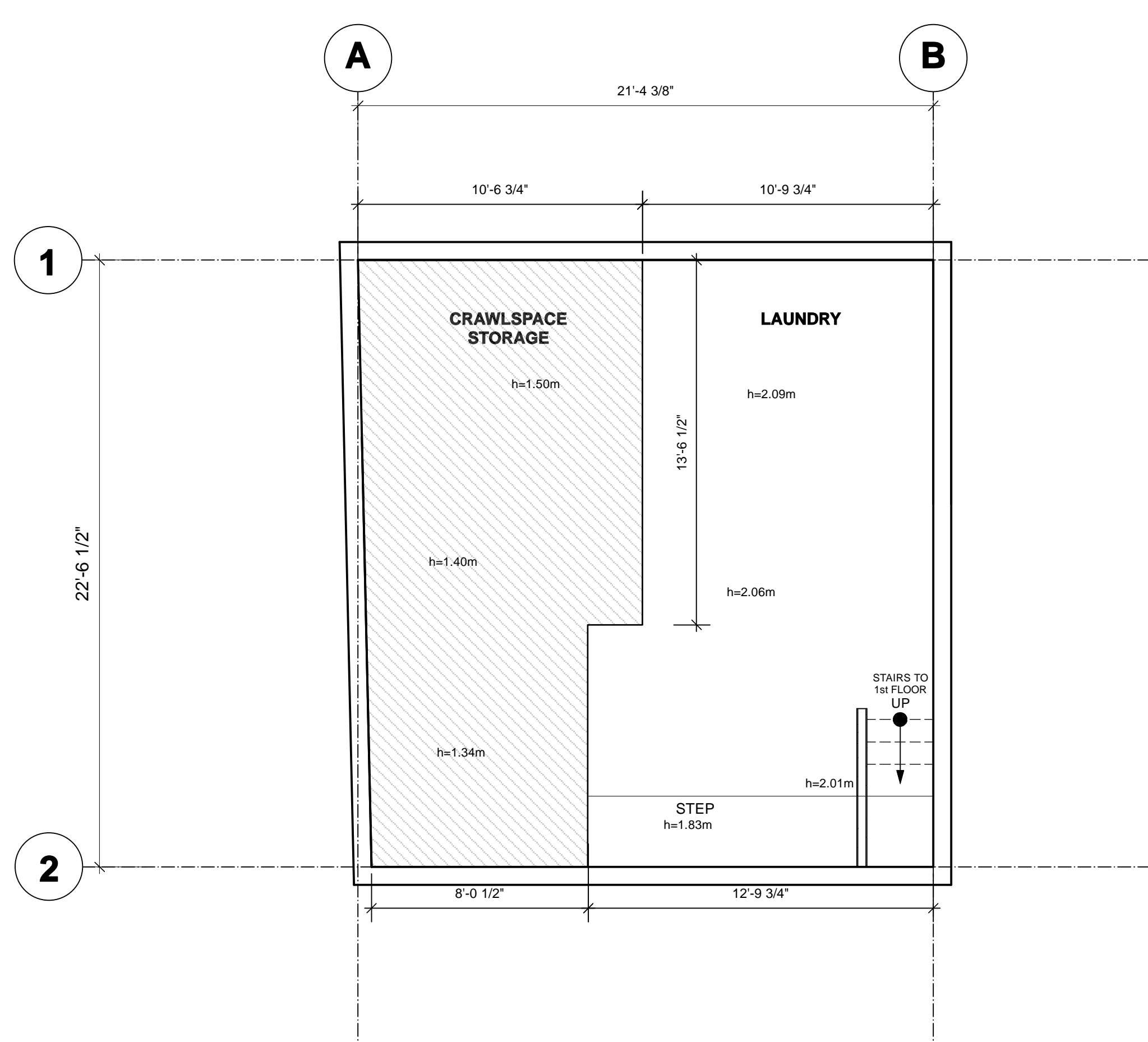
#14 - 1005 ALPHA LAKE RD
WHISTLER, BC,
CANADA V0N 1B7
TEL# 604-905-7777

**FLOOR
PLANS
units
403, 404**

**NORDIC
ESTATES**

A007

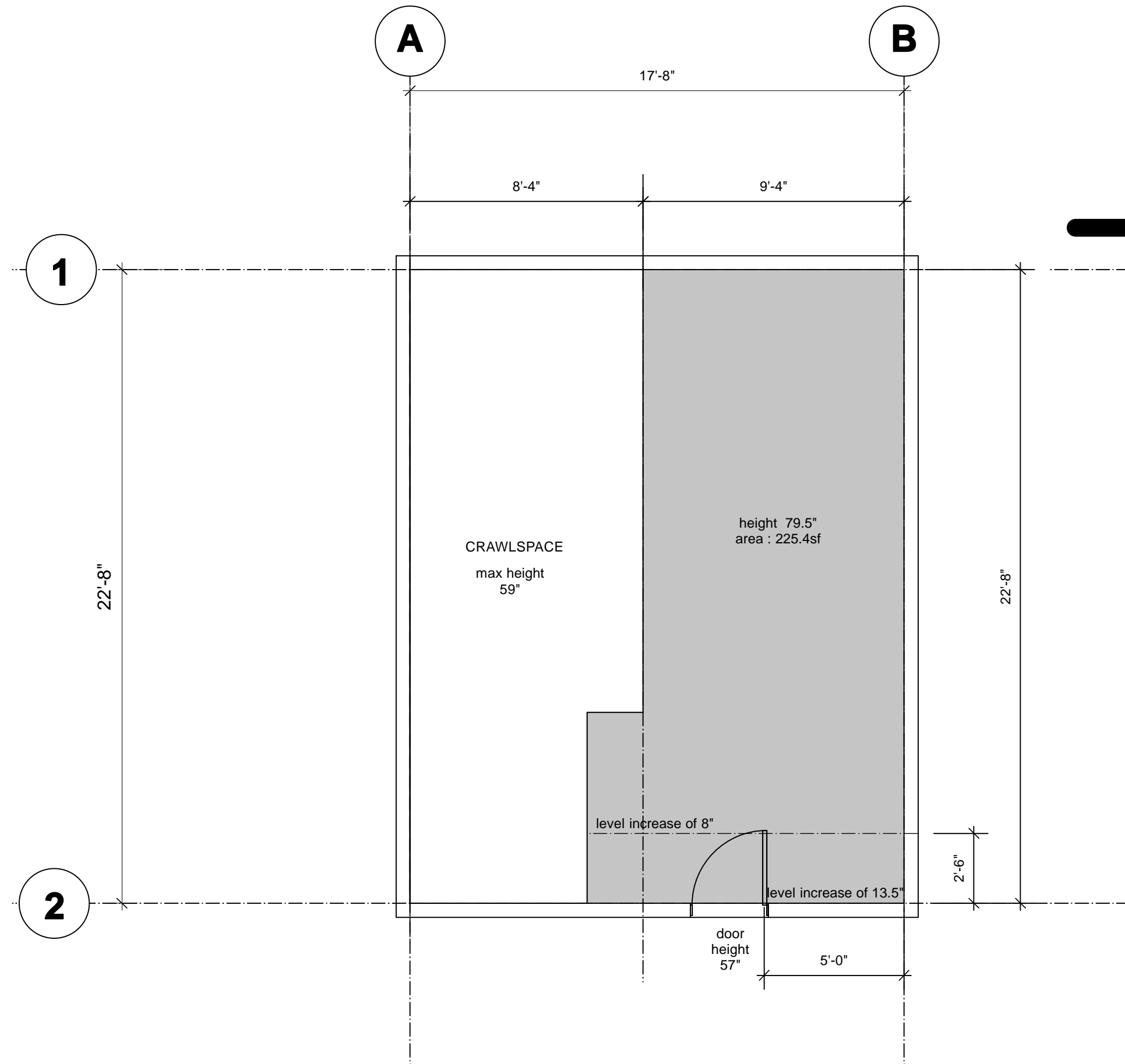
JAN 13 2016



2 EXISTING BASEMENT PLAN - ACTUAL
1/4" : 1'-0" imperial

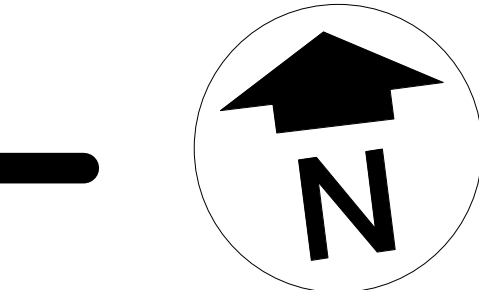
GROSS FLOOR AREA		
	SQ.FT.	M2
CRAWLSPACE	214.42	19.92
BASEMENT	261.56	24.30
TOTAL	475.98	44.22

AS PER MCELHANNEY DRAWING 02798-00-01
MEASURED 09 JULY 2015



1 COVENANTED BASEMENT PLAN - EXISTING
1/4" : 1'-0" imperial

REFER TO COVENANT CA3061014



Title

BASEMENT PLAN

Covenanted & Actual

Project

#302, 2101 CASTLE DRIVE

NORDIC ESTATES, WHISTLER, B.C.

Tia Tait
email: mactait@gmail.com

Drawn By: TT

Scale: as shown

Sheet No:
A-C01



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016
FROM: Resort Experience
SUBJECT: RZ 1118 - 4962 HORSTMAN LANE - LAND USE CONTRACT DISCHARGE

REPORT: 16-023
FILE: RZ 1118

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 (4962 Horstman Lane) No. 2109, 2016”;

That Council authorize staff to schedule a Public Hearing regarding “Land Use Contract Discharge and Zoning Amendment Bylaw (4962 Horstman Lane) No. 2109, 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 (4962 Horstman Lane) No. 2109, 2016”, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Registration of a Section 219 covenant in favour of the Resort Municipality of Whistler to ensure the proposed development is consistent with the objectives and goals of the municipality’s Green Building Policy G-23;
2. Modification of the existing development covenant registered on title as GC125596 to reflect this Land Use Contract discharge; and
3. Payment of outstanding rezoning application fees; and further

That Council authorize the Mayor and Municipal Clerk to sign the referenced covenants.

REFERENCES

Location: 4962 Horstman Lane
Legal: Strata Lot 13, Strata Plan VR. 2482, District Lots 3903 & 4214
PID: 014-850-265
Owner: Robert Patterson
Zoning: Blackcomb Land Use Contract

Appendices: ‘A’ - Location Plan
 ‘B’ - Zoning Map

PURPOSE OF REPORT

This report presents Rezoning Application No. RZ. 1118, an application to discharge the Blackcomb Land Use Contract (the “LUC”) from the lands at 4962 Horstman Lane, and rezone the parcel to RS3 (Residential Single Family Three).

DISCUSSION

Background

The Horstman Estates subdivision lies on the outskirts of the Blackcomb Benchlands between Painted Cliff Road and the foot of Blackcomb Mountain, as shown on the Location Map in Appendix “A”. This is a bareland strata subdivision consisting of 33 single family lots of various sizes. As shown in Appendix “B”, the strata plan is split zoned; the lands lie partially within the Blackcomb Land Use Contract area, and partially within the RS3 Zone of Zoning and Parking Bylaw 303, 1983. The boundary between the LUC and the RS3 Zone bisects the neighbourhood in such a way that some lots lie within the LUC, some lie within the RS3 Zone, and some are split zoned. A numerical breakdown of this distribution is shown in the accompanying table:

Regulating Document	Number of Lots
Land Use Contract	16
RS3 Zoning	8
Split Zoned	9
Total	33

Staff note that the RS3 Zone was created in 1989 expressly for the Horstman Estates subdivision. The “Intent” statement at the beginning of the zone reads as follows:

“The intent of this zone is to provide for detached residential dwellings on lands contiguous to the Blackcomb Land Use Contract Lands.”

The lot that is the subject of this rezoning application is diagonally split zoned with the forward portion being zoned RS3 and the rearward portion remaining in the Blackcomb Land Use Contract. (Specifically Area L of Zone 2 of the amended Blackcomb Land Use Contract, GB7745).

Current Application

Rezoning Application No. RZ. 1118 proposes to discharge the LUC from the title of Strata Lot 13 (4962 Horstman Lane) and rezone the lands to RS3. The parcel is currently undeveloped and municipal staff note that this rezoning would enable the owner to take advantage of recent changes to Zoning and Parking Bylaw 303 excluding basement areas from the calculation of gross floor area, thereby increasing the development potential on the parcel.

In addition to the LUC, there is a development covenant registered on the titles of all the Horstman Estates lots as GC125596. This covenant provides design criteria for the Horstman Estates subdivision and site specific restrictions for each strata lot above and beyond the LUC. Design guidelines, materials, landscaping, density, height and parking are all addressed in this document. Notwithstanding the proposed RS3 zoning, the development covenant will remain more restrictive in

terms of building density and building height. Further, the covenant requires design approval by both the RMOW & the coordinating architect (Gordon Hlynsky) prior to issuance of a building permit.

The table below compares the RS3 Zone to the applicable requirements of the Blackcomb Land Use Contract and the development covenant:

	Blackcomb LUC	Development Covenant GC125596	RS3 Zone
Permitted Uses	<ul style="list-style-type: none"> • Multi-residential • Duplex • Single Family 	Single family dwellings	<ul style="list-style-type: none"> • Detached Dwelling • Auxiliary Residential Dwelling Unit
Density	0.35 fsr	604 m ² maximum gfa. (0.29 fsr)	0.35 fsr
Height	4 stories or 45 feet	9.1 m	10.6 m
Site Coverage	35 %	N/A	35%
Setbacks	<ul style="list-style-type: none"> • 7.0 metres from a public highway. • 3.0 metres from any other parcel boundary. 	Building Envelope shown in Schedule "C" to covenant GC125596	<ul style="list-style-type: none"> • Front: 7.6 m • Sides: 3.0 m • Rear: 7.6 m
Parking	3 spaces	3 spaces required, 2 of which must be contained within the building.	4 spaces for dwelling 1 space for suite

Land Use Contract Discharge and Zoning Amendment Bylaw (4962 Horstman Lane) No. 2109, 2016

Staff has prepared the zoning amendment bylaw to discharge the LUC from the title of Strata Lot 13 (4962 Horstman Lane) and rezone the lands to RS3. Discharge of this LUC is consistent with legislation passed by the Provincial Government under Bill 17, requiring all LUC's to be replaced with Zoning by June 30, 2024.

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

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

OCP Criteria for Evaluating Proposals for Zoning Amendments

OCP Criteria	Comments
Impact on bed unit capacity calculations	No increase in bed unit capacity.
Capable of being served by Municipal water, sewer, and fire protection services	Yes, already serviced.
Accessible via the local road system.	Yes
Environmental Impact Assessment and Initial Environmental Review.	An EIR is not required as the site is not identified on RMOW Environmental Sensitivity or Development Constraints mapping.
Traffic volumes and patterns on Highway 99 and the local road system	No significant change in volumes or patterns anticipated.
Overall patterns of development of the community and resort	No significant change, existing property.
Municipal Finance	Refer to the Budget Considerations section of this report for more details.
Views and Scenery	The proposal does not affect views as the existing development covenant will continue to apply.
Existing Community and Recreation Facilities	The parcel is located in close proximity to trails, Whistler and Blackcomb Mountains, and the Squamish Lil'Wat Cultural centre.
Employee Housing charges	N/A.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	The existing dwelling exhibits a high standard of design and landscaping.

The current proposal is consistent with:

- Part 547 of the Local Government Act which requires discharge/ termination of Land Use Contracts by June 30, 2024.
- Council's policy to have an equitable approach for GFA exclusions for all single family properties in the resort community.
- Council's previous decisions to discharge the LUC in Horstman Estates as shown in the accompanying table:

Address	Application No.	Bylaw	Date of Adoption
4921 Horstman Lane	RZ1064	2017	January 22, 2013
4914 Horstman Lane	RZ1112	2104	January 12, 2016

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 objectives.

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 RZ. 1118 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 RZ 1118 proposes to discharge the Blackcomb Land Use Contract from 4962 Horstman Lane. The lands are proposed to be rezoned to RS3 (Residential Single Family Three), similar to several other parcels in the Horstman Estates subdivision.

Respectfully submitted,

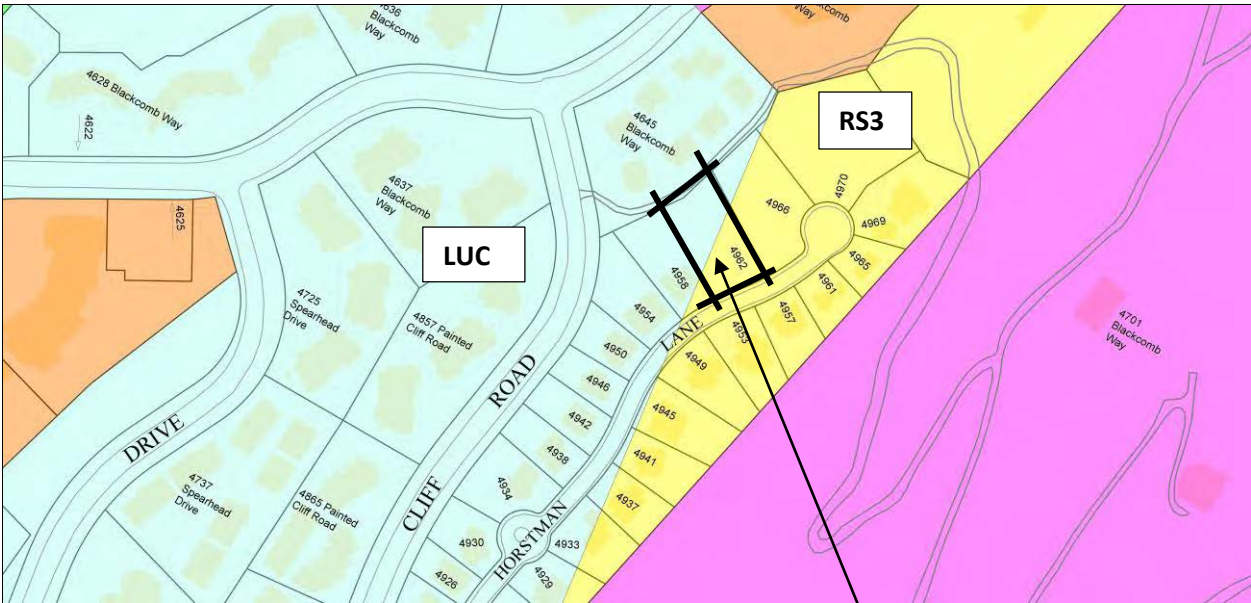
Roman Licko
PLANNING ANALYST
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

RZ 1118 – 4962 Horstman Lane



RZ1118 – 4962 Horstman Lane



Subject Lands:
4962 Horstman Lane



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016

REPORT: 16-024

FROM: Resort Experience

FILE: RZ1120

SUBJECT: Electrical Utilities to Shipping Containers

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first, and second readings to Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers) No. 2106, 2016; and,

That Council authorize staff to schedule a public hearing regarding Zoning Amendment Bylaw (Electrical Utilities to Shipping Containers) No. 2106, 2016 and to advertise for same in the local newspapers.

PURPOSE OF REPORT

The purpose of this report 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.

REFERENCES

Administrative Report 15-132: Council Report from November 3, 2015 (not attached)

DISCUSSION

Background

At the December 15th, 2015 Council meeting, Council adopted new zoning regulations for shipping containers. These regulations prohibited shipping containers in all residential neighbourhoods within the municipality, with the exception of limited temporary use for active construction and moving. The bylaw also added a general requirement for container venting to address safety concerns with container use. Servicing, such as plumbing and electrical servicing, has been prohibited in shipping containers since May 2000.

At the public hearing on October 20, 2015 a number of people requested that electrical services be allowed in shipping containers in cases where containers would be permitted (e.g. industrial uses). People expressed a desire to have electricity to heat shipping containers so stored items will not freeze and lighting for convenient access to containers can also be provided. Staff discussed wiring needs with several industrial property owners and were supportive of bringing forward additional zoning amendments to allow certain wiring configurations in shipping containers.

Proposed Bylaw

The proposed bylaw allows a detachable electrical supply to be provided to a shipping container to a maximum of 30 Amps (30A). This amperage is sufficient to provide light and/or heat to the shipping container. The only permitted method of electrical connection is a configuration outlined in the *British Columbia Electrical Code, 2015* for movable industrial equipment. This set up is similar to RV electrical connections used in campgrounds. A heavy-duty detachable power supply cord connects a power source to an electrical panel in the shipping container. This method of connection would prohibit a permanent overhead or underground electrical supply and provide only enough power for storage needs. Subsequently, the permitted electrical system could not be easily used to support unauthorized or unsafe uses in containers, like residential uses or workshops.

Installing the proposed wiring system requires an electrical permit with the BC Safety Authority and the work must be completed by a licensed electrical contractor and comply with the *British Columbia Electrical Code, 2015*. The RMOW does not regulate electrical work; however it is relatively easy for the layperson to observe if the wiring rules in the Zoning Bylaw have been followed. A person who has not followed these rules can be subject to enforcement action under the Zoning Bylaw. Staff can also advise the BC Safety Authority of the unauthorized electrical wiring and the Safety Authority can determine if any violations to the electrical code have occurred and take enforcement action if necessary. Other services to shipping containers (e.g. water, sewer) would remain prohibited.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscales and evoking a dynamic sense of place.	No overhead power is permitted which would potentially have a visual impact.
Health and Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events.	By allowing an electrical connection to containers it would allow residents to add lighting and heat to containers if needed. Any electrical connection must be installed by a licenced Electrician meet the <i>British Columbia Electrical Code, 2015</i> . The proposed wiring regulations support permitted and safe industrial uses of containers.

OTHER POLICY CONSIDERATIONS

OCP Policy	Comments
<p>4.4.1 The Municipality requires light industrial sites to support its local economy. Uses for a site or sites are to be suitable and appropriate to the resort. Industrial sites that are to be designated should:</p> <ul style="list-style-type: none">- Be in close proximity to Highway 99.- Have little or no adverse visual impacts to adjacent properties or the Highway.- Have been previously disturbed with similar uses.- Be for light industry purposes and do not create adverse circumstances with adjacent and non-industry properties such as noise, obnoxious odours, glare, vibration, dust, or similar nuisance.	<p>Allowing for electricity to shipping containers will support industrial uses but will not create noise, odours or similar nuisances.</p>

BUDGET CONSIDERATIONS

All costs of preparing the bylaw, and notifying property owners can be covered under the existing department budgets.

COMMUNITY ENGAGEMENT AND CONSULTATION

A public hearing will be required prior to adoption of the bylaw.

SUMMARY

The proposed zoning amendment bylaw will uphold built form and health and safety objectives of Whistler 2020 and the Official Community Plan. The proposed wiring regulations support permitted and safe industrial uses of containers, align *electrical code* requirements and will not enable unpermitted uses in shipping containers. Staff recommend endorsing the recommendations in this report as proposed.

Respectfully submitted,

Kevin Creery
POLICY PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016

REPORT: 16-025

FROM: Resort Experience

FILE: DVP 1116

SUBJECT: DVP1116 – 8549 DRIFTER WAY PARCEL FRONTAGE VARIANCE APPLICATION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Variance Permit DVP1116 for the property located at 8549 Drifter Way to vary minimum frontage requirements for two lots that would result from a subdivision of the property, as follows:

1. Vary the minimum parcel frontage width by 3.85 metres from 18 metres to 14.15 metres for the employee restricted housing lot (Lot A); and
2. Vary the minimum parcel frontage width by 2.77 metres from 18 metres to 15.23 metres for the market lot (Lot B),

as shown on the subdivision plan dated December 16, 2016, prepared by Doug Bush Survey Services Ltd., and attached as Appendix B to Administrative Report No. 16-025; and

That Council approval be subject to restricting occupancy of any dwelling unit on Parcel A to employee housing, restricting rental rates and restricting resale price appreciation of any dwelling unit through registration of a Housing Agreement on the title of Lot A;

That Council direct staff to advise the applicant that prior to issuance of DVP 1116, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Registration of the referenced Housing Agreement on Lot A; and
- b) Provision of a Letter of Credit, or other approved security in accordance with Council Policy G-9 for the proposed landscaping as shown on the landscape plan dated received January 6, 2016, prepared by Crosland Doak Design, and attached as Appendix D to Administrative Report No. 16-025 ;
- c) Relocation of the existing building on the property to Lot A; and further

That Council authorize the Mayor and the Municipal Clerk to execute the Housing Agreement.

REFERENCES

Location: 8549 Drifter Way
Legal: Lot 3 District Lot 7250 Group 1 NWD Plan EPP54918
Owners: Joel Gill Cyr and Amanda Michelle Daft
Applicants: Michelle and Mark Forster
Zoning: RI1 (Residential Infill One)
Appendices: “A” Location Map
“B” Site Survey and Subdivision plan
“C” Photographs of existing house
“D” Landscape Plan
“E” Letters received from the public
“F” Resident ‘Infill’ Housing Policy Foundations

PURPOSE OF REPORT

This report seeks Council’s consideration of Development Variance Permit DVP 1116, a request to vary the minimum parcel frontage requirements in “Zoning and Parking Bylaw 303, 2015” for two lots associated with a subdivision of the property. Consistent with the objectives of the zone, one of the lots (Lot A) is proposed to be restricted to employee housing with registration of a Housing Agreement on the title of the property.

Section 498 of the *Local Government Act* allows Council to vary regulations contained in a Zoning Bylaw by way of a development variance permit and to apply conditions of approval.

DISCUSSION

The subject property is located at 8549 Drifter Way in the Alpine South neighbourhood, as show on the Location Map in Appendix “A”. The property is zoned RI1 (Residential Infill One) Zone and has a parcel area of 1,878 square metres or 20,212 square feet. The applicant is seeking to subdivide the lot into two parcels, with the intention to retain one lot with the existing dwelling on the property as their residence and restrict this lot and dwelling to employee housing.

In the RI1 zone, the minimum parcel area is generally specified as 695 square metres and the minimum frontage as 18 metres, for dwellings with a gross floor area of up to 325 square metres. The subject property is approximately 2.7 times the minimum parcel area, and as shown in Appendix “B” each of the proposed lots meets the minimum parcel area at 695 square metres and 1,183 square metres for Lot A and B respectively. However, the proposed lots do not meet the minimum frontage requirement, with Lot A having a frontage of 14.2 metres and Lot B at 15.2 metres.

In the RI1 zone, there are also specific provisions to encourage employee housing limited to larger parcel sizes in the neighbourhood. These provisions allow parcels with an area between 1,100 and 1,390 square metres to be subdivided to create two smaller parcels, each of which must have a minimum area of 400 square metres, a usable site area of 325 square metres and a minimum frontage of 12 metres. This subdivision is specifically permitted provided at least one of the parcels is subject to a housing agreement restricting occupancy of any dwelling unit on the parcel to employees, restricting rental rates and restricting resale price appreciation of the dwelling unit.

As shown in Appendix “B” the applicant’s proposal meets these specific employee housing provisions, with the resulting lots exceeding the minimum parcel area, the minimum usable site area and the minimum frontage requirement. The reason that this application is before Council for consideration is that the parcel size is even larger than the area that is specified for subdivision. Whereas, the employee housing provisions are specified to apply to parcels with an area between 1,100 and 1,390 square metres, the subject parcel is 1,878 square metres. As a result, the proposal requires a variance, although it is clear that the applicant’s proposal is consistent with the intent of the zone.

Given this, there were two avenues for consideration of the applicant’s proposal and the variances required. The first alternative was to vary the site area of the employee housing provision from 1,390 to allow the larger parcel area of the subject property of 1,878 square metres to be subdivided, with the proposed lots exceeding the minimum lots size, usable area and frontage requirements under these provisions. The second alternative was to vary the general provisions of the RI1 zone for minimum frontage requirements from 18 metres to 14.15 and 15.2 metres as proposed. Again, the frontages proposed for the two lots exceed the 12 metres required under the employee housing provisions.

The alternative proposed and supported by staff with legal counsel, is to seek to vary the minimum frontage requirements under the general provisions of the RI1 zone, and to restrict the one lot (Lot A) to employee housing. Further, Council previously authorized staff to consider such variances, specifically referring to lot frontage variances, by Council resolution on February 17, 2008.

The following provides background on the RI1 zone employee housing provisions and a more detailed description of the current proposal.

Background

The RI1 (Residential Infill One) Zone was developed as an amendment to the underlying RSI (Residential Single Family One) zone with the intent to allow modest infill housing development on larger lots within Whistler’s lower density RS1 neighbourhoods, to increase the inventory and variety of housing for Whistler’s workforce at no cost to the community. The zone was adopted by Council in 2011, and resulted from extensive work conducted by the RMOW in conjunction with the Whistler Housing Authority (WHA) and Council-appointed Task Force on Non-Cost Employee Housing Initiatives. The following is a summary of the considerations that were used to develop the RI1 zone.

The concept for non-cost employee housing initiatives originated as a Council initiative in December 2002, and was conceived as a method to influence market conditions and encourage the creation of resident housing by private property owners in existing neighbourhoods. In January 2003 Council appointed a Task Force on Employee Housing Non-Cost Initiatives, to review and provide feedback on the available mechanisms for these initiatives that had emerged through discussions with Council, municipal staff and WHA staff and board members. These initiatives, defined as “methods by which the community can secure resident housing without contributing to the capital funds required for housing”, were deemed to be an important component of achieving the resort community’s housing goals and objectives, in addition to new resident restricted housing developments.

The non-cost employee housing initiatives were considered to be important to:

- Respond to future resident housing needs and reinforce key priorities and strategies articulated by *Whistler 2020* (in particular the Enriching Community Life priority and the Resident Housing Strategy);

- Mitigate the impacts of market housing “leakage”, projected to be a major driver for new resident housing;
- Support alternative ‘stay-in’ opportunities by preserving existing housing and providing tools for residents to liquidate some value from their property, or to generate rental income, and manage the rising costs of market home ownership;
- Offer diversity of alternative housing options for residents in established neighbourhoods.

Work on these initiatives has taken place across three phases, between 2002 and 2011. The initial stage was conducted primarily in 2003, and resulted in a number of policy and regulatory changes including changes to the zoning bylaw for the larger RS zones (RS1, RS2, RS3 and RSE1) to allow for detached garages with auxiliary suites, detached auxiliary suites and an increase in the maximum gross floor areas for auxiliary suites from 75 to 90 square metres.

In January 2005, the Task Force on Non-Cost Employee Housing Initiatives was reconvened to explore expanded initiatives, generally referred to as ‘infill’ opportunities. These included consideration of lots splits, duplexes, suite stratification and multiple suites to provide resident restricted employee housing opportunities in existing lower density neighbourhoods. Staff worked together with Council, the WHA, the Task Force and community members through a comprehensive process that involved:

1. The identification of key policy considerations and available tools for facilitating resident infill housing;
2. An examination of neighbourhood infill potential and servicing impacts;
3. Creation of development guidelines to maintain neighbourhood character with graphic working examples of alternative development options and densities; and
4. Facilitation of a community consultation program to obtain feedback on proposed infill opportunities.

This work was completed in 2005 and 2006, and established the policy foundations and parameters for the consideration and support of the identified infill opportunities. The preliminary foundations developed with the Task Force that guided the process are presented in Appendix “F”.

Through the work that was done it was determined that there was significant potential for the infill opportunities, however, that uptake could be limited due to a number of factors including required employee restrictions affecting market value. Despite this it was considered a worthwhile initiative to pursue further with preparation of OCP and zoning amendments.

Given uncertainty around servicing capacity considerations, and potential update, it was decided that it would be prudent to move forward with a pilot program for the Alpine South neighbourhood, where servicing capacity information was available. Engineering studies determined capacity to be available for an additional 118 bed units.

In February 2008, Council authorized staff to proceed with preparation of the OCP and zoning amendments for the Alpine South neighbourhood, which led to the adoption of the R11 (Residential Infill One) Zone and associated Alpine South Infill Housing development permit guidelines on May 17, 2011. As part of this process, as directed by Council, staff conducted a public open house with property owners from the neighbourhood to review the proposed regulatory changes. Invitations were delivered to all property owners in the neighbourhood, and 40 community members attended this

open house which was held in April 2008. In addition, there was an Infill Housing Communication Plan that was developed as directed by Council, as well as the statutory public hearing which was held for consideration of the bylaws

Through this on-going process there was a series of reports to Council, Task Force meetings, WHA meetings, and meetings and working sessions with community members and stakeholders. For reference, key staff reports to Council that summarize and provide additional details are as follows:

- March 3, 2003 Administrative Report to Council #03-26: Resident Housing Non-Cost Initiatives
- September 6, 2005 Information Report to Council #05-118: Update on Non-Cost Housing Initiatives
- February 18, 2008 Administrative Report to Council #08-17: Infill Housing OCP and Zoning Amendments
- April 6, 2010 Administrative Report to Council #10-008: Infill Housing Communication Plan

Since the RI1 zone was adopted in 2011, there has only been one development permit application submitted, and subsequently approved, that took advantage of the RI1 zone employee housing infill regulations. This development permit authorized a lot split with a minor variance to the rear building setback for one of the lots. This variance was approved by Council on July 19, 2011 under DP 1193 for the property located at 8117 Cedar Springs Road.

