



WHISTLER

AGENDA

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, DECEMBER 15, 2015 STARTING AT 6:00 PM**

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

The Public Hearing is convened pursuant to Section 890 of the *Local Government Act* R.S.B.C. 1996, c. 323 to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015" (the "proposed Bylaw").

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may, ask questions following presentations however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

As stated in the Notice of Public Hearing,

Zoning Amendment
Bylaw (1310 Cloudburst
Drive) No. 2101, 2015

PURPOSE OF Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015:

In general terms, the purpose of the proposed Bylaw is to modify the existing RM65 Zone to enable subdivision of the existing parcel into 2 lots and development of a proposed Whistler Housing Authority rental apartment building on one lot and a future residential development on the second lot.

Submissions

Submissions by any persons concerning the proposed Bylaw.

Correspondence

Receipt of correspondence or items concerning the proposed Bylaw.

ADJOURNMENT

PUBLIC HEARING DOCUMENT INDEX

Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing	December 15, 2015	Notice of Public Hearing
Notice of Public Hearing	December 1, 2015	Notice of Public Hearing Cancelled
Notice of Public Hearing	December 1, 2015	Notice of Public Hearing
Information Report	September 15, 2015	Whistler Housing Authority's 2015 Employer Housing Needs Assessment Report 15-105
Administrative Report	September 15, 2015	GM- Whistler Housing Authority (WHA) Report No. 15-106
Presentation	September 15, 2015	Powerpoint Presentation (WHA)
Council Minutes	September 15, 2015	Regular Council Minutes: Resolution Report No.15-106
Bylaw	November 3, 2015	Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015
Council Minutes	November 3, 2015	Minutes of the Regular Meeting of Council (DRAFT).
Council Report	November 3, 2015	Administrative Report 15-133 to Council.
Presentation Slides	November 3, 2015	Presentation slides by R. Brennan, Senior Planner.
Correspondence		No correspondence received as of November 25, 2015 at 12:00 NOON.



THE RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V0N 1B4 TF 1 866 932 5535
www.whistler.ca FAX 604 932 8109

NOTICE OF PUBLIC HEARING

TUESDAY, DECEMBER 1, 2015 – 6:00 P.M.

MAURICE YOUNG MILLENNIUM PLACE
Franz Wilhelmsen Theatre, 4335 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (1310 Cloudburst Drive) No. 2101, 2015

SUBJECT LANDS: 1310 Cloudburst Drive

More specifically these lands are described as: Lot 1 District Lot 8073 Group 1 New Westminster District Plan EPP277, PID: 027-557-511 and as shown on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to modify the existing RM65 Zone to enable subdivision of the existing parcel into 2 lots and development of a proposed Whistler Housing Authority rental apartment building on one lot and a future residential development on the second lot.

INSPECTION OF DOCUMENTS:

A copy of the proposed Bylaw and relevant background documentation may be inspected at the Reception Desk of Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. to 4:30 p.m., from Monday to Friday (statutory holidays excluded).

PUBLIC PARTICIPATION:

All persons, who believe their interest in the property is affected by the proposed Bylaw, will be afforded a reasonable opportunity to be heard by Council at the Public Hearing.

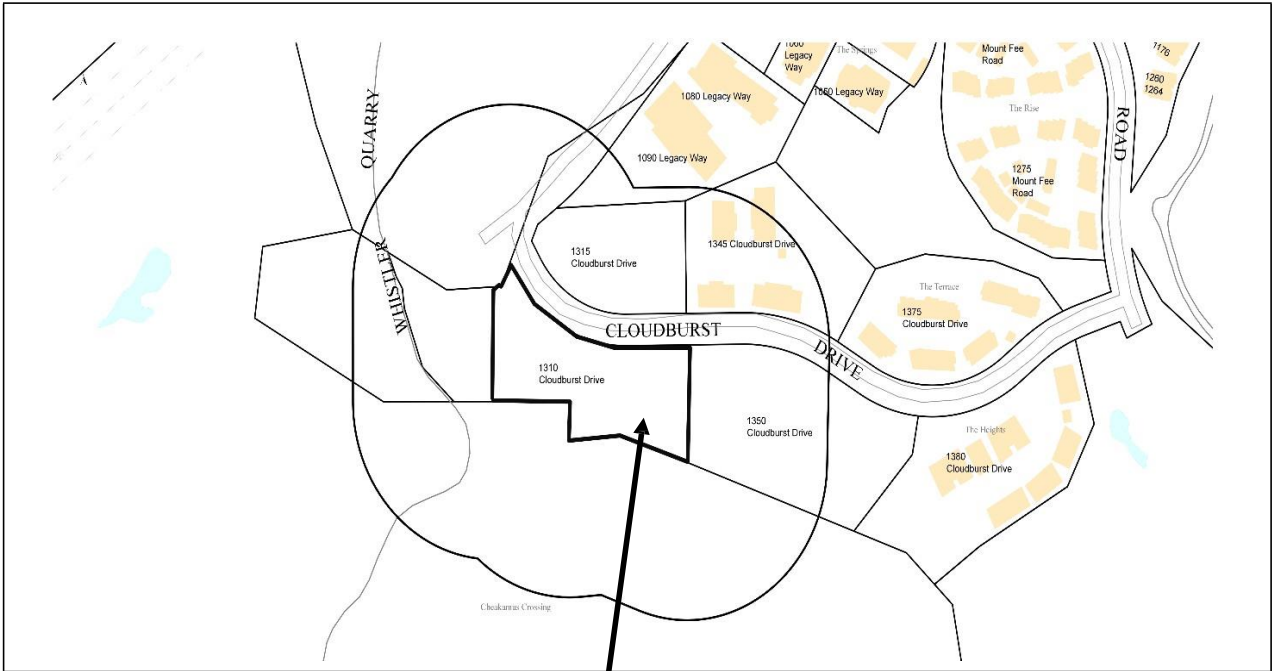
Written comments must be addressed to "Mayor and Council", and may be submitted prior to the public hearing (by 4:30 p.m. on December 1, 2015):

Email: corporate@whistler.ca
Fax: 604-935-8109
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V0N 1B4

Submissions received for the proposed Bylaw will be included in the information package for Council's consideration, which will also be available on our website at www.whistler.ca with other associated information.

At the conclusion of this Public Hearing, no further information on this topic can be considered by Council.

**ZONING AMENDMENT BYLAW (1310 Cloudburst Drive) No. 2101, 2015
SUBJECT LANDS – 1310 Cloudburst Drive, Whistler, BC**



SUBJECT LAND



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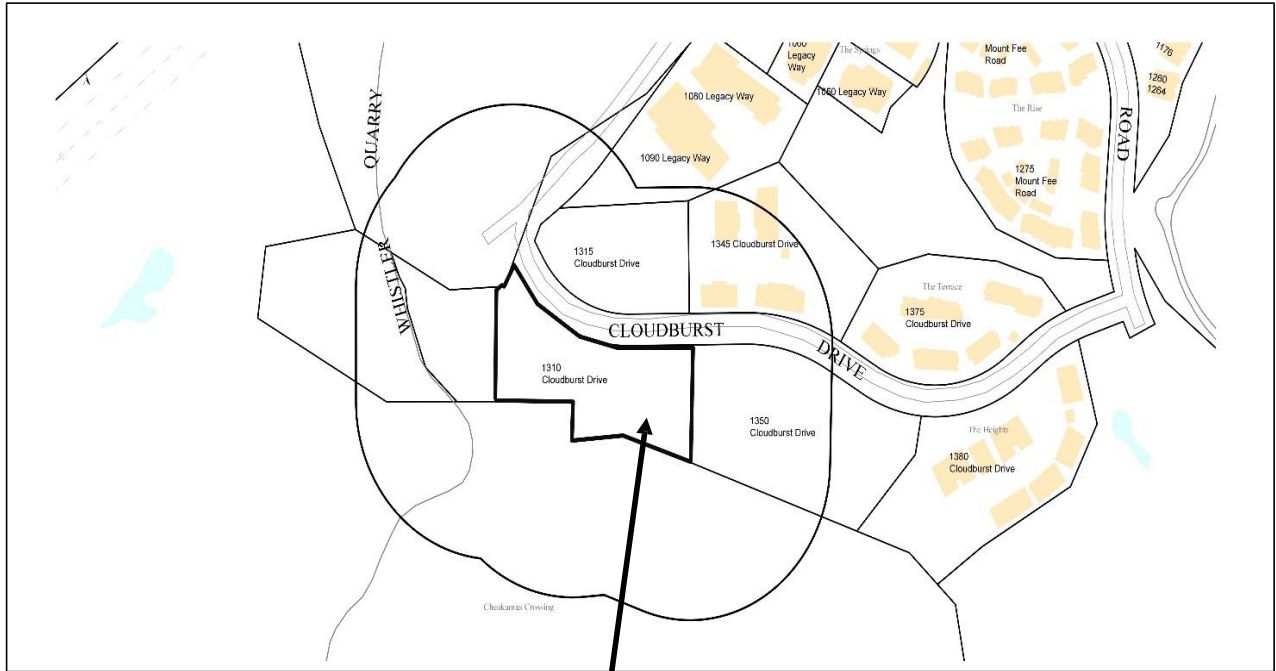
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ZONING AMENDMENT BYLAW (1310 Cloudburst Drive) No. 2101, 2015
SUBJECT LANDS – 1310 Cloudburst Drive, Whistler, BC



SUBJECT LAND

CANCELLED



THE RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way TEL 604 932 5535
Whistler, BC Canada V0N 1B4 TF 1 866 932 5535
www.whistler.ca FAX 604 932 8109

NOTICE OF PUBLIC HEARING

TUESDAY, DECEMBER 15, 2015 – 6:00 P.M.

MAURY YOUNG ARTS CENTRE (formerly MILLENNIUM PLACE)
Franz Wilhelmsen Theatre, 4335 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (1310 Cloudburst Drive) No. 2101, 2015

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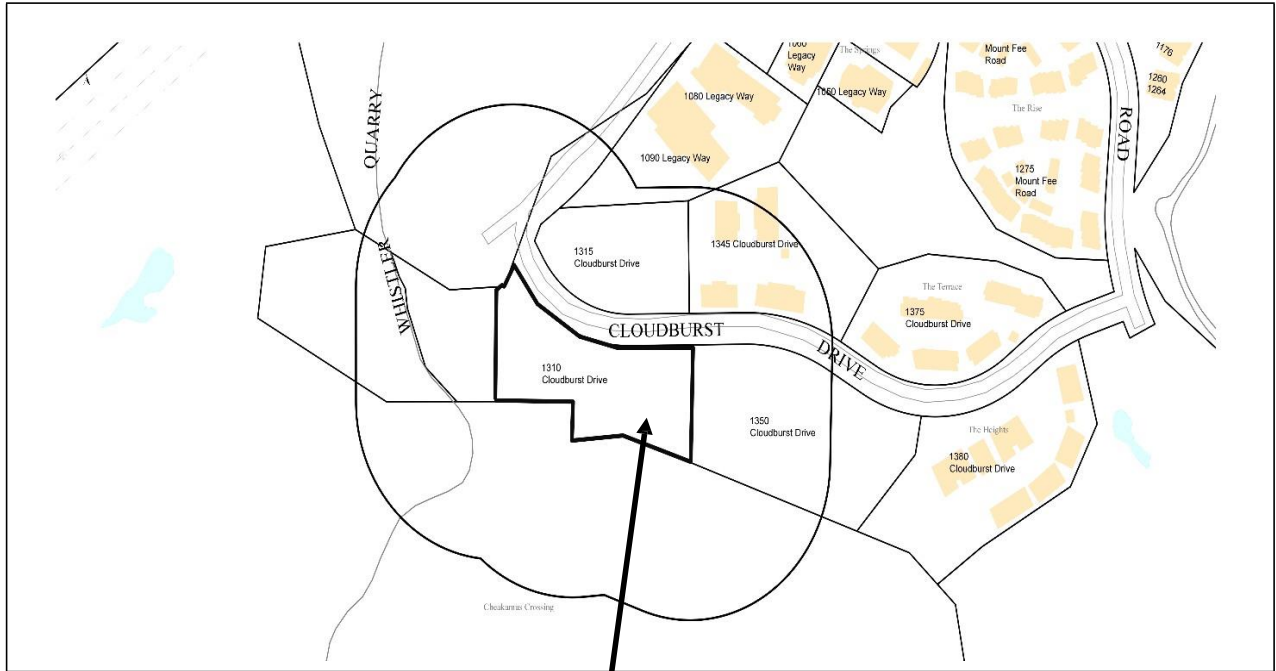
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ZONING AMENDMENT BYLAW (1310 Cloudburst Drive) No. 2101, 2015
SUBJECT LANDS – 1310 Cloudburst Drive, Whistler, BC



SUBJECT LAND



helping to make **Whistler** the place you call **home**

R E P O R T I N F O R M A T I O N R E P O R T T O C O U N C I L

PRESENTED: September 15, 2015

Report: 15-105

FROM: Marla Zucht, General Manager, Whistler Housing Authority

File: 7724

SUBJECT: WHISTLER HOUSING AUTHORITY'S 2015 EMPLOYER HOUSING NEEDS ASSESSMENT

RECOMMENDATION

That Council receive the Whistler Housing Authority's 2015 Employer Housing Needs Assessment attached as Appendix A to Council Information Report No. 15-105.

REFERENCE

Appendix A - Whistler Housing Authority's 2015 Employer Housing Needs Assessment.

PURPOSE OF REPORT

The purpose of this report is to present the results of the Whistler Housing Authority's 2015 Employer Housing Needs Assessment.

BACKGROUND

The Whistler Housing Authority's 2015 Employer Housing Needs Assessment compiles information collected from a comprehensive survey of Whistler businesses to assess the employment characteristics and housing needs of Whistler's workforce. 2015 is the 18th consecutive year this research has been conducted by the Whistler Housing Authority with Whistler's business community. The results of the survey research are attached as Appendix A to Council Information Report No. 15-105.

COMMUNITY ENGAGEMENT AND CONSULTATION

The results of the Whistler Housing Authority's 2015 Employer Housing Needs Assessment will be shared with the community through this public presentation to Mayor and Council and the local media. The 2015 Employer Housing Needs Assessment will also be available to the public on the Whistler Housing Authority's website at www.whistlerhousing.ca and will be emailed to each business that participated in the survey.

BUDGET CONSIDERATIONS

The Whistler Housing Authority's annual Employer Housing Needs Assessment is funded entirely by the Whistler Housing Authority.

SUMMARY

This report requests Council's resolution to receive the Whistler Housing Authority's 2015 Employer Housing Needs Assessment.

Respectfully submitted,

Marla Zucht
GENERAL MANAGER
WHISTLER HOUSING AUTHORITY

Whistler Housing Authority Employer Housing Needs Assessment

2015 Final Report



Prepared for
Whistler Housing Authority



Prepared by
InterVISTAS Consulting Inc.
August 2015

Table of Contents

1.0	Introduction	1
2.0	Approach	1
2.1	Survey Population	1
2.2	Data Collection	2
2.3	Sample Size	2
2.4	Full-time Equivalent Calculations.....	3
2.5	Data Analysis	3
3.0	Results	4
3.1	Whistler's Winter Workforce.....	4
	Workforce totals for the 2014/15 winter season.....	4
	Projected workforce totals for the 2015/16 winter season	5
3.2	Whistler's Summer Workforce.....	7
	Projected workforce totals for the 2015 summer season	7
3.3	Whistler's Workforce Profile.....	7
	Residence	7
3.4	Whistler's Winter Employee Shortages	9
	Winter Employee shortages	9
	Main reasons for Winter employee shortages	10
3.5	Whistler's Summer Employee Shortages	11
	Summer Employee shortage.....	11
	Main reasons for Summer employee shortages	12
3.6	Employer-Provided Housing in Whistler.....	13
	Employer-provided housing.....	13
3.7	Employer Perspectives on Employee Housing in Whistler	15
	Importance to businesses for employees to live in Whistler.....	15
4.0	Conclusions.....	16
	Appendix A: Survey Instrument	17
	Appendix B: Survey Participants	22
	Appendix C: Comparison with Previous Reports	24
	Appendix D: Respondent Profile	25
	Appendix E: Actual Survey Results	26

Table of Figures

Figure 2-1: Survey response rates, 2014/15 winter season	2
Figure 2-2: Survey responses, 2014/15 winter season	3
Figure 3-1: Total workforce in Whistler, 2014/15 winter season	4
Figure 3-2: Total seasonal workforce in Whistler, 2014/15 winter season	4
Figure 3-3: Projected workforce totals for 2015/16 winter season	5
Figure 3-4: Projected change in employee numbers for upcoming year.....	5
Figure 3-5: Actual vs. projected workforce	6
Figure 3-6: Projected workforce totals in Whistler, 2015 summer season	7
Figure 3-7: Employee residency, 2014/15 winter season	7
Figure 3-8: Seasonal employee residency, 2014/15 winter season.....	8
Figure 3-9: Businesses unable to achieve full staffing levels, 2014/15 winter season	9
Figure 3-10: Reported employee shortages, 2014/15 winter season	9
Figure 3-11: Reasons for employee shortages, 2014/15 winter season.....	10
Figure 3-12: Businesses that will not be able to achieve full staffing levels, 2015 summer season	11
Figure 3-13: Reported employee shortages, 2015 summer season	11
Figure 3-14: Reasons for employee shortages, 2015 summer season	12
Figure 3-15: Businesses that supply housing, 2014/15 winter season	13
Figure 3-16: Number of beds provided for staff year-round	13
Figure 3-17: Average occupancy rate for year-round beds provided by employers, 2014/15	14
Figure 3-18: Average occupancy rate for winter beds provided by employers, 2014/15	14
Figure 3-19: Average occupancy rate for summer beds provided by employers, 2014.....	14
Figure 3-20: Type of housing supplied by employers, 2014/15 winter season	15
Figure 3-21: Importance of employee housing to businesses, 2014/15 winter season	15

1.0 INTRODUCTION

This report presents the results of the 2015 Whistler Employer Housing Needs Assessment conducted by InterVISTAS Consulting on behalf of the Whistler Housing Authority (WHA). The study uses information collected from a comprehensive survey of Whistler businesses to assess the employment characteristics and housing needs of Whistler's workforce. This 2015 report marks the eighteenth consecutive year that this research program has been conducted.

