

WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, APRIL 28, 2015, STARTING AT 5:30 PM**

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

ADOPTION OF AGENDA

Adoption of the Regular Council agenda of April 28, 2015.

ADOPTION OF MINUTES

Adoption of the Regular Council minutes and Public Hearing minutes of April 14, 2015.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS/DELEGATIONS

Vancouver Symphony
Orchestral Institute at
Whistler

A presentation by Christin Reardon MacLellan, Education & Community Programmes Manager, regarding an update about the Vancouver Symphony Orchestral Institute at Whistler.

Sea to Sky Clean Air
Society

A presentation by Kim Slater, Executive Director, Sea to Sky Clean Air Society, regarding an update on the 2014 review of the airshed's Air Quality Management Plan, the implementation plan, and membership program.

Alzheimer Society of
B.C.

A presentation by Erika Durlacher, Ascent for Alzheimers Hiker, regarding her Ascent of Kilimanjaro for the Alzheimer Society of B.C.

MAYOR'S REPORT

INFORMATION REPORTS

Planning and Building
Departments Application
Activity Report – 2015
First Quarter
Report No. 15-053
File No. 7006.01

That Information Report No. 15-053 summarizing the Planning Department and Building Departments application activity for the first quarter of 2015 and for year-end 2014 be received.

ADMINISTRATIVE REPORTS

Proclamation of
Emergency
Preparedness Week
Report No. 15-055
File No. 855, 3009.1

That Council proclaim the week of May 3-9, 2015 as Emergency Preparedness Week in the Resort Municipality of Whistler.

3075 Hillcrest Drive - DP
1429 – Development
Permit With Variances
for Townhouses
Report No. 15-054
File No. DP 1429

That Council approve Development Permit Application DP 1429 to permit development of two four-plexes and associated site works as shown in Architectural drawings A1.02 and A1.04, A5.01 to A5.04, A5.10 and A5.11 prepared by Burrows Huggins Architects, dated March 9, 2015 and Landscape drawings L1 and L2 prepared by Tom Barratt Landscape Architects, dated March 9, 2015 as presented in Appendix B of Administrative Report No. 15-054, which include the following variances to the Zoning Bylaw:

- a) Vary rear setback in two specific areas on the west side from 15 metres to 9 for Building 1 and from 15 metres to 7 metres for Building 2;
- b) Vary side setback on the south side from 7.6 metres to 3 metres for a portion of Building 1;
- c) Vary side setback on the north side from 7.6 metres to 7.5 metres for a small portion of Building 2;
- d) Vary side setback on the east side from 7.6 metres to 5.6 metres on Building 2 to accommodate an entry canopy and support post;
- e) Vary allowable site coverage from 22% to 29%;
- f) Vary allowable building height from 9.0 metres to 9.2 metres;
- g) Vary side setback on east side from 7.6 metres to 3 metres and the front setback on the southeast side to accommodate the project's postal kiosk;
- h) Vary setbacks for the retaining walls as shown on the plans;

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

1. Finalization of the architectural and landscape plans to address the items specified in Administrative Report No. 15-054 and summarized in the letter to the applicant attached as Appendix C to Administrative Report No. 15-054; and further
2. 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 on-site and landscape works off-site on the adjacent property for a pedestrian trail, as security for the construction and maintenance of these works.

DP 1432 Scandinave
Solarium & Staff
Housing (8010 Mons
Road)
Report No. 15-059
File No. DP1432

That Council approve the issuance of Development Permit Application No. 1432 for the development of a solarium and staff housing for the Scandinave Spa located at 8010 Mons Road, as per the site and architectural plans prepared by Murdoch Company Architecture and Planning (A-0.0 – 4.1, and L-1.0), dated March 17, 2015, attached as Appendix B to Council Report No. 15-059, which includes the following variance to the Zoning Bylaw:

- a) Vary the maximum permitted height for the proposed building from 5.7 metres to 8.09 metres;

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, prepared by a certified engineer, consistent with Council Snow Shed Policy (Policy G-14).

Renovations at Pinnacle Ridge – Units 3, 4, 36, 37 and 38
Report No. 15-058
File No. DP1433, DP1434, DP1435, DP1439

That Council approve Development Permit DP1433 for renovations at Unit 38-4700 Glacier Drive per architectural plans DP101.2, DP101.5, DP102.4, DP102.5, DP103.2, DP104.2 prepared by Derek Venter Architectural Design, dated April 8, 2015;

That Council direct staff to advise the applicant that prior to issuance of DP1433, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant GD28334 to reflect the proposed changes;

That Council approve Development Permit DP1434 for renovations at Unit 37-4700 Glacier Drive per architectural plans DP101.1, DP101.4, DP102.2, DP102.3, DP103.1, DP104.1 prepared by Derek Venter Architectural Design, dated April 8, 2015;

That Council direct staff to advise the applicant that prior to issuance of DP1434, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant GD28334 to reflect the proposed changes,
2. Modification of Crawlspace Covenant GD28359 to reflect the proposed changes;

That Council approve Development Permit DP1435 for renovations at Unit 36-4700 Glacier Drive per architectural plans DP101.0, DP101.3, DP102.0, DP102.1, DP103.0, DP104.0 prepared by Derek Venter Architectural Design, dated April 8, 2015;

That Council direct staff to advise the applicant that prior to issuance of DP1435, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant GD28334 to reflect the proposed changes,

2. Modification of Crawlspace Covenant GD28359 to reflect the proposed changes.

That Council approve Development Permit DP1439 for renovations at Units 3 & 4- 4700 Glacier Drive per architectural plans DP0.0, DP0.1, DP1.1, DP2.1, DP2.2, DP3.0, DP4.0 prepared by Derek Venter Architectural Design, dated March 23, 2015;

That Council direct staff to advise the applicant that prior to issuance of DP1439, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant GD28334 to reflect the proposed changes.

Employee Housing
Service Charge
Amendment Bylaw No.
2078, 2015
Report No. 15-056
File No. Bylaws 1507 &
1578

That Council consider giving first, second, and third readings to Employee Housing Service Charge Amendment Bylaw No. 2078, 2015.

Municipal Ticket
Information System
Amendment Bylaw No
2086, 2015
Report No. 15-057
File No. Bylaw 2086

That Council consider giving first three readings to Municipal Ticket Information System Amendment Bylaw No. 2086, 2015.

MINUTES OF COMMITTEES AND COMMISSIONS

Public Art Committee

Minutes of the Public Art Committee meeting of January 22, 2015.

Forest & Wildland
Advisory Committee

Minutes of the Forest & Wildland Advisory Committee meetings of February 11, 2015 and March 11, 2015.

Recreation and Leisure
Advisory Committee

Minutes of the Recreation and Leisure Advisory Committee meetings of February 12, 2015 and March 5, 2015.

Advisory Design Panel

Minutes of the Advisory Design Panel Committee meeting of March 18, 2015, 2015.

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Employee Housing
Service Charge
Amendment Bylaw No.
2078, 2015

The purpose of Employee Housing Service Charge Amendment Bylaw No. 2078, 2015 is to amend the industrial development definition in the Employee Housing Service Charge Bylaw No. 1507, 2000.

Municipal Ticket
Information System
Amendment Bylaw No.
2086, 2015

The purpose of Municipal Ticket Information System Amendment Bylaw No. 2086, 2015 is to add RCMP Officer to the list of people designated as bylaw officers that may issue municipal tickets.

BYLAWS TO RESCIND THIRD READING

Solid Waste/Recycling
Rates Amendment Bylaw
No. 2084, 2015

The purpose of Solid Waste/Recycling Rates Amendment Bylaw No. 2084, 2015 is to amend the Resort Municipality of Whistler "Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008."

BYLAWS FOR THIRD READING AS AMENDED

Solid Waste/Recycling
Rates Amendment Bylaw
No. 2084, 2015

Clerk's Note:

Solid Waste/Recycling Rates Amendment Bylaw No. 2084, 2015 has been amended to remove reference to the proposed replacement of Schedule B of "Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008" which will come before Council in a separate bylaw at a future date.

The purpose of Solid Waste/Recycling Rates Amendment Bylaw No. 2084, 2015 is to amend the Resort Municipality of Whistler "Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008."

BYLAWS FOR THIRD READING

Zoning Amendment
Bylaw (Rendezvous
Lodge) No. 2077, 2015

In general terms, the purpose of "Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015" is to rezone the subject lands from RR1 (Rural Resource One) to MC2 Zone (Mountain Commercial Two), a new site specific zone to accommodate the existing development (Rendezvous Lodge and Two Administrative Buildings).

BYLAWS FOR ADOPTION

Zoning Amendment
Bylaw (Rendezvous
Lodge) No. 2077, 2015

In general terms, the purpose of "Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015" is to rezone the subject lands from RR1 (Rural Resource One) to MC2 Zone (Mountain Commercial Two), a new site specific zone to accommodate the existing development (Rendezvous Lodge and Two Administrative Buildings).

Tax Rates Bylaw No.
2079, 2015

The purpose of "Tax Rates Bylaw No. 2079, 2015" is to set the municipal, regional district and hospital tax rates for 2015.

Sewer Tax Bylaw No.
2080, 2015

The purpose of "Sewer Tax Bylaw No. 2080, 2015" is to set the sewer parcel tax rate for 2015.

Water Tax Bylaw No.
2081, 2015

The purpose of "Water Tax Bylaw No. 2081, 2015" is to set the water parcel tax rate for 2015.

Sewer User Fee
Amendment Bylaw No.
2082, 2015

The purpose of "Sewer User Fee Amendment Bylaw No. 2082, 2015" is to amend Schedule A of "Sewer User Fee Bylaw No. 1895, 2009."

Water User Fee
Amendment Bylaw No.
2083, 2015

The purpose of "Water User Fee Amendment Bylaw No. 2083, 2015" is to amend Schedule A of "Water User Fee and Regulation Bylaw No. 1826, 2009."

OTHER BUSINESS

CORRESPONDENCE

Development on Sunridge
Plateau
File No. 3009

Correspondence from Kitty Chase, dated April 21, 2015, regarding the development at the top of Sunridge Plateau.

Overhead Wires in Alpine
File No. 3009

Correspondence from Steve Bayly, dated April 20, 2015, regarding the replacement of overhead wires in Alpine Meadows.

Trail Usage
File No. 3009

Correspondence from Jennifer Scharf, dated April 18, 2015, support of Bill Moore's suggestion that some local trails be reserved for hikers only.

Trail Usage
File No. 3009

Correspondence from Sylvie Raymond, dated April 20, 2015, in favour of multi-use trails.

Trail Usage
File No. 3009

Correspondence from Wendy Morrison, dated April 20, 2015, in favour of multi-use trails.

Trail Usage
File No. 3009

Correspondence Sharon Bader, dated April 21, 2015, suggesting educational signage and trail design instead of restricting use of Whistler's trails.

Trail Usage
File No. 3009

Correspondence from Lee T. Lau, dated April 21, 2015, in favour of education and signage for shared recreational trails.

Electric Vehicle Use
File No. 3009

Correspondence from Michael Neufeld, dated April 12, 2015, expressing gratitude for supporting electric vehicle use in Whistler.

General Suggestions
File No. 3009

Correspondence from Kalee Eder, dated April 9, 2015, regarding suggestions for the Resort Municipality of Whistler.

Unconditional Grant
Funding Program
File No. 9120

Correspondence from the Honourable Coralee Oakes, Minister of Community Sport, and Cultural Development, dated April 14, 2015, regarding grant funding programs for 2015.

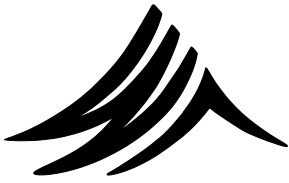
BC Water & Waste
Association
File No. 3009

Correspondence from Tanja McQueen, Chief Executive Officer for BC Water & Waste Association, dated April 7, 2015, regarding the February 2015 Report – *Are Our Water Systems at Risk?*

Bike to Work Week
File No. 3009.1

Correspondence from Kari Mancer, dated April 15, 2015, requesting proclamation of May 25 – 31 as “Bike to Work Week 2015.”

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, APRIL 14, 2015, STARTING AT 5:30 PM**

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

PRESENT:

Mayor N. Wilhelm-Morden

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

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Acting General Manager of Corporate and Community Services and
Corporate Officer, S. Story
Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Director of Human Resources, D. Wood
Manager of Communications, M. Comeau
Utilities Group Manager, M. Day
Planner, R. Brennan
Planning Analyst, K. Creery
Human Resources Coordinator, A. Brown
Budget Coordinator, E. We
Service Specialist, Whistler Public Library, Shelagh Weightman
Equipment Operator I, S. Gier
Purchasing Agent, K. Murray
Library Assistant II and Program Leader, C. Higgins
Equipment Operator III, M. Knapton
Recording Secretary, A. Winkle

ADOPTION OF AGENDA

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

That Council adopt of the Regular Council agenda of April 14, 2015, with the
Mayor's Report moved to after the Presentations/Delegations.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of March 31, 2015.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS:

Employee Recognition
Week

A presentation by was given by Mike Furey, Chief Administrative Officer, and Mayor N. Wilhelm-Morden regarding Employee Recognition Week.

Mayor N. Wilhelm-Morden acknowledged the 96 employee nominees in six categories:

Above and Beyond:

Dawn Lefebvre - Village Maintenance - Lead Hand
Curtis Smith - Village Maintenance - Lead Hand
Laura Bowack - Senior Accounting Clerk
Darel Lee - Library Assistant II
Michelle Rideout - Fire Clerk
Ellen We - Budget Coordinator
Ryan Donohue - POC Firefighter
Ron Thuma - Journeyman Mechanic
Natasha Donohoe - Service Specialist
Libby McKeever - Youth Services Librarian
Jasmin Skoupas - Library Shelver
Teah Schacter - Library Shelver
Daikichi Kashino - Library Shelver
Claire Johnson - Library Circulation Clerk
Julie Burrows - Materials Management Supervisor
Kristen Beattie - Cross Country Supervisor
Raylene Rehill - Senior HR Coordinator
Sami Chouinard - Computer Systems Technician
Elizabeth Toole - Wastewater Treatment Plant Operator 3
Ty MacFayden - Wastewater Treatment Plant Operator 2
Doug Brereton - Wastewater Treatment Plant Operator 4
Cynthia Higgins - Program Leader
Todd Schritt - Journeyman Mechanic
Christopher Dickinson - Program Leader

Excellence in Teamwork:

Julie Burrows - Materials Management Supervisor
Michele Comeau - Manager, Communications
Helga Lauckner - Accountant

Phil Cartwright - Systems Analyst
Leslie Mills - Recreation Cashier
Amanda Webster - Senior Accounting Clerk
Danusia Smit - Technical Service Assistant
Shelagh Weightman - Service Specialist
Suzanne Thomas - Technical Service Assistant
Shannon Smith - Library Assistant I
Laura Nedelak - Library Assistant II
Stephanie Van Den Berg - Facility Booking Coordinator
Penelope Buswell Lafrance - Communications Officer
Alan Price - Garage Supervisor
Mel Goward - Journeyman Mechanic - Garage and Roads
Andrew Tucker - Engineering Technologist
Marina Lohse - Program Leader Supervisor
Eric Soucy - Fitness Instructor
Liz Caruso - Group Fitness Instructor
Todd Schritt - Journeyman Mechanic
Pam Zajac - Fleet Administrative Assistant
Tina Symko - Environmental Coordinator
Allison Winkle - Council Coordinator
Jamie Fournier - Equipment Operator II
Erin Morgan - Village Host – Team Leader
Kristen Beattie - Outside Facilities Coordinator Assistant

Excellence in Customer Service:

