

# WHISTLER

## AGENDA

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

### ADOPTION OF AGENDA

Adoption of the Regular Council agenda of September 15, 2015.

### ADOPTION OF MINUTES

Adoption of the Regular Council minutes of September 1, 2015.

### PUBLIC QUESTION AND ANSWER PERIOD

### MAYOR'S REPORT

### INFORMATION REPORTS

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

*A presentation by Whistler Housing Authority staff.*

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

### ADMINISTRATIVE REPORTS

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

*A presentation by Whistler Housing Authority staff.*

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

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

*A presentation by municipal staff.*

**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.

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

*A presentation by municipal staff.*

**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.

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

*A presentation by municipal staff.*

**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.

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

*A presentation by municipal staff.*

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

## **MINUTES OF COMMITTEES AND COMMISSIONS**

Measuring Up Select  
Committee

Minutes of the Measuring Up Select Committee meetings of November 5, 2014.

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

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

The purpose of Parking and Traffic Amendment (Speed Limit) Bylaw No. 2095, 2015 is to amend Parking and Traffic Bylaw No. 1512, 2001 to provide locations within Whistler where a lower speed limit has been designated on highways.

## **OTHER BUSINESS**

UBCM Refugees  
Resolution

A discussion regarding a resolution at UBCM related to refugees.

## **CORRESPONDENCE**

Green City Grow Lights  
File No. 3009

Correspondence from Lew Mearns, dated August 31, 2015, regarding Green City Glow Lights.

Sponsoring Refugees  
File No. 3009

Correspondence from Sue Stangel, dated September 7, 2015, regarding interest in sponsoring a refugee family.

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

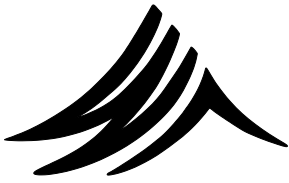
Correspondence from Corisa Bell, LMLGA President, dated August 28, 2015, requesting the opportunity to visit Council to introduce herself and learn more about the needs and challenges of the community.

Medal of Good  
Citizenship  
File No. 3009

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

## **ADJOURNMENT**





# WHISTLER

## MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL  
TUESDAY, SEPTEMBER 1, 2015, STARTING AT 5:31 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  
General Manager of Resort Experience, J. Jansen  
Director of Planning, M. Kirkegaard  
Corporate Officer, S. Story  
Manager of Communications, M. Comeau  
Manager of Transportation and Waste Management, J. Hallisey  
Manager of Special Projects, T. Battiston  
Recording Secretary, A. Winkle

### **ADOPTION OF AGENDA**

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

**That** Council adopt the Regular Council agenda of September 1, 2015.

CARRIED

### **ADOPTION OF MINUTES**

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

**That** Council adopt the Regular Council minutes of August 11, 2015.

CARRIED

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

*There were no questions from the public.*

### **PRESENTATIONS/DELEGATIONS**

Neighbourhood Block  
Parties

A presentation was given by Cheeying Ho, Executive Director of the Whistler Centre for Sustainability, regarding neighbourhood block parties in Whistler.

## **MAYOR'S REPORT**

Mayor Wilhelm-Morden reported that Sunday, September 6 is the Resort Municipality of Whistler's 40<sup>th</sup> anniversary. In celebration, the municipality invites everyone to Whistler Olympic Plaza from 3:30 p.m. onwards for a free concert by Spirit of the West, street entertainment including face painting and crafts, photos with Whistler Icons, a Whistler Community Mural project, free gelato from Lucia Gelato (the flavour served will be the winner of the recent gelato contest), and a Whistler Rotary Club Hotdog and Corn Roast.

Mayor Wilhelm-Morden reported that on Saturday, September 5, Whistler Museum is holding a Speaker Series event about the creation of Whistler's unique municipality. Inaugural Councillors Al Raine and Garry Watson will be speaking with Bob Barnett, the founder of Pique Newsmagazine. The event is at Whistler Museum. The doors open at 6:00 p.m. and tickets are \$7.

Mayor Wilhelm-Morden reported that the Whistler Arts Council is holding an exhibition at The Gallery at Millennium Place in honour of the 40th anniversary. An outstanding range of local artists have submitted work about Whistler's rich history. The exhibit begins Thursday, September 3 and runs for 40 days until October 12. For more information, visit [artswhistler.com](http://artswhistler.com).

Mayor Wilhelm-Morden reported that in the lead up to the anniversary, a series of stories about the RMOW is being released online. You can read these at [whistler.ca/40](http://whistler.ca/40), or by looking at the municipal Facebook and Twitter pages. The municipality has also created a 16-page pull-out celebrating the anniversary. The publication contains 40 stories about the municipality and some great old images. You can find it within today's Whistler Question and copies will be available at municipal hall and around town. The winner of the My Whistler Instagram photo competition will be announced tomorrow. The contest was to gather photos of the community's favourite moments in Whistler, both past and present. To share your photo, follow the municipality at RMWhistler and Mountain FM Radio on Instagram and use the hashtag #MyWhistler. The best photo will win a luxury prize package with two nights' accommodation and dinner for two.

Mayor Wilhelm-Morden reported that Whistler Fire Rescue Service and the Resort Municipality of Whistler are holding a Change of Command Ceremony on Tuesday, September 8. The ceremony will thank retiring Fire Chief Sheila Kirkwood for her 29 years of service and will welcome the newly appointed Fire Chief Geoff Playfair. Kirkwood joined the Whistler Fire Rescue Service in 1986 as a volunteer and was hired as one of the first career firefighters in 1990. She became Whistler's fire chief in 2013. She may have been the first female Canadian Fire Chief. Fire Chief Playfair previously held the position of assistant fire chief, along with Chris Nelson. He began as a volunteer firefighter in 1982 and has supported Whistler becoming a FireSmart community. The event is open to the public and will take place at 4 p.m. at Fire Hall 1 at 4315 Blackcomb Way.

Mayor Wilhelm-Morden reported that Whistler is still at Level 2 water restrictions, despite the recent rain. This means that watering is only permitted during limited hours for one day a week:

- on Wednesdays for properties with odd-numbered addresses.
- on Thursdays for properties with even-numbered addresses.

The municipality has reduced its overall irrigation by 40 per cent while Level 2 restrictions are in effect. The rainfall is being monitored, and the restrictions will be altered depending on rain fall.

Mayor Wilhelm-Morden reported that with the current low fire danger rating, fire permits can now be obtained for small campfires. Visit [whistler.ca/fire](http://whistler.ca/fire) for more information and to monitor the fire danger rating.

Mayor Wilhelm-Morden reported that work has begun on the first section of the Cultural Connector. These improvements are to the park located between Sightlines Bridge, on the Village Stroll, and the section of Blackcomb Way in front of Millennium Place. The work will create pedestrian access to the stream edge, improve sightlines, manage vegetation, and allow the Susan Point public art piece, Timeless Circle, to be installed. Work on the Cultural Connector will also take place in the Florence Petersen Park forested area. The Cultural Connector work will continue into 2016.

Mayor Wilhelm-Morden reported that construction is also taking place at the Whistler Skateboard Park until November, subject to weather conditions. The public is asked to respect construction fences and signage. A grand opening for the updated park will take place in 2016.

### INFORMATION REPORTS

Landfill Monitoring  
Annual Update Report  
Report No. 15-103  
File No. 625.1

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

**That** Information Report No. 15-103 regarding landfill monitoring be received.

CARRIED

Gateway Loop –  
Reporting Back  
Report No. 15-104  
File No. 573

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

**That** Information Report No. 15-104 regarding the Gateway Loop Preliminary Design be received.

CARRIED

## ADMINISTRATIVE REPORTS

Cheakamus Crossing  
Air Quality Update  
Report  
Report No. 15-101  
File No. 805

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

**That** Council approve the purchase of particulate monitoring equipment for use at the Cheakamus Crossing neighbourhood in accordance with the 2015 Capital Budget.

*Opposed: Councillor S. Anderson*

CARRIED

Cheakamus Leasing  
Corp. – 2015 Annual  
Filing  
Report No. 15-102  
File No. Vault

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

**That** Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolves that the Municipality, as sole shareholder of Cheakamus Leasing Corp; pass the consent resolutions of the sole shareholder of Cheakamus Leasing Corp; a copy of which is attached to Administrative Report No. 15-102 as Appendix "A", and that the Mayor and Corporate Officer execute and deliver the attached resolutions on behalf of the Municipality.

CARRIED

## MINUTES OF COMMITTEES AND COMMISSIONS

May Long Weekend  
Committee

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

**That** minutes of the May Long Weekend Committee meetings of May 27, 2014 and July 2, 2015 be received.

CARRIED

Public Art Committee

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

**That** minutes of the Public Art Committee meetings of February 25, 2015 and March 18, 2015 be received.

CARRIED

Advisory Design Panel

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

**That** minutes of the Advisory Design Panel meeting of May 20, 2015 be received.

CARRIED

## OTHER BUSINESS

*There were no items of Other Business.*

## CORRESPONDENCE

New Parking Rules on  
Blackcomb Way  
File No. 511

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

**That** correspondence from Matt Cicci, dated August 16, 2015, regarding changes to street parking on Blackcomb Way be received.

CARRIED

New Parking Rules on  
Blackcomb Way  
File No. 511

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

**That** correspondence from Janet Tumilty, dated August 25, 2015, regarding parking on Blackcomb Way near and north of Lost Lake Road be received.

CARRIED

Dogs in Whistler  
File No. 10452

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

**That** correspondence from Allison Millar, dated August 16, 2015, regarding encounters with dogs while in Whistler be received and referred to staff.

CARRIED

Strategic Wildfire  
Prevention Initiative  
File No. 8337.01

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

**That** correspondence from Peter Ronald, Programs Officer, dated August 10, 2015, regarding approval of the Strategic Wildfire Prevention Initiative funding grant for Operational Fuel Management Treatment (SWPI-501: Block 11 (Brio) Operational Treatment, 2015) be received.

CARRIED

Achievement of Carbon  
Neutrality  
File No. 7215.01

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

**That** correspondence from the joint Provincial-Union of British Columbia Municipalities (UBCM) Green Communities Committee (GCC) dated July 29, 2015, extending congratulations on the achievement of corporate carbon neutrality for the 2014 reporting year be received.

CARRIED

UBCM Meetings  
File No. 2014

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

**That** correspondence from Selina Robinson, MLA, dated August 24, 2015, regarding meeting availability with the Official Opposition at the Union of BC Municipalities conference in Vancouver, September 22-25 be received.

CARRIED

Terry Fox Foundation –  
Mayoral Challenge  
File No. 3009

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

**That** correspondence from Greg Moore, Mayor of the City of Port Coquitlam, dated July 6, 2015, regarding the Mayor's Challenge to raise \$1 for every resident in your community and refer to staff for consideration.

CARRIED

Working With Applied  
Biology Professionals  
File No. 3009

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

**That** correspondence from Dr. Vanessa Craig, President of the College of Applied Biology, dated August 19, 2015, recommending that municipalities hire and/or contract registered applied biology professionals to ensure advice for decision-making is from qualified and accountable professionals be received and referred to staff.

CARRIED

World Mental Health  
Day  
File No. 3009.1

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

**That** correspondence from Lauren Yip, Youth Ambassador, and Jan McNeill, Amanda Todd Legacy Administrator, requesting October 10, 2015 be proclaimed World Mental Health Day, and requesting support for the Light Up the World Purple Awareness Campaign on World Mental Health Day be received and World Mental Health Day be proclaimed.

CARRIED

#### **ADJOURNMENT**

Moved by Councillor J. Ford

**That** Council adjourn the September 1, 2015 Council meeting at 6:59 p.m.

CARRIED

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Mayor N. Wilhelm-Morden

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Corporate Officer: S. Story



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 18<sup>th</sup> 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](http://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

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## 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
<b>Small (0-5 Employees)</b>	242	66	27%
<b>Medium (6-19 Employees)</b>	211	69	33%
<b>Large (20+ Employees)</b>	123	72	59%
<b>TOTAL</b>	<b>576</b>	<b>207</b>	<b>36%</b>

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
<b>Phase 1 (May 4 – June 4)</b>	<b>156</b>	<b>75%</b>	<b>22%</b>
E-mail Campaign	156	75%	22%
<b>Phase 2 (May 25 – Jul 17)</b>	<b>51</b>	<b>25%</b>	<b>88%</b>
E-mail Campaign	30	15%	19%
Direct Contact Campaign	21	10%	69%
<b>TOTAL</b>	<b>207</b>	<b>100%</b>	<b>100%</b>

## 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
<b>Small (0-5 Employees)</b>	242	540*	450*	90*
<b>Medium (6-19 Employees)</b>	211	2,000**	1,500**	500*
<b>Large (20+ Employees)</b>	123	10,700**	9,500**	1,200**
<b>TOTAL</b>	<b>576</b>	<b>13,200**</b>	<b>11,400**</b>	<b>1,800**</b>

\* 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
<b>Small (0-5 Employees)</b>	242	100*	80*	20*
<b>Medium (6-19 Employees)</b>	211	400**	200**	200**
<b>Large (20+ Employees)</b>	123	5,200**	4,600**	600**
<b>TOTAL</b>	<b>576</b>	<b>5,700**</b>	<b>4,900**</b>	<b>800**</b>

\* 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
<b>Small (0-5 Employees)</b>	242	550*	480*	70*	1.9% ↑
<b>Medium (6-19 Employees)</b>	211	2,000**	1,600**	400*	0.2% ↑
<b>Large (20+ Employees)</b>	123	10,800**	9,600**	1,200**	0.8% ↑
<b>TOTAL</b>	<b>576</b>	<b>13,300**</b>	<b>11,700**</b>	<b>1,700**</b>	<b>0.8% ↑</b>

\* 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)

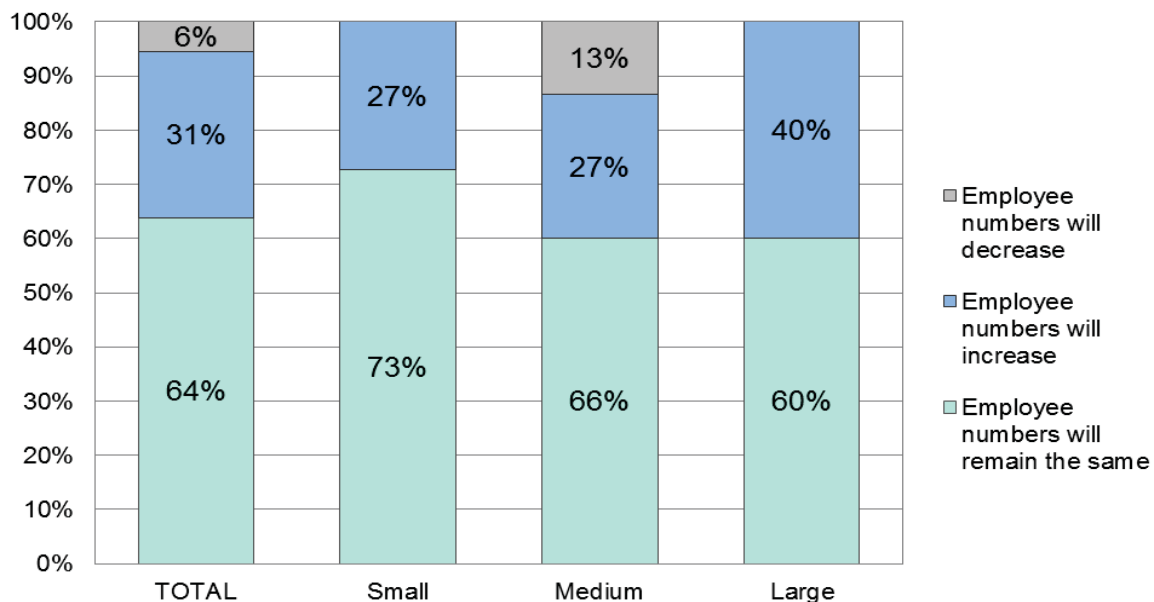
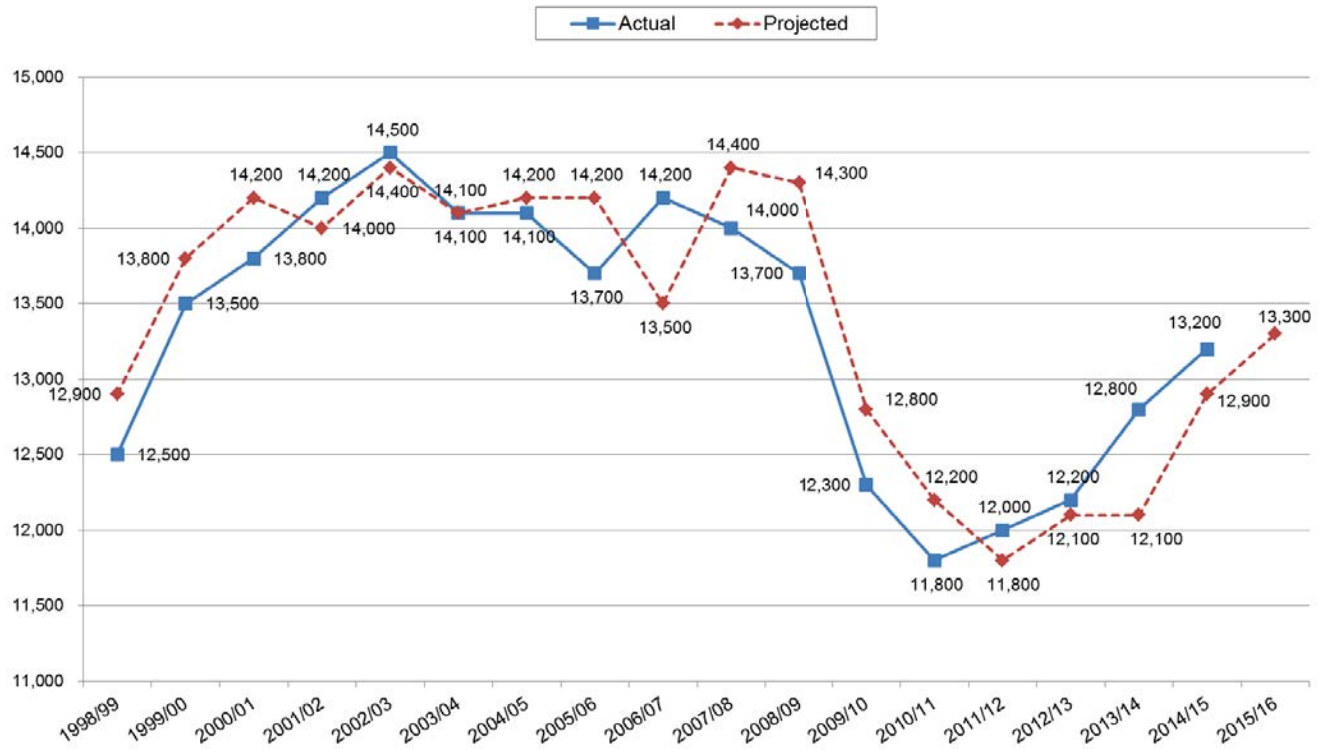




Figure 3-5 compares actual versus projected employee numbers from 1998/99 to 2014/15. As illustrated, the estimated total workforce in the 2014/15 winter season increased by 400 FTE employees from the 2013/14 season.

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
<b>Small (0-5 Employees)</b>	242	580*	510*	70*	38% ↓
<b>Medium (6-19 Employees)</b>	211	1,500**	1,200**	300*	26% ↓
<b>Large (20+ Employees)</b>	123	7,700**	6,800**	900**	27% ↓
<b>TOTAL</b>	<b>576</b>	<b>9,800**</b>	<b>8,500**</b>	<b>1,300**</b>	<b>28% ↓</b>

\* 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
<b>Small (0-5 Employees)</b>	490*	90%
<b>Medium (6-19 Employees)</b>	1,400**	73%
<b>Large (20+ Employees)</b>	8,500**	80%
<b>TOTAL</b>	<b>10,400**</b>	<b>79%</b>

\* 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*

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

\* Rounded to the nearest ten.

\*\* Rounded to the nearest hundred.

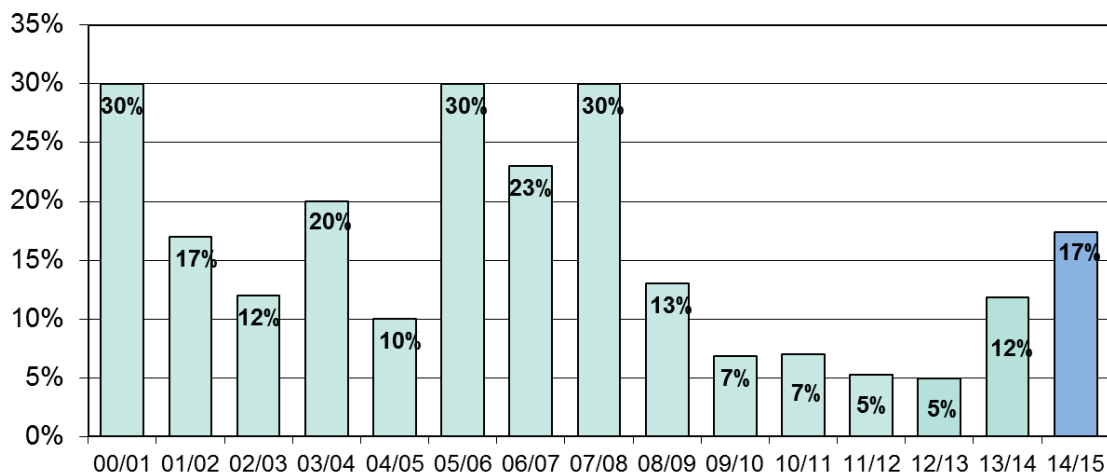
### 3.4 WHISTLER'S WINTER EMPLOYEE SHORTAGES

#### 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%
<b>TOTAL</b>	<b>300**</b>	<b>2.3%</b>

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

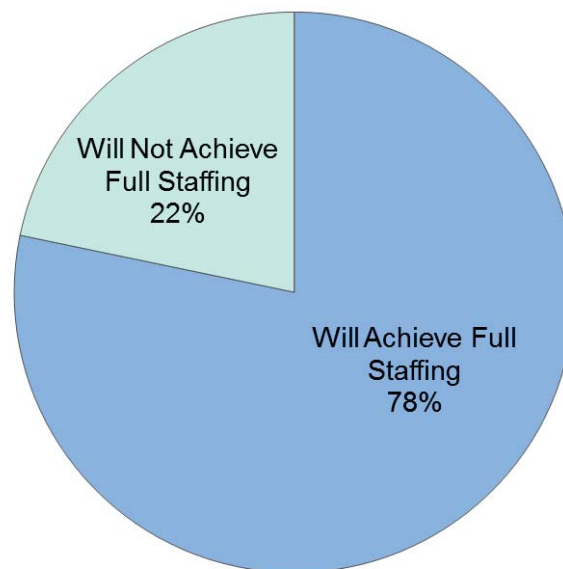
*Note: Respondents were asked to select one response only from the list above.*

### 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%
<b>TOTAL</b>	<b>300**</b>	<b>3.1%</b>

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

*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
<b>Small (0-5 Employees)</b>	242	15	6%
<b>Medium (6-19 Employees)</b>	211	18	9%
<b>Large (20+ Employees)</b>	123	43	35%
<b>TOTAL</b>	<b>576</b>	<b>76</b>	<b>13%</b>

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
<b>Small (0-5 Employees)</b>	15	20*	10*	10*
<b>Medium (6-19 Employees)</b>	18	80*	40*	30*
<b>Large (20+ Employees)</b>	43	2,300**	1,600**	1,400**
<b>TOTAL</b>	<b>76</b>	<b>2,400**</b>	<b>1,700**</b>	<b>1,400**</b>

\* 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
<b>Small (0-5 Employees)</b>	20*	10*	65%
<b>Medium (6-19 Employees)</b>	80*	60*	75%
<b>Large (20+ Employees)</b>	2,300**	1,800*	80%
<b>TOTAL</b>	<b>2,400**</b>	<b>1,900**</b>	<b>80%</b>

\* 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
<b>Small (0-5 Employees)</b>	10*	10*	91%
<b>Medium (6-19 Employees)</b>	40*	40*	95%
<b>Large (20+ Employees)</b>	1,600**	1,500*	96%
<b>TOTAL</b>	<b>1,700**</b>	<b>1,600*</b>	<b>96%</b>

\* 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
<b>Small (0-5 Employees)</b>	10*	10*	62%
<b>Medium (6-19 Employees)</b>	30*	20*	70%
<b>Large (20+ Employees)</b>	1,400**	1,000**	74%
<b>TOTAL</b>	<b>1,400**</b>	<b>1,000**</b>	<b>73%</b>

\*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
<b>Rented year-round by the company</b>	13	37%
<b>Market real estate owned by the company</b>	11	31%
<b>Resident restricted real estate owned by company</b>	6	17%
<b>Rented seasonally by the company</b>	5	14%
<b>TOTAL RESPONSES</b>	<b>35</b>	<b>100%</b>

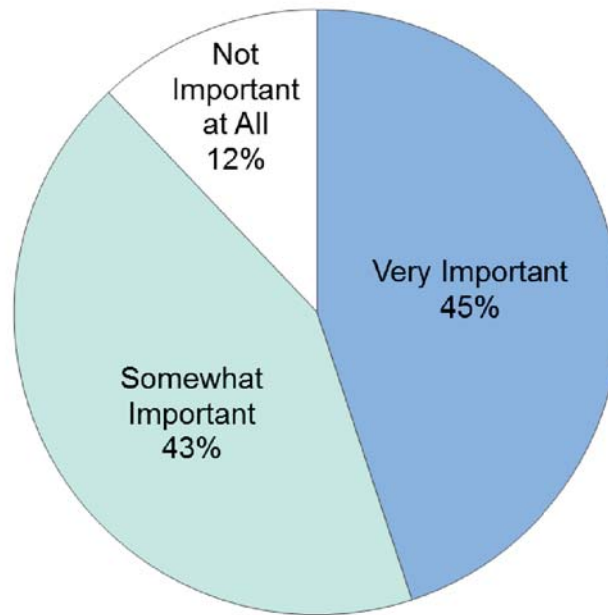
*Note: Respondents were asked to select one response only from the list above.*

### 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.

<b>Name:</b> _____	<b>Company:</b> _____
<b>Tel No:</b> _____	<b>Email:</b> _____

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
<b>Total Workforce in Whistler (FTE Positions)</b>	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
<b>Projected Workforce for Next Year (FTE Positions)</b>	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
<b>Workforce Living in Whistler (FTE Positions)</b>	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
<b>Workforce Living in Whistler (%)</b>	73%	76%	76%	79%	78%	79%	77%	76%	82%	82%	80%	81%	79%
<b>Businesses able to Achieve Full Staffing Levels in Winter Season (%)</b>	88%	80%	90%	70%	77%	70%	87%	93%	93%	95%	95%	87%	83%
<b>Winter Season Employee Shortages for Entire Workforce (FTE Positions)</b>	200	300	100	500	400	600	100	100	30~	n/a	50~	100	300
<b>Businesses able to Achieve Full Staffing Levels in Summer Season (%)</b>	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%
<b>Employee Shortages for Entire Workforce for Summer Season (FTE Positions)</b>	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
<b>Businesses that Supply Housing (%)</b>	28%	24%	15%	17%	17%	17%	22%	18%	15%	15%	13%	12%	13%
<b>Workforce 55 Years of Age or Older (FTE Positions)</b>	500	400	300	500	500	600	600	700	500	n/a	n/a	n/a	n/a
<b>Workforce 55 Years of Age or Older (%)</b>	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%
<b>TOTAL RESPONSES</b>	<b>207</b>	<b>100%</b>

## 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
<b>TOTAL</b>	<b>207</b>	<b>9,705</b>	<b>8,506</b>	<b>1,199</b>

*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
<b>TOTAL</b>	<b>207</b>	<b>4,530</b>	<b>3,925</b>	<b>605</b>

*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% ↑
<b>TOTAL</b>	<b>168</b>	<b>9,705</b>	<b>9,782</b>	<b>0.8% ↑</b>

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

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

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

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

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

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

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

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

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
<b>Small (0-5 Employees)</b>	66	159	6	3.5%
<b>Medium (6-19 Employees)</b>	69	759	25	3.3%
<b>Large (20+ Employees)</b>	72	8,787	203	2.3%
<b>TOTAL</b>	<b>207</b>	<b>9,705</b>	<b>234</b>	<b>2.4%</b>

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

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

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
<b>Small (0-5 Employees)</b>	66	60	91%
<b>Medium (6-19 Employees)</b>	69	56	81%
<b>Large (20+ Employees)</b>	72	46	64%
<b>TOTAL</b>	<b>207</b>	<b>162</b>	<b>78%</b>

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

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

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

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

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
<b>Small (0-5 Employees)</b>	66	4	6%
<b>Medium (6-19 Employees)</b>	69	6	9%
<b>Large (20+ Employees)</b>	72	25	35%
<b>TOTAL</b>	<b>207</b>	<b>35</b>	<b>17%</b>

*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
<b>Small (0-5 Employees)</b>	4	13	8	11
<b>Medium (6-19 Employees)</b>	6	25	12	12
<b>Large (20+ Employees)</b>	25	1,307	1,196	1,165
<b>TOTAL</b>	<b>35</b>	<b>1,345</b>	<b>1,216</b>	<b>1,188</b>

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

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

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%
<b>TOTAL</b>	<b>1,345</b>	<b>1,073</b>	<b>80%</b>

*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%
<b>TOTAL</b>	<b>1,216</b>	<b>1,166</b>	<b>96%</b>

*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%
<b>TOTAL</b>	<b>1,188</b>	<b>867</b>	<b>73%</b>

*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%
<b>TOTAL</b>	<b>207</b>	<b>100%</b>



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## **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:
<b>Resident Housing</b>	<p><b>1.</b> Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models.</p> <p><b>3.</b> The planned flexibility within neighbourhood design, housing form, and housing tenure enables the adaptability to meet changing housing needs and future affordability considerations.</p> <p><b>4.</b> Whistler has a sufficient quantity and appropriate mix of quality housing to meet the needs of diverse residents (Target: 75% of Whistler employees live in the resort community).</p> <p><b>5.</b> Residents enjoy housing in mixed-use neighbourhoods that are intensive, vibrant and include a range of housing forms.</p>	<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>

<b>Built Environment</b>	<p><b>8.</b> Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.</p> <p><b>9.</b> Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.</p>	The proposed 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.
<b>Economic</b>	<p><b>8.</b> A skilled workforce supports the local economy, and the local economy supports the skilled workforce.</p> <p><b>9.</b> Physical and social infrastructure attract and support work and investment.</p>	The 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.
<b>Partnership</b>	<b>1.</b> 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.
<b>Resident Affordability</b>	<b>1.</b> 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.