Current Proposal

On October 8, 2015, the owners of 8549 Drifter Way applied for a development permit under the DPA No. 31 DP guidelines and RI1 zone regulations to subdivide the subject property to create two lots meeting the minimum 400 square metre lot area and minimum 12 metre frontages of the RI1 zone for employee housing. However, as described above, the parent parcel, at 1,877 square metres in area, was too large to subdivide under the RI1 zone regulation 52 (11).

Subsequently, on December 23, 2015, the owners submitted a development variance permit application for a two lot subdivision that complies with all aspects of the RI1 zone regulations, except for the section 52 (10) requirement for lot frontage..

The proposed subdivision would create one employee restricted housing lot that is 695 square metres in size (Lot A) and one market lot that is 1,182 square metres in size (Lot B) as shown in Appendix B. The existing house, as shown in photographs attached as Appendix C, would be relocated to Lot A.

The proposed subdivision requires a frontage variance for each lot. The 14.16 m frontage on Lot A and the 15.23 m frontage on Lot B do not meet the parcel frontage requirement under the general provisions of the RI1 Zone. The RI1 Zone requires a parcel with a minimum parcel size of 695 square metres to have an 18 meter frontage. The requested variances are identified on the subdivision plan and are described in the following table:

Variance Request	Zoning and Parking Bylaw No. 303, 2015 Regulation				
1. Vary the frontages as follows: a) Vary the minimum parcel frontage for Lot A by 3.85 metres from 18 metres to 14.16 metres. b) Vary the minimum parcel frontage for Lot B by 2.77 metres from 18 metres to 15.23 metres.	Part 12 – Section 52 (10): Site Dimensions (RI1 Zone)				
	The minimum required parcel area, usable site area and frontage are as follows:				
	Type of dwelling	Gross Floor Area	Minimum parcel area	Minimum usable site area	Minimum frontage
	Detached or Duplex Dwelling	325 square metres or less	695 square metres	465 square metres	18 metres
	Detached or Duplex Dwelling	Greater than 325 square metres	928.6 square metres	575 square metres	24 metres

The table above summarizes the zoning regulations relative to the frontage variance request, and the minimum frontage requirement of 18 metres. For this frontage, the maximum gross floor area that may be developed for each of the lots would be restricted to 325 square metres, or 35 percent of total lot area, whichever is less. To build a larger dwelling than this requires a 24 metre minimum frontage and this is not being proposed. The subdivision plan shows a desired gross floor area of 206 square metres for the dwelling on Lot A and 325 square metres for the dwelling on Lot B. Based on the proposed parcel areas of 695 and 1,182 square metres, the maximum gross floor areas for the dwellings are 243 square metres and 325 square metres, for Lot A and B, respectively.

Landscape Plan

The proposed application includes a Landscape Plan with tree buffers and screening along the street frontage and between properties along the side yard property lines, as well as planting of Forest Restoration areas at the rear of the properties with significant sized trees. The Landscape Plan, shown in Appendix “D” consists of a mixture of new 1.8 metre conifers and 2.0 metre deciduous trees and retains some existing large trees. The plan includes 31 new conifers and 14 new deciduous trees plus additional trees to be planted in the Forest Restoration Areas based on a formula of 1 tree per 10 square metres or 1 tree per 3 metres spacing, as summarized in the table below. Although not applicable, for comparison, this formula meets the requirements specified by Council Policy G-8 for re-vegetation of tree preservation areas impacted by development.

Staff recommends that the proposed Landscape Plan be required as a condition of approval of the frontage variances, secured by the provision of a Letter of Credit, or other approved security in accordance with Council Policy G-9.

Location	Trees	Forest Restoration Areas
North side of Lot A	7 Conifers (new) 3 Deciduous (new) 3 mature trees (retain)	Replace and supplement existing trees with native conifers and deciduous trees 1.2 m in height and 1 tree per 10 m ² or 3m spacing.
Between Lots A and B	12 Conifers (new) 4 Deciduous (new) 2 mature trees (retain)	
Front of Lot B	2 Conifers (new) 2 mature trees (retain)	

Rear of Lot B		Replace and supplement existing trees with native conifers and deciduous trees 1.2 m in height and 1 tree per 10 m ² or 3m spacing.
South side of Lot B	10 conifers (new) 7 Deciduous (new) 1 mature tree (retain)	

WHISTLER 2020 ANALYSIS

The resort community's aspirations for resident employee housing are expressed in significant detail within Whistler 2020, under the priority of Enriching Community Life, and the descriptions of success for the Built Environment and Resident Housing Strategy. The application before Council furthers these goals and objectives, and addresses select descriptions of success as follows.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Continuous encroachment on nature is avoided.	Alpine Infill policy encourages sensitive infill in an existing neighbourhood.
Built Environment	Residents live, work and play in relatively compact, mixed-use neighbourhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.	The proposed application provides for resident housing in an existing neighbourhood without detracting from the character of the neighbourhood.
Resident Housing	Resident Housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models	Housing Agreement on Lot A will add this lot to the employee-restricted housing inventory.
Resident Housing	Housing is healthy and liveable, and housing design, construction and operations are evolving toward sustainable and efficient energy and materials management.	The original house relocated to a new foundation on Lot A for reuse will reduce amount of materials being sent to landfill.

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

OTHER POLICY CONSIDERATIONS

DVP Criteria

Staff have established criteria for consideration of development variance permits. The proposed lot frontage variances are considered to be consistent with these criteria as described in the table below.

Potential Positive Impacts	Comment
Complements a particular streetscape or neighbourhood.	The proposed subdivision creates two lots with the same orientation as existing lots on the street. At 14.5 metres and 15.23 meters in width, the lot frontages are actually greater than the 12 metre minimum frontages that would be permitted for infill if the parent parcel was of a smaller size.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	Reduced impacts with a shared driveway at the front of the lots.
Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops.	Proposed Landscape Plan will enhance a treed and natural vegetation screen with the neighbouring parcels and between the proposed lots.
Results in superior siting with respect to light access resulting in decreased energy requirements.	Not applicable.
Results in superior siting with respect to privacy.	The combination of the rise in grade at the front of the parcel, the proposed landscaping, and the 6 metres grade change in the rear of the property, contribute to privacy, as will the Landscape Plan
Enhances views from neighbouring buildings and sites.	Proposed tree planting plan will enhance the views from the neighbouring properties.

Potential Negative Impacts	Comments
Is inconsistent with neighbourhood character.	The two proposed lots are consistent with other existing R11 zone lots in the neighbourhood and the intent of the R11 zone regulations.
Increases the appearance of building bulk from the street or surrounding neighbourhood.	Proposed variances for lot frontages will not increase the appearance of houses from the street.
Requires extensive site preparation.	Not applicable.
Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, and views).	Not applicable
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	No increase in allowable gross floor area is being requested or can be constructed as part of this variance.
Requires a height variance to facilitate gross floor area exclusion.	Not applicable.
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations).	Not applicable. Servicing capacity is available for the additional lot.

Zoning and Parking Bylaw 303

The property is zoned R11 (Residential Infill One). The requested variances to “Zoning and Parking Bylaw 303, 2015” are described in the Discussion section of this report. The proposed subdivision complies with all other regulations of the Zoning Bylaw.

The two lot proposal with the reduction in the permitted site coverage per lot, the required side yard setbacks for each lot, and the proposed tree buffer planting plan, would break up more the massing of buildings than what could be developed on a single lot.

OCP Development Permit Guidelines

The property is located in the Alpine South Infill Housing Development Permit Area No. 31. The proposal is exempt from requiring the issuance of a Development Permit because the subdivision will not create a parcel smaller than 695 square metres nor is a duplex proposed.

However, the proposal satisfies the objectives of the DPA No. 31 guidelines as follows:

- The development permit guidelines allow front parcel line dimensions to be varied to permit subdivisions resulting in the creation of at least one employee-restrict parcel. Lot A will be subject to an employee restricted housing covenant.
- The development permit guidelines specify that adjacent buildings should use layout, orientation, window placement, vegetation and landscape screening to provide visual privacy between neighbouring properties and that surface parking areas, driveways and garages should be designed to minimize their visual impact on the streetscape. A shared driveway used by both lots and a landscape plan to reestablish an approximate forested setting is proposed.

Non-Cost Employee Housing Initiatives

The Discussion section of this report describes the policy foundations and extensive work to further Non-Cost Employee Housing Initiatives. The proposed application is an outcome of these initiatives, and is consistent with policies and regulations that were developed to encourage these initiatives.

Landscape Security

A Landscape Plan is proposed as shown on Appendix D. The applicant will be required to submit a cost estimate of the proposed landscape plan for RMOW approval and provide security equal to 135% of the approved cost estimates. This is recommended as a condition of development variance permit approval.

Legal Encumbrances

Lot A is proposed to be an employee restricted housing lot. The owner will be required to register a housing agreement on the title of Lot A restricting occupancy of any dwelling unit on the parcel to employees, restricting rental rates and restricting resale price appreciation.

BUDGET CONSIDERATIONS

There are no significant budget implications with this proposal. Development Variance Permit application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing DVP 1116 is posted on the property.

Notices were sent to surrounding property owners in February 2016. At the time of writing this report, 13 letters had been received from neighbours, 6 letters in support and 7 letters in opposition, all attached as Appendix E.

Some letters of opposition expressed concerns the proposal is out of character with the existing low density, large lot nature of the neighbourhood. The proposal complies with all provisions of the R11 Zone. The permitted density, setbacks, lot sizes and site coverage will not change as a result of this proposal.

A concern was expressed with the information sign installation. The information sign has been installed in compliance with the notification sign requirements in Land Use Procedures and Fees Bylaw 2019, 2012 which requires the sign to be visible from the street and installed on the private property.

A concern was expressed with respect to the impact on the bed unit inventory. The OCP applies 6 bed units to a detached dwelling and 0 to an auxiliary dwelling unit, so the bed unit inventory will increase by 6 after development. The Background section of this report identifies that there is servicing capacity for an additional 118 bed units in the Alpine area.

There were questions raised regarding other developments in the neighbourhood at 8243 Alpine Way and 8545/8549 Drifter Way. The subdivision of 8243 Alpine Way did not require the Approving Officer to consult with the neighbourhood as the proposal complied with all requirements to create two TB1 Zone parcels. The subdivision of 8545 Drifter Way with a lot line adjustment with 8549 Drifter Way did not require the Approving Officer to consult with the neighbourhood as the proposal complied with requirements of the R11 zone. Neither proposal required a development permit.

The letters of support take the position that the proposal will create additional affordable resident-restricted housing, the reuse of the existing building is consistent with sustainable building practices, the subdivision of a lot larger than 1390 square metres should be seen as consistent with intent of the R11 Zone to be a designated infill housing area, and the two lot configuration is consistent with the existing lots in the neighbourhood.

SUMMARY

Development Variance Permit DVP 1116 proposes to vary parcel frontage requirements in “Zoning and Parking Bylaw 303, 2015” for the R11 zone, for a subdivision of the property located at 8549 Drifter Way into two lots. The proposed subdivision would result in one employee restricted housing lot which is consistent with Council’s resolution to vary lot frontages for lots larger than 1,390 square metres when a new employee restricted housing lot is proposed; the Whistler 2020 and Official Community Plan policies for Resident Housing and infill development, and the Development Permit Area No. 31 DP guidelines.

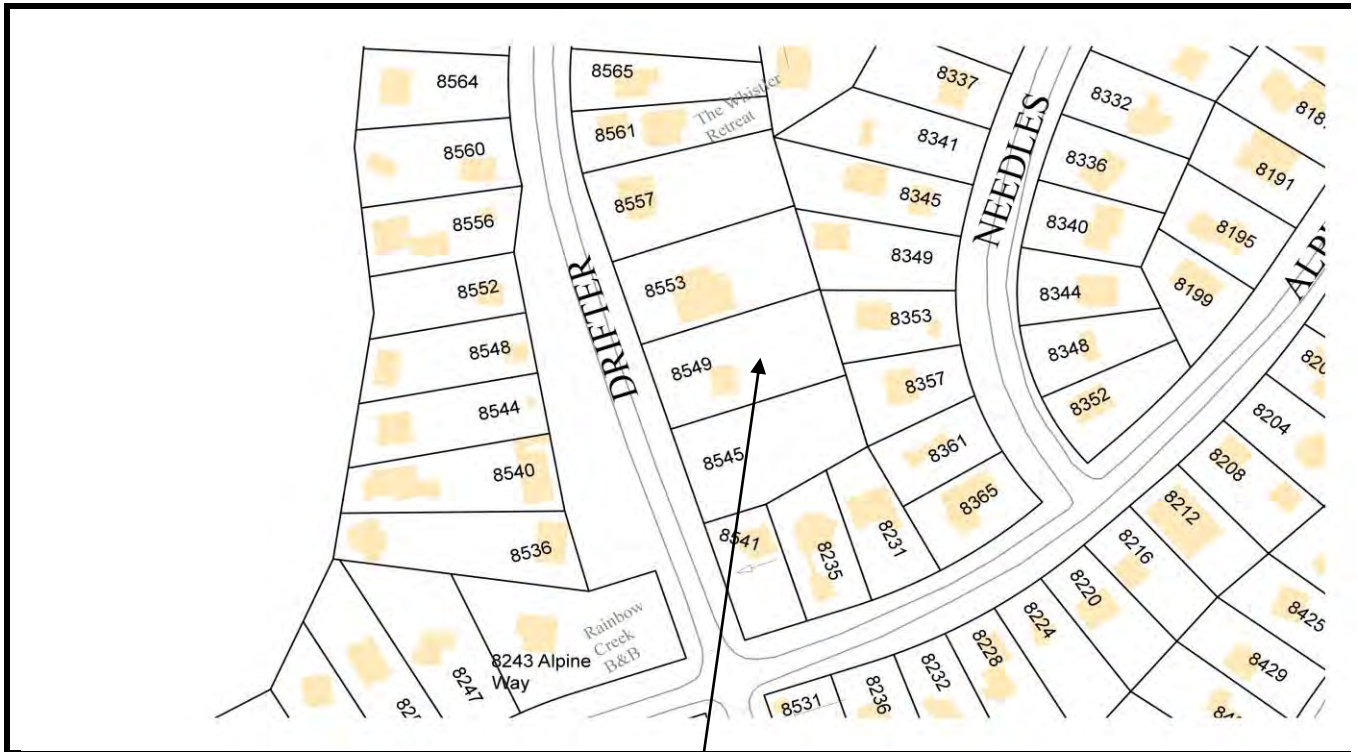
Respectfully submitted,

Robert Brennan, MCIP
Planner
for
Bob Andrea

ACTING GENERAL MANAGER OF RESORT EXPERIENCE

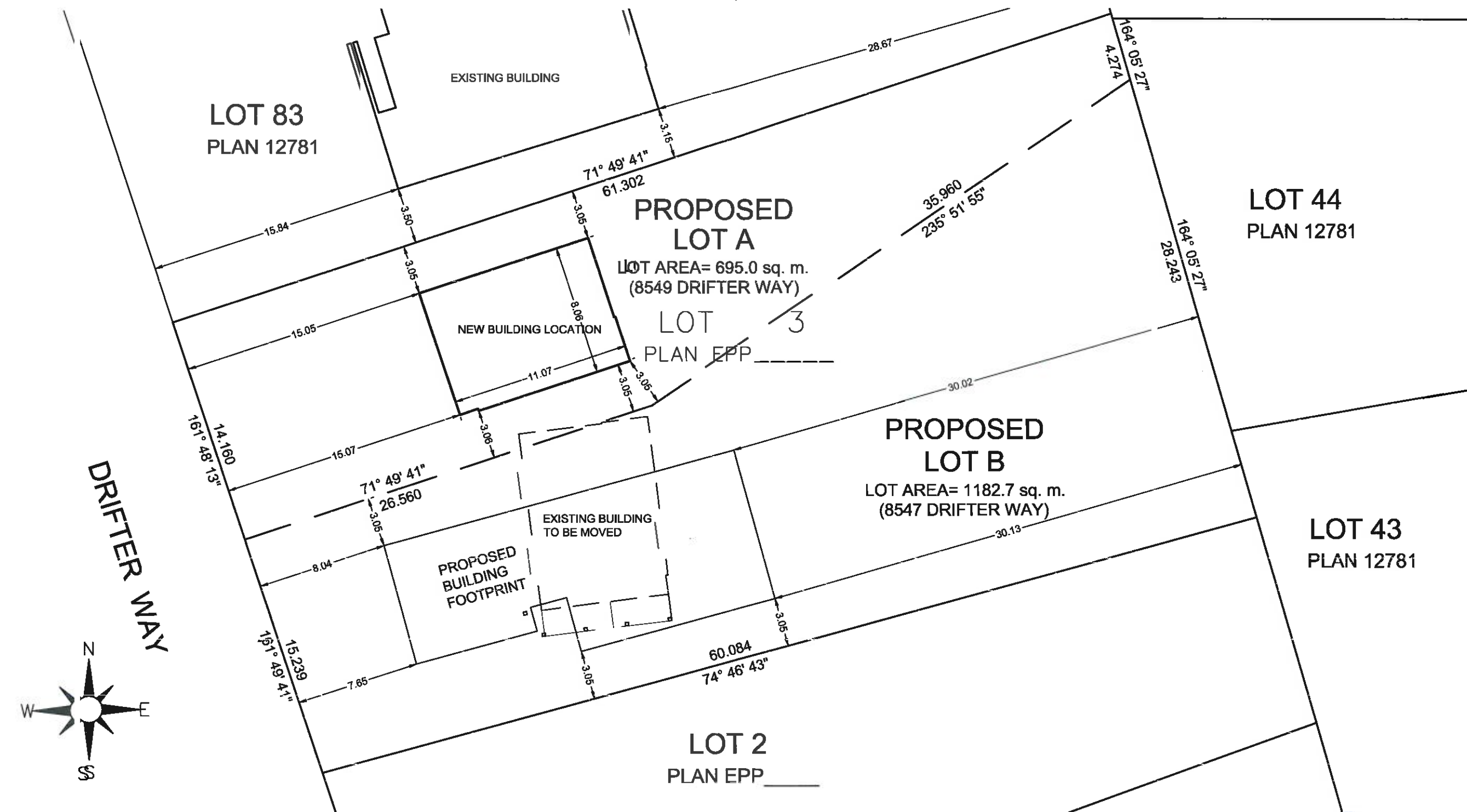
Mike Kirkegaard,
Director of Planning

Development Variance Permit Application No. 1116
8549 Drifter Way



SUBJECT LANDS

PLAN SHOWING PROPOSED SUBDIVISION OF LOT 3, DISTRICT LOT 7250, GP. 1, N.W.D., PLAN EPP _____



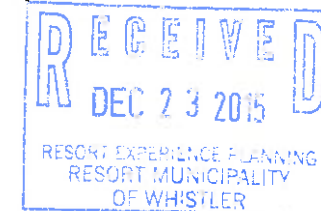
RESORT MUNICIPALITY OF WHISTLER

5 2.5 0 5 10

GRAPHIC SCALE METRES 1 : 250

All distances are in metres

	DESIRED FLOOR AREA	LOT AREA	USEABLE SITE AREA		FRONTAGE	SITE COVERAGE
			0-40%	> 40%		
LOT A	206m ²	695.0m ²	482.4m ²	211.6m ²	14.16m	30%
LOT B	325m ²	1182.7m ²	755.9m ²	426.8m ²	15.239m	27%



DOUG BUSH SURVEY SERVICES Ltd.
Douglas J. Bush, ASCT, RSIS
Applied Science Technologist (Geomatics)
Unit 18, 1370 Alpha Lake Road, Whistler, B.C. VON 1B1
Phone 932-3314 / Fax: 932-3039
E-mail: dougb@dbss.ca / http://dbss.ca

REVISION:

Notes:

- DIMENSIONS ARE DERIVED FROM L.T.O. RECORDS
- BEARINGS ARE DERIVED FROM GPS SURVEY
- ALL DIMENSIONS ARE PRELIMINARY

Client:

MARK FORSTER

Project:

8549 DRIFTER WAY

Date:
December 16,
2015

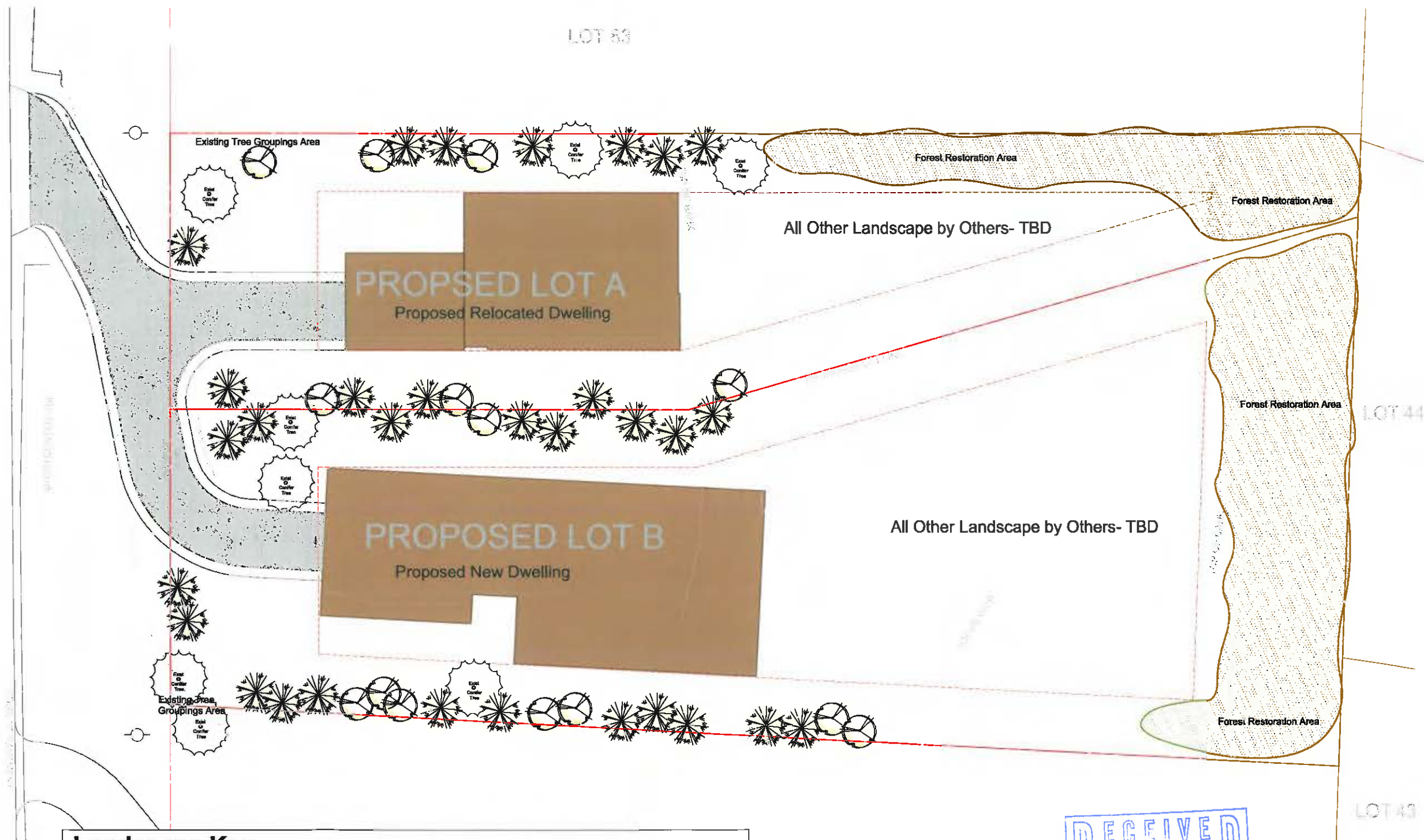
Files:
15179.CRD

SCALE: 1:250

JOB NO.: J15234

DWG.: 15216B REV 1

SHEET:
#



Landscape Key



Existing Large Tree to Remain (per survey)

Proposed Native Conifer Tree- 1.8m ht
(Western Hemlock, Western Red Cedar and Douglas Fir)

Proposed Deciduous Tree- 5" Cal, (2.0m+ ht)
(River Birch, Red Maple)

Existing grouping of unsurveyed trees
- to remain
- supplement existing plantings as needed.



Forest Restoration Area
- To replace and supplement existing property line buffer
- Native conifers and deciduous trees
- 1.2m height (#2 Pot Size)
- 1 tree per 10m2 (or 3m spacing)

Notes: 1. Plant material, installation and maintenance to conform to the current edition of the BCSLA/BCLNA Landscape Standards.
2. Plants in the plant list are specified according to the Canadian Nursery Trades Association Canadian Standards for nursery stock and BCLNA Standards for container grown plants.
3. This plan is for tree buffer retention, planting and restoration only. All other landscape by others.



**CROSLAND DOAK
DESIGN**
Landscape
Architecture +
Building Design



3121 Alta Vista Road
Whistler, BC V8N 1B3
604.968-8309
info@CroslandDoakDesign.com
CroslandDoakDesign.com

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2018.01.14	Client Review
Date	Issued For

For:
Michelle & Fox Forester

client

Forester Subdivision
8549 Drifter Way
Whistler, BC

project title

**Conceptual
Landscape Tree**

Buffer Plan

drawing title

scale: 1:100

project no. 1512

LT-1
drawing no.



Proposed North Elevation – Existing House – 8549 Drifter Way



Proposed South Elevation – Existing House -8549 Drifter Way



Proposed East Elevation – Existing House – 8549 Drifter Way



Proposed West Elevation – Existing House – 8549 Drifter Way

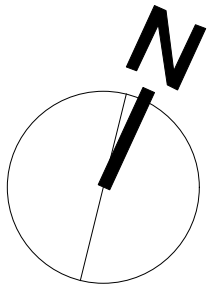
APPENDIX D



Landscape Key

- Existing Large Tree to Remain (per survey)
- Proposed Native Conifer Tree- 1.8m ht (Western Hemlock, Western Red Cedar and Douglas Fir)
- Proposed Deciduous Tree- 5" Cal, (2.0m+ ht) (River Birch, Red Maple)
- Existing grouping of unsurveyed trees
 - to remain
 - supplement existing plantings as needed.
- Forest Restoration Area
 - To replace and supplement existing property line buffer
 - Native confers and deciduous trees
 - 1.2m height (#2 Pot Size)
 - 1 tree per 10m2 (or 3m spacing)

Notes: 1. Plant material, installation and maintenance to conform to the current edition of the BCSLA/BCLNA Landscape Standards.
2. Plants in the plant list are specified according to the Canadian Nursery Trades Association Canadian Standards for nursery stock and BCLNA Standards for container grown plants.
3. This plan is for tree buffer retention, planting and restoration only. All other landscape by others.



CROSLAND DOAK DESIGN
Landscape Architecture + Building Design



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2016.01.06	Client Review
Date	Issued For

For:
Michelle & Foz Forester

client
Forester Subdivision
8549 Drifter Way
Whistler , BC

project title
Conceptual Landscape Tree Buffer Plan

scale: 1:100

project no. 1512

LT-1
drawing no.

Landscape Tree Buffer Plan

Robert Brennan

From: Planning
Sent: Tuesday, March 08, 2016 9:46 AM
To: Robert Brennan
Cc: Karen Olineck
Subject: FW: DVP1116



From: Roy Atkins [mailto:RAtkins@Whistlerblackcomb.com]
Sent: Monday, March 07, 2016 7:13 PM
To: Planning
Cc: Mark (Foz) Forster
Subject: DVP1116

Mr Robert Brennan,

Dear Sir,

I am writing to show my support to Mark and Michelle Foster in their application to develop a property at 8549 Drifter Way, Alpine Meadows.

I have owned a house on Cedar Springs Rd in Alpine for 24 years and directly across the road from us, Dary and Cathy Hemmons divided their property and sold the small house as "Employee Restricted Housing" Their journey to get the correct approvals took quite a long time, as I believe they were the first family in Alpine to apply for infill housing. However once all the planning processes were sorted out, they finally were able to move the small cabin to the side of the lot and build a home, on the other lot.

This is a fabulous way to use a large lot, there is plenty of room for both family's and it is way better than building a "monster home" and filling the entire lot with a giant empty house, as has been done in so many areas of Whistler.

Re-using the small cabin and putting it into the housing market makes lots of sense, it will keep much needed employees living in the valley and frees up the rest of the property for another home.

I completely support the application for infill housing and hope it continues throughout the valley.

Yours Sincerely,

Roy Atkins
8118 Cedar Springs Rd.
Alpine Meadows
Whistler
Cell # 604 905-8163

8549 Drifter Way Minor Variance Application

We all agree the practice of teardowns being crushed and taken to the landfill is unacceptable. Repositioning the existing building to the established neighbours' property line and planting a few trees, in the name of employee housing, makes the crushing option look pretty good. Reducing long accepted frontage standards by 6 ½ meters is an unreasonable request. The intent of the infill zoning was to allow homes on oversized lots where the additional house could fit in without disturbing the neighbours or neighbourhood. While 8549 Drifter Way is a large lot, it only has a frontage of 29.39 m. Almost 20% less than the 36m. required for subdivision into 2 lots. A variance of almost 20% is not a MINOR variance!

With a shared driveway, it will be difficult for this proposal to achieve the required minimum 6 parking spaces without completely paving the area in front of the houses.

Restricting speaking opportunities to the planning department representative, the same department instructed by council to "search Alpine Meadows south for infill possibilities" is not constructive. 8549, 8545, 8242 --- three subdivides within 75 meters of one another, is excessive at best.

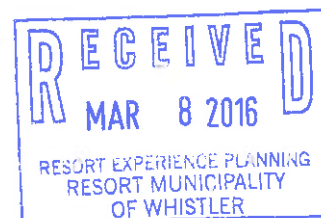
The recent doctoring of 8549's sideline in order to ensure the subdivision of adjacent 8525, must be included in the conversation.

8549 could accommodate one of the big houses (>325 sq. m) , provide rental space, less invasive parking and a reduced impact on neighbours and neighbourhood.

June & Al Frumento

8548 Drifter Way

J. Frumento
Al Frumento
6/3/16



March 6, 2016

Mr. Robert Brennan
RMOW Planning Department
RE: DVP application 1116



Dear Robert,

I write to you to show our support for Resort Municipality of Whistler (RMOW) Development Variance Permit (DVP) 1116 application at 8549 Drifter Way.

We have been full time residents in Whistler since 1996 and have known the proponents for many years.

I have also been extensively involved in resort and tourism development for over 20 years working in a senior executive and strategic role for Intrawest in Whistler and many other resort communities across North America. Creating resident housing in resort communities is a universal challenge and many resort policies and strategies have been created and implemented with various degrees of success. A couple of key observations come to mind that I have noted over the years:

1. The most successful models are those where resident housing and market housing are closely integrated within the same community area and even subdivision. When this occurs, a level of human vitality and vibrancy are able to be maintained helping to counter the negative effects of rising market forces that tend to push out those residents who actively participate in the resort and "hollow out" those areas that contain market housing only. This effect has placed many resorts in North America in a decaying community downward slide.
2. Many times effective wins in affordable and resident housing come through small scale planning and building initiatives that incent in fill activity to revitalize areas in the community.
3. Maintaining the ability to house long term residents and families in a community is always a net positive.

With DP1116 I understand that we have the following situation:

- Zoning is currently Residential Infill One (RI1) that permits the

proposed subdivision into two smaller lots.

- The parcel has more than sufficient area to create two smaller lots.
- The existing structure would be moved to one of the smaller lots to create a WHA restricted housing unit.
- Two modest homes would be built rather than one larger market home.
- Only a technicality in the zoning language requires a development permit process and therefore, allows for public comment.

Given the above, there seems to be little reason for this application not to proceed forward. This is an easy and effective way for the RMOW to maintain sustainable community goals and continue to create an ongoing, integrated and diverse supply of resident housing.

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'David Greenfield', written over a circular stamp or seal.

David Greenfield
1596 Khyber Lane

RMOW Planning Dept.
Re: Development Variance Permit Application No. 1116



Dear Robert,

It has come to our attention that an application has been made to subdivide Lot 84, District Lot 7250 Plan 12781, in order to create one WHA Restricted lot and one market residential lot. In order to do this, not one but two variances are required for a reduction in the required frontages. As the owners and full-time occupants of the adjacent property at 8553 Drifter Way, we are opposed to the application for the following reasons;

- 1) the variances applied for are both exceptionally large and out of proportion, with a total variance requested on one lot of 6.67m or 21.88ft. We speculate that this exceptional scenario has probably never before been permitted to occur or even thought remotely possible. The fact is, that just once since the R11 zoning has been in place has an "infill" lot been created successfully. This may indicate that while the concept of "infill" housing is an accepted philosophy, when you consider the original lot layouts in the zone, their shapes and sizes, topography and access, the reality is that creating "infill" housing is actually quite hard to achieve.
- 2) what is also rather troublesome is that the Variance application is in part, a result of the same applicants having already obtained an extra 1.5m of frontage from the parcel in order to complete a legal sub-division to the south at 8545 Drifter Way, which would not normally have been possible had the property owner (at 8549 Drifter) not been a friend/business partner. The net result leaves the parcel (8549 Drifter) 1.5m less in required frontage and in no way able to conform to the minimum frontage requirements for either the WHA lot or the market lot.
- 3) of great concern to us is being surrounded by "density due to variance". The neighbouring property at the rear of ours (East) at 8349 Needles Drive was given a substantial variance some years ago to rebuild the main single family structure a mere 2.5m (rather than the required 6m) from the rear property line (well outside the legal building envelope).
- 4) the process that was required to create the R11 zoning took years to complete and involved hundreds of hours spent by RMOW staff in various departments to develop the guidelines and requirements needed to provide the structure of the zoning bylaw. So, we ask, what was the point of all that effort and municipal resources being spent only to have owners/developers coming forth and requesting drastic fundamental changes (in the form of variances) to the zoning. If council offers that degree of leniency, allowing for the rules to be bent and without adhering to stricter guidelines, then going forward, it will need to be prepared for any number of outrageous requests - variances, parcel sub-divisions, attempted infill projects, etc.
- 5) another primary concern is affordability for a WHA property. The land in question is valuable, disproportionately high compared to that of the building that is proposed to be moved. In order for the applicants to provide site preparation which will no doubt require blasting for driveway access, a new foundation, new services, lifting and re-positioning, final grading/parking and establishing if the structure can even meet building codes, one must question how the resulting product will be affordable. The applicants have stated they will immediately sell the property but would a purchaser (qualified by WHA) be interested or could afford a 40+ yr. old house at a premium price? Could an investor afford to use the house as a rental/income property at the per sq. ft. restricted rental rates? Probably not!