Sasha Gier - Equipment Operator I
Rose Lawrence - Administrative Assistant
Tanys Hopkins - Recreation Cashier
Danusia Smit - Library Assistant
Melissa Darou - Senior Communications Officer
Amanda Webster - Senior Accounting Clerk
Laura Bowack - Senior Accounting Clerk
Courtney Brown - Fitness Instructor
Alexandra Thomas - Fitness Instructor
Darel Lee - Library Assistant II
Peter Rozsa - Journeyman Mechanic
Adrienne Theed - Library Assistant III
Ashley McGinn - Recreation Cashier
Annabelle Fawcett - Accounting Clerk
Sara Niblock - Fitness Instructor
Danica Herbert - Fitness Instructor
Derek Jazic - Journeyman Gardener
Jim Dunlop - Engineering Technician

Excellence in Health and Safety:

Todd Schritt - Journeyman Mechanic
Jake Illingworth - Firefighter Inspector
Kevin Murray - Purchasing Agent
Jamie Charland - Lifeguard/Swim Instructor
Ron Thuma - Journeyman Mechanic

Sharon Byrch - Records and Information Management Coordinator
Wendy Linton - Wastewater Treatment Plant Operator II

Excellence in being a Resort Ambassador:

Wayne Coughlin - Journeyman Electrician
Darel Lee - Library Assistant II
Candice Bennett-Bush - Receptionist
Annabelle Fawcett - Accounting Clerk
Cynthia Higgins - Library Assistant II
Stephanie Nicoll - Recreation Programmer
Andy Chalk - Capital Projects Supervisor
Allie Thomas - Fitness Instructor

Excellence in Leadership:

Christine Burns - Program Services Supervisor
Ken Roggeman - Director of Finance
Andy Chalk - Capital Projects Supervisor
Nadine White - Public Services Librarian
Norm McPhail - General Manager, Corporate and Community Services
Michele Comeau - Manager, Communications
Heather Paul - Systems Analyst
Sandra Smith - Supervisor, Bylaw
Sara Niblock - Fitness Instructor
Sylvie Allen - Recreation Programmer
Libby McKeever - Youth Services Librarian
Claire Ruddy - Program Coordinator
Mike Knapton - Equipment Operator III
Marie Anne Prevost - Recreation Programmer

Mayor Wilhelm-Morden read the nomination submissions and awarded the following six employees:

Above and Beyond:

Ellen We, Budget Coordinator, Finance Department

Excellence in Teamwork:

Shelagh Weightman, Service Specialist, Whistler Public Library

Excellence in Customer Service:

Sasha Gier, Equipment Operator I, Utilities Department

Excellence in Health and Safety:

Kevin Murray, Purchasing Agent, Central Services Department

Excellence in being a Resort Ambassador:

Cynthia Higgins, Library Assistant II, Whistler Public Library
and Program Leader, Myrtle Philip Community Centre

Excellence in Leadership:

Mike Knapton, Equipment Operator III, Roads Department

At 5:57 p.m. a short recess was called.

At 6:00 p.m. the meeting resumed.

At 6:00 p.m. a Public Hearing was held for Zoning Amendment Bylaw (Heidi Haus Pension) No. 2073, 2015.

At 6:24 p.m. the Regular meeting resumed.

Mayor's Poetry Challenge

A presentation was given by Mayor Nancy Wilhelm-Morden regarding the Mayor's Poetry Challenge.

The winning poems selected were:

Untitled, by Lisa Taylor in the "Togetherness" theme category.

Palimpsest for MP, by Vicky Crompton in the "Listening" theme category.

Lisa Taylor read her poem and the poem by Victoria Crompton was read by Councillor J. Crompton.

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that the 23rd annual Whistler Cup ran from April first to third. There were 400 racers, 300 volunteers, and 200 coaches attended as well as parents and spectators from twenty five countries. In support of the event, the Resort Municipality of Whistler invested five thousand dollars of Resort Municipality Initiative funds from the provincial government to produce free concerts in Village Square and the Opening Ceremony Parade of Athletes. The concerts included music from local artists such as:

- Hannah Van Spronsen & Tom McKoy. Hannah is a student at Pemberton Secondary School.
- The Rutherford Creek Trio
- Sue Sterns and Don Murray

Mayor Wilhelm-Morden reported that Bike to Work Week is coming up Monday, May 25 to Sunday, May 31. She encouraged everyone to get their bikes ready and participate; there is still time for businesses and organizations around town to plan your teams and level of participation. The Sea to Sky Clean Air Society is leading the event for this region. You can register online at biketowork.ca. Last year, 327 people in Whistler took part, and the Resort Municipality of Whistler had a team of 48 who cycled a total of one thousand one hundred and ninety seven kilometers.

Mayor Wilhelm-Morden reported that there is an upcoming transit schedule change and the spring transit schedule will begin on Monday, April 20. Visit bctransit.com to see the new bus times.

Mayor Wilhelm-Morden reported that the twentieth World Ski and Snowboard Festival is running until Sunday, April 19. The Resort Municipality of Whistler has invested one hundred and thirteen thousand

dollars in this year's festival. The funds are from the Attract, Retain, and Augment component of the Festivals, Events and Animation program toward a superpipe to enable the World Ski and Snowboard Festival to host the Association of Freeskiing Professionals World Tour Finals. This includes the production of a one-hour television show which will be broadcast next weekend on ABC Television Network. The TV show is expected to attract an audience of four hundred thousand in the United States, and will be distributed to twenty other countries. Mayor Wilhelm-Morden commented on the way the festival has evolved to a village-wide series of events, including cultural events, in addition to the on-mountain events.

Mayor Wilhelm-Morden reported that Whistler's Great Outdoors Festival (GO Fest) will be held over May long weekend from May 15 to 18. The festival was launched last year to celebrate mountain culture. The festival includes music, art, clinics and concerts. There are many different ways to get involved with the festival; sign up for a race or tournament, submit a film to the Whistler Film Festival's WFF Adventure Film Series, musicians from the Sea to Sky region can apply to perform on the main stage, volunteer at GO Fest events, businesses can suggest ways to participate. Find out more at greatoutdoorfest.com. Whistler's Great Outdoors Festival is an initiative of the RMOW and is funded through the Resort Municipality Initiative. The contract to produce the festival has been awarded to Crankworx Events Inc.

Mayor Wilhelm-Morden reported that earlier today, Council appointed eight members to the Measuring Up Select Committee of Council for the 2015 term as follows:

- Sue Lawther from the Mature Action Committee
- Sarah MacWilliams from the Whistler Chamber of Commerce
- Chelsey Walker from Whistler Adaptive Sports Program
- Melissa Deller from Whistler Community Services Society
- Ted Winkle as the at-large representative representing a family member with a disability
- Wendy Aiken as the at-large representative representing a family member with a disability and retired Senior Leadership Team from Whistler Blackcomb

There are also open seats held on the committee for a representative from Tourism Whistler, and for a representative from the Senior Leadership Team from Whistler Blackcomb. Councillor J. Ford was appointed to this committee at the beginning of this term of Council. Mayor Wilhelm-Morden thanked everyone who dedicates volunteer time and valuable expertise to our committees.

Mayor Wilhelm-Morden reported that Sunday, April 19, "Connect the Blue Dots" is being held in Rebagliati Park from 11:00 a.m. to 2:00 p.m. as a national day of action to show how big the David Suzuki Foundation's Blue Dot movement is. Participants can sign in with FaceBook or by visiting the event website. Christine Wilding can be contacted for more information.

Councillor J. Crompton reported that the Annual ACETECH Summit, for CEOs of growth oriented technology companies, was held in Whistler last week for the 23rd year in a row.

Councillor A. Janyk thanked the Chamber of Commerce for inviting her to attend one of the workshops with Dr. Colgate regarding excellence in guest services.

ADMINISTRATIVE REPORTS

2015 Alpine Water Main
Replacements –
Construction Award
Report No. 15-048
File No. 271.4

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

That a contract in the amount of \$3,692,821.00 be awarded to Ponte Bros. Construction in accordance with their tender proposal dated March 27, 2015.

CARRIED

2015 Drinking Water
Week Proclamation
Report No. 15-049
File No. 200.2, 3009.1

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

That Council proclaim Drinking Water Week within the Resort Municipality of Whistler for the week of May 3rd to 9th in the year 2015.

CARRIED

RZ 1103 – Rendezvous
Lodge – Blackcomb
Mountain
Report No. 15-050
File No. RZ1103

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

That Council consider giving first and second readings to Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015;

That Council authorize staff to schedule a public hearing regarding Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015;

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

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Payment of outstanding rezoning application fees.

CARRIED

4880 Glacier Lane – Moved by Councillor S. Anderson
Development Permit With Seconded by Councillor J. Grills
a Variance for

Whistler/Blackcomb Lift
Workshop Addition
Report No. 15-051
File No. DP 1422

That Council approve Development Permit Application 1422 for a two storey building addition as per the Shop Addition plans, by Omega & Associates Engineering Ltd., drawing No. 14-170-2-01 & 14-170-02 and Abbarch Architecture Inc., drawing No. A-1, A-2 and A3 and date stamped received February 17, 2015 as presented in Appendix B of Administrative Report No. 15-051, which includes the following variance to the Zoning Bylaw:

- a) Vary the parcel setback for the proposed building addition from 10 metres to 2.44 metres on the northeast side;

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

1. Letter of authorization (Release Notice) is received from the Ministry of Environment outlining what further actions are required by the applicant under the *Environmental Management Act* for the property.

CARRIED

2015 Property Tax and
Utility Rate Bylaws
Report No. 15-052
File No. Bylaws 2079-
2084

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

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

"Tax Rates Bylaw No. 2079 2015"
"Sewer Tax Bylaw No. 2080, 2015"
"Water Tax Bylaw No. 2081, 2015"
"Sewer User Fee Amendment Bylaw No. 2082, 2015"
"Water User Fee Amendment Bylaw No. 2083, 2015"
"Solid Waste/Recycling Rates Amendment Bylaw No. 2084, 2015"

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment
Bylaw (Rendezvous
Lodge) No. 2077, 2015

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

That Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015 receive first and second readings.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Tax Rates Bylaw No.
2079, 2015

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

That Tax Rates Bylaw No. 2079, 2015 receive first, second and third readings.

CARRIED

Sewer Tax Bylaw No.
2080, 2015

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

That Sewer Tax Bylaw No. 2080, 2015 receive first, second and third readings.

CARRIED

Water Tax Bylaw No.
2081, 2015

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

That Water Tax Bylaw No. 2081, 2015 receive first, second and third readings.

CARRIED

Sewer User Fee
Amendment Bylaw No.
2082, 2015

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

That Sewer User Fee Amendment Bylaw No. 2082, 2015 receive first, second and third readings.

CARRIED

Water User Fee
Amendment Bylaw No.
2083, 2015

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

That Water User Fee Amendment Bylaw No. 2083, 2015 receive first, second and third readings.

CARRIED

Solid Waste/Recycling
Rates Amendment
Bylaw No. 2084, 2015

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

That Solid Waste/Recycling Rates Amendment Bylaw No. 2084, 2015 receive first, second and third readings.

CARRIED

BYLAWS FOR THIRD READINGS

Zoning Amendment
Bylaw (Heidi Haus
Pension) No. 2073,
2015

No action was taken regarding Zoning Amendment Bylaw (Heidi Haus Pension) No. 2073, 2015.

BYLAWS FOR ADOPTION

Five-Year Financial Plan
2015-2019 Bylaw No.
2085, 2015

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

That Five-Year Financial Plan 2015-2019 Bylaw No. 2085, 2015 be adopted.

CARRIED

OTHER BUSINESS

Premier's Awards

Mayor Wilhelm-Morden reported that she was asked to join the judging panel of the Premier's Awards for 2015, which are recognition awards of provincial government departments and individuals in various categories. She will be in Victoria on Thursday for a meeting and will report back to Council on what she learns.

CORRESPONDENCE

National Poetry Month
Proclamation Request
File No. 3009.1

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

That correspondence from City of Calgary Mayor Naheed Nenshi, dated January 30, 2015, regarding the Mayor's Poetry Challenge and requesting Council to proclaim April as National Poetry Month in Whistler be received and National Poetry Month be proclaimed.

CARRIED

Open Letter to Council
File No. 3009

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

That correspondence from Shane Bennett, dated March 26, 2015, regarding Paul Hellyer's recently released video be received.

CARRIED

Whistler
Towing/Payless Towing
Run In
File No. 3009

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

That correspondence from Susan and Roy Brown, dated March 28, 2015 requesting feedback regarding their experience with Whistler Towing/Payless Towing be received and referred to staff to respond.

CARRIED

"Hiking Only" Trails
File No. 3009

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

That correspondence from Bill Moore, received March 30, 2015 regarding designated "hiking only" trails be received and referred to the Recreation and Leisure Advisory Committee for their consideration.

CARRIED

Beer Cans in Whistler
File No. 3009

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

That correspondence from Mike Suggett, dated March 31, 2015, regarding discarded beer cans in Whistler be received and referred to staff.

CARRIED

Pedestrian Traffic in
Alpine
File No. 3009

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

That correspondence from Peter Bennett, dated April 2, 2015, regarding pedestrian foot traffic in Alpine Meadows be received and referred to staff.

CARRIED

Green Party Campaign
Launch Invitation
File No. 9003

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

That correspondence from Ken Melamed, dated April 2, 2015, inviting Council to attend his election campaign launch party for Member of Parliament for West Vancouver-Sunshine Coast-Sea to Sky Country on Thursday, April 16, 2015 be received.

CARRIED

Pin Donation Request
File No. 3009

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

That correspondence from Irene Nonis, dated April 7, 2015, requesting Council to donate 80 Whistler pins to the Port Coquitlam Junior and Senior Boys 5 pin bowling teams to exchange at the National 5 Pin Bowling Championships in Oshawa, Ontario on May 1-4, 2015 be received.

CARRIED

Statutory Right of Way
and Trespassing
File No. 3009

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

That correspondence from Maurice and Sophia White, dated April 7, 2015, regarding the statutory right of way and trespassing on their property be received and referred to staff.

CARRIED

ADJOURNMENT

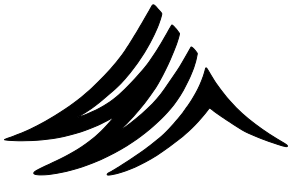
Moved by Councillor J. Ford

That Council adjourn the April 14, 2015 Council meeting at 7:20 p.m.

CARRIED

Mayor N. Wilhelm-Morden

Corporate Officer: S. Story



WHISTLER

MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, APRIL 14, 2015 STARTING AT 6:00 PM**

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

PRESENT:

Mayor N. Wilhelm-Morden

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

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Acting General Manager of Corporate and Community Services and Corporate
Officer, S. Story
Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Manager of Communications, M. Comeau
Utilities Group Manager, M. Day
Planner, R. Brennan
Planning Analyst, K. Creery
Recording Secretary, A. Winkle

The Public Hearing is convened pursuant to Section 890 of the Local Government Act R.S.B.C. 1996, c. 323 to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (Heidi Haus Pension) No. 2073, 2015" (the "proposed Bylaw").

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

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

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

As stated in the Notice of Public Hearing, in general terms, the purpose of Zoning Amendment Bylaw (Heidi Haus Pension) No. 2073, 2015 is to rezone a 182.8 square

metres portion of the subject lands from LCB1 (Leisure Conservation Buffer One Zone) to TP4 (Tourist Pension Four), to accommodate the existing pension (8 guestrooms and a caretaker's suite).

Explanation An explanation was given by Robert Brennan, Planner, concerning the proposed Bylaw.

Submissions Christopher Cowen, 7111 Nesters Road:

- stated that he is representing Carlee Price, the owner of their residence.
- commented that Carlee Price has submitted correspondence to the municipality regarding the proposed bylaw.
- expressed concern for the noise pollution caused by having an establishment of this type in the neighbourhood
- commented that Carlee Price does not contend that the property was poorly managed in the past, and has praised the previous owner, Mr. Greutzke, on their management of the pension.
- commented that she does not wish to have this motion passed for the new owners based on the previous owner's successes operating a different kind of business.
- expressed concern that the property is not operating under the same ownership and not being marketed in the same fashion. It is no longer a quaint pension with six to eight unrelated bookers living on the site with the managing couple. It is now being advertised on Airbnb as huge and affordable for single booking large group house. This new format attracts large groups of people celebrating special occasions. He gave examples of smoking on the balcony, loud music, excessive drinking, and noise.
- He quoted a letter from Carlee Price:
"I'd ask once again that council carefully consider this rezoning application and its aim to expand the property to a larger legal size. The fact is that larger size means more noise, more disruption, and a less pleasant neighbourhood, for all of us. It means less green space. It means putting the short term visitor and the size of the revenue opportunity, ahead of the interests of the families of Whistler. It's certainly a choice you're free to make, you are our elected council and this is your charge. We'd ask that you do so carefully. We value your careful consideration of this application."