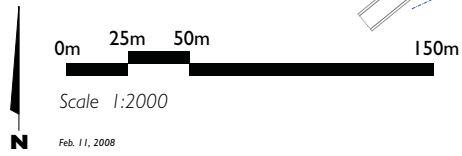
Council has supported the transfer of the parcel of land in Cheakamus Crossing to the Whistler Housing Authority for this proposed project to facilitate the provision of affordable housing to meet the community's employee housing needs.

## 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



Site for proposed  
new WHA Rental  
Apartment Building



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** September 15, 2015

**REPORT:** 15-108

**FROM:** Resort Experience

**FILE:** DP 1454

**SUBJECT:** DP 1454 4338 MAIN STREET – ACTIVITY CENTRAL CANOPY

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the issuance of Development Permit 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.

### REFERENCES

**Owners:** Strata Corporation No. LMS2383 and RMOW

**Location:** 4338 Main Street

**Legal Description:** Common Property, Strata Plan LMS2383 and Plan LMP24001, Lot B, DL5275, Group 1, EP LMP24002

**Current Zoning:** CM2 (Commercial Mix Two)

**Appendices:**

'A'	Location Map
'B'	Architectural Drawings A-1.0 and A2.1, dated September 1, 2015
'C'	Draft Advisory Design Panel Minutes

### PURPOSE OF REPORT

This report seeks Council's approval of Development Permit DP 1454 for a canopy over the Activity Central storefront in the Tyndall Stone Lodge to address snow shedding from the roof above.

The development permit is eligible for approval by the General Manager as the proposed canopy covers an area less than 20 square metres, however, a portion of the proposed canopy encroaches over municipally owned lands requiring Council's authorization to enter into a registered encroachment agreement and amended patio license agreement.



## **DISCUSSION**

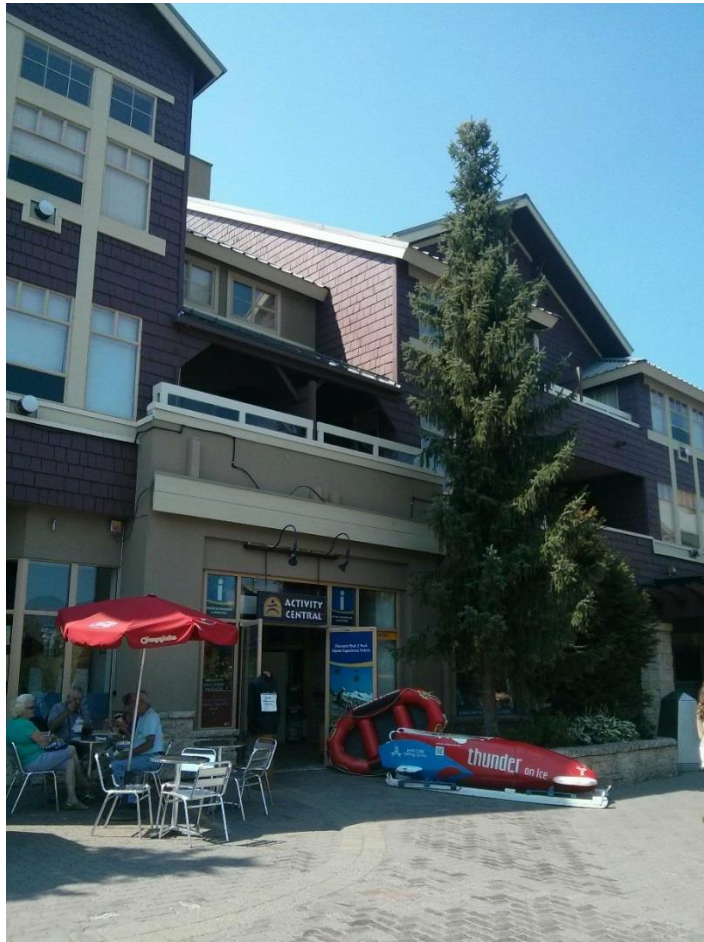
The Activity Central storefront is located in the Tyndall Stone Lodge at 4338 Main Street in Village North. The store faces the pedestrian stroll adjacent to Olympic Plaza and the children's (see Appendix A).

In June 2015 the owners submitted a development permit application for a timber canopy to be constructed over the Activity Central storefront. The design is similar to the neighbouring Arc'teryx canopy and includes a flat roof, exposed rafter, stone-faced columns, and timber/stone-faced benches. The canopy extends 8 feet from the building, with the exposed rafters extending an additional 3 feet. The large tree to the right of the storefront will be retained, and protected during construction (see Figure 1).

The owners would like to see the canopy constructed for aesthetic purposes, but also for snow safety. The area in front of Activity Central is subject to snow shedding from the roof above. The scale of the roof has been minimized to limit the extent of the encroachment. As per the professional engineer's report submitted with the proposal, the 8 foot canopy projection is considered the minimum roof projection for safety.

The proposed canopy encroaches onto RMOW property and requires an encroachment agreement prior to construction. The face of the Tyndall Stone building is constructed within approximately two feet of the lot line, leaving nine feet of the canopy to extend onto municipal property. The neighboring store, Dairy Queen, has an existing patio license agreement with the RMOW for their outdoor tables and seating (see Figure 1). The Activity Central canopy will result in a decrease in the existing Dairy Queen encroachment agreement area, which currently extends across the Activity Central storefront by several feet. Staff have discussed this with the owners of Dairy Queen who did not have any objections to amending their patio encroachment area to align with the edge of their storefront, allowing for the Activity Central canopy.

**Figure 1. Activity Central** (Dairy Queen patio to the left, mature spruce to right)



### **ADP Review**

The Advisory Design Panel reviewed the proposed canopy on August 26, 2015. The Panel supported the design with a few minor revisions, which have been incorporated into the design. The Panel also supported retention of the mature spruce tree. ADP minutes are attached as Appendix C.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Description of success that resolution moves us toward	Comments
<b>Built Environment</b>	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscales and evoking a dynamic sense of place.	Heavy timbers are used, reflecting the character of the neighbourhood and the adjacent storefront design.
	The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations.	The canopy improves pedestrian safety.
	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	Materials proposed are durable.
<b>Visitor Experience</b>	The resort is comfortable, functional, safe, clean and well-maintained.	The canopy improves pedestrian safety.
W2020 Strategy	AWAY FROM Description of success that resolution moves away from	Comments
		Proposal not moving away from description of success.

## OTHER POLICY CONSIDERATIONS

**Official Community Plan** - The canopy proposal and encroachment agreement are in keeping with OCP policies and Whistler Village Design Guidelines, below:

Policy No.	Whistler Village Design Guideines	Comments
<b>3.6 OUTDOOR ACTIVITIES</b>	1. Outdoor activity areas should be created - Consider the provision of outdoor activity areas accommodating a range of ages and activity levels. Seating areas and restaurants overlooking pedestrian areas are encouraged.	Bench seating is provided within the canopy.
<b>5.2 PEDESTRIAN LEVEL DESIGN</b>	4. Façade design requires variety, scale and modulation - Design shop facades as individual entities, to strengthen their character and interest to the pedestrian. Continuous linear shop fronts are not acceptable.	The canopy differentiates the storefront from adjacent businesses.

<b>5.5 BUILDING MATERIAL SELECTION</b>	1. Materials must be complementary to those of adjoining buildings.  2. Primary exterior materials include stone, wood, stucco and textured concrete.  3. All building materials are to be sufficiently durable and shall be detailed to withstand Whistler's harsh climate.	Durable materials that are complementary to adjoining buildings are proposed (timber and stone).
<b>6.0 SNOW MANAGEMENT</b>	1. Entrances and pedestrian routes must be fully protected. Shedding snow must be deflected from pedestrian areas by dormers, angled roofs, canopies or other means.  5. Building projections must be durable - Roofs dumping snow onto a series of lower roofs or onto a lower roof from great height can cause extreme snow loads or impact loads respectively.	The canopy is designed to withstand falling snow and protect the pedestrian thoroughfare. Eaves will be heat traced to limit cornice buildup.

**OCF Development Permit Area Guidelines** - The subject lands fall within Development Permit Area #1 – Whistler Village. The DP designations include guidelines for form and character of commercial and the multi-residential development, the protection of development from hazardous conditions, and protection of the natural environment. The proposed canopy and encroachment agreement are consistent with these guidelines.

DP Guideline	Comments
<b>Form and Character</b>	
5.4.2(a) The buildings shall contribute to the image of a cohesive village, yet still express individuality through the incorporation of consistent elements into all new buildings (i.e. scale, form, materials, covered arcades, landscaping, and street furnishings).	The canopy will help to differentiate the storefront.
5.4.2(b) The buildings and development in the Village shall continue the prominent pedestrian orientation and provide open space amenities (i.e. solar exposure, outdoor seating, activity areas, and site features).	Bench seating is provided within the canopy. Some solar access to the store will be lost.
5.4.2(d) Landscaping and screening elements such as seating, lighting, planter design and plant types must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	Durable materials are proposed.
5.4.2(e) Roof design must establish effective snow management and have a sloped appearance. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation	The canopy will increase pedestrian safety.

5.4.2(f) Building materials must be sufficiently durable and shall be detailed to withstand Whistler’s harsh climate. Materials including stone, wood, acrylic stucco and treated/textured concrete are appropriate. Building colours shall be in accordance with the guidelines contained within the Whistler Village Colour Guide. In general, muted tones or shaded tints that are drawn from Whistler’s surrounding natural environment are appropriate. Building materials and colours must also be complementary to neighbouring buildings.	The materials consist of heavy timber beams finished with metal flashing, and stonework.
5.4.2(h) Variety, continuity and pedestrian interest should be expressed in the design of buildings especially at ground level.	The canopy will help to differentiate the storefront.

## Zoning Bylaw No. 303

The Tyndall Stone Lodge property is zoned CR2 (Commercial Residential Two) and the municipal property is zoned LNI (Lands North Institutional). The proposal meets the zoning setback and height regulations and all other zoning regulations contained in the Zoning Bylaw.

## Snow Shed Policy

The applicant has provided a snow shed analysis verifying the safety of the design and adherence to Snow Shed Policy (Policy G-14).

## Legal Encumbrances

The design complies with all legal encumbrances on title.

The proposed canopy encroaches on RMOW property and requires an encroachment agreement prior to construction. The neighboring store, Dairy Queen, has an existing patio license agreement with the RMOW for their outdoor tables and seating, which must be amended to accommodate the Activity Central canopy.

## Green Building Policy

Renewable and recyclable materials are proposed.

## BUDGET CONSIDERATIONS

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

## COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted at the subject property per Development Permit application requirements.

Notice of the proposed encroachment will be placed in two consecutive issues of the local newspaper per Section 26 of the *Community Charter*.

## **SUMMARY**

This report seeks Council's approval of Development Permit DP 1454 for a canopy over the Activity Central storefront in the Tyndall Stone Lodge.

Respectfully submitted,

Amica Antonelli  
PLANNER  
For  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE

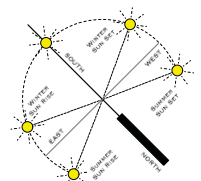
Location Map



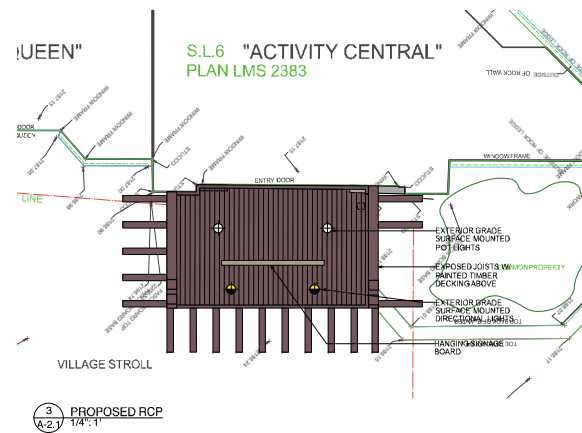
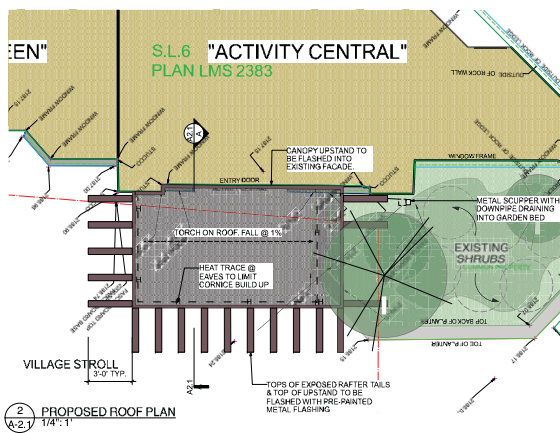
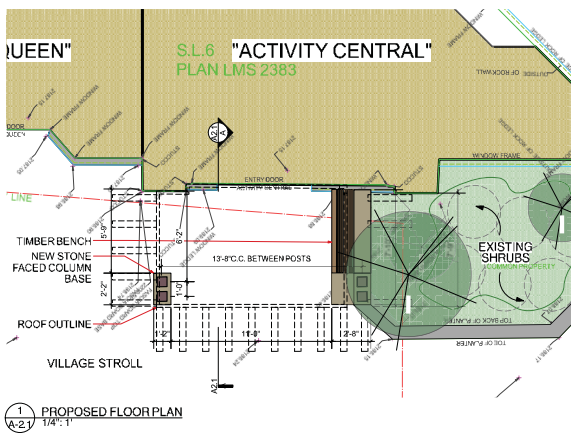
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Issued For:	Date:
DESIGN DEVELOPMENT	29 MAY 2014
DEVELOPMENT PERMIT	3 JUNE 2015
DEVELOPMENT PERMIT REVISION	4 AUG 2015
BENCH / PLANTER REVISION	1 SEP 2015

No:	Revision:	Date:
△		



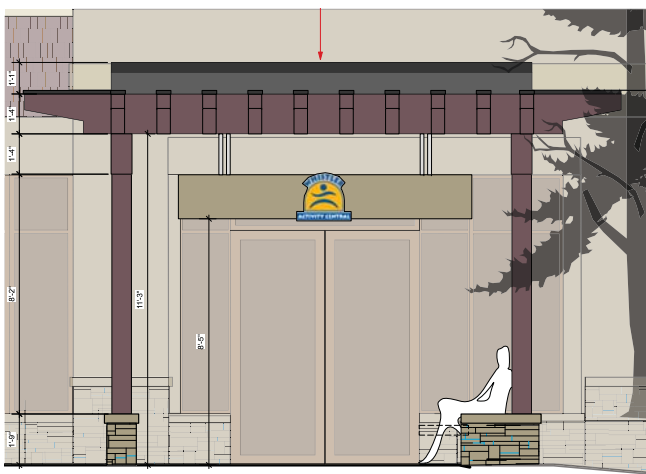
NOTE:  
HALF SCALE WHEN  
PRINTED AT 11X17"



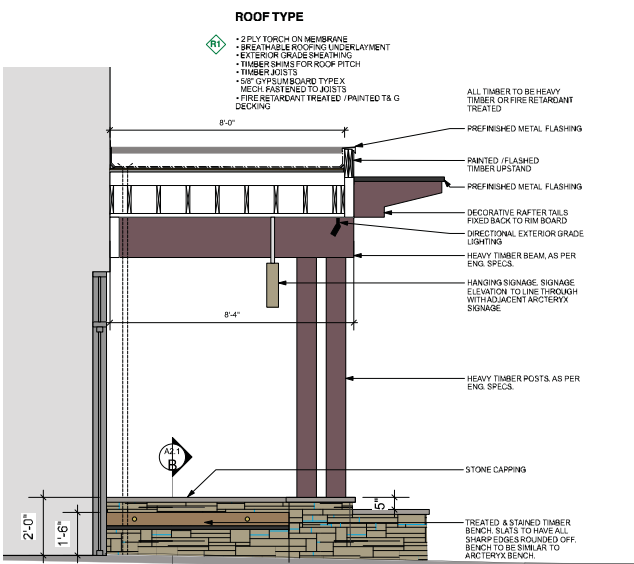
1 PROPOSED FLOOR PLAN  
A-2.1 1/4" = 1'

2 PROPOSED ROOF PLAN  
A-2.1 1/4" = 1'

3 PROPOSED RCP  
A-2.1 1/4" = 1'

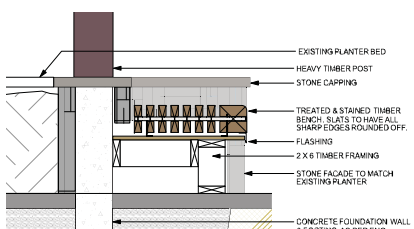


4 PROPOSED ELEVATION  
A-2.1 1/4" = 1'



5 SECTION A-A  
A-2.1 1/2" = 1'

Note:  
timber canopy joists and wood details to be fire retardant treated timber joists to CAN/CSA-O80 Standard – max FSR 25



6 SECTION B-B  
A-2.1 1/4" = 1'

PLANS / ELEV / SECTIONS

Project

**TYNDALL STONE LODGE**

CANOPY ADDITION

MURDOCH COMPANY

Architecture + Planning Ltd.  
106-4319 Main Street  
P.O. Box 1304  
Whistler, B.C. V0N 1B4  
Ph: 905-9392 Fax: 905-6993  
e-mail: murdoch@telus.net

Sealed By:

Drawn By:	Scale:
BM/DS	varies
Project No:	Sheet No:
13.16	A2.1



Activity Central  
Storefront Canopy  
4338 Main St.  
1<sup>st</sup> Review  
File No. DP1454

*The applicant team of Brent Murdoch and David Arnott, Murdoch & Company Architecture entered the meeting.*

Amica Antonelli, Planner, RMOW introduced the project for a timber and stone canopy in front of the Activity Center located in the north building of Tyndall Stone Lodge. Staff prefers retaining the tree located on the right hand side of the entrance and ensuring its long term viability.

Brent Murdoch advised on the following.

1. Snow sheds and bounces off the building's roof and on to the entrance area of the Activity Center.
2. The owners wish to install a timber canopy to address snow shed safety issues.
3. The proposed canopy would be situated on municipal property. It is similar to and is slightly narrower than the canopy in front of the Arc'teryxx store.
4. The tree in the planter on the right hand side is in good condition. The owners would like to remove the tree and replant with a smaller tree.
5. No sprinklers.
6. Non-polluting lighting of canopy.
7. Colours to match existing.

Panel offers the following comments.

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

1. Panel supports pruning and retaining the tree that is adjacent to the entrance.

#### **Form and Character**

1. Panel supports the canopy's design consistency with the existing building such that it accommodates the retention of the existing tree.

Moved by Crosland Doak  
Seconded by Duane Siegrist

**That** the Advisory Design Panel supports the project as presented and does not need to see this project return for further review.

CARRIED.

*The applicant team left the meeting.*



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** September 15, 2015

**REPORT:** 15-107

**FROM:** Resort Experience

**FILE:** DP 1408

**SUBJECT:** DP 1408 – 8413 INDIGO LANE - INDIGO VILLAS

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the issuance of Development Permit 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.

### REFERENCES

**Owners:** INDIGO VILLAGE LTD

**Location:** 8413 Indigo Lane, Whistler, BC

**Legal Description:** PLAN BCP38413 LOT 4 DISTRICT LOT 7302 NEW WESTMINSTER DISTRICT GROUP 1.

**Current Zoning:** CD1 (Comprehensive Development One).

**Appendices:**

'A'	Location Map
'B'	Site and architectural plans and shadow analysis, Derek Venter Architectural Design, September 1, 2015
'C'	Landscape plan, Tom Barratt Ltd. Landscape Architects, August 28, 2015
'D'	Draft Advisory Design Panel Minutes, August 26, 2015

### PURPOSE OF REPORT

This report seeks Council's approval of Development Permit DP 1408. DP 1408 proposes a 12-unit apartment complex located at 8413 Indigo Lane in the Rainbow neighbourhood. The subject property is located in Development Permit Area (DPA) #24 - Rainbow Residential Housing, and is subject to the applicable development permit area guidelines.

## DISCUSSION

### Background

As part of Development Permit DP 1408, Derek Venter Architectural Design submitted plans for a 12-unit apartment complex in the Rainbow neighbourhood (see Appendix A - Location Map).

### Project Description

The project can be summarized as follows (also see architectural and landscape drawings provided in Appendices B and C):

Context – 8413 Indigo Lane is located in the north-east corner of Rainbow, near the top of the neighbourhood. The land is predominantly flat. Use of retaining walls to accommodate the 12 apartment units and the proposed swimming pool/hot tub area is not anticipated. Development to the north, west, and south of the subject property consists of single family dwellings. The units south of Indigo Lane have not yet been constructed. To the east of the property is a ravine and riparian area. The riparian area does not provide fish habitat or connect to fish habitat.

Site Layout – The subject property is 4739 m<sup>2</sup> (1.2 acres). The 12 apartment units are split between two 3-storey buildings, each with six units. The two buildings are situated toward the middle of the property. This allows for a six-metre setback from the north, east, and west edges of the property, as per the zoning. The design maximizes sun penetration to both the residences and the amenity area, and optimizes views of Blackcomb and Sproatt Mountains. There is a gap between the two buildings that functions as a pedestrian corridor, as well as a view corridor for the houses to the north. A timber framed pergola will be constructed over the corridor to provide a pedestrian scale to the walkway, and draw people through to the amenity area.

Resident parking is underground. Visitor parking is located on the north side of the site, as well as in the underground parkade.

The public amenity space is lower in elevation than the ground level suites, maintaining views and delineating public and private space. Privacy screening will be constructed between the gardens and first floor suites, as well as between the central pedestrian corridor and first floor bedroom windows.

Shading – The shadow analysis (Appendix B) indicates that some shading of the first floor of the houses to the north will take place in the wintertime (i.e. shading of the garages and entryways). Fall and spring will see morning shade for properties to the west.

Design Elements – The two buildings are designed to give each of the 12 units three sides of exterior wall, with only a single shared wall. The units are all limited to a single floor, and approximately 180 m<sup>2</sup> in size. The roof lines are a combination of flat and gently sloping roof pitches. The materials proposed include: board formed exposed concrete, natural wood veneer panels, horizontal cedar siding with a black pine tar coating, and vertical cedar siding with a clear coat. Glulam framing is proposed for the pergola between the buildings.

Green Building – The applicants intend to meet Passive House standards for this project. The detailing, design, and construction will achieve a 90% reduction in energy consumption associated with heating and cooling, as compared to typical apartment dwellings. Higher quality windows and doors, and construction detailing are proposed, and have been approved by the Passive House Association. An individual heat recovery ventilation system will be installed in each unit in order to

maintain high indoor air quality and prevent condensation and mould. Renewable wood products are used throughout.

Landscape – The proposed landscaping includes private gardens for the ground floor suites, and a large south-facing amenity space. The amenity space will feature a swimming pool, hot tub, change room with a green roof, and fire pit.