The report is organized as follows:

- Section 2 describes the survey approach used;
- Section 3 presents the key findings; and
- Section 4 summarizes the main conclusions emerging from the study.

2.0 APPROACH

A survey of Whistler businesses was conducted from May 4 to July 17, 2015 inclusive. The survey instrument included questions regarding:

- Employment levels for the 2014/15 winter season;
- Seasonal employment levels for the 2014/15 winter season;
- Projected employment levels for the upcoming 2015 summer and 2015/16 winter season;
- Share of workforce living within Whistler municipal boundaries;
- Share of seasonal workforce living within Whistler municipal boundaries;
- Employee shortages in the 2014/15 winter season and expected shortages in the 2015 summer season;
- Information on employer-provided housing in Whistler, including the number of beds, housing type and occupancy rates.

A copy of the full questionnaire used in 2015 is included in Appendix A.

2.1 SURVEY POPULATION

This year, an additional 88 businesses were added to the list of businesses targeted for this survey. This brings the survey target population up to 576 businesses that are registered with the Resort Municipality of Whistler (RMOW). These companies are primarily resident businesses, as non-resident businesses typically do not employ staff within the Whistler area. All business names and contact information were provided by the WHA.

2.2 DATA COLLECTION

Phase 1

All businesses were initially contacted by e-mail and invited to participate in the 2015 Whistler Employer Housing Needs Assessment. Following a brief introduction to the study, recipients were directed to a 16 question online survey tool designed by InterVISTAS Consulting in association with the Whistler Housing Authority (see Appendix A). The survey questions remained consistent with the survey tool used in recent years, with the exception of two new questions being added to the 2015 study related to the summer workforce.

Completion rates were closely monitored in an effort to meet a target sample of 80% of the workforce. Three reminder e-mails were sent to businesses from May 4 to June 4, 2015 to maximize the response rates.

Phase 2

Based on the response rates from Phase 1, 21 key businesses were targeted for direct contact. From June 5 to July 17, selected businesses were reached by telephone and email and encouraged to participate in the survey. Telephone calls and emails were conducted by staff of the Whistler Housing Authority. Most respondents were business owners and managers who were contacted during business hours.

2.3 SAMPLE SIZE

A total of 207 completed surveys were returned by Whistler businesses.

Figure 2-1: Survey response rates, 2014/15 winter season

	# of Businesses	# of Responses	Response Rates
Small (0-5 Employees)	242	66	27%
Medium (6-19 Employees)	211	69	33%
Large (20+ Employees)	123	72	59%
TOTAL	576	207	36%

These surveyed businesses employed approximately 77% of Whistler's workforce in the 2014/15 winter season. A complete list of survey participants is included in Appendix B.

The results of the survey can be expected to be accurate within a margin of error of plus or minus 5.5%, 19 times out of 20.

Figure 2-2: Survey responses, 2014/15 winter season

Survey Response Generation	Sample Size	% of Responses	% of Total FTE Positions
Phase 1 (May 4 – June 4)	156	75%	22%
E-mail Campaign	156	75%	22%
Phase 2 (May 25 – Jul 17)	51	25%	88%
E-mail Campaign	30	15%	19%
Direct Contact Campaign	21	10%	69%
TOTAL	207	100%	100%

2.4 FULL-TIME EQUIVALENT CALCULATIONS

The total workforce was calculated by summing the number of full-time employees and the full-time equivalent (FTE) positions created by the part-time workforce. That is:

$$\text{Total employees} = \text{Full-time employees} + \text{Full-time equivalent positions created by part-time employees}$$

Full-time equivalent positions created by the part-time workforce are calculated as:

$$\text{Full-time equivalent positions} = \text{Number of part-time employees} \times \text{Average part-time hours per week} \div 40 \text{ hours}$$

The part-time workforce was converted to FTE positions to avoid double-counting employees who held more than one part-time job and to standardize all part-time employees by equal working hours.

2.5 DATA ANALYSIS

Survey data were analyzed using the Statistical Package for the Social Sciences (SPSS) software. As in past years, businesses were segmented by three size categories: large, medium and small. Large businesses were defined as those employing 20 or more people, medium businesses were defined as employing 6 to 19 people, and small businesses were defined as employing 5 or fewer people.

The results presented in the report have been scaled up to the entire target population of 576 businesses. This approach was taken using information from past studies to estimate the workforce for the 369 businesses not included in this year's survey results. These estimates were then combined with the survey data to generate an overall profile of Whistler's workforce. As with previous years, results have been rounded to the nearest 10 or the nearest 100. It should be noted that 2014 results displayed in this report are combined results from both the 488 surveyed businesses registered with the Resort Municipality and the 71 new businesses that participated in the study in 2014.

The unadjusted survey results can be found in Appendix E.

3.0 RESULTS

3.1 WHISTLER'S WINTER WORKFORCE

WORKFORCE TOTALS FOR THE 2014/15 WINTER SEASON

Whistler's workforce represented approximately 13,200 FTE employees in the 2014/15 winter season. The workforce includes approximately 11,400 full-time positions and 1,800 full-time equivalent positions created by the part-time workforce.

Figure 3-1: Total workforce in Whistler, 2014/15 winter season

	# of Businesses	Total FTE Positions	Full-time Positions	Part-time FTE Positions
Small (0-5 Employees)	242	540*	450*	90*
Medium (6-19 Employees)	211	2,000**	1,500**	500*
Large (20+ Employees)	123	10,700**	9,500**	1,200**
TOTAL	576	13,200**	11,400**	1,800**

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

Whistler's seasonal workforce consisted of approximately 5,700 FTE employees in the 2014/15 winter season, which accounts for 43% of the total Whistler workforce. The seasonal workforce includes approximately 4,900 full-time positions and 800 full-time equivalent positions created by the part-time workforce.

Figure 3-2: Total seasonal workforce in Whistler, 2014/15 winter season

	# of Businesses	Total Seasonal FTE Positions	Seasonal Full-time Positions	Seasonal Part-time FTE Positions
Small (0-5 Employees)	242	100*	80*	20*
Medium (6-19 Employees)	211	400**	200**	200**
Large (20+ Employees)	123	5,200**	4,600**	600**
TOTAL	576	5,700**	4,900**	800**

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

PROJECTED WORKFORCE TOTALS FOR THE 2015/16 WINTER SEASON

Overall, Whistler's workforce is projected to total approximately 13,300 FTE employees in the 2015/16 winter season, representing an increase of 0.8% from 2014/15 employment levels. The 2015/16 workforce is projected to include 11,700 full-time positions and 1,700 full-time equivalent positions created by the part-time workforce.

Figure 3-3: Projected workforce totals for 2015/16 winter season

	# of Businesses	Projected FTE Positions, 2015/16	Full-time Positions	Part-time FTE Positions	% Change from 2014/15
Small (0-5 Employees)	242	550*	480*	70*	1.9% ↑
Medium (6-19 Employees)	211	2,000**	1,600**	400*	0.2% ↑
Large (20+ Employees)	123	10,800**	9,600**	1,200**	0.8% ↑
TOTAL	576	13,300**	11,700**	1,700**	0.8% ↑

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

Only 36 businesses were unsure of projected employee numbers for the 2015/16 season. Sixty-four percent of businesses that were unsure of projected employee numbers anticipate that their employee numbers will remain the same, while 31% anticipate an increase in their employee count. The remaining 6% of businesses expect a decrease in their employee totals.

Figure 3-4: Projected change in employee numbers from unsure respondents (36 businesses)

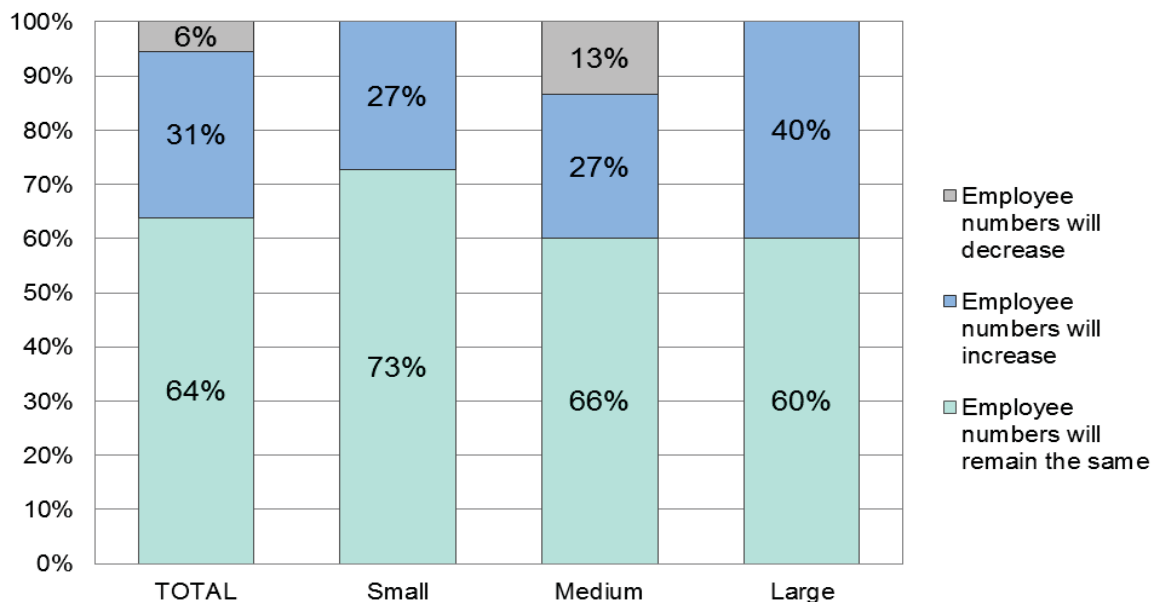
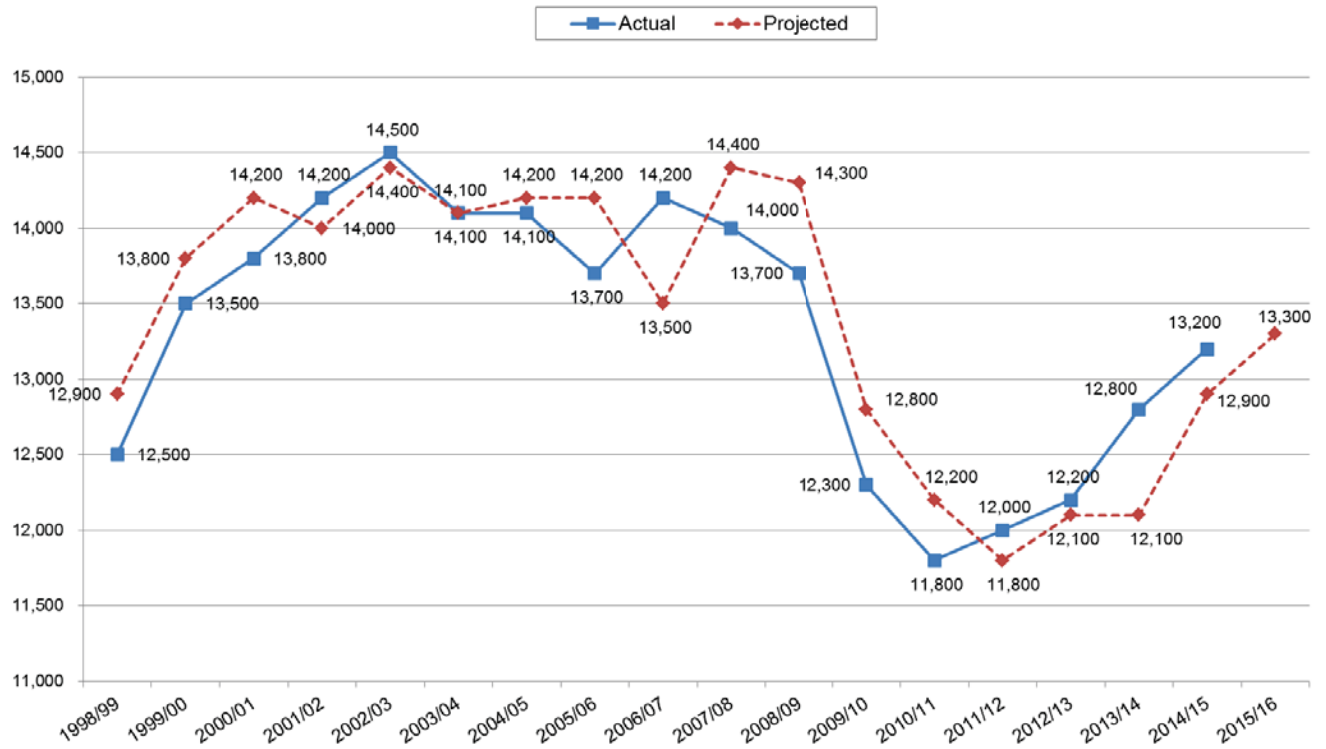


Figure 3-5 compares actual versus projected employee numbers from 1998/99 to 2014/15. As illustrated, the estimated total workforce in the 2014/15 winter season increased by 400 FTE employees from the 2013/14 season.

Figure 3-5: Actual vs. projected workforce*



*The results of the survey can be expected to be accurate within a margin of error of plus or minus 5.2%, 19 times out of 20.

3.2 WHISTLER'S SUMMER WORKFORCE

PROJECTED WORKFORCE TOTALS FOR THE 2015 SUMMER SEASON

Whistler's employers are projected to retain approximately 9,800 winter FTE employees for the 2015 summer season, a 72% retention of the total 2014/15 winter season staff for summer season. The summer workforce is projected to include 8,500 full-time positions and 1,300 full-time equivalent positions created by the part-time workforce.

Figure 3-6: Projected workforce totals in Whistler, 2015 summer season

	# of Businesses	Projected FTE Positions, 2015	Full-time Positions	Part-time FTE Positions	% Change from 2014/15
Small (0-5 Employees)	242	580*	510*	70*	38% ↓
Medium (6-19 Employees)	211	1,500**	1,200**	300*	26% ↓
Large (20+ Employees)	123	7,700**	6,800**	900**	27% ↓
TOTAL	576	9,800**	8,500**	1,300**	28% ↓

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

3.3 WHISTLER'S WORKFORCE PROFILE

RESIDENCE

Just over 10,400 FTE employees, or 79% of the workforce, resided within Whistler municipal boundaries during the 2014/15 winter season. The remaining positions (approximately 2,800) were held by workers living outside Whistler. The number of FTE employees living in Whistler has increased from the 2013/14 winter season, when 10,200 FTE employees resided within municipal boundaries.

Figure 3-7: Employee residency, 2014/15 winter season

	Total Workforce Living in Whistler (FTE Positions)	% Living in Whistler
Small (0-5 Employees)	490*	90%
Medium (6-19 Employees)	1,400**	73%
Large (20+ Employees)	8,500**	80%
TOTAL	10,400**	79%

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

Among Whistler's seasonal workforce, approximately 4,900 seasonal FTE employees (86%) lived in the Resort Municipality of Whistler in the 2014/15 winter season. This is an increase of 300 seasonal FTE employees living in Whistler, as compared to the 2013/2014 winter season.

Figure 3-8: Seasonal employee residency, 2014/15 winter season

	Total Seasonal Workforce Living in Whistler (FTE Positions)	% Seasonal Living in Whistler
Small (0-5 Employees)	100*	93%
Medium (6-19 Employees)	400*	90%
Large (20+ Employees)	4,400**	85%
TOTAL	4,900**	86%

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

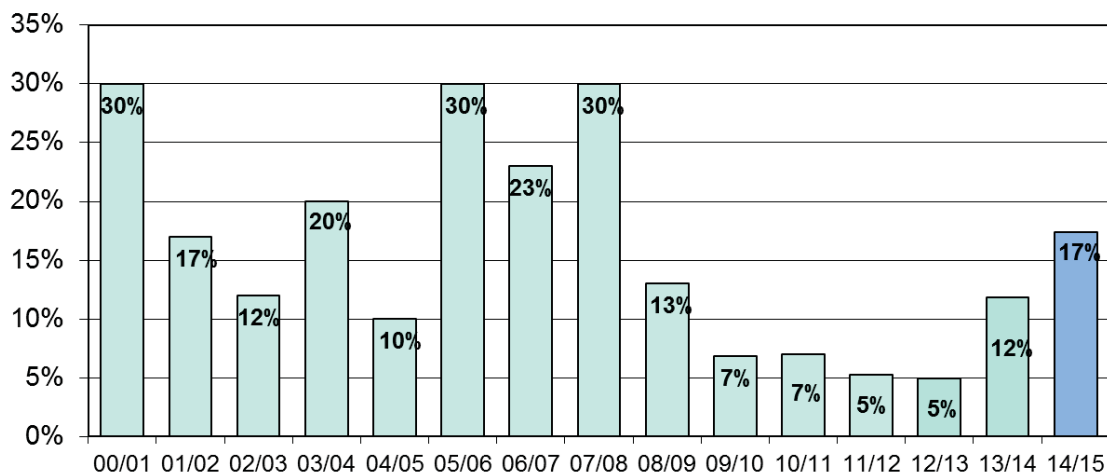
3.4 WHISTLER'S WINTER EMPLOYEE SHORTAGES

WINTER EMPLOYEE SHORTAGES

Seventeen percent of Whistler's employers were unable to meet their staffing requirements during the 2014/15 winter season. Small sized businesses had more success than medium and large sized businesses in achieving full staffing levels this past winter season (94% of small sized businesses achieved full staffing levels versus 83% and 72% of medium sized and large sized businesses respectively).