Charles Steele, 7107 Nesters Road:

- commented that he objects to the approval of this change on two basis.
- commented that, firstly, a parcel of the forest conservation zone was logged without permission by the previous owners. A request from Bylaw Services to stop was ignored, and bulldozers scraped out the forest floor and fill was brought in to level the yard and grass was planted.
- commented that an illegal retaining wall was built, which has since been removed.

- commented that staff have reported that the area has been re-graded, but it has not and there is still a lawn that is a backyard, nor was the forest buffer restored.
- commented that he is Chairman of the board for the Whistler Centre for Sustainability, and he bought the property partly because there was a conservation buffer behind the house. He commented that that portion of the buffer is now the area Council is being asked to legitimize in order to expand the capacity of the property.
- Commented that he objects to the rezoning due to the noise.
- commented that he has been asked to represent the Dean family, a family of six residing year-round at 4713 Tree Top Lane, who have been met with drunken vulgarity and threats when they asked that the noise be kept down. He read from a letter:
"As concerned residents of this quiet neighbourhood, we highly object to any rezoning application that would increase the size of this property and that would potentially add more guests. We hope that Council would weigh out the small benefit to the owner versus the potential increase to the noise, and thus adding to the already extremely frustrating situation for the other residents in the community that are currently affected."
- played a video of evening noise from next door as being filmed from his bedroom.
- he asked that Council not approve anything that reduces the number of trees or increases the number of people making noise.
- he asked that Council not reward deviant behaviour when it comes to building codes and zoning bylaws.

Sunny Cumsey, 7111 Nesters Road:

- commented that she is speaking on behalf of housemates and herself who are currently residing at the property and have been living there for just under a year.
- commented that since living at the address, on many occasions the Heidi Haus occupants have been extremely loud and partying until 2:00 a.m. to 4:00 a.m.
- commented that the groups seen coming and going from the property are large groups of young adults, and not families.
- commented that their household has never phoned the police to complain, but it doesn't mean that the issue doesn't exist. As new residents to the neighbourhood they didn't want to seem unreasonable.
- expressed concern about the property's increase in size, as her household is wanting to stay at their current address and are full-time professionals who have to wake up early for work.
- commented on the level of noise last summer on weekends and during the week and cited an instance where there was a DJ set up on the deck, which has since been torn down.
- commented that she has had to wear earplugs at night to be able to sleep.

- commented that their household would be disturbed and disrupted if approval for the Heidi Haus were to go ahead.

Jim Gruetzke, former owner of the pension Haus Heidi:

- commented that he has lived in Whistler for 37 years.
- commented that the new owners of the business have now hired a full-time manager on call 7 days per week that lives on the premises. Before that, the previous manager was not taking their obligations seriously.
- commented that the owners came over the holidays and apologized to a lot of the neighbours for what has happened in the past.
- commented that the owners have instituted more stringent rules for the people arriving. He commented that there are many things which have happened and in the future things will be done differently.
- commented that there are letters from neighbours in support of the application.
- commented that Haus Heidi has operated the last 29 years with 8 guest bedrooms. There will be no increase in bedrooms or shrinkage of the greenspace and the footprint of the house will remain the same.

Scott Dunsmore 14-7400 Arbutus Street, Pemberton:

- commented that he is here on partial representation of the owners.
- commented that they have remedied poor management in the past, and there is a new person that will be managing the property.
- commented that the owners would like to assure neighbours that the situation created in the turnover of ownership will be remedied.
- commented that the house is not changing in size, and that the only things that have been done were the removal of a retaining wall and carport, which were done in good faith at the request of the planning department.
- commented that there hasn't been a problem in the last 30 years until this last year.
- commented that the owners can only give guarantees as a business that it won't be run as it has been over the past year.
- commented that everything that has happened in the past has been returned to how it was approximately 20 years ago.

Mayor Wilhelm-Morden called three times for submissions by the public.

Correspondence

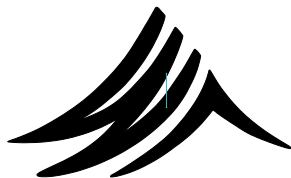
Shannon Story, Corporate Officer, indicated that in addition to correspondence that was in the past Council packages in regards to the subject matter, one letter in support of the rezoning had been received and four letters in opposition to the rezoning.

ADJOURNMENT

Hearing no further comments, the Public Hearing adjourned at 6:24 p.m.

Mayor N. Wilhelm-Morden

Corporate Officer: S. Story



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: April 28, 2015

REPORT: 15-053

FROM: Resort Experience

FILE: 7006.01

SUBJECT: PLANNING AND BUILDING DEPARTMENTS APPLICATION ACTIVITY
REPORT – 2015 FIRST QUARTER

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Information Report No. 15-053 summarizing the Planning Department and Building Departments application activity for the first quarter of 2015 and for year-end 2014 be received.

REFERENCES

Appendix A – Table A.1: 2014 Planning Department Applications
Table A.2: 2015 Q1 Planning Department Applications
Table A.3: 2014 Building Department Applications
Table A.4: 2015 Q1 Building Department Applications

PURPOSE

This report presents a summary of Planning Department and Building Departments application activity for the first quarter of 2015 and for year-end 2014. Some of the more significant projects approved and completed for these periods are also highlighted.

DISCUSSION

Background

Council has requested regular and on-going reporting of statistics on Planning and Building Department applications. This report is the first report provided to Council in response to this request, with information provided for the first quarter of 2015. Reports will be provided on a quarterly basis at regularly scheduled meetings of Council, within one month after the end of each quarter. For this report, a summary is also provided for the year 2014.

Activity Report

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

As shown in Table A.1, in 2014 the Planning Department received 252 new applications of which 164 or 65 percent were completed within the same year and 57 or 23 percent were in process at

year end. The statistics show the distribution of applications by type, with Development Permit applications representing the largest number with 79 applications. Further there were 35 applications for new developments requiring variances, with 21 through the Board of Variance and 14 through Development Variance Permits. Significantly there were 25 Rezoning applications. In addition, there were 37 Liquor License applications, and 40 Sign Permit applications. There were also 19 Covenant Modification applications primarily related to gross floor area exclusions. Table A.1 also shows that there were 23 Planning Department applications from 2013 that were completed in 2014.

Table A.2 shows that in the first quarter of 2015, between January 1st and March 31st, the Planning Department received 62 new applications, of which 14 have been approved, 5 withdrawn and 43 in progress. Taking into consideration outstanding in progress applications from 2014, the Planning Department had a total of 119 applications in process during the first quarter of 2015. The table shows that during the quarter 28 applications from 2014 were approved, including 10 Rezonings. The new applications received during the quarter included 24 new Development Permit applications and 4 Rezonings.

Table A.3 shows that in 2014 the Building Department had 1,075 new applications, with 305 new Building Permits, 427 formal logged Information Requests and 251 Plumbing Permits. Of the total number of applications, 907 or 84 percent were approved/completed, with just 160 remaining in progress at year end. The table also shows that in 2014 there were 65 applications completed from 2013.

Table A.4 shows that in the first quarter of 2015 the Building Department received 233 new applications of which 55 were for Building Permits, 121 were Information Requests and 45 were for Plumbing Permits. Taking into consideration outstanding in progress applications from 2014, the Building Department had a total of 393 applications in process during the first quarter of 2015. The table shows that 44 of the in progress applications from 2014 were completed in the first quarter of 2015.

Significant Projects

Significant projects approved in 2014 include:

- Audain Art Museum
- Carleton Lodge comprehensive rejuvenation – Whistler Village
- Northern Lights townhouse development rezoning for additional gfa
- Whistler Blackcomb administrative offices and shops redevelopment
- Coops Creekside 11 unit townhouse redevelopment
- London Lane Creekside commercial development (former Petrocan site)
- Rainbow neighbourhood gas station
- Rainbow Plaza mixed use commercial and resident apartments development
- Rainbow Solana seniors housing development
- The Podium 36 unit apartment building in Cheakamus Crossing
- Alta Lake Hostel rezoning for assembly uses
- Medical Marijuana zoning regulations
- Liveaboard boat use zoning regulations
- Festivals and events retail and liquor sales use zoning regulations

Significant projects approved in the first quarter of 2015 include:

- Clocktower Inn retail frontage rejuvenation – Whistler Village
- The Cinque 5 unit live work townhouse development in Cheakamus Crossing
- Nesters Crossing rezoning for Valley Trail underpass rail crossing amenity requirement
- Red Sky Baxter Creek Phase II 25 unit market townhouse development

WHISTLER 2020 ANALYSIS

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

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

OTHER POLICY CONSIDERATIONS

Planning and building applications are processed consistent with established municipal procedures and consistent with legislated requirements. The Planning and Building Department maintain on-going project tracking to monitor and manage work flow and project assignments. This information is also being utilized to inform work on the Customer Service Strategy and related initiatives within the Planning and Building departments.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

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

SUMMARY

This report presents Council with summary information on Planning and Building Department application activities for the year 2014 and the first quarter of 2015. This is the first of on-going quarterly reports that will be provided as requested by Council.

Respectfully submitted,

Michael Kirkegaard
DIRECTOR OF PLANNING
for
Heather Beresford
ACTING GENERAL MANAGER OF RESORT EXPERIENCE

Table A.1
2014 Planning Applications

Type	2014 Total New Applications	Withdrawn/ Approved Denied Cancelled In Progress				2013 Applications Approved in 2014
		Approved	Denied	Cancelled	In Progress	
Antenna Signs	2	1			1	
Board of Variance	21	13	2	6		2
Covenant Modification	19	11		2	6	2
Crown Referral	8	6			2	
Development Permit	79	52		12	15	7
Development Variance Permit	14	12	1		1	7
Liquor Licence	37	35			2	
Official Community Plan	2			1	1	
Rezoning	25	9			16	1
Section 219	5	3			2	1
Sign Permit	40	27		2	11	3
TOTAL Planning	252	169	3	23	57	23

Table A.2
2014 Building Applications

Type	2014 Total New Applications	2014 Applications				2013 Applications Approved in 2014
		Approved	Withdrawn/ Cancelled	Completed/ Occupancy	In Progress	
Building Permit	305	138	3	106	58	24
Comfort Letter	8			8		
Fireplace Permit	10	6		4		1
Information Request	427			411	16	13
Red File	29			4	25	
Plumbing Permit	251	107	3	81	60	26
Demolition	45	29	2	13	1	1
TOTAL Building	1075	280	8	627	160	65

Table A.3
Jan - Mar 2015
Planning Applications

Type	2015 Total Applications	Withdrawn/ Cancelled				2014 Applications Approved in 2015
		Approved	Denied	In Progress		
Blackcomb Benchland Permit	1				1	
Board of Variance	5	5				
Covenant Modification	8			2	6	1
Crown Referral	0					
Development Permit	24	5		2	17	7
Development Variance Permit	6			1	5	4
Liquor Licence	8				8	2
Official Community Plan	0					
Rezoning	4				4	10
Section 219	1				1	
Sign Permit	5	4			1	4
TOTAL Planning	62	14	0	5	43	28

Table A.4
Jan - Mar 2015
Building Applications

Type	2015 Total New Applications	2014 Applications Approved in 2015				2014 Applications Approved in 2015
		Approved	Withdrawn/ Cancelled	Completed/ Occupancy	In Progress	
Building Permit	55	26	1		28	16
Comfort Letter	1			1		
Fireplace Permit	1				1	
Information Request	121			105	16	12
Red File	2			2		
Plumbing Permit	45	27		2	16	16
Demolition	8	4	1		3	
TOTAL Building	233	57	2	110	64	44



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 28, 2015

REPORT: 15-055

FROM: INFRASTRUCTURE SERVICES

FILE: 855, 3009.1

SUBJECT: PROCLAMATION OF EMERGENCY PREPAREDNESS WEEK

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council proclaim the week of May 3-9, 2015 as Emergency Preparedness Week in the Resort Municipality of Whistler.

REFERENCES

Appendix A – “Recipe for Disaster Preparedness” Cards

PURPOSE OF REPORT

The purpose of this administrative report is to raise the public’s awareness of Emergency Preparedness Week (EP Week) and to promote emergency preparedness in the Resort Municipality of Whistler.

DISCUSSION

Emergency Preparedness Week (May 3-9, 2015) is a Canada-wide initiative to increase awareness about individual, family, and business preparedness. Emergencies can strike at any time. In an emergency, response agencies focus their efforts first where the need is greatest. People need to be prepared to cope on their own for at least the first 72 hours. While most people recognize the importance of being prepared, surveys have shown that less than half take the steps needed to be prepared. The goal of Emergency Preparedness Week is to bridge this gap between knowing and doing. Emergency Preparedness Week provides an opportunity to engage with residents, businesses and visitors, showing them how to prepare and explaining how doing so can reduce the risks and consequences of a major emergency or disaster.

Emergency Preparedness Week encourages people to take three simple steps to become better prepared to face a range of emergencies:

- Know the risks
- Make a plan
- Get an emergency kit

This year the RMOW has put together, in coordination with our partners at the Squamish Emergency Program, a new series of public education materials titled “Recipe for Disaster Preparedness.” This is a series of recipe cards that list the items and plans that are needed to prepare for emergencies and disasters. See Appendix A for a sample of the Recipe Cards. The cards will be distributed to the public and local businesses during Emergency Preparedness Week.

In order to encourage people to participate in Emergency Preparedness Week and prepare for disasters, the following activities are planned for Emergency Preparedness Week in Whistler:

1. An Emergency Preparedness Display and at Nesters Market from 10AM – 6PM on Sunday, May 3rd 2015
2. Information posted on www.whistler.ca/emergencyprogram
3. Distribution of “Recipe for Disaster Preparedness Cards,” to residents, pet owners, businesses, and schools. See Appendix A “Recipe for Disaster Preparedness Cards.”
4. A public presentation to parents at the Whistler Library.
5. Distribution of emergency preparedness information to municipal staff.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Health & Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events.	Preparedness measures will enhance Whistlers ability to plan for, respond to and recover from an emergency.
Learning	Learning opportunities foster collaboration, trust and community engagement and build the community’s capacity for achieving Whistler’s vision of success and sustainability for future generations.	EP Week provides for a great opportunity to educate the community about emergency preparedness. Increased awareness will enhance the capacity for Whistlers success when faced with an emergency.
Visitor Experience	Communication, travel and services are accessible, seamless and convenient at all phases of visitors’ trips, from prior to Departure until after returning home.	Visitors to Whistler who have the unfortunate experience of being impacted by an emergency or disaster will be provided the best possible outcome.
Visitor Experience	The Resort is comfortable, functional, safe, clean and well-maintained.	Increasing preparedness for emergencies will improve the response to and recovery from emergencies and contribute to a safe and well maintained community.

OTHER POLICY CONSIDERATIONS

None

BUDGET CONSIDERATIONS

Activities planned for Emergency Preparedness Week are within the Emergency Program budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

Community members will be engaged through public outreach events identified in the discussion above.

SUMMARY

The purpose of this administrative report is to raise the public’s awareness of national Emergency Preparedness Week and to promote emergency preparedness in the Resort Municipality of Whistler.

Respectfully submitted,

Erin Marriner
EMERGENCY PROGRAM COORDINATOR
for
Joe Paul
GENERAL MANAGER OF INFRASTRUCTURE SERVICES

Prepare at Home

IT'S EASY: GET PREPARED FOR AN EMERGENCY!

Living with risks is a natural part of everyday life.

Due to its location and environment, Whistler is particularly susceptible to natural hazards. We can't prevent disasters, but we can prepare ourselves for them.