✓

6) concern over blasting. The only access to the existing property is a driveway running the entire width of the property to climb the grade and the existing parking extends over the property line onto 8545 Drifter Way. The proposed driveway to access the WHA lot will need to be cut into the 15 ft. high bank of solid rock. RMOW engineering dept. has determined (based on topographical survey elevations) that driveway/parking can be achieved BUT there is only one way through solid rock and that is to blast. Blasting may also be required for access to the second (market) proposed lot. We are very concerned about possible damage to our building foundation due to the proximity of this unavoidable blasting project not to mention the disturbance to entire neighbourhood.

7) concern over a fire hazard. The structure proposed to be moved is completely enveloped (roof, exterior walls, decks) with aging cedar cladding and cedar shake roofing material. The composition of this exterior is an obvious fire hazard to itself, adjacent structures and the general highly forested area of Alpine Meadows. Also, re-positioning the existing structure by turning it 90 degrees results in the back becoming the side and there is a restriction on the amount of glass permitted on sides due to fire spreading to adjacent structures.

We would like it to be known that we are not opposed to the concept of employee housing, in fact, as developers we have created a total of 7 residential suites over the last 25 yrs. which as far as we know are providing employees with rental accommodation to this day. We are skeptical that the applicants have any real concern with providing employees with affordable housing. It would seem that their only interest is to use the infill concept as an excuse to create a market lot (in addition to the WHA lot) at no net cost where the creation of such a lot would otherwise not be possible.

We have determined (due to popular consensus by many concerned citizens) and feel strongly that once the developers/business partners have completed the intended projects (possibly 4 large structures) the resulting density would cause the character and appearance of the neighbourhood to be drastically changed forever.

We must urge the RMOW Planning Dept. to carefully consider the aforementioned concerns and their validity. We do not disagree with the concept of WHA restricted housing, but infill housing is much trickier and while it may work in some circumstances, we feel strongly that this is not one of them.

Brian and Ronna Hurd

Robert Brennan

From: Planning
Sent: Thursday, March 03, 2016 4:18 PM
To: Robert Brennan
Cc: Karen Olineck
Subject: FW: Re-Development Variance Permit application No. DVP 1116 - 8549 Drifter way

5

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

From: Georges Payrastre [mailto:g.payrastre@shaw.ca]
Sent: Thursday, March 03, 2016 1:42 PM
To: Planning
Cc: *****GEORGES PAYRASTRE
Subject: Re-Development Variance Permit application No. DVP 1116 - 8549 Drifter way

To: Mr. Robert Brennan, planning department, Municipality of Whistler

Dear Mr Robert Brennan

Sorry for this late answer to your letter re-Development Variance Permit application No. DVP 1116 - 8549 Drifter way. We were out of town and didn't get it until a few days ago.

After studying the application, we disagree with this proposal to change the zoning and to increase density. We don't feel that Alpine Meadows is the appropriate place for this sort of proposal as I believe it is important to keep the character of this neighbourhood as family and community-oriented as much as possible. Furthermore, although we appreciate the current need for more housing in Whistler, we are really concerned about potential nuisance that this project might bring to the neighbourhood such as noise.

In conclusion, we are opposed to the current proposal as described in the Development Variance Permit application No. DVP 1116 - 8549 Drifter way.

Best regards.

Georges Payrastre
Claudine Viallon
Owners
8544 Drifter Way
Whistler, BC

✓

Robert Brennan

From: Robert Brennan
Sent: Monday, February 29, 2016 8:30 AM
To: Karen Olineck
Subject: FW: Development Permit DVP 1116 8549 Drifter Way

①

Please insert in binder.

Robert Brennan, MCIP
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8159

From: Clare Friesen [mailto:CFriesen@Whistlerblackcomb.com]
Sent: Friday, February 26, 2016 8:54 AM
To: Robert Brennan; Planning
Subject: Development Permit DVP 1116 8549 Drifter Way

I am writing in regards to the proposed development that looks over Needles Drive. It does not fit in with the neighbourhood, which has always consisted of larger lots. Having four houses with four suites for a total of eight units is not our Alpine Meadows. As there are many similar sized lots on the Drifter ridge, this would set a bad precedent for our neighbourhood, as it is not within the zoning criteria. I have lived here for over 20 years, and find it hard to fathom such a major change in density and bed units.

Please do not allow this increased density and subdivision to go ahead.

Sincerely,

Clare Friesen
8365 Needles Drive
Whistler, BC
V0N1B8

✓

Robert Brennan

From: Jamie Clarke <jclarke@whistlerblackcomb.com>
Sent: Saturday, February 27, 2016 1:07 PM
To: Planning
Cc: Mark (Foz) Forster
Subject: DVP116

(1)

Attn: Robert Brennan

I am wiring to express support of the proposed subdivision at 8549 Drifter Way. Relocating the existing structure for use as employee housing is an intelligent and responsible plan, saving materials from ending up in the landfill and opening up more affordable housing. I feel the frontage reduction is minimal and should be allowed. The impact to the direct neighbours from two, smaller houses, is less than one very large house on an undivided lot.

Jamie Clarke
8604 Fissile Lane
Whistler, BC

604 966 8234

2

Friday, February 26, 2016

Attn: Robert Brennan

My name is David Bisset. My wife Jennifer and I live at 8598 Drifter Place in Alpine. I am writing this letter of support for our friends, the Forsters who currently have application DVP1116 under review with the RMOW. I have reviewed their plans and physically walked the building site and believe the variance they are requesting would not negatively affect our community or the adjacent neighbors in any significant way.

I think it is vital that we assist young families making their homes in Whistler with affordable housing options whenever possible.

Thanks and Best Regards

A handwritten signature in black ink, appearing to read 'David Bisset', with a long horizontal flourish extending to the right.

David Bisset

541-490-4937

3

February 26th, 2016

Attn: Mr Robert Brennan
RMOW Planning Department
RE: DVP application 1116

Dear Robert,

We write to you to show our enthusiastic support for Resort Municipality of Whistler (RMOW) Development Variance Permit (DVP) 1116 application at 8549 Drifter Way.

We are the owners of 8545 Drifter Way directly beside the subject property to the South.

The first reason we are in favour of this application is that it provides more affordable resident housing. When the zoning for our neighbourhood was changed from Residential One (RS1) to Residential Infill One (RI1) nearly 10 years ago, the RMOW council of the day had the foresight to see a time, like we are in today, when we would need more homes/properties for the people that serve our resort so successfully. Without continuing to provide affordable properties for our people to grow roots we will continue to see them leave the resort. If we want to keep the best people in Whistler, we need to continue to provide a broad spectrum of affordable housing and opportunity for those that need it. It is my understanding that the Forster's will be building a home with a secondary suite in order to provide more needed housing. We believe that you will see more and more of these applications come

through as the market between WHA properties and unrestricted properties in Whistler continues to widen.

The second reason for our support surrounds the requirement for the DVP altogether. The R11 zoning in the neighbourhood encourages in-fill housing on properties from 1100-1390m. 8549 Drifter is 1877m.

We understand the need for a minimum parcel size but there has not been one good argument from anyone that we've spoken to ANYWHERE, including members of the RMOW planning department, for a property to be excluded from in-fill potential for being too large. We believe that this is an oversight/error when the R11 zoning was drafted and it should be fixed/changed to avoid more wasted time and resources from any further applications of this nature. The plan as presented shows that the parcel in question, easily accommodates being split into two smaller lots all the while maintaining the look and feel of the nature of our neighbourhood.

The third reason for our support has to do with sustainable building practices. The current proposal would see the existing cabin moved to a newly created WHA lot where it will be updated and eventually sold to a local family. This saves the cabin and its materials from going into the landfill which goes along with the Whistler 2020 philosophy. By reusing and recycling this cabin we would allow further growth in the area with little impact on the environment and staying within our current development footprint.


Finally, we support this application because we would much rather see two modest homes be part of this neighbourhood rather than a very large one that would be allowed under the current zoning and conditions on the lot. The current size and site conditions of 8549

Drifter Way would allow for a 5000 square foot dwelling not including any "basement" space - which could be up to 125% of the floor directly above. This could mean a home of much greater proportions which would not be in keeping with the overall look and feel of our neighbourhood.

In conclusion, we strongly support this proposal as it assists with the current housing crisis and will create affordable housing for more great Whistler people. It also does so with sustainable building practices while maintaining the look and feel of the neighbourhood and not increasing our overall development footprint.

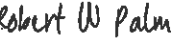
As councillors and planners in Whistler today, you have an opportunity to allow one VERY deserving family to provide more housing for another deserving Whistler family. This is a true example of what makes Whistler so great - people helping others! It's what makes us proud to call Whistler - Home!

Sincerely yours,

DocuSigned by:

4738A9DEB2B54EB...

Tina Palm

8545 Drifter Way

DocuSigned by:

1022325E1709455...

Rob Palm

8545 Drifter Way

Robert Brennan

To: Karen Olineck
Subject: FW: Development Permit DVP 1116 8549 Drifter Way

2

Please insert in binder. Thanks.

Robert Brennan, MCIP
RESORT MUNICIPALITY OF WHISTLER
TEL: 604-935-8159

From: Suzanne Thomas [mailto:suzannethomas2010@gmail.com]
Sent: Thursday, February 25, 2016 9:22 PM
To: Robert Brennan; Planning
Subject: Development Permit DVP 1116 8549 Drifter Way

I am writing in regards to the proposed development in my backyard. It does not fit in with the neighbourhood, which has always consisted of larger lots. Having four houses with four suites for a total of eight units is not our Alpine Meadows. As there are many similar sized lots on the Drifter ridge, this would set a bad precedent for our neighbourhood, as it is not within the zoning criteria. I have lived here for over 20 years, and find it hard to fathom such a major change in density and bed units.

Please do not allow this increased density and subdivision to go ahead.

Sincerely,

Suzanne Thomas
8353 Needles Drive
Whistler BC, V0N 1B8

✓

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler BC V0N1B4

February 25 2016

4

Attention Robert Brennan

Re DVP 1116 8549 Drifter Way

I am writing in reference to the Infill Housing and Subdivision application at 8549 Drifter Way, which is in our back yard.

This is the second attempt of the subdivision of this lot. The first application was in process to be approved as without neighbourhood input "It was a minor variance". My objection to DVP 1478 resulted in this process, whereby some input is allowed. I do not believe this is a proper process either.

Before the "Residential Infill Bylaw 1914" was passed by council in January of 2011, I had a look at the bylaw to see how it would affect our property. I noted that the exception for infill housing only applied to lots between 1100 and 1390 square metres. As the lots adjacent to ours are larger or smaller than that, we were of the impression that the bylaw would not apply to properties that surround us, so we did not comment on the Bylaw at the time.

It is my understanding that RMOW bylaws were drafted by professionals including legal counsel. By mentioning properties between 1100 and 1390 square metres the bylaw purposely excludes the large lots on Drifter Way. As there are many of them, one would assume the intent of the bylaw was to allow infill houses on smaller properties that had frontage on more than one side of the property, therefore reducing over development and protecting the bed cap.

As the subject lot is much bigger than 1390 Sq metres, I do not believe the variance requested is adequate. The notice we received does not ask for a variance in the parcel size to meet the requirement as stated in the zoning bylaws. The proponents need to have the property or subdivision rezoned if they wish to make such a major change to the neighborhood. This would allow all residents of Whistler to comment on something that will redefine the nature of Alpine Meadows. Such a major change should not be slipped through the back door of a variance application.

The neighbouring property at 8545 Drifter Way was also subdivided without community input. The lot did not have the necessary frontage to qualify for subdivision, so they worked with the neighbouring property at 8549 Drifter Way (this subject property) to move their property line. The planning for these two properties which is proposed to become four properties was done by the same drawing submitted to the RMOW by the proponent, Michelle Forester and drafted by Creus Engineering. It was almost approved administratively as a "minor variance".

Currently there is one residence on 8545 Drifter Way. The proposed plans show Four houses with Four suites for a total of 8 dwelling units, 7 more than current, this is a major change to the neighbourhood, and not what I envisioned Alpine Meadows to be when I moved here 25 years ago. I purposely choose an area with big lot sizes. Our neighbours are all long term residents and would prefer to see the character, density, and bed unit count of our neighborhood retained.

I have also filed an objection that the signage requirements for this project have not met even the basic requirements. I am unsure why the proponents are hiding signs in the trees, or why the planning department accepts this lack of transparency.

In Summary

- I am not in favour of DVP 1116.
- The lot does not meet the square footage requirement for infill housing bylaw 1914.
- Bed Units have not been allocated for this proposal, via the Official Community Plan.
- The same proponent is trying to merge two existing lots that are otherwise not sub-dividable, and build eight residences where there is currently only one.

I trust council will not approve a rezoning application disguised as a variance application.

Respectfully Submitted,

Jim Watts
8353 Needles Drive,
Whistler BC V0N 1B9

Enc:



Jim Watts
8353 Needles Drive
Whistler BC V0N 1B8

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler BC V0N1B4

November 5, 2015

Attention Robert Brennen; Planner Re: Development Permit Application 1478

Thank you for meeting with me today to discuss the above noted application. I enquired as to the timeline for the public consultation of the proposed Development Permit and was surprised to learn that it was not required.

Many of the neighbours are unaware of the Development Permit as the sign is not in a conspicuous location per the guidelines. It is hidden by vegetation and very hard to see from the road as it is up an embankment in the driveway. I think the clock should be reset on this application process until municipal sign placement requirements are met. The sign has no mention of details including floor areas and building heights or number of dwelling units.

Before the "Residential Infill Bylaw 1914" was passed by council in January of 2011, I had a look at the bylaw to see how it would affect our property. I noted that the exception for infill housing only applied to lots between 1100 and 1390 square metres. As the lots adjacent to ours are larger or smaller than that, we were of the impression that the bylaw would not apply to properties that surround us, so we did not comment on the Bylaw at the time.

It is my understanding that RMOW bylaws were drafted by professionals including legal counsel. By mentioning properties between 1100 and 1390 square metres the bylaw purposely excludes the large lots on Drifter Way. As there are many of them, one would assume the spirit of the bylaw was to allow infill houses on smaller properties that had frontage on more than one side of the property, therefore reducing over development and protecting the bed cap.

As the subject property in Development Permit 1478 is over 1800 square meters in size, should this be a rezoning application rather than a Development Permit to keep within the spirit of the existing bylaw?

If this application is to proceed, without rezoning, I would like to ensure a proper variance application is executed, including notification to neighbours, a formal opportunity for stakeholder submissions and council approval as outlined by the Development Variance Permit Evaluation Criteria.

This would meet the spirit of the variance and rezoning programs where neighbours are allowed to have input into developments that affect them in a transparent manner.

Sincerely,

Jim Watts

Excerpt from RI1 (RESIDENTIAL INFILL ONE) ZONE (Bylaw No. 1914)

49.4.2

Despite s. 11.49.4.1, a parcel with an area of between 1100 and 1390 square metres may be subdivided to create two parcels each of which must have an area of 400 square metres or more, a usable site area of 325 square metres or more, and a frontage of 12 metres or more, if at least one of the parcels is subject to a housing agreement restricting occupancy of any dwelling unit on the parcel to employees, restricting rental rates and restricting resale price appreciation of the dwelling unit.



THE RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, BC Canada V8E 1G4
www.whistler.ca

Tel. 604 932 5535
Toll Free 1 866 932 5535
Fax 604 935 8106

INFORMATION SIGN REQUIREMENTS

Applications are subject to the Resort Municipality of Whistler Land Use Procedures and Fees Bylaw No. 2019, 2012 Information sign requirements.

1. An information sign is required to be posted for all rezoning, development permit and development variance permit applications.
2. The applicant must prepare and post an information sign on the land that is the subject of the application within 7 days of making the application and notify the municipal planner that the sign has been posted via an email containing a photo of the installed sign.
3. The information sign must conform generally to the specifications on page 2 of this handout and must state:
 - a. The type of application and application number
 - b. The applicant's name
 - c. The legal description and civic address of the affected property
 - d. A brief description of the proposal including all proposed uses, floor areas and building heights in metric units, and number of dwelling units
 - e. The text indicating the phone number of the Resort Municipality contact department for more details
4. Notification signs must be placed in a conspicuous location, be clearly legible from adjoining streets, and not be obstructed by vegetation or structures on the land.
5. The applicant must keep the notification sign posted and in good repair until the application has been approved or refused by the Council or its delegate.
6. A notification sign is not required if the General Manager of Resort Experience determines that the development that is the subject of the application is so minor as to have minimal impact on adjoining lands.
7. Failure to comply with these requirements will delay the processing of the application.

✓

ATTENTION OF
MR BRENNAN.

8628 FOREST RIDGE DR
VON 1B8.

24/03/16.

(4)



Dear Sir

We are writing a letter of support for the DVP 1116 Application at 8549 Drifter Way. We have just purchased the lot of land 8543 Drifter Way.

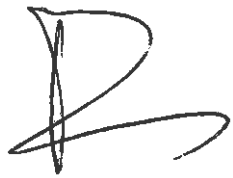
We believe that what they are trying to achieve will be beneficial to the local community, as we have had first hand experience of Whistler shortage of housing especially affordable housing. It took us a long time to find somewhere to rent and we paid alot more than we had budgeted for.

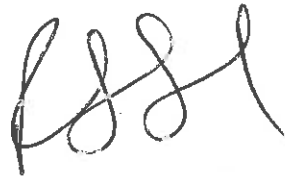
The idea of creating infill housing in Alpine Meadow in our view is a good one, as some existing lots are very large and can accommodate extra housing without the area becoming over cluttered. We feel that the reduction in the frontage width for each lot, will have no impact on the surrounding areas.

The idea of using the existing cabin for WHA
is a good one as it will have not less environmental
impact.

Yours Sincerely

Leibekah Jones + Paul Murphree





To

Mr. Robert Brennan

Planning department of Whistler Municipality *in regards to:*
VARIANCE PERMIT APPLICATION No - 1116 8549 Drifter Way

We have lived on our property 8349 needles drive, full time residents for 28 years. In that time there has been 2 heavily wooded lots behind us. This property under question was purchased by the current owner perhaps 2-3 years ago and promptly put it back on the market, he never lived there. He then, last year clear cut the lot, not leaving a single tree standing and left it a mess. He is now brewing up some scheme with his friend so they can get into a market value lot for a deep discount. There seems to be no concern for the current people who live surrounding this property, many of who have been long time residents. So going from 2 lots to all of a sudden 4 lots behind us is unacceptable, we did not move into Alpine Meadows so we could live in a high density neighbourhood. We could have cashed out any time and bought into one of the high density neighbourhoods and put money in our bank, this is not what we want.

We question how a market lot in Alpine, which will house one family can be even considered affordable housing, WHA lots do not belong in established neighbourhoods where the current market value is well above \$900,000 for a lot with an old home on it. WHA should be housing more than one family per lot. We are still unclear how the lot south to this property is all of a sudden 2 lots as well, by the moving of a property line and why there was not a notice of this action.

We are strongly opposed to this proposal. Setting a precedent for this action set forward in motion the sub diving of more lots in Alpine and turning it into a high density neighbourhood. There is already one lot across the road from these properties that has been subdivided and at least 3 properties in the same block that have put on additional homes on their properties. As far as we are concerned this a money grab with no concern for the current residents of Alpine or for the current character of Alpine Meadows.

February 22/2016

Dave and Karen Kay

604-932-3262

8349 Needles drive, Whistler BC V0N 1B8



Kg *Feb 22/2016*
Dave Kay

APPENDIX “F”

Resident ‘Infill’ Housing Policy Foundations

Excerpt from Information Report to Council, #05-118, Update on Non-Cost Housing Initiatives (2005)

Preliminary Policy Foundations

A number of policy foundations were generated in order to clarify areas of agreement and to move forward with formal policy for resident infill housing. These preliminary policy foundations were considered, refined and supported by the Task Force, as follows:

1. *Whistler 2020* supports resident housing infill within and adjacent to established residential neighbourhoods.
2. Non-cost resident housing infill initiative involves a significant community planning process.
3. Infill delivers new resident housing units and contributes to diversity of housing types, prices & restrictions.
4. Infill secures resident housing at no-cost* to the community (e.g. without requiring capital funds for housing).
5. Infill housing must be attractive to applicants and provide adequate incentive in order for there to be uptake.
6. Infill is recognized as a unique and different resident housing opportunity than typical resident housing developments:
 - Typical resident housing developments are often larger scale, multi-unit projects involving consolidated parcels, sophisticated developers and a mix of market and resident restricted units
 - Infill involves individual property owners and their unique circumstances; small scale, site specific, individual owner economics and interests
 - Contributes to mix and diversity of resident housing types for both short-term and long-term employees within existing neighbourhoods
 - Preserves resident housing base in existing subdivisions
 - Provides desirable SF and Duplex resident housing in lower-density established neighbourhoods to meet demonstrated community need
 - Supports housing objectives by allowing alternative ownership and ‘stay-in’ options
 - Provides alternative tenancy and ownership options
 - Allows for better, more efficient utilization of land and existing services; reduces amount of new land required for future development [footprint]
7. Significant potential exists for lot splits, duplexes, and multiple suites.
8. Focus infill development on large lots in existing neighbourhoods.
9. Development approval process to utilize broadly-applicable policies and land use regulations, not parcel-specific “spot-zoning”.
10. Apply Development Permit Guidelines for “intensive residential development” to protect and enhance neighbourhood character.
11. Ensure streamlined development approval process.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016
FROM: Infrastructure Services
SUBJECT: MEMORANDUM OF UNDERSTANDING WITH WHISTLER COMMUNITY SERVICES SOCIETY

REPORT: 16- 026
FILE: 665

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize the Mayor and Municipal Clerk to sign the Memorandum of Understanding (MOU); attached as Appendix A to Administrative Report No.16-026.

That Council authorize staff to prepare and enter into a Lease agreement to lease a property at 7600 Nesters Road to Whistler Community Services Society (terms to be in accordance with the MOU); and,

That Council authorize staff to prepare a project budget in the amount of \$850,000 for the 2017 budget year to partially fund the capital construction of the new building on this site.

REFERENCES

Appendix A – Memorandum of Understanding

PURPOSE OF REPORT

The purpose of this report is to allow staff to move forward with an agreement with Whistler Community Services Society with the goal of having WCSS build a new facility at 7600 Nesters Road that will accommodate a new Re-Use-It Centre facility and other social services uses.

DISCUSSION

RMOW staff and the WCSS both recognized that with the proposed new Nesters Recycling and Waste Depot development there could be an opportunity to relocate the Re-Use-It Centre facility from its current home in Function Junction to the new Nesters site. Significant additional solid waste diversion is expected from having the Re-Use-It facility at this central location. It is anticipated that the Re-Build-It Centre will relocate to the existing Re-Use-It location, and also provide additional solid waste diversion benefits in this higher profile location.

As this idea was explored, WCSS determined that there could be significant advantages to their operation if they could locate the majority of their staff and services into a single building. The attached MOU describes the intentions of both parties with respect to this new location.

Key Points of the MOU:

- WCSS will pay back \$850,000 over 50 year initial term of the lease.
- Minimum payment of \$17,000 per year.
- RMOW will have another Council-appointed member on the Board of WCSS. This person will be a non-voting member.
- RMOW will not need to approve minor changes to WCSS programming at this location.
- RMOW will need to approve new programs at the site if they are not currently within the scope of what WCSS offers.
- WCSS will assist the RMOW with a smooth transition for other tenants at the Spring Creek site.

Next Steps:

- Once the MOU is signed by both parties, staff will work on creating a lease agreement for the property based on the terms of the MOU.
- WCSS intends to complete design and permitting processes in 2016, with the goal of tendering for the construction of the building in late 2016 or early 2017 to allow for an early start on construction in 2017.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials & Solid Waste	The resort community is 'closing the loop' by providing appropriate and convenient opportunities for reducing, reusing, composting, repairing and recycling materials	Relocating the Re-Use-It Centre to the Nesters location will make it a more convenient location for Whistler residents to use.
Materials & Solid Waste	Whistler is committed to providing education and accessible infrastructure capable of continually decreasing our residual wastes	Re-use of goods is near the top of the waste reduction hierarchy, and is a better option than recycling when possible.
Health & Social	Community members and visitors maintain and improve their physical, mental, spiritual and social health through prevention and treatment services	This location will provide better access to the social services provided by WCSS.

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

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

The RMOW will provide \$850,000 through a capital project to help WCSS construct the new building. WCSS will pay back the amount over 50 years through a lease agreement. This amount is half of the estimated construction cost, and is appropriate as half of the building area will be occupied by the new Re-Use-It Centre, which is an important waste diversion opportunity for Whistler residents.

COMMUNITY ENGAGEMENT AND CONSULTATION

This proposed new building will go through a development permit process which will allow for input.

SUMMARY

The attached MOU, if approved by Council, will allow staff to move forward with an agreement with Whistler Community Services Society with the goal of having WCSS build a new facility at 7600 Nesters Road that will accommodate a new Re-Use-It Centre facility and other social services uses.

Respectfully submitted,

James Hallisey
GENERAL MANAGER OF INFRASTRUCTURE SERVICES

THIS MEMORANDUM OF UNDERSTANDING (“**MOU**”) is dated for reference the 15th day of March, 2016:

BETWEEN: **RESORT MUNICIPALITY OF WHISTLER** a municipal corporation continued pursuant to the *Resort Municipality of Whistler Act*, R.S.B.C. 1996, c. 407 and having its office at 4325 Blackcomb Way, Whistler, BC, V0N 1B4 (“**RMOW**”)

AND: **WHISTLER COMMUNITY SERVICES SOCIETY (S-0025152)**, a society duly incorporated pursuant to the *Society Act*, R.S.B.C. 1996, c. 433 and having its address at 1519 Spring Creek Drive, Whistler, BC, V0N 1B1 (“**WCSS**”)

WHEREAS:

- A. The RMOW is the local government in Whistler, BC (the “**Municipality**”) and is the registered and beneficial owner in fee simple of a 1.06 ha. parcel of land described as PID:018-353-517, Lot 2, District Lot 1758, Plan LMP11103 (the “**Subject Property**”);
- B. WCSS operates certain community services within the Municipality and has been in discussions with the RMOW for the purpose of constructing, operating and managing a public not for profit Community Social Services building (the “**Building**”) within the Subject Property pursuant to a long-term ground lease (the “**Lease**”);
- C. The RMOW is working with WCSS to use an approximate 0.07 ha (15m x 45m) portion of the Subject Property, as shown on the Plan attached hereto as Schedule A (the “**Proposed Site**”) for the construction of the Building;
- D. The WCSS acknowledges that the permitted land uses at the Proposed Site do not currently permit the breadth of uses that WCSS desires at this site, and WCSS acknowledges that a zoning amendment bylaw will be required to permit the uses contemplated in section 1(b)(iii) below;
- E. The WCSS also acknowledges that other entities will occupy nearby sites within the Subject Property that may provide some solid waste services that may conflict or could complement those services that are, or may be, provided by WCSS, or that may be required to be provided by the WCSS as a condition of the Lease; and
- F. RMOW and WCSS are desirous of setting out in writing their shared thinking and to confirm their desire to work collaboratively to request that Council consider the rezoning of the Proposed Site, the negotiation and settlement of the Lease and the opening of the Building by November 30, 2017.
- G. RMOW and WCSS acknowledge that any Lease or agreement that will evolve from this MOU, if that Lease or agreement is for a term of greater than five (5) years, shall not contain any liability for the RMOW.

Therefore, in consideration of the terms of this MOU, the RMOW and WCSS (together, the “**Parties**” and each a “**Party**”) have reached the following understanding:

1. RMOW RESPONSIBILITIES AND OBLIGATIONS

- (a) In consideration of the WCSS agreeing to construct, operate and manage the Building at the WCSS's sole cost, the RMOW agrees to grant a Lease of the Proposed Site to WCSS for a total amount of \$850,000.00 (the "**Maximum Total Lease**") for a term of 50 years, with two consecutive renewal terms of 10 years each subject to: (i) compliance with the *Community Charter*, (ii) settlement of the form and content of Lease and (iii) approval of the Lease by the Council for the RMOW. Prior to entering into the Lease, the Parties will determine whether a leasehold subdivision of the Proposed Site is required.
- (b) The RMOW agrees to:
- i) request that Council consider granting a 5 year permissive tax exemption for the Building and provided the WCSS duly complies with the terms of the Lease, request that Council consider granting permissive tax exemptions for every additional 5 year period throughout the term of the Lease, provided nothing herein will fetter or be deemed to fetter the independent exercise of discretion by the RMOW's Council;
 - ii) request that Council consider entering into a form of lease as contemplated within this MOU and on such other terms and conditions as the Parties may agree to in writing;
 - iii) request that Council consider a Rezoning application to allow the following land uses for that part of the Subject Property comprising the Proposed Site:
 - (a) Social Services programs designed to promote the social well-being of Whistler residents;
 - (b) Retail thrift store;
 - (c) Recycling and solid waste Extended Producer Responsibility (EPR) programs.

For clarity, no occupancy or overnight accommodation will be permitted on the Proposed Site;
 - iv) publish a Notice of Land Disposition pursuant to section 26 of the *Community Charter* and if the RMOW decides to lease the Proposed Site for an amount less than market values, the RMOW will also publish a Notice of Assistance pursuant to section 24 of the *Community Charter* setting out the discounted lease cost;
 - v) subject to compliance with the *Community Charter* and applicable RMOW bylaws, give consideration to granting relief from Municipal Works and Services Charges;
 - vi) provide ongoing staff resources to support the project schedule timelines in the development of the Building;
 - vii) participate in Community Engagement, in consultation with WCSS;
 - viii) the extent permissible, waive Building Permit Fees, Rezoning, Development Permit Fees and other like charges, but excluding third party disbursements, if any. For clarity, annual utility fees and charges will be payable by WCSS;

- ix) ensure reasonably acceptable levels of access and egress for WCSS's uses on the Proposed Site;
- x) provide a date when the proposed site is available to WCSS to begin construction;
- xi) provide service stubs to property line as outlined in Schedule "B";
- xii) provide a site profile for soil contamination levels;
- xiii) provide permission for WCSS to carry out its own geotechnical survey including the drilling of at least two test holes;
- xiv) provide the updated flood plain mapping information when it becomes available.

2. WCSS RESPONSIBILITIES AND OBLIGATIONS

- (a) The WCSS will pay the Maximum Total Lease to the RMOW in annual lease payments of \$17,000/year, or such greater amount as the WCSS may, in its discretion, determine, provided that once the WCSS has paid to the RMOW total annual lease payments equivalent to the Maximum Total Lease, the WCSS will have no further obligation to make lease payments under the Lease (other than payments of any additional lease) for the remainder of the Term or any renewal thereof. For clarity, the Maximum Total Lease is for the initial 50 year Lease term and the two consecutive 10-year renewal terms.
- (b) The WCSS is responsible for the design, construction and siting of the Building and all other capital improvements on the Proposed Site, including without limitation those capital improvements referenced in subsections (d)(i), (d)(ii) and (d)(iv) below.
- (c) The WCSS is responsible for all operating costs in respect of the Building and the Proposed Site.
- (d) Without limiting the generality of subsections (b) and (c) above, the WCSS will be responsible to pay:
 - i) all the capital costs for the construction of the Building, including telephone/internet/electricity/gas and any other communications services, on-site from the property line, up to and within the Building;
 - ii) all capital costs for the construction of the sanitary sewer, drainage and water system service extensions shown schematically on the plan attached as Schedule B;
 - iii) all Municipal utility fees and charges at all times for the Building;
 - iv) all due diligence costs, including, but not limited to resulting site development costs, soil remediation costs, if required as a result of WCSS's impact to the site, flood proofing costs and flood management costs;
 - v) subject to section (1)(b)(i) above, all property taxes that may be levied; and
 - vi) all costs related to any leasehold subdivision that may be required, including without limitation, all surveying costs and registration costs.
- (e) The WCSS acknowledges and agrees that:
 - i) the Proposed Site is being delivered on an "as is where is basis" and the WCSS is responsible for undertaking all investigations and due diligence to ascertain the suitability of the Proposed Site for the purposes of constructing the Building

and carrying out the uses contemplated in section 1(b)(iii) above;

- ii) the Proposed Site is being delivered on the condition that the uses set out in section 1(b)(iii) will be available at the Building or any offsite location operated by WCSS prior to the commencement of the term of the Lease;
- iii) the WCSS is responsible to, at its cost, obtain all permits and municipal approvals, including rezoning, to construct the Building, subject to section 1(b)(viii) above;
- iv) the WCSS is responsible to, at its cost, construct and maintain all on-site improvements associated with flood proofing the Proposed Site;
- v) the WCSS is responsible to, at its cost, construct and maintain, for as long as WCSS occupies the Proposed Site, all on-site and off-site hard and soft landscaping elements that will be identified in drawings and specifications associated with the Development Permit associate with this Proposed Site development as identified in Schedule “B”;
- vi) the WCSS is responsible to, at its cost, to operate and maintain, for as long as WCSS occupies the Proposed Site, all building systems including plumbing, electrical, water, Heating/Ventilation/Air Conditioning (HVAC), communications, and any other system within the Building;
- vii) the WCSS will not be permitted to assign, license, sublease or part with possession of its leasehold interest in the Proposed Site without the written consent of the RMOW;
- viii) the WCSS will not be permitted to mortgage its leasehold interest in the Proposed Site by assignment or sublease or give security by way of an assignment of rents without the consent of the RMOW, which consent may be withheld at the RMOW’s sole and unfettered discretion.