This is the second consecutive year that there has been an increase in staffing shortages.

Figure 3-9: Businesses unable to achieve full staffing levels, 2014/15 winter season



Three hundred FTE positions went unfilled in Whistler during the 2014/15 winter season, compared to 130 FTE shortages reported for the 2013/14 winter season. Had these 2014/15 vacancies been staffed, the overall workforce would have increased by 2.3.

Figure 3-10: Reported employee shortages, 2014/15 winter season

	Estimated Employee Shortages for Entire Workforce (FTE Positions)*	% Change in Workforce had Positions been Filled
Small (0-5 Employees)	20*	3.6%
Medium (6-19 Employees)	70*	3.5%
Large (20+ Employees)	200**	1.8%
TOTAL	300**	2.3%

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

MAIN REASONS FOR WINTER EMPLOYEE SHORTAGES

Only 35 companies provided responses for why they had employee shortages. The most common reason noted for why positions were left unfilled was the low rate of workforce retention and the transient nature of the workforce in Whistler. According to the survey results, the lack of job applications received led to unfilled positions as well. These results should be interpreted with caution due to a limited number of responses for this question.

Figure 3-11: Reasons for employee shortages, 2014/15 winter season

	Frequency	Percentage
Workforce Retention/Transient Nature of Workforce (working visa)	14	40%
Lack of Job Applications	12	34%
Availability of Housing	8	23%
Cost of Living/ Wages	1	3%
TOTAL RESPONSES	35	100%

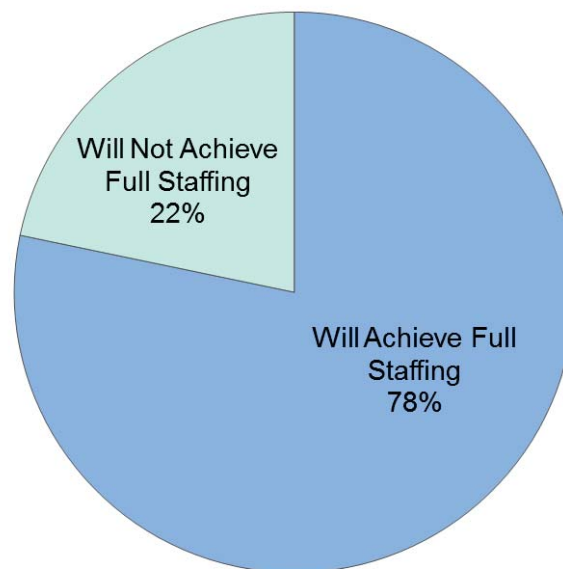
Note: Respondents were asked to select one response only from the list above.

3.5 WHISTLER'S SUMMER EMPLOYEE SHORTAGES

SUMMER EMPLOYEE SHORTAGE

Twenty-two percent of businesses this year anticipate that they will not be able to meet their staffing requirements for the 2015 summer season. Similar to the winter season, small businesses had more success achieving full staffing levels (91% for small businesses versus 81% for medium sized and 64% for large sized businesses). This is the first year this question has been asked.

Figure 3-12: Anticipated percentage of businesses that will not be able to achieve full staffing levels, 2015 summer season



Three hundred positions are expected to go unfilled during the 2015 summer season. If these positions were filled, staffing would have increased by 3.1%.

Figure 3-13: Reported employee shortages, 2015 summer season

	Estimated Employee Shortages for Entire Workforce (FTE Positions)*	% Change in Workforce had Positions been Filled
Small (0-5 Employees)	50*	8.6%
Medium (6-19 Employees)	80*	5.3%
Large (20+ Employees)	200**	2.6%
TOTAL	300**	3.1%

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

MAIN REASONS FOR SUMMER EMPLOYEE SHORTAGES

Forty five companies provided responses on why they will have employee shortages. The most common reason noted for unfilled job positions in the summer of 2015 is due to a lack of job applications (40%). The next highest reason stated for anticipated employee shortages was workforce retention/the transient nature of the workforce (31%). These results should be interpreted with caution due to a limited number of responses for this question.

Figure 3-14: Reasons for employee shortages, 2015 summer season

	Frequency	Percentage
Lack of Job Applications	18	40%
Workforce Retention/Transient Nature of Workforce (working visa)	14	31%
Availability of Housing	9	20%
Cost of Living/ Wages	4	9%
TOTAL RESPONSES	45	100%

Note: Respondents were asked to select one response only from the list above.

3.6 EMPLOYER-PROVIDED HOUSING IN WHISTLER

EMPLOYER-PROVIDED HOUSING

Approximately 13% of businesses provided housing for at least some of the employees during the 2014/2015 winter season. This proportion is the same as the percentage of businesses that reported supplying housing during the 2013/14 winter season. Consistent with past Whistler Housing Authority studies, large businesses were more likely to supply employee housing than were medium and small businesses.

Figure 3-15: Businesses that supply housing, 2014/15 winter season

	# of Businesses	# of Businesses that Supply Housing	% of Businesses that Supply Housing
Small (0-5 Employees)	242	15	6%
Medium (6-19 Employees)	211	18	9%
Large (20+ Employees)	123	43	35%
TOTAL	576	76	13%

The Whistler businesses that did supply housing for their employees provided approximately 2,400 beds in total during the 2014/15 winter season. Of the 2,400 beds provided, approximately 1,700 beds were reserved for seasonal winter employees and 1,400 beds for seasonal summer employees. Large businesses continued to supply the vast majority of beds for both year-round and seasonal employees.

Figure 3-16: Number of beds provided for staff year-round

	# of Businesses that Supply Housing	# of Year-Round Beds Provided for Staff	# of Winter Beds Provided for Staff	# of Summer Beds Provided for Staff
Small (0-5 Employees)	15	20*	10*	10*
Medium (6-19 Employees)	18	80*	40*	30*
Large (20+ Employees)	43	2,300**	1,600**	1,400**
TOTAL	76	2,400**	1,700**	1,400**

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

Approximately 1,900 of the 2,400 year-round staff beds provided by employers were occupied year round (80% occupancy rate). Year-round occupancy rates are highest for large sized businesses (80% occupancy rate).

Figure 3-17: Average occupancy rate for year-round beds provided by employers, 2014/15

	# of Year-Round Beds Provided for Staff	# of Year-Round Beds Occupied by Staff	Average Occupancy Rate of Beds
Small (0-5 Employees)	20*	10*	65%
Medium (6-19 Employees)	80*	60*	75%
Large (20+ Employees)	2,300**	1,800*	80%
TOTAL	2,400**	1,900**	80%

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

Occupancy rates for seasonal winter staff beds were significantly higher than year-round staff beds, averaging a 96% occupancy rate overall. Approximately 1,600 of the 1,700 seasonal winter staff beds provided by employers were occupied during the 2014/15 winter season.

Figure 3-18: Average occupancy rate for winter beds provided by employers, 2014/15

	# of Winter Beds Provided for Staff	# of Winter Beds Occupied by Staff	Average Occupancy Rate of Beds
Small (0-5 Employees)	10*	10*	91%
Medium (6-19 Employees)	40*	40*	95%
Large (20+ Employees)	1,600**	1,500*	96%
TOTAL	1,700**	1,600*	96%

* Rounded to the nearest ten.

** Rounded to the nearest hundred.

Approximately 1,000 of the 1,400 seasonal summer staff beds provided by employers were occupied during the 2014 summer season. Occupancy rates for seasonal summer staff beds were significantly lower than seasonal winter staff beds, averaging a 73% occupancy rate versus 96% in the winter.

Figure 3-19: Average occupancy rate for summer beds provided by employers, 2014

	# of Summer Beds Provided for Staff	# of Summer Beds Occupied by Staff	Average Occupancy Rate of Beds
Small (0-5 Employees)	10*	10*	62%
Medium (6-19 Employees)	30*	20*	70%
Large (20+ Employees)	1,400**	1,000**	74%
TOTAL	1,400**	1,000**	73%

*Rounded to the nearest ten.

** Rounded to the nearest hundred.

Approximately 37% of those businesses that supply housing in Whistler rent the property year-round. A further 31% own their accommodations, while 17% of businesses own resident restricted real estate. The remaining 14% of the businesses that supply housing in Whistler rent their staff accommodations seasonally.

Figure 3-20: Type of housing supplied by employers, 2014/15 winter season

	Frequency	Percentage
Rented year-round by the company	13	37%
Market real estate owned by the company	11	31%
Resident restricted real estate owned by company	6	17%
Rented seasonally by the company	5	14%
TOTAL RESPONSES	35	100%

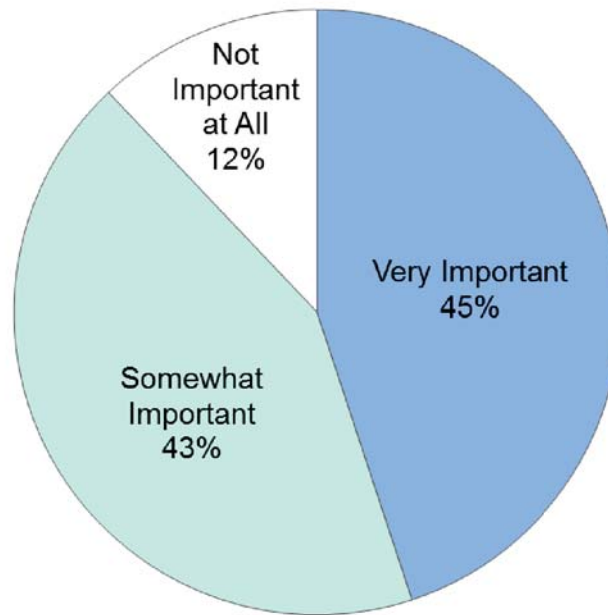
Note: Respondents were asked to select one response only from the list above.

3.7 EMPLOYER PERSPECTIVES ON EMPLOYEE HOUSING IN WHISTLER

IMPORTANCE TO BUSINESSES FOR EMPLOYEES TO LIVE IN WHISTLER

Close to half of employers surveyed (45%) feel it is very important for their employees to live directly in Whistler. Another 43% of employers believe it is somewhat important for their staff to live in Whistler, while the remaining 12% feel that it is not important at all for their staff to live in Whistler.

Figure 3-21: Importance of Whistler-based employee housing to businesses, 2014/15 winter season



4.0 CONCLUSIONS

The key findings of this study are:

- Whistler's workforce represented approximately 13,200 FTE employees in the 2014/15 winter season. The workforce includes approximately 11,400 full-time positions and 1,800 full-time equivalent positions created by the part-time workforce.
- Whistler's employers are projected to retain approximately 9,800 winter FTE employees for the 2015 summer season. The summer workforce is projected to include 8,500 full-time positions and 1,300 full-time equivalent positions created by the part-time workforce.
- Approximately 79% of Whistler's total workforce resided in Whistler in the 2014/15 winter season. The size of the resident workforce (10,400 FTE employees) has increased by approximately 200 FTEs vs 2013/14 season, when approximately 10,200 FTE employees (81%) lived in Whistler.
- 17% of Whistler's employers were unable to meet their staffing requirements during the 2014/15 winter season. This represents a shortfall of approximately 300 FTE positions in the 2014/15 winter season. The most common reason noted for why positions were left unfilled was the low rate of workforce retention and the transient nature of the workforce in Whistler.
- 22% percent of businesses this year were unable to meet their staffing requirements during the 2015 summer season. Similar to the winter season, this represents a shortfall of approximately 300 FTE positions during the 2014/15 summer season. Small businesses had more success achieving full staffing levels (91% for small businesses versus 81% for medium sized and 64% for large sized businesses). The most common reason noted for why positions were left unfilled was a lack of job applications.
- Approximately 13% of businesses provided housing for their employees during the 2014/2015 winter season. This proportion is the same as the percentage of businesses that reported supplying housing during the 2013/14 winter season.
- 88% of employers feel that it is very or somewhat important for their employees to live in Whistler, while the remaining 12% feel that it is not important at all for their staff to live in Whistler.

Appendix A: Survey Instrument



2015 WHISTLER HOUSING NEEDS ASSESSMENT SURVEY

InterVISTAS has been retained by Whistler Housing Authority (WHA) to assist in updating a housing needs assessment for Whistler's workforce. The WHA has identified you/your organization as an important participant in this process. We would appreciate a few minutes of your time to provide input into the employment characteristics and housing needs of Whistler's workforce via the following brief survey. Please note that you/your organization's confidentiality and anonymity is assured, as the WHA will not have direct access to the completed surveys and all responses will be presented in summary form. We value your input and look forward to receiving your comments.

Please provide the following contact information below. Be assured that this information is for administrative purposes only, and will not be identified or linked to your responses.

Name: _____	Company: _____
Tel No: _____	Email: _____

1. Which of the following industry sectors best describes your business activity.

2. Does your business operate:

- ☐ Year round
- ☐ Winter season only
- ☐ Summer season only

3. Is your company owned by a parent company or another affiliated company?

- ☐ Yes (Go to Q3a) ☐ No (Go to 4a)

3a. Who is your parent company?

4a. How many **total employees, including management/owners**, did your business have during the **2014-2015 WINTER SEASON (Dec '14-Apr '15)**?

Full time_____

Part time_____

4b. If you had **PART-TIME** staff, how many hours per week on average did each **part-time employee** work during the **2014-2015 WINTER SEASON**?

Hours per week_____

4c. How many of your **total employees, including management/owners** were **SEASONAL EMPLOYEES** during the **2014-2015 WINTER SEASON**?

A seasonal employee is defined as a short term employee working in Whistler for approximately 6 months (winter) of the year and living elsewhere the rest of the year.

Full-time _____

Part-time_____

5a. How many **total employees, including management/owners**, do you anticipate your business will have during the **2015 SUMMER SEASON (May-Sep '15)**?

Full time_____

Part time_____

5b. If you will have **PART-TIME summer** staff, how many hours per week on average will each **part-time employee** work during the **2015 SUMMER SEASON**?

Hours per week_____

6a. How many of your **total employees, including management/owners**, lived in Whistler during the **2014-2015 WINTER SEASON**? *(Please enter 0 if applicable)*

Full-time _____

Part-time_____

6b. How many of your **SEASONAL EMPLOYEES, including management/owners**, lived in Whistler during the **2014-2015 WINTER SEASON**? *(Please enter 0 if applicable)*

Full-time _____

Part-time _____

7a. How many **total employees, including management/owners**, do you expect to have employed with you for the **2015-2016 WINTER SEASON**? *(Please enter 0 if applicable)*

Full time _____

Part time _____

☐ Unsure of approximate projected numbers at this time *(Go to 7b)*

7b. If unsure of projected numbers, do you expect the number of your full-time and part time employees to remain the same, increase or decrease during the **2015-2016 WINTER SEASON**?

☐ Employee numbers will remain the same

☐ Employee numbers will increase

☐ Employee numbers will decrease

8a. Were you able to achieve full staffing levels in the **2014-2015 WINTER SEASON**?

☐ Yes *(Go to Q9a)* ☐ No *(Go to Q8b)*

8b. How many employees were you short? *(Please enter 0 if applicable)*

Full time _____

Part time _____

8c. In your view, what is the main reason for your company having unfilled positions in the **2014-2015 WINTER SEASON**? *(Please select one response only)*

- ☐ Lack of applications
- ☐ Availability of housing
- ☐ Cost of living/ Wages
- ☐ Workforce retention/Transient nature of workforce (working visa)

9a. Do you anticipate that you will be able to achieve full staffing levels in the **2015 SUMMER SEASON**?

- ☐ Yes *(Go to Q10a)* ☐ No *(Go to Q9b)*

9b. How many employees will you be short? *(Please enter 0 if applicable)*

Full time____

Part time____

9c. In your view, what is the main reason your company will have unfilled positions in the **2015 SUMMERSEASON**? *(Please select one response only)*

- ☐ Lack of applications
- ☐ Availability of housing
- ☐ Cost of living/ Wages
- ☐ Workforce retention/Transient nature of workforce (working visa)

10a. Does your company currently provide any housing for your employees?

- ☐ Yes *(Go to Q7b)* ☐ No *(Go to Q8)*

10b. How many beds does your company provide for staff?

_____ Year-round beds

_____ Winter seasonal beds

_____ Summer seasonal Beds

10c. For your company's employee housing, how many of the beds are:

- ☐ Rented year-round by the company
- ☐ Rented seasonally by the company
- ☐ Market real estate owned by the company
- ☐ Resident restricted real estate owned by the company

10d. What is the average occupancy in your employee housing?

Winter season occupancy _____%

Summer season occupancy _____%

Average annual occupancy _____%

11. How important is it to your business for your employees to live directly in Whistler?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not important at all

Thank you for your time and consideration in completing the survey. We value your contribution to this important program.