If a disaster happened now, would you be ready?

There are simple things you can do to protect yourself and your loved ones.

This Recipe for Preparedness will help you become prepared at home to take care of your family during an emergency.

The Whistler Emergency Program recommends that you are prepared for at least 72 hours and preferably a whole week.

Hints: Get to know your neighbours. It has been widely recognized around the world that the most immediate help available following a disaster is provided by people near you.

RMOW Emergency Program: whistler.ca/emergencyprogram



Prepare at Home

RECIPE FOR DISASTER PREPAREDNESS

IT'S EASY: GET PREPARED FOR AN EMERGENCY!

A simple recipe to take care of your family for at least 72 hours.
To stretch this recipe for more than 3 days, add more food and water.

Preparation Time: 8 hours **Serves:** 4

Tip: Organize materials and purchases over 2 to 3 months

Hint: Prepare in advance

For Thirst and Hunger

- ☐ Enough water for 3 or more days (that's 36L of bottled water for a family of four)
- ☐ Non-perishable food (canned or dried). Store enough food for 3 or more days. Use any stored food before its expiry date and replace.
- ☐ 1-2 manual can openers
- ☐ 4 camping bowls/plates and cutlery
- ☐ Camp stove and fuel, or barbecue and propane. (Note: only use these outside, if safe to do so.)
- ☐ Waterproof matches or butane lighters

Combine all ingredients

Place in a portable bag, in an easy-to-reach place, such as your front-hall closet. Make sure your kit is easy to carry and everyone in the household knows where it is. Check food and store bought bottled water for expiry dates and rotate water that you bottle yourself every 3-6 months.

For Comfort and Safety

- ☐ Basic first aid kit and training
- ☐ Telephone list of important numbers
- ☐ Small amount of cash in low denominations (coins and \$5 and \$10 bills)
- ☐ Wind up or battery operated AM/FM radio extra batteries
- ☐ 4 flashlights with extra batteries
- ☐ 4 blankets and towels
- ☐ 4 large tarps and rope or tent for four
- ☐ 4 whistles, notepads and pens or pencils
- ☐ 1 sharp pair of scissors and camping knife
- ☐ Package of oversized garbage bags

Personal Extras

- ☐ Essential medication and copies of any prescriptions
- ☐ Hand sanitizer, toilet paper, and personal hygiene products
- ☐ Extra pair of eye glasses or contact solution and case
- ☐ Diapers, jarred baby food, formula, bottles and toys
- ☐ Birth and marriage certificates (copies)
- ☐ Drivers licence and passport (copies)
- ☐ Insurance policies (copies)
- ☐ Family photos (copies)

RMOW Emergency Program: whistler.ca/emergencyprogram



Prepare Your Pet

IT'S EASY: GET YOUR PET PREPARED FOR AN EMERGENCY

Pets are important family members. Remember to include your pet in your emergency preparedness plans! **Keep in mind that what's best for you is typically what's best for your animals.**

Having a pet emergency plan and pet emergency kit, along with practicing for emergencies will help ensure their health and safety.

If you evacuate your home, DON'T LEAVE YOUR PETS BEHIND!

Pets rely on us for their care. If we are not there, their likelihood of survival decreases.

Hints:

Have a plan to evacuate your pet and practice it. Keep your Pet Disaster Kit in an easy to access place. Develop a plan with neighbours to make sure someone can evacuate your pet. If you can't find your pet, leave out food and plenty of water in a bowl that can't be tipped over.

RMOW Emergency Program: whistler.ca/emergencyprogram



Prepare Your Pet

RECIPE FOR DISASTER PREPAREDNESS

What will it take...

for you to be emergency prepared for your pet or service animal?

A simple recipe for a Pet Disaster Kit.

To stretch this recipe for more days, add more food and water.

Preparation Time: Approximately 3 hours

Serves: Your pet for up to a week

Tip: Organize materials and purchases over 1-2 months

Hint: Prepare in advance

For Thirst and Hunger

- ☐ Enough bottled water to last 1 week
- ☐ Dry or canned pet food and treats to last 1 week
- ☐ 2 bowls, a spoon, a plastic lid for canned food

For Sanitation

- ☐ Paper towel, dish soap, disinfectant
- ☐ Plastic bags for waste

Combine all ingredients

Place in a portable bag and store near the main entrance of your home. Prepare a Pet Disaster Kit for each pet. Check food and store bought bottled water for expiry dates and rotate water that you bottle yourself every 3-6 months.

For Comfort and Safety

- ☐ Extra collar, leash and/or muzzle and outdoor coat if required
- ☐ Carrier, cage or crate so you can move your pet safely and securely
- ☐ Grooming supplies (brush, comb, clippers, eye and ear cleaner, cotton pads)
- ☐ Thermal blanket and towel
- ☐ Favourite chew and throw toys
- ☐ Current photo and "lost" posters to help identify your pet
- ☐ Emergency contact information and vaccination records

RMOW Emergency Program: whistler.ca/emergencyprogram



Prepare at Work

IT'S EASY:

GET YOUR BUSINESS PREPARED FOR AN EMERGENCY!

It is just as important to prepare your business, as it is to prepare your family for emergencies. Due to its location and environment, Whistler is particularly susceptible to natural hazards. Whistler can have severe weather, and emergencies such as flooding or highway closures can interrupt business.

Planning ahead can help you recover faster, increase Whistler's resiliency, and reduce the likelihood of a large financial loss.

If a disaster happened now, would your business be ready?

This recipe will help you become emergency prepared, stocked with the knowledge, basic supplies, and a plan to help your small business when a disaster occurs. It's about having the right stuff when you need it most.

Hints: Get your staff ready. Encourage staff to keep essential items they may need at work, such as sturdy walking shoes, a waterproof jacket, flashlight, snack food and water. Plan ahead so that you can communicate effectively with employees in the event of an emergency.

RMOW Emergency Program: whistler.ca/emergencyprogram



Prepare at Work

RECIPE FOR WHISTLER PREPAREDNESS

IT'S EASY: GET PREPARED FOR AN EMERGENCY!

A recipe you and your employees will appreciate! Best of all, preparing for an emergency or disaster can help your small business survive it.

Preparation Time: Approximately 16 hours

Serves: One Small Business

Tip: Organize materials and purchases over 2-3 months

Hint: Prepare in advance

Business Preparedness Plan

- ☐ Ask yourself what the impact will be to your business if an emergency or disaster occurs.
- ☐ Identify what part of your business you need to protect. What needs to be up and running quickly and what can wait?
- ☐ Make a list of actions needed in the first minutes and hours after an emergency.
- ☐ Check your insurance policy to ensure important business assets are covered in the event of a disaster.
- ☐ Make sure emergency contact information is posted in your office.
- ☐ Backup critical business data and retain an offsite copy.
- ☐ Review checklists for building safety.
- ☐ Develop and train employees on a business Emergency Preparedness Plan.

For Safety

- ☐ Basic first aid kit and first aid training
- ☐ Fire extinguishers and smoke detectors
- ☐ Keep a properly stocked emergency kit in the office
- ☐ 4 litres of water per person for one day
- ☐ Wind-up or battery operated AM/FM radio and extra batteries

Combine all ingredients:

Place in a portable bag in an easy-to-reach place. Make sure your kit is easy to carry and everyone in the business knows where it is. Check food and store bought bottled water for expiry dates and rotate water that you bottle yourself every 3-6 months.

RMOW Emergency Program: whistler.ca/emergencyprogram





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 28, 2015 **REPORT:** 15-054
FROM: RESORT EXPERIENCE – Planning Department **FILE:** DP 1429
SUBJECT: 3075 HILLCREST DRIVE - DP 1429 – DEVELOPMENT PERMIT WITH
VARIANCES FOR TOWNHOUSES

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Permit Application DP 1429 to permit development of two four-plexes and associated site works as shown in Architectural drawings A1.02 and A1.04, A5.01 to A5.04, A5.10 and A5.11 prepared by Burrows Huggins Architects, dated March 9, 2015 and Landscape drawings L1 and L2 prepared by Tom Barratt Landscape Architects, dated March 9, 2015 as presented in Appendix B of Administrative Report No. 15-054, which include the following variances to the Zoning Bylaw:

- a) Vary rear setback in two specific areas on the west side from 15 metres to 9 for Building 1 and from 15 metres to 7 metres for Building 2;
- b) Vary side setback on the south side from 7.6 metres to 3 metres for a portion of Building 1;
- c) Vary side setback on the north side from 7.6 metres to 7.5 metres for a small portion of Building 2;
- d) Vary side setback on the east side from 7.6 metres to 5.6 metres on Building 2 to accommodate an entry canopy and support post;
- e) Vary allowable site coverage from 22% to 29%;
- f) Vary allowable building height from 9.0 metres to 9.2 metres;
- g) Vary side setback on east side from 7.6 metres to 3 metres and the front setback on the southeast side to accommodate the project's postal kiosk;
- h) Vary setbacks for the retaining walls as shown on the plans;

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

1. Finalization of the architectural and landscape plans to address the items specified in Administrative Report No. 15-054 and summarized in the letter to the applicant attached as Appendix C to Administrative Report No. 15-054; and further
2. 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 on-site and landscape works off-site on the adjacent property for a pedestrian trail, as security for the construction and maintenance of these works.

REFERENCES

Location: 3075 Hillcrest Drive
Legal Description: Parcel A, District Lot 5411, Plan BCP 18822, Group 1, NWD
Owner: Mount Whistler Lodge Ltd.
Zoning: RTA22 (Residential Tourist Accommodation)
Appendices: 'A' Location Map
'B' Architectural and Landscape Drawings
'C' Applicant Letter

PURPOSE OF REPORT

This report seeks Council's approval of Development Permit No. 1429 with variances for an application for the development of two four-plex townhouse buildings at 3075 Hillcrest Drive in the Lakecrest neighbourhood.

The proposed development is subject to Council approval relative to the applicable guidelines for the Mt. Whistler Lodge Development Permit Area of Whistler's Official Community Plan. The development is also subject to Council approval for variances to the requirement in the zoning regulations for setbacks, site coverage, height and location of retaining walls for the proposed development. These variances were previously approved by Council under Development Permit No. 1055. This permit has expired and therefore the development requires a new development permit by Council prior to construction.

DISCUSSION

Background

On June 16, 2009, Council approved the issuance of Development Permit No. 1055 with variances for this property for two four-plex townhouse buildings. Development Permit No. 1055 expiry date was two years from the date of issuance (October 19, 2011). A new development permit application is required to develop the site.

On March 11, 2015, the owner submitted a development permit application for two four-plex townhouse buildings with variances which are the same as the Development Permit No. 1055 proposal.

Proposed Development

The following provides a summary of the main features of the proposed development. The detailed development permit drawings are attached in Appendix B and are consistent with the OCP design guidelines for the Mt. Whistler Lodge area as outlined in the OCP analysis section of this report.

Site Context and Access

The parcel has frontage on the north side of the Hillcrest Drive cul-de-sac between the existing Lakecrest Employee Housing four-plex and Alta Vista Point II, and extends behind the employee housing project. A common road provides access to the units, and the units themselves each have a short driveway leading to a double garage for each unit. Two surface visitor parking stalls are also provided.

Site Grading

The site itself has significant changes in topography, falling steeply away to the west and the north and overlooks Lakecrest Lane below, with views to Alta Lake and Sproat Mountain beyond.

Site Development

As noted with Development Permit No. 1055, in addition to the proposed on-site landscaping, the registered statutory right of way covenant (BX354831) was amended to move the public trail so that a portion of it is located on the access driveway to avoid difficult grades and to allow for more planting between the new townhomes and the existing employee four-plex. The developer is responsible to complete and maintain the public pathway connection to Hillcrest Lane below.

Advisory Design Panel Review

The municipal Advisory Design Panel did not review this project as the project's exterior design elements remain unchanged from the design supported and approved with the issuance of Development Permit No. 1055 and are consistent with the Mt. Whistler Lodge OCP development permit area design guidelines.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character and evoking a dynamic sense of place.	The project design is in keeping with the character of multi-family development in whistler.
	Residents live, work and play in relatively compact, mixed-use neighbourhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.	The RTA 22 zone allows mixed use for this project for tourist accommodation rentals and residential uses. The site is close to the Valley Trail. The site is a short walk from Alta Lake and Lakeside Park.
	Landscaped areas consist with native plant species that eliminate the need for watering and chemical use.	The landscape design for this project uses native species.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Continuous encroachment on nature is avoided.	Propose to construct retaining walls in tree preservation area.

OTHER POLICY CONSIDERATIONS

Bed Units

Council recognized 165 bed units (BU's) on the entire Mt. Whistler Lodge subdivision site in February of 2005. Since then, 22 market single family lots have been developed utilizing 132 BU's,

leaving the potential for 33 BU's on the townhouse site. The proposed design uses 32 (8 units @ 4 BU's each), leaving one residual Bed Unit for the property.

Zoning Analysis

The RTA22 (Residential Tourist Accommodation 22) zoning allows for a mix of both long and short term residential occupancies. The proposed buildings' gross floor area of 2,005 sq.m is below the maximum permitted gross floor area for this property based on a maximum floor space ratio (FSR) of 0.41 in the RTA22 zone. The proposed floor area requires 16 parking spaces as per the Zoning Bylaw. The proposed double garages provide 16 parking spaces and in addition 2 surface visitor spaces are proposed. The proposed development complies with the maximum gross floor area and density calculations for the property.

Variances

As noted with the analysis of the expired Development Permit No. 1055, given the irregular layout of the existing parcel and the Zoning Bylaw RTA22 regulations, the proposal requires the following variances:

Setbacks

As shown on Drawing A1.04 in Appendix 'B', both buildings encroach into the 15 metres rear setback. Building 1 also encroaches into the south side setback, while Building 2 encroaches marginally into the east and north side setbacks. Staff still supports the requested variances given the irregular parcel shape and the requirement for an access driveway.

Height

The RTA22 zone's height regulation is varied from 9.0 metres to 9.2 metres as shown on the architectural plans in Appendix B. Staff support this modest variance in height (0.2 m, 8 inches) as it means the distinctive sloped roof character of the two buildings are maintained.

Site Coverage

The RTA 22 zone's site coverage regulation is varied from 22 % to 29% to accommodate the two buildings. Staff supports this variance based on the irregular parcel shape, avoiding infilling of portions of the property which are steeply sloped, and the fitting of the two buildings onto the site to break up the permitted gross floor area into two smaller buildings similar to surrounding townhouse buildings.

Retaining Walls

The general zoning regulations regarding retaining walls are varied for a system of retaining walls proposed for the north, east and west sides due to the existing topography. The walls are considerable heights, particularly on the west (where the proposal calls for a series of three offset walls), and north sides. Staff support the project's landscape architect rationale for the retaining walls and how the use of planting materials in terraces within the walls will help screen them. Staff are working with the applicant to finalize a landscape plan that incorporates additional trees at the lowest level to assist in screening the series of retaining walls on the west side.

Mail Kiosk

The RTA22 zoning setback regulations are varied from 7.6 metres to 3.0 metres on the east side and from 6.0 metres to 3.6 metres for a proposed free-standing mail kiosk as shown on the drawing

A1.03 in Appendix B. The design for the kiosk is consistent with the materials and colors of the overall development. The closest townhouse side wall on the adjacent property is located approximately 14.5 metres away and proposed fencing and landscaping will partially screen the kiosk. Staff support these setback variances.

OCP Development Permit Guidelines

The development is consistent with the OCP design objectives and guidelines for a multiple-family residential development outlined in the OCP Development Permit Area: Mt. Whistler Lodge. In summary the development achieves the following:

- Building design and landscaping are consistent with Whistler's mountain character.
- Building materials of natural stone, timber and glass and building colors are all consistent with Whistler's setting.
- Small stands of existing mature trees located on the west and northwest sides of the property are protected by covenant.
- Roof design incorporates a sloped design characteristic of other design's to manage snow levels in a manner to protect all pedestrian and vehicle access from snow shed and ice accumulation.
- Outdoor decks and patios are proposed which provide for neighbourhood safety and liveability.
- Visual impact of the project from Hillcrest Drive will be reduced with the additional landscape and screening elements to be implemented as part of the project.
- Valley trail connections to be maintained and strengthened with the proposal's completion of the trail connections to Lakecrest Drive.
- Surface parking (two visitor stalls) are screened by a combination of landscaping and fencing.