3. BUILDING AND BUILDING OPERATIONS

(a) The Building:

- i) will be owned and operated by WCSS during the term of the Lease as a not for profit facility providing access to the public appropriate for such a facility;
- ii) will, at a minimum, be maintained in accordance with the RMOW’s Property Maintenance Bylaw No. 810, 1990, as amended from time to time.

(b) The Building operations:

- i) must be carried out on a not-for-profit basis only;
- ii) will include programs and services that support social sustainability for Whistler residents. These programs include:
Food bank, youth programs, counselling, outreach, health education and programs, mentoring, training, family support, and seasonal worker support programs.
- iii) must include a retail thrift store available for public drop-off of items for resale to the public;

- iv) will include a tool lending library that will be set up within 6 months of WCSS occupying the Building, and will operate from either this location or an alternative location if determined to be feasible based on liability. If after operating the program for a two-year trial period, WCSS determines, acting reasonably, that the operation of the program is no longer feasible from a liability or financial perspective, the WCSS may, upon notice to the RMOW, discontinue operating the program;
 - v) may include assistance with and promotion of future RMOW led solid waste behavior change programming and campaigns;
 - vi) may include integration of the Food Bank services with food waste reduction programs;
 - vii) will not include stewardship/EPR programs that are already available at the adjacent Nesters Recycling and Garbage Depot without the consent of the other operators providing that program or service.
- (c) If WCSS wishes to introduce new solid waste or EPR programs organized by the Province, or a stewardship organization enabled by Provincial legislation, the prior written approval of the RMOW must be obtained.
- (d) WCSS must:
- i) not use the Building or the Proposed Site or any portion thereof or permit the use of the Building or the Proposed Site or any portion thereof for overnight occupancy.
 - ii) if not being used by the WCSS, allow the RMOW the use of the large 40-person meeting room within the Building, and make that room available to the RMOW for Town Hall Meetings, Council Retreats, or other uses.
 - iii) notify the RMOW of any changes to the programs and services offered by the WCSS at the Building.
 - iv) obtain the written approval of the RMOW, which approval cannot be unreasonably withheld or delayed, before beginning any new programs which are outside the scope of the programs described in 3 (b) ii).
 - v) present to the RMOW annually, within 90 days of March 31st of every year, an annual report that outlines the programs offered at the Proposed Site, the volumes of clients and customers served, the revenues earned and such other information as the RMOW may reasonably require.

4. LEASE TERMINATION/SURRENDER OF BUILDING

- (a) In the event that:
- i) there is a material breach of the Lease by the WCSS (which material breaches will be expressly set out in the Lease), WCSS has 120 days to rectify the breach through an arbitration process set out in the lease. If a breach is determined and unable to be rectified, the Building will, upon termination, be surrendered to the RMOW subject to 4(c) below.
 - ii) the Lease is terminated because the WCSS has abandoned the Proposed Site, has ceased operations on the Proposed Site for a continuous period of

6 months (unless due to flood, fire, earthquake or natural disaster), or the WCSS gives the RMOW prior written notice that it wishes to terminate the Lease for any reason whatsoever the Building will, upon termination, be surrendered to the RMOW subject to 4(c) below.

- iii) the Lease is terminated because the WCSS becomes insolvent or bankrupt or an application or petition or certificate or order is made or granted for the winding up or dissolution of the WCSS, voluntarily or otherwise, the Building will, upon termination, be surrendered to the RMOW subject to 4(c) below.
 - iv) the term of the Lease, and any renewals thereof, expires, the Building will, upon the expiration of the Lease, be surrendered to the RMOW subject to 4(c) below.
- (b) If the Building is surrendered to the RMOW pursuant to sections 4(a)(i) to 4(a)(iv) above, the Building will be surrendered to the RMOW in the condition it is required to be kept under the Lease, subject to normal wear and tear and depreciation;
- (c) If the Building is surrendered to the RMOW pursuant to subsection 4(a)(i) to 4(a)(iv) above, the RMOW intends to negotiate with the WCSS for reasonable compensation to be paid by the RMOW to the WCSS for the Building. Notwithstanding the foregoing, the WCSS acknowledges and agrees that the RMOW, at its sole option, may choose not to negotiate compensation for the building, in which case the WCSS will have to surrender the site to the RMOW for no compensation.
- (d) If, in accordance with section 4(c) above the Parties agree on an amount of compensation payable for the Building, the RMOW will have the right to set-off against such compensation any arrears or outstanding rent owing by the WCSS for the remainder of the Lease term; and
- (e) If the term of the Lease, or any renewals thereof, expires or the Lease is terminated for any reason whatsoever (other than due to a default of the RMOW) the WCSS will pay to the RMOW all annual rental payments owing for the balance of the Term or any renewals thereof up to the amount of the Maximum Total Lease.

5. SPRING CREEK SITE

- (a) On or before November 30, 2017, the WCSS will discontinue occupancy of the Spring Creek site and will relocate its operations to the Proposed Site.
- (b) WCSS will assist the RMOW in developing agreements with the remaining tenants of the Spring Creek Site.
- (c) RMOW will request that RMOW's Council consider either:
 - (i) extending the existing Lease between the RMOW and the WCSS dated January 1, 2012 in respect of the Spring Creek Site (the "**Spring Creek Lease**"); or,
 - (ii) if the Spring Creek Lease expires and is not extended, granting the WCSS a temporary license to use the Spring Creek Site until the WCSS relocates

its operations to the Proposed Site.

6. GENERAL MATTERS

- (a) WCSS acknowledges that the RMOW is making an investment in time, property and money toward the success of the operation and Building at the Proposed Site. WCSS will place before its voting members a special resolution to amend its bylaws and constitution to permit another RMOW Council-Appointed person to be a non-voting member of the Board of WCSS.
- (b) Each Party will perform its obligations hereunder as an independent Party, and nothing contained in this MOU will be construed to create or imply a joint venture, partnership, or principal agent relationship, between the Parties.
- (c) This MOU describes the general conditions and arrangements for future cooperation between the Parties. It is not legally binding on the Parties. The specific terms and conditions of this future cooperation will be negotiated in due course and will be set out in the Lease and any other documents that may be required by the Parties. The Lease will include additional terms not set out in this MOU. In the event of a conflict or inconsistency between this MOU and the Lease, the provisions of the Lease will prevail.
- (d) The terms and conditions of the Lease will require the approval of each Party's respective Council or Board, as the case may be and nothing in this MOU will fetter or be deemed to fetter the independent exercise of discretion by either Party's Council or Board, as applicable.
- (e) The term of this MOU will be effective as of the date first appearing above (the "Effective Date") and will terminate on the earliest of (i) 180 days from the Effective Date; (ii) the date of execution of the Lease, and (iii) such other date mutually agreed to by the Parties in writing.
- (f) This MOU shall not be assigned by any Party to any third party without first obtaining the prior written consent thereto from the other Party.
- (g) This MOU may be executed in counterparts and delivered electronically or by facsimile and each executed counterpart will be deemed to be an original, and all signed counterparts when taken together will constitute one and the same MOU.

IN WITNESS WHEREOF the Parties have agreed to the terms of this MOU as of the date first above written.

**WHISTLER COMMUNITY SERVICES
SOCIETY**

Per: _____

Per: _____

RESORT MUNICIPALITY OF WHISTLER

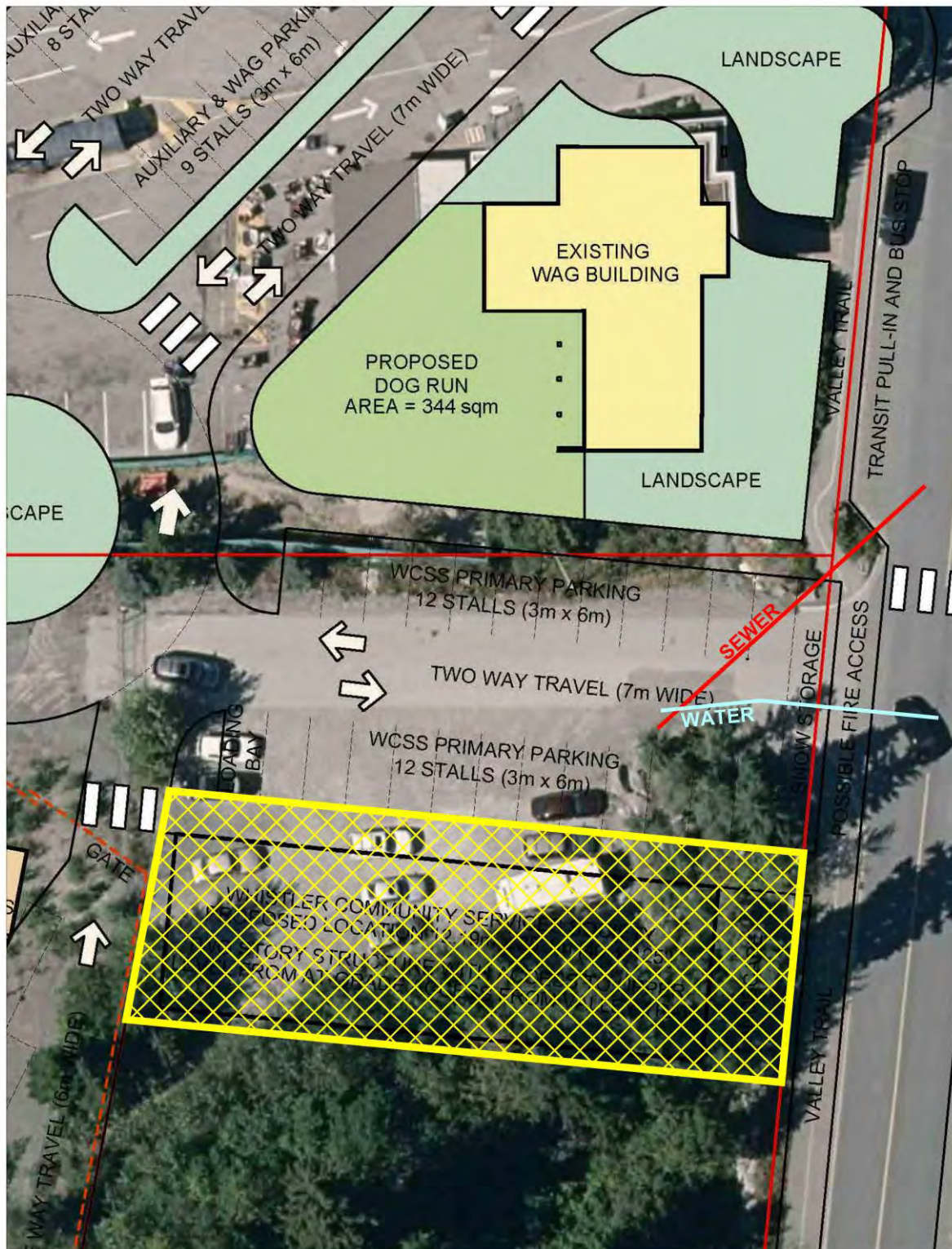
Per: _____

Per: _____

SCHEDULE A PROPOSED SITE



SCHEDULE B INFRASTRUCTURE WORKS





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15th 2016
FROM: RESORT EXPERIENCE
SUBJECT: RZ 1123 – 7600 NESTERS ROAD – 1ST AND 2ND READINGS OF A ZONING AMENDMENT BYLAW TO REZONE THE PROPERTY FROM RR1 TO CSF1

REPORT: 16-027
FILE: RZ1123

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to “Zoning Amendment Bylaw (7600 Nesters Road) No. 2117, 2016”; and further

That Council authorize staff to schedule a Public Hearing regarding “Zoning Amendment Bylaw 7600 Nesters Road No. 2117, 2016”; and to advertise for the same in a local newspaper.

REFERENCES

Location: 7600 Nesters Road
Legal: Strata Lot 13, Strata Plan VR. 2482, District Lots 3903 & 4214
PID: 018-353-517
Owner: RMOW
Zoning: RR1 (Rural Resource One)

Appendices: ‘A’ - Location map
 ‘B’ – Preliminary site plans

PURPOSE OF REPORT

This report presents Rezoning Application No. RZ. 1123, an application 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.

DISCUSSION

Background

The RMOW operates a residential waste and recycling facility at the RMOW public works yard at 8010 Nesters Road. Regional Recycling also operates a facility on this site where refundable beverage containers can be dropped off and provides free recycling for electronics, appliances, batteries, light bulbs and light fixtures. The companion RMOW facility, provides recycling for non-refundable household recyclables, drop-off for household organic waste and garbage.

In 2013, the RMOW purchased the adjacent lot, 7600 Nesters Road, from Fortis BC. The parcel is shown in the location map in Appendix A. The RMOW acquired the land in need of additional land for public works and recycling facilities. Plans were later formalized to move the RMOW facility and

Regional Recycling to the property. Preliminary Plans of this facility can be found in Appendix B. The RMOW has also investigated using the site for other institutional or public works uses. The property is currently zoned Rural Resource One (RR1). This zone does not permit recycling facilities nor does it permit other uses the RMOW may wish to use the property for in the future.

Proposed Bylaw

The proposed bylaw would rezone 7600 Nesters road to a new zone, the 'Community Service Facility One (CSF1) Zone'. Permitted uses in the proposed zone include institutional and industrial uses that are permitted on the adjacent public works yard, including park and playground, recycling and solid, waste facility, storage and works yard, and vehicle impound yard. Other uses have been included that would permit the RMOW to use the site for other community service uses. These include social services centre, and retail thrift store. A proposal for a social services centre on the property is currently before Council for consideration. The zone does not provide for any residential or accommodation uses of any kind.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials & Solid Waste	4. The resort community is 'closing the loop' by providing appropriate and convenient opportunities for reducing, reusing and recycling materials.	The proposed rezoning will facilitate improvements to Whistler's recycling facilities which in turn will support community recycling.
Materials & Solid Waste	5. Whistler is well on its way to achieving its 'zero waste' goal.	
Materials & Solid Waste	7. The community is committed to providing infrastructure capable of continually decreasing our residual wastes.	
Materials & Solid Waste	8. Local businesses, residents and visitors are knowledgeable about material flows, and demonstrate a strong ethic of responsibility and stewardship toward resources and materials.	

OTHER POLICY CONSIDERATIONS

OFFICIAL COMMUNITY PLAN

Section 4.3 of Whistler's OCP contains criteria for evaluating zoning amendments. The proposed zoning bylaw amendment is consistent with these criteria. A brief summary follows:

OCP Criteria	Comments
Impact on bed unit capacity calculations	Proposed uses do not include any bed units
Capable of being served by Municipal water, sewer, and fire protection services	Yes
Accessible via the local road system.	Yes
The project must comply with all applicable policies of the OCP.	OCP policy 4.9.3 under Municipal Services reads "The Municipality will pursue innovative and environmentally sensitive methods of handling solid wastes including the

	<p>development of a recycling program based on reduce, reuse, recycle, recover and residual management. Solid waste disposal sites are shown on Schedule I.” The public works yard is noted as being a location for these facilities. Locating a recycling facility on the adjacent land is consistent with the general plan for these facilities in the OCP.</p> <p>OCP policy 4.5.2 under Community Facilities states that “The Municipality will monitor community requirements and plan lands which the Municipality owns to maximize efficiency and to respond to community and cultural priorities.” The proposed rezoning recognizes the intent of this policy and accounts for uses the RMOW may wish to use the property for in the future.</p>
Environmental Impact Assessment and Initial Environmental Review	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the protection of the natural environment. Environmental protection guidelines are to be addressed at the time of development permit application.
Traffic volumes and patterns on Highway 99 and the local road system	Recycling facilities are being moved from an adjacent site on the same road. No significant change in traffic volumes or patterns is anticipated.
Traffic volumes and patterns on the local road system	
Overall patterns of development of the community and resort	The proposal is consistent with locations for solid waste facilities identified in Schedule I. Site is an existing light industrial site in an existing light industrial area.
Municipal Finance	N/A
Views and Scenery	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development, and the protection of the natural environment. Views and scenery will be addressed at the time of development permit application.
Existing Community and Recreation Facilities	The proposed permitted uses will not generate increased demand for community and recreation facilities.
Employee Housing	The proposed permitted uses will not generate increased demand for employee housing
Community greenhouse gas emissions	Recycling facilities divert waste away from landfills and reduce the need to extract raw materials. The facility is centrally located, which reduces travel distances for waste drop off. Generally speaking, these factors reduce greenhouse gas emissions.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development, and the protection of the natural

	environment. Landscaping will be addressed at the time of development permit application.
The project will not negatively affect surrounding areas by generating excessive noise, light or odours.	<p>The parcel is panhandle shaped, surrounded by mature vegetation. The parcel is adjacent to Nesters Pond, which requires an undeveloped buffer over much of the south and west portions of the property. The combination of these factors creates a substantial vegetative buffer on almost all sides of the property. This will screen uses from nearby roads and trails and mitigate the transmission of noise.</p> <p>The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development. These guidelines require existing natural vegetation to be preserved.</p>
The project maintains high standards of quality and appearance.	The parcel is located within Development Permit Area # 8 which contains guidelines regulating the form and character of development. Form and character will be addressed at the time of development permit application.
Impact on a designated municipal trail system, recreation area, or open space	The proposed facility will not impact municipal trail systems.

BUDGET CONSIDERATIONS

There are no significant budget implications with this rezoning proposal. This is an RMOW-initiated application and rezoning fees have been incorporated into the overall project budget for the development of the site for the proposed uses.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted at the subject property. A public hearing and notification is also required prior to adoption of the proposed zoning amendment bylaw. Infrastructure services has also been working closely with existing stakeholders that use the public works site during site planning work.

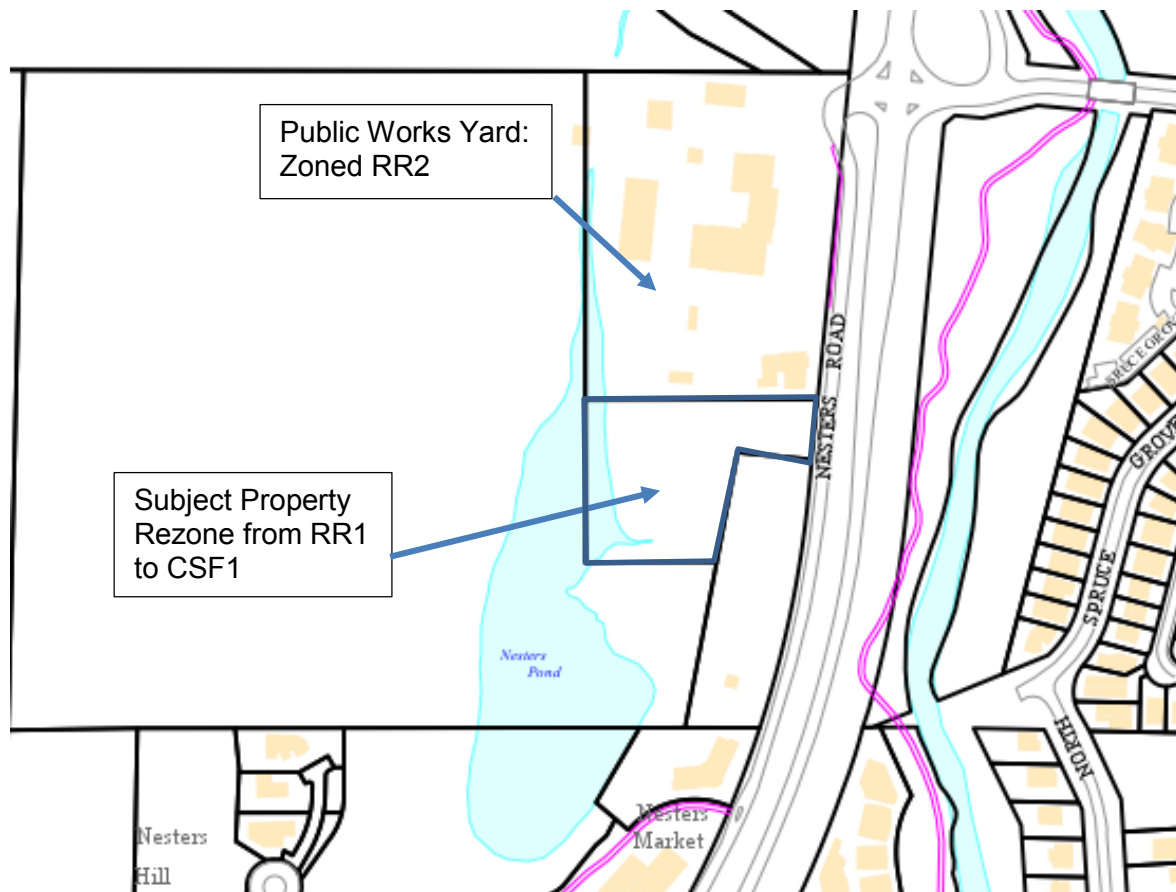
SUMMARY

The proposed zone is consistent with the objectives of Whistler 2020 and the Official Community Plan for community services, public works and recycling facilities. The new zoning will allow the site to be used for a new and improved recycling facility and future uses that the RMOW way wish to develop on the site. Staff recommend approving the proposed bylaw.

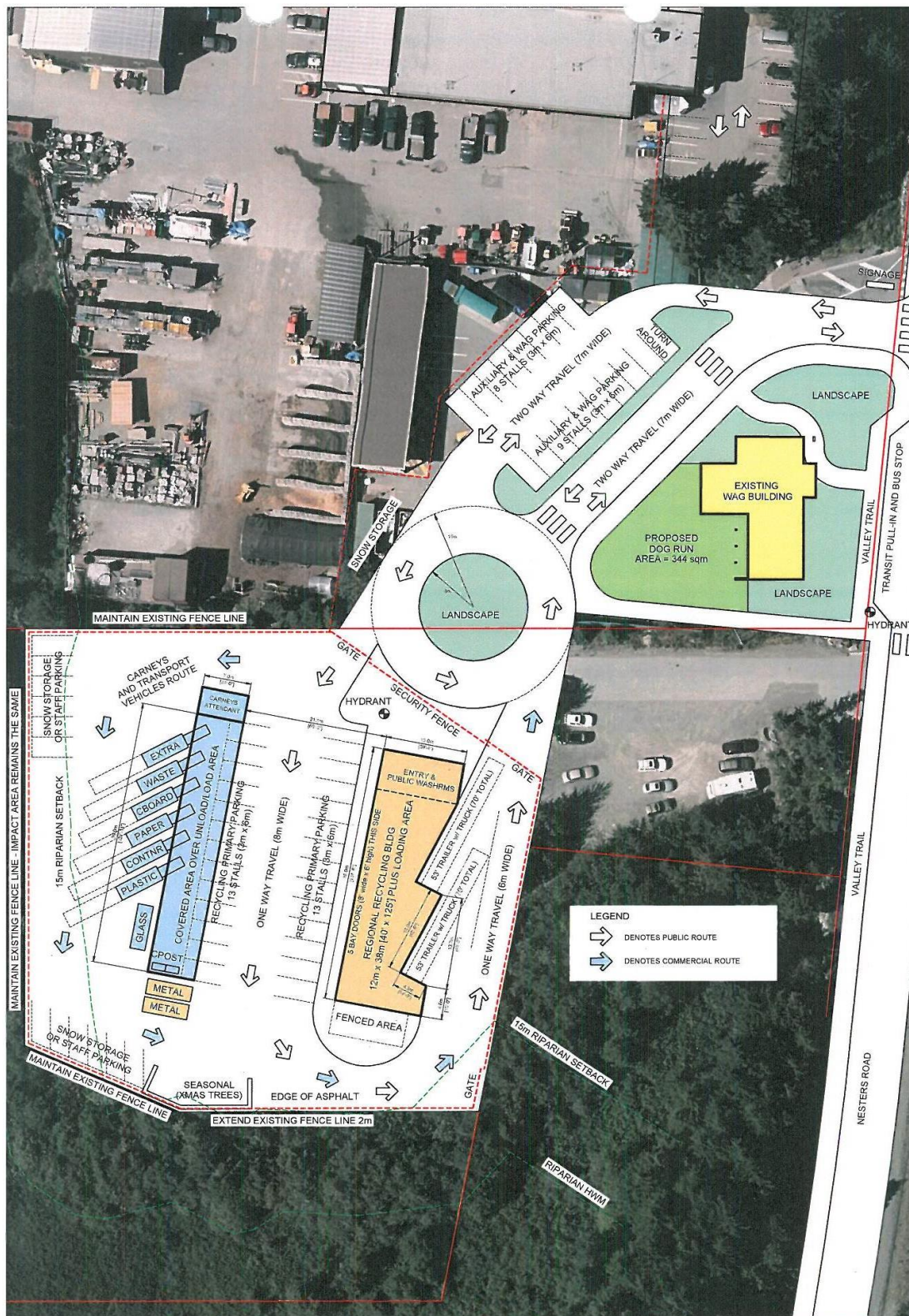
Respectfully submitted,

Jake Belobaba
Senior Planner
for
Jan Jansen
General Manager Resort Experience

Appendix A: Location Map



Appendix B: Preliminary Site Plans



FORMER FORTISBC SITE AT NESTERS ROAD
PHASE TWO (Feb 19, 2016)

SCALE: 1:500







REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016

REPORT: 16-028

FROM: Infrastructure Services

FILE: 271.4

SUBJECT: 2016 ALPINE WATER MAIN REPLACEMENTS – CONSTRUCTION AWARD

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That a contract in the amount of \$3,867,780.55 be awarded to Ponte Bros Contracting Ltd. in accordance with their tender proposal dated March 3, 2016.

PURPOSE OF REPORT

The purpose of this report is to inform Council of the process and outcomes of the 2015-2017 Alpine Water Main replacement program, and to request approval to proceed with the 2016 phase of construction work in the amount of \$3,867,780.55 plus GST.

DISCUSSION

This year marks the second of a two year project to replace the original cast iron water mains in the Alpine Meadows neighbourhood with new PVC pipes. The original water mains were installed in the late 1970s and have now reached the end of their service life.

2015 Summary

Of the areas that were scheduled for construction in 2015, the following have been completed:

- The Rainbow Drive/Alpine Way Intersection to McKeevers Place
- Valley Drive Bridge
- Upper Alpine Way
- Drifter Way
- Forest Ridge Drive and Lakewood Court
- Mountain View Drive
- Upper Matterhorn Drive
- Upper Rainbow Drive
- Valley Drive to Drifter Way

The three 2015 areas that have been rescheduled to be completed in 2016 are:

- The southern end of Matterhorn Drive to Rainbow Drive
- The southern end of Rainbow Drive
- Nineteen Mile Creek Bridge on Valley Drive

The General Contractor's progress was delayed in due to some defective materials that had been supplied which resulted in these three areas being unable to be complete in 2015. Due to these unusual circumstances, the general contractor was instructed to continue to complete this work in 2016. This carry over work has a proposed budget of \$1,110,000 for construction, engineering

services, public liaison, GST, and includes a construction contingency of 10%. This amount is proposed to be brought forward from the 2015 budget.

2016 Project Work

The 2016-2017 proposed budgets include funds to replace all the remaining unlined cast iron pipe in the Alpine neighborhood with modern plastic pipe in 2016, and to repave the affected roads in 2017. The objective of these replacements is noticeably improved drinking water quality, improved water flow and pressure, improved water distribution infrastructure condition and longevity, and lower energy costs.

The construction requirements include specific provisions to ensure resident satisfaction, including requiring uninterrupted water service to every house, minimal interruption to driveway access, and comprehensive resident communication both before and during the construction work on any street. In support of these contractor resident satisfaction requirements, RMOW staff are again undertaking additional separate communication and resident liaison measures as we did in 2015. Please refer to the “Community Engagement and Consultation” section of this report for additional details.

In addition to main and service replacements, important system improvements are included in the project including:

- Additional fire hydrants to be installed
- A highway crossing will be installed using trenchless methods

Engineers were engaged in 2014 through public tender to provide design, estimating, tendering, and construction supervision services for the entire Alpine Water Main Replacement project. Their pre-tender estimate for 2016 project costs was \$3,902,875.

In an effort to ensure best possible pricing, staff directed the engineers to ensure the design, drawings and tender development were complete and published early in the year to permit an early spring start to the work. The construction tender closed on March 3, 2016. 4 bids were received, with the lowest bid being \$ 3,867,780.55 plus GST, which is \$35,095 or 1% below the pre-tender engineering estimate.

The project engineer has recommended the RMOW accept the lowest bid, which was from a reputable firm with which the RMOW has had positive dealings in the past.

The bid is within the 2016 project budget, and staff support the engineers’ conclusion. Staff recommend Council accept the bid for the work, and award the contract to Ponte Bros Contracting Ltd.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	<ul style="list-style-type: none">• Whistler lives within its financial means• The resort community effectively and efficiently balances its costs and expenditures• The long-term consequences of decisions are carefully considered	This work already included in the Water System long-term financial plan. Tendering process highly competitive due to timing and large scope of work.

Water	Whistler's potable water supply system delivers water of excellent quality, which meets or exceeds all relevant health standards, and meets benchmark aesthetic standards whenever possible.	Completion of this project will end rust-colour and rust-staining complaints in Alpine and Rainbow.
Water	All potable water is used sparingly and only used to meet appropriate needs.	Work will largely eliminate system leakage in Alpine
Water	Water supply, wastewater management and flood control infrastructure minimize energy requirements, and favour sustainably managed materials and resources.	Materials and installation techniques will provide substantially more durability than previous. Reduced fuel and electricity use will result.
Water	With respect to water resources, capital and long-term costs are managed in a financially prudent and fiscally responsible manner.	Benefits of more durable materials exceed cost, tendering process highly competitive due to timing and large scope of work. Additional fire hydrants will provide opportunities for improved response times.

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

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

The 2016 proposed project budget totals \$5,664,000 which includes an amount for the 2015 work that is being carried over and to be completed by Ponte Bros plus the new work planned for 2016.

The 2015 carry over project budget is \$1,110,000, for engineering services, public liaison, construction work, GST, and includes 10% for construction contingencies.

For the tendered 2016 new work, the construction bid price was \$ 3,867,780.55 excluding GST.

The budget for the new 2016 work was calculated as \$4,554,000, for engineering services, public liaison, construction work, GST, and including 10% for construction contingencies. 2016 expenditures on this project are anticipated to be less than the budgeted amount.

COMMUNITY ENGAGEMENT AND CONSULTATION

Staff have developed a comprehensive public liaison program to ensure the highest possible level of Alpine resident satisfaction with this project. This program includes provisions written into the tender documents requiring special communication and problem resolution efforts by the Contractor.

The overall program will include:

- Updated RMOW signs at the entrance to Alpine off Highway 99
- Advertisements in the Pique and Question
- Project updates posted weekly to RMOW Facebook site
- Public relations/resident liaison service

- Contractor letter with contact information distributed to residents as work begins
- Local signs at streets where work will occur

SUMMARY

Completing the 2016 phase of replacing unlined cast iron water mains in Alpine is an important step in permanently improving Alpine water quality and transmission reliability.

The tender process was public and highly competitive, the bid price is below budget and the engineering estimate, and the lowest bidder is well qualified to do the work.

Staff are implementing a comprehensive community engagement program to ensure residents are satisfied with the construction program.

Staff recommend Council award the work to Ponte Bros Contracting Ltd. in the amount of \$3,867,780.55 plus GST.