Final results will be made available to the community in September 2015. If you have any further questions on this research program or have additional suggestions about housing in Whistler, please contact Jessica Averiss at the Whistler Housing Authority at 604-905-4688 (extension 3#).

Appendix B: Survey Participants

21 Steps Kitchen & Bar
 Aava Whistler Hotel
 Limited
 Adara Hotel- Trilogy
 Management
 Affinity
 Aloha Whistler
 Accommodations
 Alpine Cleaning/LRS
 Services Ltd.
 Alpine Lock And Safe
 Alpine Meadows Market
 Alpine West Systems
 Electrical
 Alta Lake Painting
 Araxi Ristorante
 Avco Restorations Inc.
 Avis Rent A Car
 B. A. Blackwell And
 Associates
 BDO Dunwoody
 Chartered Accountants
 Best Western Listel
 Whistler Hotel
 Bg Urban Grill Whistler
 Black Ohm Tattoos
 Blackcomb Chimney
 Patrol
 Blackcomb Liquor Store
 And Fitzsimmons Pub
 Blackcomb Lodge (The)
 Blackcomb Roofing
 Black's Pub & Restaurant
 Blue Highways Clinic &
 Spa
 Boston Pizza – Whistler
 Brian Ayearst Contracting
 Burnt Stew Computer
 Solutions Inc.
 Canadian Adventure
 Tours Inc.
 Canstar Restorations
 Cardinal Concrete Ltd.
 Carlberg
 Carleton Lodge
 Cascade Environmental
 Chalet Luise Pension Inn
 Coastal Mountain
 Excavations Ltd.

Couloir Consulting
 Services Couloir Project
 Mgmt Ltd.
 Crepe Montagne
 Crystal Lodge
 Dave Boyle Construction
 Dc Roofing Inc.
 Delish Café & Catering
 Delta Whistler Village
 Suites
 Diamond Tip Roofing
 Dihedral Designs
 Donald Barr Consulting
 Ltd.
 Double Diamond Law
 Dubh Linn Gate
 Earls Whistler
 Ecosign Mountain
 Recreation Planners Ltd.
 Edward Jones
 Eggleton, Dan
 Dan's Electrical Trade
 Service
 El Furniture Restaurant
 Eleni Floral Design &
 Decor
 EVR Fine Homes
 Excess Clothing &
 Accessories
 Fairmont Chateau
 Whistler
 Fanatyk Co Ski & Cycle
 Farfalla Hair & Esthetics
 Flow Irrigation Sales &
 Service Ltd.
 Four Seasons Resort
 Whistler
 Gershon & Co.
 Accounting And Tax Ltd.
 Gibbons Hospitality
 Glacier Creek Contracting
 Gonzalez Accounting
 Service Inc.
 Happy Hot Tub And
 Home Services
 HI Whistler
 High Country Appliances
 Hilton Whistler Resort &
 Spa

Hy's Steakhouse
 IGA Marketplace
 Innovation Building Group
 Ltd.
 Intrawest Resort Club
 Group
 James Stewart Sculpture
 Jamie A. Martin Design
 Ltd.
 Japanada Enterprises
 Inc.(Whistler Gifts)
 Josee Glass Art 2
 JTB International
 Just Cleaning
 Jyko Plbg & Htg
 Karnoor Enterprises Inc.
 DbA Whistler Husky
 Market
 Kaze Sushi
 Keg At The Mountain
 Keir Fine Jeweler
 Kier Fine Jewelry
 Kyber Developments Ltd.
 Lewin Ledgers
 Lionsgate Laser Clinic
 Inc.
 Live Food Bar, The
 Lost Lake Cross Country
 Connection
 MacDougall Construction
 & Renovations
 Magic Clean
 Mclean & Company Law
 Offices
 Mexican Corner
 Restaurant
 Milestones
 Millar Creek
 Developments
 Misty Mountain Pizza
 Mit Painting
 Mountain Country
 Property Management
 Mountain Law
 Corporation
 Mountainside Lodge
 Murdoch & Co.
 Need Brophy Services
 Ltd.

Nesters Market	Shoppers Drug Mart	Whistler Community
Nita Lake Lodge	Sidecut Enterprises Inc.	Services Society
North Shore Credit Union	Skids Production Inc.	Whistler Connection
(Village Gate Location	Splitz Grill Inc.	Whistler Cooks Catering
Only From 2008 Onward)	Spring Creek Community	Whistler Day Spa
O&R Entertainment	School	Whistler Fotosource
Old Spaghetti Factory	Stark Contracting &	Whistler Health Care
Olympic Quality Cleaning	Management	Centre
Ltd	Sterling Property	Whistler Landscaping
Oracle At Whistler	Services	Limited
Pan Pacific Whistler	Stonesedge Kitchen	Whistler Limousine Ltd.
Paradise Machine Corp	Summit Lodge	Whistler Mechanical Ltd.
Payless Auto Towing Ltd.	Sundial Hotel	Whistler Medical
Peak Product	Susan Krieger, CGA	Marijuana Corp.
Development	Sushi Village	Whistler Ontime Account
Pinnacle Hotel	Switchback	Services
Pipeline Plumbing &	Entertainment Inc.	Whistler Racquet Club
Heating Ltd	Tandoori Grill	Whistler Retreats
Pique Publishing Inc.	Tantalus Resort Lodge	Whistler Smile Gift
Plaza Galleries	Td Canada Trust	Whistler Transit Ltd.
Precision Painting	The Adventure Group	Whistler Village Inn +
Pure Bread	The Grocery Store	Suites (Also Powder
Quattro At Whistler	The Loft Salon Ltd.	Lodge)
Race And Company	The Westin Resort And	Whistler Village Sports
Rainbow Electric (2007)	Spa	Whistler Waldorf School
Ltd	The Whistler Real Estate	Whistler Welding
RDC Fine Homes	Co	Services Ltd.
Re/Max Sea To Sky Real	Tiger's Paw Dog Treats	Whistler-Blackcomb
Estate, Whistler	Tim Hortons	Chalet Care
Reactive Design Inc.	Toad Hall Studios	Wide Open Welding Ltd.
Redpoint Mechanical	Tom Barratt Landscaping	Wildflower Lodging Co
Services	Tourism Whistler	Window Cleaning
Resort Cinemas Of	Training Innovations	Whistler
Whistler ULC- Village 8	Upper Village Market	Yes Tours Inc.
Cinemas	Valley Business Centre	Ziptrek Ecotours Inc.
Resort Municipality Of	VIP Service Mountain	
Whistler	Holidays	
Resortquest Whistler	Visco Design	
Rexall (Village)	Vision Pacific Contracting	
Rocky Mountain	& Design	
Chocolate Factory	West Coast Float	
Rogers Chocolates	Whistler 2010 Sport	
Roland Ventures	Legacies Society	
Ross' Gold	Whistler All-Star Hockey	
Royal Bank Of Canada	Inc.	
Ruby Tuesday	Whistler Arts Council	
Accessories Ltd	Whistler Blackcomb	
Sabre Group	Whistler Brewing Co.	
Sargent, Lisa	Whistler Chamber Of	
Sea To Sky Security	Commerce	
Senka Florist	Whistler Children's	
Shaw Carpet And Floor	Centre	
Centre	Whistler Chiropractic	

Appendix C: Comparison with Previous Reports

Figure A-1: Comparison with previous reports

	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Total Workforce in Whistler (FTE Positions)	14,500	14,000	14,100	13,700	14,200	14,000	13,700	12,300	11,800	12,000	12,200	12,800	13,200
Projected Workforce for Next Year (FTE Positions)	14,100	14,200	14,300	13,500	14,400	14,300	12,800	12,200	11,800	12,100	12,100	12,900	13,300
Workforce Living in Whistler (FTE Positions)	10,500	10,800	10,900	10,800	11,000	11,100	10,600	9,300	9,600	9,800	9,700	10,200	10,400
Workforce Living in Whistler (%)	73%	76%	76%	79%	78%	79%	77%	76%	82%	82%	80%	81%	79%
Businesses able to Achieve Full Staffing Levels in Winter Season (%)	88%	80%	90%	70%	77%	70%	87%	93%	93%	95%	95%	87%	83%
Winter Season Employee Shortages for Entire Workforce (FTE Positions)	200	300	100	500	400	600	100	100	30~	n/a	50~	100	300
Businesses able to Achieve Full Staffing Levels in Summer Season (%)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	78%
Employee Shortages for Entire Workforce for Summer Season (FTE Positions)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	300
Businesses that Supply Housing (%)	28%	24%	15%	17%	17%	17%	22%	18%	15%	15%	13%	12%	13%
Workforce 55 Years of Age or Older (FTE Positions)	500	400	300	500	500	600	600	700	500	n/a	n/a	n/a	n/a
Workforce 55 Years of Age or Older (%)	3%	3%	2%	3%	4%	4%	5%	6%	4%	n/a	n/a	n/a	n/a

* Annual survey results can expect to have a respective margin of error to reflect the confidence in the accuracy of the data.

~ Due to the small employee shortages reported for the 2010/11 and 2012/13 winter seasons, figures have been rounded to the nearest ten, while figures for previous years have been rounded to the nearest hundred.

n/a – Data not available as question was not asked in this survey year.

Appendix D: Respondent Profile

Figure A-2: Industry Sectors in sample, 2014/15 winter season

	Freq.	%
72 - accommodation and food services	49	24%
72111 - hotels and motels	26	13%
722511 - full service restaurants	18	9%
722513 - limited service restaurants	3	1%
72119 - B&Bs	1	0%
72241 - drinking places	1	0%
81 - other services (except public admin)	33	16%
23 - construction	30	14%
44 - retail trade	27	13%
54 - professional, scientific and technical	15	7%
71 - arts, entertainment and recreation	11	5%
71399 - all other recreation industries	5	2%
711 - theatre, dance, spectator sports	2	1%
71392 - skiing facilities	2	1%
71394 - fitness and recreational sports centres	2	1%
52 - finance and insurance	10	5%
62 - health care and social assistance	7	3%
53 - real estate rental & leasing	6	3%
48 - transportation and warehousing	5	2%
31 - manufacturing	4	2%
61 - education services	3	1%
42 - wholesale trade	2	1%
11 - agriculture, forestry, fishing & hunting	1	<1%
TOTAL RESPONSES	207	100%

Appendix E: Actual Survey Results

This appendix includes the survey results for all closed-ended questions.

Figure A-1: Total workforce in Whistler, 2014/15 winter season

	# of Businesses	Total FTE Positions	Full-time Positions	Part-time FTE Positions
Small (0-5 Employees)	66	159	133	26
Medium (6-19 Employees)	69	759	586	173
Large (20+ Employees)	72	8,787	7,787	1,000
TOTAL	207	9,705	8,506	1,199

Figure A-2: Total seasonal workforce in Whistler, 2014/15 winter season

	# of Businesses	Total Seasonal FTE Positions	Seasonal Full-time Positions	Seasonal Part-time FTE Positions
Small (0-5 Employees)	66	30	24	6
Medium (6-19 Employees)	69	171	96	75
Large (20+ Employees)	72	4,329	3,805	524
TOTAL	207	4,530	3,925	605

Figure A-3: Projected workforce totals for 2015/16 winter season

	# of Businesses	FTE Positions, 2014/15	Projected FTE Positions, 2015/16	% Change from 2014/15
Small (0-5 Employees)	52	159	162	1.9% ↑
Medium (6-19 Employees)	54	759	761	0.2% ↑
Large (20+ Employees)	62	8,787	8,859	0.8% ↑
TOTAL	168	9,705	9,782	0.8% ↑

Figure A-4: Projected workforce totals for 2015 summer season

	# of Businesses	FTE Positions, 2014/15	Projected FTE Positions, 2015	% Change from 2014/15
Small (0-5 Employees)	66	159	98	38% ↓
Medium (6-19 Employees)	69	759	560	26% ↓
Large (20+ Employees)	72	8,787	6,374	27% ↓
TOTAL	207	9,705	7,032	28% ↓

Figure A-5: Employee residency, 2014/15 winter season

	# of Businesses	Total FTE Positions	# Living in Whistler	% Living in Whistler
Small (0-5 Employees)	66	159	144	90%
Medium (6-19 Employees)	69	759	551	73%
Large (20+ Employees)	72	8,787	6,996	80%
TOTAL	207	9,705	7,690	79%

Figure A-6: Seasonal employee residency, 2014/15 winter season

	# of Businesses	Total Seasonal FTE Positions	# Seasonal Living in Whistler	% Seasonal Living in Whistler
Small (0-5 Employees)	66	30	28	93%
Medium (6-19 Employees)	69	171	154	90%
Large (20+ Employees)	72	4,329	3,685	85%
TOTAL	207	4,530	3,867	85%

Figure A-7: Businesses able to achieve full staffing levels, 2014/15 winter season

	# of Businesses	# Achieving Full Staffing	% Achieving Full Staffing
Small (0-5 Employees)	66	62	94%
Medium (6-19 Employees)	69	57	83%
Large (20+ Employees)	72	52	72%
TOTAL	207	171	83%

Figure A-8: Reported employee shortages, 2014/15 winter season

	# of Businesses	Total FTE Positions	Estimated Employee Shortages	% Change in Workforce had Positions been Filled
Small (0-5 Employees)	66	159	6	3.5%
Medium (6-19 Employees)	69	759	25	3.3%
Large (20+ Employees)	72	8,787	203	2.3%
TOTAL	207	9,705	234	2.4%

Figure A-9: Reasons for employee shortages, 2014/15 winter season

	Frequency	Percentage
Workforce Retention/Transient Nature of Workforce (working visa)	14	40%
Lack of Job Applications	12	34%
Availability of Housing	8	23%
Cost of Living/ Wages	1	3%
TOTAL RESPONSES	35	100%

Note: Respondents were asked to select one response only from the list above.

Figure A-10: Businesses expecting to achieve full staffing levels, 2015 summer season

	# of Businesses	# Achieving Full Staffing	% Achieving Full Staffing
Small (0-5 Employees)	66	60	91%
Medium (6-19 Employees)	69	56	81%
Large (20+ Employees)	72	46	64%
TOTAL	207	162	78%

Figure A-11: Expected employee shortages, 2015 summer season

	# of Businesses	Projected FTE Positions	Estimated Employee Shortages	% Change in Workforce had Positions been Filled
Small (0-5 Employees)	66	98	14	14.3%
Medium (6-19 Employees)	69	560	29	5.2%
Large (20+ Employees)	72	6,374	190	3.0%
TOTAL	207	7,032	233	3.3%

Figure A-10: Reasons for employee shortages, 2015 summer season

	Frequency	Percentage
Lack of Job Applications	18	40%
Workforce Retention/Transient Nature of Workforce (working visa)	14	31%
Availability of Housing	9	20%
Cost of Living/ Wages	4	9%
TOTAL RESPONSES	45	100%

Note: Respondents were asked to select one response only from the list above.

Figure A-11: Businesses that supply housing, 2014/15 winter season

	# of Businesses	# of Businesses that Supply Housing	% of Businesses that Supply Housing
Small (0-5 Employees)	66	4	6%
Medium (6-19 Employees)	69	6	9%
Large (20+ Employees)	72	25	35%
TOTAL	207	35	17%

Figure A-12: Number of beds provided for staff, 2014/15 winter season

	# of Businesses that Supply Housing	# of Year-Round Beds Provided for Staff	# of Winter Beds Provided for Staff	# of Summer Beds Provided for Staff
Small (0-5 Employees)	4	13	8	11
Medium (6-19 Employees)	6	25	12	12
Large (20+ Employees)	25	1,307	1,196	1,165
TOTAL	35	1,345	1,216	1,188

Figure A-13: Type of housing supplied by employers, 2014/15 winter season

	Frequency	Percentage
Rented year-round by the company	13	37%
Market real estate owned by the company	11	31%
Resident restricted real estate owned by company	6	17%
Rented seasonally by the company	5	14%
TOTAL RESPONSES	35	100%

Note: Respondents were asked to select one response only from the list above.

Figure A-14: Average occupancy rate for year-round beds provided by employers, 2014/15

	# of Year-Round Beds Provided for Staff	# of Year-Round Beds Occupied by Staff	Average Occupancy Rate of Year-Round Beds
Small (0-5 Employees)	13	8	65%
Medium (6-19 Employees)	25	19	75%
Large (20+ Employees)	1,307	1,046	80%
TOTAL	1,345	1,073	80%

Figure A-15: Average occupancy rate for winter seasonal beds provided by employers, 2014/15

	# of Winter Beds Provided for Staff	# of Winter Beds Occupied by Staff	Average Occupancy Rate of Winter Beds
Small (0-5 Employees)	8	7	91%
Medium (6-19 Employees)	12	11	95%
Large (20+ Employees)	1,196	1,148	96%
TOTAL	1,216	1,166	96%

Figure A-16: Average occupancy rate for summer seasonal beds provided by employers, 2014/15

	# of Summer Beds Provided for Staff	# of Summer Beds Occupied by Staff	Average Occupancy Rate of Summer Beds
Small (0-5 Employees)	11	7	62%
Medium (6-19 Employees)	12	8	70%
Large (20+ Employees)	1,165	852	74%
TOTAL	1,188	867	73%

Figure A-17: Importance of employee housing to businesses, 2014/15 winter season

	Frequency	Percentage
Very Important	93	45%
Somewhat Important	89	43%
Not Important at all	25	12%
TOTAL	207	100%



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helping to make **Whistler** the place you call **home**

R E P O R T A D M I N I S T R A T I V E R E P O R T T O C O U N C I L

PRESENTED: September 15, 2015 Report: 15-106
FROM: Marla Zucht, General Manager Whistler Housing Authority File: 7724
SUBJECT: NEW WHISTLER HOUSING AUTHORITY RESIDENT RESTRICTED RENTAL HOUSING DEVELOPMENT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of the Whistler Housing Authority be endorsed.