Staff has identified some details to be addressed as a condition of development permit approval to further ensure consistency with the development permit design guidelines. These are outlined in the applicant letter provide in Appendix 'C'. Resolution of these details is recommended as a condition of development permit approval.

Landscape Security

As a requirement of development permit, the municipality's Landscape Security for Development Policy G-9 requires the submittal of a cost estimate of all hard and soft landscape works for municipal approval and submission of a security for 135% of the approved cost estimates. This is a condition of development permit approval and applies to both on-site and off-site improvements.

Green Building Policy

The applicant has submitted a Built Green checklist addressing site, landscape, energy, water, waste, materials and indoor environment objectives consistent with the municipality's Green Building Policy.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

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

SUMMARY

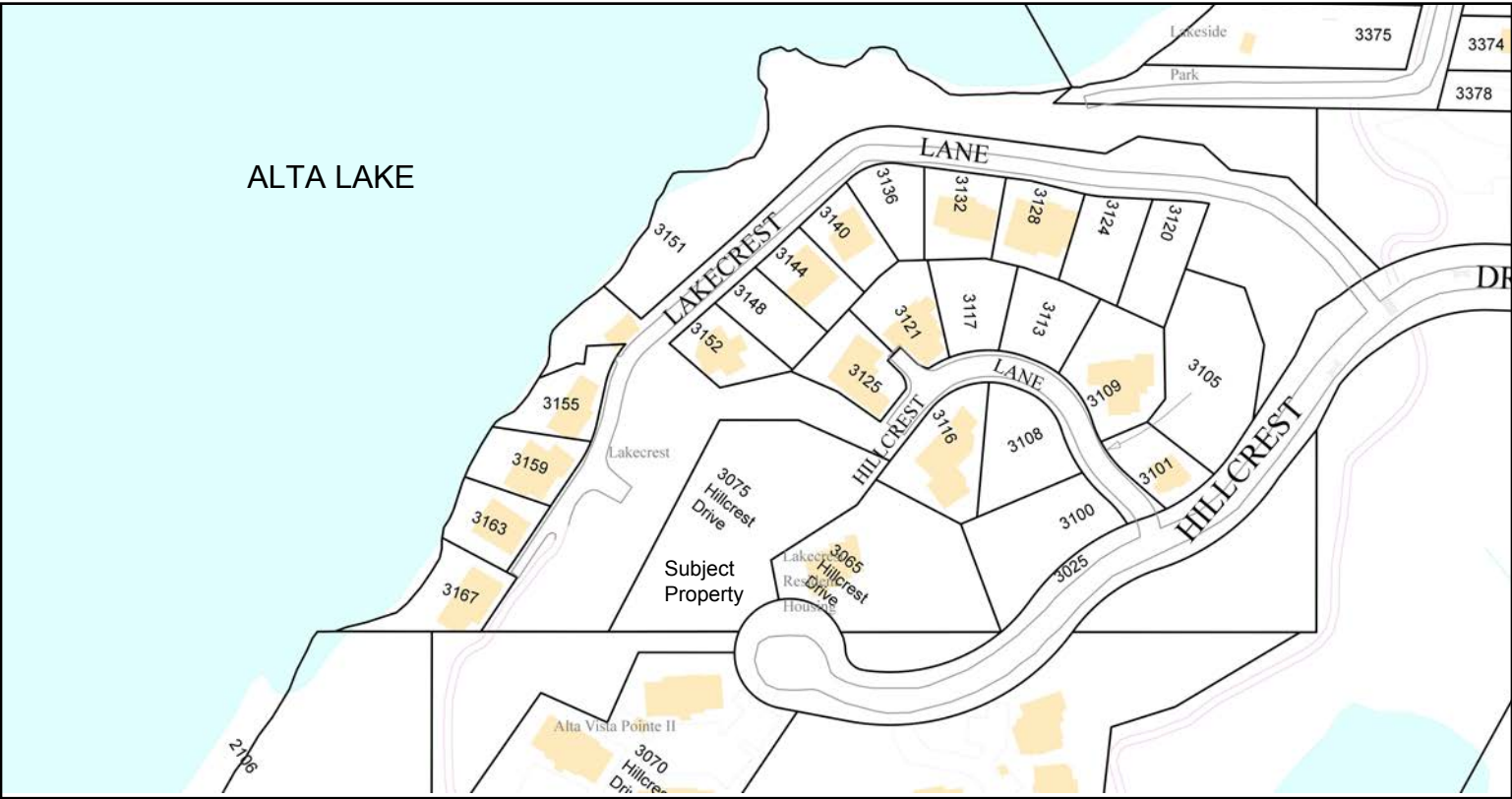
This report recommends Council approve the proposed two four-plex townhouse development at 3075 Hillcrest Drive with variances subject to the conditions identified in this report.

Respectfully submitted,

Robert Brennan, MCIP
PLANNER

for

Heather Beresford
ACTING GENERAL MANAGER OF RESORT EXPERIENCE



APPENDIX B

revisions:

no.	date	description

issue:

Nov 21 2008	Issued for DP
April 22 2009	Reissued for DP
Aug 05 2009	Issued for Pricing



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LAKECREST
TOWNHOMES

consultant:

seal

seal

drawn:

MCH

checked:

October 2008

scale:

1:500

sheet title:

AREA PLAN

sheet no.:

P1028-plan-C

drawn:

A1.02

checked:

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scale:

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sheet title:

AREA PLAN

AREA PLAN



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revisions:		
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issue:
 Nov 21 2008 Issued for DP
 April 22 09 Reissued for DP
 Aug 05 09 Issued for Permitting

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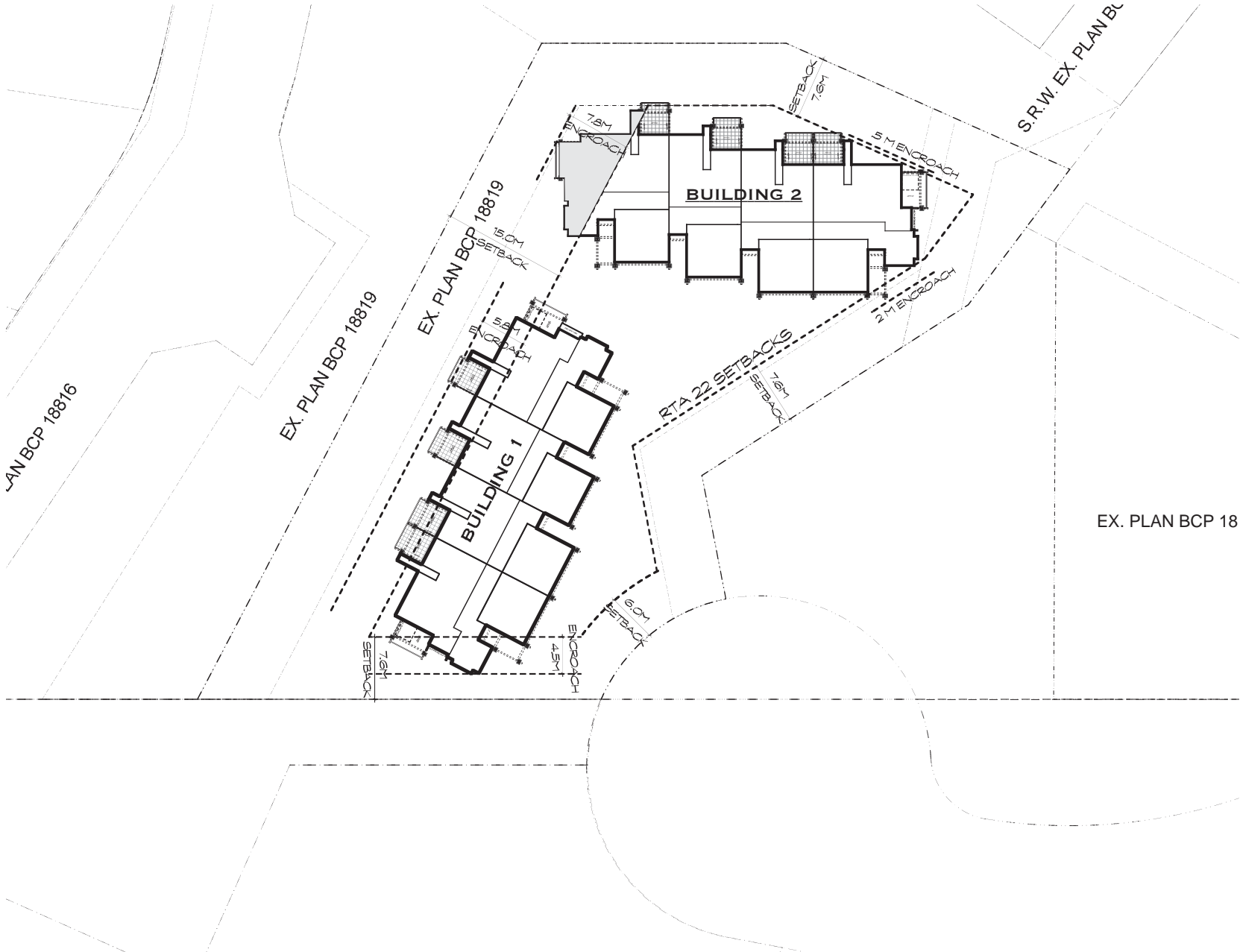
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drawn: MCH date: April 2009
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 SETBACK PLAN

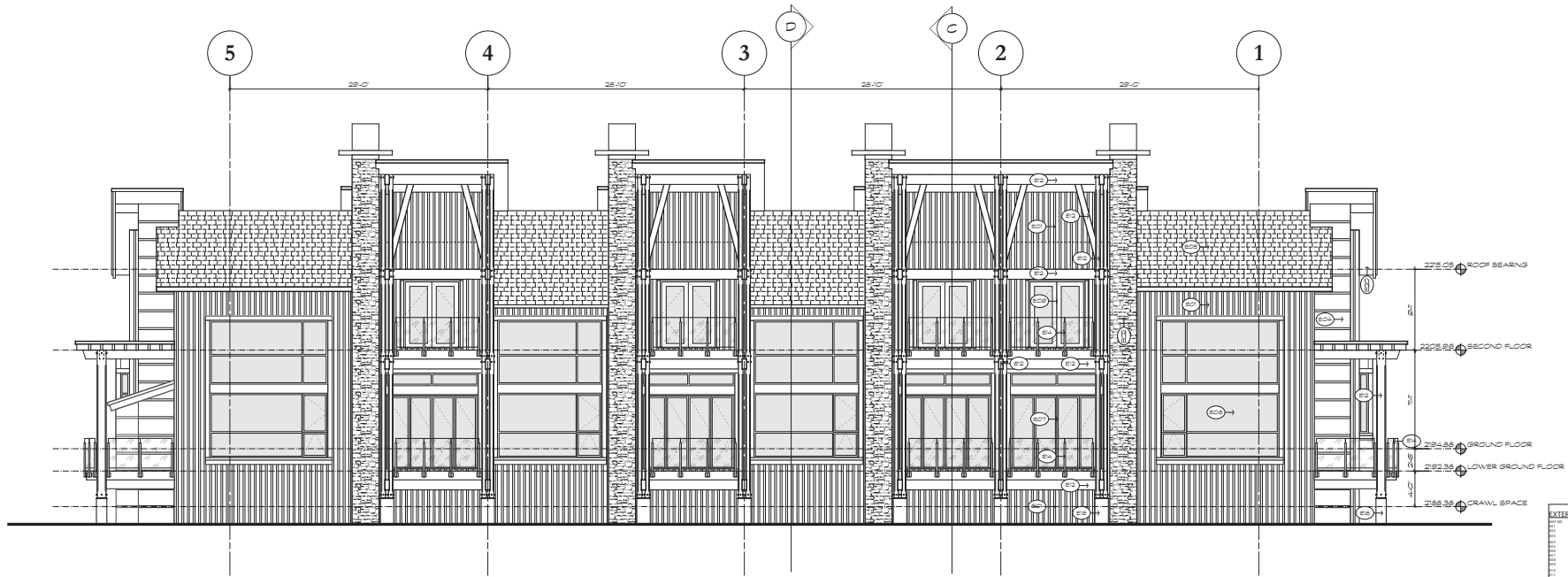
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SETBACK PLAN





SOUTH ELEVATION - BUILDING 1
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL / COLOUR SCHEDULE		COLOUR
1.01	BRICK	BRICK
1.02	BRICK	BRICK
1.03	BRICK	BRICK
1.04	BRICK	BRICK
1.05	BRICK	BRICK
1.06	BRICK	BRICK
1.07	BRICK	BRICK
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TOWNHOMES
WHISTLER BC

consultant:

seal

drawn: **date:** October 2008

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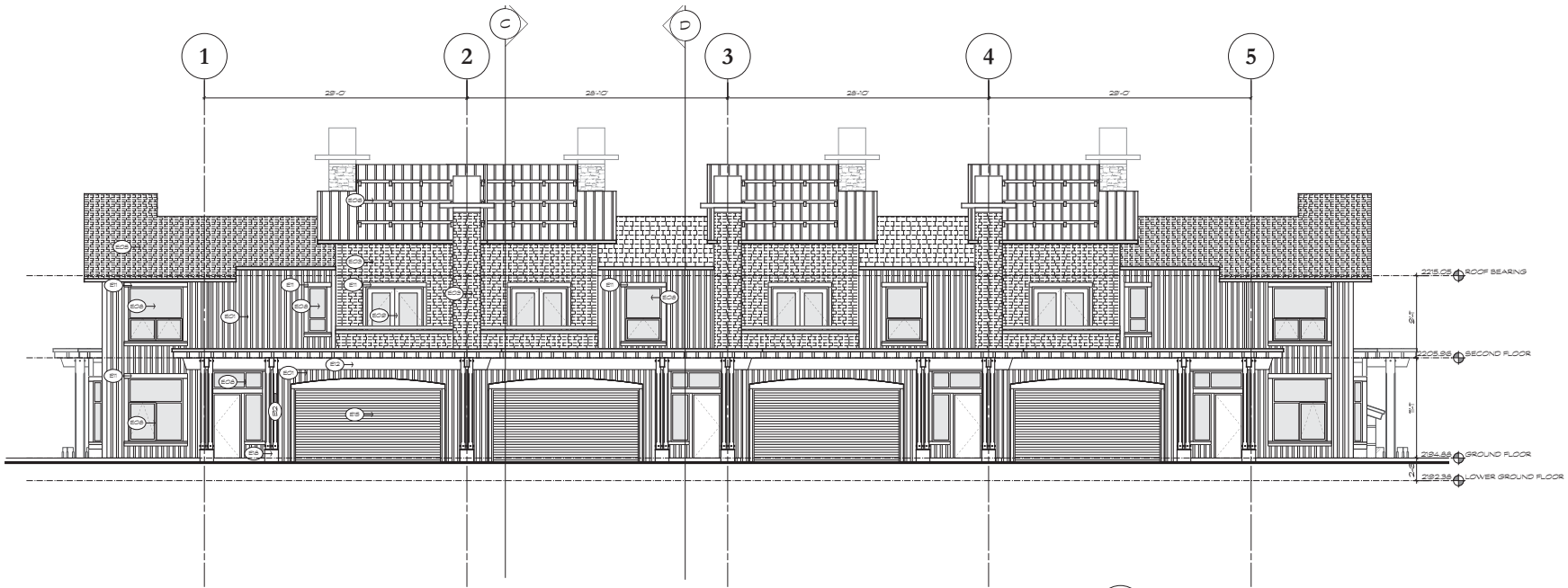
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P328 Elevations B

sheet no.: **A5.01** **revision:**

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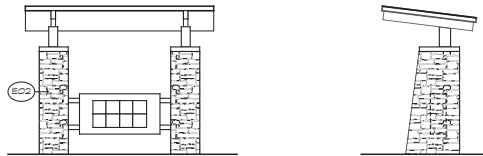
SOUTH ELEVATION - BUILDING 1
SCALE: 3/16" = 1'-0"