Respectfully submitted,

Michael Day, P. Eng.
UTILITIES GROUP MANAGER
for
James Hallisey
GENERAL MANAGER, INFRASTRUCTURE SERVICES



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016

REPORT: 16-031

FROM: Corporate and Community Services

FILE: Vault

SUBJECT: WHISTLER HOUSING AUTHORITY LTD. 2016 ANNUAL FILING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

WHEREAS the Resort Municipality of Whistler is the sole shareholder of Whistler Housing Authority Ltd. ("the Company");

PURSUANT to the Articles of the Company, the following resolutions are passed as resolutions of the sole shareholder of the Company, duly consented to in writing by all of the directors of the sole shareholder of the Company;

That Council waive the requirement of holding an Annual General Meeting of the shareholder of Whistler Housing Authority Ltd., deemed to be held on December 7, 2016;

That Council accept the attached Financial Statements of Whistler Housing Authority Ltd. for the year ending December 31, 2015;

That Council resolve that the following persons be and are hereby appointed directors of the Company, so that the Board of Directors is therefore composed of the following seven persons, to hold office until the next Annual General Meeting or until their successors are elected or appointed:

Jonathan Decaigny
Brian Good
John Grills
Michael Hutchison
Jen Ford
Jack Crompton;

That Council endorse the appointment of BDO Canada as auditor of Whistler Housing Authority Ltd. for the current fiscal year; and further,

That the Mayor and Municipal Clerk be authorized to sign the annual Shareholder's Resolutions attached as Appendix A to Administrative Report 16-031 (in lieu of the 2016 Annual General Meeting) of Whistler Housing Authority Ltd.

REFERENCES

Appendix A – 2016 Shareholder's Resolutions - Whistler Housing Authority Ltd.
Appendix B - Financial Statements - Whistler Housing Authority Ltd., ending December 31, 2015 (Confidential)
Appendix C – 2016 Directors' Resolutions - Whistler Housing Authority Ltd.

PURPOSE OF REPORT

The purpose of this report is to seek Council's approval for the Mayor & Corporate Officer to execute the annual Shareholder's Resolutions of Whistler Housing Authority Ltd. ("the Company").

DISCUSSION

The filing of the 2016 Annual Report of Whistler Housing Authority Ltd. with the Registrar of Companies is now due.

The Shareholder's Resolutions for the 2016 Annual Report include:

1. The appointment of Directors, namely:

Jonathan Decaigny
Brian Good
John Grills
Michael Hutchison
Jen Ford
Jack Crompton

2. The appointment of an Auditor:

Appointment of BDO Canada as auditor for the company.

3. Waive the holding of the 2016 Annual General Meeting:

The holding of the Annual General Meeting may be waived by a unanimous resolution of the shareholder of the Company. The Company's annual reference date that would have been deemed to be appropriate for the holding of the Annual General Meeting is December 7, 2016.

4. Financial Statements:

The 2015 Financial Statements of Whistler Housing Authority Ltd. are attached to this report for acceptance by Council.

OTHER POLICY CONSIDERATIONS

Pursuant to Section 182 of the *Business Corporations Act*, the shareholder may consent to all the business required to be transacted at the Annual General Meeting of the Company.

BUDGET CONSIDERATIONS

There will be minimal costs incurred for the filing of the documents with the Registrar of Companies.

SUMMARY

The 2016 Annual Report of Whistler Housing Authority Ltd. must be filed with the Registrar of Companies. This report seeks Council's approval of the Shareholder's Resolutions of Whistler Housing Authority Ltd. as attached to this report.

Respectfully submitted,

Nikki Best
LEGISLATIVE SERVICES COORDINATOR
for
Laurie-Anne Schimek
MUNICIPAL CLERK
for
Norm McPhail
GENERAL MANAGER CORPORATE & COMMUNITY SERVICES

Certificate of Incorporation
No. BC0810519

WHISTLER HOUSING AUTHORITY LTD.
(the "Company")

SHAREHOLDER'S RESOLUTIONS

WHEREAS the Resort Municipality of Whistler is the sole shareholder of Whistler Housing Authority Ltd.;

PURSUANT to the Articles of the Company, the following resolutions are passed as resolutions of the sole shareholder of the Company, duly consented to in writing by all of the directors of the sole shareholder of the Company.

That Council waive the requirement of holding an Annual General Meeting of the Shareholder of Whistler Housing Authority Ltd., deemed to be held on December 7, 2016.

That Council accept the attached Financial Statements of Whistler Housing Authority Ltd. for the year ending December 31, 2015.

That Council resolve that the following persons be and are hereby appointed directors of the Company, so that the Board of Directors is therefore composed of the following seven persons, to hold office until the next Annual General Meeting or until their successors are elected or appointed.

Jonathan Decaigny
Brian Good
John Grills

Michael Hutchison
Jen Ford
Jack Crompton

That Council endorse the appointment of BDO Canada as auditor of Whistler Housing Authority Ltd. for the current fiscal year; and further

That the Mayor and Municipal Clerk be authorized to sign the annual Shareholder's Resolutions as attached (in lieu of the 2016 Annual General Meeting) of Whistler Housing Authority Ltd.

Signed by the Mayor and Municipal Clerk of the Resort Municipality of Whistler on the ____ day of _____, 2016.

Mayor, Nancy Wilhelm-Morden

Municipal Clerk, Laurie-Anne Schimek

Certificate of Incorporation
No. BC0810519

WHISTLER HOUSING AUTHORITY LTD.
(the "Company")

DIRECTORS' RESOLUTIONS

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

RESOLVED THAT:

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

President: Michael Hutchison
Vice-President / Secretary: Jack Crompton

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

DATED this 23rd day of February, 2016.



Brian Good



Jen Ford



Jonathan Decalghy



John Grills



Michael Hutchison



Jack Crompton



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016

REPORT: 16-030

FROM: Corporate and Community Services

FILE: VAULT

SUBJECT: CHEAKAMUS LEASING CORP. DISSOLUTION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council adopt the Shareholders' Resolutions attached as Appendix C to Administrative Report No. 16-030 regarding the changes in Cheakamus Leasing Corp.'s directors, and

WHEREAS:

- A. Cheakamus Leasing Corp. (the "Company") is wholly owned by the RMOW; and
- B. As the Company is inactive and has no assets and no liabilities, the RMOW execute all resolutions, documents and instruments and do all acts as may be necessary to give full effect to the dissolution of the company;

RESOLVED that:

- 1. The dissolution of the Company is approved and the RMOW execute all resolutions, documents and instruments and do all acts as may be necessary to give full effect to the dissolution of the Company; and
- 2. Any one Councillor and officer of the RMOW is authorized to execute for and on behalf of and in the name of the RMOW, under seal of the RMOW or otherwise, all documents and instruments and to do all acts and things necessary or advisable to give effect to this resolution.

REFERENCES

Appendix A – Council Resolution for Signing

Appendix B – Shareholders' Resolutions Regarding Dissolution

Appendix C – Shareholders' Resolutions Regarding Board Membership Changes

Appendix D – Directors' Resolutions Regarding Dissolution

Appendix E – Signed Affidavit Confirming Zero Assets and Liabilities

PURPOSE OF REPORT

The purpose of this report is to seek Council's approval as the sole Shareholder, to dissolve Cheakamus Leasing Corp. The intended purpose for the company has not been realized, thus rendering the company inactive. Inactive companies still accrue administrative costs for annual filing as required by the *Business Corporations Act*, legal recordkeeping and staff time. Therefore, dissolving the company will save the RMOW annual filing costs and staff time.

DISCUSSION

Cheakamus Leasing Corporation was created to keep the administration and management of the commercial lease space at Athlete's Village distinct and separate from the day to day operations of the RMOW. There is approximately 4,500 square feet of commercial space that was developed as part of the Athlete's Village for the 2010 Winter Olympic Games. The intent was for the commercial spaces to be leased to third parties to provide commercial services to the Athlete's Village community, however, this purpose was never initiated. Financial statements for the company are not produced as the company has no assets, liabilities or operating transactions.

The RMOW owns one hundred percent of the company's shares. The company was created on June 2, 2010. The current directors for the company are Shannon Story, Ken Roggeman and Sharon Fugman. On August 14, 2015, Sharon Fugman submitted a signed resignation to the company, thus leaving only two directors (Appendix C). The remaining directors have consented and signed the resolutions for the approval of the dissolution (Appendix D).

Currently, it is costing the RMOW approximately \$4,000 to \$6,000 per year to file a corporate tax return for this company. As a result, RMOW staff are recommending that the company be dissolved.

OTHER POLICY CONSIDERATIONS

Section 314 of the *Business Corporations Act* states that a company may apply to be dissolved if it is authorized to do so by an ordinary resolution. The Company must have no assets and no liabilities or it has to have made adequate provision for the payment of each of its liabilities.

Section 316 of the *Business Corporations Act* outlines how to apply for voluntary dissolution.

BUDGET CONSIDERATIONS

There will be minimal costs incurred for the filing of documents with the Registrar of Companies, but an annual projected savings of approximately \$4,000 to \$6,000 per year as stated in the discussion.

COMMUNITY ENGAGEMENT AND CONSULTATION

Cheakamus Leasing Corp. was never utilized for its intended purpose so there has not been a need for any public consultation or consideration for its dissolution.

SUMMARY

Staff is seeking Council's approval to dissolve Cheakamus Leasing Corp. because the intended purpose for the company has not been realized, thus rendering the company inactive. Inactive companies still accrue administrative costs for required annual filing with BC Registry Services, legal recordkeeping and staff time. Therefore, dissolving the company will save the RMOW approximately \$4,000 to \$6,000 per year.

Respectfully submitted,

Nikki Best
LEGISLATIVE SERVICES COORDINATOR
for
Laurie-Anne Schimek
MUNICIPAL CLERK
and for
Ken Roggeman
DIRECTOR OF FINANCE
for
Norm McPhail
GENERAL MANAGER CORPORATE AND COMMUNITY SERVICES

RESORT MUNICIPALITY OF WHISTLER**COUNCIL RESOLUTION****WHEREAS:**

- A. CHEAKAMUS LEASING CORP. (the "Company") is wholly owned by the RMOW; and
- B. As the Company is inactive and has no assets and no liabilities, the RMOW wishes that the Company be dissolved under Division 2 of Part 10 of the British Columbia *Business Corporations Act*;

RESOLVED that:

- (1) the dissolution of the Company is approved and the RMOW execute all resolutions, documents and instruments and do all acts as may be necessary to give full effect to the dissolution of the Company; and
- (2) any one councillor and officer of the RMOW is authorized to execute for and on behalf of and in the name of the RMOW, under the seal of the RMOW or otherwise, all documents and instruments and to do all acts and things necessary or advisable to give effect to this resolution.

DATED this _____ day of _____, 2016.

Mayor

Municipal Clerk

CHEAKAMUS LEASING CORP.
(the "Company")

Shareholder's Resolutions

WHEREAS:

- A. The Company is inactive and has no debts or liabilities;
- B. It is considered advisable to cause the Company to be dissolved under Division 2 of Part 10 of the *Business Corporations Act*; and
- C. In order to be dissolved, the Company must file an application with the Registrar of Companies stating, among other things, that deposited in the Company's records office is a director's affidavit stating that the Company has no assets and that the Company either has no liabilities or has made adequate provision for the payment of each of its liabilities.

RESOLVED as a consent resolution that:

- (1) the Company is authorized to apply to the Registrar of Companies to be dissolved under Division 2 of Part 10 of the *Business Corporations Act*; and
- (2) any one director and officer of the Company, signing alone, be authorized to execute, for and on behalf of and in the name of the Company, under the seal of the Company or otherwise, all documents and instruments and to do all acts and things necessary or advisable to give effect to this resolution and the dissolution of the Company.

DATED this _____ day of _____, 2016.

RESORT MUNICIPALITY OF WHISTLER

Mayor

Municipal Clerk

CHEAKAMUS LEASING CORP.

("Company")

SHAREHOLDER'S RESOLUTIONS

The undersigned, being the sole shareholder of the Company, hereby consents in writing to the following resolutions to have the same force and effect as if passed at a general meeting of the Company.

BE IT RESOLVED THAT:

1. that the written resignation of Sharon Fugman (which has been received at the Company's registered office) as director of the Company be accepted; and
2. the Board of Directors is therefore now composed of the following two (2) persons:

Shannon Story
Ken Roggeman

DATED this _____ day of _____, 20____.

RESORT MUNICIPALITY OF WHISTLER

by its authorized signatories:

Mayor:

Municipal Clerk

CHEAKAMUS LEASING CORP.
(the "Company")

Directors' Resolutions


WHEREAS:

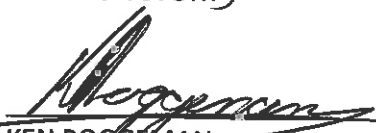
- A. The Company wishes to be dissolved under Division 2 of Part 10 of the *Business Corporations Act*; and
- B. The shareholder of the Company (the "Shareholder") by consent resolution dated 1 day of March, 2016 resolved that the Company is authorized to apply to the registrar to be dissolved under Division 2 of Part 10 of the *Business Corporations Act*;

RESOLVED as a consent resolution that:

- (1) the Company execute all documents and instruments and do such acts as may be necessary to give full effect to the dissolution of the Company as authorized by resolution of the Shareholder; and
- (2) any one director and officer of the Company is authorized to execute, for and on behalf of and in the name of the Company, under the seal of the Company or otherwise, all documents and instruments and to do all acts and things necessary or advisable to give effect to the resolution.

DATED this 1 day of March, 2016.


SHANNON STORY


KEN ROGEMAN

IN THE MATTER OF
CHEAKAMUS LEASING CORP.
AND THE BRITISH COLUMBIA BUSINESS CORPORATIONS ACT, SECTION 316


AFFIDAVIT

I, KEN ROGGEMAN, of 4325 Blackcomb Way, Whistler, in the Province of British Columbia, make oath and say as follows:

1. I, KEN ROGGEMAN, declare that I am a director of Cheakamus Leasing Corp. (the "Company") and have personal knowledge of the matters hereinafter set forth.
 - (a) the Company's dissolution has been duly authorized in accordance with s.314(1)(a) of the *Business Corporations Act* (British Columbia);
 - (b) the Company has no assets; and
 - (c) the Company has no liabilities.

SWORN BEFORE ME at Resort Municipality)
 Whistler, in the Province of British Columbia)
 on the 12 day of February, 2016)


 _____)
 A Commissioner for taking Affidavits for)
 British Columbia)


 _____)
 KEN ROGGEMAN)
 Director)

SHANNON STORY, CORPORATE OFFICER
 A commissioner for taking Affidavits
 for the Province of British Columbia
 4325 Blackcomb Way
 Whistler, B.C. V0N 1B4



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016

REPORT: 16-032

FROM: Corporate and Community Services

FILE: 4530

SUBJECT: 2016 BUDGET GUIDELINES

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council direct the Director of Finance to prepare the 2016-2020 five-year financial plan bylaw based on these specific guidelines:

1. To implement a 1.5% increase to property value taxes in 2016 (excluding non-market and property count changes);
2. To implement a 1.3% increase to water parcel taxes and user fees (excluding property count changes);
3. To implement a 1.2% increase to sewer parcel taxes and user fees (excluding property count changes); and
4. To include the project amounts as described in Appendix A to Administrative Report No. 16-032.

REFERENCES

Appendix A – Proposed Project Listing

Appendix B – Proposed Departmental Revenue and Expenditure Summary

PURPOSE OF REPORT

The purpose of this report is to advise Council of staff's proposed budget guidelines and to obtain a Council resolution for the basic guidelines to be used when preparing the Five-Year Financial Plan, 2016-2020. The five-year financial plan bylaw is scheduled to be brought forward for consideration and adoption by Council at the April 5th and April 19th, 2016 regular meetings.

DISCUSSION

Preparation of the 2016 budget is guided by the RMOW Corporate Plan and evidence gathered through ongoing committees, surveys and studies. The "Solid Waste Management Strategy, Recreation and Leisure Master Plan, and Cultural Plan and Cultural Tourism Development Strategy", to name a few, and are part of a year round planning process.

Conservative increases have been made to non-tax revenue sources such as a parking and building fees due to the strong economic activity in the resort. This helps to offset some increased costs and supports continuing efforts to maintain the high levels of resident satisfaction as reported

in the recent results from the community life survey. New growth also known as “Non Market Change”, to the assessment roll is expected to increase property tax revenues by up to 0.7%. New growth results new development and expansion of development on existing footprints. Overall Solid Waste tipping fees are also expected to increase during 2016. This will be described in further detail as an upcoming report to council on the Solid Waste Management Strategy.

During the budget preparation process staff has worked hard to find economies that, along with revenue increases, can offset increased expenditures. This combination of finding economy and revenue increases enables revenues to equal expenditures for 2016 while continuing with stable reserve contributions for future asset maintenance and replacement.

An important aspect of 2016 budget preparation and balancing revenues and expenditures is anticipating as much as possible, how future year's revenue requirements impact tax and fee changes. Increasing revenue requirements are normal for local governments as with other organizations and individuals but we work towards not experiencing large changes from one year to the next.

The proposed project listing attached as appendix A includes more than one hundred and sixty-five projects with a total possible 2015 expenditure of twenty-seven and half million dollars. While this is one of the larger dollar amounts that have been proposed in the annual budgets, actual expenditure will be dependent on project actualization and completion during the year.

More than three quarters of the individual projects are annual in nature or a continuation of projects that were started in the prior year. Thirteen of the projects make up twenty-three of the proposed thirty-four and half million dollar project budget. These significant projects include projects such as:

- Customer Service Strategy;
- Olympic Reservoir Reconstruction;
- Major Water Infrastructure Renewal Program;
- New 21 Mile Aquifer Supply Well and Pump Station Improvements;
- New Nesters Waste Depot Site;
- Gateway Loop Reconstruction;
- Recreation Infrastructure Replacement;
- Village Square & Mall Rejuvenation-Way Finding;
- Valley Trail Mons RR Xing to Cypress Pl;
- Cultural Connector;
- Community Wildfire Protection;
- WVLC Parkade Rehabilitation Program; and
- Fleet Replacement.

These significant projects reflect community investments that support corporate goals, including; a vibrant local economy and resort community, stewardship of natural assets and infrastructure management.

During 2015, council directed staff to support the proposal for a new resident restricted rental development in Cheakamus Crossing. To support this development the financial plan would include two budget amounts. Firstly to transfer the balance of the employee housing reserve, approximately two million dollars, to the Whistler Housing Authority. Secondly, to make a short term borrowing from the Municipal Finance Authority and relend the money to the Whistler Housing Authority. The purpose of both budget amounts is to construct the resident restricted rental development. All debt payments and related borrowing costs will be paid by Whistler Housing Authority. As this would be

a short term borrowing under section 175 of the Community Charter, it must be repaid within five years.

OTHER POLICY CONSIDERATIONS

None.

COMMUNITY ENGAGEMENT AND CONSULTATION

The March 15, 2016 council meeting is the second event where members of the community can view and/or listen to budget information and provide feedback. Information from today and the February 23, 2016 Community Meeting is available for the public to view on the municipal website (www.whistler.ca).

SUMMARY

The proposed 2016 budget provides for reasonable increases to municipal property tax and utility revenue while maintaining levels of service to the community and resort visitors. Leadership from the Finance and Audit Committee along with the efforts of municipal staff at all levels has enabled this to be possible.

Respectfully submitted,

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

PROPOSED 2016-2020 PROJECT BUDGETS

Council Meeting

March 15, 2016

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SUMMARY OF PROPOSED PROJECTS

Projects proposed for the 2016-2020 financial plan consist of 165 projects. Total budgeted cost in 2016 is \$34.5 million. This includes up to \$13.8 million of 2015 project budget that was not utilized. The previous financial plan, 2015-2019 included \$24.5 million in project costs for the 2016 year. Much of the proposed increase to 2016 project costs arises from 2015 budget amounts being carried forward.

*2016 Projects**164 Projects**\$34.5 million**Includes \$13.8 million**not utilized from 2015 budget*

PROPOSED PROJECTS BY DIVISION AND DEPARTMENT

The following table provides a summary of proposed project amounts by Division and Department for the years 2016 through 2020. The amount of 2015 project budget not used is identified in the far right column. Budget not used is calculated from the 2015 approved project budgets, less the preliminary 2015 year end actual project costs.

Project	Project Name	2016	2017	2018	2019	2020	2015 Budget Not Used
	Department Total: Administrator	491,500	419,830	218,270	130,000	130,000	372,016
	Department Total: Human Resources	45,000	-	-	-	-	19,577
	Division Total: CAO Office	536,500	419,830	218,270	130,000	130,000	391,593
	Department Total: Bylaw	30,000	-	-	-	-	-
	Department Total: Corporate and Community Services Gen	677,000	95,000	50,000	-	-	217,726
	Department Total: Finance	26,632	-	-	-	-	26,632
	Department Total: Fire Rescue Service	397,895	146,660	127,782	128,926	119,533	177,373
	Department Total: Information Technology	845,424	226,424	226,424	226,424	37,000	451,672
	Department Total: Legislative Services	28,000	28,000	45,000	-	-	6,702
	Department Total: Meadow Park Sports Centre	2,813,479	597,620	615,065	275,824	1,237,420	471,384
	Department Total: Recreation	34,000	55,000	10,000	10,000	10,000	12,342
	Department Total: Whistler Public Library	336,789	163,000	178,000	163,000	-	52,839
	Division Total: Corporate and Community Services	5,189,219	1,311,704	1,252,271	804,174	1,403,953	1,416,670
	Department Total: Central Services	1,334,029	4,140,456	2,683,634	1,268,738	882,004	1,969,771
	Department Total: Development Services/Energy Mgmt	100,000	-	-	-	-	72,413
	Department Total: General Manager	2,415,000	915,000	15,000	-	-	1,918,317
	Department Total: Sewer Fund	1,695,000	3,310,000	2,190,000	520,000	530,000	657,655
	Department Total: Solid Waste	1,465,000	1,765,000	180,000	880,000	180,000	7,440
	Department Total: Transit	70,000	-	-	-	-	44,793
	Department Total: Transportation	967,000	1,870,000	455,000	420,000	1,870,000	178,488
	Department Total: Water Fund	11,958,734	5,687,000	3,312,000	958,000	498,000	3,972,146
	Division Total: Infrastructure Services	20,004,763	17,687,456	8,835,634	4,046,738	3,960,004	8,821,022
	Department Total: Division Administration	759,500	178,000	178,000	178,000	178,000	236,596
	Department Total: Environment Stewardship	468,388	893,000	848,000	745,000	745,000	559,030
	Department Total: Planning (ALL)	3,014,000	4,725,000	2,450,000	385,000	2,080,000	926,110
	Department Total: Resort Operations	4,482,089	1,490,000	3,924,100	939,520	710,000	1,476,547
	Division Total: Resort Experience	8,723,977	7,286,000	7,400,100	2,247,520	3,713,000	3,198,282
		34,454,459	26,704,990	17,706,275	7,228,432	9,206,957	13,827,567

PROJECT CATEGORIES

Projects are broadly categorized in two ways.

When the projects are planned:

Annual Recurring Projects

Projects that are carried out on a regular, periodic basis but the type and scope of the work may change.

Maintenance and reconstruction projects for example.

Continuing Projects

Projects that were planned for a prior year and will continue into the next year.

New Projects

Projects that have a start and end date within the five year financial plan and, are not an annual recurring project.

What the project will do:

Assets

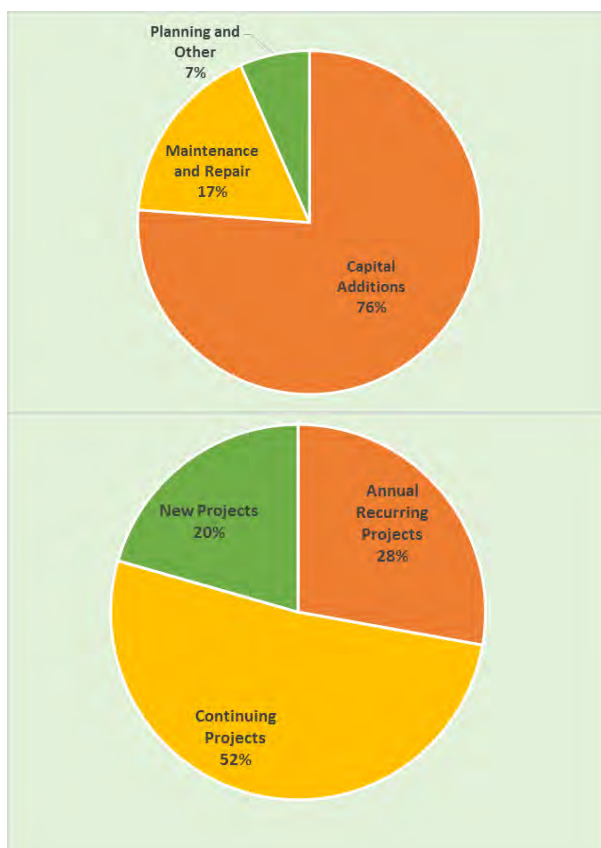
Build new capital asset or significantly improve and existing asset.

Maintenance and repair

Maintenance and repair of capital assets.

Studies and other

Planning, research and other types of projects.



Project Types

More than three quarters of the proposed projects are for capital assets.

The majority of proposed projects, continue from the prior year, 52% or, are annual recurring projects, 28%.

The following pages provide descriptions of each project.

PROJECT DESCRIPTIONS

PROJECT: C037, 2017 FCM BOARD OF DIRECTORS MEETING**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** LEGISLATIVE SERVICES**Project Classification**

New Projects

Planning and Other

Description

In March of 2017, the RMOW will host the Federation of Canadian Municipalities (FCM) Board of Directors Meeting. FCM has been the national voice of municipal government since 1901. With over 2,000 members, FCM represents the interests of municipalities on policy and program matters that fall within federal jurisdiction. The RMOW hosted the FCM Annual Conference and Municipal Expo in 2009 which brought over 2,000 delegates to the resort. In 2017, we will host the Board of Directors and senior FCM staff which is approximately 150 people. The RMOW is financially responsible for hosting a welcome reception and a dinner as well as lending computer equipment for the duration of the event.

Budget

Category	2016	2017	2018	2019	2020
Project Services	2,000.00	28,000.00	0.00	0.00	0.00
Total	2,000.00	28,000.00	0.00	0.00	0.00

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

PROJECT: C036, 2018 UBCM CONVENTION**DIVISION: CORPORATE AND COMMUNITY SERVICES****DEPARTMENT: LEGISLATIVE SERVICES****Project Classification**

New Projects

Planning and Other

Description

The RMOW was successful in their bid to host the 2018 UBCM Convention. The Union of British Columbia Municipalities(UBCM) has existed as the voice of local government in BC for over 100 years. The Convention is the main forum for UBCM policy making. The RMOW has successfully hosted the UBCM Convention in 2002, 2010 and 2014. The Convention is always held in September and it brings over 2,000 delegates to Whistler including local government Council Members and staff, provincial government representatives including Cabinet Ministers and individuals from related associations, media and staff. In 2016, a deposit is due to cover the costs associated with the Whistler Conference Centre.

Budget

Category	2016	2017	2018	2019	2020
Other Revenue	0.00	0.00	-65,000.00	0.00	0.00
Project Services	5,000.00	0.00	110,000.00	0.00	0.00
Total	5,000.00	0.00	45,000.00	0.00	0.00

Reserve Funding	Percent
Res - General Operating Reserve	43
	0
	0
	0

PROJECT: E124, 21 MILE CREEK SOURCE WATER PROTECTION PROGRAM

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

New Projects

Planning and Other

Description

Works and activities undertaken in accordance with the VCH mandated 21 Mile Creek Source Water Protection Plan (SWPP).

2016 program includes boardwalk and new outhouse at Rainbow Lake, water shed patrols, extended bridge approach handrails, improved signage

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	1,500.00	0.00	0.00	0.00	0.00
Project Services	60,600.00	0.00	0.00	0.00	0.00
Total	62,100.00	0.00	0.00	0.00	0.00

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

PROJECT: T057, AIR QUALITY EQUIPMENT**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** TRANSPORTATION**Project Classification**

New Projects

Capital Additions

Description

The provincial Ministry of Environment loaned air quality monitoring equipment to the RMOW in 2010 for use at the air quality monitoring station in Cheakamus Crossing. They required the equipment back at the end of 2015, and this budget provides for the installation and calibration of the equipment in early 2016.

Budget

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

Project Services	5,000.00	0.00	0.00	0.00	0.00
Total	5,000.00	0.00	0.00	0.00	0.00

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

PROJECT: T024, AIR QUALITY MANAGEMENT PLAN**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

Annual Recurring Projects

Planning and Other

Description

The RMOW is a member of the Sea to Sky Clean Air Society whose objective is to implement the Sea to Sky Air Quality Management Plan. The primary purpose of the plan is to ensure clean air throughout the corridor air shed. It defines actions that will help maintain healthy air through an integrated planning approach. An implementation plan was developed in 2008 and being updated in 2015 which outlines tasks and responsibilities which the RMOW and other participants are committed to achieving each year. Each participating municipality contributes to the development and implementation of the plan.

Budget

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

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

PROJECT: E108, ALPINE RESERVOIR LEVEL CONTROL**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** WATER FUND**Project Classification**

Continuing Projects

Capital Additions

Description

The Alpine reservoirs can't be filled by the 21-Mile Creek supply because one of the Alpine reservoirs lacks appropriate level control. This project will address this system limitation by installing an altitude control valve and kiosk at the Alpine reservoir.

Budget

Category	2016	2017	2018	2019	2020
Project Services	426,000.00	0.00	0.00	0.00	0.00
Total	426,000.00	0.00	0.00	0.00	0.00

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

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

Continuing Projects

Capital Additions

Description

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

Budget

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

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

PROJECT: E065, ALTA LAKE CONNECTOR REPAIRS

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Continuing Projects

Maintenance and Repair

Description

This project will examine options and implement a solution for the underwater water main beneath Alta Lake.

Budget

Category	2016	2017	2018	2019	2020
Project Services	0.00	0.00	50,000.00	200,000.00	0.00
Total	0.00	0.00	50,000.00	200,000.00	0.00

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

PROJECT: E025, ALTA VISTA SERVICES UPGRADE

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SEWER FUND

Project Classification

Continuing Projects

Capital Additions

Description

This project will implement the recommendations from the Alta Vista Lateral Surcharging study completed in Q1 2014. The project costs reflect a comprehensive and integrated infrastructure rehabilitation in Alta Vista including water main replacement, sewer lift station, drainage improvements and repaving.

Budget

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

Project Services	0.00	170,000.00	1,670,000.00	0.00	0.00
Total	0.00	170,000.00	1,670,000.00	0.00	0.00

Reserve Funding	Percent
Res - Sewer Capital Reserve	32
Res - Water Capital Reserve	18
Res - General Capital Reserve	50
	0

PROJECT: X070, ALTA VISTA WORKS YARD UPGRADE

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Maintenance and Repair

Description

This project is a carry over from 2015. In 2015, the Alta Vista Works Yard received upgrades to the storm water system and to the area lighting in addition to roof replacements for the two out buildings and replacement of the fire exit stairs. A PO is outstanding for the fire exit stairs however the contractor has not completed fabrication.

Budget

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

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

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

PROJECT: X004, ANNUAL BUILDING MAINTENANCE**DIVISION: RESORT EXPERIENCE****DEPARTMENT: RESORT OPERATIONS****Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

Annual Building Maintenance is a reoccurring budget intended to address larger maintenance projects. In 2015, completed projects included air distribution improvements in the IT/Bylaw area, several facility security upgrades and restoration of the floor finish in the Park washrooms. In 2016, this project will add hand rails to the deck at the Library, clean up the appearance of Fire Hall 1 and complete interior painting projects.

Budget

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

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

PROJECT: X071, ANNUAL ELECTRICAL MAINTENANCE**DIVISION: RESORT EXPERIENCE****DEPARTMENT: RESORT OPERATIONS****Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

Annual Electrical Maintenance is a reoccurring project intended to address larger scope preventative maintenance projects, primarily with lighting. The work will include complete relamp of buildings, parkades and trails every five years. With each project area Power Smart opportunities and technological upgrades will be reviewed. the benefit is to improve efficiencies and service levels by replacing every lamp every five years at or near the end of its expected service life. The success of this program will be a significant reduction of lamp failure, improved efficiency in energy and service delivery and a decrease in delays for repair. In 2015, a lamp replacement occurred at the Public Safety Building, Lot A underground parkade and 175 LED low energy Valley Trail lamps are to be installed. In addition, new for 2016 is a project to replace and repair festive lighting circuits in the older Village areas

Budget

Category	2016	2017	2018	2019	2020
Project Services	76,500.00	65,000.00	65,000.00	45,000.00	45,000.00
Total	76,500.00	65,000.00	65,000.00	45,000.00	45,000.00

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

PROJECT: E089, ANNUAL GROUNDWATER MONITORING

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Continuing Projects

Planning and Other

Description

Ongoing, annual production and monitoring well sampling, condition assessment, and water quality testing.
Required to ensure wells continue to be safe and productive..

Budget

Category	2016	2017	2018	2019	2020
Project Services	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
Total	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00

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

PROJECT: T001, ANNUAL RECONSTRUCTION - ROADS**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** TRANSPORTATION**Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

Minor patching and paving, rock scaling, traffic light upgrades, and thermoplastic line painting will be carried out under this budget in 2016. Engineering design for the significant paving program scheduled in 2017 will also start in 2016.

Budget

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

Project Services	150,000.00	1,600,000.00	150,000.00	150,000.00	1,600,000.00
Total	150,000.00	1,600,000.00	150,000.00	150,000.00	1,600,000.00

Reserve Funding	Percent
Res - Transportation Works Charges	100
	0
	0
	0

PROJECT: P051, ARTIFICIAL TURF FIELD

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

New Projects

Planning and Other

Description

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

Budget

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

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

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

PROJECT: S042, ASBESTOS EXPOSURE CONTROL PLAN

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: FIRE RESCUE SERVICE

Project Classification

New Projects

Capital Additions

Description

Purchase of additional turnout gear and equipment to safely manage asbestos exposure, per directive from WorkSafe BC.