RECOMMENDATION

That Council authorizes staff to support the Whistler Housing Authority's direction to develop a new Resident Restricted Rental Housing Development in Cheakamus Crossing.

REFERENCE

Appendix A - Site Plan Lot 1 - 1310 Cloudburst Drive

PURPOSE OF REPORT

The purpose of this report is to seek Council's authorization to permit staff to undertake the necessary work required to develop a new Resident Restricted Housing Development in Cheakamus Crossing.

BACKGROUND

The Whistler Housing Authority (WHA) was created in 1997 by the Resort Municipality of Whistler (RMOW) to oversee the development, administration and management of employee restricted housing in Whistler. The WHA is a wholly owned subsidiary of the Resort Municipality of Whistler, with the RMOW being the sole shareholder of the WHA.

Historically, the WHA has received the majority of its employee housing development funding from Whistler's Employee Works and Services Reserve. This housing reserve was created in 1990 when RMOW Council enacted the Employee Housing Service Charge Bylaw in an effort to encourage Whistler employers to provide their staff with suitable housing. Under this bylaw, which is still in use today, developers of commercial property are required to either build housing for their employees or contribute to a housing fund that is used to develop employee housing. Between 1997 and 2002, approximately \$6.5 million was extracted from the housing reserve and leveraged by the WHA to create 330 beds of high quality employee restricted rental housing. The rental revenue generated by these WHA built rental units covers all of the operating expenses, debt servicing, administrative costs and replacement reserve contributions associated with each housing complex, thereby being financially self-sufficient and requiring no funding from the RMOW or taxpayers.

Through a variety of planning and policy initiatives, Whistler has been successful to date in providing a range of housing options restricted exclusively to our community's resident employees. These restricted housing units help to meet Whistler's goal of housing a minimum of 75% of the workforce within municipal boundaries. Since 2008, the primary focus for new resident restricted housing development has been on homeownership units, with 94% of the newly created employee beds provided for affordable homeownership and 6% created for employee rental housing. Currently, of the total resident restricted housing inventory, 62% of the employee beds are for affordable homeownership and 38% are employee restricted rental beds.

The WHA recently completed a housing feasibility study and based on the results of this study, reinforced with the latest data compiled from the WHA's surveying of the local business community, the WHA has proactively been working on preliminary plans and financing strategies for the development of a new employee restricted rental apartment building in Cheakamus Crossing. Conceptually at this time, the WHA's contemplated new Cheakamus Crossing Employee Rental Housing project is envisioned to provide approximately 100 new employee rental beds within compact 1 and 2 bedroom units that will be restricted in rental rates and occupancy to Whistler employees. Housing Covenants will be registered on title of the property securing the affordability of the housing units in perpetuity and the building will be stratified for future tenure flexibility. In 2016, the WHA plans to partner with local employers to secure long-term lease commitments for the new units for their employees, thereby providing local businesses with the opportunity to provide housing options directly for their staff. It is anticipated that the new employee rental beds will be completed and ready for occupancy early in 2017.

In addition to continuing the work on the building designs, site planning and financing for this new development, the parcel will need to be rezoned and subdivided in order to enable the proposed new employee housing development to proceed. This work will be the focus of staff this fall.

WHISTLER 2020 ANALYSIS

Whistler 2020 Strategy:	TOWARD Descriptions of success that the resolution moves us toward:	Comments:
Resident Housing	<p>1. Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models.</p> <p>3. The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations.</p> <p>4. Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community).</p> <p>5. Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.</p>	<p>The proposed new rental housing in the Cheakamus Crossing mixed-use neighborhood will be restricted in perpetuity to local residents at affordable rates. The units will enable more employees to live within Whistler's municipal boundaries and the units will be stratified for future tenure flexibility for residents.</p>

Built Environment	<p>8. Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.</p> <p>9. Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.</p>	The proposed new Cheakamus Crossing Rental Housing project will provide resident employees with the opportunity to live close to where they work and play and the units will be designed for long term durability and flexibility for future occupants.
Economic	<p>8. A skilled workforce supports the local economy, and the local economy supports the skilled workforce.</p> <p>9. Physical and social infrastructure attract and support work and investment.</p>	The WHA will partner with local employers to secure long-term lease commitments for the new units for their employees, thereby providing local businesses with the opportunity to provide housing options for their new and existing staff.
Partnership	1. Residents, taxpayers, business and local government hold a shared vision for the resort community and work in partnership to achieve that vision.	The WHA will partner with local businesses so that employers can secure new rental units for their employees.
Resident Affordability	1. Income and innovative benefits help make it affordable to live and play in Whistler.	The proposed new Cheakamus Crossing Rental Housing project will be restricted in perpetuity to local residents at affordable rents. The WHA will partner with local businesses so that employers can secure the new rental units for their employees.

BUDGET CONSIDERATIONS

It is anticipated that the cost to develop this new employee restricted rental apartment building will be approximately \$5.5 million.

Currently the Employee Works and Services Reserve has approximately \$2,070,000 available to be reinvested into new employee housing. The WHA has approximately \$1,000,000 that can be additionally contributed to the development of new employee housing for the community and will then need to borrow an additional \$2.5 million for the new housing project.

An exploration of various different financing options has resulted in the Municipal Financing Authority (MFA) being able to provide the best short term interim construction financing for the new employee housing project. The MFA makes available short term loans under section 175 of the Community Charter. These loans must be of a capital nature and cannot be transferred to debenture or long term debt. Borrowing funds with the MFA's preferential lending rates will in turn help with the affordability of this proposed new employee rental housing development. Proformas have been completed on the proposed housing project to confirm that anticipated rental revenues will be sufficient to support the long term debt servicing and operational expenses of the building without it requiring any future municipal funding.

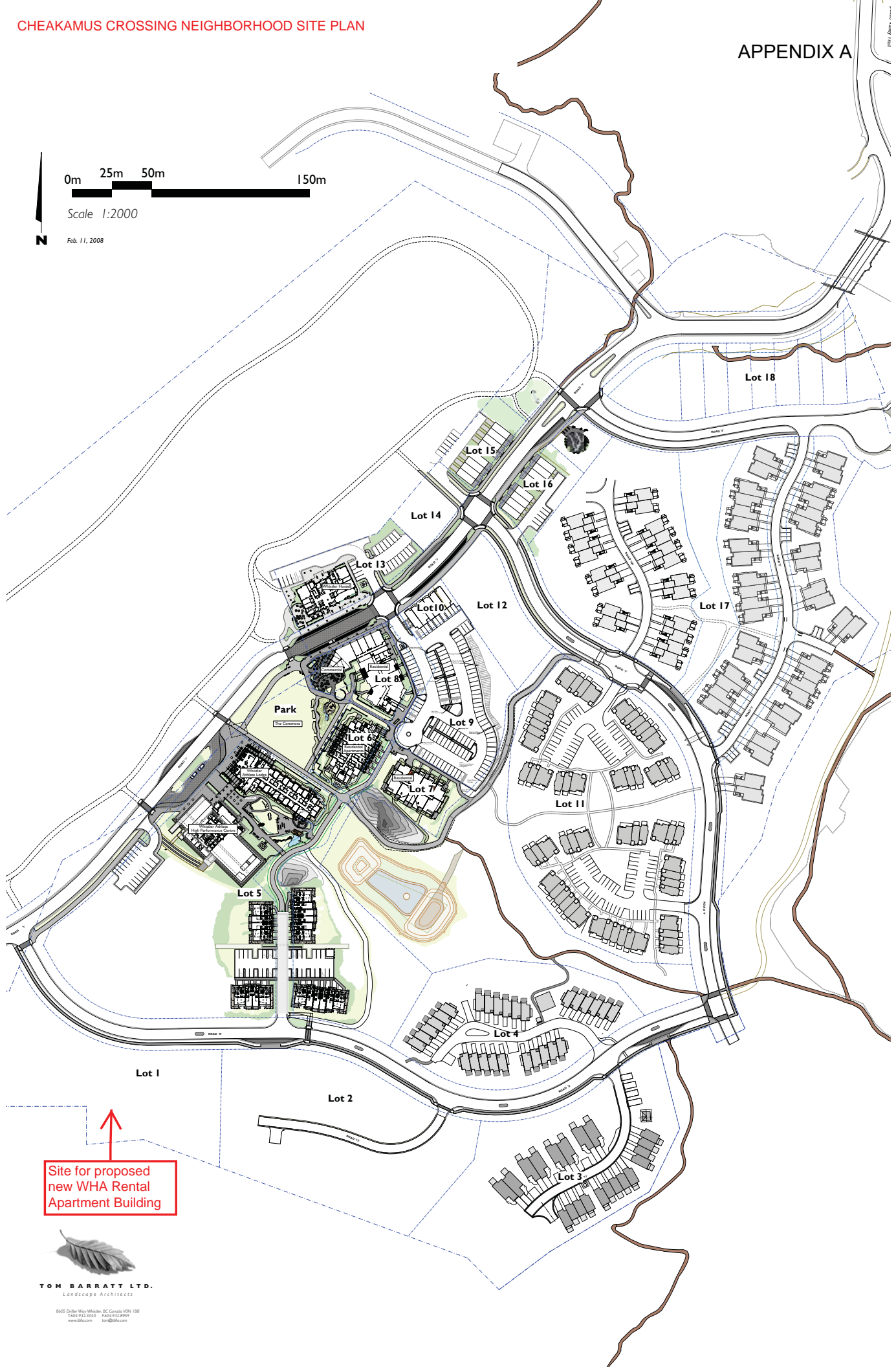
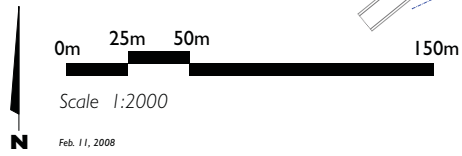
Council has supported the transfer of the parcel of land in Cheakamus Crossing to the Whistler Housing Authority for this proposed project to facilitate the provision of affordable housing to meet the community's employee housing needs.

SUMMARY

This report requests Council's resolution and authorization to permit staff to undertake the necessary work required to develop a new Resident Restricted Housing Development in Cheakamus Crossing.

Respectfully submitted,

Marla Zucht
GENERAL MANAGER
WHISTLER HOUSING AUTHORITY





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Marla Zucht General Manager,
Whistler Housing Authority

Recommendation:

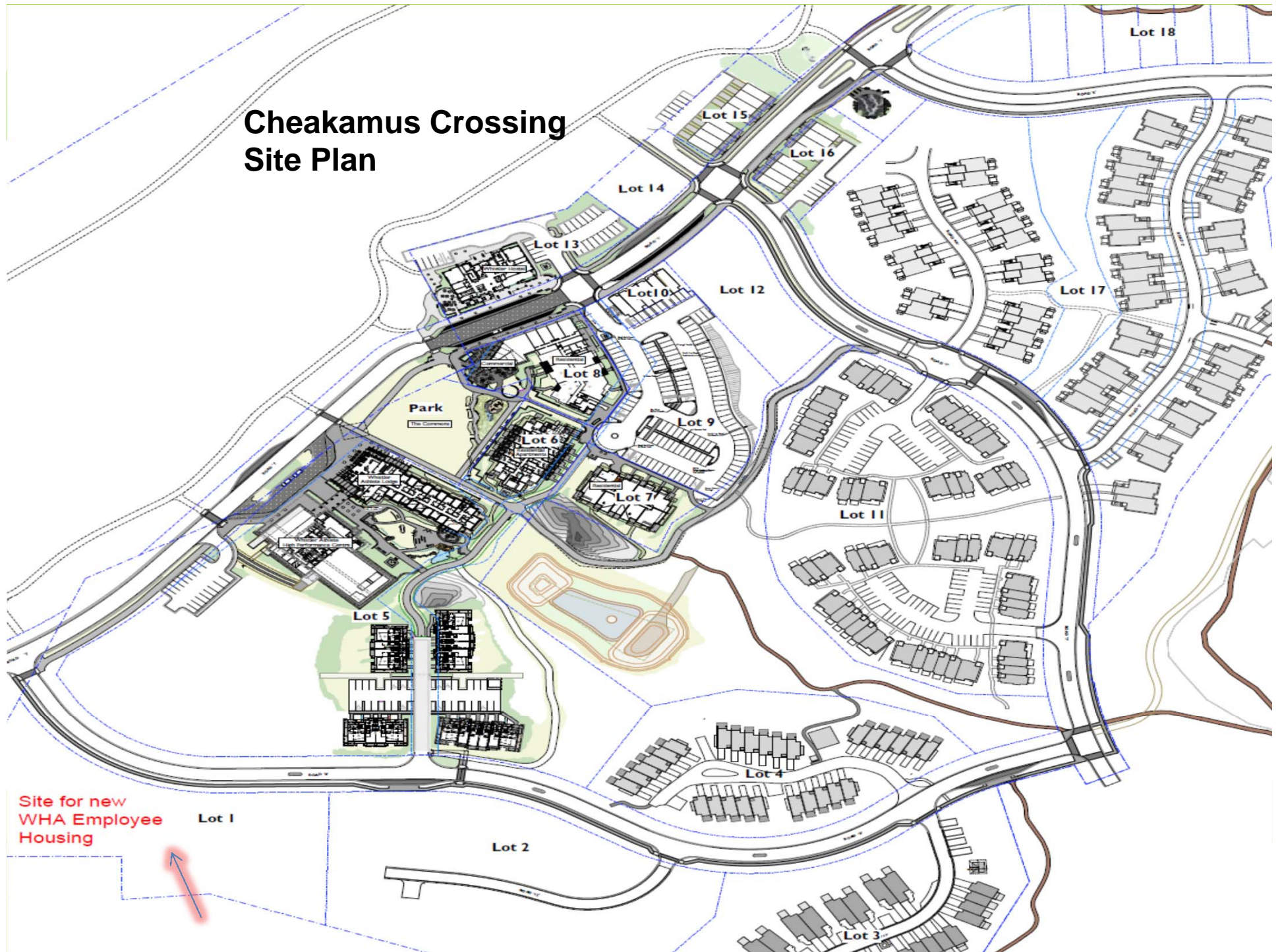
That Council authorizes staff to support the Whistler Housing Authority's direction to develop a new Resident Restricted Rental Housing Development in Cheakamus Crossing.

Proposed New Employee Housing Project

- Rental Apartment Building
- 27 units (approx. 100 beds)
- Available to local employers to lease to their staff
- Occupancy early 2017



Cheakamus Crossing Site Plan

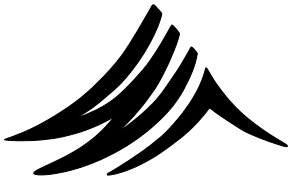






whistlerhousing.ca





WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, SEPTEMBER 15, 2015, STARTING AT 5:30 PM**

**In the Franz Wilhelmsen Theatre at Maurice Young Millennium Place
4335 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Mayor N. Wilhelm-Morden

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

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Paul
General Manager of Corporate and Community Services, N. McPhail
Acting General Manager of Resort Experience and Director of Planning,
M. Kirkegaard
Acting Corporate Officer, L. Schimek
Acting Manager of Communications, M. Darou
Senior Planner, M. Laidlaw
Engineering Technologist, J. Dunlop
Planner, A. Antonelli
Recording Secretary, A. Winkle

Whistler Housing Authority:
General Manager, M. Zucht

ADOPTION OF AGENDA

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

That Council adopt of the Regular Council agenda of September 15, 2015 as amended to include another item of business under "Other Business."
CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of September 1, 2015.
CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that the Resort Municipality of Whistler was recently recognized by the Province of British Columbia for achieving carbon neutrality in 2014. The municipality adopted a Carbon Neutral Operations Plan in 2009, which committed the organization to achieving carbon neutrality by 2010. She reported that the municipality is proud of this recognition by the Province and acknowledged staff and the community's efforts and contributions to reduce energy consumption and greenhouse gas emissions across the organization and Whistler. Find more information at whistler.ca/climateaction.

Mayor Wilhelm-Morden reported thanked the community for being part of the 40th anniversary celebrations on Sunday, September 6. The festivities marking the anniversary of the Resort Municipality of Whistler's official incorporation included face painting, crafts, artists in action, roving street animation and a performance by Spirit of the West. More than 4,500 people were in attendance over the course of the afternoon. The honour of Freedom of the Municipality was endowed upon three citizens: Sue Adams, Eric Martin and Jim Moodie. The 40th anniversary celebrations are continuing with a special exhibit "40 Years, 40 Stories" by the Whistler Arts Council at Millennium Place, which runs until October 12.

Mayor Wilhelm-Morden reported on the 6th annual RBC GranFondo Whistler last weekend. Over 3,000 cyclists pedaled from Vancouver to Whistler during the event. Whistler welcomed cyclists to the final 2015 Whistler Presents Summer Concert Series performance by Canadian rock band Trooper.

Mayor Wilhelm-Morden reported that the Whistler Public Library Board of Trustees is accepting applications until October 31. Appointments are for a two-year term and begin on January 1, 2016. The Whistler Public Library Board of Trustees is appointed by Whistler Council and manages the municipal library. Application forms are available at the Whistler Municipal Hall or the library or online at whistler.ca.