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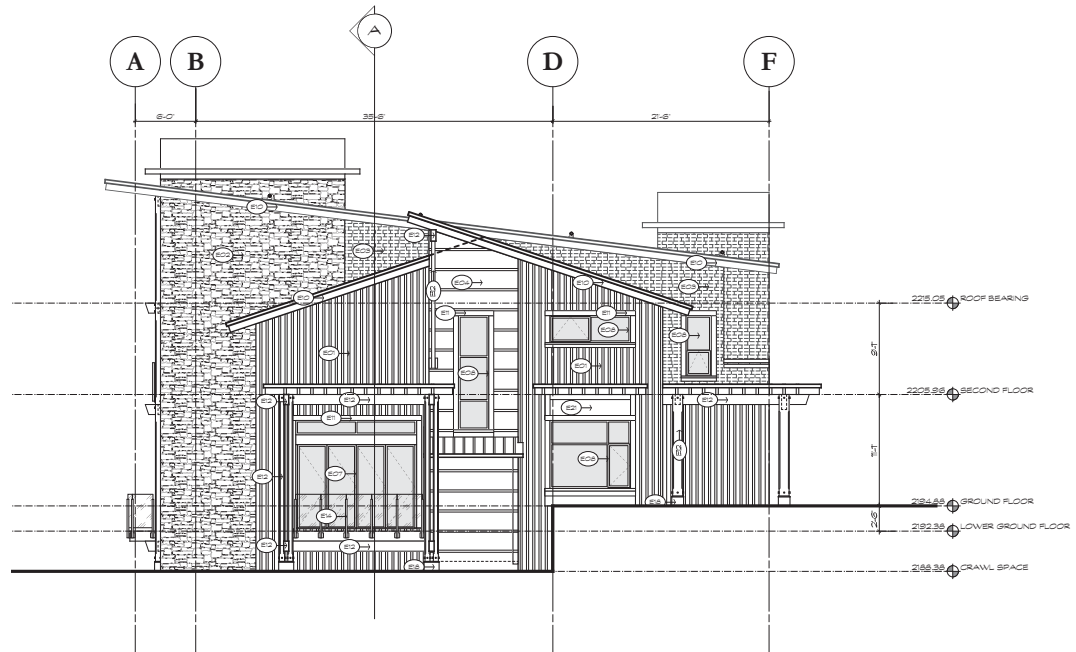
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issue:

Nov 21 08 issued for DP
 April 22 09 Reissued for DP
 Aug 05 09 issued for Pricing



ELEVATIONS - MAIL BOX STRUCTURE
 SCALE: 3/16" = 1'-0"



EAST ELEVATION - BUILDING 1
 SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL / COLOUR SCHEDULE	COLOUR
1. STONE	STONE
2. VERTICAL SIDING	WHITE
3. ROOF	BLACK
4. WINDOW FRAMES	BLACK
5. DOOR	BLACK
6. PORCH FLOORING	WOOD
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LAKECREST
 TOWNHOMES
 WHISTLER BC

consultant:

seal	seal
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drawn: October 2008

checked: P-328

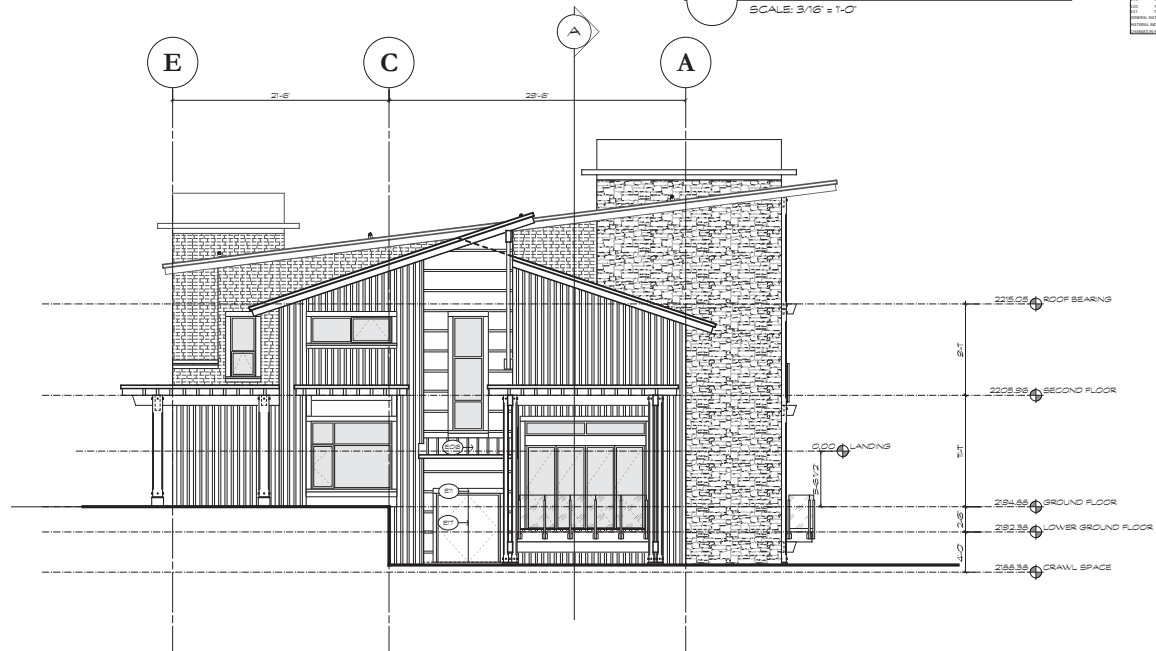
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P328 Elevations B

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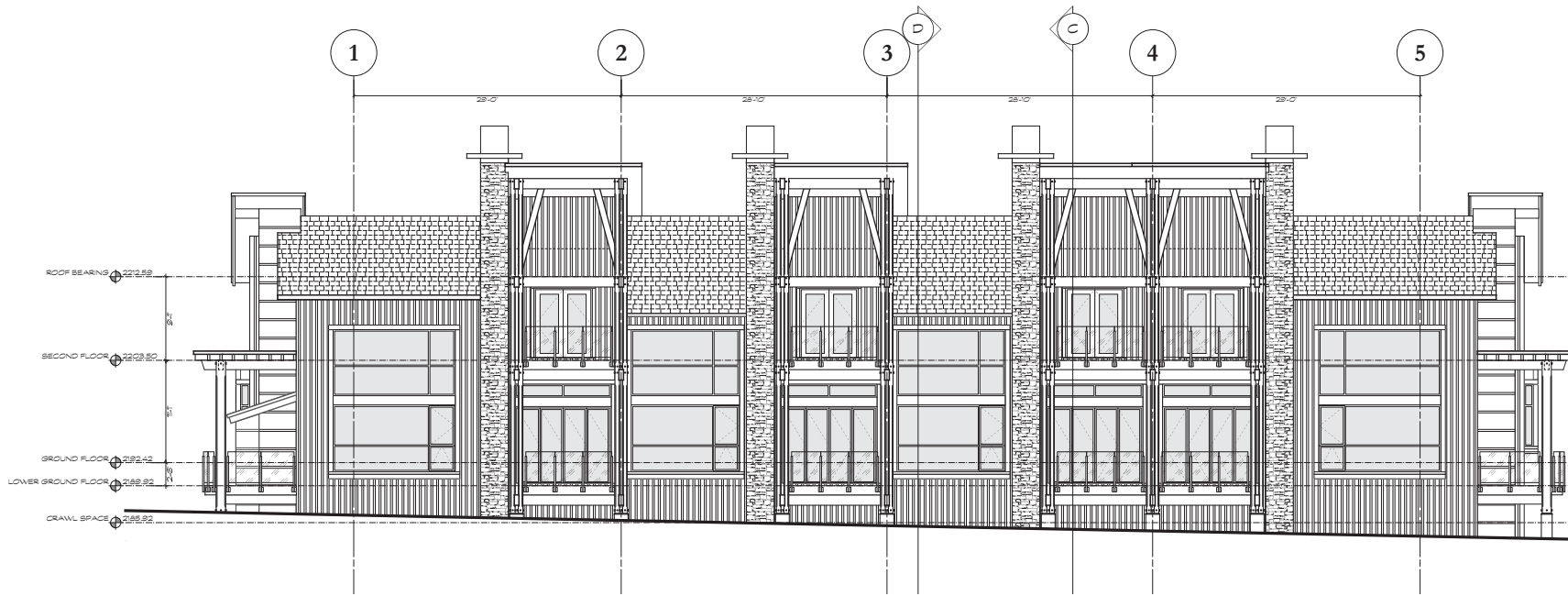
EAST ELEVATION - BUILDING 1
 SCALE: 3/16" = 1'-0"

revisions:

no.	date	description

issue:

Nov 21 08 Issued for DP
 April 22 09 Reissued for DP
 Aug 05 09 Issued for Pricing



NORTH ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL / COLOUR SCHEDULE	COLOUR
1. ROOF	Asph/Flt
2. EXTERIOR WALLS	Brick
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100. EXTERIOR WALLS	Brick

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project:

LAKECREST
 TOWNHOMES
 WHISTLER BC

consultant:

seal

seal

drawn:

date:

October 2008

checked:

scale:

as noted

project no.:

P-328

sheet title:

BUILDING ELEVATIONS

sheet no.:

A5.03

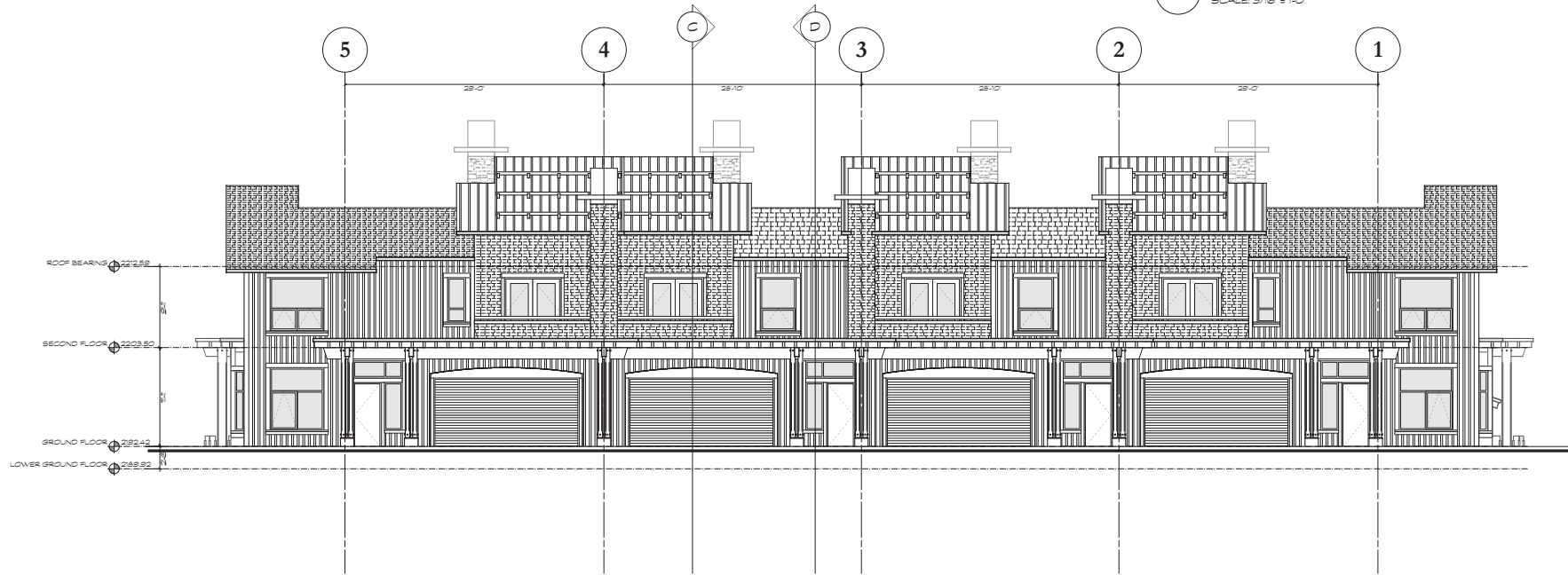
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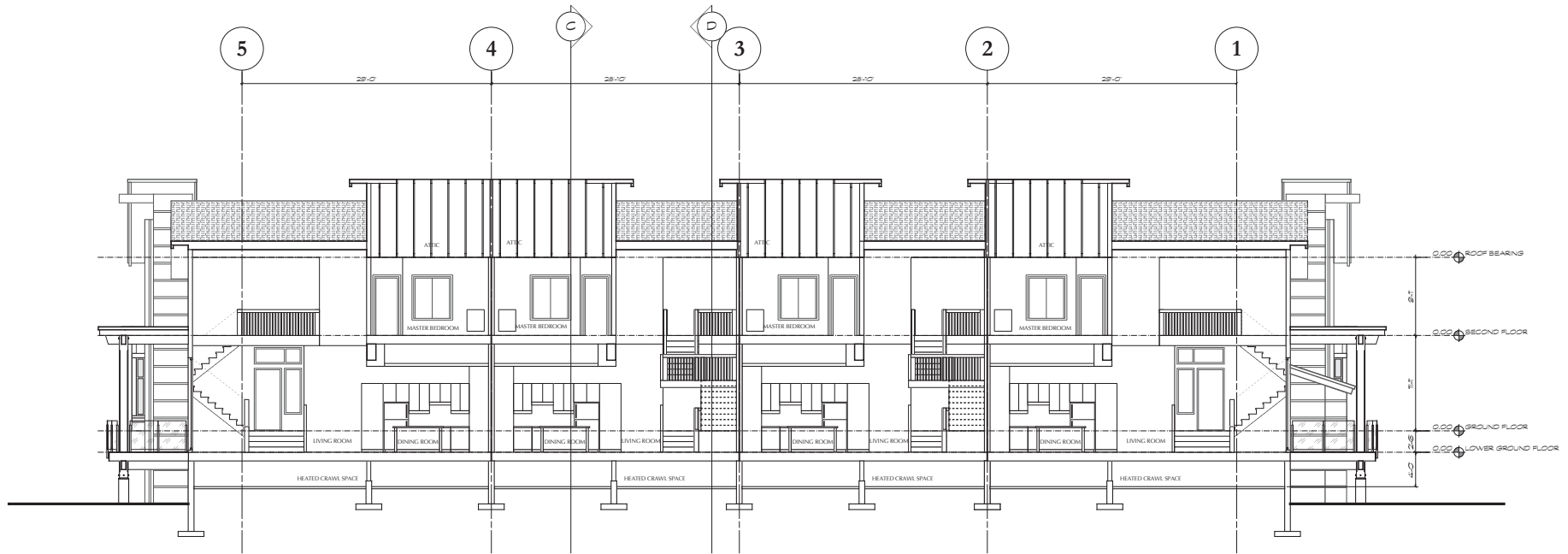


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SOUTH ELEVATION - BUILDING 2

SCALE: 3/16" = 1'-0"





SECTION AA BUILDING 1/2
SCALE:

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Aug 05 09 Issued for Pricing