Budget

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

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

PROJECT: S033, ASSET INVENTORY AUDIT

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: FIRE RESCUE SERVICE

Project Classification

Continuing Projects

Planning and Other

Description

Asset audit required to provide more accurate data for future replacement of equipment. Project proposed in 2014, but will carry into 2016 to complete.

Budget

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

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

PROJECT: H011, ATTENDANCE MANAGEMENT PROGRAM

DIVISION: CAO OFFICE

DEPARTMENT: HUMAN RESOURCES

Project Classification

New Projects

Planning and Other

Description

Creation and implementation of a formal attendance management program.

Budget

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

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

PROJECT: S019, BEAR MANAGEMENT PROGRAM**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

Annual Recurring Projects

Planning and Other

Description

The RMOW achieved the Ministry of Environment's Bear Smart Community status in 2011. To fulfill its ongoing commitments, Whistler will continue to participate in the Black Bear Working Group, provide public education, and continue to improve the solid waste management system in order to reduce human-bear conflict. The RMOW contributes \$15,000 annually to the Conservation Officer Service which provides Whistler with a higher level of service for bear-related issues than otherwise possible.

Budget

Category	2016	2017	2018	2019	2020
Project Services	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00
Total	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00

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

PROJECT: E066, BENCHMARKING WATER AND SEWER

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Annual Recurring Projects

Planning and Other

Description

Periodic comparative benchmarking of water and sewer systems in other municipalities is essential information required by management to determine the relative costs and benefits of RMOW's water system. This informs proposed changes to RMOW's water programs, provides year-to-year performance tracking, and performance analysis in comparison to other municipalities.

Budget

Category	2016	2017	2018	2019	2020
Project Services	12,000.00	12,000.00	12,000.00	13,000.00	13,000.00
Total	12,000.00	12,000.00	12,000.00	13,000.00	13,000.00

Reserve Funding	Percent
Res - Water Operating Reserve	50
Res - Sewer Operating Reserve	50
	0
	0

PROJECT: X072, BMX TRACK

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

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

Budget

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

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

PROJECT: X082, BREEZEWAY HEAT TRACE REPAIR

DIVISION: RESORT EXPERIENCE

DEPARTMENT: DIVISION ADMINISTRATION

Project Classification

New Projects

Maintenance and Repair

Description

The Village breezeway is located between Gateway Loop and Village Sq. The Breezeway is often considered the main pedestrian access to the Village. The stairs leading to the breezeway are not protected from weather. For public safety reasons and to align with the Village development guidelines an electric snow melt system is embed in the concrete stairs. Over the past couple of years two segments of snow melt cable have failed and are no longer functioning. This budget is intended to repair these segments.

Budget

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

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

PROJECT: T017, BRIDGE RECONSTRUCTION PROGRAM**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** TRANSPORTATION**Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

The 2016 budget will be used to complete the works recommended in the 2013 bridge inspection report.

The bridge inspection will be repeated every 5 years (next in 2018) to ensure accurate information that allows the bridges to be properly maintained at the lowest long-term cost.

Budget

Category	2016	2017	2018	2019	2020
Project Services	30,000.00	0.00	35,000.00	0.00	0.00
Total	30,000.00	0.00	35,000.00	0.00	0.00

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

PROJECT: X060, BUILDING ASSET REPLACEMENT PROGRAM**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

Annual Recurring Projects

Capital Additions

Description

This is a reoccurring project intended to complete maintenance and repair of building operating systems. The projects are based on the 2014 Building Condition Assessment Report. Highlights for 2016 include roof membrane repair at the Public Works Yard, HVAC control at the PSB, chiller repairs at My Place, electrical panel replacements and completion of the air handler unit replacement in Municipal Hall.Yard and Millennium Place..

Budget

Category	2016	2017	2018	2019	2020
Project Services	183,583.00	150,000.00	150,000.00	150,000.00	150,000.00
Total	183,583.00	150,000.00	150,000.00	150,000.00	150,000.00

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

PROJECT: P041, BUILDING DEPARTMENT FILE SCANNING

DIVISION: RESORT EXPERIENCE

DEPARTMENT: DIVISION ADMINISTRATION

Project Classification

Continuing Projects

Planning and Other

Description

Rebudget of 2014 project that requires integration into Sharepoint. Project to digitize Building permit construction plans for all structures within the municipality other than single family dwellings.

Budget

Category	2016	2017	2018	2019	2020
Project Services	139,000.00	0.00	0.00	0.00	0.00
Total	139,000.00	0.00	0.00	0.00	0.00

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

PROJECT: X081, BUILDING SYSTEMS MANAGEMENT REVIEW

DIVISION: RESORT EXPERIENCE

DEPARTMENT: DIVISION ADMINISTRATION

Project Classification

New Projects

Planning and Other

Description

Building Systems Maintenance Review is a project intended to gather and analyse our current facility maintenance practices across the organization. The review will be focused on building envelop and systems related to building operation only. The analysis will compare our maintenance methods against industry best management practices and manufactures recommendations to determine efficiency and compliance. The final report will provide a summary of findings, an analysis of how we are doing and recommendations for improvement. In addition, this project will see the completion of missing building condition assessments.

Budget

Category	2016	2017	2018	2019	2020
Project Services	115,000.00	0.00	0.00	0.00	0.00
Total	115,000.00	0.00	0.00	0.00	0.00

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

PROJECT: T055, BUS SHELTER REPLACEMENTS**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** TRANSIT**Project Classification**

Continuing Projects

Capital Additions

Description

This project will replace the bus shelter on Whistler Road near the Rim Rock restaurant. The existing shelter has past its useful life span and is due to be replaced. Several improvements to the existing design will be made as part of this project.

Budget

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

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

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

PROJECT: Y014, CENTRAL SERVICES ANNUAL RECONSTRUCT

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: CENTRAL SERVICES

Project Classification

Annual Recurring Projects

Maintenance and Repair

Description

Work required in 2016 includes capital maintenance and replacement plan development for major garage and PWY equipment.

Budget

Category	2016	2017	2018	2019	2020
Project Services	195,000.00	274,000.00	24,000.00	24,000.00	24,000.00
Total	195,000.00	274,000.00	24,000.00	24,000.00	24,000.00

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

PROJECT: X006, CHEAKAMUS COMMUNITY FOREST

DIVISION: RESORT EXPERIENCE

DEPARTMENT: ENVIRONMENT STEWARDSHIP

Project Classification

Annual Recurring Projects

Planning and Other

Description

The RMOW is a partner with the Squamish and Lil'wat First Nations in the Cheakamus Community Forest. The CCF surrounds the community of Whistler, and the land is managed using the ecosystem-based management (EBM) plan. The EBM plan integrates sustainable land use and harvesting, First Nations' cultural and spiritual values, recreation, views, wildfire management, and climate change. A strategic, integrated plan for the CCF guides future land use and harvesting decisions.

Budget

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

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

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

New Projects

Maintenance and Repair

Description

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

Budget

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

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

PROJECT: H002, COLLECTIVE BARGAINING

DIVISION: CAO OFFICE

DEPARTMENT: HUMAN RESOURCES

Project Classification

Annual Recurring Projects

Planning and Other

Description

Collective Bargaining for CUPE. The CUPE agreement expired December 31, 2015. This is a contractual obligation affecting Utilities, Central Services and the Waste Water Treatment Plant employees.

Budget

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

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

PROJECT: A050, COMMUNITY ENERGY & CLIMATE ACTION PLAN**DIVISION: CAO OFFICE****DEPARTMENT: ADMINISTRATOR****Project Classification**

Continuing Projects

Planning and Other

Description

The 2012 draft OCP includes the following policy, "Ensure that the municipality's Energy and Climate Action Plan is updated every five years". The current RMOW integrated Energy, Air Quality and Greenhouse Gas Management Plan was completed in 2004 (ten years ago). In 2004, the community collectively spent approximately \$55 million annually on energy; however in 2013, the total had risen to more than \$80 million per year. Much has changed over this period of time both in terms of infrastructure (e.g. propane to natural gas conversion and the associated pipeline) as well as policy (OCP, Climate Action Charter, Provincial Energy Plan, UN IPCC Reports) and given these changes, our Community Energy & Emission Plan needs to be updated to reflect the new context and the new challenges.

Budget

Category	2016	2017	2018	2019	2020
Provincial Grants	-8,000.00	0.00	0.00	0.00	0.00
Project Services	38,000.00	0.00	0.00	0.00	0.00
Total	30,000.00	0.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - General Operating Reserve	64
Res - Water Operating Reserve	11
Res - Sewer Operating Reserve	5
	0

PROJECT: A064, COMMUNITY ENERGY & CLIMATE ACTION PLAN - PHASE 1 IMPLEMENTATION

DIVISION: CAO OFFICE

DEPARTMENT: ADMINISTRATOR

Project Classification

New Projects

Planning and Other

Description

Project specifics will be determined through the outcome of the Council-approved Community Energy and Climate Action Plan (currently underway). The CECAP is likely to be completed in Q2 of 2016, and these funds ensure that key short-term recommendations of the CECAP will have available fund to support project initiation in Q3/Q4 of 2016.

Budget

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

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

PROJECT: S018, COMMUNITY WILDFIRE PROTECTION**DIVISION: RESORT EXPERIENCE****DEPARTMENT: ENVIRONMENT STEWARDSHIP****Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

The RMOW is committed to reducing the risk of wildfire to our community. A number of fuel management, or "FireSmart" projects have been carried out over the last decade in Lost Lake Park, Kadenwood and above the Benchlands. In 2014, the RMOW launched its landscape level fuel break program with Phase I of a fuel reduction program along the Callaghan forest service road 01. Provincial funding has been approved to complete a FireSmart project above Brio in 2016, Alpine Meadows in 2017, and prepare plans for work above Big Timber Park/Kadenwood in 2018. In addition, Phase II of the Callaghan project will continue to the RMOW boundary.

Budget

Category	2016	2017	2018	2019	2020
Provincial Grants	-186,762.00	0.00	0.00	0.00	0.00
Project Services	575,150.00	813,000.00	768,000.00	665,000.00	665,000.00
Total	388,388.00	813,000.00	768,000.00	665,000.00	665,000.00

Reserve Funding	Percent
Res - General Operating Reserve	95
	0
	0
	0

PROJECT: E063, COMPOST FACILITY

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SOLID WASTE

Project Classification

Continuing Projects

Capital Additions

Description

A preliminary design and cost estimate for dry storage of woodchips was completed in 2013. This study identified fabric roof structures as the lowest cost option to provide this storage, and a combination of two or three structures was identified to store enough wood to provide the composter with dry woodchips through the winter.

This project has been phased over five years, with the smallest building being constructed in 2014, and a review of the performance of that building being done before we proceed with the second and third buildings in future years.

Budget

Category	2016	2017	2018	2019	2020
Project Services	0.00	700,000.00	0.00	700,000.00	0.00
Total	0.00	700,000.00	0.00	700,000.00	0.00

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

PROJECT: E135, COMPOST HEAT SYSTEM REPAIRS

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SOLID WASTE

Project Classification

New Projects

Maintenance and Repair

Description

This project will repair and rebuild the compost heat recovery system. Significant corrosion problems were encountered with the initial materials used for this system, and they will be replaced by corrosion resistant materials. Once these problems are fixed, the system will allow us to reduce propane use at the composter by approximately 90%.

Budget

Category	2016	2017	2018	2019	2020
Project Services	85,000.00	35,000.00	0.00	0.00	0.00
Total	85,000.00	35,000.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - Solid Waste Capital Reserve	100
	0
	0
	0

PROJECT: C038, COMPREHENSIVE FEES AND CHARGES BYLAW**DIVISION: CORPORATE AND COMMUNITY SERVICES****DEPARTMENT: LEGISLATIVE SERVICES****Project Classification**

New Projects

Planning and Other

Description

In 2015, the Legislative Services department conducted an audit on all active, amended and in progress bylaws that contain fees and/or charges. It was identified that over 60 bylaws contain fees and/or charges. For ease of use for the public and staff, the RMOW will amalgamate all fees and charges into one stand alone bylaw.

Budget

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

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

PROJECT: I001, COMPUTER SYSTEMS REPLACEMENT**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** INFORMATION TECHNOLOGY**Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

This capital project take the approximate value of all existing assets from switches, servers, workstations, controllers, etc. and expects a 5 year replacement of these assets. This program was started in 2007 so that an ongoing capital replacement of inventory was attainable as it required too much manpower and risk to replace all at once.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	32,500.00	0.00	0.00	0.00	0.00
Project Services	189,424.00	189,424.00	189,424.00	189,424.00	0.00
Total	221,924.00	189,424.00	189,424.00	189,424.00	0.00

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

PROJECT: C012, CONFERENCE CENTRE ANNUAL BUILDING REINVESTMENT**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** DIVISION ADMINISTRATION**Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

Annual re-investment in the Whistler Conference Centre is required to ensure all maintenance needs are adequately addressed. This project contributes to the long term viability of the Conference Centre and ensures this Municipal asset is maintained to an acceptable standard.

Budget

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

Project Services	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00
Total	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00

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

PROJECT: C041, CONFERENCE CENTRE LANDSCAPE IMPROVEMENT

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

New Projects

Maintenance and Repair

Description

The scope of work entails soft landscape improvements around the periphery of the Whistler Conference Centre to meet the Village design standard.

Budget

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

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

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

PROJECT: C042, CONFERENCE CENTRE PORTALS RECONSTRUCTION**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** PLANNING (ALL)**Project Classification**

New Projects

Maintenance and Repair

Description

The Whistler Way entry to the Village adjacent to the Whistler Conference Centre requires upgrading to meet the Village design standard, Existing concrete stairs, ramp and retaining walls as well as planting beds need to be rebuilt at this important Village entry. 2016 works will include design work with construction anticipated in 2017.

Budget

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

Project Services	50,000.00	250,000.00	0.00	0.00	0.00
Total	50,000.00	250,000.00	0.00	0.00	0.00

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

PROJECT: A051, CORPORATE COMMUNICATIONS

DIVISION: CAO OFFICE

DEPARTMENT: ADMINISTRATOR

Project Classification

Annual Recurring Projects

Planning and Other

Description

The corporate communications project will contribute to the effectiveness municipal communication with the public; awareness of RMOW programs, projects and services; and engagement of the community. Work this year will include continued integration of corporate identity guidelines into administration, wayfinding and other areas; corporate photography; and coordination of community engagement opportunities.

Budget

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

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

PROJECT: I006, CORPORATE SOFTWARE

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: INFORMATION TECHNOLOGY

Project Classification

Continuing Projects

Capital Additions

Description

This project consists of major upgrades to products Tempest - Tax and ticketing along with Agresso our financials. These are both major upgrades that have not been done as they required external resources not budgeted. Both of these products have features that will not be supported in 2016 in current versions we are running. There is also photo project to import into Sharepoint and Virus scan product change.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	68,500.00	0.00	0.00	0.00	0.00
Project Services	195,000.00	15,000.00	15,000.00	15,000.00	15,000.00
Total	263,500.00	15,000.00	15,000.00	15,000.00	15,000.00

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

PROJECT: I011, COUNCIL SOFTWARE SOLUTION

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: INFORMATION TECHNOLOGY

Project Classification

New Projects

Planning and Other

Description

Automated software solution to efficiently create and archive RMOW Council meetings tasks such as agenda creations, reports, presentations, discussions and decisions.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	25,000.00	7,000.00	7,000.00	7,000.00	7,000.00
Total	25,000.00	7,000.00	7,000.00	7,000.00	7,000.00

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

PROJECT: X085, COVERED BRIDGE DECK REPLACEMENT**DIVISION: RESORT EXPERIENCE****DEPARTMENT: RESORT OPERATIONS****Project Classification**

New Projects

Maintenance and Repair

Description

Fitzsimmons creek covered bridge engineers report has previously identified the bridge deck and some of the supporting stringers as "Poor".

This project will provide a new deck with improved support stringers to the most heavily used pedestrian bridge in the municipality.

The project can be coordinated to avoid any significant closures and can be completed within 2-3 days.

Budget

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

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

PROJECT: E109, CRITICAL WATER/SEWER INFRASTRUCTURE FLOOD PROTECTION**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** WATER FUND**Project Classification**

Annual Recurring Projects

Planning and Other

Description

Review critical water/sewer infrastructure exposure to and readiness for flood conditions. Implement flood protection measures as required.

Budget

Category	2016	2017	2018	2019	2020
Project Services	0.00	75,000.00	1,000,000.00	0.00	0.00
Total	0.00	75,000.00	1,000,000.00	0.00	0.00

Reserve Funding	Percent
Res - Water Capital Reserve	50
Res - Sewer Capital Reserve	50
	0
	0

PROJECT: P042, CULTURAL CONNECTOR**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** PLANNING (ALL)**Project Classification**

Continuing Projects

Capital Additions

Description

The Cultural Connector project celebrates Whistler's emergence as a vibrant cultural destination and serves to improve the physical, visual, experiential connectivity between six significant cultural institutions.

While these six facilities all stand on their own merits, and while it is currently possible to walk between all of them, they would offer greater resort value as a physically connected and branded whole rather than as individual assets. Physical connectivity could be improved in select locations. This project is the continuation of the implementation phase which started in 2015, itself flowing from the 2014 planning and design phase.

Budget

Category	2016	2017	2018	2019	2020
Project Services	600,000.00	500,000.00	0.00	0.00	0.00
Total	600,000.00	500,000.00	0.00	0.00	0.00

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

PROJECT: C031, CUSTOMER SERVICE STRATEGY**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** CORPORATE AND COMMUNITY SERVICES GENERAL**Project Classification**

Continuing Projects

Capital Additions

Description

Phase II: Enhance the overall customer service experience including telephone, walk in, email and website. The intention of this is to align ourselves with more of full service functionality to assist our customers navigate through our department by department experience.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	92,000.00	95,000.00	0.00	0.00	0.00
Project Services	555,000.00	0.00	50,000.00	0.00	0.00
Total	647,000.00	95,000.00	50,000.00	0.00	0.00

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

PROJECT: E110, DEMOLISH ABANDONED WATER INFRASTRUCTURE

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Continuing Projects

Capital Additions

Description

Much of RMOW's water infrastructure has been constructed on crown land under a long term permit. These permits may require RMOW to restore these lands once the permitted use has ended.

Budget

Category	2016	2017	2018	2019	2020
Project Services	81,000.00	48,000.00	48,000.00	48,000.00	0.00
Total	81,000.00	48,000.00	48,000.00	48,000.00	0.00

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

PROJECT: E127, DES ENERGY EFFICIENCY STUDY**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** DEVELOPMENT SERVICES/ENERGY MGMT**Project Classification**

New Projects

Planning and Other

Description

Data collection and analysis to compare; energy, GHG, and lifecycle cost performance of Whistler's DES versus electric baseboard heat. To better distinguish between heat pump use and other power uses in the home. Further compare Whistler's DES to other DES in use. Production of UTube instructional videos.

Budget

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

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

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

PROJECT: E129, DEVELOPMENT SERVICES RENOVATIONS**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** DEVELOPMENT SERVICES/ENERGY MGMT**Project Classification**

New Projects

Maintenance and Repair

Description

This project is for additional improvements at Municipal Hall and in particular, the Development Services area which is located on the lower floor. Upgrades to record and equipment storage areas are required. The improvements will align with the new appearance of the lower reception areas and can be seen as an overall customer service improvement.

Budget

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

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

PROJECT: C040, DIGITIZATION OF BYLAWS AND ARCHIVAL MATERIALS**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** LEGISLATIVE SERVICES**Project Classification**

New Projects

Maintenance and Repair

Description

Our municipal bylaws are vital records of enduring public interest and archival value, and are highly referenced. Currently, our signed bylaw collection is primarily in paper form, and requires digitizing to ensure its preservation, and to make the collection more accessible. The physical documents need transferring to archival materials for proper storage. This project provides for both the digitization and indexing of the signed bylaws, and their archival materials for storage.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	1,500.00	0.00	0.00	0.00	0.00
Project Services	6,000.00	0.00	0.00	0.00	0.00
Total	7,500.00	0.00	0.00	0.00	0.00

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

PROJECT: E119, EARTHQUAKE HAZARD MITIGATION**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** GENERAL MANAGER**Project Classification**

Continuing Projects

Planning and Other

Description

The purpose of the project is to survey municipal facilities and identify non-structural components that are vulnerable to failure in an earthquake and that as a result could cause injury. The scope will include recommendations of cost-effective retrofitting techniques to mitigate potential hazards.

Budget

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

Project Services	15,000.00	15,000.00	15,000.00	0.00	0.00
Total	15,000.00	15,000.00	15,000.00	0.00	0.00

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

PROJECT: X032, ECOSYSTEM MONITORING PROGRAM**DIVISION: RESORT EXPERIENCE****DEPARTMENT: ENVIRONMENT STEWARDSHIP****Project Classification**

Annual Recurring Projects

Planning and Other

Description

The OCP, Whistler2020 and the Corporate Plan identify protecting the environment as a community priority. The ecosystem monitoring program identified key indicators and focuses on at-risk species, wetland species, small mammals, plants, and invasive species to detect trends and support the Whistler2020 indicator monitoring program. The data is collated, mapped, and analyzed to inform land use planning.

Budget

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

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

PROJECT: X087, EMERALD TO RAINBOW SUB TYPE 2 TRAIL

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

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

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

Budget

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

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

PROJECT: E114, EMERALD WATER QUALITY UPGRADES**DIVISION: INFRASTRUCTURE SERVICES****DEPARTMENT: WATER FUND****Project Classification**

Continuing Projects

Maintenance and Repair

Description

Installation of second primary disinfection barrier to pathogenic organisms including Giardia and Cryptosporidium, specifically, UV disinfection as described in ODK's 2012 Drinking Water Supply Plan. In addition, in order provide further security to the Emerald water supply, below ground well head, electronics and valves at the pump station will be moved above-ground. Detailed engineering design is near complete (January 2016). Any available grant opportunities that arise in 2016 will be pursued.

Budget

Category	2016	2017	2018	2019	2020
Project Services	0.00	2,000,000.00	0.00	0.00	0.00
Total	0.00	2,000,000.00	0.00	0.00	0.00

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

PROJECT: E027, ENVIRONMENTAL MONITORING - CHEAKAMUS RIVER**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** SEWER FUND**Project Classification**

Annual Recurring Projects

Planning and Other

Description

Cheakamus River monitoring is undertaken every five years to providing ongoing verification of the impact of the WWTP, as well as possible changes in river ecology unrelated to the WWTP, and to ensure any regulatory questions regarding the river condition can be addressed with a firm foundation in fact.

Budget

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

Project Services	0.00	0.00	40,000.00	40,000.00	0.00
Total	0.00	0.00	40,000.00	40,000.00	0.00

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

PROJECT: A065, EPI IMPLEMENTATION INITIATIVE**DIVISION:** CAO OFFICE**DEPARTMENT:** ADMINISTRATOR**Project Classification**

Continuing Projects

Planning and Other

Description

An updated EPI set of recommended actions, indicators and modelling results will be produced in mid-2016 (currently underway). These fund provide the opportunity to initiate appropriate, approved recommendations in Q3/Q4 of 2016.

Budget

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

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

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

PROJECT: I007, FIBER-OPTIC NETWORK IMPROVEMENTS**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** INFORMATION TECHNOLOGY**Project Classification**

Continuing Projects

Capital Additions

Description

The Fiber optic improvements for 2016 are intended to expand the Olympic legacy fiber network into new areas that will create opportunities for income from rental of fiber, enable broadcast services for events and, minimize municipal operating expenses where new connectivity is required or current connectivity is rented from telecommunications providers. Third parties who request new fiber network installation are required to pay installation costs in advance.

Budget

Category	2016	2017	2018	2019	2020
Other Revenue	-42,085.00	0.00	0.00	0.00	0.00
Project Supplies	20,000.00	0.00	0.00	0.00	0.00
Project Services	22,085.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00

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

PROJECT: S038, FIRE HALL INFRASTRUCTURE IMPROVEMENTS**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** FIRE RESCUE SERVICE**Project Classification**

New Projects

Capital Additions

Description

Reintegration of command and support staff into the fire hall 1 will require a renovation to the building. A space needs analysis of both Fire Hall 1 and Fire Hall 2 is to be undertaken to assess the current building condition and determine the operational requirements and most effective use of the space for current and future operational needs.

Budget

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

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

PROJECT: E056, FIRE HYDRANT MAINTENANCE

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Annual Recurring Projects

Maintenance and Repair

Description

Annual maintenance of RMOW fire hydrants.

Budget

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

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

PROJECT: S032, FIRE SMART NEIGHBOURHOOD PROGRAM

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: FIRE RESCUE SERVICE

Project Classification

Annual Recurring Projects

Planning and Other

Description

Incentive based program for homeowners to reduce wildfire risk on their properties. Annual chipping contract to be awarded and will be available to homeowners on a 1st come 1st served basis. Providing cost effective tools to homeowners will assist residents with meeting the Fire smart goals. The development of a Wildfire Development Permit Area will define areas of high risk within the community and implement design standards that modify that risk.

Budget

Category	2016	2017	2018	2019	2020
Project Services	84,895.00	50,000.00	50,000.00	50,000.00	50,000.00
Total	84,895.00	50,000.00	50,000.00	50,000.00	50,000.00

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

PROJECT: S013, FIREFIGHTING EQUIPMENT REPLACEMENT**DIVISION: CORPORATE AND COMMUNITY SERVICES****DEPARTMENT: FIRE RESCUE SERVICE****Project Classification**

Annual Recurring Projects

Capital Additions

Description

This project is used to provide funding for the updating and/or replacing of equipment used by the Fire Rescue Service in the performance of its mandated duties. Keeping pace with technological advances helps the WFRS meet the demands placed upon it to provide an exceptional level of service to the community. This funding ensures that the WFRS has the reliable and modern equipment it needs in order to meet both firefighter safety requirements and the overall emergency needs of the residents and guests of Whistler.

Budget

Category	2016	2017	2018	2019	2020
Project Services	50,000.00	56,100.00	57,222.00	58,366.00	59,533.00
Total	50,000.00	56,100.00	57,222.00	58,366.00	59,533.00

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

PROJECT: T027, FITZ CREEK DEBRIS BARRIER & SEDIMENT BASIN

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: TRANSPORTATION

Project Classification

Continuing Projects

Maintenance and Repair

Description

Engineering and design for the safety improvements were completed in 2015, and installation of walkways to allow safe access to the inspection and maintenance locations will be completed in 2016.

Budget

Category	2016	2017	2018	2019	2020
Project Services	77,000.00	0.00	0.00	0.00	0.00
Total	77,000.00	0.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - Transportation Works Charges	100
	0
	0
	0

PROJECT: T006, FITZ CREEK GRAVEL REMOVAL

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: TRANSPORTATION

Project Classification

Annual Recurring Projects

Maintenance and Repair

Description

"This project will remove the annually deposited sediment from Fitzsimmons Creek to maintain flood protection levels as prescribed in the five operations and maintenance manuals for the various sections of dike along Fitzsimmons Creek, and provides funding for the associate flow monitoring and Fitz slump monitoring. In addition, this project will advance the goal of having a long-term approval for the flood protection maintenance works in place for 2015.

No gravel was removed in 2014, so \$100,000 of the unspent 2014 budget has been moved to 2015 in anticipation of the extra work require to remove approximately 2 years worth of gravel."

Budget

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

Project Services	270,000.00	270,000.00	270,000.00	270,000.00	270,000.00
Total	270,000.00	270,000.00	270,000.00	270,000.00	270,000.00

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

PROJECT: X090, FITZSIMMONS BIKE PARK

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

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

Budget

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

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

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

PROJECT: Y001, FLEET REPLACEMENT

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: CENTRAL SERVICES

Project Classification

Annual Recurring Projects

Capital Additions

Description

Replacement of the RMOW vehicle fleet in 2016 will include: parks maintenance equipment, several pickup trucks and cars, three backhoes, a Hiab Crane Truck, a street sweeper, and a Sander.

Budget

Category	2016	2017	2018	2019	2020
Project Services	1,139,029.00	3,866,456.00	2,659,634.00	1,244,738.00	858,004.00
Total	1,139,029.00	3,866,456.00	2,659,634.00	1,244,738.00	858,004.00

Reserve Funding	Percent
Res - Vehicle Replacement Reserve	100
	0
	0
	0

PROJECT: T052, FLOOD PLAIN MAPPING**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** TRANSPORTATION**Project Classification**

Continuing Projects

Planning and Other

Description

Detailed flood plain mapping will be produced in two phases. Phase 1 was completed in 2015 and involved flood plain mapping along Fitzsimmons Creek. Phase 2 of the project will occur in 2016 and will involve flood plain mapping for other critical areas of Whistler.

The information from this mapping exercise will be used for flood protection planning and determining where improvements need to be made to critical infrastructure.

Budget

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

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

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

Continuing Projects

Maintenance and Repair

Description

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

Budget

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

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

PROJECT: A027, GAMES LEGACY ART

DIVISION: RESORT EXPERIENCE

DEPARTMENT: DIVISION ADMINISTRATION

Project Classification

Continuing Projects

Capital Additions

Description

The Games Legacy Art Project will lead to creation of art inspired by the 2010 Games experience. Completion in 2016 will involve bronze casting, fabrication and installation. While the project is delayed, the wood carving and the bronze casting and assembly of pieces has been completed.

Budget

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

Project Services	32,500.00	0.00	0.00	0.00	0.00
Total	32,500.00	0.00	0.00	0.00	0.00

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

PROJECT: E121, GATEWAY LOOP RECONSTRUCTION

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: GENERAL MANAGER

Project Classification

New Projects

Capital Additions

Description

This project will include the design, contract preparation, and construction of a significant upgrade to the Gateway Loop area. The amount budgeted includes all surface and sub-surface works, landscaping and a shelter structure.

Budget

Category	2016	2017	2018	2019	2020
Project Services	2,400,000.00	900,000.00	0.00	0.00	0.00
Total	2,400,000.00	900,000.00	0.00	0.00	0.00

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

PROJECT: P001, GENERAL IMPROVEMENTS - ENVIRONMENT

DIVISION: RESORT EXPERIENCE

DEPARTMENT: ENVIRONMENT STEWARDSHIP

Project Classification

Annual Recurring Projects

Planning and Other

Description

The General Improvements Environment budget is provided to complete a variety of smaller environmental projects or events such as creating/maintaining interpretive signs, managing invasive species, carrying out habitat improvement projects, and delivering events such as BC Rivers Day and EnviroFest.

Budget

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

Project Services	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
Total	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00

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

PROJECT: A049, HOME ENERGY ASSESSMENT REBATE**DIVISION:** CAO OFFICE**DEPARTMENT:** ADMINISTRATOR**Project Classification**

Continuing Projects

Planning and Other

Description

"Since August of 2014, this project (Power Down to Save Up) has been providing municipal rebates on home energy assessment services executed on eligible local homes, by nationally certified energy advisors. This project initiated with a \$40,000 grant from BC Hydro (Best Practice research, communication plans and advertising) as well as a \$60,000 investment by the RMOW. Since August of 2014 almost 200 assessments have been completed and interest in the program remains high. Moreover, many participants have used the assessment to catalyze further retrofit rebates from BC Hydro and FortisBC - thereby reducing their home energy consumption.

Budget

Category	2016	2017	2018	2019	2020
Project Services	22,000.00	20,000.00	20,000.00	20,000.00	20,000.00
Total	22,000.00	20,000.00	20,000.00	20,000.00	20,000.00

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

PROJECT: E095, INFRA. CAPACITY ANALYSIS-GFA EXCLUSIONS SEWER

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: DEVELOPMENT SERVICES/ENERGY MGMT

Project Classification

Continuing Projects

Planning and Other

Description

Analysis will determine the residual capacity remaining within water and sewer infrastructure systems that can support Gross Floor Area (GFA) exclusions. On May 15, 2012, the RMOW adopted zoning amendment bylaw 1992, 2012, which now excludes basement floor areas from GFA calculations for detached and duplex dwellings. (based on average finished ground calculations noted in Bylaw 1992, 2012). The increased density permitted with this initiative may have an impact on infrastructure capacity within existing neighborhoods. This analysis will identify neighborhoods that may experience residual capacity issues due to this initiative.

Budget

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

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

PROJECT: E091, INFRA. CAPACITY ANALYSIS-GFA EXCLUSIONS WATER

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: DEVELOPMENT SERVICES/ENERGY MGMT

Project Classification

Continuing Projects

Planning and Other

Description

Analysis will determine the residual capacity remaining within water and sewer infrastructure systems that can support Gross Floor Area (GFA) exclusions. On May 15, 2012, the RMOW adopted zoning amendment bylaw 1992, 2012, which now excludes basement floor areas from GFA calculations for detached and duplex dwellings. (based on average finished ground calculations noted in Bylaw 1992, 2012). The increased density permitted with this initiative may have an impact on infrastructure capacity within existing neighborhoods. This analysis will identify neighborhoods that may experience residual capacity issues due to this initiative.