Mayor Wilhelm-Morden reported that residents of the Tapley's and Whistler Cay neighbourhoods are invited to an open house on September 23 from 6:30 p.m. to 8:00 p.m. to discuss three flood control options to protect private properties in these areas. Find more details at whistler.ca.

Mayor Wilhelm-Morden reported that the Whistler Fire Rescue Service and the Resort Municipality of Whistler hosted a Change of Command Ceremony last week for retiring Fire Chief Sheila Kirkwood and newly appointed Fire Chief Geoff Playfair. Mayor Wilhelm-Morden thanked Sheila Kirkwood for her 29 years of service to Whistler, and welcomed Geoff back to the Whistler Fire Rescue Service and congratulated him on his new appointment as chief.

Mayor Wilhelm-Morden reported that during the RMOW's 40th Anniversary Celebrations, MLA Jordan Sturdy presented Whistler with a Resort

Municipality Initiative funding cheque from the Province of British Columbia. RMI funding is a significant revenue source, which allows Whistler to invest in many important programs and services to support tourism since it was implemented in 2006. Funding for the program is confirmed on an annual basis, based on accommodation business generated in the previous calendar year, and subject to approval by the Province. We commend and thank the Province for their investment and commitment to the program toward building tourism in British Columbia.

Mayor Wilhelm-Morden reported that, thanks to the conservation efforts of Whistler residents and businesses and cooler rainy weather, Whistler will return to Level 1 water restrictions this Thursday. This means that residential sprinkling will be permitted from 4:00 a.m. to 9:00 a.m. and 7:00 p.m. to 10:00 p.m. two days per week. The Level 2 restrictions were implemented on August 20, as a result of unseasonably dry conditions. During Level 2 restrictions, the Resort Municipality of Whistler also reduced overall irrigation by 40 per cent. Learn more about sprinkling regulations and water conservation at whistler.ca/savewater.

Mayor Wilhelm-Morden reported that ICBC and the province are launching a month-long information campaign, targeting distracted drivers. ICBC says one in four deaths on B.C. roads involves distracted driving. This month, police officers will be at roadsides across B.C. looking for people on their phones, putting on makeup, eating, or even driving with pets in their laps. Residents can take a stand against distracted driving and display a “not while driving” decal as a reminder to leave phones alone. The decals are free at ICBC driver licensing offices and participating Autoplan broker offices.

Mayor Wilhelm-Morden reported that yesterday she met with newly appointed Minister of Education Mike Bernier, MLA Jordan Sturdy, Val Litwin of the Chamber of Commerce, representatives of the school district and various business representatives. They discussed matters of mutual concern, with discussion focusing on the labour shortage in Whistler. It was discussed how high school students can be encouraged to work in Whistler now, and to go away, get trained and return to work in Whistler again.

Mayor Wilhelm-Morden reminded everyone as we move into fall months that the local bear population is moving into the valley as the alpine berry crop is now gone and they are looking for food sources. She reminded everyone to ensure they keep outdoor barbecues clean, that garbage is not stored outside and not to have bear attractants, such as bird feeders, outside. A bear that is attracted to garbage is, sooner or later, a dead bear.

INFORMATION REPORTS

Whistler Housing
Authority's 2015
Employer Housing
Needs Assessment
Report No. 15-105
File No. 7724

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

That Council receive the Whistler Housing Authority's 2015 Employer Housing Needs Assessment attached as Appendix A to Council Information Report No. 15-105.

CARRIED

ADMINISTRATIVE REPORTS

New Whistler Housing
Authority Resident
Restricted Rental
Housing Development
Report No. 15-106
File No. 7724

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

That Council authorizes staff to support the Whistler Housing Authority's direction to develop a new Resident Restricted Rental Housing Development in Cheakamus Crossing.

CARRIED

DP 1454 - 4338 Main
Street – Activity Central
Canopy
Report No. 15-108
File No. DP 1454

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

That Council approve the issuance of Development Permit DP 1454 for a canopy over the Activity Central storefront in the Tyndall Stone Lodge per the architectural plans A1.0 and A2.1 prepared by Murdoch and Company Architecture and Planning, dated September 1, 2015 attached as Appendix B to Council Report No. 15-108 subject to the resolution of the following items to the satisfaction of the General Manager of Resort Experience:

1. Adherence to the Whistler Village Construction Management Strategy;
2. Tree pruning carried out by a landscape professional under RMOW supervision;
3. Registration of an encroachment agreement for the portion of the canopy located on municipal property; and,
4. Amendment of the patio license agreement for Dairy Queen; and further,

That Council authorize the Mayor and Corporate Officer to execute the referenced encroachment agreement and patio license agreement.

CARRIED

DP 1408 – 8413 Indigo
Lane - Indigo Villas
Report No. 15-107
File No. DP 1408

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

That Council approve the issuance of Development Permit DP 1408 for the development of a 12-unit apartment complex, as per the site and architectural plans A000 – A810 prepared by Derek Venter Architectural Design, dated September 1, 2015, and landscape plans L1 – L3 prepared by Tom Barratt Ltd. Landscape Architects, dated August 28, 2015, attached as Appendices B and C to Council Report No. 15-107, subject to the resolution of the following items to the satisfaction of the General Manager of Resort Experience:

1. Provision of a letter of credit, or other approved security, in the amount of 135 percent of the costs of the hard and soft landscape works, as security for the construction and maintenance of these works; and,
2. Provision of a snow shed analysis verifying the safety of the design and adherence to Snow Shed Policy G-14.

CARRIED

DP 1463 – 1220/1224
Alpha Lake Road –
Phase 1 Light
Industrial/Commercial
Development
Report No. 15-109
File No. DP 1463

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

That Council approve the issuance of Development Permit DP 1463 for a new light industrial/ commercial development at 1220/1224 Alpha Lake Road per the architectural plans A1.0, A2.0, A2.1, A2.2, A3.0, A3.1, and A7.0 prepared by ATA Architectural Design Ltd., dated July 13, 2015 and landscape plan L1 prepared by Tom Barratt Landscape Architects Ltd, dated July 08, 2015 attached as Appendix B to Council Report No. 15-109, which includes the following variances to the Zoning Bylaw:

- a) Vary the rear setback to permit an existing retaining wall to be located 0.0 metres from the parcel line; and
- b) vary the south side setback from 3.0 metres to 2.4 metres to accommodate the southeast corner of the proposed building;

subject to the resolution of the following items to the satisfaction of the General Manager of Resort Experience:

- 1. Provision of a letter of credit, or other approved security, in the amount of 135 percent of the costs of the hard and soft landscape works as security for the construction and maintenance of these works;
- 2. Provision of a snow shed analysis by a professional engineer;
- 3. Finalization of signage details;
- 4. Provision of a detail for the application method of the wood detailing;
- 5. Finalization of the storm water management plan; and further

That Council authorize the Mayor and Corporate Officer to execute any legal documents required in conjunction with this Development Permit.

CARRIED

Parking and Traffic
Amendment (Speed
Limit) Bylaw No. 2095,
2015
Report No. 15-110
File No. 180.5, Bylaw
2095

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

That Council consider giving first, second and third readings to Parking and Traffic Amendment (Speed Limit) Bylaw No. 2095, 2015.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Measuring Up Select
Committee

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

That minutes of the Measuring Up Select Committee meetings of November 5, 2014 be received.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Parking and Traffic
Amendment (Speed
Limit) Bylaw No. 2095,
2015

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

That Parking and Traffic Amendment (Speed Limit) Bylaw No. 2095, 2015
receive first, second and third readings.

CARRIED

OTHER BUSINESS

Deputy Corporate
Officer Appointment

Move by Councillor J. Crompton
Seconded by Councillor J. Ford

That Council appoint Norm McPhail as Deputy Corporate Officer for the
purpose of executing and witnessing documents.

CARRIED

UBCM Resolution for
Syrian Refugees in
Canada

Moved by Mayor Wilhelm-Morden
Seconded by Councillor J. Grills

WHEREAS the ongoing crisis for Syrians has ignited a need for a
coordinated effort of aid from all levels of government in Canada,

AND WHEREAS Canada has a history of extending offers of settlement to
refugees for humanitarian reasons,

THEREFORE BE IT RESOLVED that UBCM urge the federal government to
act immediately to accelerate the process and to significantly increase federal
commitments to receive Syrian refugees in Canada matching or exceeding
historic levels.

CARRIED

CORRESPONDENCE

Green City Grow Lights
File No. 3009

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

That correspondence from Lew Mearns, dated August 31, 2015, regarding
Green City Glow Lights be received.

CARRIED

Sponsoring Refugees
File No. 3009

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

That correspondence from Sue Stangel, dated September 7, 2015, regarding
interest in sponsoring a refugee family be received.

CARRIED

Lower Mainland Local
Government
Association (LMLGA)
File No. 2083

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

That correspondence from Corisa Bell, LMLGA President, dated August 28, 2015, requesting the opportunity to visit Council to introduce herself and learn more about the needs and challenges of the community be received and referred to staff.

CARRIED

Medal of Good
Citizenship
File No. 3009

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

That correspondence from Marc-André Ouellette, Honours and Awards Secretariat, dated August 27, 2015, regarding a call for nominations for the Province of British Columbia's new Medal of Good Citizenship be received.

CARRIED

ADJOURNMENT

Moved by Councillor J. Ford

That Council adjourn the September 15, 2015 Council meeting at 6:50 p.m.

CARRIED

Mayor N. Wilhelm-Morden

Acting Corporate Officer:
L. Schimek

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (1310 Cloudburst Drive) No. 2101, 2015

A BYLAW TO AMEND ZONING AND PARKING BYLAW NO. 303, 1983

WHEREAS Council has adopted a zoning and parking bylaw and wishes to amend the bylaw;

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 (1310 Cloudburst Drive) No. 2101, 2015".
2. Zoning and Parking Bylaw No. 303, 1983 is amended by deleting the regulations for the RM65 zone and substituting the regulations attached to and forming part of this bylaw.

Given first and second readings this 3 day of November, 2015.

Pursuant to Section 890 of the Local Government Act, a Public Hearing was held this ____ day of _____, ____.

Given third reading this ____ day of _____, ____.

Approved by the Minister of Transportation and Infrastructure this ____ day of _____, ____.

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

Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true copy
of Zoning Amendment Bylaw (1310
Cloudburst Drive) No. 2101, 2015.

Shannon Story,
Corporate Officer

RM65 Zone (Residential Multiple Sixty-Five)

Intent

- 66 The intent of this zone is to provide medium density employee housing residential development.

Permitted Uses

- 66.1 The following uses are permitted and all other uses are prohibited:

- (a) Apartments
- (b) Apartments for employee housing
- (c) Auxiliary buildings and uses
- (d) Duplex dwellings
- (e) Duplex dwellings for employee housing
- (f) Parks and playgrounds
- (g) Townhouses
- (h) Townhouses for employee housing

Density

- 66.2 The maximum permitted gross floor area of all buildings on Parcel 1 shown on the Key Plan is 3,870 square metres and on Parcel 2 shown on the Key Plan is 2,130 square metres.
- 66.3 The maximum permitted gross floor area for a dwelling unit is 175 square metres for an apartment or townhouse and 233 square metres for a duplex.
- 66.4 The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is shown in the accompanying table:

Use	Maximum Enclosed Parking Area
Duplexes	50 square metres per dwelling unit
Townhouses	40 square metres per dwelling unit

Height

- 66.5 The maximum permitted height of a principal use building is shown in the accompanying table:

Use	Maximum Building Height
Apartments	18.0 m
Duplexes	8.2 m
Townhouses	10.7 m

Parcel and Site Area

- 66.6 The minimum permitted parcel area and site area for Parcel 1 shown on the Key Plan is 3,846 square metres and for Parcel 2 shown on the Key Plan is 5,134 square metres, provided that the area of either of the parcels may be up to 10 percent less than the specified area as long as the other parcel is increased accordingly.

Setbacks and Siting

- 66.7 No building shall be located within 6 metres of any parcel line, except that a duplex or townhouse may be constructed with a party wall or walls at a side parcel line.
- 66.8 No principal use building shall be located within 4 metres of any other principal use building.

Off-Street Parking and Loading

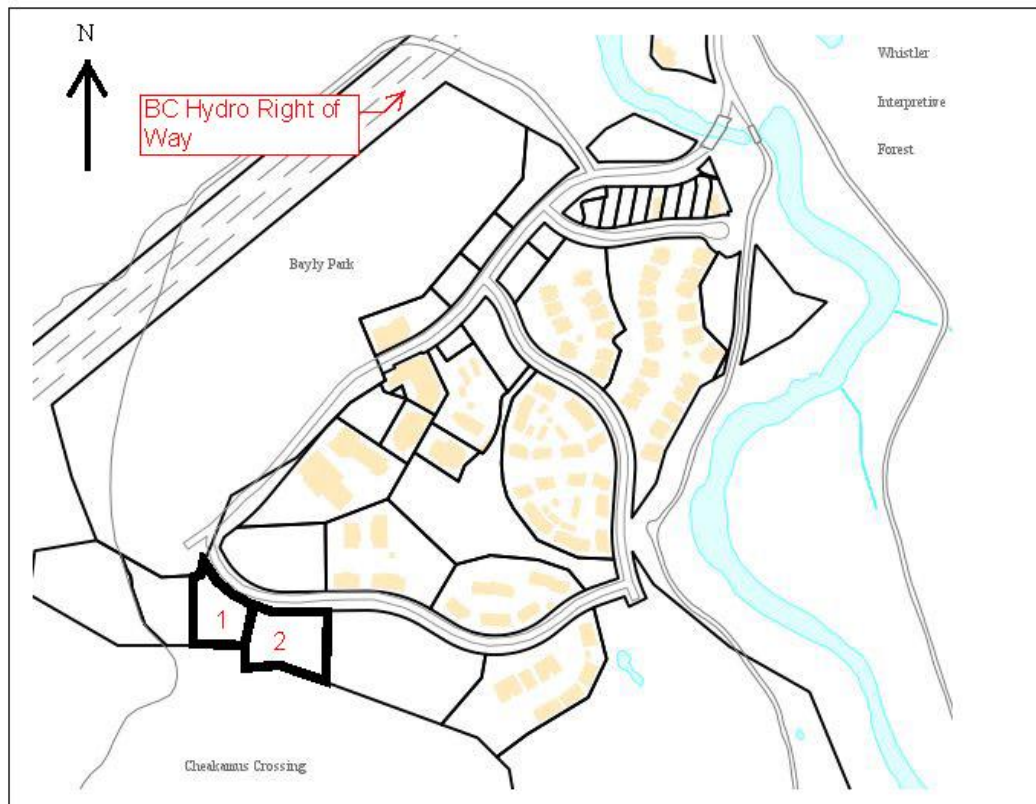
- 66.9 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw except that, in relation to duplex dwellings, the owner must provide at least 1.5 spaces per dwelling unit, and in relation to townhouse and apartment dwellings, the owner need only provide 75 percent of the number of parking spaces that would normally be required under Section 6.

Other Regulations

- 66.10 The maximum occupancy is two persons per bedroom.

Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015

Key Plan to RM 65 Zone





WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, NOVEMBER 3, 2015, STARTING AT 5:32 PM**

**In the Franz Wilhelmssen Theatre at Maurice Young 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. Paul
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Director of Planning, M. Kirkegaard
Library Director, Lindsey Debou
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Fire Chief, G. Playfair
Manager Resort Parks Planning, M. Pardoe
Manager of Transportation and Waste Management, J. Hallisey
Manager of Building Department, Joe Mooney
Senior Planner, J. Balaboba
Parks Planner, Kevin McFarland
Planner, R. Brennan
Emergency Program Coordinator, Erin Marriner
Legislative Services Coordinator, Niki Best
Recording Secretary, M. Kish

ADOPTION OF AGENDA

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

That Council adopt of the Regular Council agenda of November 3, 2015.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of October 20, 2015 as amended to change the mention of Lil'Wat First Nation in the Mayors Report to Squamish First Nation.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

- | | |
|----------------------------------|--|
| Civic Service Awards | A presentation by Mayor Wilhelm–Morden of the Civic Services Awards. |
| Service of Remembrance | A presentation by Brian Buchholz regarding Remembrance Day – Service of Remembrance. |
| Community Foundation of Whistler | A presentation by Carol Coffey, Executive Director of the Community Foundation of Whistler, regarding an update on the Community Foundation of Whistler and Vital Conversations. |

MAYOR'S REPORT

Mayor Wilhelm-Morden commented that there was over 800 children and parents who took part in the Tapley's Farm Halloween celebrations on Saturday. She commented that despite the rain, the event went well and there were some incredible costumes. The Municipality and BC Transit provided a free shuttle, which was organized by Fast Park. Mayor Wilhelm-Morden offered special thanks for the shuttle's decorations to the Whistler Waldorf School, especially Ms. Hamilton, Ms. Reynold's grade four class and Ms. Berringer's grade five class. She also thanked Nesters for supplying the fireworks and Whistler Fire Rescue for their work with the display. Councillor A. Janyk wanted to thank the communities of Cheakamus Crossing and Rainbow who held their own Halloween events

Mayor Wilhelm-Morden welcomed three new members of the Transportation Advisory Group: Bill Murray, Ben Smith and Janusz Sobieniak. She informed that this group will be working to identify transportation issues within Whistler and the surrounding area, and to advise on strategic options. The three volunteers are joined by Mayor Wilhelm-Morden, Councillor Anderson, Councillor Janyk and representatives from the Municipality, the Whistler Chamber of Commerce, Tourism Whistler, Whistler Blackcomb, the Ministry of Transportation and Infrastructure and BC Transit.