## ADP Review

A preliminary design was reviewed by the Advisory Design Panel (ADP) in January 2015. A revised design was presented to the Panel on August 26, 2015. The panel supported the design subject to the following issues being resolved to the satisfaction of staff:

ADP Comment	Design response/ Staff comments
<b>Initial shadow analysis indicated significant shading of properties to the north.</b>	A more detailed analysis was submitted following the August 26, 2015 ADP meeting. The new study indicates that shading on December 21 <sup>st</sup> of each year would affect the front of the lots to the north and the first floor of the homes, which are primarily garages. Staff are satisfied that the shading issue has been addressed.
<b>Pergola limits effectiveness of narrow view corridor.</b>	The applicant pointed out that the pergola is approximately 10' tall. The living space of the homes to the north is primarily on the second and third floors, so the views provided by the corridor will not be obstructed by the pergola.
<b>The narrow view corridor draws pedestrians into close proximity to lower floor bedroom windows.</b>	The applicant made changes to address ground floor privacy as follows: 1) The number of windows facing the pergola was reduced. 2) Privacy screens were added. The precise scale/extent of the privacy screens will be refined as the applicant moves onto the detailed building permit drawings. Daylight through these windows will be carefully modelled. 3) The landscape design was updated to provide more pedestrian-level screening.
<b>Due to the loss of views from the homes to the north, the landscaping on the north side if the complex should be augmented.</b>	The number of trees along the north and west sides of the site was increased (previous plan: 19 trees along north and west, new plan: 33 trees along north and west). The tree size was increased to 7cm calliper deciduous trees, and 1 and 2m conifers. Ferns were added under the trees, with wild roses in the background to provide more pedestrian level screening from the street.

The Draft minutes from the Advisory Design Panel meeting are attached to this report as Appendix D.

## OTHER POLICY CONSIDERATIONS

### WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Description of success that resolution moves us toward	Comments
<b>Built Environment</b>	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views and evoking a dynamic sense of place. Landscaped areas consist of native plant species that eliminate the need for watering and chemical use	The design reflects the character of the neighbourhood. Mountain views from properties to the north will largely be lost, but the design is sensitive to this, providing quality landscaping and a small view corridor through the center of the property.
	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	Materials proposed are durable. The buildings are designed to be exceptionally energy efficient (i.e. Passive House standards).
	The new and renovated built environment has transitioned towards sustainable management of energy and materials.	Passive House standards are proposed.
<b>Energy</b>	Energy is generated, distributed, and used efficiently, through market transformation, design, and appropriate end uses.	Passive House standards are proposed.
<b>Health and Social</b>	Whistler is accessible and inclusive for community members and visitors with disabilities	The apartments are all single level and have elevator access.

W2020 Strategy	AWAY FROM Description of success that resolution moves away from	Comments
		Proposal not moving away from description of success.

**Official Community Plan** - The apartment complex is in keeping with OCP policies:

OCP Policy No.	Policy	Comments
<b>Resident Housing 4.2.4</b>	The Municipality will monitor the housing requirements of the community and consider a variety of housing types and encourage innovative housing approaches to meet the needs of permanent, semi-permanent, and seasonal residents in the Municipality.	The housing type proposed is unique in that the luxury units will be on a single floor, have elevator access, and Passive House certification.
<b>Natural Environment 4.12.6</b>	The Municipality will require minimum buffer zones which should extend from the high water mark back a suitable distance to be an effective buffer or from the top of the bank where a ravine exists. Buffer zones should remain undisturbed, and are desired adjacent to all significant watercourses identified in Schedule I in which natural vegetation must be preserved. Where past disturbances have severely impacted native vegetation within the buffer zone, planting of appropriate native species may be required as a condition of development approval.	The ravine and riparian area on the property are not fish bearing, nor connected to fish habitat. A suitable buffer has been retained on the advice of a QEP.
<b>4.12.8</b>	The Municipality will require that all development incorporates adequate drainage detention/retention facilities to ensure that there will be no or minimal net increase in downstream runoff.	Most runoff will be retained on the property. Drainage basins will capture overflow.
<b>Greenhouse Gas Emissions 4.14.9</b>	In cooperation with other local governments and the provincial Building and Safety Policy Branch, the Municipality will encourage, and whenever possible require, all building construction and renovation to meet high standards for energy efficiency and the use of renewable energy	The applicants plan to achieve Passive House certification.

## Development Permit Area #24 - Rainbow Residential Housing

The subject property is designated as a development permit area for the establishment of three objectives: 1) protection of the natural environment, 2) the protection of the development from hazardous conditions, and 3) form and character of multi-residential development.

DPA #24 – Applicable Policies		Comments
<b>28.6 PROTECTION OF THE NATURAL ENVIRONMENT</b>		
a) The forest habitat must be protected by establishing tree preservation areas within each development site. Protection of additional trees may be required through siting controls on buildings and structures. Vegetation rehabilitation will be required. Stormwater runoff should be dealt with through natural systems.		Except the forested ravine, the site is completely cleared. Stormwater runoff will be captured via catch basin and on-site retention.
b) The extent of site disruption caused by site re-grading and cuts and fills must be minimized for all structures and roads by a combination of modulation in building form, tree preservation and re-vegetation efforts.		Substantial cut and fills are not required for the development of this site.
c) In order to promote pedestrian rather than vehicular access, public trails must be continued, created and secured on the lands.		Access to the trail south of Indigo Lane is not feasible due to terrain constraints.
<b>28.7 PROTECTION FROM HAZARDOUS CONDITIONS</b>		
28.7.1 The Municipality may require land to remain free of development where there is concern about environmental impact or erosion, and may regulate all land clearing, land filling, land grading, irrigation works and landscaping.		The ravine on the east side of the property will remain undeveloped.
28.7.3 The Municipality may regulate building and landscape materials to alleviate wildfire hazards.		Wildfire hazard is minimal as the site is largely cleared of forest and new landscaping will be irrigated.
<b>28.8 FORM AND CHARACTER OF DEVELOPMENT</b>		
a) The siting and design of all structures must minimize site re-grading to lessen visual impacts from adjoining lands, roads and Highway 99. Structures should be concentrated with undisturbed buffer areas between clusters.		Substantial cut and fills are not required for the development of this site.
b) Building siting should be tailored to the physical character of the site. On steeper sites, the building mass should be modulated and stepped down the natural slope to minimize grading and excavation. Wherever possible, the alignment of buildings and roads should run parallel to the natural contours. Building heights will be limited to minimize visual impacts.		The buildings are limited to 3-storeys in order to comply with the zoning and limit shading of properties to the north and west.

c) The design of buildings must be coordinated to achieve a consistent neighbourhood character, and to provide appropriate transitions between uses. Considerations include massing, colours and materials, lighting, roof form and landscaping.	The proposed roof line and materials reflect the design of other buildings in the neighbourhood.
d) All development must maximize sun penetration to pedestrian levels and to outdoor activity areas. Buildings should be stacked to expose more units to sunlight, open space and views.	Sun penetration and views are maximized for the subject property. For the most part, the view from the properties to the north will be obstructed. A small view corridor between the two buildings will allow for some view retention.
e) Vegetation buffers and tree preservation areas between buildings must be maximized to provide visual privacy to neighbouring properties. Landscaping and screening elements must be able to withstand Whistler's climate and be coordinated with the adjacent landscape. Existing vegetation should be preserved wherever possible. Where it is not possible to retain natural vegetation landscaping shall include a predominance of natural species.	Natural vegetation is retained on the east side of the property, in the ravine. Native species are incorporated into the landscaping.
f) Roof design must establish effective snow management and have a sloped appearance. Whistler's freeze/thaw cycle and frequent large accumulations of snow are to be considered in building design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.	The roof lines proposed are flat and gently sloping, which is consistent with several other buildings in the neighbourhood.
g) Building design and landscaping shall be consistent with the forested mountain character of the site. Appropriate building materials include wood and composite siding, metal and textured concrete. Building colours should consist of muted natural tones and must be complementary to neighbouring buildings.	The materials proposed include: board formed exposed concrete, natural wood veneer panels, and horizontal and vertical cedar siding (clear coated and black pine tar coated.). Glulam framing is proposed for the pergola between the buildings.
h) Recycling and garbage containers, as required, shall be contained in structures that are consistent with the form and character of the neighbourhood.	An enclosed, bear-proof kiosk is provided
i) All surface parking must be screened with landscaping, and must include adequate areas for snow storage and drainage. Impermeable parking areas shall be minimized.	Snow storage is accommodated in the landscaping.
j) Storage space for bicycles and other employee storage needs shall be incorporated in the design where required.	Bicycle storage space is provided in each of the units and in the individual garages.
k) Drainage systems are to take advantage of surface drainage and infiltration.	Stormwater runoff will be captured via catch basin and on-site retention.



## Zoning Analysis

The property is zoned CD1 (Comprehensive Development One). Townhouse and apartment dwelling are the permitted uses.

Zoning Provision	CD1 Zone	Proposed
Maximum Floor Space Ratio	0.5	0.499
Maximum Gross Floor Area	2370 m <sup>2</sup>	2368 m <sup>2</sup>
Setback (front/side/rear)	6m/6m/6m	6m/6m/6m
Maximum Height	12m	10.54 m
Parking Stalls	27	38

The proposed development meets the applicable regulations of the zoning bylaw.

**Snow Shed Policy** - The applicant will be providing a snow shed analysis verifying the safety of the design and adherence to the Snow Shed Policy Policy G-16. As the roof is flat and well insulated, no problems are anticipated.

**Green Building Policy** - Green Building Policy G-23 provides guidance for six broad objectives for the design, construction, and operation of buildings and their surrounding landscapes (Site/Landscape, Energy, Water, Materials, Waste, and Indoor Environment). Renewable and recyclable materials are proposed. The project is designed for Passive House certification, featuring R66 walls and roof.

**Legal Encumbrances** - The design complies with all legal encumbrances on title.

## BUDGET CONSIDERATIONS

There are no significant budget implications associated with this proposal. DP application fees provide for recovery of costs associated with this application. Building Permit fees and development cost charges for water, sewer, transportation, recreation, and employee housing will be charged at the time of Building Permit.

## COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted at the subject property to allow for public inquires about the application.

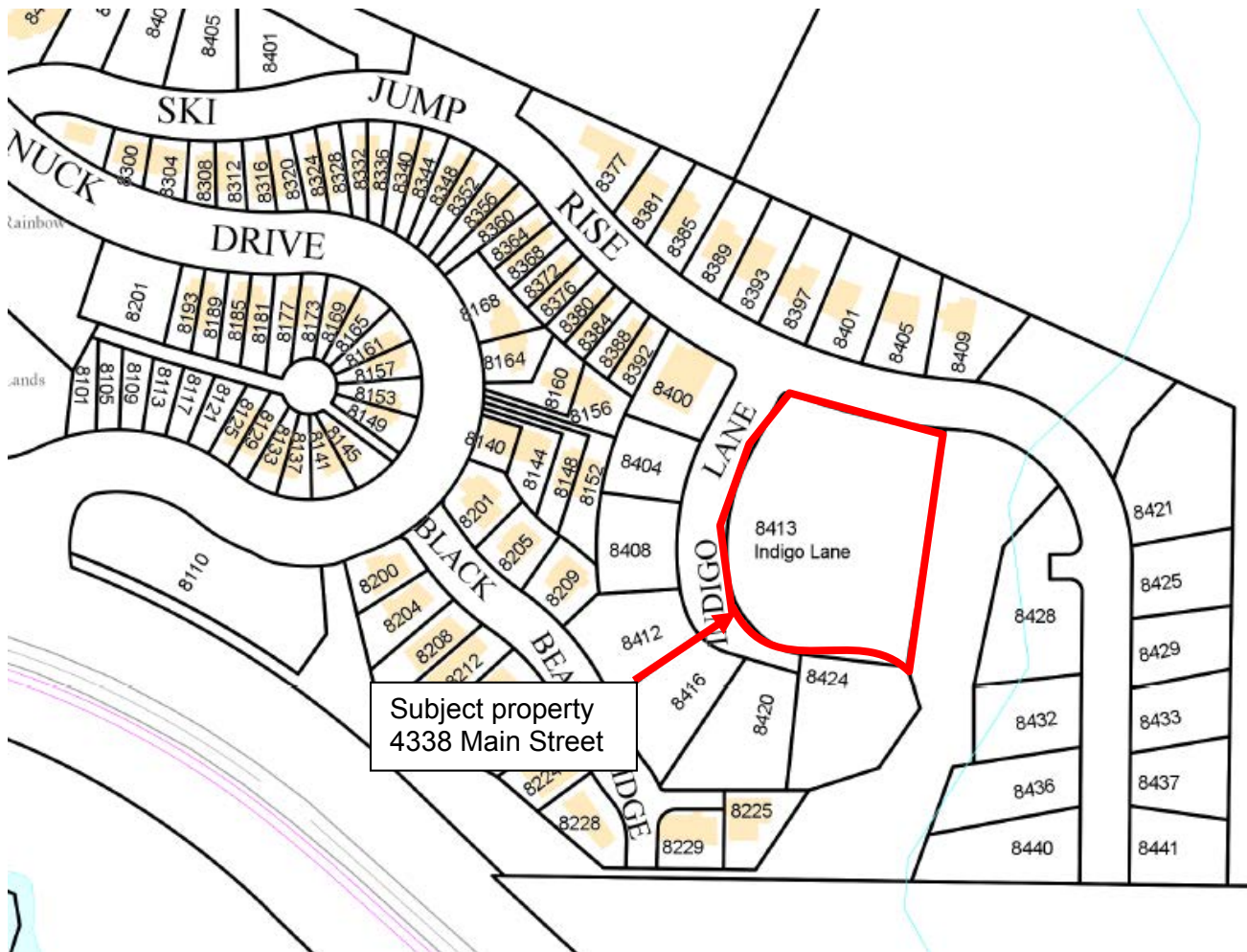
## SUMMARY

This report seeks Council's approval of Development Permit DP 1408. DP 1408 proposes a 12-unit apartment complex located at 8413 Indigo Lane in the Rainbow neighbourhood. The subject property is located in Development Permit Area (DPA) #24 - Rainbow Residential Housing, and is subject to the applicable development permit area guidelines.

Respectfully submitted,

Amica Antonelli  
PLANNER  
For  
Jan Jansen  
GENERAL MANAGER OF RESORT EXPERIENCE

Location Map



**PROPOSAL FOR 12 APARTMENT UNITS  
AT 8413 INDIGO LANE**



<p><b>GRADES</b></p> <p>FLAT SITE : ±675.57m CONSISTENT GRADE FOR BUILDINGS 1 &amp; 2 ABOVE PARKING LEVEL</p> <p><b>AVERAGE GRADES</b></p> <p>FLAT SITE : ±675.57m</p> <p><b>LOWEST AVERAGE GRADE</b></p> <p>675.57m</p>	<p><b><u>PROJECT INFORMATION</u></b></p> <p>BCBC 2012 PART 3, OCCUPANCY TYPE C</p> <p>Street # : 8413 Street Name : INDIGO LANE PID # : 027-688-011 Legal : LOT 4 DISTRICT LOT 7302 GROUP 1 NEW WESTMINSTER PLAN BCP38413</p> <p>Zoning : CD1</p> <p>Parking req: 2 spaces per unit + 10% of required visitor parking</p> <p>BUILDING IS 3 STOREY SPRINKLERED</p> <p>SITE AREA = 4739.17 m<sup>2</sup></p> <p>MAXIMUM F.S.R = 0.5 PROPOSED F.S.R = 0.499 MAXIMUM G.F.A = 2370 m<sup>2</sup> PROPOSED G.F.A = 2368 m<sup>2</sup></p> <p>MAX BUILDING HEIGHT = 12 m PROPOSED BUILDING HEIGHT = 10.57</p> <p>SETBACKS = F/S/R - 6m/6m/6m</p> <p>PROPOSED SITE COVERAGE = 18.2%</p>
--	---

[illegible]

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Drawn By JH  
Checked By JH

COVER

Scale	A000
Project	Indigo Villas - Lot 4
Project Address	8413 Indigo Lane
Client Name	Asfaltos de Venezuela New Zealand



**DP APPLICATION**

**DVAD inc.**  
DEREK VENTER ARCHITECTURAL DESIGN

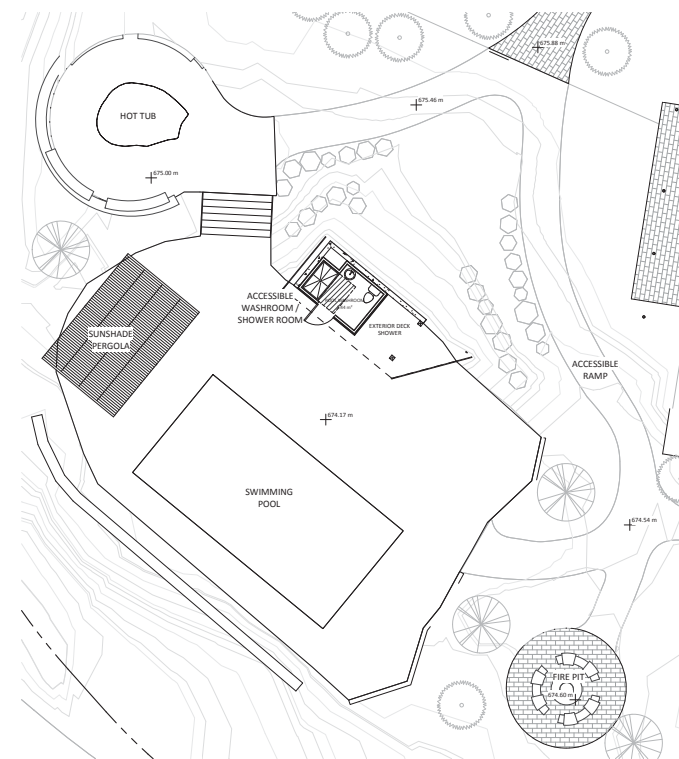
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info@dvad.org P.O. BOX 794 Whistler  
BC CANADA V0N 1B0







1 LANDSCAPE PLAN  
1:200



2 POOL WASHROOM FLOOR  
1:100

Rev.	Date	Description	By

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 Checked By JH



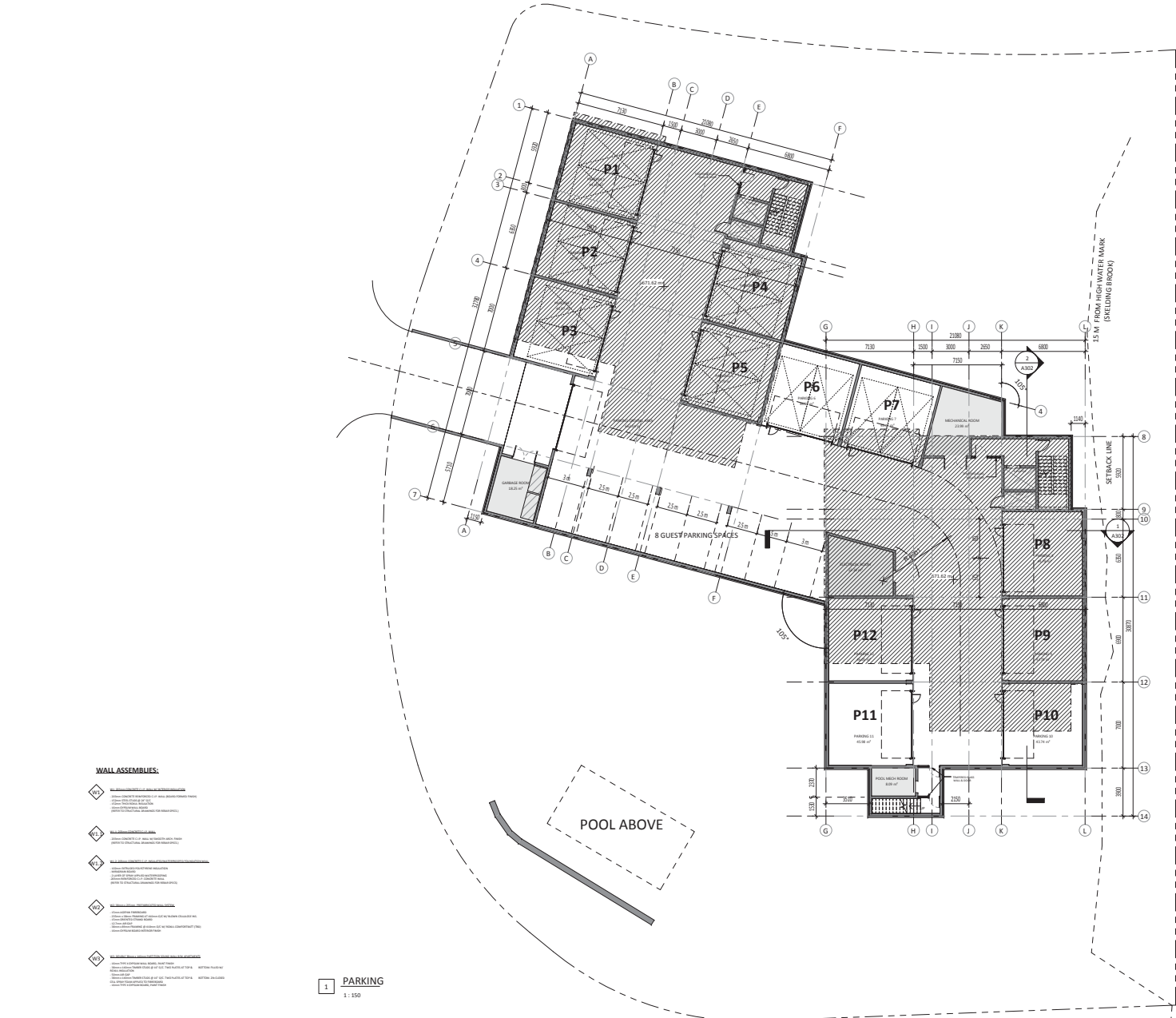
## LANDSCAPE PLAN

Scale As Indicated A070  
 Project Indigo Villas - Lot 4  
 Project Address 8413 Indigo Lane  
 Client Name Adatto de Vermeulen New Zealand



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9/12/2015 8:39:50 PM



# WALL ASSEMBLIES:

- W-1 Masonry Wall (see notes for details)
- W-2 Concrete Wall (see notes for details)
- W-3 Concrete Wall (see notes for details)
- W-4 Concrete Wall (see notes for details)
- W-5 Concrete Wall (see notes for details)

1 PARKING  
1 : 150

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 Checked By JH



OUTLINE OF STRUCTURE  
OVER U/G PARKING

Rev.	Date	Description	By
1	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
2	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
3	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
4	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
5	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
6	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
7	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
8	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
9	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
10	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
11	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
12	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
13	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
14	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
15	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
16	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
17	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
18	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
19	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH
20	2015.08.12	ISSUED FOR PERMIT APPLICATION	JH

## PARKING LEVEL

Scale As indicated  
 Project Indigo Villas - Lot 4  
 Project Address 8413 Indigo Lane  
 Client Name Actatus de Vermeulen New Zealand

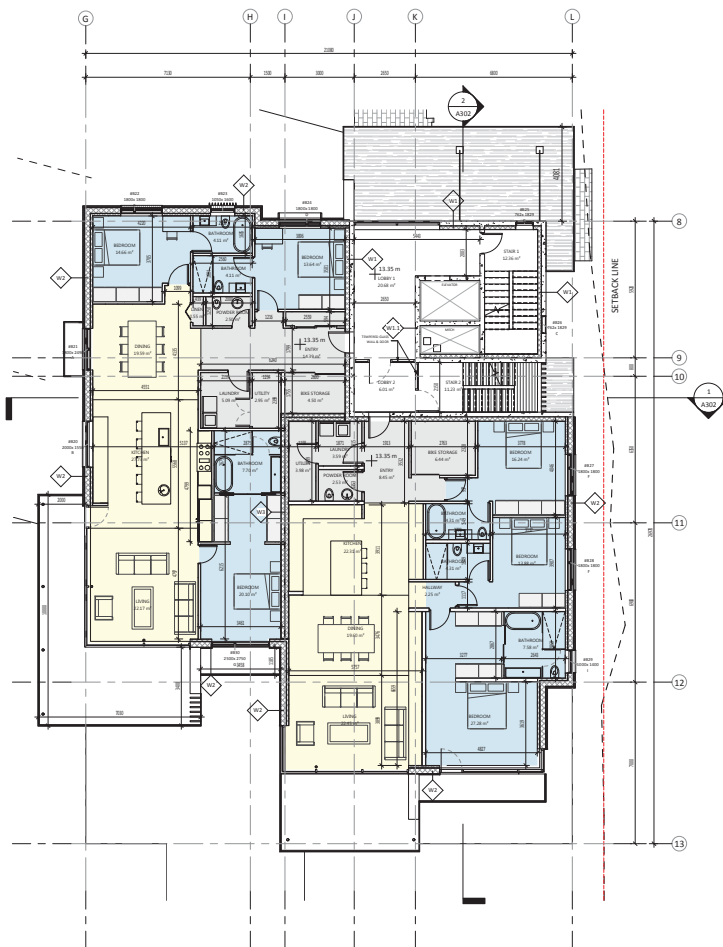


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9/2/2015 8:39:12 PM







1 LEVEL TWO  
1 : 100

# WALL ASSEMBLIES:

- W-1** **Exterior Masonry Wall**  
 Masonry Wall with 100mm insulation  
 Masonry Wall with 100mm insulation  
 Masonry Wall with 100mm insulation  
 Masonry Wall with 100mm insulation
- W-2** **Interior Masonry Wall**  
 Masonry Wall with 100mm insulation  
 Masonry Wall with 100mm insulation  
 Masonry Wall with 100mm insulation  
 Masonry Wall with 100mm insulation
- W-3** **Exterior Concrete Wall**  
 Concrete Wall with 100mm insulation  
 Concrete Wall with 100mm insulation  
 Concrete Wall with 100mm insulation  
 Concrete Wall with 100mm insulation
- W-4** **Interior Concrete Wall**  
 Concrete Wall with 100mm insulation  
 Concrete Wall with 100mm insulation  
 Concrete Wall with 100mm insulation  
 Concrete Wall with 100mm insulation

Rev.	Date	Description	By
1	2015-08-10	Initial Design	JH
2	2015-08-10	Revised Design	JH
3	2015-08-10	Final Design	JH
4	2015-08-10	Final Design	JH
5	2015-08-10	Final Design	JH
6	2015-08-10	Final Design	JH
7	2015-08-10	Final Design	JH
8	2015-08-10	Final Design	JH
9	2015-08-10	Final Design	JH
10	2015-08-10	Final Design	JH

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Drawn By JH  
 Checked By JH