Budget

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

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

PROJECT: A056, LARGE GROUP & CONFERENCE GROWTH**DIVISION:** CAO OFFICE**DEPARTMENT:** ADMINISTRATOR**Project Classification**

New Projects

Planning and Other

Description

As key partners in the EPI, both RMOW and TW have a common goal to grow the resort community economy, with a key objective being to promote stable levels of overnight stays on a year-round basis. This project aims to support the deployment of local in-kind resources in order to increase our ability to attract resort-wide conference business.

Budget

Category	2016	2017	2018	2019	2020
Project Services	34,500.00	24,830.00	38,270.00	0.00	0.00
Total	34,500.00	24,830.00	38,270.00	0.00	0.00

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

PROJECT: A053, LEARNING AND EDUCATION INITIATIVES**DIVISION:** CAO OFFICE**DEPARTMENT:** ADMINISTRATOR**Project Classification**

Continuing Projects

Planning and Other

Description

Funds to advance and catalyze incremental learning and education opportunities. Supported initiatives will be consistent with the recommendations of the EPI: Summary of Key Findings Report, as well as the framework developed in the Learning & Education Task Force Report.

Budget

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

Project Services	105,000.00	50,000.00	50,000.00	50,000.00	50,000.00
Total	105,000.00	50,000.00	50,000.00	50,000.00	50,000.00

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

PROJECT: T059, LED STREETLIGHT ASSESSMENT**DIVISION: INFRASTRUCTURE SERVICES****DEPARTMENT: TRANSPORTATION****Project Classification**

New Projects

Planning and Other

Description

To date, only a few of Whistler's streetlights have been upgraded to LED technology. It is a good time to assess the business case for replacing current streetlights with LED lights as LED technology has been quickly improving. This project will include an assessment of both replacing the lights as they fail, and a complete replacement of all the streetlights in Whistler.

Budget

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

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

PROJECT: L002, LIBRARY COLLECTION**DIVISION: CORPORATE AND COMMUNITY SERVICES****DEPARTMENT: WHISTLER PUBLIC LIBRARY****Project Classification**

Annual Recurring Projects

Capital Additions

Description

This is the budget that supports the annual purchase of library materials and resources. Items purchased with this budget include all circulating materials: books, music CD's, DVD's, audiobooks, magazines and online resources. Examples of current successful online resources include Overdrive Library2Go, Indie Flix, Zinio, One Click Digital, Mango Languages, Lynda.com, Hoopla and Press Display and reference databases like Consumer Reports, Auto Repair and Novelist. This is a recurring project budget and yearly library expense. In 2016 we will continue to source resources that make books, movies, music, newspapers and learning available 24-7 from our Website.

Budget

Category	2016	2017	2018	2019	2020
Project Services	118,000.00	118,000.00	118,000.00	118,000.00	0.00
Total	118,000.00	118,000.00	118,000.00	118,000.00	0.00

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

PROJECT: L001, LIBRARY FURNITURE AND EQUIPMENT**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** WHISTLER PUBLIC LIBRARY**Project Classification**

Annual Recurring Projects

Capital Additions

Description

The Library Furnishing and Equipment Budget is a recurring project that is funded by the Library Capital Reserve (funded by the donations of individuals and fundraising by the library Board of Trustees). Funds are allocated to improve and refurbish infrastructure within the library. In 2016 the primary focus will be to complete Phase 2 of the Youth Services Space Redesign.

Budget

Category	2016	2017	2018	2019	2020
Project Services	151,039.00	45,000.00	60,000.00	45,000.00	0.00
Total	151,039.00	45,000.00	60,000.00	45,000.00	0.00

Reserve Funding	Percent
Res - Library Reserve	100
	0
	0
	0

PROJECT: L004, LIBRARY WEBSITE FEASIBILITY STUDY**DIVISION: CORPORATE AND COMMUNITY SERVICES****DEPARTMENT: WHISTLER PUBLIC LIBRARY****Project Classification**

New Projects

Planning and Other

Description

The library's current website was created in 2007 in preparation for the new library. Best-practices state that we should be evaluating our web presence every 5 years and we are now at 7. As outlined in the 2014-2017 strategic plan, we are committed to improving the library's 24-7 access as well as creating a virtual environment representative of the service model implemented in 2012. With a new website we would be seeing a patron-centered/user-intuitive design along with a content management system that allows more control of content and changes from the library's end. This funding would be used to conduct a study to assess the library and patron needs for the Website, estimate cost of a reconstruction or redesign, and create a formal bid based upon the findings in preparation for the 2016 budget.

Budget

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

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

PROJECT: L005, LIBRARY WEBSITE REDESIGN**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** WHISTLER PUBLIC LIBRARY**Project Classification**

New Projects

Maintenance and Repair

Description

As outlined in the 2014-2017 strategic plan, we are committed to improving the library's 24-7 access as well as creating a virtual environment representative of the service model implemented in 2012. The new website will feature a patron-centered/user-intuitive design along with a content management system that allows more control of content and changes from the library's end.

Budget

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

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

PROJECT: X093, LIGHTING CONTROLS

DIVISION: RESORT EXPERIENCE

DEPARTMENT: DIVISION ADMINISTRATION

Project Classification

New Projects

Capital Additions

Description

tbd

Budget

Category	2016	2017	2018	2019	2020
Project Services	25,000.00	0.00	0.00	0.00	0.00
Total	25,000.00	0.00	0.00	0.00	0.00

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

PROJECT: S040, LIVE FIRE TRAINING PROP

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: FIRE RESCUE SERVICE

Project Classification

New Projects

Capital Additions

Description

To provide a prop for simulated fire attacks on and in a building

Budget

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

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

PROJECT: I005, LOCAL INFRASTRUCTURE & SERVER ROOM

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: INFORMATION TECHNOLOGY

Project Classification

Continuing Projects

Capital Additions

Description

This project has 89,000 carry over from 2014 as we working trying to work with the valley lighting project on Blackcomb way that started late. This project is to replace fiber going to Public Works Yard and connection to Meadow Park complex. This replaces some fiber that is in the ground and has bad pairs in as it was not installed in proper conduit in early years. This also included some disc space additions and another VM server to enable further expansion and testing prior to going live f

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	270,000.00	0.00	0.00	0.00	0.00
Project Services	65,000.00	15,000.00	15,000.00	15,000.00	15,000.00
Total	335,000.00	15,000.00	15,000.00	15,000.00	15,000.00

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

PROJECT: A063, LONG TERM FISCAL FUNDING ANALYSIS

DIVISION: CAO OFFICE

DEPARTMENT: ADMINISTRATOR

Project Classification

New Projects

Planning and Other

Description

Research, assessment and scenario analysis of long term resort funding tools and mechanisms (RMI, MRDT etc...).

Budget

Category	2016	2017	2018	2019	2020
Project Services	75,000.00	20,000.00	0.00	0.00	0.00
Total	75,000.00	20,000.00	0.00	0.00	0.00

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

PROJECT: E079, LONG TERM WATER SUPPLY PLAN UPDATE

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Continuing Projects

Planning and Other

Description

Periodic updates to the long-term water supply plan are required to ensure future demands can be met.

Budget

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

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

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

New Projects

Maintenance and Repair

Description

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

Budget

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

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

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

PROJECT: E104, LWMP REVIEW

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SEWER FUND

Project Classification

Annual Recurring Projects

Planning and Other

Description

RMOW's Liquid Waste Management is required by the Province to be updated every five to ten years.

Budget

Category	2016	2017	2018	2019	2020
Project Services	5,000.00	0.00	0.00	0.00	50,000.00
Total	5,000.00	0.00	0.00	0.00	50,000.00

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

PROJECT: E055, MAJOR WATER INFRASTRUCTURE RENEWAL PROGRAM**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** WATER FUND**Project Classification**

Continuing Projects

Capital Additions

Description

The Alpine Watermain Replacement Project will be completed in 2016, with final paving in 2017.

Future works include:

Replacement of AC pipe in White Gold

Kadenwood-Baxters PRV replacement; replacement or refurbishment of various building, valve chambers, etc.

Replace aged piping in Emerald

Budget

Category	2016	2017	2018	2019	2020
Project Services	6,024,000.00	2,055,000.00	565,000.00	0.00	0.00
Total	6,024,000.00	2,055,000.00	565,000.00	0.00	0.00

Reserve Funding	Percent
Res - Water Capital Reserve	85
Res - Water Works & Service Reserve	15
	0
	0

PROJECT: P060, MAURY YOUNG ARTS CENTRE EXTERNAL SIGNAGE UPGRADE

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

New Projects

Maintenance and Repair

Description

With the recent renaming of Millennium Place, and with Whistler's emergence as a cultural destination, this project proposes to replace the building's ineffective external signage.

Budget

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

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

PROJECT: S044, MAY LONG WEEKEND COMMITTEE

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: CORPORATE AND COMMUNITY SERVICES GENERAL

Project Classification

New Projects

Planning and Other

Description

May Long Weekend Committee: including: Enhanced Police, Fire and Bylaw Enforcement Patrols; and Hire of Private Security

Budget

Category	2016	2017	2018	2019	2020
Project Services	30,000.00	0.00	0.00	0.00	0.00
Total	30,000.00	0.00	0.00	0.00	0.00

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

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

New Projects

Capital Additions

Description

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

Budget

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

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

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

PROJECT: X058, MUNICIPAL HALL CONTINUING IMPROVEMENTS**DIVISION: RESORT EXPERIENCE****DEPARTMENT: RESORT OPERATIONS****Project Classification**

Continuing Projects

Capital Additions

Description

\$65,000 of this project is carryover from 2015. The intent of the project is to complete interior renovation to improve sound control for HR. Through a comprehensive review of the spatial requirements, it has been determined that the most suitable and cost effective solution is to relocate HR to a more appropriate office environment. The final proposal is to relocate the HR function to the Public Safety Building and bring Bylaw Services in to Municipal Hall. This will provide the privacy HR requires and brings Bylaw near the Customer Service area. There will be carpentry in the PSB to create the additional offices in addition to some minor changes in Municipal Hall to accommodate Bylaw. It is anticipated this work will be completed early in the new year. In addition, a budget amount of \$10,000 is proposed for wayfinding signage upgrades for the Hall.

New for 2017/18 is a project to replace the roof and exterior envelop on Municipal Hall. The current roof has exceeded its lif

Budget

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

Project Services	73,986.00	50,000.00	500,000.00	0.00	0.00
Total	73,986.00	50,000.00	500,000.00	0.00	0.00

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

PROJECT: X094, MY ARTS CENTRE BUILDING IMPROVEMENTS**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** DIVISION ADMINISTRATION**Project Classification**

New Projects

Maintenance and Repair

Description

This project will facilitate a number of general improvements to the public and office areas in the MY Arts Centre (formerly MY Place). These improvements include replacement of the existing flooring, which was installed during the original construction and is now at the end of life, and several areas are showing signs of wear and are in need of paint and/or repair.

Budget

Category	2016	2017	2018	2019	2020
Project Services	110,000.00	0.00	0.00	0.00	0.00
Total	110,000.00	0.00	0.00	0.00	0.00

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

PROJECT: X078, MYMP WATERPROOFING & LANDSCAPE REPAIR**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

New Projects

Maintenance and Repair

Description

The 2013 building assessment report identified subgrade exterior waterproofing problems. Further research in 2015 identified surface ponding on hardscape areas. This project in 2016 would facilitate the removal, re-grading and re-installation of unit paver around the perimeter of the building.

Budget

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

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

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

PROJECT: X088, NESTERS CROSSING TO MYRTLE PHILLIPS VALLEY TRAIL

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

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

Budget

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

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

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

PROJECT: E107, NEW 21 MILE AQUIFER SUPPLY WELL AND PUMP STATION IMPROVEMENTS**DIVISION: INFRASTRUCTURE SERVICES****DEPARTMENT: WATER FUND****Project Classification**

New Projects

Capital Additions

Description

The project includes the commissioning of a second water well in Rainbow Park along with repairs to existing cabling and flow monitoring, and related works at P280 including the installation of a lift pump and replacement of aged power equipment.

Budget

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

Project Services	849,000.00	0.00	0.00	0.00	0.00
Total	849,000.00	0.00	0.00	0.00	0.00

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

PROJECT: E115, NEW NESTERS WASTE DEPOT SITE**DIVISION: INFRASTRUCTURE SERVICES****DEPARTMENT: SOLID WASTE****Project Classification**

Continuing Projects

Capital Additions

Description

This project will design and construct a new waste management depot at the former Fortis Gas site on Nesters Road.

The RMOW will provide the Whistler Community Services Society (WCSS) with an interest free loan of \$850,000 (half of the estimated building costs) to assist them with construction of a new building at the new waste management depot site on Nesters Road. This building will allow WCSS to consolidate their operations into a single location that is relatively central in Whistler. The Re-Use-It Centre will occupy the lower floor of this new building and the upper floor will contain WCSS offices and space for the delivery of their many social services programs. The \$850,000 interest-free loan will be paid back to the RMOW over the 50-year term of the lease for the property.

Budget

Category	2016	2017	2018	2019	2020
Project Services	1,200,000.00	850,000.00	0.00	0.00	0.00
Total	1,200,000.00	850,000.00	0.00	0.00	0.00

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

PROJECT: S041, NEW TRUCK EQUIPMENT

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: FIRE RESCUE SERVICE

Project Classification

New Projects

Capital Additions

Description

New hose, ladders, nozzles and rescue equipment for the new trucks

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	40,000.00	0.00	0.00	0.00	0.00
Total	40,000.00	0.00	0.00	0.00	0.00

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

PROJECT: A046, OLYMPIC PLAZA ENHANCEMENTS**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** RESORT OPERATIONS**Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

Design and development of vehicle load rated trench drain covers for the refrigeration trench around the perimeter of the ice rink

Budget

Category	2016	2017	2018	2019	2020
Project Services	25,000.00	75,000.00	0.00	0.00	0.00
Total	25,000.00	75,000.00	0.00	0.00	0.00

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

PROJECT: E051, OLYMPIC RESERVOIR RECONSTRUCTION**DIVISION: INFRASTRUCTURE SERVICES****DEPARTMENT: WATER FUND****Project Classification**

Continuing Projects

Capital Additions

Description

In 2014 the candidate locations and volume requirements for a new reservoir for the Whistler Village Zone (775) to replace Olympic Reservoir were evaluated. In 2015, the best site was determined to be just uphill from the current reservoir site, and a Crown Land permit was applied for. Approval was received in December 2015. It is critical the existing reservoir be replaced in 2016, and, in order to ensure the reservoir is on-line prior to freeze-up and mountain ski opening, mountain site work must be completed before November, 2016.

In complement to this work, a simplifying redesign and rework of other Zone 775 water infrastructure will be completed in 2017 in order to address progressive historic supply changes and to improve reliability, hydraulics and water quality in the zone. Additionally, the decommissioned Olympic reservoir will be demolished and its site restored.

Budget

Category	2016	2017	2018	2019	2020
Project Services	3,500,000.00	800,000.00	0.00	0.00	0.00
Total	3,500,000.00	800,000.00	0.00	0.00	0.00

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

PROJECT: X086, PARK AND TRAIL ASBUILT SURVEYS

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Planning and Other

Description

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

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

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

Budget

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

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

PROJECT: X091, PARK AND TRAIL SIGN IMPLEMENTATION

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

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

Budget

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

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

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

Annual Recurring Projects

Maintenance and Repair

Description

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

Budget

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

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

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

New Projects

Planning and Other

Description

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

Budget

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

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

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

Annual Recurring Projects

Capital Additions

Description

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

Budget

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

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

PROJECT: X089, PARKWOOD VALLEY TRAIL

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Capital Additions

Description

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

Trail lighting will be provided in 2016.

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

Budget

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

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

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

PROJECT: P064, PLANNING POLICY

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

New Projects

Planning and Other

Description

Funding required to advance Planning Department priority initiatives namely, Tourist Accommodation Review, Land Use Contract Discharge and, Zoning Bylaw Housekeeping

Budget

Category	2016	2017	2018	2019	2020
Project Services	70,000.00	0.00	0.00	0.00	0.00
Total	70,000.00	0.00	0.00	0.00	0.00

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

PROJECT: E058, PLC REPLACEMENT PROGRAM

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Continuing Projects

Capital Additions

Description

The current hardware used to control most of the larger and critical water stations and communicate with the SCADA system is no longer supported by the manufacturer. The Motorola “Moscad” product line has been replaced with the “ACE” product line. Motorola no longer provides replacement hardware in the Moscad series. Replacement of this hardware will ensure a high degree of reliability at the sites in question and help prevent any negative service or environmental impacts due to control failure of the sewage lift stations.

Budget

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

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

PROJECT: E132, PRIMARY SEDIMENTATION TANK 1 & 2 REFURBISHING**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** SEWER FUND**Project Classification**

New Projects

Maintenance and Repair

Description

The concrete lining of primary tank 1 & 2 is separating from the concrete underneath and sloughing off, causing operational and equipment issues. A thorough cleaning and assessment of the condition of the underlying concrete is needed to determine what is necessary to return the tanks to optimal condition.

Budget

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

Project Services	160,000.00	160,000.00	0.00	0.00	0.00
Total	160,000.00	160,000.00	0.00	0.00	0.00

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

PROJECT: E133, PRIMARY TANK FLOW EQUALIZATION**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** SEWER FUND**Project Classification**

New Projects

Capital Additions

Description

Complete work to convert two primary sedimentation tanks to use as flow equalization to smooth out daily peaks in flow. Will include equipment, programming, contract work.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	200,000.00	0.00	0.00	0.00	0.00
Total	200,000.00	0.00	0.00	0.00	0.00

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

PROJECT: S034, PROJECT FIRES RECORD MANAGEMENT SYSTEM

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: FIRE RESCUE SERVICE

Project Classification

Annual Recurring Projects

Capital Additions

Description

Fire Database requires upgrading, as it is no longer a supported version and is outdated and unprofessional looking. Current formatting and report builder is not useful. Joining of project Fires would allow access to real-time data onboard computers, updated pre-fire plans, and updated reporting capabilities. Would free-up server capacity as the database would be hosted by ECOMM.

Budget

Category	2016	2017	2018	2019	2020
Project Services	58,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Total	58,000.00	10,000.00	10,000.00	10,000.00	10,000.00

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

PROJECT: C023, PROPERTY APPRAISAL INSURANCE PURPOSES

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: FINANCE

Project Classification

Continuing Projects

Planning and Other

Description

A comprehensive review and compilation of the replacement value of all insured municipal assets in order to ensure that insurance coverage is adequate and complete.

Budget

Category	2016	2017	2018	2019	2020
Project Services	9,212.00	0.00	0.00	0.00	0.00
Total	9,212.00	0.00	0.00	0.00	0.00

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

PROJECT: X077, PUBLIC WORKS YARD MECHANICS SHOP HVAC

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Maintenance and Repair

Description

As requested by Central Services, this project will include the replacement and upgrade to the HVAC for the mechanics shop building. Currently there is an undersized and antiquated roof mounted air conditioner servicing the Mechanics Shop. This unit has surpassed its service life and requires replacement. This project will include the supply and installation of a new unit suitably sized for the shop. This HVAC unit will also provide additional heating. Originally requested in 2015, this project is re-budgeted in 2016 and expanded to include cooling for the fabrication shop. The project is expected to be complete in the spring of 2016.

Budget

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

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

PROJECT: X080, PWY RECEPTION, ACCESSIBLE WASHROOM & LUNCHROOM UPGRADES

DIVISION: RESORT EXPERIENCE

DEPARTMENT: DIVISION ADMINISTRATION

Project Classification

New Projects

Capital Additions

Description

The first phase is intended to reconfigure the Stores and entrance areas to improve customer service and building security. In short, the work includes removing the reception counter, adding separation from the offices beyond, security upgrades, new flooring and drywall repair. The second phase is a new work intended for the upgrade of the second floor unisex washroom for accessibility purposes. This will be the only second floor washroom to meet accessible needs. The third component is the upgrade to the lunchroom to meet current demand. Work includes reconfiguration of the food prep area and storage to provide additional seating and better use of the space, paint and drywall repair.

Budget

Category	2016	2017	2018	2019	2020
Project Services	73,000.00	0.00	0.00	0.00	0.00
Total	73,000.00	0.00	0.00	0.00	0.00

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

PROJECT: X095, RCMP DETACHMENT SPATIAL NEEDS ANALYSIS

DIVISION: RESORT EXPERIENCE

DEPARTMENT: DIVISION ADMINISTRATION

Project Classification

New Projects

Planning and Other

Description

This project is to review office space utilization for the RCMP detachment located in the Public Safety Building.

This exercise will seek to understand the operational requirements, specifications and guidelines to compare them against current configuration. The objective is to receive a report outlining deficiencies to guide future decisions.

Budget

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

Project Services	7,000.00	0.00	0.00	0.00	0.00
Total	7,000.00	0.00	0.00	0.00	0.00

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

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

Annual Recurring Projects

Capital Additions

Description

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

Budget

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

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

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

Annual Recurring Projects

Capital Additions

Description

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

Budget

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

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

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

Annual Recurring Projects

Capital Additions

Description

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

Budget

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

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

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

Annual Recurring Projects

Maintenance and Repair

Description

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

Budget

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

Reserve Funding	Percent
Res - MRDT 2%	100
	0
	0

	0
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PROJECT: C032, RESERVE POLICY PLANNING

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: FINANCE

Project Classification

Continuing Projects

Planning and Other

Description

"The goal of this project is to develop policies that enable the municipality to rationalize, plan and communicate the future funding for maintenance and replacement of capital assets.

The project is driven by the corporate strategy of ""demonstrating excellence in the delivery of core municipal infrastructure services"". The municipality has invested hundreds of millions of dollars in assets that are key to community safety, transportation, water and sewer services, business activities and

Budget

Category	2016	2017	2018	2019	2020
Project Services	17,420.00	0.00	0.00	0.00	0.00
Total	17,420.00	0.00	0.00	0.00	0.00

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

PROJECT: E067, RESERVOIR CLEANING

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Annual Recurring Projects

Maintenance and Repair

Description

This project permits all RMOW reservoirs and clear wells to be cleaned, inspected and repaired in rotation over each five year period.

Where significant equipment replacement requirements become apparent during inspection, works will funded from this project or from E004 Water Annual Reconstruct or other Projects as appropriate.

Budget

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

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

PROJECT: E040, RESERVOIR UPGRADES

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Annual Recurring Projects

Capital Additions

Description

This project will upgrade specified reservoirs and clear wells to improve water quality.

Budget

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

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

PROJECT: P044, REX GIS PROJECT

DIVISION: RESORT EXPERIENCE

DEPARTMENT: ENVIRONMENT STEWARDSHIP

Project Classification

Continuing Projects

Planning and Other

Description

Geographic Information Systems (GIS) provide a method for storing, displaying and analyzing data to inform decision-making. The project will convert paper-based and stand-alone information, reports, and surveys into digital data in order to deliver a streamlined administrative process internally and for the public. Over the next three years, REX will add information including but not limited to Tree Retention Areas, interpretive sign locations, water quality data, trail counts and as-built documents to the RMOW GIS.

Budget

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

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

PROJECT: E112, SCADA HMI, SITE TELEMETRY & ALARMS

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Continuing Projects

Maintenance and Repair

Description

SCADA Control, Telemetry and Alarms are essential to the operations of Water, Sewer and WWTP. This program ensures this system is maintained, robust, and disaster-prepared.

Budget

Category	2016	2017	2018	2019	2020
Project Services	189,000.00	60,000.00	0.00	0.00	0.00
Total	189,000.00	60,000.00	0.00	0.00	0.00

Reserve Funding	Percent
Res - Water Capital Reserve	50
Res - Sewer Capital Reserve	50
	0
	0

PROJECT: S043, SEA TO SKY ROAD CLOSURE PROTOCOL

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: BYLAW

Project Classification

New Projects

Planning and Other

Description

Sea to Sky Road Closure Protocol: including: Consulting Study on Economic Impacts of 99 Hwy Crash Investigations and related road delays; and

Electronic Highway 99 Condition Notification Signage.

Budget

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

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

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

PROJECT: E134, SECONDARY CLARIFIER TANK 403 REFURBISHMENT

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SEWER FUND

Project Classification

New Projects

Maintenance and Repair

Description

Mechanical equipment of SC403 were not replaced or refurbished as SC401 and SC402 were during the 2009 WWTP upgrade. Mechanical equipment is showing significant rusting, and will need to be assessed, and likely replaced.

Budget

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

Project Services	250,000.00	0.00	0.00	0.00	0.00
Total	250,000.00	0.00	0.00	0.00	0.00

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

PROJECT: X079, SEISMIC AND EMERGENCY POWER REVIEW**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** DIVISION ADMINISTRATION**Project Classification**

New Projects

Planning and Other

Description

This project is intended to complete a seismic stability review of the five key administrative buildings, Municipal Hall, PSB, My Place, Library & PWY. This information will provide insight into the safety & reliability of these buildings post disaster and will inform development planning in future years. In addition to seismic review, temporary back-up electrical service will be designed for the four locations that are serviced currently, Municipal Hall, PWY, Library & My Place.

Budget

Category	2016	2017	2018	2019	2020
Project Services	30,000.00	0.00	0.00	0.00	0.00
Total	30,000.00	0.00	0.00	0.00	0.00

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

PROJECT: E010, SEWER ANNUAL RECONSTRUCTION

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SEWER FUND

Project Classification

Annual Recurring Projects

Maintenance and Repair

Description

2016 Work Plan includes:

Repairing failed sewer line to Tantalus Lodge (\$90,000)

Trunk Sewer inspection (\$150,000)

Specified Manhole Repairs (\$60,000)

Additional repairs to S126 Spruce Grove Lift Station (\$35000)

Budget

Category	2016	2017	2018	2019	2020
Project Services	360,000.00	210,000.00	210,000.00	210,000.00	210,000.00
Total	360,000.00	210,000.00	210,000.00	210,000.00	210,000.00

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

PROJECT: P045, SKATE PARK REJUVENATION PLAN

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

Continuing Projects

Capital Additions

Description

This project competes the remaining tasks that were unable to be finished in 2015 due to weather.

Budget

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

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

PROJECT: E088, SOLID WASTE ANNUAL RECONSTRUCTION**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** SOLID WASTE**Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

The 2015 solid waste annual reconstruction work plan will include elimination of infiltration to the Waste Transfer Station (WTS) sewer system, ongoing replacement of minor pieces of equipment for the composter system, some additional paving at the WTS, improving site drainage at the Composter, electrical upgrades at the Function Junction depot site, the preparation of long-term facility capital plans, miscellaneous solid waste consulting, and a communications plan to further divert organics and recyclables from garbage.

Budget

Category	2016	2017	2018	2019	2020
Project Services	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00
Total	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00

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

PROJECT: E130, SOLID WASTE OUTREACH PROGRAM

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SOLID WASTE

Project Classification

New Projects

Planning and Other

Description

Continue SW outreach

Budget

Category	2016	2017	2018	2019	2020
Project Services	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
Total	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00

Reserve Funding	Percent
Res - Solid Waste Operating Reserve	100
	0
	0
	0

PROJECT: A058, SPEARHEAD HUT PROJECT SUPPORT

DIVISION: CAO OFFICE

DEPARTMENT: ADMINISTRATOR

Project Classification

Continuing Projects

Planning and Other

Description

Support for the development of the Russet Lake Hut, the first backcountry hut associated with the broader Spearhead Huts System project. The Spearhead Huts project has a mandate to provide high quality, low cost year-round recreation opportunities in Garibaldi Provincial Park for BC residents and visitors, as well as to reduce environmental impacts of recreation in the Spearhead Traverse area of Garibaldi Park.

Budget

Category	2016	2017	2018	2019	2020
Project Services	0.00	150,000.00	0.00	0.00	0.00
Total	0.00	150,000.00	0.00	0.00	0.00

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

PROJECT: E080, SPRING CREEK BOOSTER STATION

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: WATER FUND

Project Classification

Continuing Projects

Planning and Other

Description

As identified in the 2016 Water Conservation and Supply Plan presented to Council, a new water booster station in Spring Creek is required to supply surplus water from Cheakamus Crossing and Function Junction to the Village (via the Baxter Reservoir). The required capacity of this facility was determined as part of the 2015 update to RMOW's Water Supply Strategy. The work will be designed in 2017 and constructed in 2018.

Budget

Category	2016	2017	2018	2019	2020
Project Services	0.00	100,000.00	1,000,000.00	0.00	0.00
Total	0.00	100,000.00	1,000,000.00	0.00	0.00

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

PROJECT: T060, TAPLEY'S FLOOD PROTECTION IMPROVEMENTS**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** TRANSPORTATION**Project Classification**

New Projects

Capital Additions

Description

Options to improve flood protection for the Tapleys Farm area were reviewed in 2015, and the preferred options will be constructed in 2016. Some further study will also be done to determine the scope of potential larger scale changes.

Budget

Category	2016	2017	2018	2019	2020
Project Services	250,000.00	0.00	0.00	0.00	0.00
Total	250,000.00	0.00	0.00	0.00	0.00

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

PROJECT: S037, TECHNICAL RESCUE PROGRAM**DIVISION:** CORPORATE AND COMMUNITY SERVICES**DEPARTMENT:** FIRE RESCUE SERVICE**Project Classification**

New Projects

Planning and Other

Description

Provision of Swift water Rescue and Confined Space Rescue Programs. Increasing recreational opportunities on fast moving waters requires training in swift water rescue. There are many confined spaces in both RMOW workplace as well as throughout the community that require specialized rescue techniques and equipment.

Budget

Category	2016	2017	2018	2019	2020
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Project Services	40,000.00	10,560.00	10,560.00	10,560.00	0.00
Total	40,000.00	10,560.00	10,560.00	10,560.00	0.00

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

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

New Projects

Maintenance and Repair

Description

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

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

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

Budget

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

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

PROJECT: L006, THREE STREAM WASTE MANAGEMENT SYSTEM**DIVISION: CORPORATE AND COMMUNITY SERVICES****DEPARTMENT: WHISTLER PUBLIC LIBRARY****Project Classification**

New Projects

Maintenance and Repair

Description

Waste audit, bins, signage and staff/public education to implement a three-stream waste collection system (recycling, compost and garbage) at the library, in both staff and public areas, in anticipation of the new organic waste diversion bylaw that will be introduced in 2016. This ties in to a suggestion request made at the November 2015 Council Planning Retreat.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	5,000.00	0.00	0.00	0.00	0.00
Project Services	2,750.00	0.00	0.00	0.00	0.00
Total	7,750.00	0.00	0.00	0.00	0.00

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

PROJECT: A062, TOURISM RESEARCH ECONOMIC MODELLING

DIVISION: CAO OFFICE

DEPARTMENT: ADMINISTRATOR

Project Classification

New Projects

Planning and Other

Description

This project will continue to develop and update economic analytics associated with the EPI model and other associated fiscal and commercial expenditures trends. The existing EPI model has been a highly useful tool for planning, budgeting and ongoing decision support. Given the growth of resort visitation and activity over the last few years, ongoing updates to the model and associated metrics and analyses are required to ensure that the model's insights and outputs are as accurate as possible.

Budget

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

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

PROJECT: T061, TRAFFIC STUDIES TO SUPPORT REACTIVATION OF TAG

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: TRANSPORTATION

Project Classification

New Projects

Planning and Other

Description

Several traffic studies will be updated to allow the reactivated Transportation Advisory Group (TAG) to consider the current problems and potential solutions to improve traffic flow within Whistler and between Whistler and Vancouver.

Budget

Category	2016	2017	2018	2019	2020
Project Services	120,000.00	0.00	0.00	0.00	0.00
Total	120,000.00	0.00	0.00	0.00	0.00

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

PROJECT: X066, TRAIN WRECK PEDESTRIAN BRIDGE

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

Continuing Projects

Capital Additions

Description

Further bridge design research completed in 2015 to provide a lower cost and safe crossing. Tendering for construction of the proposed suspension bridge is to be released in early 2016 with construction planned for spring/summer of 2016 pending bid returns within the allotted budget for this project.

Budget

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

Project Services	176,000.00	0.00	0.00	0.00	0.00
Total	176,000.00	0.00	0.00	0.00	0.00

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

PROJECT: T062, TRANSIT TRACKING APP

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: TRANSIT

Project Classification

New Projects

Planning and Other

Description

The Transit Management Committee has expressed a desire to have a mobile APP developed that will allow some form of on-line tracking and scheduling for transit buses utilizing real-time information. It is expected that this project will involve the development of a first phase of APP development and perhaps the acquisition of some hardware that will provide the data to a central location.

Budget

Category	2016	2017	2018	2019	2020
Project Services	40,000.00	0.00	0.00	0.00	0.00
Total	40,000.00	0.00	0.00	0.00	0.00

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

PROJECT: P050, VALLEY TRAIL CYCLING REVIEW

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

New Projects

Planning and Other

Description

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

Budget

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

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

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

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

Continuing Projects

Capital Additions

Description

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

Budget

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

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

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

Annual Recurring Projects

Maintenance and Repair

Description

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

Budget

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

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

PROJECT: P065, VILLAGE 3.0 / OTHER INITIATIVES**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** PLANNING (ALL)**Project Classification**

New Projects

Planning and Other

Description

Village 3.0 investments are made to support Municipal reinvestment initiatives in the Village area. 2016 preliminary projects include a public art piece in the Upper Village Stroll area along the Cultural Connector, Crosswalk improvements on Main Street, street furnishings and review of fire access barriers.