Mayor Wilhelm-Morden related that there is a screening of the documentary, Marinoni, on Thursday, November 5 at Millennium Place. The event is dedicated to the memory of Kelly Blunden and Ross Chafe and part of the proceeds will be donated to the B.C. Cycling Coalition to promote safety. Tickets can be purchased in advance from Race and Co., located above TD Bank as well they can be bought online at marinonimovie.com.

Whistler's food and drink festival, Cornucopia, begins on Thursday and continues until November 15. Cornucopia continues to evolve and expand each year, and is one of the successful showcases of cultural tourism in our community. It features gala tastings, chefs, winery dinners, breweries, seminars, parties, a health and wellness series, and a retreat. Tickets can be purchased from whistlercornucopia.com.

Mayor Wilhelm-Morden offered her condolences on behalf of council and the Resort Municipality of Whistler to the family and friends of Michael Charles Low, who died while hiking in Joffre Lakes Provincial Park.

Mayor Wilhelm-Morden also offered condolences to the family and friends of Katie Taylor. Katie passed away in Tofino in a boating accident.

INFORMATION REPORTS

Planning & Building
Department Application
Activity Report – 2015
Third Quarter
Report No. 15-135
File No. 7006.01

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

That Information Report No.15-135 summarizing the Planning Department and Building Departments application activity for the third quarter of 2015 be received.

CARRIED

Fire Services Review
Report No.15-129
File No. 4800

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

That Information Report No.15-129 regarding the fire service review and related recommendations contained within, be received.

CARRIED

ADMINISTRATIVE REPORTS

Renaming Of Maurice
Young Millennium Place
Report No. 15-131
File No. 8236

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

That Council endorse the renaming of the Maurice Young Millennium Place to the Maury Young Arts Centre as attached in Appendix A to Administrative Report No. 15-131; and,

That Council authorize staff to change the existing building signage.

CARRIED

RZ 1111 – 1310
Cloudburst Drive – 1st
and 2nd Readings of
Zoning Amendment
Bylaw
to Amend the RM65
Zone Report No.15-133
File No. RZ1111, Bylaw
2101

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

That Council consider giving first and second readings to Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015; and,

That Council authorize staff to schedule a public hearing regarding Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015 and to advertise for same in the local newspaper;

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015, the following matters shall 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:
 - a. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
 - b. Ensure the proposed development is consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines Council Policy G-22,
 - c. Ensure the Whistler Housing Authority development is subject to an employee housing agreement; and
2. Payment of outstanding rezoning application fees.

That Council authorize the Mayor and Corporate Officer to execute any necessary legal documents for this application; and further,

That Council authorize proceedings for the disposition of the proposed Lot 1a (as generally shown on the drawings included in this report) to the Whistler Housing Authority.

CARRIED

Tapley's and Crabapple
Drainage/Flood Protection
Improvement
Recommendations
Report No.15-134
File No.501.4

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

That Council endorse Option 1 for the Tapley's Farm neighbourhood area and the only developed option for the Crabapple Drive neighbourhood which will improve drainage and flood protection in these areas, and;

That Council direct staff to undertake a screening study for larger scale flood protection improvement options to address concerns of many of the residents of the Tapley's Farm and Crabapple Drive neighbourhoods.

CARRIED

Zoning Regulations For
Shipping Containers
Report No. 15-132
File No. RZ1107, Bylaw
2093

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

That Council consider giving third reading to Zoning Amendment Bylaw (Shipping Containers) No. 2093, 2015 as amended.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Forest and Wildlife
Advisory Committee

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

That minutes of the Forest and Wildlife Advisory Committee meeting of July 8, 2015 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment
Bylaw (1310
Cloudburst Drive)
Bylaw No. 2101, 2015
File No. RZ1111

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

That Zoning Amendment Bylaw (1310 Cloudburst Drive) Bylaw No. 2101, 2015 to modify the RM65 Zone receive first and second readings.

CARRIED

BYLAWS FOR THIRD READING AS AMENDED

Zoning Amendment
Bylaw (Shipping
Containers) Bylaw No.
2093, 2015
File No. RZ1107

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

That Zoning Amendment Bylaw (Shipping Containers) No. 2093, 2015 to amend the Zoning Bylaw to prohibit shipping containers in residential areas, permit temporary uses of containers under certain circumstances and to add a new safety regulation for container venting receive third reading.

Opposed: Councillor J. Crompton, Councillor J. Ford

CARRIED

ITEMS HAVING PRIOR NOTICE OF MOTION

SLRD Solid Waste &
Resource Management
Plan

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

That WHEREAS the SLRD has asked for comments from Council on the draft Solid Waste & Resource Management Plan (SWRMP);

WHEREAS the draft SLRD SWRMP includes an option to explore waste incineration;

WHEREAS incineration is defined as any thermal treatment of waste such as mass burn, pyrolysis, gasification or others that is used on mixed waste at

non-biological temperature and pressure for the creation of heat, gas or other forms of energy and ash or slag;

WHEREAS the use of waste incineration as a disposal option is:

- contrary to the principles of zero waste and sustainability,
- known to emit more GHGs than recycling/compost and landfill options,
- known to be more harmful to human and environmental health than recycling/composting and landfill options,
- creates fewer jobs than recycling/compost and landfill options, and,
- directly competes for staff and financial resources with zero waste alternatives;

THEREFORE BE IT RESOLVED THAT Council direct staff to recommend changes to the draft plan that eliminate the option for waste incineration (also known as waste to energy) of mixed municipal waste be adopted.

CARRIED

OTHER BUSINESS

There were no items of Other Business.

CORRESPONDENCE

Tapley's Farm/Whistler
Cay Flood Control
File No.501.4

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

That correspondence from G.Dyson dated 19, 2015 regarding Tapley's Farm/Whistler Cay Flood Control be received.

CARRIED

Neighbourhood Parties –
Whistler Centre For
Sustainability
File No. 3009

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

That correspondence from C. Lamont dated October 21, 2015 regarding Neighbourhood Parties – Whistler Centre for Sustainability be received and referred to staff.

CARRIED

Snowridge Bridge
Replacement
File No. 508.3

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

That correspondence from S.Bayly dated October 18, 2015 requesting the Snowridge Bridge replacement and requesting that the municipality share in the replacement cost along with the Snowridge Bareland Strata, the Snowridge Townhouse Strata, and Whistler Blackcomb be received and referred.

CARRIED

Sea to Sky Clean Air
Society New Annual
Membership Program
File No. 3009

Councillor S. Maxwell left the meeting at 7:02 p.m. due to a conflict as she is a non-council appointed board member on the Sea to Sky Clean Air Society.

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

That correspondence from Kim Slater, Executive Director, Sea to Sky Clean Air Society dated October 8, 2015 requesting membership to New Annual Membership Program and continued support be given was received and referred to staff.

CARRIED

Councillor S. Maxwell returned to the meeting at 7:03 p.m.

British Columbia
Professional Firefighters
Association All Hazard
Response Support
File No. 3009

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

That correspondence from Mike Hurley, President of the British Columbia Professional Firefighters Association dated October 19, 2015 requesting support of the all hazard response of municipal firefighters be received.

CARRIED

Pedestrian Bridge on
Lorimer Rd
File No.3009

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

That correspondence from T. van Wollen dated October 24, 2015 requesting the construction of a pedestrian bridge over Highway 99 at Lorimer Road be received and referred to staff with respect to the length of the light.

CARRIED

ADJOURNMENT

Moved by J. Crompton

That Council adjourn the November 3, 2015 Council meeting at 7:07 p.m.

CARRIED

DRAFT



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 3, 2015
FROM: Resort Experience
SUBJECT: RZ 1111 – 1310 CLOUDBURST DRIVE – 1ST AND 2ND READINGS OF A ZONING AMENDMENT BYLAW TO MODIFY THE RM65 ZONE

REPORT: 15-133
FILE: RZ1111

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015; and,

That Council authorize staff to schedule a public hearing regarding Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015 and to advertise for same in the local newspaper;

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015, the following matters shall 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:
 - a. Ensure the proposed development is consistent with the Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
 - b. Ensure the proposed development is consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines Council Policy G-22,
 - c. Ensure the Whistler Housing Authority development is subject to an employee housing agreement; and
2. Payment of outstanding rezoning application fees.

That Council authorize the Mayor and Corporate Officer to execute any necessary legal documents for this application; and further,

That Council authorize proceedings for the disposition of the proposed Lot 1a (as generally shown on the drawings included in this report) to the Whistler Housing Authority.

REFERENCES

Location: 1310 Cloudburst Drive
Legal Description: Lot 1 District Lot 8073 Group 1 New Westminster District Plan EPP277
Applicant: Whistler Housing Authority
Current Zoning: RM65 (Residential Multiple Sixty-Five)
Appendices: "A" Location Map
"B" Architectural concept drawings

PURPOSE OF REPORT

This report describes the proposed rezoning of municipally owned lands located at 1310 Cloudburst Drive (Appendix A) to modify the existing RM65 zone for a two lot subdivision to enable development of a proposed Whistler Housing Authority rental apartment building on one lot (referred to as Lot 1a) and a future residential development on the second lot (Lot 1b). This report also seeks Council's consideration of first and second readings for Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015.

DISCUSSION

Background

On September 15, 2015, the General Manager of the Whistler Housing Authority (WHA) presented to Council a proposal for a new resident restricted rental apartment building in the Cheakamus Crossing neighbourhood with a complete description presented in Administrative Report to Council No. 15-106.

At the meeting, Council passed the following resolution:

“That Council authorizes staff to support the Whistler Housing Authority's direction to develop a new Resident Restricted Rental Housing Development in Cheakamus Crossing.

CARRIED”

On September 24, 2015, the WHA submitted a rezoning application to modify the existing RM65 zone regulations for the subject property proposed for the WHA development, which was identified at Lot 1 in the September 15, 2015 Council Report.. This report presents the zoning amendment bylaw for Council consideration for first and second reading.

Rezoning Proposal

Description of Proposed Development

The proposed WHA development is for a portion of an existing serviced and undeveloped parcel located at 1310 Cloudburst Drive in the Cheakamus Crossing neighbourhood (Lot 1). The remainder of the parcel would be preserved for a future development. To facilitate this, the Lot 1 parcel is proposed to be subdivided into two development parcels, one (Lot 1a) for the WHA development and one (Lot1b) for the future development. This requires an amendment to the current RM65 zone regulations to modify the existing minimum parcel size restrictions and apportion the current maximum permitted density of development between the two future parcels.

The WHA has prepared plans that delineate the two proposed parcels and the development potential for each. The plans show the proposed development concept for the WHA development on Lot 1a, and a potential development concept for Lot 1b that addresses the RM65 zone requirements. The proposed plans and development statistics are presented in Appendix B.

For Lot 1a, the WHA has included preliminary plans with the rezoning application showing a proposed 3-storey rental apartment building. The proposed building includes exterior corridors with 27 dwelling units with individual storage rooms and a maximum of 100 new employee rental beds. Thirty-six parking spaces for residents are proposed in a parkade beneath the building and an additional 3 visitor parking spaces are at grade adjacent to the parkade driveway.

On Lot 1b, a future townhouse residential development could be accommodated with a single access point to Cloudburst Drive.

Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015

Staff has prepared the zoning amendment bylaw to amend the minimum parcel area for the RM65 zone, to provide for the proposed subdivision of Lot 1 into Lots 1a and 1b as shown, and to allocate the existing maximum permitted density of development between the 2 future parcels. Staff is also recommending revisions of permitted uses to remove school and childcare facility uses to better reflect the proposed developments for the 2 parcels.

The minimum permitted parcel area required in the existing RM65 Zone is 8,980 square metres (96,660 sq.ft.). Zoning Amendment Bylaw No. 2101, 2015 would reallocate the parcel area between the proposed two parcels with 3,846 square metres for Lot 1a (WHA building) and 5,134 square metres for Lot 1b (future development) as shown in Appendix B. For the proposed zoning amendment, this difference has been allocated proportionately across the two lots. To allow for some flexibility for the final subdivision, the proposed bylaw has been written to provide for a reduction in the minimum parcel size for either parcel by up to 10 percent, provided there is a corresponding increase in the minimum parcel size of the other parcel.

The WHA drawings also show a gross floor area of 2,700 square metres for its proposed development on Lot 1a (WHA building) and 1,488 square metres on Lot 1b (future residential development). The combined gross floor area of 4,188 square metres is less than the current permitted maximum density for the Lot 1 parcel, which is 6,000 square metres. The proposed zoning amendment bylaw has thus been drafted to specify a maximum density of 3,870 square metres of gross floor area for Lot 1a and a maximum density of 2,130 square metres of gross floor area for Lot 1b.

The proposed gross floor areas for Lots 1a and 1b would permit apartment, duplex and townhouse developments consistent with existing zoning and similar in massing to other developments in Cheakamus Crossing.

Currently, the existing zoning specifies 175 square metres as the maximum permitted size for a dwelling unit within the zone. This accommodates the proposed developments as shown on the drawings prepared by the WHA. However, to be consistent with other zones where duplexes are a permitted use, the zone should be amended to specify a maximum of 233 square metres for duplex dwelling unit. This would enable this development type on Lot 1b should this be the preferred future development of this site.

The intent for the RM65 Zone is to develop housing options in Cheakamus Crossing, therefore staff recommend deleting the school and child care facility uses from the list of permitted uses for the future Lots 1a and 1b.

The maximum permitted height of 18 metres remains unchanged in the RM65 Zone. The proposed three storey WHA apartment building is less than the maximum height.

Off-street parking and loading space requirements remain unchanged in the RM65 Zone.

ADP Review

The proposed WHA development will be brought to the Advisory Design Panel for its review prior to Council's consideration of the adoption of the proposed zoning amendment. The proposed development is being reviewed relative to the Cheakamus Area Legacy Neighbourhood Design Guidelines and the municipality's build green objectives.

WHISTLER 2020 ANALYSIS

An analysis of the applicable Whistler 2020 strategies and descriptions of success for the proposed subdivision and development of Lot 1 for the WHA building is contained in Administrative Report to Council No. 15-106 presented by the Whistler Housing Authority. In general, the rezoning application supports the Whistler 2020 strategies of resident housing, built environment, economic, partnership and resident affordability.

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:

Table 1: 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
Accessible via the local road system.	Yes
Environmental Impact Assessment and Initial Environmental Review	Both parcels must comply with the environmental, hazardous and tree protection covenant requirements registered through the existing covenants on title.
Traffic volumes and patterns on Highway 99 and the local road system	No significant change in volumes or patterns anticipated.
Overall patterns of development of the community and resort	Consistent with OCP Policies 4.2.2, 4.2.3 and 4.2.4 the municipality will encourage the construction of affordable housing when a demonstrated need is presented, preserve and protect potential community housing sites wherever possible, and will consider a variety of housing types to meet the needs of permanent, semi-permanent, and seasonal residents in the Municipality.
Municipal Finance	Refer to the Budget Considerations section of this report for more details.

Views and Scenery	Building mass on either parcel will be located on the parcels to minimize the effect on views and scenery. This will be reviewed with the submission of detailed design plans.
Existing Community and Recreation Facilities	The parcels are located in close proximity to trails and recreation facilities in Cheakamus Crossing.
Employee Housing charges	Charges are not payable on the WHA proposal. These may be required on Parcel 2 depending on the future development proposed.
Heritage Resources	N/A
Project exhibits high standards of design and landscaping	Rezoning proposal does not include detailed design drawings for comparison with the detailed Cheakamus Crossing Design guidelines. Design details will be reviewed prior to adoption of zoning to ensure it meets guidelines.
Impact on a designated municipal trail system, recreation area, or open space	Recreational “loop trail” shown in Cheakamus Crossing design guidelines across the lands no longer required as other trails have been developed in the neighbourhood.
Resident housing proposals criteria	The proposed apartment building is consistent with the criteria to use existing community services and road systems, be in close proximity to existing open space, parks and community facilities, be designed to complement the neighbouring uses and site topography, meet energy efficiency objectives to minimize the operating and maintenance costs of resident housing, provide private storage space and parking space; and be proven affordable to semi-permanent and permanent residents.

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

This preliminary application addresses the Design Guidelines with respect to building mass and access for the proposed parcels shown on Appendix B. Detailed design drawings will be prepared and reviewed prior to adoption of zoning to ensure the proposal meets guidelines for design and build green objectives. It is recommended a design covenant be required as a condition of zoning.

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 the parcels will be developed in accordance with Whistler’s Green Building Policy objectives.

Legal Considerations

The terms for the transfer of the land from the Whistler Development Corporation (WDC) to the Whistler Housing Authority (WHA) will be completed as per the Disposition of Lands process in the Community Charter. Municipal staff will work with WDC and WHA staff to complete this process.

The existing parcel is subject to several covenants registered on title concerning; housing agreements, environmental monitoring requirements, landfill gas mitigation measures, hazardous conditions requirements, and tree protection areas. In addition, there is a statutory right of way for Telus and BC Hydro use over a portion of the parcel. The WDC and WHA are responsible for obtaining legal advice to complete any necessary amendments to these documents.

BUDGET CONSIDERATIONS

The WHA proposal on Lot 1a, under the municipal Works and Services Bylaws for water, sewer, transportation and recreational works and services, is exempt from the works and service charges because the residential accommodation units are subject to restrictions on title requiring occupation of the units by employees only. Works and service charges are therefore not applicable to this proposed development. The WHA proposal, under the municipal Employee Housing Services Bylaw, is also exempt from the employee housing charges as the WHA will construct one employee bed unit for each employee deemed to be generated as per the Bylaw and a security is not required as the WHA will enter into a rent equity agreement as described in the Bylaw. The proposal on Lot 1b will be assessed separately with respect to the municipal bylaws at time of application.