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LAKECREST
TOWNHOMES
WHISTLER BC

consultant:

seal	seal

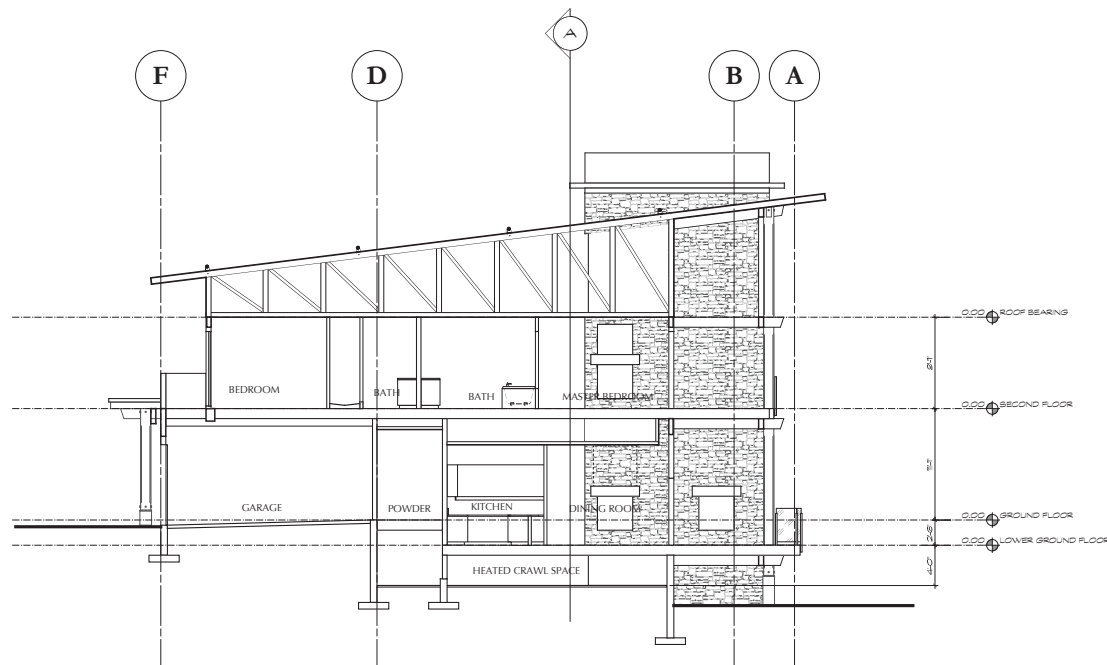
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as noted	P-328

sheet title:
BUILDING ELEVATIONS

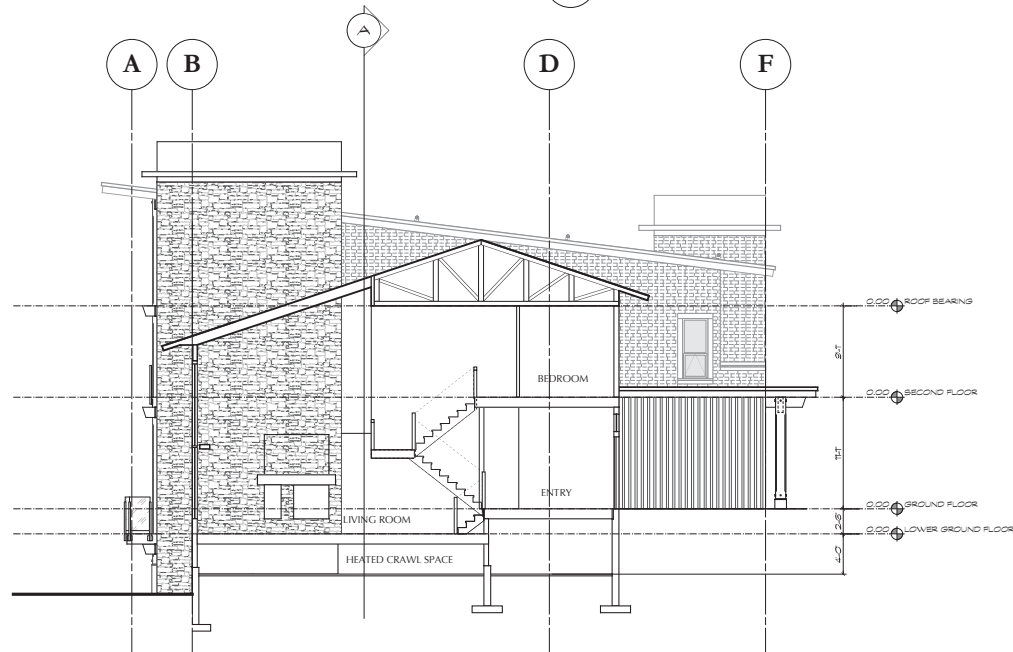
P328 Elevations B

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A5.10	

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SECTION CC BUILDING 1
SCALE: 3/16" = 1'-0"



SECTION DD BUILDING 1
SCALE: 3/16" = 1'-0"

revisions:

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issue:

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project:

LAKECREST
TOWNHOMES
WHISTLER BC

consultant:



drawn: date: October 2008

checked:

scale: as noted project no: P-328

sheet title: BUILDING SECTIONS

P328 Elevations &

sheet no: **A5.11** revision:

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4. August 5, 2009 - Issue For Pricing
3. July 20, 2009 - Barrier at Rockstack Buffer Planting
2. May 7, 2009 - Mail Road
1. Feb 17, 2009 - Tree Covenant



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Landscape Architects

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PROJECT

Lakecrest Townhomes

DRAWING TITLE

Grading Plan

DATE November 19 2008 SCALE 1:150

PROJECT # 762 ITEM

REVISION # SHEET

LI



BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
Trees				
Betula papyrifera (Triple Single Stems)	Paper Birch	B	4	4cm Cal
Chamaecyparis nootkanensis	Yellow Cedar	Y	14	3m
Pinus uncinata	Mountain Pine	Pu J-5m	15	#5post
Populus tremuloides	Trembling Aspen	P	23	4cm cal
Thuja menziesiana	Mountain Hemlock	Tm	36	1.5m
Shrubs				
Acer glabrum	Douglas Maple	A	64	#1post
Amelanchier alnifolia	Serviceberry	m	145	#1post
Cornus stolonifera	Redtwig Dogwood	Cs	85	#1post
Rosa explorer 'Simon Fraser'	Simon Fraser Rose (med pink)	RS	3	#2post
Rosa woodsii	Wood's Rose	w	218	#1post
Rhododendron PFM	Rhododendron	Rh	9	#2post
Rubus parviflorus	Thimbleberry	Re	249	#1post
Vaccinium paniculatum	Red Huckleberry	V	76	#1post

NOTE:
Automatic Irrigation System To Be Installed
All Landscaping To BCSLA & BCNTA Landscape Specification

4. August 5, 2009 - Issue For Pricing
3. July 20, 2009 - Barrier on Rockstack, Buffer Planting
2. May 7, 2009 - Mail Kiosk
1. Feb 17, 2009 - Tree Covenant



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PROJECT

Lakecrest
Townhomes

DRAWING TITLE

Planting Plan

DATE November 19 2008 SCALE 1:150

PROJECT # 762 ITEM

REVISION # SHEET
L2

BOTANICAL NAME	COMMON NAME	SPACING SYMBOL	COUNT	SIZE
Ornamental Grasses				
Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	Clk	67	15cm pot
Oreochloa caespitosa 'Bronzschleier'	Bronzschleier Tufted Hair Grass	Dc	197	15cm pot
Oreochloa caespitosa 'Tara's Jade'	Tara's Jade Tufted Hair Grass	Of	16	15cm pot
Koeleria macrantha	June Grass	km	147	15cm pot
Helictotrichon sempervirens	Blue Oat Grass	M	35	15cm pot
Disanthus cinnamomeus	Rhine Grass	NP	199	15cm pot
Pennisetum alopecuroides	Fountain Grass	Pf	221	15cm pot
Ferns				
Blechnum spicant	Deer Fern	df	14	15cm pot
Polystichum munifolium	Sword Fern	sf	394	15cm pot
Groundcovers				
Arctostaphylos uva-ursi	Kinnickinick	in rock wall	740	10cm pot
Arctostaphylos uva-ursi	Kinnickinick	s	476	10cm pot
Perennials				
Aquilegia formosa	Red Columbine	Al	22	15cm pot
Axillia x ardens 'Elizabeth Bloom'	Elizabeth Bloom Anemone	AE	34	15cm pot
Axillia x ardens 'Snowdrift'	Snowdrift Anemone	AS	5	15cm pot
Coreopsis verticillata 'Moonbeam'	Moonbeam Tickseed	Om	133	15cm pot
Hosta 'Parrot'	Parrot Hosta	HP	42	15cm pot
Ligularia sinensis 'The Rocket'	Rocket	Li	140	15cm pot
Nepeta x 'Dragon Blue'	Dragon Blue Catmint	Ni	27	15cm pot
Pensamonia frutescens 'Purple Haze'	Beard Tongue	st	43	15cm pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Cone Flower	rf	176	15cm pot
Rudbeckia missa 'Herbstonne'	Herbstonne Rudbeckia	Rn	59	15cm pot



THE RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, BC Canada V0N 1B4
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TEL 604 932 5535
TF 1 866 932 5535
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April 22, 2015

FILE: DP1429

Michael Huggins, Architect
Burrowes Huggins Architects
205 – 1628 West 1st Avenue
VANCOUVER BC V6J 1G1

RE: DP1429 – 3075 Hillcrest Drive – Lakecrest Townhouses

Dear Mr. Huggins,

The following provides a list of items to be addressed as a condition of development approval for the proposed residential development in Lakecrest neighbourhood. These are to be addressed to the satisfaction of the General Manager of Resort Experience.

1. Submit revised landscape plan with plant materials consistent with being non-bear attractant species, additional trees at lowest level for screening retaining walls and replacing chainlink fencing with split rail fencing.
2. Submit a landscaping cost estimate for hard and soft landscaping based on the submitted landscape plans and materials with DP 1429.
3. 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, including the completion of an off-site public pathway connection to Hillcrest Lane.

Once the above items have been completed to the satisfaction of the General Manager of Resort Experience a development permit can be issued.

If you have any questions regarding this letter please contact me by phone 604-935-8159 or email rbrennan@whistler.ca.

Sincerely,

Robert Brennan, MCIP
PLANNER



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 28, 2015

REPORT: 15-059

FROM: Resort Experience

FILE: DP1432

SUBJECT: DP 1432 SCANDINAVE SOLARIUM AND STAFF HOUSING (8010 MONS ROAD)

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the issuance of Development Permit Application No. 1432 for the development of a solarium and staff housing for the Scandinave Spa located at 8010 Mons Road, as per the site and architectural plans prepared by Murdoch Company Architecture and Planning (A-0.0 – 4.1, and L-1.0), dated March 17, 2015, attached as Appendix B to Council Report No. 15-059, which includes the following variance to the Zoning Bylaw:

- a) Vary the maximum permitted height for the proposed building from 5.7 metres to 8.09 metres;

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, prepared by a certified engineer, consistent with Council Snow Shed Policy (Policy G-14).

REFERENCES

Owners: Campco Investments Ltd.

Location: 8010 Mons Road, Whistler, BC

Legal Description: PLAN LMP43710 DISTRICT LOT 1757 GROUP 1 PARCEL 1 (P.I.D. 024-614-548)

Current Zoning: LHT1 (Leisure Health Tourism One)

Appendices:

'A'	Location Map
'B'	Development and Building Permit Submission, Murdoch Company Architecture and Planning (A-0.0 – 4.1, and L-1.0), dated March 17, 2015.

PURPOSE OF REPORT

This report seeks Council's approval of Development Permit (DP) Application No. 1432, an application for the construction of a solarium and staff housing at Scandinave Spa (8010 Mons Road, see Appendix A – Location Map). The proposed development is subject to the guidelines of Development Permit Area #16 – Riverside Campground and Scandinavian Style Spa, in Official Community Plan Amendment Bylaw No. 1021, 1993. The DP application proposes a height variance of 2.39 metres.

DISCUSSION

Background

The development of Scandinave Spa was approved by Council in 2008 through Development Permit No. 1015. The spa offers hot and cold Scandinavian style baths, steam rooms, saunas, and massage. Auxiliary uses to the spa include administrative offices, a small café, and employee housing. Eight buildings were originally approved by DP 1015. Six of these buildings have been built, and DP 1432 would approve a seventh building, a 384.66 m² solarium. The solarium will include:

1. sauna and steam rooms on the main floor,
2. multi-use rooms on the upper floor, plus a large deck, and,
3. two employee housing units on the lower floor, including laundry and tenant storage area.

The solarium was originally intended to be a two storey building with employee housing on the lower level and a single large solarium on the main floor. Due to the success of the existing solarium, sauna, and steam rooms, the applicant determined that a larger building with three floors would better serve the business. The solarium proposed is larger than originally contemplated in DP 1015 and requires a height variance of 2.39 meters. The larger building remains within the maximum permitted density under the LHT1 zone for the property.

Context - The subject property is a partially treed 15.2 hectare parcel, facing south west and accessed from Mons Road. The site is dissected by Fitzsimmons Creek and the BC Hydro power line right of way. It is bounded to the west by Mons Road, to the north by Green Lake Investments (Nicklaus North Golf Course), and to the south and east by municipal parkland (Lost Lake Park and Spruce Grove Park). The Riverside Campground development is concentrated on the west side of Fitzsimmons Creek and the location for the spa is in the southeast corner of the parcel.

Design Elements – Scandinave Spa is designed to complement the forest setting, minimize its impact on the site, and retain the natural landscape as much as possible. The development is a collection of three-storey buildings and smaller shed-like structures. The inspiration for the architecture is that of a terraced compound of buildings circling a cedar log sauna. The structures are wood framed construction featuring exposed rafters, wooden doors and windows, Hardi Board and cedar batten siding, and green roofs. The proposed solarium incorporates the same materials found elsewhere on the site.

Site Planning & Circulation – In 2008, DP 1015 dealt with vehicle and pedestrian access, traffic management, and parking requirements for the spa. The current proposal does not create the need for additional parking.

The design of the site minimizes stairs to make it as accessible as possible. However, the property is sloped, and not all areas of the property or the proposed solarium are wheel chair accessible.

Site Layout and Massing –The solarium will sit at the lowest elevation of the spa development and provide enclosure to the western side of the compound (see Figure 1). The taller building (three storeys, as opposed to two) will better screen the development from noise from Highway 99 and the Mons industrial site.

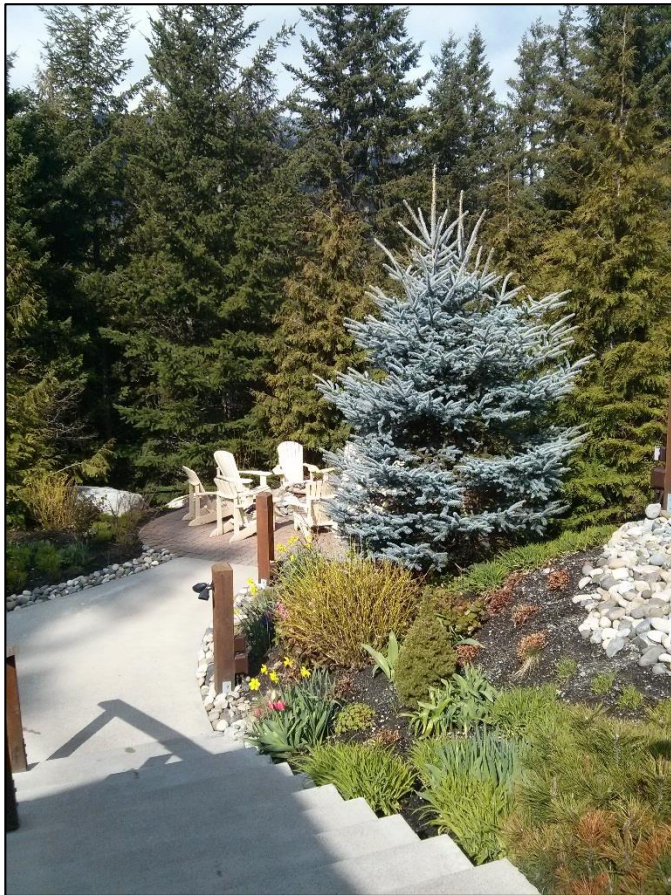


Figure 1. The proposed solarium will sit at the lowest elevation of the spa development, tucked into the trees, behind and to the right of the blue spruce shown in the picture. The main entrance will be approximately 0.5 meters below the elevation of the seating area shown.