Budget

Category	2016	2017	2018	2019	2020
Project Services	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00
Total	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00

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

PROJECT: P005, VILLAGE ENHANCEMENT

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

Annual Recurring Projects

Capital Additions

Description

Village Enhancement represents an annual reinvestment in the Village to repair and improve the public realm. Specifically, these investments include repairs to the stroll, accessibility and safety improvements, replacement of site furnishings, improved lighting and interpretative information.

Budget

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

Project Services	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00
Total	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00

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

PROJECT: P032, VILLAGE SQUARE & MALL REJUVENATION - WAY-FINDING**DIVISION:** RESORT EXPERIENCE**DEPARTMENT:** PLANNING (ALL)**Project Classification**

Continuing Projects

Capital Additions

Description

This project is comprised of a number of related initiatives identified in the EPI work and developed in 2014 namely, Portals and Banners, Master Way-Finding and Welcome Strategy, and the Whistler Village 3.0 stakeholder engagement process. These initiatives contribute to improved way finding, orientation in the Village and to key destination within the Valley, and support distinct neighbourhood identities for subareas of Whistler Village. 2015 projects will be completed in 2016 and further design development and implementation of vehicular signage within the Village area and trail/park signage will also be undertaken.

Budget

Category	2016	2017	2018	2019	2020
Project Services	1,684,000.00	150,000.00	0.00	0.00	0.00
Total	1,684,000.00	150,000.00	0.00	0.00	0.00

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

PROJECT: X083, WARMING HUT RETAINING WALL

DIVISION: RESORT EXPERIENCE

DEPARTMENT: RESORT OPERATIONS

Project Classification

New Projects

Maintenance and Repair

Description

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

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

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

Plan 2016 and build in 2017.

Budget

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

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

PROJECT: E004, WATER ANNUAL RECONSTRUCTION**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** WATER FUND**Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

In 2016 the Water Annual Reconstruction project plans include:

Fixing actual or imminent watermain, equipment or infrastructure failures as they arise

Soil and pipe condition assessments for any break locations

Support for the BCWWA 2016 Conference in Whistler

Budget

Category	2016	2017	2018	2019	2020
Other Revenue	-22,666.00	0.00	0.00	0.00	0.00
Project Payroll Costs	6,800.00	0.00	0.00	0.00	0.00
Project Supplies	5,000.00	0.00	0.00	0.00	0.00
Project Services	372,000.00	250,000.00	250,000.00	250,000.00	250,000.00
Total	361,134.00	250,000.00	250,000.00	250,000.00	250,000.00

Reserve Funding	Percent
Res - Water Capital Reserve	98
	0
	0
	0

PROJECT: E113, WATER CONSERVATION PROGRAM**DIVISION: INFRASTRUCTURE SERVICES****DEPARTMENT: WATER FUND****Project Classification**

Annual Recurring Projects

Planning and Other

Description

This project will continue program activities related to reducing water consumption through public awareness, education, enforcement, and other means.

2016 to include Water Meter Options and Once-Through Cooling Systems reviews

Budget

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

Project Services	119,500.00	22,000.00	22,000.00	22,000.00	0.00
Total	119,500.00	22,000.00	22,000.00	22,000.00	0.00

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

PROJECT: E007, WATER LOSS REDUCTION PROGRAM**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** WATER FUND**Project Classification**

Annual Recurring Projects

Planning and Other

Description

This is an ongoing project to detect and locate breaks in Whistler through a number of programs such as Zone Metering, metering of major representative users in the Village, and other leak detection work. Repair work will be undertaken under E004 Water Annual Reconstruction, or other Projects as appropriate.

Budget

Category	2016	2017	2018	2019	2020
Project Services	50,000.00	15,000.00	15,000.00	15,000.00	15,000.00
Total	50,000.00	15,000.00	15,000.00	15,000.00	15,000.00

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

PROJECT: E126, WATER SUSTAINABILITY ACT COMPLIANCE**DIVISION:** INFRASTRUCTURE SERVICES**DEPARTMENT:** WATER FUND**Project Classification**

New Projects

Capital Additions

Description

Bill 18 - 2014 BC Water Sustainability Act will impose new requirements with the implementation of associated regulations planned for 2015. Requirements include: consideration of environmental flow needs for all water sources, volume-based fees for ground water extraction, limits on surface water extraction by interval. Values are contingency amounts - specifics are as yet unknown. Overspends will be supported from Water Annual Reconstruction funds.

Budget

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

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

PROJECT: A041, WEBSITE

DIVISION: CAO OFFICE

DEPARTMENT: ADMINISTRATOR

Project Classification

Annual Recurring Projects

Maintenance and Repair

Description

This project will continue to improve the municipal website, the virtual front desk of the municipality, as new community needs, priorities and technologies arise. The project will include updates to navigation, usability, functionality and design of whistler.ca for desktop and mobile platforms. In addition work will be undertaken to integrate customer service, GIS, online service, and community calendar improvements. Options for additional online community engagement will be considered within the scope of this project.

Budget

Category	2016	2017	2018	2019	2020
Project Services	45,000.00	75,000.00	30,000.00	30,000.00	30,000.00
Total	45,000.00	75,000.00	30,000.00	30,000.00	30,000.00

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

PROJECT: E026, WEST SIDE ALTA LAKE SEWERS

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SEWER FUND

Project Classification

New Projects

Capital Additions

Description

This project will complete the design and installation of a sewer to service the lots on Alta Lake Road not already connected to a municipal sewer. Paving will be funded separately from General Fund (with a corresponding reduction in other Roads works). The cost estimate provided is based on installation of the sewer in the shallow road alignment as presented to Council in November 2013.

Budget

Category	2016	2017	2018	2019	2020
Project Services	0.00	2,500,000.00	0.00	0.00	0.00
Total	0.00	2,500,000.00	0.00	0.00	0.00

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

PROJECT: C028, WHISTLER COAT OF ARMS

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: LEGISLATIVE SERVICES

Project Classification

Continuing Projects

Capital Additions

Description

The Coat of Arms has now been completed and we are awaiting on the final drawing from the Heraldic Authority. After this has been completed and Council has endorsed the Coat of Arms, we will be creating a Chain of Office for the Mayor to wear for formal occasions and we will be having a Coat of Arms replica fabricated to be displayed at front reception of Municipal Hall.

Budget

Category	2016	2017	2018	2019	2020
Project Services	8,500.00	0.00	0.00	0.00	0.00
Total	8,500.00	0.00	0.00	0.00	0.00

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

PROJECT: P033, WHISTLER OLYMPIC PLAZA ICE RINK

DIVISION: CORPORATE AND COMMUNITY SERVICES

DEPARTMENT: RECREATION

Project Classification

Annual Recurring Projects

Maintenance and Repair

Description

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

Budget

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

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

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

New Projects

Planning and Other

Description

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

Budget

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

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

PROJECT: P049, WOPL WASHROOM EXPANSION

DIVISION: RESORT EXPERIENCE

DEPARTMENT: PLANNING (ALL)

Project Classification

New Projects

Capital Additions

Description

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

Budget

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

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

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

PROJECT: E097, WORKPLACE SAFETY-MAINT. AND OVERSIGHT - SEWER

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SEWER FUND

Project Classification

Continuing Projects

Planning and Other

Description

Ongoing third-party audits of documentation and work practices; safety procedure document maintenance; and general direction to the Sewer Utility safety program.

2015 work will continue updates to confined space hazard assessments and procedures as required by WorkSafe BC in their 2014 inspection report. Subsequent years' costs as yet indeterminate.

Minor infrastructure improvements related to sewer and waste water treatment will also be charged to this project.

Budget

Category	2016	2017	2018	2019	2020
Project Services	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00

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

PROJECT: X067, WVLC PARKADE REHABILITATION PROGRAM**DIVISION: RESORT EXPERIENCE****DEPARTMENT: RESORT OPERATIONS****Project Classification**

Annual Recurring Projects

Maintenance and Repair

Description

This is a recurring annual budget is intended for maintenance projects to extend the life of the WVLC parkades. The information is based on a Capital Expenditure Plan prepared by Read Jones Christofferson. In 2015, the repairs included slab on grade repairs and design development for Lot B waterproofing replacement. 2016 will see continued small scale maintenance repairs in addition to construction of the Lot B (Blackcomb Lodge) waterproof membrane repair.

Projections for future work include:

Lot A Waterproofing and Asphalt Replacement, Design in 2017, construction in 2018, forecasted at \$1,929,100.

Update Condition Assessment for the Parkades - 2018 forecasted at \$50,000.

Budget

Category	2016	2017	2018	2019	2020
Project Services	1,351,605.00	20,000.00	1,929,100.00	179,520.00	0.00
Total	1,351,605.00	20,000.00	1,929,100.00	179,520.00	0.00

Reserve Funding	Percent
Res - General Capital Reserve	50
Res - Transportation Works Charges	50
	0
	0

PROJECT: E018, WWTP ANNUAL RECONSTRUCTION

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SEWER FUND

Project Classification

Annual Recurring Projects

Capital Additions

Description

The protective barrier linings in Primary Tanks 1 and 2 require replacement. An engineering inspection in 2014 recommended prompt replacement of these linings to prevent future damage to the underlying tanks.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	37,000.00	0.00	0.00	0.00	0.00
Project Services	208,000.00	270,000.00	270,000.00	270,000.00	270,000.00
Total	245,000.00	270,000.00	270,000.00	270,000.00	270,000.00

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

PROJECT: E100, WWTP PRIMARY BLDG RETROFITS

DIVISION: INFRASTRUCTURE SERVICES

DEPARTMENT: SEWER FUND

Project Classification

Continuing Projects

Capital Additions

Description

The WWTP Primary Treatment building is one of the largest energy consumers in the RMOW. A 2012 project study and business case evaluation identified various heating- and safety-related improvements with a strong financial return. The focus of 2016 works will be implementation of those recommendations.

Budget

Category	2016	2017	2018	2019	2020
Project Supplies	375,000.00	0.00	0.00	0.00	0.00
Project Services	100,000.00	0.00	0.00	0.00	0.00
Total	475,000.00	0.00	0.00	0.00	0.00

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

PROPOSED DEPARTMENTAL OPERATING BUDGETS, 2016

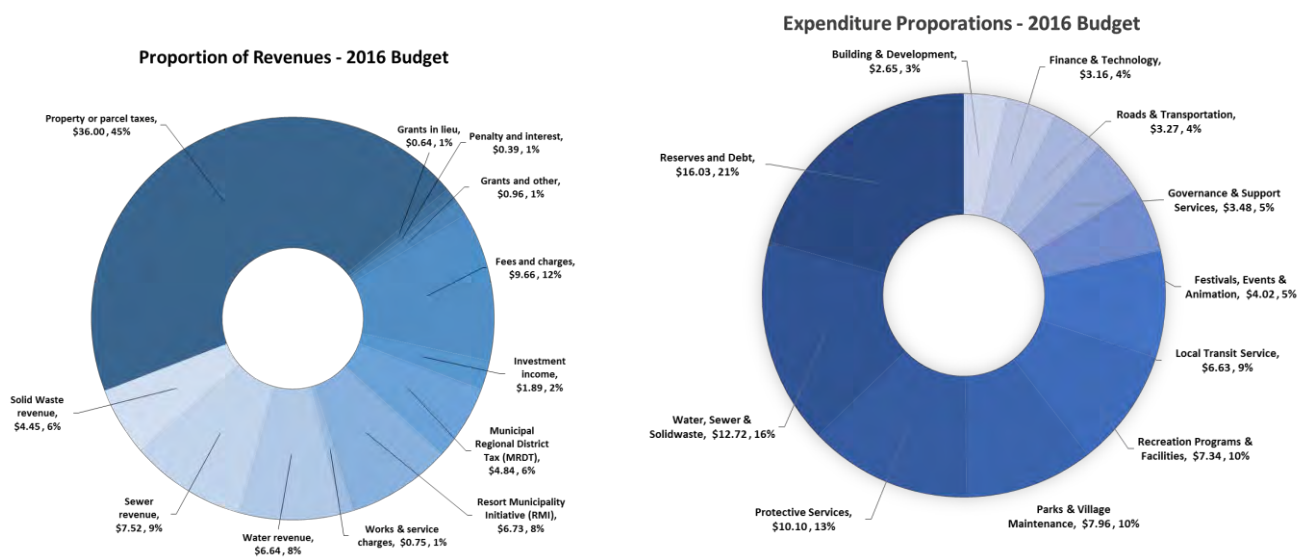
With comparisons to preliminary 2015 actuals and
budgets

The Resort Municipality of Whistler | March 15, 2016

This document contains a summary of proposed departmental operating revenues and costs for the fiscal year January through December, 2016. Amounts are also provided for preliminary 2015 actuals and budgets. Operating amounts are typically for work that is carried out from one year to the next.

All amounts are presented on a non-consolidated basis which may give rise to variations from amounts included in the actual Five-Year Financial Plan Bylaw. Non-consolidated means that subsidiary companies of the municipality (Whistler Housing Authority for example) are not included and, interdepartmental sales and purchases have not been removed. This information is presented in the same format and order as the quarterly financial reports that are prepared during the year.

Certain types of revenue and costs not allocated to a specific department are not included in this document. Examples are property taxes, investment income and reserve contributions. These amounts are not allocated as they are not directly related to operational activities. In addition, the scope of work, environmental conditions, council priorities and other factors will give rise to variations in year over year changes. As such, this document is intended to provide an overview of revenues and the financial resources required to provide services and, revenues generated, at a departmental level.



Resort Municipality Of Whistler
Comparative Summary of Department Operations

Division 1100 Mayor and Council	2015 Preliminary Actual Results	2015 Budget	2016 Proposed Budget
Mayor & Council			
Revenues	0	0	0
Expenses	405,927	373,768	406,747
Total	405,927	373,768	406,747
Mayor and Council Total	405,927	373,768	406,747

Resort Municipality Of Whistler
Comparative Summary of Department Operations

Division 1200 CAO Office	2015 Preliminary Actual Results	2015 Budget	2016 Proposed Budget
Administrator			
Revenues	0	0	0
Expenses	1,065,992	1,149,230	1,298,008
Total	1,065,992	1,149,230	1,298,008
Human Resources			
Revenues	0	0	0
Expenses	827,840	811,166	819,327
Total	827,840	811,166	819,327
CAO Office Total	1,893,832	1,960,396	2,117,335

Resort Municipality Of Whistler
Comparative Summary of Department Operations

Division 5000 Resort Experience	2015 Preliminary Actual Results	2015 Budget	2016 Proposed Budget
Strategic Alliances			
Revenues	(83,241)	(83,241)	(83,241)
Expenses	164,257	169,645	157,021
Total	81,016	86,404	73,780
Village Events and Animation			
Revenues	(3,376,269)	(3,776,264)	(3,696,527)
Expenses	3,489,938	3,881,112	3,743,933
Total	113,668	104,848	47,405
Division Administration			
Revenues	(76,380)	(100,000)	(100,000)
Expenses	401,394	426,105	404,664
Total	325,013	326,105	304,664
Resort Operations			
Revenues	(1,600,395)	(1,704,544)	(1,722,046)
Expenses	6,276,122	6,596,922	6,692,317
Total	4,675,728	4,892,378	4,970,271
Planning (ALL)			
Revenues	(78,682)	(67,750)	(81,200)
Expenses	1,383,060	1,536,094	1,527,683
Grants & Contributions	(142,761)	(98,000)	(98,000)
Project Expenditures	148,637	62,500	62,800
Total	1,310,254	1,432,844	1,411,283
Environment Stewardship			
Revenues	(25,581)	(10,000)	(9,000)
Expenses	296,743	273,346	320,294
Total	271,163	263,346	311,294
Building Department Services			
Revenues	(1,325,486)	(686,874)	(786,000)
Expenses	862,434	895,114	977,672
Total	(463,052)	208,240	191,672
Resort Experience Total	6,313,790	7,314,164	7,310,369

Resort Municipality Of Whistler
Comparative Summary of Department Operations

Division 6000 Infrastructure Services	2015 Preliminary Actual Results	2015 Budget	2016 Proposed Budget
General Manager			
Revenues	0	0	0
Expenses	375,515	405,748	427,927
Total	375,515	405,748	427,927
Development Services/Energy Mgmt			
Revenues	(111,546)	(8,500)	(8,500)
Expenses	531,387	564,446	575,377
Total	419,841	555,946	566,877
Transportation			
Revenues	(22,374)	0	0
Expenses	2,099,011	2,296,245	2,317,973
Total	2,076,637	2,296,245	2,317,973
Central Services			
Revenues	(2,310,804)	(2,771,794)	(2,816,184)
Expenses	2,037,051	2,208,301	2,249,013
Total	(273,753)	(563,493)	(567,171)
Environmental Operations			
Revenues	(2,209,741)	(2,306,686)	(2,269,309)
Expenses	2,211,490	2,306,686	2,269,309
Total	1,749	0	0

Continued.....

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Division 6000 Infrastructure Services	2015 Preliminary Actual Results	2015 Budget	2016 Proposed Budget
Solid Waste			
Revenues	(5,498,120)	(5,320,345)	(5,489,566)
Expenses	4,978,671	4,908,379	4,840,853
Total	(519,449)	(411,966)	(648,713)
Transit			
Revenues	(3,612,258)	(3,789,000)	(3,726,800)
Expenses	6,365,326	6,365,400	6,472,400
Total	2,753,068	2,576,400	2,745,600
Water Fund			
Revenues	(6,566,506)	(6,556,679)	(6,640,622)
Expenses	3,171,568	3,071,172	3,112,490
Total	(3,394,938)	(3,485,507)	(3,528,132)
Sewer Fund			
Revenues	(7,658,905)	(7,432,433)	(7,527,443)
Expenses	4,565,904	4,591,764	4,624,313
Total	(3,093,001)	(2,840,669)	(2,903,130)
Infrastructure Services Total	(1,654,332)	(1,467,294)	(1,588,769)

Resort Municipality Of Whistler
Comparative Summary of Department Operations

Division 7000 Corporate and Community Services	2015 Preliminary Actual Results	2015 Budget	2016 Proposed Budget
Finance			
Revenues	(98,045)	(91,500)	(88,700)
Expenses	1,735,622	1,766,600	1,648,179
Total	1,637,577	1,675,100	1,559,479
Legislative Services			
Revenues	(10,393)	(12,800)	(1,600)
Expenses	1,058,167	1,082,501	935,196
Total	1,047,774	1,069,701	933,596
Information Technology			
Revenues	(66,550)	(25,000)	(55,700)
Expenses	1,294,242	1,323,378	1,422,898
Total	1,227,692	1,298,378	1,367,198
Bylaw			
Revenues	(2,490,048)	(2,126,250)	(2,134,700)
Expenses	1,269,923	1,306,815	1,303,867
Total	(1,220,125)	(819,435)	(830,833)
RCMP			
Revenues	(540,273)	(441,089)	(534,177)
Expenses	3,941,426	3,860,366	3,910,762
Total	3,401,153	3,419,278	3,376,585

Continued.....

.....Continued

Division 7000 Corporate and Community Services	2015 Preliminary Actual Results	2015 Budget	2016 Proposed Budget
Fire Rescue Service			
Revenues	(36,510)	(71,500)	(50,000)
Expenses	3,829,052	3,791,303	4,134,974
Total	3,792,542	3,719,803	4,084,974
Whistler Public Library			
Revenues	(170,682)	(150,800)	(153,300)
Expenses	1,038,850	1,041,148	1,064,223
Total	868,168	890,348	910,923
Recreation			
Revenues	(1,216,157)	(1,142,088)	(1,225,680)
Expenses	1,900,547	1,924,414	2,050,039
Total	684,389	782,326	824,359
Meadow Park Sports Centre			
Revenues	(1,676,316)	(1,585,600)	(1,650,658)
Expenses	3,301,310	3,249,144	3,363,900
Total	1,624,994	1,663,544	1,713,242
Corporate and Community Services General			
Revenues	(770)	0	(2,210)
Expenses	358,689	397,220	586,035
Total	357,919	397,220	583,825
Corporate and Community Services Total	13,422,084	14,096,262	14,523,348

THE RESORT MUNICIPALITY OF WHISTLER

Host Mountain Resort
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**RESORT MUNICIPALITY OF WHISTLER
LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (4962 HORSTMAN
LANE) NO. 2109, 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 owners of the lands legally described as Strata Lot 13, Strata Plan VR. 2482, District Lots 3903 and 4214 have agreed in writing to the discharge of the land use contract charging those lands;

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 and Zoning Amendment Bylaw (4962 Horstman Lane) No. 2109, 2016"
2. Zoning and Parking Bylaw No. 303, 2015 is amended by:
 - (a) amending Schedule "A" Zoning Map by changing the zoning designation of the lands described as Strata Lot 13, Strata Plan VR. 2482, District Lots 3903 and 4214 to RS3 (Residential Single Family Three) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule "1".
3. That certain land use contract registered in the Vancouver Land Title Office under No. G2520 on January 11, 1979, as subsequently modified under No. GB77455, is discharged from the lands described in Section 2(a), and the Corporate Officer 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*.
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 Bylaw (4962 Horstman Lane) No. 2109, 2016

Nancy Wilhelm-Morden,
Mayor

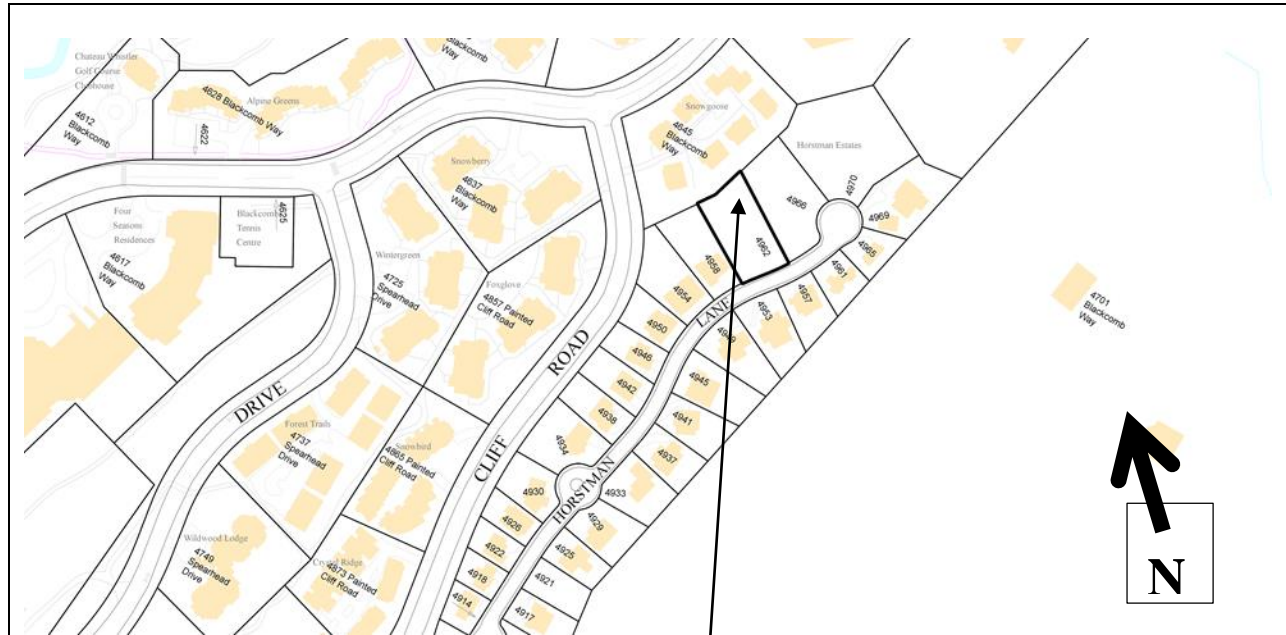
Laurie-Anne Schimek
Municipal Clerk

I HEREBY CERTIFY that this is a true
copy of "Land Use Contract Discharge
and Zoning Amendment Bylaw (4962
Horstman Lane) No. 2109, 2016"

Laurie-Anne Schimek
Municipal Clerk

SCHEDULE 1

**4962 Horstman Lane
(Strata Lot 13, Strata Plan VR. 2482, District Lots 3903 and 4214)
to be zoned RS3 (Residential Single Family Three)**



Subject Lands
4962 Horstman Lane

**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 ___th day of xxxx, 2016.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this xxth day of xxxx, 2016.

Given third reading this xrd day of xxx, 2016.

Approved by the Minister of Transportation this xx day of xx, 2016.

Adopted by the Council this xx day of xx, 2016.

N. Wilhelm-Morden,
Mayor

L.A. Schimek,
Municipal Clerk

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

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 _____ day of _____, 2016.

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

Given third reading this _____ day of _____, 2016.

Approved by the Minister of Transportation this _____ day of _____, 2016.
Adopted by the Council this ____ day of _____ 2016.

Nancy Wilhelm-Morden,
Mayor

Laurie-Anne Schimek,
Municipal Clerk

I HEREBY CERTIFY that this is a true
copy of Zoning Amendment Bylaw
(7600 Nesters Road) No. 2117, 2016

Laurie-Anne Schimek, Municipal Clerk



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: March 15, 2016

REPORT: 016-029

FROM: Corporate and Community Services

FILE: Bylaw 1719, 2111

SUBJECT: MUNICIPAL TICKET INFORMATION SYSTEM AMENDMENT BYLAW NO
2111, 2016

RECOMMENDATION

That Council consider giving first three readings to *Municipal Ticket Information System Amendment Bylaw No. 2111, 2016*.

REFERENCES

None.

PURPOSE OF REPORT

The purpose of this bylaw is to amend *Municipal Ticket Information System Amendment Bylaw 1719, 2005* to revise the section numbers reflecting the new numbering system in the *Zoning and Parking Bylaw 303, 2015*.

DISCUSSION

Zoning and Parking Bylaw 303, 1983 has been given a comprehensive revision. This revision was official on January 12th 2016. The zoning bylaw is now called, '*Zoning and Parking Bylaw 303, 2015*'. The updated bylaw has a new numbering system and format. The Municipal Ticket Information System Bylaw links to the Zoning and Parking Bylaw and therefore needs to be updated.

Schedule B15 is currently represented in the table below:

Designated Expression	Section	Fine
Unauthorized use or occupation of land, building, or structure	4 (1)	\$1,000
Unauthorized placement of building or structure in required setback area	4 (2)	\$500
Unauthorized parking of commercial vehicle	4 (3)	\$500

The table below reflects the changes of the new numbering system:

Designated Expression	Zoning Bylaw Reference	Fine
Unauthorized use or occupation of land, building, or structure	Subsection 1(1) of Part 4	\$1,000
Unauthorized placement of building or structure in required setback area	Subsection 1(2) of Part 4	\$500

Unauthorized parking of commercial vehicle	Subsection 1(3) of Part 4	\$500
Unauthorized gaming activity	Subsection 1(4) of Part 4	\$1,000
Unauthorized lottery terminal or electronic gaming	Subsection 1(6) of Part 4	\$1,000
Unauthorized residential use of a vessel	Subsection 1(7) of Part 4	\$1,000
Unauthorized use of land or building for marihuana production or distribution	Subsection 1(8) of Part 4	\$1,000

Additionally, new Schedules were added in previous amendments and this was not reflected in the Section 3: General Provisions. There are currently 18 Schedules in the present bylaw and only 13 were included in section 3.3 and section 3.4.

OTHER POLICY CONSIDERATIONS

This amendment is consistent with the powers delegated to Council in *Section 264 of the Community Charter and the Community Charter Bylaw Enforcement Ticket Regulation*.

BUDGET CONSIDERATIONS

None

COMMUNITY ENGAGEMENT AND CONSULTATION

Community engagement and consultation is not required.

SUMMARY

Respectfully submitted,

Lindsay DeBou
SUPERVISOR OF BYLAW SERVICES
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES

From: Shauna Peachman [<mailto:speechman@gmail.com>]
Sent: Sunday, February 28, 2016 10:57
To: Mayor's Office
Subject: Valley Trail Nesters to Meadow Park.

Hello Mayor Nancy & Council,

I would like to address the new section of Valley Trail between Nester's & Cypress Place. I hope my opinion will be considered incase there have been other plans for the use of this new section of Valley Trail.

I live in Alpine Meadows and during the winter months I use the ploughed sections of the Valley Trail around Whistler for running & walking. I am extremely thankful to the Municipality for the hard work and money spent to maintain these parts of the Valley Trail in the winter months. It makes a huge difference to my quality of life by being able to get outside during the long winter & not having to rely on my vehicle.

I understand that there will be a new section of Valley Trail that will connect Nester's to Cypress Place. This is great news! What I would like to be considered is this; could this new section be ploughed in the winter? Currently, there is no way to get from Rainbow/Alpine to Nesters/Village without walking/running/biking on the cross country trails. When it is very cold these trails are firm enough and are good for walking/running/biking. But as the temperatures warm up they get slushy it becomes very difficult for walking/running/biking. I often have to re-route on to the highway for this section in warmer temperatures, which isn't very safe. If this new section of Valley Trail was ploughed in the winter months I think many walkers/runners/bikers would find this a very useful & safe way to commute to the village. And, it might free up a bit of traffic on the already busy cross country sections of the Valley Trail.

I hope that my opinion will be considered & maybe this is something that has already been addressed.

Thank you for your time.

Shauna Peachman
8352 Valley Drive
Whistler, BC
V0N1B8
speechman@gmail.com
604-938-0510

From: Patrick Smyth [<mailto:patrick@whistler.tc>]

Sent: Monday, February 29, 2016 19:21

To: Mayor's Office

Subject: Letter to council

February 29 2016

Your Worship and Members of Council,

My common law partner and I own two properties in Whistler, and have a 12-week old daughter. We reside full time in Whistler and are very happy to be able to contribute to the community.

I am a seasoned venture capitalist specializing on building new companies, financing existing companies and investment banking. My specialty is looking at existing operations and making them better, for employees and stake holders.

The RMOW proposed budget:

Corporations expand and shrink based on a mix of outlooks including global financial prospects, currency valuation and sales forecasts. The RMOW does not derive income directly from sales and needs to look at the economy. Let's put this simply. The cost of groceries is going up and I am spending more to feed my family than I did a year ago. Without getting into the why and hows, the RMOW must understand that taxpayers have less disposable income. Caveat: If the RMOW does not understand the economics of why Canadians have less money for groceries than a year ago, I am more than happy to outline it for the RMOW.

The most recent five-year budget forecast calls for continued growth in expenditures, and yet without a product to sell, must rely on continued increases in taxes and line items like DCC's. Given a cap on housing, the downturn of the economy with associated disposable income in the RMOW, the municipality must not rely on continued permits/DCC's to fund itself. So the RMOW is looking at taxpayers.

While the budget proposals seem to be in line with the needs of the RMOW, I am opposed to any tax increases in the short term.

I also note looking at line items in the budget expenditures and duplication of jobs there is a lot of fat that may be trimmed. This duplication comes from my perspective of what Tourism Whistler and the Chamber do a lot of the same jobs as the RMOW; both which are inter alia funded in part by RMOW.

Reducing staff in corporations is normal in times of economic turn downs is the norm, and I would hate to see anyone lose their job. A hiring freeze must be implemented now so this doesn't happen.

Provincial claw backs and GAS

It concerns me that the Province of BC has cut funding to the RMOW. I believe that because of a downturn in the economy and that there will be a failure in the budget of the province that are based on LNG royalties, ergo the projected revenues for the province will not be met and we will see a significant cut back in the public sector.

Additionally, the GAS development is moving forward against the wishes of the RMOW.

I hear time and time again that tourism is up, record hotel nights, and so forth, yet the Victoria is reducing our funding. There is something fundamentally wrong here.

Federal government changes

The new government in Ottawa is about to spend billions in infrastructure, and the RMOW should be looking to get some of the funds allocated to capital projects.

My questions:

1. What firms are lobbying on behalf of the RMOW for provincial and federal grants and so forth?
2. Assuming that the RMOW has lobbying firms, why did they fail to on GAS and how do they explain a reduction in provincial funding given that the RMOW taxes through touring have contributed significantly to the provincial economy and are growing?
3. If the RMOW does not have lobbying firms, then why does the RMOW not have lobbying firms?
4. How do you measure the results of any lobbying?
5. What are your plans to change the lobbying so that the RMOW increase its share of provincial and federal funds?
6. What are your plans to change the budget of the RMOW in light of the economic downturn?
7. What methods do you use to formulate increases in the budget?
8. Will you freeze hiring over reducing existing staff ?
9. What are the job descriptions of the following and how do they benefit the RMOW?
 - a. Manager Village Animation
 - b. Coordinator Village Animation
 - c. Manager Sustainability
 - d. Coordination Sustainability
 - e. RCMP Public liaison
10. How has the RMOW made allowances for hedging fuel and LNG costs given the drop in prices?
11. How has this been reflected in the budgets?
12. What are the reasons for paying the following suppliers in 2014? Please supply invoices.
 - a. Brand.live management group
 - b. Burly tree service
 - c. Evergreen projects

- d. Flynn Canada
 - e. Phoenix Marine
 - f. Royal Bank of Canada
13. Please describe how much is duplicated by the roles of Tourism Whistler and the Manager of Resort Experience?
14. Please explain why the RMOW has multiple law firms working for it?

In closing. I am opposed to any budget increases and am vehemently opposed to any increases in property taxes and any other associated taxes.

Best Regards,

Patrick Smyth
145 – 1200 Alta Lake Road
PO Box 666
Whistler, BC V0N 1B0