Any development proposed on either lot will be subject to building permit fees.

All costs associated with staff time for the rezoning application, public hearing, notices, and legal fees will be paid by the applicant and all fees will be required to be paid in full as a condition of adoption of the zoning amendment bylaw.

COMMUNITY ENGAGEMENT AND CONSULTATION

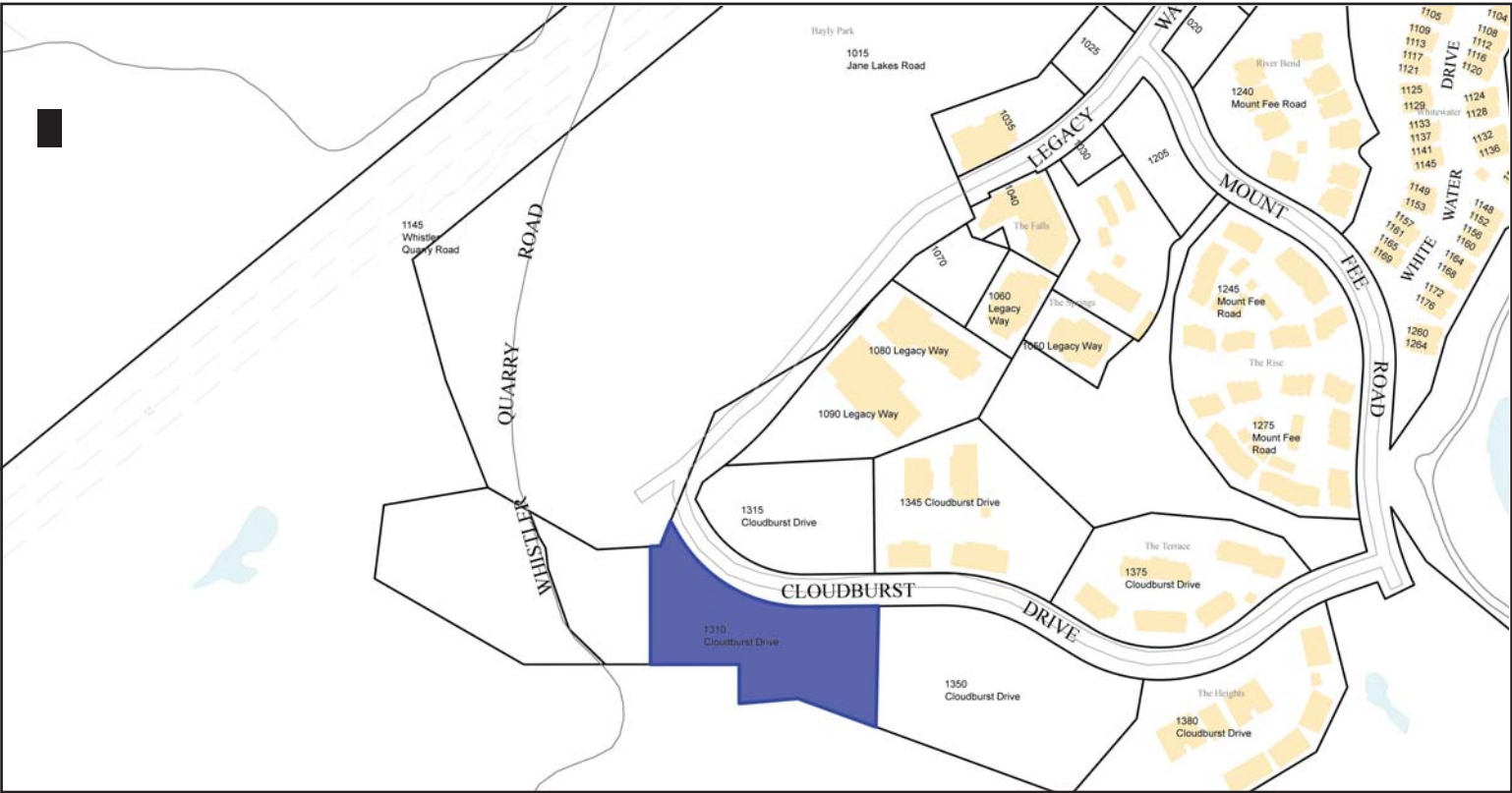
An information sign has been posted at the subject property to allow for public inquiries about the application. A Public Hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

SUMMARY

This report presents the rezoning application for the Whistler Housing Authority proposal for reallocation of the permitted uses and density in the RM65 zone in anticipation of subdividing the existing property into two parcels. This report presents Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015 for Council consideration of first and second reading and identifies conditions for the applicant to address prior to consideration of adoption of the bylaw.

Respectfully submitted,

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



Location Map - 1310 Cloudburst Drive



Project Info: Proposed Lot 1a

Civic Address: 1310 Cloudburst Drive, Whistler, BC

Legal Address: Lot 1, DL 8073, GP 1, NWD, Plan EPP277
Current Zoning: RM 65 (Residential Multiple Sixty-Five)

	Req'd	Provided
Proposed Use:	Apartments	Apartments
Max GFA:	6,000 m ²	2,700 m ²
Max Dwelling Unit Area:	175 m ²	90 m ²
Building Height:	18.0 m	18.0 m
Min. Parcel Area:	8,980.0 m ²	3,846.0 m ² *Varies from RM65
Setback Front:	6.0 m	0.0 m *Varies from RM65
Setback Rear:	6.0 m	6.0 m
Setback Sides:	6.0 m	6.0 m
Min. Principal Building Separation:	4.0 m	n/a

Building Statistics		
1 Bedroom Units	700.0 sq.ft.	4 Units
2 Bedroom Units	950.0 sq.ft.	23 Units
Total Units		27 Units

GFA:	Area sq.ft.	Area m ²
L1 - Parkade	200 sq.ft.	19 m ²
L2 - Residential	9,420 sq.ft.	874 m ²
L3 - Residential	9,420 sq.ft.	874 m ²
Total GFA	19,040 sq.ft.	1,767 m²

Parking Spaces	No. Units	Required Parking (75% of bylaw SECT. 6.2.1 RM65)	Parking Provided
Bylaw: 1.5/Unit up to 1022 sq.ft.	27	30 spaces	36 spaces

	Standard Spaces	Accessible Spaces (1/40 units)	Small Car Spaces (20% of total required)	Visitor Parking Spaces (10% of total required)	Tandem Spaces
Required	20 spaces	1 spaces	6 spaces	3 spaces	0 spaces
Provided	32 spaces	1 spaces	6 spaces	3 spaces	0 spaces
Total Parking	30 spaces	2 spaces	12 spaces	6 spaces	0 spaces

Project Info: Proposed Lot 1b

Civic Address: 1310 Cloudburst Drive, Whistler, BC

Legal Address: Lot 1, DL 8073, GP 1, NWD, Plan EPP277
Current Zoning: RM 65 (Residential Multiple Sixty-Five)

	Req'd	Provided
Proposed Use:	Townhouses	Townhouses
Max GFA:	6,000 m ²	1,488 m ²
Max Dwelling Unit Area:	175 m ²	90 m ²
Building Height:	18.0 m	18.0 m
Min. Parcel Area:	8,980.0 m ²	5,134.0 m ² *Varies from RM65
Setback Front:	6.0 m	6.0 m
Setback Rear:	6.0 m	6.0 m
Setback Sides:	6.0 m	6.0 m
Min. Principal Building Separation:	4.0 m	4.0m

Building Statistics		
3 Bedroom Units		8 Units
Total Units		8 Units

GFA:	Area sq.ft.	Area m ²
L1 - Residential	200 sq.ft.	19 m ²
L2 - Residential	900 sq.ft.	84 m ²
L3 - Residential	900 sq.ft.	84 m ²
Total GFA	2,000 sq.ft.	187 m²

Parking Spaces	No. Units	Required Parking (75% of bylaw SECT. 6.2.1 RM65)	Parking Provided
Bylaw Section 6: 2/Unit	8	12 spaces	19 spaces

	Standard Spaces	Accessible Spaces (1/40 units)	Small Car Spaces (20% of total required)	Visitor Parking Spaces (10% of total required)	Tandem Spaces
Required	16 spaces	1 spaces	0 spaces	2 spaces	0 spaces
Provided	16 spaces	1 spaces	0 spaces	2 spaces	0 spaces
Total Parking	19 spaces	2 spaces	2 spaces	4 spaces	0 spaces

architecture + design inc.

Unit 112
40258 Glenelder Place
Squamish BC V8B 0G2
P:604.567.1009
E:info@aka-arch.ca
www.aka-arch.ca

date	description
15/09/23	Reopening Application

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PRIOR TO COMMENCEMENT OF THE WORK, the Contractor shall review and verify all dimensions, quantities and levels to identify any discrepancies between information on the drawings and 1) actual site conditions; and 2) the remaining "Contract" Documents. The Contractor shall bring these items to the attention of the architect for confirmation before proceeding with work. Examine all discipline drawings, specifications and schedules and related work to ensure that work can be satisfactorily executed. Conflicts or discrepancies to be brought to attention of the Architect.

Site Plan

Lot 1 Rezoning, Cheakamus Crossing

1310 Cloudburst Dr., Whistler, BC

1:250

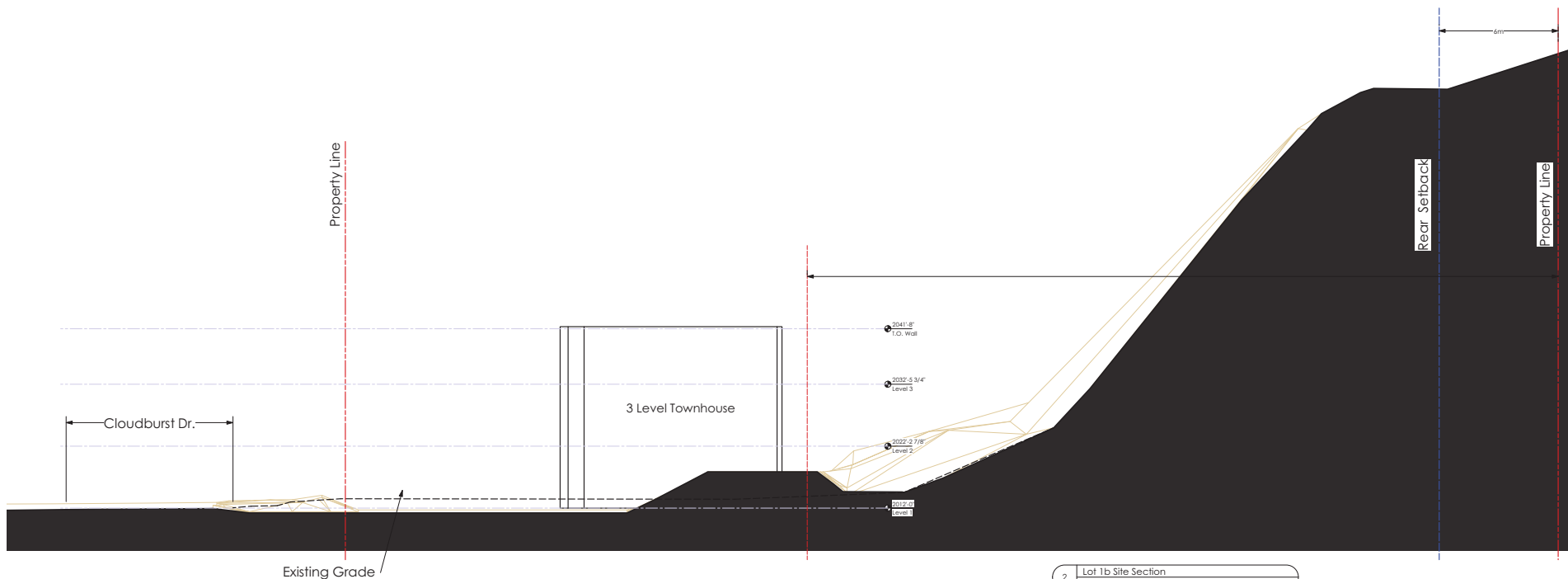
A.01

1516

1	Issue to Surveyor	15-6-17	
REV	DESCRIPTION	DATE	APPROVED
REVISION HISTORY			



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



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



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date	description
15/09/23	Revising Application

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PRICED TO: COMMERCIAL/RESIDENTIAL OF THE WORK. The Contractor shall review and verify all dimensions, details and levels to identify all discrepancies between information in the drawings and (1) actual site conditions; and (2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the architect for confirmation before proceeding with work. Examine all discipline drawings, specifications and schedule and related work to ensure that work can be satisfactorily executed. Conflicts or discrepancies to be brought to attention of the Architect.

Site Sections

Lot 1 Rezoning, Cheakamus Crossing

1310 Cloudburst Dr., Whistler, BC

1:250

A.06

1516

1	Issue to Surveyor	15-6-17	
REV	DESCRIPTION	DATE	APPROVED
REVISION HISTORY			

RZ1111 (1310 Cloudburst Dr. – 1st and 2nd Readings of Zoning Amendment Bylaw)

Council Presentation

November 3, 2015

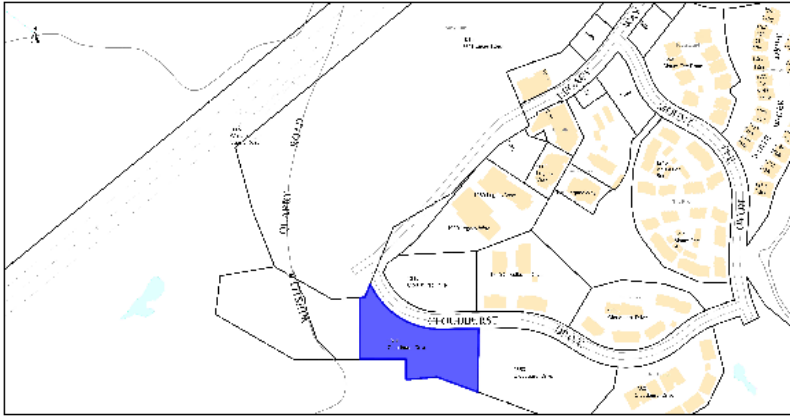
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Subject Lands



- 0.898 ha parcel
- Located in Cheakamus Crossing
- Near south end of Bayly Park
- Near High Performance Centre
- Property owned by RMOW

Background

- Sept. 15, 2015 Council meeting:
 - ✓ Whistler Housing Authority (WHA) presentation – proposed new resident restricted rental apartment building in Cheakamus Crossing
 - ✓ Council passed resolution supporting WHA development of a new Resident Restrict Rental apartment building in Cheakamus Crossing for a portion of Lot 1.
- Sept. 24, 2015 – WHA submitted rezoning application to modify existing RM65 zone regulations at 1310 Cloudburst Road (Lot 1).
- Administration Report No. 15-133 and this presentation outlines the zoning amendment bylaw for Council consideration

Zoning Amendment Bylaw (1310 Cloudburst Dr) No. 2101, 2015

Purpose

- Modify the existing RM65 Zone to enable a two lot subdivision for:
 - ✓ WHA proposed building on Lot 1a
 - ✓ Future residential development on Lot 1b



Zoning Amendment Bylaw (1310 Cloudburst Dr) No. 2101, 2015

- RM65 Zone regulation – reallocation:
 - ✓ Site Area (8,980 sq.m Existing)
 - Lot 1a – 3,846 square metres
 - Lot 1b - 5,134 square metres
 - ✓ Density (6,000 sq.m Existing)
 - Lot 1a – 3,870 square metres
 - Lot 1b – 2,130 square metres
 - ✓ Dwelling Unit maximum size (175 sq.m Existing)
 - Apartments & townhouses 175 sq.m
 - Duplexes 233 sq.m
 - ✓ Permitted Uses
 - Apartments, townhouses and duplexes (remain)
 - School and Childcare facility (removed)
- RM65 Zone regulations - unchanged:
 - ✓ Height
 - ✓ Parking

Policy Considerations

- Official Community Plan

- ✓ Consistent with Evaluation Criteria for a rezoning application as outlined in Administration Report No. 15-133
- ✓ Covenant to ensure design is consistent with Cheakamus Design Guidelines

- Green Building Policy

- ✓ Covenant to ensure design is compliant with policy

- Works and Services Charges Bylaws

- ✓ WHA proposal - Exempt - accommodation units will be restricted for employee use only
- ✓ Lot 1b – will be assessed at time of future application

- Employee Housing Service Charge Bylaw

- ✓ WHA proposal - Exempt - employee bed units being constructed in accordance with the bylaw
- ✓ Lot 1b – will be assessed at time of future application

Recommendation

That Council consider giving first and second readings to Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015;

That Council authorize staff to schedule a public hearing regarding Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015;

Recommendation – cont'd

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (1310 Cloudburst Drive) No. 2101, 2015, the following matters shall 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 Green Building Project Checklist and with the objectives and goals of the municipality's Green Building Policy G-23;
- ✓ Ensure the proposed development is consistent with the Cheakamus Area Legacy Neighbourhood Design Guidelines Council Policy G-22,
- ✓ Ensure the Whistler Housing Authority development is subject to an employee housing agreement; and

2. Payment of outstanding rezoning application fees.

That Council authorize the Mayor and Corporate Officer to execute any necessary legal documents for this application; and further,

That Council authorize proceedings for the disposition of the proposed Lot 1a (as generally shown on the drawings included in this report) to the Whistler Housing Authority.

Thank you