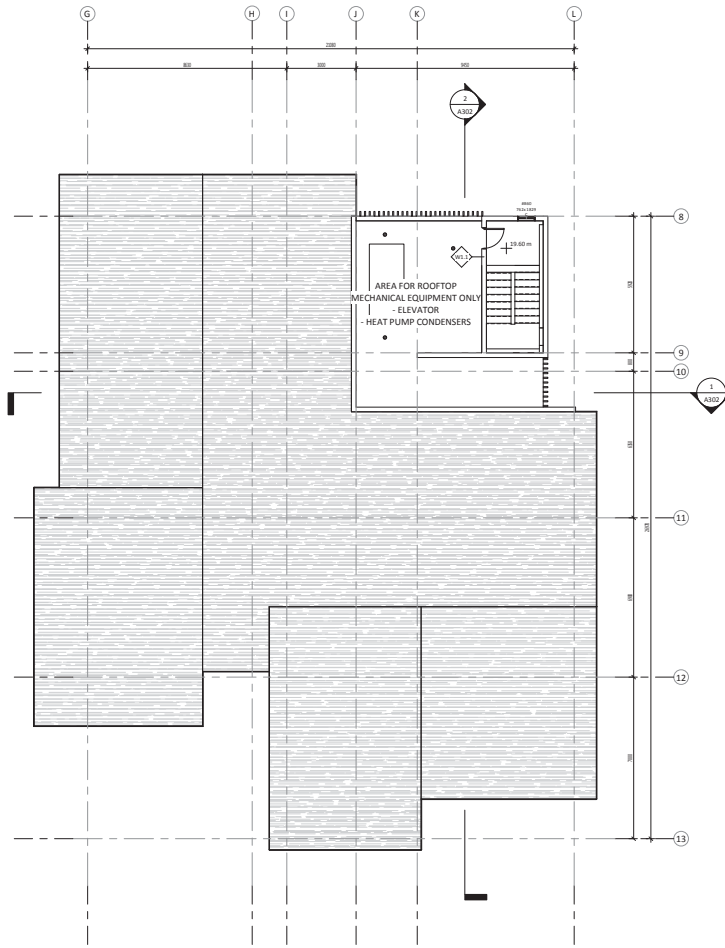
LEVEL TWO  
 Scale As Indicated A102  
 Project Indigo Villas - Lot 4  
 Project Address 8413 Indigo Lane  
 Client Name Arctatus de Vriesstraat New Zealand



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1 LEVEL FOUR  
1 : 100

**WALL ASSEMBLIES:**

- W-1** **WALL ASSEMBLY - EXTERIOR WALL**  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)
- W-2** **WALL ASSEMBLY - INTERIOR WALL**  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)
- W-3** **WALL ASSEMBLY - EXTERIOR WALL**  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)
- W-4** **WALL ASSEMBLY - EXTERIOR WALL**  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)  
(SEE NOTES FOR DETAILS AND CONSTRUCTION REQUIREMENTS)

Rev.	Date	Description	By

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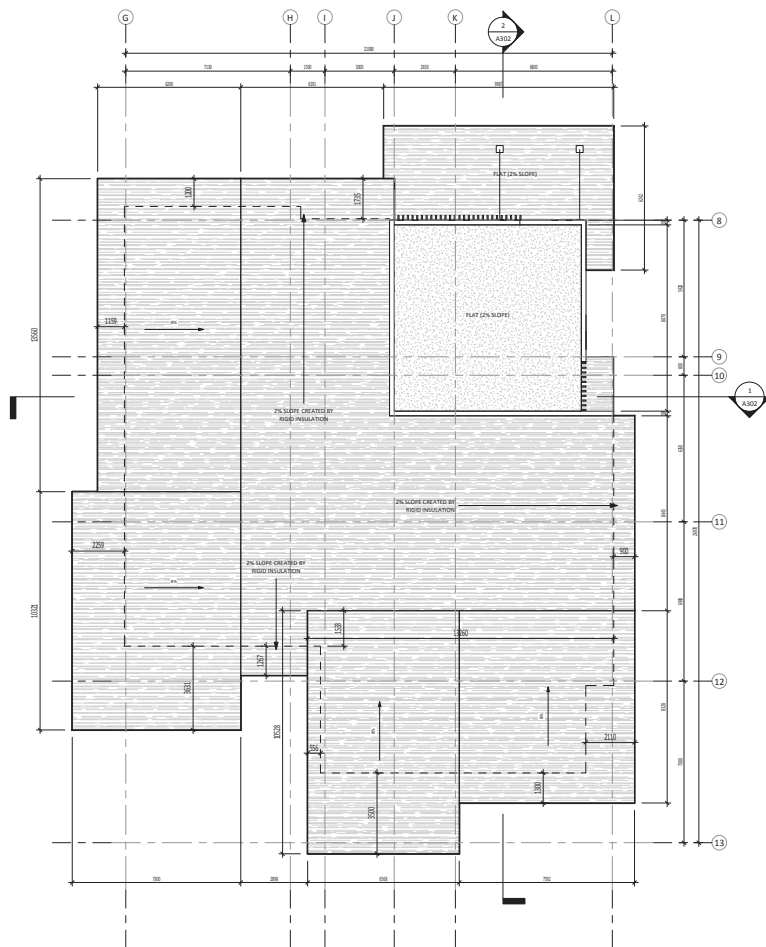
Drawn By JH  
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**LEVEL FOUR**  
Scale As indicated  
Project Indigo Villas - Lot 4  
Project Address 8413 Indigo Lane  
Client Name Aftatus de Varanasi New Zealand



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1 ROOF  
1:100

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Checked By JH



Scale

As indicated

Project

Indigo Villas - Lot 4

Project Address

8413 Indigo Lane

Client Name

Aufatus de Varnesuaia New Zealand

ROOF PLAN

A105

DP APPLICATION

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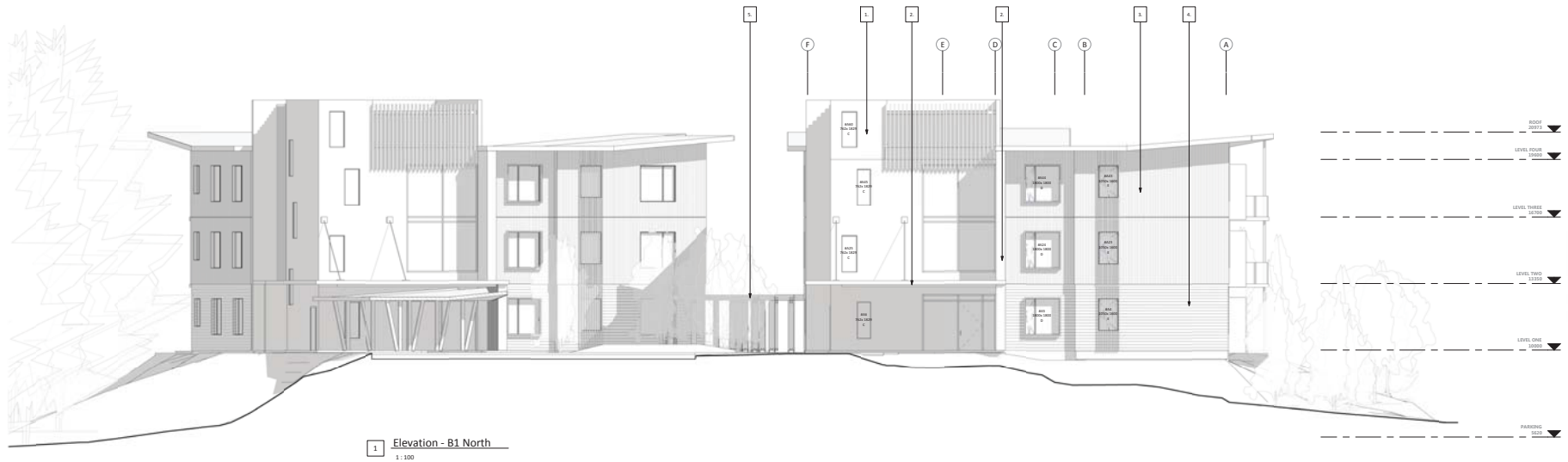
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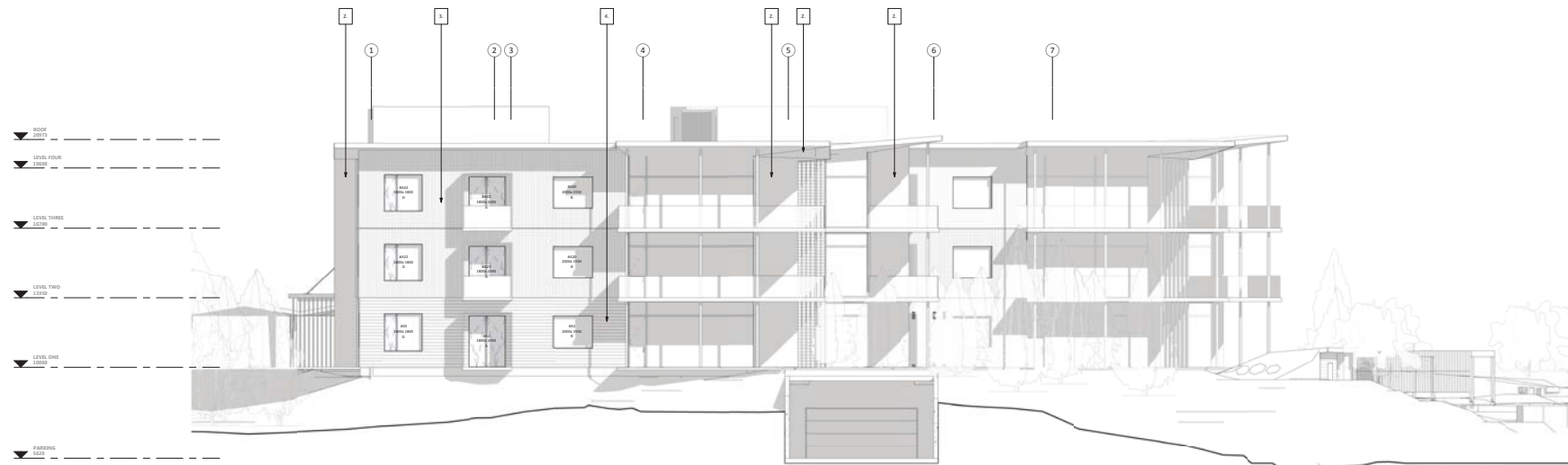
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1 Elevation - B1 North  
1 : 100



2 Elevation - B1 West  
1 : 100



1 BOARD FORMED EXPOSED CONCRETE



2 PARLEX NATURAL WOOD VENEER PANEL



3 VERTICAL TIMBER SING (1\"/>



4 HORIZONTAL TIMBER SING (6\"/>



5 REPEATING GLULAM FRAME AS CANOPY

Rev.	Date	Description	By

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 Checked By JH

## NORTH & WEST ELEVATIONS

Scale 1 : 100  
 Project Indigo Villas - Lot 4  
 Project Address 8413 Indigo Lane  
 Client Name Atafatu de Varnasua New Zealand



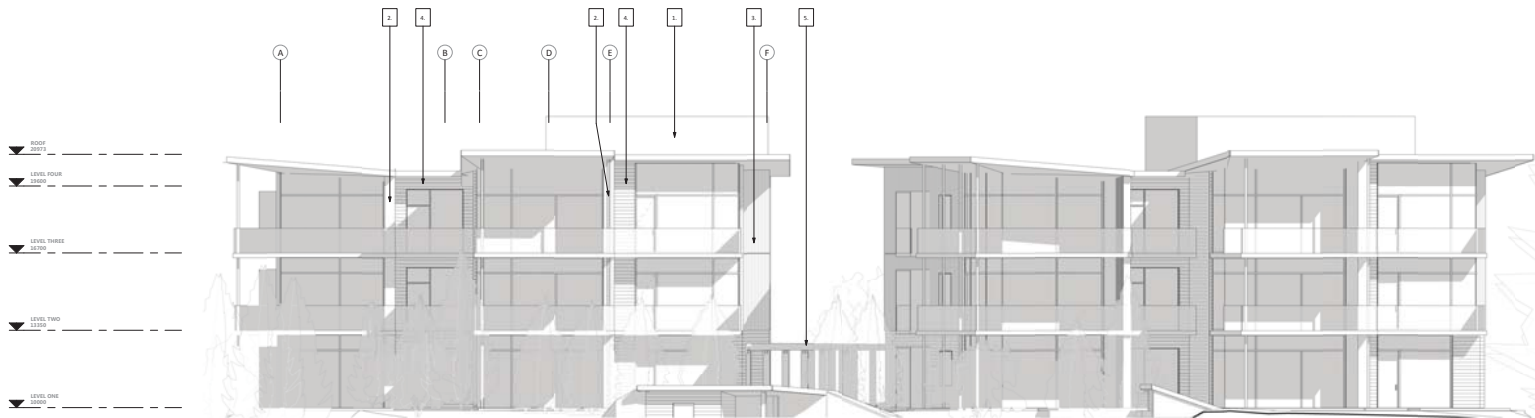
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9/12/2015 8:40:18 PM

## DP APPLICATION



1 Elevation - B1 East  
1 : 100



2 Elevation - B1 South  
1 : 100



1 BOARD-FORMED EXPOSED CONCRETE



2 PARALLEL NATURAL WOOD VENEER PANELS



3 VERTICAL TIMBER SIDING (1" x 6" CEDAR)



4 HORIZONTAL TIMBER SIDING (1" x 6" CEDAR, BLACK PINE TIE COATED)  
OR - HORIZONTAL TIMBER SIDING (1" x 6" CEDAR, CHAINED,  
BROUGHT & CURED)



5 REPEATING GLULAM FRAME AT CANOPY

Rev.	Date	Description	By

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 Checked By JH

## EAST & SOUTH ELEVATIONS

Scale 1 : 100

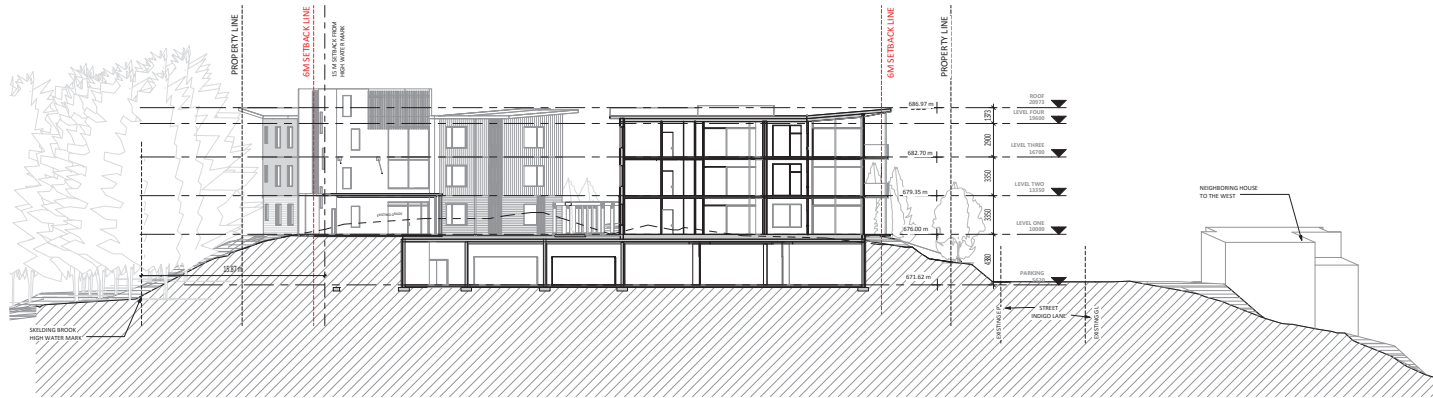
Project Indigo Villas - Lot 4  
 Project Address 8413 Indigo Lane  
 Client Name Atlatlas de Vermeuse New Zealand



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9/12/2015 8:40:48 PM



1 SITE SECTION EAST-WEST  
1:200



2 NORTH-SOUTH SITE SECTION  
1:200

#### WALL ASSEMBLIES:

W1: External walls (concrete or masonry) with insulation and render finish.

W2: Internal walls (concrete or masonry) with plaster finish.

W3: External walls (concrete or masonry) with insulation and render finish.

W4: Internal walls (concrete or masonry) with plaster finish.

W5: External walls (concrete or masonry) with insulation and render finish.

W6: Internal walls (concrete or masonry) with plaster finish.

Rev.	Date	Description	By
1	2015/05/15	Issue for construction	JH
2	2015/05/15	Issue for construction	JH
3	2015/05/15	Issue for construction	JH
4	2015/05/15	Issue for construction	JH
5	2015/05/15	Issue for construction	JH
6	2015/05/15	Issue for construction	JH
7	2015/05/15	Issue for construction	JH
8	2015/05/15	Issue for construction	JH
9	2015/05/15	Issue for construction	JH
10	2015/05/15	Issue for construction	JH

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 Checked By JH

#### SITE SECTIONS

Scale As indicated  
 Project Indigo Villas - Lot 4  
 Project Address 8413 Indigo Lane  
 Client Name Auckland City Council



#### DP APPLICATION

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15/2015 8:40:52 PM



**W1**

W1. WILSON CONTRACT C.I.P. WILSON WILSON INSULATION

- Wilson CONTRACT INSULATION C.I.P. WILSON INSULATION CONTRACT
- Wilson CONTRACT C.I.P. WILSON
- Wilson CONTRACT INSULATION
- Wilson CONTRACT WILSON

(WILSON CONTRACT INSULATION CONTRACT C.I.P. WILSON INSULATION CONTRACT)

[illegible]

**F2** Ch. address T.1:1 #0000 #0000  
- Name PASSWORD-000000  
- Address T.1:1 #0000-0000 @ 000000 0/0  
- Status THREE KID-NEET IN-SOLUTION

**F3** Ch. address 000000000000000000000000  
- Status SUPERSEDES CONCERN TO KID  
- (00000000000000000000000000000000)

**F4** Ch. address 000000000000000000000000  
- Name CONCERN TO SUPERSEDES  
- Status KID-NEET IN-SOLUTION



Scale	As indicated	A302
Project	Indigo Villas - Lot 4	
Project Address	8413 Indigo Lane	
Client Name	Asfaltos de Venezuela New	

9/1/2015 8:40:54 PM



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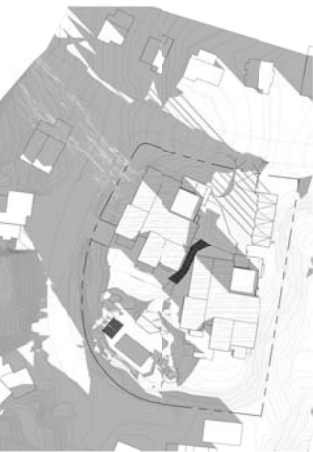
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DEC 21

SUNRISE: 8:08am  
SUNSET: 4:12pm



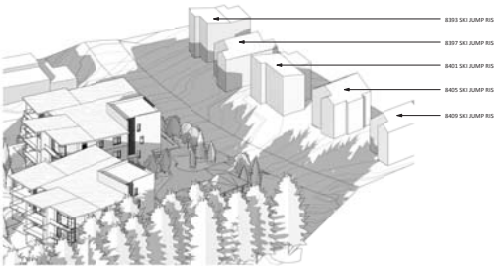
1 SHADOW STUDY - DEC 10 AM  
1:750



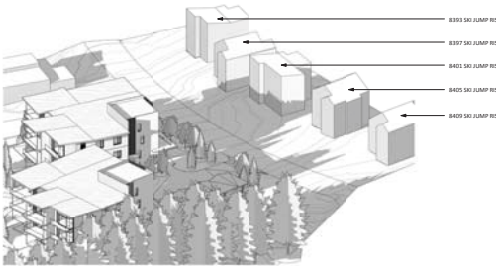
2 SHADOW STUDY - DEC 12 PM  
1:750



3 SHADOW STUDY - DEC 2 PM  
1:750



4 SHADOW @ 12PM DEC 21



5 SHADOW@ 2PM DEC 21



MAR 21

SUNRISE: 7:13am  
SUNSET: 7:26pm



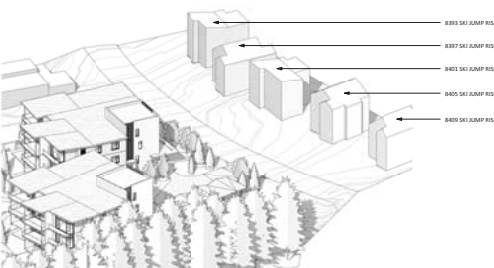
6 SHADOW STUDY - MARCH 10 AM  
1:750



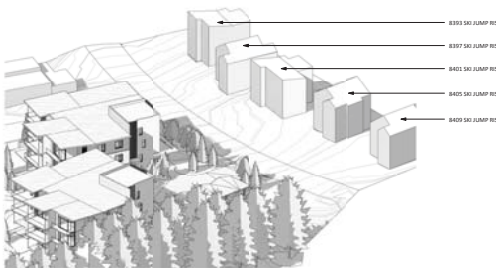
7 SHADOW STUDY - MARCH 12 PM  
1:750



8 SHADOW STUDY - MARCH 2 PM  
1:750



9 SHADOW @ 12PM MAR 21



10 SHADOW @ 2PM MAR 21

Rev.	Date	Description	By
1	2015.03.10	SHADOW STUDY - MARCH 10 AM	JH
2	2015.03.12	SHADOW STUDY - MARCH 12 PM	JH
3	2015.03.12	SHADOW STUDY - MARCH 2 PM	JH
4	2015.03.12	SHADOW STUDY - MARCH 2 PM	JH
5	2015.03.12	SHADOW STUDY - MARCH 2 PM	JH
6	2015.03.12	SHADOW STUDY - MARCH 2 PM	JH
7	2015.03.12	SHADOW STUDY - MARCH 2 PM	JH
8	2015.03.12	SHADOW STUDY - MARCH 2 PM	JH
9	2015.03.12	SHADOW STUDY - MARCH 2 PM	JH
10	2015.03.12	SHADOW STUDY - MARCH 2 PM	JH

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Drawn By JH  
Checked By JH



SHADOW ANALYSIS

Scale As indicated  
Project Indigo Villas - Lot 4  
Project Address 8413 Indigo Lane  
Client Name Actatou de Varnesville New Zealand



DP APPLICATION

DVAD inc.  
DEREK VENTER ARCHITECTURAL DESIGN  
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info@dvad.org P.O. BOX 794 Whistler  
BC, CANADA, V0N 1B0

5/1/2015 8:42:54 PM

JUN 21

SUNRISE: 5:02am  
SUNSET: 9:25pm



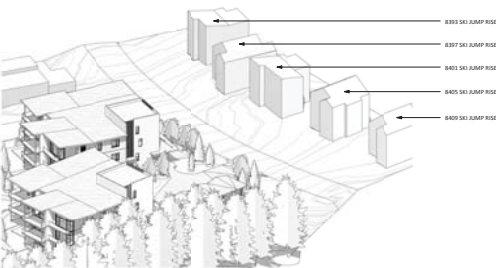
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1 : 750



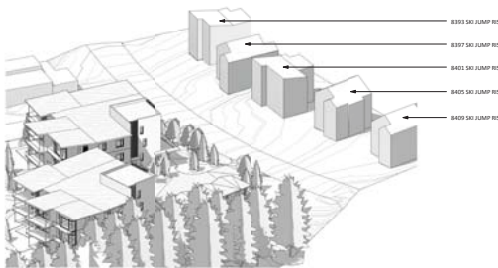
2 SHADOW STUDY - JUNE 12 PM  
1 : 750



3 SHADOW STUDY - JUNE 2 PM  
1 : 750



4 SHADOW @ 12PM JUN 21



5 SHADOW @ 2PM JUN 21



SEP 21

SUNRISE: 6:56am  
SUNSET: 7:12pm



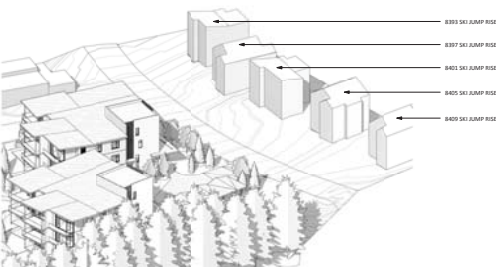
6 SHADOW STUDY - SEPT 10 AM  
1 : 750



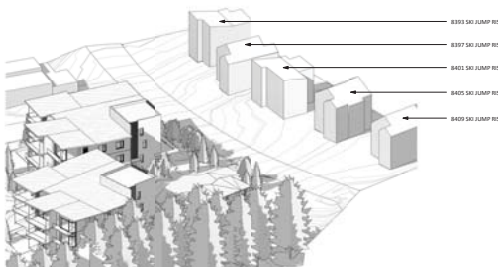
7 SHADOW STUDY - SEPT 12 PM  
1 : 750



8 SHADOW STUDY - SEPT 2 PM  
1 : 750



9 SHADOW @ 12PM SEP 21



10 SHADOW @ 2PM SEP 21

Rev.	Date	Description	By

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Drawn By JH  
Checked By JH

SHADOW ANALYSIS

Scale 1 : 750 A802  
Project Indigo Villas - Lot 4  
Project Address 8413 Indigo Lane  
Client Name Actatus de Varnasua New Zealand



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BC, CANADA, V0N 1B0

9/1/2015 8:43:18 PM

ROOF HEIGHT CALCULATION TABLE

ROOF	AREA m²	% AREA	HEIGHT m	TOTAL
1A	5.46	0.44	13.03	0.06
1B	65.41	5.22	12.49	0.65
1C	69.15	5.52	11.13	0.61
1D	75.34	6.01	11.00	0.66
1E	84.07	6.71	10.95	0.73
1F	63.23	5.05	11.04	0.56
1G	218.70	17.45	10.69	1.87
1H	45.27	3.61	3.95	0.14
2A	5.46	0.44	13.03	0.06
2B	65.41	5.22	12.49	0.65
2C	69.15	5.52	11.13	0.61
2D	75.34	6.01	11.00	0.66
2E	84.07	6.71	10.95	0.73
2F	63.23	5.05	11.04	0.56
2G	218.70	17.45	10.69	1.87
2H	45.27	3.61	3.95	0.14
	1253.26	100.00		10.57
TOTAL:			10.57m	
ROOF HEIGHT PERMITTED:			12.0m	



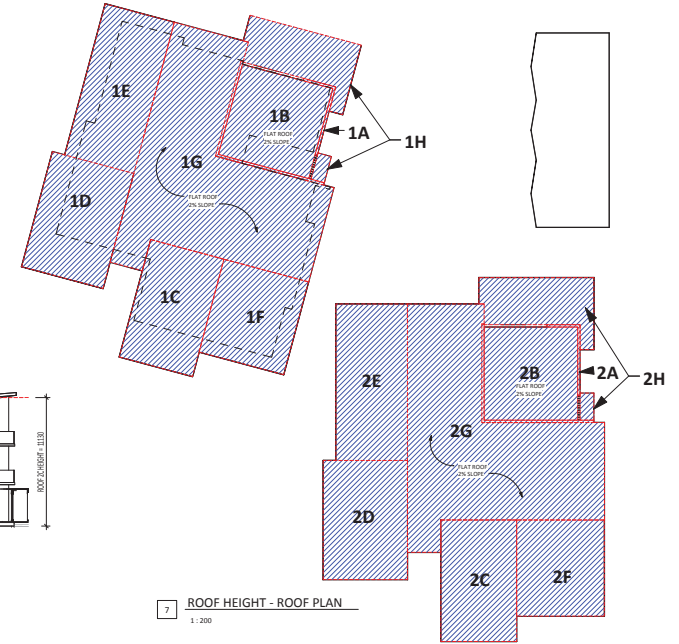
1 ROOF HEIGHT - B1 North  
1: 200



2 ROOF HEIGHT - B1 South  
1: 200



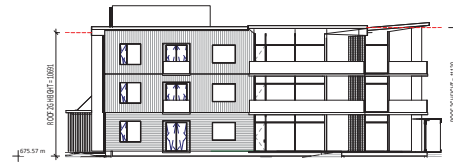
3 ROOF HEIGHT - B1 West  
1: 200



4 ROOF HEIGHT - B2 South  
1: 200



5 ROOF HEIGHT - B2 North  
1: 200



6 ROOF HEIGHT - B2 West  
1: 200

7 ROOF HEIGHT - ROOF PLAN  
1: 200

Rev.	Date	Description	By

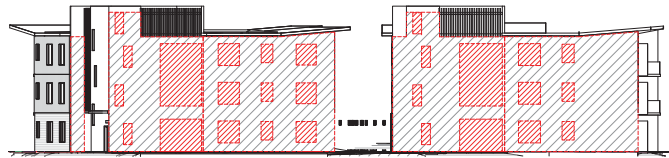
These drawings are drawn based on the RSC 2012.  
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Drawn By JH  
Checked By JH

ROOF HEIGHT  
Scale As Indicated A803  
Project Indigo Villas - Lot 4  
Project Address 8413 Indigo Lane  
Client Name Adatto de Vermeulen New Zealand

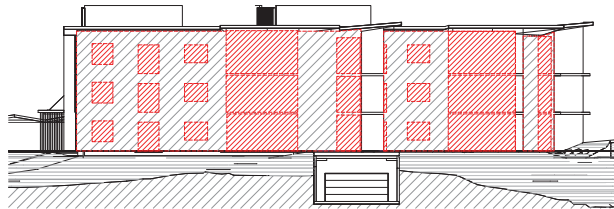
DP APPLICATION  
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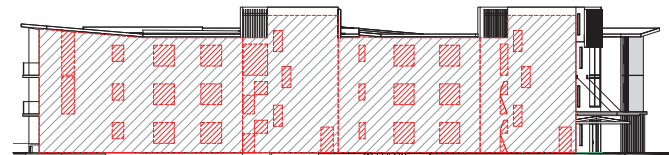
**NORTH ELEVATION:**  
BUILDING FACE: 431.98m<sup>2</sup>  
LIMITING DISTANCE: 16.75m  
PROPOSED OPENINGS: 111.22m<sup>2</sup>  
PERMITTED OPENINGS: 431.98m<sup>2</sup>

TABLE 3.2.3.1.D  
100% OF 431.98m<sup>2</sup> = 431.98m<sup>2</sup>



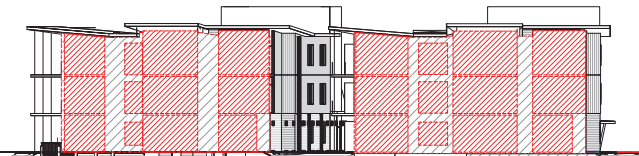
**WEST ELEVATION:**  
BUILDING FACE: 401.28m<sup>2</sup>  
LIMITING DISTANCE: 15.33m  
PROPOSED OPENINGS: 194.31m<sup>2</sup>  
PERMITTED OPENINGS: 401.28m<sup>2</sup>

TABLE 3.2.3.1.D  
100% OF 401.28m<sup>2</sup> = 401.28m<sup>2</sup>



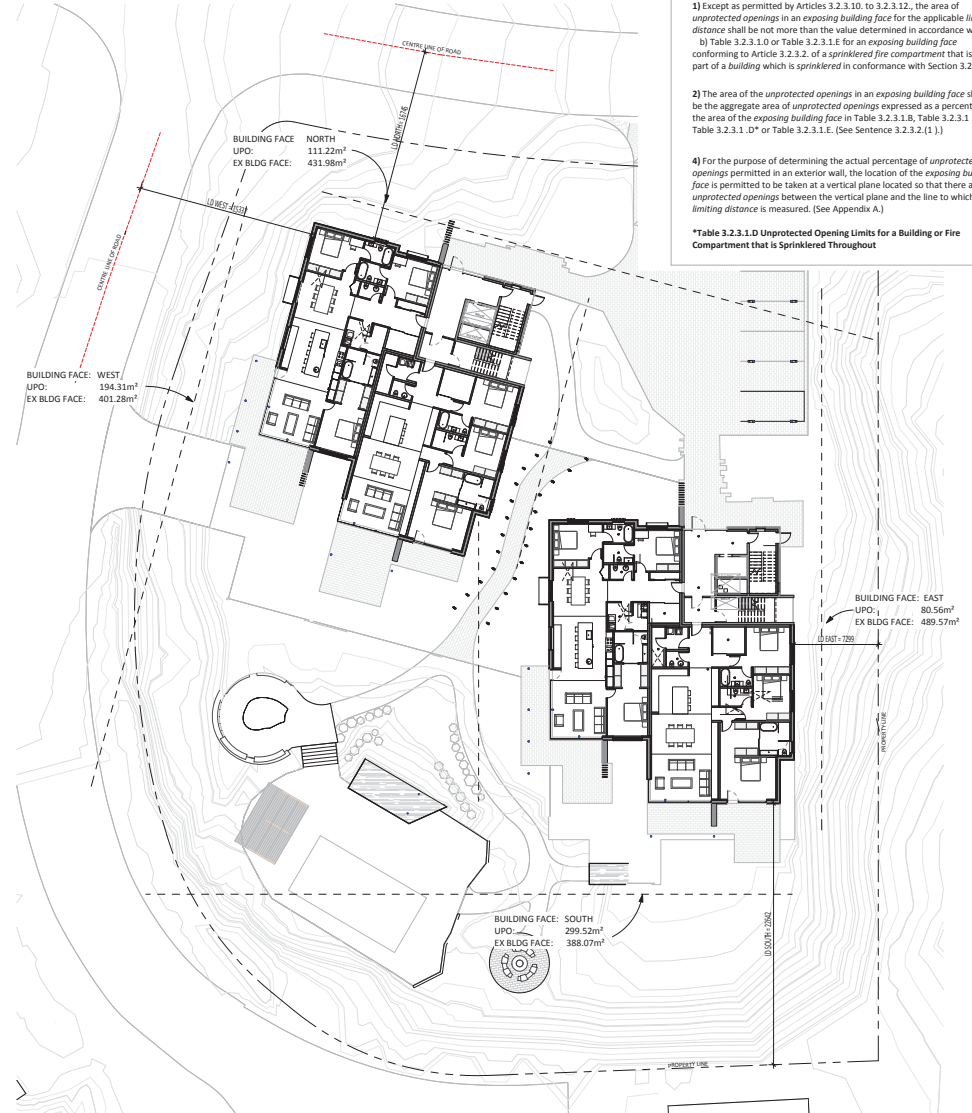
**EAST ELEVATION:**  
BUILDING FACE: 489.57m<sup>2</sup>  
LIMITING DISTANCE: 7.30m  
PROPOSED OPENINGS: 80.56m<sup>2</sup>  
PERMITTED OPENINGS: 336.82m<sup>2</sup>

TABLE 3.2.3.1.D  
68.8% OF 489.57m<sup>2</sup> = 336.82m<sup>2</sup>



**SOUTH ELEVATION:**  
BUILDING FACE: 388.07m<sup>2</sup>  
LIMITING DISTANCE: 22.54m  
PROPOSED OPENINGS: 299.52m<sup>2</sup>  
PERMITTED OPENINGS: 388.07m<sup>2</sup>

TABLE 3.2.3.1.D  
100% OF 388.07m<sup>2</sup> = 388.07m<sup>2</sup>



## LIMITING DISTANCE CALCULATIONS

### BCSC 2012 3.2.3. SPATIAL SEPARATION AND EXPOSURE PROTECTION

3.2.3.1. Limiting Distance and Area of Unprotected Openings  
1) Except as permitted by Articles 3.2.3.10. to 3.2.3.12., the area of unprotected openings in an exposing building face for the applicable limiting distance shall be not more than the value determined in accordance with b) Table 3.2.3.1.D or Table 3.2.3.1.E for an exposing building face conforming to Article 3.2.3.2. of a sprinklered fire compartment that is part of a building which is sprinklered in conformance with Section 3.2

2) The area of the unprotected openings in an exposing building face shall be the aggregate area of unprotected openings expressed as a percentage of the area of the exposing building face in Table 3.2.3.1.D, Table 3.2.3.1.E, Table 3.2.3.1.F or Table 3.2.3.1.G. (See Sentence 3.2.3.2.1.1.)

4) For the purpose of determining the actual percentage of unprotected openings permitted in an exterior wall, the location of the exposing building face is permitted to be taken at a vertical plane located so that there are no unprotected openings between the vertical plane and the line to which the limiting distance is measured. (See Appendix A.)

\*Table 3.2.3.1.D Unprotected Opening Limits for a Building or Fire Compartment that is Sprinklered Throughout

Rev.	Date	Description	By

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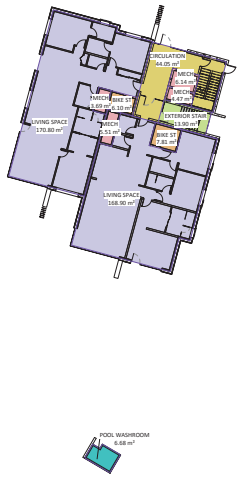
## LIMITING DISTANCE

Scale 1: 200  
Project Indigo Villas - Lot 4  
Project Address 8413 Indigo Lane  
Client Name Adatto de Varnasua New Zealand

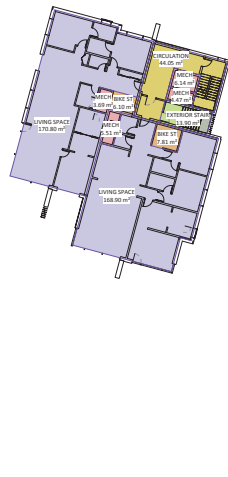


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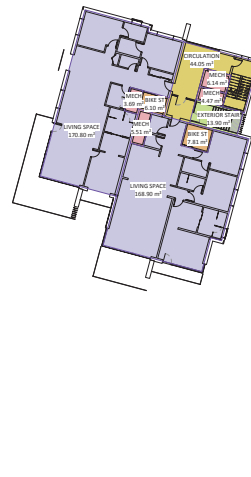
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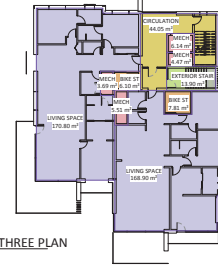
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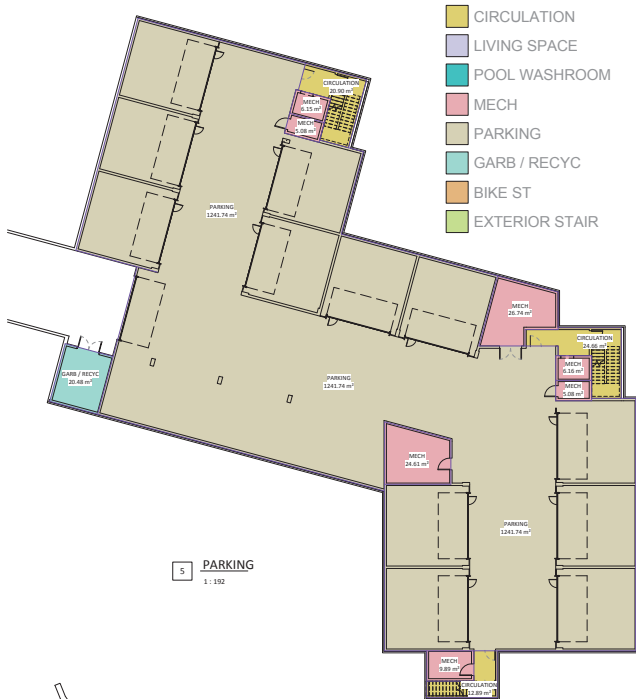
2 LEVEL TWO PLAN  
1:250



3 LEVEL THREE PLAN  
1:250



4 LEVEL FOUR  
1:250



5 PARKING  
1:150

- CIRCULATION
- LIVING SPACE
- POOL WASHROOM
- MECH
- PARKING
- GARB / RECYC
- BIKE ST
- EXTERIOR STAIR

AREA SCHEDULE (GFA)					
Number	Name	Area	Level	Building #	GFA / Exempt
0.1	CIRCULATION	21 m <sup>2</sup>	PARKING	1	GFA
0.2	CIRCULATION	25 m <sup>2</sup>	PARKING	2	GFA
0.3	CIRCULATION	13 m <sup>2</sup>	PARKING		GFA
		58 m <sup>2</sup>			
1.2	CIRCULATION	44 m <sup>2</sup>	LEVEL ONE	2	GFA
1.1	CIRCULATION	44 m <sup>2</sup>	LEVEL ONE	1	GFA
1.6	LIVING SPACE	169 m <sup>2</sup>	LEVEL ONE	2	GFA
1.5	LIVING SPACE	171 m <sup>2</sup>	LEVEL ONE	2	GFA
1.3	LIVING SPACE	169 m <sup>2</sup>	LEVEL ONE	1	GFA
1.4	LIVING SPACE	171 m <sup>2</sup>	LEVEL ONE	1	GFA
1.7	POOL WASHROOM	7 m <sup>2</sup>	LEVEL ONE		GFA
		774 m <sup>2</sup>			
2.2	CIRCULATION	44 m <sup>2</sup>	LEVEL TWO	2	GFA
2.1	CIRCULATION	44 m <sup>2</sup>	LEVEL TWO	1	GFA
2.6	LIVING SPACE	169 m <sup>2</sup>	LEVEL TWO	2	GFA
2.4	LIVING SPACE	169 m <sup>2</sup>	LEVEL TWO	1	GFA
2.5	LIVING SPACE	171 m <sup>2</sup>	LEVEL TWO	2	GFA
2.3	LIVING SPACE	171 m <sup>2</sup>	LEVEL TWO	1	GFA
		767 m <sup>2</sup>			
3.2	CIRCULATION	44 m <sup>2</sup>	LEVEL THREE	2	GFA
3.1	CIRCULATION	44 m <sup>2</sup>	LEVEL THREE	1	GFA
3.6	LIVING SPACE	169 m <sup>2</sup>	LEVEL THREE	2	GFA
3.5	LIVING SPACE	171 m <sup>2</sup>	LEVEL THREE	2	GFA
3.3	LIVING SPACE	171 m <sup>2</sup>	LEVEL THREE	1	GFA
3.4	LIVING SPACE	169 m <sup>2</sup>	LEVEL THREE	1	GFA
		767 m <sup>2</sup>			
Total GFA		2368 m <sup>2</sup>			

AREA SCHEDULE (Exempt)					
Number	Name	Area (m <sup>2</sup> )	Level	Building #	GFA / Exempt
0.4	MECH	6 m <sup>2</sup>	PARKING	1	EXEMPT
0.5	MECH	5 m <sup>2</sup>	PARKING	1	EXEMPT
0.6	MECH	27 m <sup>2</sup>	PARKING		EXEMPT
0.7	MECH	25 m <sup>2</sup>	PARKING		EXEMPT
0.8	MECH	6 m <sup>2</sup>	PARKING	2	EXEMPT
0.9	MECH	5 m <sup>2</sup>	PARKING	2	EXEMPT
0.10	MECH	10 m <sup>2</sup>	PARKING		EXEMPT
0.11	PARKING	1242 m <sup>2</sup>	PARKING		EXEMPT
0.12	GARB / RECYC	20 m <sup>2</sup>	PARKING		EXEMPT
1.8	MECH	6 m <sup>2</sup>	LEVEL ONE	1	EXEMPT
1.9	MECH	4 m <sup>2</sup>	LEVEL ONE	1	EXEMPT
1.10	MECH	4 m <sup>2</sup>	LEVEL ONE	1	EXEMPT
1.11	MECH	6 m <sup>2</sup>	LEVEL ONE	1	EXEMPT
1.12	MECH	6 m <sup>2</sup>	LEVEL ONE	2	EXEMPT
1.13	MECH	4 m <sup>2</sup>	LEVEL ONE	2	EXEMPT
1.14	MECH	4 m <sup>2</sup>	LEVEL ONE	2	EXEMPT
1.15	MECH	6 m <sup>2</sup>	LEVEL ONE	2	EXEMPT
1.16	BIKE ST	6 m <sup>2</sup>	LEVEL ONE	1	EXEMPT
1.17	BIKE ST	8 m <sup>2</sup>	LEVEL ONE	1	EXEMPT
1.18	BIKE ST	6 m <sup>2</sup>	LEVEL ONE	2	EXEMPT
1.19	BIKE ST	8 m <sup>2</sup>	LEVEL ONE	2	EXEMPT
1.20	EXTERIOR STAIR	14 m <sup>2</sup>	LEVEL ONE	1	EXEMPT
1.21	EXTERIOR STAIR	14 m <sup>2</sup>	LEVEL ONE	2	EXEMPT
2.7	MECH	6 m <sup>2</sup>	LEVEL TWO	1	EXEMPT
2.8	MECH	4 m <sup>2</sup>	LEVEL TWO	1	EXEMPT
2.9	MECH	4 m <sup>2</sup>	LEVEL TWO	1	EXEMPT

AREA SCHEDULE (Exempt)					
Number	Name	Area (m <sup>2</sup> )	Level	Building #	GFA / Exempt
2.10	MECH	6 m <sup>2</sup>	LEVEL TWO	1	EXEMPT
2.11	MECH	6 m <sup>2</sup>	LEVEL TWO	2	EXEMPT
2.12	MECH	4 m <sup>2</sup>	LEVEL TWO	2	EXEMPT
2.13	MECH	4 m <sup>2</sup>	LEVEL TWO	2	EXEMPT
2.14	MECH	6 m <sup>2</sup>	LEVEL TWO	2	EXEMPT
2.15	BIKE ST	6 m <sup>2</sup>	LEVEL TWO	1	EXEMPT
2.16	BIKE ST	8 m <sup>2</sup>	LEVEL TWO	1	EXEMPT
2.17	BIKE ST	6 m <sup>2</sup>	LEVEL TWO	2	EXEMPT
2.18	BIKE ST	8 m <sup>2</sup>	LEVEL TWO	2	EXEMPT
2.19	EXTERIOR STAIR	14 m <sup>2</sup>	LEVEL TWO	1	EXEMPT
2.20	EXTERIOR STAIR	14 m <sup>2</sup>	LEVEL TWO	2	EXEMPT
3.7	MECH	6 m <sup>2</sup>	LEVEL THREE	1	EXEMPT
3.8	MECH	4 m <sup>2</sup>	LEVEL THREE	1	EXEMPT
3.9	MECH	4 m <sup>2</sup>	LEVEL THREE	1	EXEMPT
3.10	MECH	6 m <sup>2</sup>	LEVEL THREE	1	EXEMPT
3.11	MECH	6 m <sup>2</sup>	LEVEL THREE	2	EXEMPT
3.12	MECH	4 m <sup>2</sup>	LEVEL THREE	2	EXEMPT
3.13	MECH	4 m <sup>2</sup>	LEVEL THREE	2	EXEMPT
3.14	MECH	6 m <sup>2</sup>	LEVEL THREE	2	EXEMPT
3.15	BIKE ST	6 m <sup>2</sup>	LEVEL THREE	1	EXEMPT
3.16	BIKE ST	8 m <sup>2</sup>	LEVEL THREE	1	EXEMPT
3.17	BIKE ST	6 m <sup>2</sup>	LEVEL THREE	2	EXEMPT
3.18	BIKE ST	8 m <sup>2</sup>	LEVEL THREE	2	EXEMPT
3.19	EXTERIOR STAIR	14 m <sup>2</sup>	LEVEL THREE	1	EXEMPT
3.20	EXTERIOR STAIR	14 m <sup>2</sup>	LEVEL THREE	2	EXEMPT
4.1	MECH	14 m <sup>2</sup>	LEVEL FOUR	1	EXEMPT
4.2	MECH	14 m <sup>2</sup>	LEVEL FOUR	2	EXEMPT
Total Area		1660 m <sup>2</sup>			

## GROSS FLOOR AREA

774 m<sup>2</sup> LEVEL ONE  
767 m<sup>2</sup> LEVEL TWO  
767 m<sup>2</sup> LEVEL THREE  
58 m<sup>2</sup> PARKING

2368 m<sup>2</sup>

MAX. PERMITTED 2370m<sup>2</sup>

Rev.	Date	Description	By
1	2015.08.27	ISSUED FOR PERMIT	DB

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Drawn By JH  
 Checked By JH



AREA PLANS  
 Scale As indicated A810  
 Project Indigo Villas - Lot 4  
 Project Address 8413 Indigo Lane  
 Client Name Adolfo de Venezuela New Zealand



9/1/2015 8:48:27 PM  
**DP APPLICATION**  
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#### SITE CONDITIONS

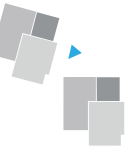
The site is in an elevated location overlooking Green Lake and the Whistler Blackcomb ski area. The site is a gently sloping mound of earth surrounded by public streets to the north, west and south and a small wooded creek area to the east. Neighboring dwellings to the north on Ski Jump Rise are typically three storeys. Typical grade on the site is one storey above Indigo Lane and proposed dwellings on Indigo Lane are typically a single storey at street level with 1-2 levels below. This provides the potential for excellent exposure to sunlight and views of the stunning topography of the valley.

#### THE BRIEF

The initial brief was for a 12-unit residential development on 3-4 levels with underground parking below. The units were to be generously sized, with approximately 180m<sup>2</sup> of floor area, and have 2-3 bedrooms. Each unit is to be a single level, in order to meet the changing needs over time of the families that will live there. This also called for very robust construction to create twelve adaptable, very durable homes with a very high standard of comfort. Concrete construction was proposed as a guarantee of solidity and excellent acoustic performance. A swimming pool and hot tub amenity were required for the development. Certain essential parameters such as the maximization of light, views and building quality were established at the outset. While a high performance building structure and envelope were required, the architectural expression and materials used must reflect elements of the local environment, climate and culture.



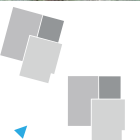








VIEW FROM POOL AREA







VIEW FROM SKI JUMP RISE





# Landscape Site Plan

DATE:	January 6, 2015	SCALE:	1:150
PROJECT #:	850	ITEM:	
REVISION #:	0	BY:	LI

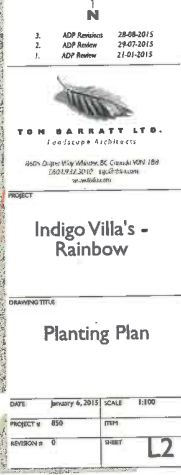


<i>Shiraz</i>				
<i>Amurshcher shchiba</i>	Serdobshcher	m	5	all pot
<i>Azalea 'Pink Light'</i>	Azalea	Ap	32	all pot
<i>Cornus stolonifera</i>	Radziej Dopejond	Cs	4	all pot
<i>Rosa rugosa pinnata</i>	Plaga Pins	Pm	6	all pot
<i>Rosa 'Marian Frobiher'</i>	Marian Frobiher Rose (light pink)	rr	2	all pot
<i>Rosa explorer 'Fronzenac'</i>	Fronzenac Rose (deep pink)	RF	3	all pot
<i>Rosa woodii</i>	Wood's Rose	w	84	all pot
<i>Wendlandod PP4</i>	Wendlandod	Rh	34	all pot
<i>Salix purpurea</i>	Thornbriker	Rp	33	all pot
<i>Salix purpurea 'Goldfinch'</i>	Goldfinch Salix	Sp	45	all pot

Hydroseed Mix - Herbaceous Natural Rough

Grass Mix to 12"± Height:  
35% Nakiska Sheep Fescue  
35% Aurora Hard Fescue  
15% 4 Aces Kentucky Bluegrass  
5% Barracuda Red Top  
10% Fulks Alkali Grass

Note: All planting beds to be irrigated by accredited Irrigation Professional.











Bega 2135LED Recessed Wall Light  
- Lighting integrated into gabion wall along path to the pool



Structura Mac II Bollard  
- Pedestrian level wayfinding along walkways

MAC II



Bruck Orion Lasso  
- Decorative lighting under benches at the hot tub, Lighting entry sign



BK Delta Star  
- Tree Lighting, Uplighting

Delta Star™  
Shown in Granite Wormhole Finish (32W)



BK ArtiStar  
- Lighting along privacy screens

Surface Mount  
ArtiStar Series™  
Recessed Uplight™  
Shown in Black Wormhole Finish (32W)



Wagner LEDPod  
- Handrail lighting

#### LIGHTING LEGEND

- LED Strip Light  
Bruck Orion Lasso
- Uplight/Downlight  
Delta Star - BK Lighting
- Bollard  
Mac II - Structura
- Feature Uplight  
ArtiStar - BK Lighting
- Railing Light  
Lumenail Ledpod (Round) - Wagner
- Wall Light  
2135 Recessed Wall Light - Bega



2.	ACP Revision	28-09-2015
3.	ACP Revision	29-07-2015
4.	ACP Revision	21-01-2015

**TOM BARRATT LTD.**  
Landscape Architects  
8605 Dufferin Way, Unit 100, BC Canada V6N 1B8  
250.952.2000 | info@tombarratt.com  
www.tombarratt.com

**Indigo Villa's -  
Rainbow**

**Landscape  
Lighting Plan**

DATE: January 6, 2015 SCALE: 1:150

PROJECT # 600

DESIGNER: L3

Indigo Villas  
 8413 Indigo Lane  
 2<sup>nd</sup> Review  
 File No. DP1408

*The applicant team of Luis E. Garcia, Indigo Villas, Derek Venter, Jamie Harte and Michaela Balkova, DVAD Inc., Tom Barratt and Annie Millar, Tom Barratt Landscape entered the meeting.*

Amica Antonelli, Planner, RMOW introduced the project which was previously reviewed by Panel at the January 21, 2015 meeting. The primary changes are to the building façade and floor plans. Staff seeks Panel feedback regarding materials and architectural details.

Derek Venter advised on the following.

1. The site is raised; the highest point is approximately 1 storey above the street.
2. Underground parking for the units with guest parking located at the north side of the building.
3. The proposed building height will be approximately 1 meter below the maximum allowable roof height.
4. 2 buildings, each with a circulation core.
5. Mechanical equipment located on roof top, access will be for servicing, no rooftop decks for any of the units.
6. Private amenities on the south side with good views and sunlight.
7. Shadow study has shown that after 4:00 p.m. in December there is no sunlight anyways, therefore there are no significant shadow impacts.
8. Panel commented previously that the space between the buildings felt like a left over space. Addressed this with the addition of a 10 to 11 ft. high pergola which is the same height as the lower storey and the building siding. The pergola is stepped, it creates a path and sense of discovery.
9. Exposed glulam beams that will age and weather.
10. Sustainable building with a long life span; will not need painting every 5 years.
11. 6" horizontal board with pine-tar finish siding option for the lower part of the building. Pine-tar takes a long time to dry, the proposed application process would be to apply it in a controlled environment to allow it to dry then install on site. Pine-tar has a very long life span.
12. 3" wide red cedar above the pine-tar siding, coated to prevent the cedar from becoming brittle.
13. High quality triple pane windows, metal outside, spruce inside which helps to achieve the Passive Standard. LEED silver is achievable but may be cost prohibitive.
14. 2 unit types, each distinctly different. 9 to 10 ft. high ceilings. Extensive glazing.
15. Secure bike storage in each unit's locked off garage.
16. Recycling relocated to parkade entry area.
17. Pool mechanical equipment located outside.

18. Parkade has been screened from the units above.
19. The pool, hot tub and fire pit are situated at different levels from one another to provide a sense of separation.
20. Shared garden area.

Annie Millar advised on the following.

21. The pool deck is approximately 1.9 m lower than the finished elevation of the units to provide screening from the units.
22. Washroom building has been integrated with the landscape.
23. Shading and seating opportunities on the pool deck.
24. Circulation and walkways reduced. There is 1 accessible ramp at 5% grade to the pool deck.
25. Community garden area.
26. Each unit will have a large exterior patio and lawn area.
27. Landscaping will provide screening between the units.
28. Low growing hydro seed mix with tall trees to break up frontage; landscaping under the pergola structure; ornamental grasses.
29. Landscape lighting plan at a pedestrian scale to orient and guide pedestrians.

Panel appreciated the quality presentation, level of detail, material samples and offers the following comments.

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

1. Some panel members had concerns with the building's neighbourly-ness and contextual response.
2. Panel felt that the landscaping could be utilized to minimize the building's impacts on the neighbourhood context
3. Panel recommends increasing the numbers of trees and significantly increasing the tree sizes.

#### **Form and Character**

1. Panel supports the building's overall form and character.
2. There was mixed support for the space between and the adjacency of the 2 buildings.
3. Panel felt the pergola treatment was interesting but needed to address privacy and long distance views.
4. Panel recommended more attention be given to address the livability of the building adjacencies.

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

1. Panel was very supportive of the expression of details and materials.
2. Panel felt it is important that the project continues to be well detailed as its success depends on their full execution.

Moved by Pam Frentzel-Beyme  
Seconded by Pat Wotherspoon

**That** the Advisory Design Panel supports the project as presented subject to the applicant addressing the following:

- i. Shadow impacts to the neighbours;
- ii. the space between the buildings for livability and view corridor opportunities;
- iii. augmenting the landscaping on the north side.

Panel does not need to see this project return for further review.

CARRIED.

*The applicant team left the meeting.*

DRAFT





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** September 15, 2015

**REPORT:** 15-109

**FROM:** Resort Experience

**FILE:** DP 1463

**SUBJECT:** DP 1463 – 1220/1224 ALPHA LAKE ROAD – PHASE 1 LIGHT INDUSTRIAL/  
COMMERCIAL DEVELOPMENT

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council approve the issuance of Development Permit 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.

### REFERENCES

**Civic Address:** 1220/1224 Alta Lake Road

**Legal Description:** Strata Lots 2 and 4, Strata Plan VR2291

**Owners:** 1019231 BC LTD., INC. NO. 1019231  
1019306 BC LTD., INC. NO. 1019306  
1019239 BC LTD., INC. NO. 1019239  
PMC HOLDINGS LTD., INC. NO. 1019264

**Zoning:** Industrial Service One (IS1) and Industrial Auxiliary One (IA1)

**Appendices:**

"A"	Location Plan
"B"	Architectural and Landscape Plans
"C"	Draft Advisory Design Panel Minutes, Aug. 26, 2015
"D"	Green Building Project Checklist

## PURPOSE OF REPORT

This report seeks Council's approval of Development Permit DP 1463, a proposal for the phase 1 development of 1220/1224 Alpha Lake Road to accommodate a 2-storey, 18,740 sq. ft., light industrial/ commercial building.

The lands are located within Development Permit Area No. 7 of Whistler's Official Community Plan and the development permit is subject to Council approval.

## DISCUSSION

### Background

The property at 1220/1224 Alta Lake Road is located on the north side of Alpha Lake Road and is bounded by SMD Automotive to the west and Cardinal Concrete to the east. The property, comprised of two strata lots, backs onto Crown lands with the rearward portion of the site lying within the BC Hydro right-of-way (see Appendix A). Both lots are currently undeveloped.

On May 21, 2013 Council approved Development Permit DP 1290 for a light industrial/ commercial building at 1220 Alpha Lake Road subject to resolution of certain conditions. These conditions were not satisfied and as a result, the Development Permit was not issued. The owners subsequently sold the undeveloped property and the new owners are now applying for a development permit for a building of similar massing in the same location, but with different detailing. The building approved previously under DP 1290 is described in Council Report 13-047.

### Current Development Proposal

#### Site Planning and Parking

The phase 1 development proposes a new building on the lot located at 1220 Alpha Lake Road with the intent of expanding the building onto 1224 Alpha Lake Road in the future. Access to the building site is via a panhandle along the south side of 1224 Alpha Lake Road.

Pedestrian access parallels the driveway and connects the development to the street. Sixteen parking stalls are located in front of the building adjacent to the pedestrian walkway. Two loading bays are provided at the entry to the site. Thirty- two additional surface parking stalls are provided at the back of the site for a total of 48 parking stalls.

The landscape plan provides screening of the surface parking areas and a vegetated, green edge along the street.

#### Building Design

The proposed building is oriented in a north to south alignment and will consist of four two storey commercial/ light industrial units with an overall gross floor area of 1,741 square metres (18,740 sq. ft.). Building construction is precast concrete.

The building takes a strong rectangular form with some stepping on the front elevation. Further articulation is achieved by way of glass entry doors and windows, overhead garage doors, projecting corrugated metal canopies over each CRU, and signage. A wood band wraps around the windows of the upper level providing some warmth. A small deck is situated at the South end for

staff. The building does not face Alpha Lake Road, as there is another lot (1224 Alpha Lake Road) between the road and the subject parcel, which is planned to be developed in the future as Phase 2.

Proposed exterior materials, finishes and architectural detailing are shown on the architectural drawings, and include complementary materials, colours and finishes.

### Signage

Property signage is subject to Development Permit approval and Whistler's Sign Bylaw, with the intent of coordinating building signage. The signage information is preliminary. Therefore, staff recommends that a condition of the Development Permit require that future signage be approved by the General Manager of Resort Experience.

### Lot Consolidation and Future Phase 2

The applicants own both 1220 and 1224 Alpha Lake Road and are currently in the process of consolidating the two lots, thereby eliminating the common parcel line. This consolidation does not require the authorization of the RMOW approving officer. The intent of this consolidation is to create one larger development parcel without internal setback issues as the applicants intend to expand the proposed building in the future. Staff and the Advisory Design Panel have advised the applicant that this future expansion will need to address Alpha Lake Road.

### **Advisory Design Panel Review**

The Advisory Design Panel reviewed this project on August 26, 2015. The Panel supported the project as presented with the following comments to be addressed with staff:

1. The Panel cautioned the applicant on the maintenance and long term durability of wood, and to consider methods to protect wood for durability.
2. The Panel further asked that the applicants ensure that the landscape is effective for storm water management.

Staff recommends that both the above-noted items be addressed as conditions of Development Permit approval. The Draft minutes from the Advisory Design Panel meeting are attached to this report as Appendix C.

### **WHISTLER 2020 ANALYSIS**

<b>W2020 Strategy</b>	<b>TOWARD</b> Descriptions of success that resolution moves us toward	<b>Comments</b>
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's mountain character, protecting viewscales and evoking a dynamic sense of place.	The proposed development is suitable for the neighbourhood.
"	Continuous encroachment on nature is avoided.	All new work will be contained on the development lot.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	The development is owned by four local business partners, all of who will be occupying CRUs in the building.

<b>W2020 Strategy</b>	<b>AWAY FROM</b> Descriptions of success that resolution moves away from	<b>Mitigation Strategies and Comments</b>
	None	

## OTHER POLICY CONSIDERATIONS

### OCP Development Permit Area Guidelines

The lands are designated a development permit area for:

1. The establishment of objectives provision of guidelines for the form and character of development; and
2. Protection of development from hazardous conditions.

The table below summarizes OCP Guidelines for Form and Character in Development Permit Area 7:

OCP Guideline	Comment
The development should be designed to ensure that the building is appropriately situated in accordance with parking, loading, and landscaping requirements.	The building is sited within allowable setbacks (apart from the Southeast corner). Parking requirements are exceeded.
All surface parking areas must be enhanced with landscaping and berms. Parking areas must provide adequate areas for snow storage and drainage.	Parking is screened with landscaping. Space for snow storage is provided.
Comprehensive signage programs are required and must be consistent with building design. Character signs or consolidated sign displays are encouraged.	The applicants will provide signage details as they become available.

Staff recommends that the development scheme proposed under DP 1463 satisfies the criteria for form and character of development in Development Permit Area No. 7.

The table below summarizes OCP Guidelines for Protection from Hazardous Conditions in DP Area 7:

OCP Guideline	Comment
The Municipality may specify areas of lands that are located above flood levels to remain free of development to control erosion or protect banks where existing conditions may lead to erosion.	Three covenants are registered on title in favour of the RMOW to ensure distance from stream banks and further provide a flood control level. The proposal meets the covenants.
The natural boundary of streams shall remain free of development except in accordance with any conditions contained in the permit to control erosion or protect banks	As above.

### Zoning Analysis

The parcel is split-zoned, with the forward portion being zoned IS1 (Industrial Service One) and the rearward portion being IA1 (Industrial Auxiliary One). This split zoning allows for development on the front of the lot but only permits parking and storage uses at the rear.

Essential Project Statistics/ Project Zoning Compliance are identified in the accompanying table:

		DP1463	Zoning Bylaw	Conforms?
Parcel Area		6,656 m <sup>2</sup>	930 m <sup>2</sup> Minimum	Yes
Floor Space Ratio		0.26	0.75	Yes
Gross Floor Area		1,741 m <sup>2</sup>	3,204 m <sup>2</sup>	Yes
Building Height		8.6 m	12 m	Yes
Setbacks	Front	7.5 m	7.5 m	Yes
	Side	3.0 m	3.0 m	No (proposed building encroaches slightly)
	Rear	1.5 m	1.5 m	No (existing retaining wall encroaches)
Parking		48 stalls	33 stalls	Yes
Loading		2 bays	2 bays	Yes

Setback variances will be required as follows:

1. To accommodate an existing retaining wall constructed by the previous owners. The wall extends beyond the property lines. Staff have advised the current owners that they will need to contact the Crown to ratify a small portion of the retaining wall on Crown Lands.
2. To accommodate the southeast corner of the proposed building which is 2.4 m from the parcel line as illustrated in Appendix B.

### Green Building Policy

Green Building Policy G-23 provides guidance for six broad objectives for the design, construction, and operation of buildings and their surrounding landscapes (Site/ Landscape, Energy, Water, Materials, Waste, and Indoor Environment). The applicant has submitted a letter (attached as Appendix D) outlining their commitment to meeting the performance goals of Policy G-23.

### Snow Shed Policy

Snow Shed Policy G-16 requires that all projects subject to a Development Permit be reviewed for snow shedding by a professional engineer. Staff have advised the applicants regarding the requirements of Policy G-16.

### BUDGET CONSIDERATIONS

The Municipality's direct costs of processing and reviewing this application are covered through development permit application fees. Development cost charges for sewer, water, transportation, and recreation will be applicable at time of Building Permit.

### COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted on the property per Development Permit application requirements. No inquiries from the public have been received.

### SUMMARY

This report seeks Council's approval of Development Permit DP 1463, a proposal for the phase 1 development of 1220/1224 Alpha Lake Road to accommodate a 2-storey, 18,740 sq. ft., light industrial/ commercial building.

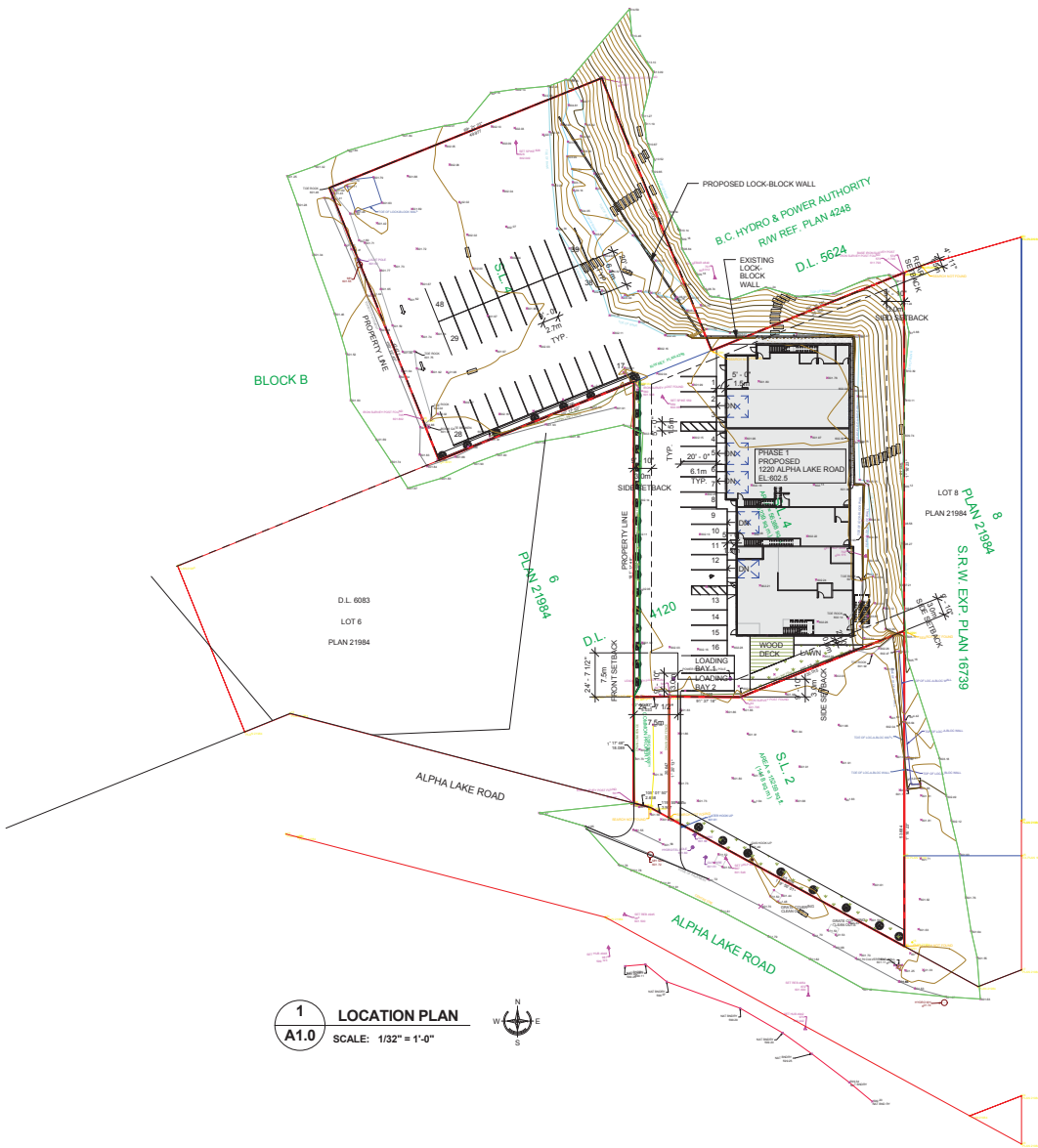
Respectfully submitted,

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

LOCATION PLAN

DP 1463 – 1220/1224 Alpha Lake Road – Phase 1 Light Industrial/Commercial Development





1 LOCATION PLAN  
A1.0 SCALE: 1/32" = 1'-0"

**BUILDING INFORMATION**  
CIVIC ADDRESS: 1220 ALPHA LAKE ROAD, WHISTLER, BC  
LEGAL DESCRIPTION: STRATA LOT 2 & 4, D.L. 4120 & D.L. 5624, GP. 1, N.W.D., STRATA PLAN VR2291

**ZONING:** IS - 1 & IA1

**DENSITY CALCULATION**  
TOTAL LOT AREA (LOT 2 & 4): 71,647 SQ. FT. (6,656 SQ. M)  
LOT AREA (ZONING IS-1): 45,898 SQ. FT. (4,272 SQ. M)  
MAX FSR: 0.75  
MAX FSR: 34,498 SQ. FT. (3,204 SQ. M)

**FLOOR AREA:**  
GROUND FLOOR: 10,893 SQ. FT.  
- ELEC. ROOM: 99 SQ. FT.  
- MECH. ROOM: 106 SQ. FT.  
- GARAGE ROOM: 216 SQ. FT.  
TOTAL: 10,482 SQ. FT.  
SECOND FLOOR: 8,254 SQ. FT.

**GROSS FLOOR AREA:** 18,738 SQ. FT. (1,741 SQ. M)  
**PROVIDED FSR:** 0.26  
**MAX HEIGHT:** 39'-5" (12M)

**BUILDING AREA:** 10,893 SQ. FT. (1,028 SQ. M)  
**BUILDING HEIGHT:** 28'-4" (8.6 M)

**PARKING**  
**REQUIRED:**  
# STALLS TOTAL: 1,012 SQ. M/1000=10 STALLS  
MANUFACTURING: 1,012 SQ. M/1000=10 STALLS  
OFFICE: 70750 M/1000=2 STALLS  
TOTAL: 25 STALLS  
**PROVIDED:**  
# STALLS: 48 STALLS  
# LOADING: 1 STALL  
# LOADING: 2 LOADING

**SETBACKS:**  
FRONT YARD: 7.5M (24'-7")  
SIDE YARD: 3M (9'-10")  
REAR YARD: 1.5M (4'-11")

**2012 BC BUILDING CODE ANALYSIS:**  
OCCUPANCY CLASSIFICATION: ARTICLE-BCBC 2012 3.2.2.75  
GROUP D - OFFICE  
GROUP F2 - MEDIUM HAZARD INDUSTRIAL OCCUPANCIES

**SPRINKLERS:** YES  
**FIRE ALARM:** YES  
**NO. OF STORIES:** TWO  
**BLDG CONST:** COMB. NON-COMB.  
**FLOOR:** 45 MIN. IF COMB.  
**ROOF:** N/A  
**MEZZ:** 45 MIN. IF COMB.  
**SUPPORTS:** 45 MIN. IF COMB.

**OCCUPANT LOAD:** TABLE 3.1.1.1  
MANUFACTURING: 10/1220=28 PERSONS  
OFFICE: 77/48=33 PERSONS  
TOTAL: 119 PERSONS

**EXIT REQUIREMENTS:**  
TRAVEL DISTANCE: 45M (147')  
EXIT: 2 EXITS/UNIT REQUIRED  
2 PROVIDED/UNIT

DRAWING LIST:

- A1.0 LOCATION PLAN
- A2.0 GROUND FLOOR PLAN
- A2.1 SECOND FLOOR PLAN
- A2.2 ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 SECTIONS
- A7.0 SCHEDULE

ATA ARCHITECTURAL DESIGN LTD.

200 -1687 West Broadway  
Vancouver BC V6J 1X2  
Tel: (604) 736-3730  
Fax: (604) 736-3771  
www.ataarchitect.ca

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REVISIONS:

rev	date	description
1.	MAY15-15	SENT TO CLIENT
2.	JUL 13-15	ISSUED FOR DP
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CONSULTANT:

PROJECT:

1220 ALPHA LAKE ROAD  
WHISTLER, BC

SHEET TITLE:  
LOCATION PLAN

CHECKED BY: ATA  
DRAWN BY: CL  
START DATE: Issue Date  
SCALE: AS NOTED

PROJECT NO. 1220  
DRAWING NO. A1.0



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OWNER: [REDACTED]  
DATE: [REDACTED]

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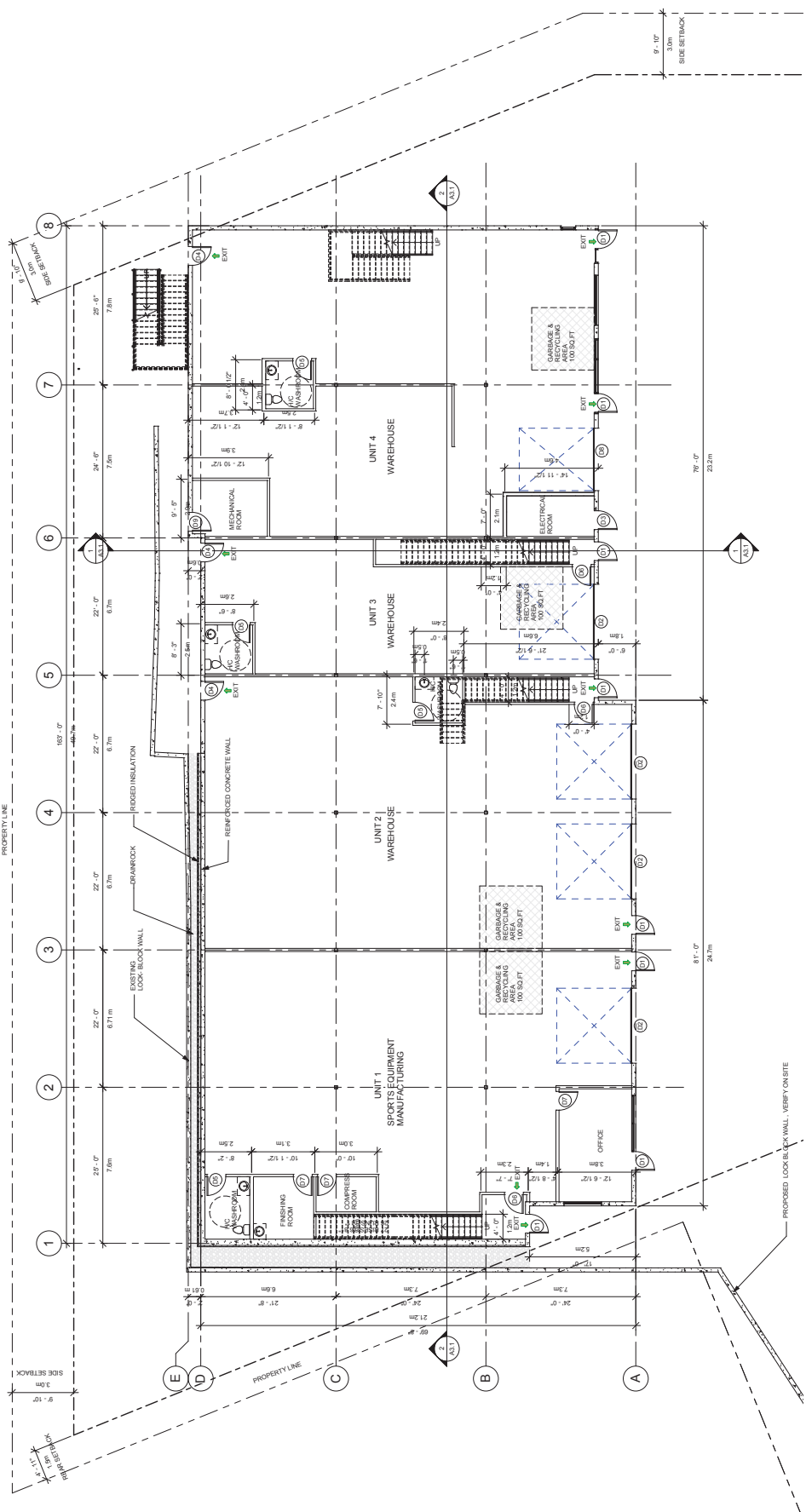
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PROJECT:  
1220 ALPHA  
LAKE ROAD  
WHISTLER, BC

SHEET TITLE:  
GROUND  
FLOOR PLAN  
PENDIX

CHECKED BY: ATA  
DRAWN BY: A/Arch  
START DATE: [REDACTED]  
SCALE: [REDACTED]

PROJECT NO: 1220  
DRAWING NO: A2.0



1 GROUND FLOOR PLAN  
A2.0  
SCALE: 1/8" = 1'-0"

**REVISIONS:**

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CONSULTANT:

PROJECT:

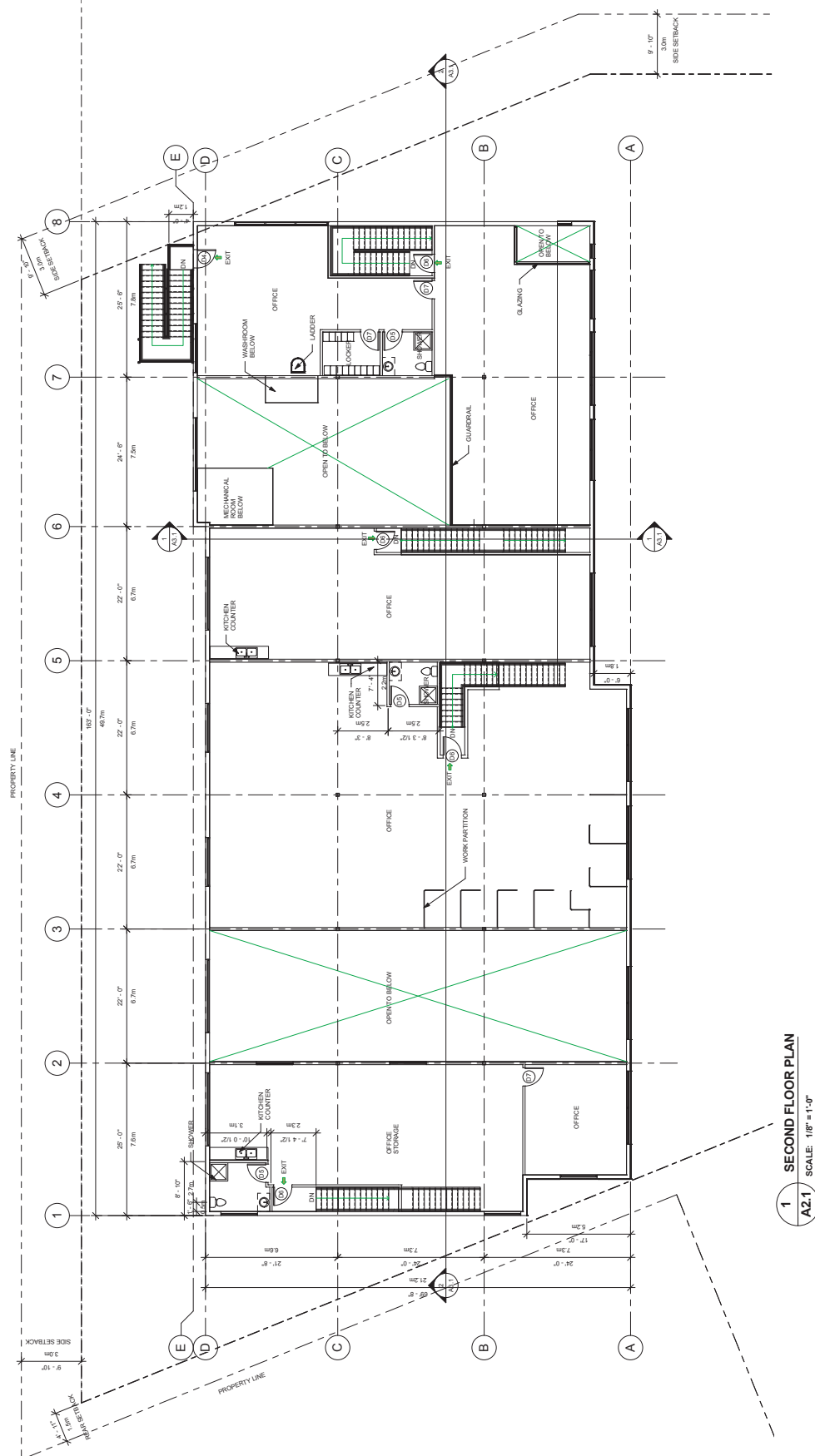
1220 ALPHA  
LAKE ROAD  
WHISTLER, BC

**SHEET TITLE:**

## SECOND FLOOR PLAN

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DRAWN BY:	Author
START DATE:	Issue Date
SCALE:	AS NOTED

PROJECT NO.	1220	DRAWING NO.	A2.1
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REVISIONS:

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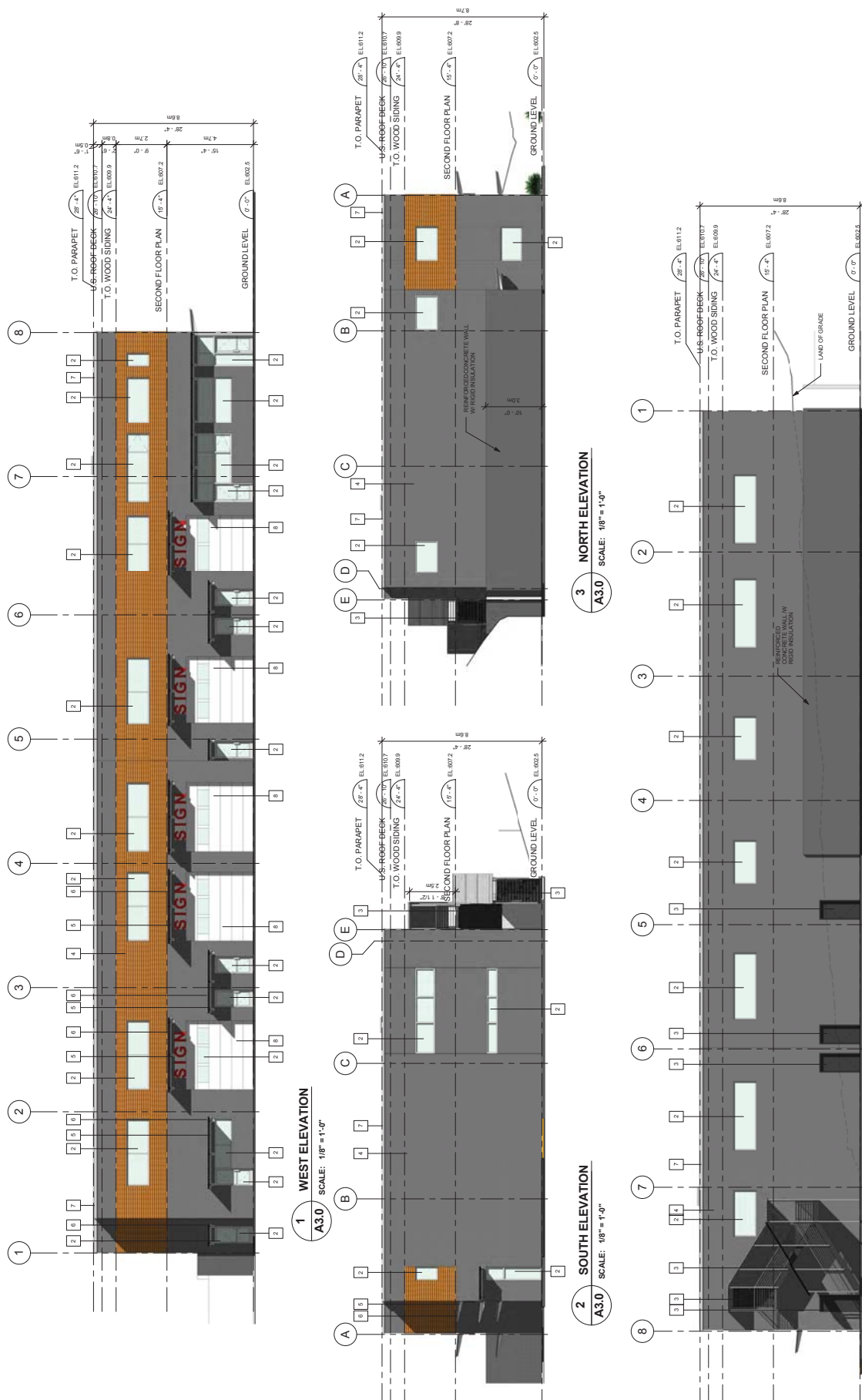
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1220 ALPHA  
LAKE ROAD  
WHISTLER, BC

SHEET TITLE:

## ELEVATIONS

CHECKED BY:	ATA
DRAWN BY:	Author
START DATE:	Issue Date
SCALE:	AS NOTED

PROJECT NO.	DRAWING NO.
1220	A3.0



## EXTERIOR FINISH SCHEDULE

1. WOOD SIDING FRONT - CEDAR SIDING WITH SHIGONS CETO L, 1 STAIN COLOR-CEDAR
2. WINDOWS AND STORE FRONT DOORS - CLAY ANODIZED ALUMINUM
3. REAR EAT DOORS AND EXTERIOR STAIRS - BENJAMIN MOORE BLACK IRON 2105-50
4. PRE-CAST CONCRETE WALLS - SMOOTH FINISH WITH BENJAMIN MOORE SOLID CASCADIAN WHITE BENJAMIN MOORE
5. GARDEN LOOKOUTS AND PARKING - BENJAMIN MOORE WHITEWATER 2105-50
6. CANOPY OVERLOADING - WEST FORM METALS 34 GAUGE - WP 638 CLADDING REFERENCE IN EXISTING PLAN
7. ROOF PERIMETER FLASHING 4" HEIGHT - WEST FORM METALS SILVER GRAY
8. GARAGE DOORS - RICHARD WILCOX THERMATEC GARAGE DOORS SILVER

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THE DRAWINGS ARE NOT TO BE SCALED  
THE DESIGN AND DRAWING REMAIN THE PROPERTY OF AFA  
ALL DIMENSIONS SHALL BE AS SHOWN ON THE DRAWINGS.  
DIMENSIONS SHALL BE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.  
ALL MATERIALS SHALL BE AS SPECIFIED OR APPROVED BY THE ARCHITECT.  
ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLICATIONS.  
THE CONTRACTOR MUST CHECK AND VERIFY ALL DETAILS  
AND DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR  
REPORTING ANY DISCREPANCIES TO THE ARCHITECT  
BEFORE COMMENCING WORK.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE TO BE  
USED ONLY FOR CONSTRUCTION PURPOSES AND NOT FOR  
REPRODUCTION OR REUSE WITHOUT THE WRITTEN PERMISSION OF AFA.

CONSULTANT:

PROJECT.

1220 ALPHA  
LAKE ROAD  
WHISTLER, BC

**SHEET TITLE:**

## SECTIONS <sup>AP</sup>

CHECKED BY: ATA

[illegible]DRAWN BY: \_\_\_\_\_  
AUTHOR: \_\_\_\_\_

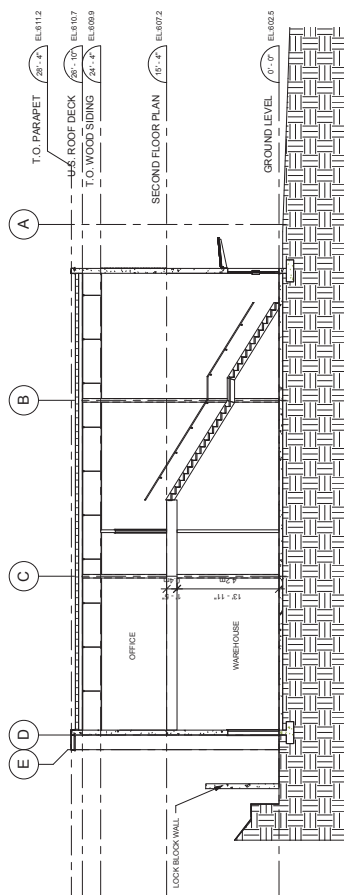
START DATE: \_\_\_\_\_ Issue Date

CALE: ~~AS NOTED~~

K	I
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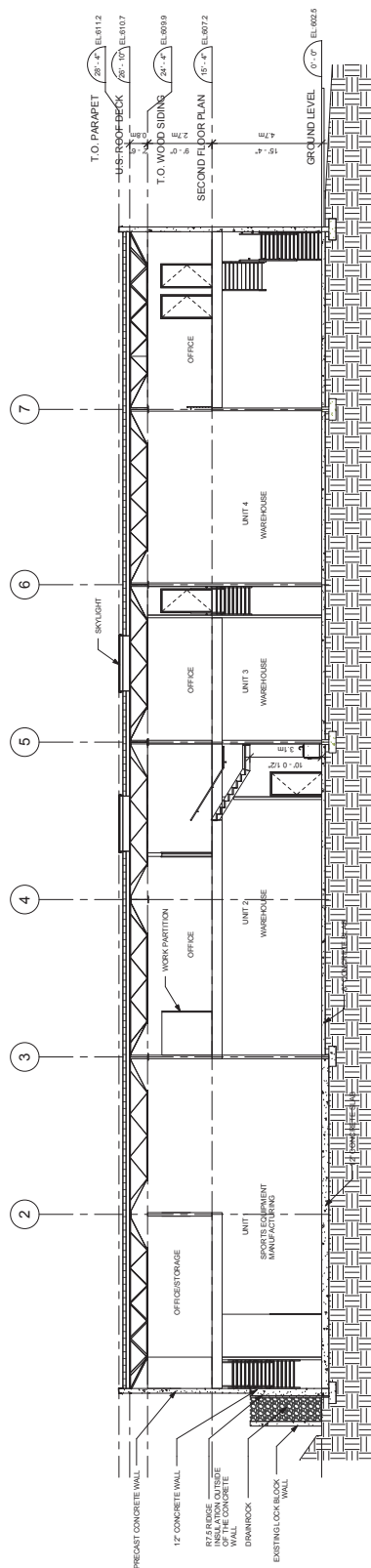
PROJECT NO.            DRAWING NO.           

Age	Gender	Height (cm)	Weight (kg)	Body Mass Index (kg/m <sup>2</sup> )	Waist Circumference (cm)	Waist-Hip Ratio	Trunk Flexion Angle (°)	Trunk Flexion Moment (Nm)	Trunk Flexion Torque (Nm)	Trunk Flexion Force (N)	Trunk Flexion Power (W)
20	Male	175	75	24.2	85	0.85	30	100	100	100	100
25	Male	180	80	24.7	90	0.85	35	120	120	120	120
30	Male	185	85	24.2	95	0.85	40	140	140	140	140
35	Male	190	90	24.7	100	0.85	45	160	160	160	160
40	Male	195	95	24.2	105	0.85	50	180	180	180	180
45	Male	200	100	24.7	110	0.85	55	200	200	200	200
50	Male	205	105	24.2	115	0.85	60	220	220	220	220
55	Male	210	110	24.7	120	0.85	65	240	240	240	240
60	Male	215	115	24.2	125	0.85	70	260	260	260	260
65	Male	220	120	24.7	130	0.85	75	280	280	280	280
70	Male	225	125	24.2	135	0.85	80	300	300	300	300
75	Male	230	130	24.7	140	0.85	85	320	320	320	320
80	Male	235	135	24.2	145	0.85	90	340	340	340	340
85	Male	240	140	24.7	150	0.85	95	360	360	360	360
90	Male	245	145	24.2	155	0.85	100	380	380	380	380
95	Male	250	150	24.7	160	0.85	105	400	400	400	400
100	Male	255	155	24.2	165	0.85	110	420	420	420	420
105	Male	260	160	24.7	170	0.85	115	440	440	440	440
110	Male	265	165	24.2	175	0.85	120	460	460	460	460
115	Male	270	170	24.7	180	0.85	125	480	480	480	480
120	Male	275	175	24.2	185	0.85	130	500	500	500	500
125	Male	280	180	24.7	190	0.85	135	520	520	520	520
130	Male	285	185	24.2	195	0.85	140	540	540	540	540
135	Male	290	190	24.7	200	0.85	145	560	560	560	560
140	Male	295	195	24.2	205	0.85	150	580	580	580	580
145	Male	300	200	24.7	210	0.85	155	600	600	600	600
150	Male	305	205	24.2	215	0.85	160	620	620	620	620
155	Male	310	210	24.7	220	0.85	165	640	640	640	640
160	Male	315	215	24.2	225	0.85	170	660	660	660	660
165	Male	320	220	24.7	230	0.85	175	680	680	680	680
170	Male	325	225	24.2	235	0.85	180	700	700	700	700
175	Male	330	230	24.7	240	0.85	185	720	720	720	720
180	Male	335	235	24.2	245	0.85	190	740	740	740	740
185	Male	340	240	24.7	250	0.85	195	760	760	760	760
190	Male	345	245	24.2	255	0.					



SECTION-1

A3.1



2 SECTION-2

131

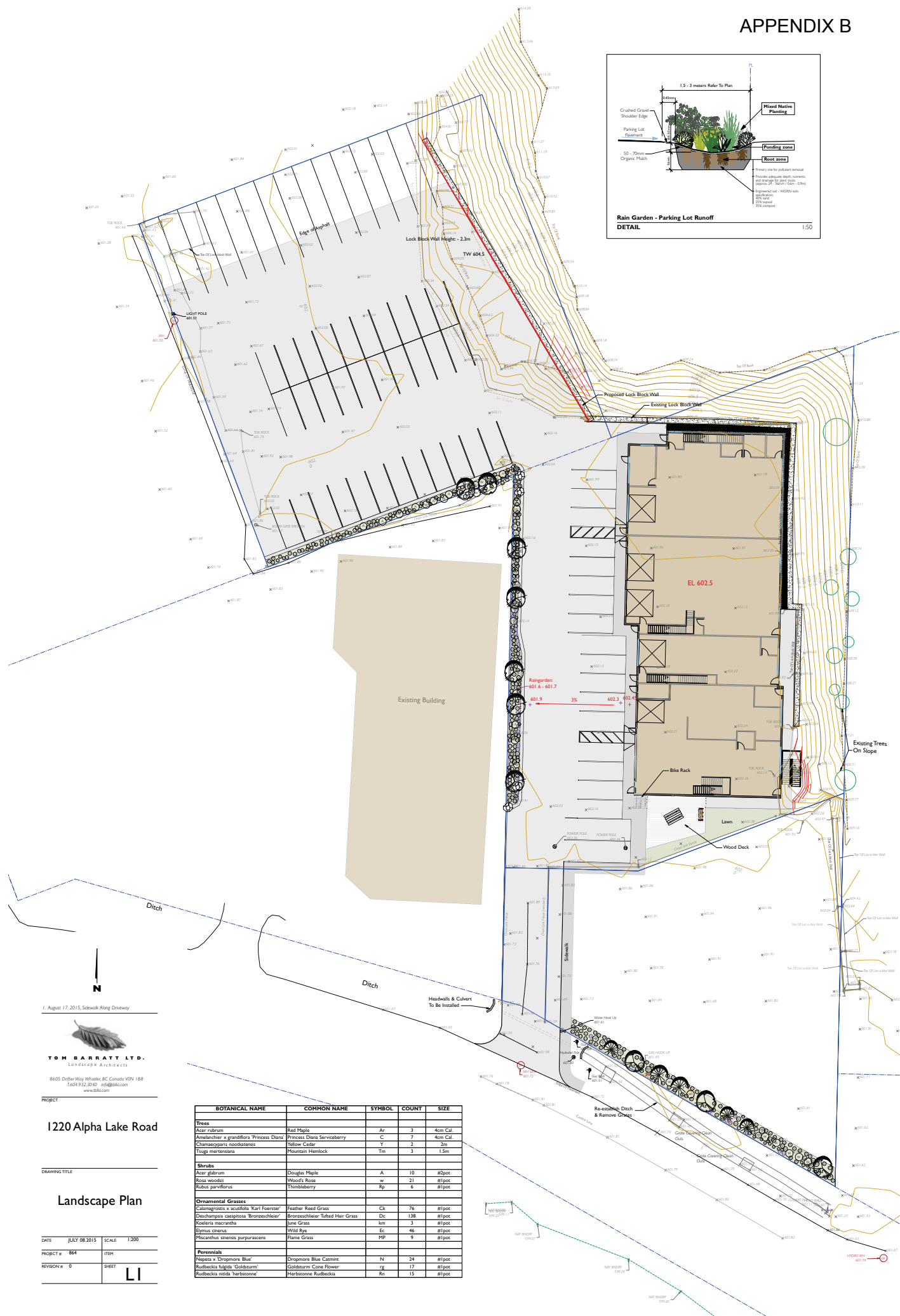
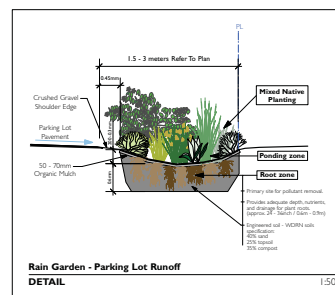












BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
<b>Trees</b>				
<i>Acer rubrum</i>	Red Maple	Ar	3	4m Cx
<i>Amelanchier x grandiflora</i> Princess Diana	Princess Diana Serviceberry	C	7	4m Cx
<i>Chamaecyparis nootkanensis</i>	Yellow Cedar	Y	2	2m
<i>Tilia mentiana</i>	Mountain Hemlock	Tm	3	1.5m
<b>Shrubs</b>				
<i>Acer glabrum</i>	Douglas Maple	A	10	#2pot
Rosa woodsii	Wood's Rose	W	21	#1pot
<i>Rubus parviflorus</i>	Thimbleberry	Rp	6	#1pot
<b>Ornamental Grasses</b>				
<i>Calamagrostis x scutellari</i> Karl Foerster	Reinher Reed Grass	Cx	76	#1pot
<i>Briza media</i>	Brizachloa	B	18	#1pot
<i>Deschampsia cespitosa</i> 'Bronzehorst'	Bronzehorst Tiffed Hair Grass	D	138	#1pot
<i>Koeleria macrantha</i>	Junco Grass	km	3	#1pot
<i>Elymus cinereus</i>	Wild Rye	Ec	46	#1pot
<i>Panicum tenuius purpurascens</i>	Plume Grass	HP	9	#1pot
<b>Perennials</b>				
<i>Opuntia x Dymoglossa Blue</i>	Opuntia Blue Caneless	N	24	#1pot
<i>Nepeta x ligula</i> 'Gigantea'	Goldenrod Cane Flower	G	17	#1pot
<i>Rudbeckia hirta</i>	Black-eyed Susan	R	15	#1pot
<i>Hydrastis canadensis</i>	Hydrastis	H	20	#1pot

Industrial Building  
1220 Alpha Lake Rd.  
1<sup>st</sup> Review  
File No. DP1463

*The applicant team of Chris Addario, Ario Construction Inc., Andrew Terrett, ATA Architectural Design, Tom Barratt and Annie Millar, Tom Barratt Landscape entered the meeting.*

Roman Licko, Planning Technician, RMOW introduced the project for a 2 storey 1,741 m<sup>2</sup> industrial building. Panel reviewed a similar proposal for this property at the April 17, 2013 meeting. Since then the property has changed ownership.

Andrew Terrett advised on the following.

1. Under the previous iteration the developer was unable to purchase property in the front (1224). Since then the proponent has been able to purchase it and consolidate the 2 lots.
2. This proposal is for a similar looking building but without the big heavy timber canopies over the front of the building.
3. The proposed building is a simple 2 storey concrete building with wood screening elements strapped to the concrete to soften the look of the building as well as to permit air flow.
4. Industrial canopies over doors to allow trucks to get into the building.
5. Steep lot. Building siting typical to the previous design.
6. Another building is proposed for the front lot in the future.

Tom Barratt advised on the following.

7. No significant landscape changes.
8. Rain garden, street tree planting, sidewalk, lawn area, wood deck area.

Panel supports the overall direction of the project and looks forward to Phase 2, development of the street frontage. Panel offers the following comments.

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

1. Panel recommends consideration of an effective storm water management system.
2. Consider environmental design, specifically the western and southern exposures to the building for sun shading and other environmental applications.

#### **Form and Character**

1. Panel recommends that the applicant plan for the second phase of development so that it will provide a sense of arrival to the property, with the building addressing the street.

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

1. Panel cautions the use of exposed wood elements from a maintenance and durability aspect.
2. Panel supports the use of a wood appearing material for ease of maintenance and long term durability.

Moved by Duane Siegrist

Seconded by Pam Frentzel-Beyme

**That** the Advisory Design Panel supports the project as presented with consideration of Panel's comments and does not need to see this project return for further review.

CARRIED.

*The applicant team left the meeting.*

DRAFT



Ario Construction Inc.  
Suite 400, 102 – 4369 Main St.  
Whistler, BC

Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, B.C.  
V0N 1B4

Re:1220 Alpha Lake Road Green Building Practices

Attn: Roman Licko, Planning Technician

This letter is to confirm that we have reviewed the RMOW Green Building policy and the owners of the subject property intend to conform with the guiding principles of the policy in the following ways:

Site/Landscape

- Use of a rain garden to reduce storm water runoff.
- Use of a rain garden to improve the quality of storm water runoff.
- Use of native trees, shrubs, ornamental grasses and perennials.

Energy

- Use of LED lighting wherever possible.
- Use of skylights to reduce lighting loads.
- Use of additional insulation in the walls and roof of the building to reduce heating loads.
- Use of natural ventilation to reduce cooling loads and improve indoor air quality.

Water

- Use of dual flush toilets and low-flow water fixtures to reduce potable water usage.
- Use of drought resistant plants to reduce watering needs.

Materials

- Use of durable exterior and interior finishes to improve the lifecycle of the building.
- Use of engineered wood frame components where possible to lower embodied energy of materials.
- Use of engineered wood frame components that comply to Sustainable Forestry Initiative standards where possible.

Waste

- Use of prefabricated building components to reduce construction waste.
- Active sorting of recyclable materials during construction to reduce construction waste.
- Integration of garbage and recycling areas in each occupant space to encourage waste reduction during occupancy.

Regards,

DocuSigned by:

Chris Addario

338ED2ED87547D...

Chris Addario  
Ario Construction Inc.



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** September 15, 2015

**REPORT:** 15-110

**FROM:** Infrastructure Services

**FILE:** 180.5, Bylaw 2095

**SUBJECT:** PARKING AND TRAFFIC AMENDMENT (SPEED LIMIT) BYLAW NO. 2095, 2015

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

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

### REFERENCES

None

### PURPOSE OF REPORT

The purpose of this report is to amend Parking and Traffic Bylaw No. 1512, 2001 with Parking and Traffic Amendment (Speed Limit) Bylaw No. 2095, 2015. This amendment will insert new section 4.1, which pertains to Lower Speed Limit on Designated Highways; and insert Schedule "B", identifying the locations where the speed limit has been reduced.

### DISCUSSION

In response to recent inquiries about speed limits in neighbourhoods, staff have completed a review of legislation related to this matter. Staff have determined that in order to have a speed limit lower than 50 kilometers per hour on a designated section of highway (including municipal roads), other than through a school zone or adjacent to a park, the change must be made by bylaw or amendment to a bylaw. A schedule within the bylaw will provide a description of each location where the lower speed limit is in effect.

Parking and Traffic Bylaw 1512, 2001 provides the municipality the power to regulate the usage of municipal highways. The proposed amendment will align our current speed limits with the requirements of legislation.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Transportation	Whistler's transportation system is safe and enjoyable	Studies have shown there is a drop in the rate of serious injuries when the vehicle involved is traveling at 30 km/h compared to 50 km/h. The assurance that this lower speed provides the residents and users in these areas will allow them to safely enjoy their environment and its interaction with the transportation system.

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

## OTHER POLICY CONSIDERATIONS

The proposed amendments are consistent with the powers set out in Sections 124 and 146 of the Motor Vehicle Act providing a municipality the power to erect signs and regulate speeds through the enactment of a bylaw.

## BUDGET CONSIDERATIONS

There are no financial impacts to the municipality as a result of the proposed bylaw amendments. These amendments are intended to bring the existing conditions in line with the stipulations of the Motor Vehicle Act.

## COMMUNITY ENGAGEMENT AND CONSULTATION

The future addition or subtraction of designated locations with a lower speed limit will be absorbed into the existing Traffic Calming Policy processes for investigation, review and public engagement. If requests for speed limit reductions are investigated and supported by staff, a bylaw amendment will be advanced to Council.

## SUMMARY

This report outlines changes to the Parking and Traffic Bylaw No. 1512, 2001 and recommends that Council give consideration to first, second and third reading to Parking and Traffic Amendment (Speed Limit) Bylaw No. 2095, 2015.

Respectfully submitted,

Jim Dunlop  
ENGINEERING TECHNOLOGIST  
for  
Joe Paul  
GENERAL MANAGER, INFRASTRUCTURE SERVICES



# WHISTLER

## MINUTES

**REGULAR MEETING OF MEASURING UP SELECT  
COMMITTEE OF COUNCIL (MUSCC)  
WEDNESDAY, NOVEMBER 5, 2014, STARTING AT 3:00 P.M.**

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

### PRESENT:

Mature Action Committee, Sue Lawther  
Whistler Chamber of Commerce, Sarah MacWilliams  
Member At Large, Phil Chew  
Tourism Whistler, Mary Ann Collishaw  
Whistler Adaptive Sports Program, Chelsey Walker  
Whistler Community Services Society, Melissa Deller  
Councillor, Andrée Janyk  
Measuring Up Coordinator, RMOW, Vice-Chair & Secretary, Sarah Tipler  
RMOW Staff Representative, Jake Belobaba  
Recording Secretary, Kay Chow

### REGRETS:

Whistler Blackcomb, Wendy Aitken

Sarah Tipler assumed the role of Chair and called the meeting to order at 3:11 p.m.

### ADOPTION OF AGENDA

Moved by Phil Chew  
Seconded by Sue Lawther

**That** MUSCC adopt the MUSCC agenda of November 5 2014.

CARRIED

### ADOPTION OF MINUTES

Moved by Sue Lawther  
Seconded by Sarah MacWilliams

**That** MUSCC adopt the Regular MUSCC minutes of February 5, 2014.

CARRIED

Introductions

Introduction of Jake Belobaba, Senior Policy Planner, RMOW.

### ITEMS FOR DISCUSSION



## MUSCC Membership

Sarah Tipler led the discussion regarding committee membership.

1. Annual appointment of committee members by Municipal Council each January.
2. Election of Measuring Up Committee Chair at the Measuring Up February 2015 meeting.
3. The Chair may not be an RMOW staff person.
4. Membership representation still required for accommodation sector and a 2<sup>nd</sup> Member-At-Large.
5. Phil Chew advised that he may not be available to continue to serve on the committee.

## Access Policy

Sarah Tipler led the discussion regarding the draft Access Whistler Policy and provided a spreadsheet of action items.

1. The intent of the policy will be to establish standards and also align with other corporate goals.
2. Committee members will be able to take back research and data from the policy to their organizations.
3. There was a discussion regarding the Access Policy Statement:
  - *Recognizing Whistler 2020's description of success of being "... accessible and inclusive for community members and visitors with disabilities", the Resort Municipality of Whistler will facilitate inclusion through the development and implementation of an accessibility policy. The document will provide policies, commitments and key performance indicators, rooted in contemporary principles of universal design and responsive to the emerging accessible tourism markets.*
4. A member noted that the statement should not be limited to tourism markets but that it also applies to community members. Proposed change: *... rooted in contemporary principles of universal design and responsive to the emerging accessible tourism markets and community needs.*
5. There was a review of actions and work accomplished to date.
6. Staff asked if there is any data pertaining to access issues that may have been collected by member organizations: i.e. the numbers of seniors, numbers of Buddy Passes sold by Whistler Blackcomb, numbers of Whistler Adaptive lessons sold. Tourism Whistler surveys are conducted in Whistler Village and only captures age brackets and not necessarily seniors.
7. A member suggested approaching the major hotels and request inclusion of an accessibility question when they conduct guest satisfaction surveys.
8. MAC (Mature Action Committee) is working with Norm McPhail, General Manager Corporate and Community Services, RMOW to collect hard data relative to seniors through the Community Life Survey. This work is in the design process and can include any specific accessible needs.
9. There was a review of the work plan and funding availability.
10. A member asked if it is possible to conduct a survey of Whistler residents who have disabilities and to ask what their needs are. Whistler Adaptive has surveyed their members in the past regarding housing needs for Whistler Housing Authority, however current surveys of their program participants are surveyed regarding the built environment. There is an opportunity to conduct a survey through the Community Life Survey.

## MINUTES

Regular Measuring Up Select Committee of Council Meeting

November 5, 2014

Page 3

11. Access and egress issues that arise in Whistler Village should be forwarded to Sarah Tipler to ensure that they are being recorded and addressed. A member suggested that photos could be included, both negatives and positives. Sarah Tipler suggested that this is communicated through the Access Whistler pages.
12. A member asked what kind of feedback/input the committee members should be providing to the RMOW. Committee members can submit any comments or additions they may have. The Access Policy Plan is to have ownership by the committee, which seeks to then have buy-in at the executive level and becomes the responsibility of everyone within the municipality.
13. Next steps: staff will continue to research and work on this plan and bring a bibliography to the February 2015 MUSCC meeting.

### Gondola Transit Exchange Access

Sarah Tipler led the discussion.

1. The gondola transit exchange is one of the least accessible drop off locations.
2. The RMOW has a proposal for installation of a funicular in 2015 at this location to facilitate access over the berm. It would provide 24 hour universal access to the public.
3. Staff have concerns regarding the usability and practicality of the funicular.
4. Consider a different location? Is there a better drop off location?
5. The funicular could also be utilized for a large advertising wrap to potentially subsidize cost or improve the aesthetic of the funicular.
6. Improved accessible bus transport from the day parking lots to a different location may be a better solution, or a drop off directly at the funicular, which may require potential transit changes.
7. Sarah Tipler to forward further details on the funicular to committee members for review, feedback and discussion at the February 2015 meeting.

## OTHER BUSINESS

### Member Updates

1. Chelsey Walker advised that Whistler Adaptive has a new accessible website and that they have expanded some of their programming to also be available in Pemberton. Soldier On event returning February 15 – 25, 2015, expanded activities include sliding and para snowboarding.
2. Once a month peer group meet for coffee for families living with an individual with cognitive disabilities. They are looking at setting up some supported housing for the sports academy members to determine if they are ready to move out of their family homes.
3. Sue Lawther presented the Savvy Guide, produced by Melissa Deller. Future funding for production of the guide is in question. Potential opportunities for wider distribution throughout the Sea to Sky corridor.
4. Melissa Deller advised of the upcoming WCSS Welcome Week, the Welcome Dinner will be held November 19, 2014; other activities include a movie night.
5. Mary Ann Collishaw advised that The Rotary Club has produced an App for the Survival Guide.

6. Sarah MacWilliams advised that The Whistler Experience event (formerly Spirit Program) will be held November 20, 2014.

**ADJOURNMENT**

Moved by Sue Lawther

**That** MUSCC adjourn the November 5, 2014 committee meeting at 4:26 p.m.

CARRIED.

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CHAIR: Sarah Tipler

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VICE CHAIR and SECRETARY: Sarah Tipler

**RESORT MUNICIPALITY OF WHISTLER  
PARKING AND TRAFFIC AMENDMENT (SPEED LIMIT) BYLAW NO. 2095, 2015**

**A Bylaw to amend Parking and Traffic Bylaw No. 1512, 2001**

---

**WHEREAS** pursuant to section 146(7) of the *Motor Vehicle Act* (British Columbia) a municipality may by bylaw direct the rate of speed at which a person may drive or operate a motor vehicle on a highway in the municipality; and

**WHEREAS** the Council of the Resort Municipality of Whistler deems it necessary and expedient to amend Parking and Traffic Bylaw No. 1512, 2001 in order to direct the rate of speed at which a person may drive or operate a motor vehicle on certain highways within the Resort Municipality of Whistler;

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

1. This Bylaw may be cited as "Parking and Traffic Amendment (Speed Limit) Bylaw No. 2095, 2015".
2. Parking and Traffic Bylaw No. 1512, 2001 is amended by:
  - (a) inserting the following new section 4.1:

**"LOWER SPEED LIMIT ON DESIGNATED HIGHWAYS**

- 4.1 A person shall not drive or operate a motor vehicle on any of those highways or portions of highways designated on Schedule "B" at a greater rate of speed than 30 km/h. For clarity and in accordance with section 146(9) of the *Motor Vehicle Act*, and notwithstanding anything to the contrary under this bylaw, a person who contravenes this Section does not commit an offence against this bylaw, but may contravene section 146(7) of the *Motor Vehicle Act*."

and,

- (b) inserting the schedule attached to this Amendment Bylaw as Schedule "B" to Parking and Traffic Bylaw No. 1512, 2001.

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

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

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Nancy Wilhelm-Morden,  
Mayor

---

Shannon Story,  
Corporate Officer

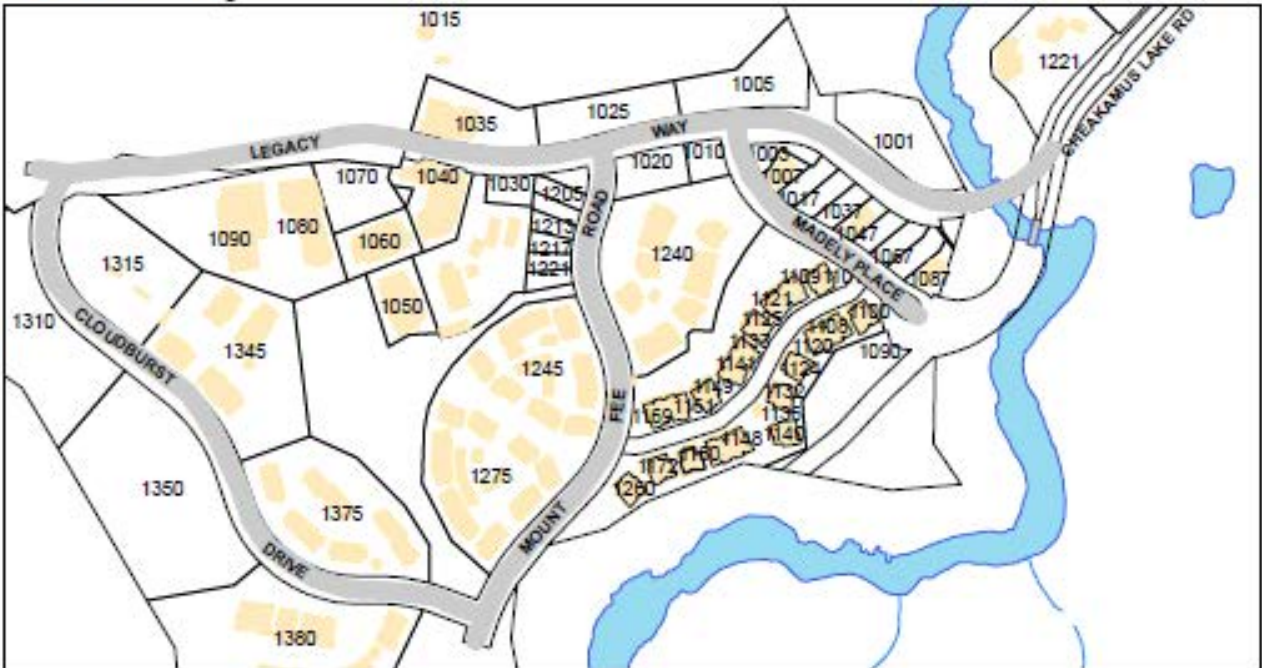
I HEREBY CERTIFY that this is a true  
copy of "Parking and Traffic Amendment  
Bylaw No. 2095, 2015"

---

Shannon Story,  
Corporate Officer

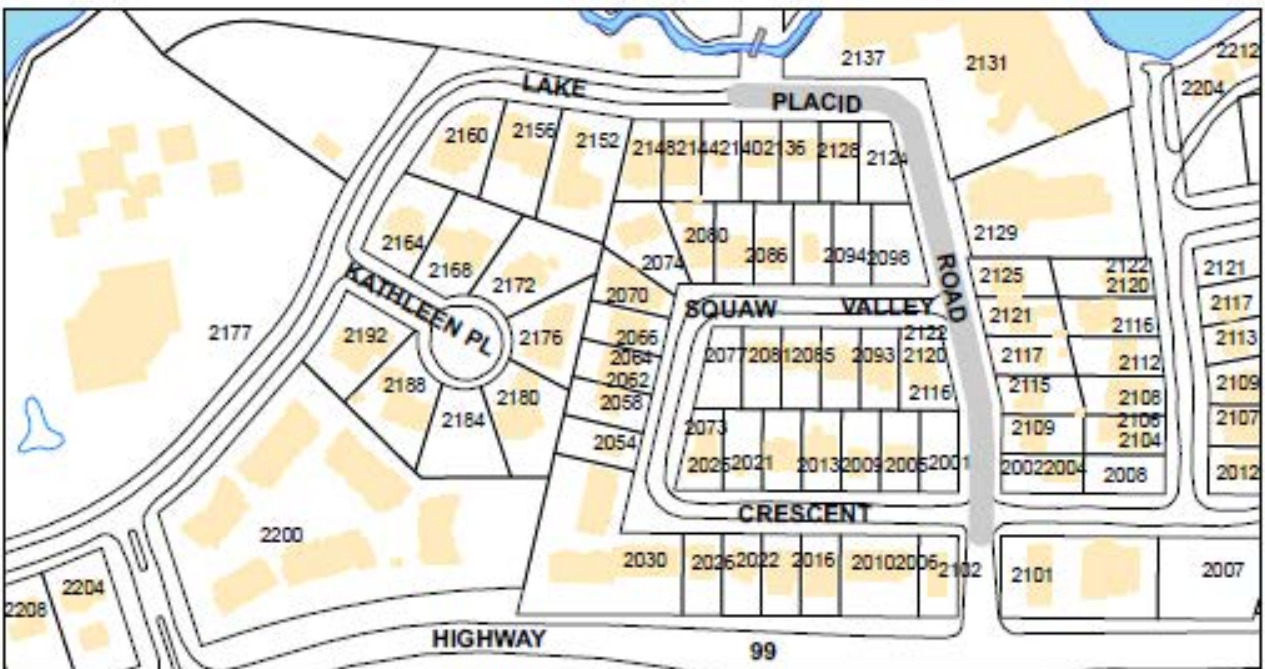
## SCHEDULE "B"

Cheakamus Crossing



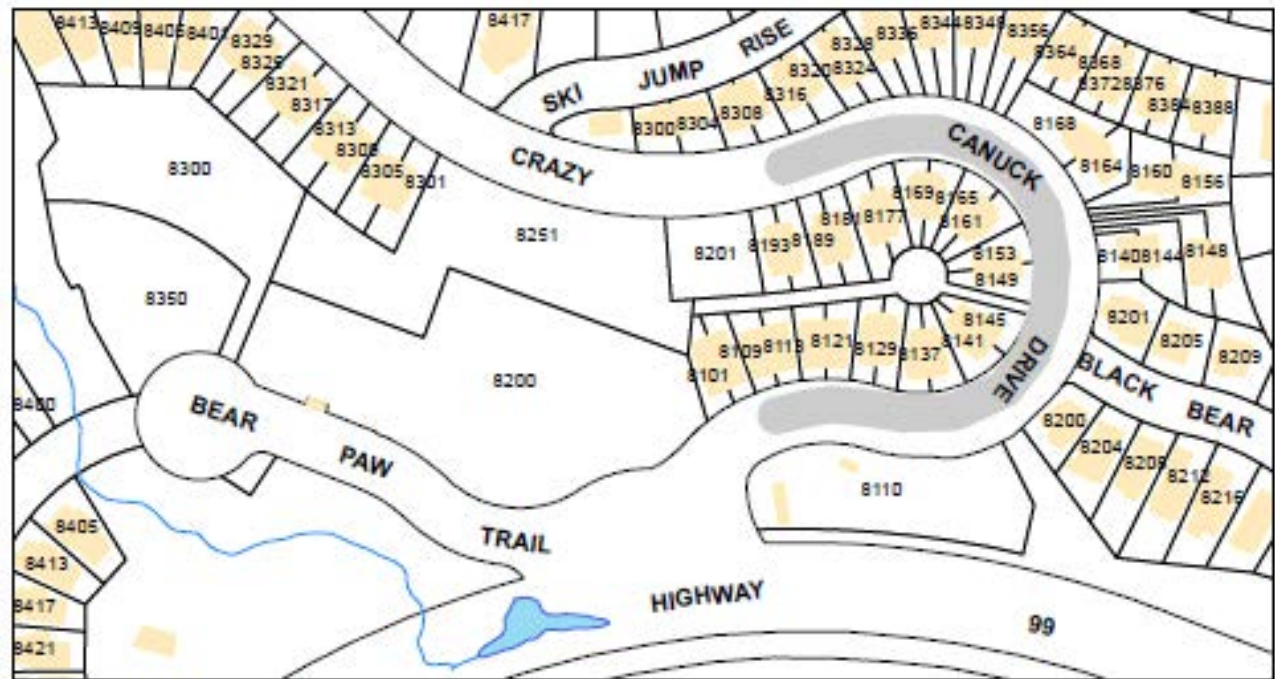
30 KM/H Speed Limit Designated Highway

Creekside



30 KM/H Speed Limit Designated Highway

Rainbow



30 KM/H Speed Limit Designated Highway

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**From:** [lmlewmearns@gmail.com](mailto:lmlewmearns@gmail.com) [mailto:[lmlewmearns@gmail.com](mailto:lmlewmearns@gmail.com)] **On Behalf Of** Lew Mearns  
**Sent:** Monday, August 31, 2015 5:37 PM  
**To:** Wanda Bradbury; Steve Anderson; Jen Ford; John Grills; Andrée Janyk; Jack Crompton; Sue Maxwell  
**Subject:** Fwd: Green City

Good Day Mayor and Council,

**I Rember a few of you from my tenure in Whistler!**

Mayor Nancy Wilhelm-Morden 604-935-8103   <a href="mailto:e-mail">e-mail</a>	Executive Assistant: Wanda Bradbury 604-935-8103   <a href="mailto:wbradbury@whistler.ca">wbradbury@whistler.ca</a>
Councillor Steve Anderson 604-935-8229   <a href="mailto:sanderson@whistler.ca">sanderson@whistler.ca</a>	Councillor Jack Crompton 604-935-8228   <a href="mailto:jcrompton@whistler.ca">jcrompton@whistler.ca</a>
Councillor Jen Ford 604-935-8226   <a href="mailto:jford@whistler.ca">jford@whistler.ca</a>	Councillor John Grills 604-935-8230   <a href="mailto:jgrills@whistler.ca">jgrills@whistler.ca</a>
Councillor Andrée Janyk 604-935-8227   <a href="mailto:ajanyk@whistler.ca">ajanyk@whistler.ca</a>	Councillor Sue Maxwell 604-935-8225   <a href="mailto:smaxwell@whistler.ca">smaxwell@whistler.ca</a>

I sent our Green City Glow Lights to the bike and skate park.

I thought it might be of interest to a Municipality going green!

Kevin McFarland  
RMOW Project coordinator  
[604-935-8185](tel:604-935-8185)  
[kmcfarland@whistler.ca](mailto:kmcfarland@whistler.ca)  
Jim Barnum  
Spectrum Skateparks Inc.  
[jim@spectrumskateparks.com](mailto:jim@spectrumskateparks.com)

Like the plans to your skate park!

<https://www.whistler.ca/business/current-projects/skate-park-rejuvenation>



Hi Gents,

I lived in Whistler 1987-1997. I skied 5 years in Banff 100 days a year and 10 years in Whistler 100 days a year for 10 years. I lived on Alta Lake where I had a Hoppie Cat and worked at Buffalo Bill's with top bands played live. I did cowboy cookouts with my Chuck Wagon and had Tee Pee on Blackcomb Mountain where we did sleigh rides! The Great Indian Cowboy Round-Up.

I think you may be interested in the Green City Glow Streetlamps that would be great for night skiing and biking and go green!

The Great Climate Race from Vancouver work with Solar and alternative energies and they run for renewables and can make an introduction if that interest you!

See Dreamcatcher Freedom Package in my profile!

Freedom Housing: Nature's Currency

We then solve the housing problem, as our people can live for free and at the end of the mortgage term own their home outright.

From this we announce low cost housing for the people of the nation.

Each home comes with a 2 GLOW streetlamp and 1 (one) 3kW energy generator

The intention is to have enough energy generated for own use with the balance pushed to the grid.

We are currently in discussion with mortgage finance who will obtain the monthly mortgage payment in the form payment for the utility company for the energy generation.

It is important to size the energy generation to exceed the mortgage payment and we then solve the housing problem, as our people can live for free and at the end of the mortgage term own their home outright.

No personal credit required as the mortgage is based on energy generation.

The pathway to a self-sustainable future takes shape immediately for our nations!

Green City Movement.

[https://onedrive.live.com/redir?resid=1BB27063638019CC!5343&authkey=!AEuyXnYD43\\_66IA&ithint=folder%2cpdf](https://onedrive.live.com/redir?resid=1BB27063638019CC!5343&authkey=!AEuyXnYD43_66IA&ithint=folder%2cpdf)

We have two show case Freedom packages going on Vancouver Island and Mainland!

Lew

--

Lew Mearns

Dreamcatcher 2000

Consulting Ltd.

[www.dreamcatcher2000.com](http://www.dreamcatcher2000.com)

Agent Green City

Agent Gres World

<http://gresworld.com>

Dream Weaver

[587-717-6782](tel:587-717-6782)

Corporate Address:

436 Huntbourne Way NE. Calgary Alberta T2K 5G4

Mailing Address:

436 Huntbourne Way NE. Calgary Alberta T2K 5G4

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Submitted on Monday, September 7, 2015 - 13:33

Full Name: Sue Stangel  
Mailing Address: 7414 Ambassador Cres  
Civic address if different from mailing address:  
Email Address: sejour@telus.net  
Phone Number: 6049384966

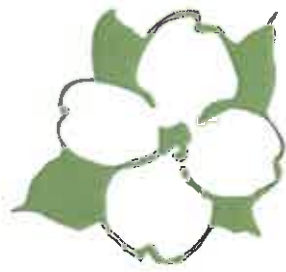
Your Message:  
Hello Nancy,

I have been following the news on the Syrian refugee situation and have checked out a couple of the sponsor groups from the Toronto area on the internet, to see what they are doing about sponsoring a family in Canada, with the intent of finding a way to get involved in such a program in the Vancouver area.

When I heard your mini interview on CBC last week I thought " why not Whistler", so I would be very interested in participating in something the Municipality might get involved in regarding the sponsorship of a family, and would appreciate hearing from you if you do indeed go ahead with plans for this idea.

Kind regards,

Sue



*Better Communities. Better Lives.*

**LMLGA**

LOWER MAINLAND LOCAL GOVERNMENT ASSOCIATION

60-10551 Shellbridge Way Richmond BC V6X 2W9

RECEIVED

SEP 08 2015

August 28, 2015

Mayor Nancy Wilhelm-Morden  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC  
V0N 1B4

Dear Mayor Nancy Wilhelm-Morden, Board and Staff:

As the 2015-2016 President of the Lower Mainland Local Government Association (LMLGA), it is my goal to connect with each of our member local governments during my term as President.

Having served on the LMLGA Executive for the last three years, I see the potential for the Association to play a larger role in serving the needs of Lower Mainland communities.

To best serve your needs, I would appreciate the opportunity to visit your Council in order to introduce myself and learn more about the needs and challenges of your community.

In terms of learning more about how LMLGA can serve you, some areas I would like to receive feedback on include the following:

- Advocacy - What issues do you think Local Governments needs to form consensus on in order to move forward. Is there a policy change that could make our work less challenging?
- Education - Are there workshops that you would like LMLGA to organize? (e.g. Budgeting 101, etc.)
- Engagement – What would you like to see at the annual conference? Do you have different ideas of what types of topics and/or structure we should include?

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I am extremely interested in learning more about what is happening in your community. If you would like to include a site tour during my visit that exhibits how your community fits into the "big picture" of the Lower Mainland, I would be pleased to include that in my schedule. If time allows, I would also appreciate a brief tour of your City Hall. I am also happy to meet with you in my home community of Maple Ridge or at the UBCM office in Richmond, should that be preferable.

To set up a meeting, please contact Joslyn Young, LMLGA Executive Coordinator at [jyoung@ubcm.ca](mailto:jyoung@ubcm.ca) or 604-270-8226, Ext. 103.

Thank you for this opportunity to improve local government influence!

Sincerely,

A handwritten signature in black ink that reads "Corisa Bell". The script is fluid and cursive, with the first name "Corisa" and last name "Bell" clearly distinguishable.

Councillor Corisa Bell  
LMLGA President

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**From:** BC Honours and Awards HAS:EX <[bchonoursandawards@gov.bc.ca](mailto:bchonoursandawards@gov.bc.ca)>

**Sent:** August 27, 2015 1:17 PM

**To:** Nancy Wilhelm-Morden

**Subject:** Medal of Good Citizenship - call for nominations



## British Columbia MEDAL OF GOOD CITIZENSHIP



August 27, 2015

Mayor Nancy Wilhelm-Morden and Councillors  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler BC V0N 1B4

Dear Mayor and Councillors:

Re: Medal of Good Citizenship ~ Call for Nominations

Premier Christy Clark recently unveiled the design of the Province's new Medal of Good Citizenship. Nominations for this new honour for generous acts are now being accepted.

The Medal of Good Citizenship will recognize individuals who, through exceptional long-term efforts, have made outstanding contributions to the well-being of their communities without expectation of remuneration or reward. The medal reflects their generosity, service, acts of selflessness, and outstanding contribution to community life. Anyone is welcome to nominate a deserving individual as a candidate. I seek your assistance in informing your municipality about this opportunity to take part in the public recognition of its outstanding citizens.

An independent selection committee will consider the nominations.

[Nomination forms](#) for the Medal are available at the Honours and Awards Secretariat [website](http://bchonoursandawards@gov.bc.ca). The completed Nomination Form, description of achievement, testimonial letters and any supporting materials must be submitted electronically as one package by email to the Honours and Awards Secretariat at [bchonoursandawards@gov.bc.ca](mailto:bchonoursandawards@gov.bc.ca) by **Friday, September 25, 2015**. Nominations received after this will automatically be forwarded for consideration in 2016.

Yours sincerely,



A handwritten signature in black ink, reading "Marc-André Ouellette". The signature is fluid and cursive, with the first name "Marc" and last name "Ouellette" clearly legible.

Marc-André Ouellette, L.V.O.  
Honours and Awards Secretariat



## MEDAL *of* GOOD CITIZENSHIP

### I WANT TO NOMINATE SOMEONE!

Nomination forms are available at  
[www.gov.bc.ca/medalofgoodcitizenship](http://www.gov.bc.ca/medalofgoodcitizenship).

Deadline for entries is the last  
Friday in September.

For information on eligibility  
and other information:  
[www.gov.bc.ca/medalofgoodcitizenship](http://www.gov.bc.ca/medalofgoodcitizenship).

Email us at:  
[bchonoursandawards@gov.bc.ca](mailto:bchonoursandawards@gov.bc.ca)

Mail us at:  
Honours and Awards Secretariat  
P.O. Box 9422, Stn Prov Govt  
Victoria, BC V8V 1S2

Phone: 250-387-1616 Fax: 250-356-2814

*Show an*  
**EXTRAORDINARY**  
**CITIZEN** *their contributions*  
*are noticed*

The MEDAL OF GOOD CITIZENSHIP recognizes individuals who have acted in a particularly generous, kind or selfless manner for the common good without expectation of reward. The medal reflects their acts of selflessness, generosity, and service to community life at the local or regional level.

Formal recognition of citizens is an important way to express the gratitude and highlight exceptional role models for British Columbians.