Landscape – The landscaping proposed as part of DP 1432 applies only to areas immediately surrounding the new solarium. The design includes concrete terraces, a waterfall feature, new plantings with a variety of native and hardy species, and several areas of rock stack retaining wall. All areas disturbed by construction will be reseeded with a native grass and wildflower seed mix.

The new building will be visible from the Scandinave Spa approach bridge, as well as the Valley Trail. The retaining walls will result in the removal of a number of mature conifers (see Figure 1) between the building site and approach road. In order to ensure adequate screening, conifer trees will be planted at the base of the rock stack walls.

ADP Review

As the design of the proposed building is similar to that covered by DP 1015 (approved by Council in 2008), ADP review was not requested.

OTHER POLICY CONSIDERATIONS

Whistler 2020 - The proposal is consistent with Whistler 2020 policies. In August 2008 a comprehensive assessment of the overall design of Scandinave Spa against Whistler 2020 policies was carried out:

Table 1 – Whistler 2020 Analysis

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	<p>Visitors and residents can readily immerse themselves in nature free from noise and light pollution.</p> <p>Landscaped areas consist of native plant species that eliminate the need for watering and chemicals.</p> <p>Limits to growth are understood and respected.</p>	Both the campground and the spa will be immersed in nature and open to visitors and residents. Features will be utilized to minimize road noise and the use of outdoor lighting will be controlled. There will be minimal disturbance to existing terrain; proposed landscaping is appropriate, native and minimally invasive. Residual bed units from Riverside will return to the municipality.
Natural Areas	<p>An ecologically functioning and viable network of critical natural areas is protected and, where possible restored.</p> <p>Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.</p>	Creek area enhanced in collaboration with DFO in Phase 1 and temporary tenting area rehabilitated in Phase 2. Campground and spa uses will minimize impact on the natural areas through reduced parking, compact development and the use of Yurts.
Materials and Solid Waste	Whistler is using durable materials that are less environmentally harmful, preferring recycled, natural and sustainably harvested materials, and plentiful metals	Durable, recycled and locally sourced materials are proposed.
Energy	Energy is generated, distributed and used efficiently through market transformation, design and appropriate end uses.	R2000 standards, high efficiency fireplaces, appliances, light fixtures, hot tubs, exterior features. Solar panels, passive solar, wastewater recovery, and recycling. Well insulated buildings.
Water	<p>Effective storm water management and flood control measures are in place, and replicate natural hydrological functions as much as possible.</p> <p>All potable water is used sparingly and only used to meet appropriate need. Flood control systems are maintained at a high level of emergency preparedness, where risks are managed proactively, effectively and efficiently.</p>	Storm water management system uses drainage swales, and retention ponds to mimic natural hydrology. Low flow showers, dual flush toilets, water conservation and water efficient appliances. Removal of temporary tenting from the floodplain greatly reduces the risk of injury should a flood event occur.

Visitor Experience	<p>A diverse range of year-round activities is developed and offered.</p> <p>The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.</p> <p>Whistler proactively anticipates market trends.</p>	<p>Additional camping mix and outdoor spa will create diversity in the tourism mix. Unique success of the spa can be measured in two other Canadian resorts. Enhanced camping mix meets demographic demand and</p>
Resident Housing	Resident restricted housing is affordable for permanent and short-term residents, through innovative and effective policy and financial models	Le Scandinave will provide employee housing to augment the existing restricted resident housing at Riverside Campground.
Resident Affordability	Diverse and affordable opportunities for recreations, leisure, arts and culture exist.	Spa fees are lower than the average activity in Whistler. Camping fees are set at mid-range market rates for British Columbia
Recreation and Leisure	<p>Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community.</p> <p>Recreation and Leisure are part of the Whistler lifestyle and all community members are able and encouraged to participate.</p> <p>Quality recreation and leisure activities are delivered with exceptional service.</p>	<p>Spa is accessible, promotes wellness and is a group activity.</p> <p>Spa and camping contribute to the Whistler outdoor lifestyle.</p> <p>Le Scandinave provides high quality experiences and is endorsed by other communities. Riverside has achieved the highest standards in camping.</p>

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Continuous encroachment on nature is avoided.	Some encroachment on nature is unavoidable in order to complete the remaining phases of this development and to include the new development of the spa. Measures will be taken to minimize impact.
Energy	The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated	Using outdoor hot tubs and heating Yurts will increase the draw on energy systems and contribute to a build-up of emissions.
Recreation and Leisure	Recreation and leisure infrastructure and practices minimize the degradation of natural areas and are transitioning toward sustainable use of energy and materials.	Addition of camping and outdoor focused spa will require alteration of existing natural areas. Development will be designed to minimize impact as much as possible.

Official Community Plan - The subject lands fall under DP Area #16 - Riverside Campground and Scandinavian Style Spa. DP #16 regulates the form and character of the development, protection of the natural environment, and protection of the development from hazardous conditions. Table 2 provides an overview of the applicable development permit guidelines, and how they are met by this proposal.

Table 2 – Development Permit Guidelines

DPA #1 – Applicable Guidelines		Comments
20.5 PROTECTION OF THE NATURAL ENVIRONMENT FROM HAZARDOUS CONDITIONS		
c) Mature stands of trees and riparian habitats must be protected.		Natural vegetation is retained to the greatest extent possible.
e) The Municipality may regulate the siting of buildings and the placement of landscaping to alleviate wildfire hazards.		Fire Smart Measures are incorporated into the design of the building, including the use of fire resistance Hardi Board siding and appropriate tree clearing.
20.6 FORM AND CHARACTER OF DEVELOPMENT		
e) Landscaping and screening elements should provide visual privacy and separation to neighbouring properties and to each camping site.		Screening of rock stack walls is provided by new and existing conifers.
f) All landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.		Hardy plant materials are proposed for screening (conifers).
g) Existing vegetation shall be preserved wherever possible.		Natural vegetation is retained to the greatest extent possible.
h) Roof design must establish effective snow management and have a sloped appearance.		Consistent with the rest of the development, the solarium will have a gently sloped roof that retains snow.
i) Whistler's extreme 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 applicant has committed to providing a snow shed analysis. No safety concerns have been identified to date.
j) Building design and landscaping shall be consistent with Whistler's mountain character.		The design of the property, and proposed solarium, complement the forest surroundings.
k) Building materials including stone, wood and acrylic stucco are appropriate, with building colours muted and consisting of natural colours and materials found in the Whistler setting.		Finish materials include natural cedar and muted colours.
q) Green building design shall be incorporated into buildings where possible.		Green initiatives include energy efficient operating systems for the spa facilities, green roofs, maximum retention of trees and native plants, and, high efficiency appliances for employee housing units.

Zoning Bylaw No. 303 – Table 3 indicates that, with the exception of the building height variance, the proposed solarium is consistent with the LHT1 (Leisure Health Tourism One) zone and other provisions of Zoning and Parking Bylaw 303, 1983.

Table 3 – Zoning Provisions

LHT1 Zoning Provision	Proposed
14.1.1 Permitted uses Employee housing, Scandinavian style spa, auxiliary use.	Solarium, incorporating spa facilities and employee housing.
14.1.2.Employee Housing At least 8 employee housing units with an aggregate floor area of at least 450 square metres.	The employee housing requirements for the site have been met with a combination of employee housing purchased at The Rise at Cheakamus, on-site employee housing units, and cash in lieu payments.
14.2 Density No more than 8 principal buildings, not to exceed 2415 m ² in total gross floor area for spa use, are permitted.	Including the proposed solarium, the total gross floor area of the spa development will be 2355 m ² .
14.4 Maximum permitted height Building G: 5.7 metres.	Proposed solarium height: 8.09 m Variance required: 2.39 m
14.5 Setbacks The minimum setbacks for buildings and structures from property boundaries shall be as set out in the following sketch (3.93 m is shown).	Proposed setback is approximately 20 m.
14.7 Parking Notwithstanding Section 6 of this Bylaw, 51 off-street parking spaces shall be provided, 4 of which shall be dedicated to employees and one off-street loading space shall be provided. Additional off-street parking spaces to a total maximum of 68 spaces are permitted.	The required parking was provided for the development as part of earlier approval and construction phases.
14.7.1 Employee Housing An employee housing unit shall not contain a floor area of less than 32.5 square metres.	The new solarium development incorporates 68.7 m ² per employee housing unit (including laundry and storage).

Snow Shed Policy - The applicant has committed to providing a snow shed analysis consistent with Council Snow Shed Policy (Policy G-14).

Legal Encumbrances

A covenant on title sets out the required employee housing for this property. The employee housing proposed for the ground floor of the new solarium will contribute toward this total.

DP 1432 complies with all other legal encumbrances on title (i.e. statutory rights of way, green building objectives, etc.)

Green Building Policy

Green building commitments for the property were made as part of the original 2008 rezoning and DP (see DP 1015, Report No. 08 – 127 for a detailed analysis). Green initiatives include:

1. energy efficient operating systems for the spa facilities,
2. green roofs,
3. maximum retention of trees and native plants, and,
4. high efficiency appliances for employee housing units.

The verification process for this development requires that, upon completion of the development, letters of certification from accredited professionals are submitted indicating achievement of the stated Whistler Green goals.

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 to allow for public inquires about the application.

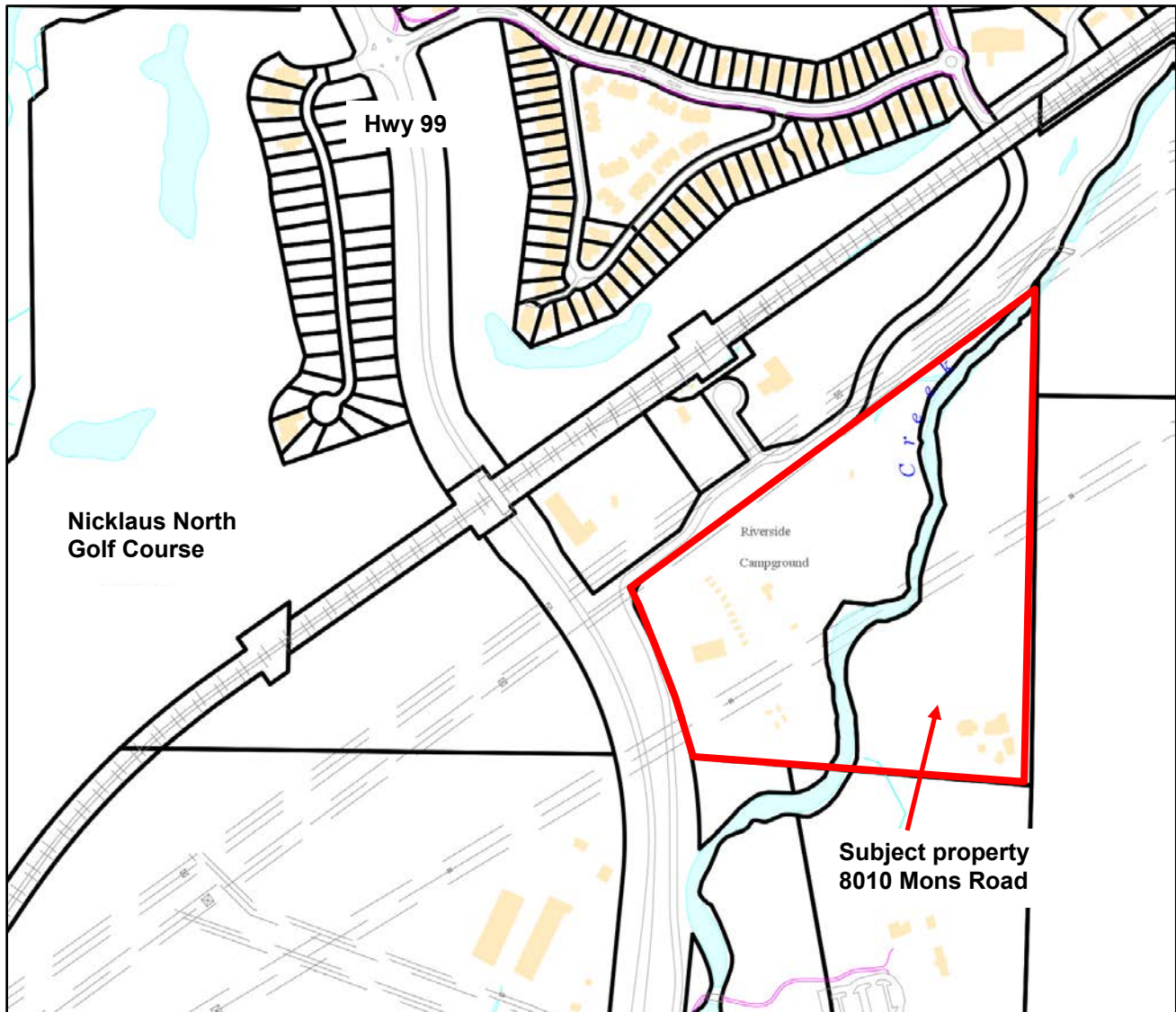
SUMMARY

This report seeks Council's approval of Development Permit Application No. 1432, an application for the development of a solarium and staff housing at Scandinave Spa (8010 Mons Road). The proposed development is subject to the guidelines of Development Permit Area #16 – Riverside Campground and Scandinavian Style Spa, in Official Community Plan Amendment Bylaw No. 1021, 1993. The DP application proposes a height variance of 2.39 m. The variance is supported by staff, as the building provides screening from traffic and industrial activities on adjacent properties, and no negative impacts have been identified.

Respectfully submitted,

Amica Antonelli
PLANNER
for
Heather Beresford
ACTING GENERAL MANAGER OF RESORT EXPERIENCE

Location Map





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Title
EXISTING SITE PLAN

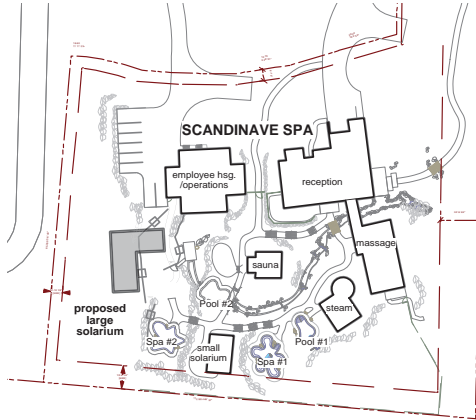
Project
SCANDINAVE SPA, WHISTLER
8010 MONS ROAD, WHISTLER, B.C.

MURDOCH+COMPANY
ARCHITECTURE + PLANNING LTD.
17106-4319 Main Street
P.O. Box 1304
Whistler, B.C. V0N 1B0
Ph. 905-6992 Fax 905-6993
e-mail murdoch@telus.net

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Project No:	Sheet No:
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A-1.0 EXISTING SITE PLAN



key plan
n.t.s.

Project Directory

Client: Scandinave Spa 8010 Mons Road Whistler, B.C. V0N 1B8 Pierre Brisson	(T) (604) 935 8306
Architect: Murdoch + Co. #106-4319 Main St. Whistler, B.C. V0N 1B0 Brent Murdoch	(T) (604) 905-6992 (F) (604) 905-6993
Structural Engineer: Mountain Resort Engineering PO Box 1581 Whistler, B.C. V0N 1B0 Melissa McKay	(T) (604) 905-9895
Contractor: TBD	(T) (604) XXX XXXX

Drawing List

A-0.0	Site Photos
A-1.0	Existing Le Scandinave Spa Site Plan
A-1.1	Large Solarium Site Plan
A-2.1	Foundation Plan
A-2.2	Lower Floor Plan
A-2.3	Main Floor Plan
A-2.4	Upper Floor Plan
A-2.5	Roof Plan
A-3.1	Elevations
A-3.2	Site/Building Sections
A-4.1	Site/Building Sections
L-1.0	Landscape Plan

Development Stats

Occupancy :
Large Solarium Group D - Business & Personal Services

Civic Address: 8010 Mons Road, Whistler, B.C. V0N 1B8

Legal: PARCEL 1, DL1757, GP1, NWD, Plan LMP43710
PID: 024-614-548

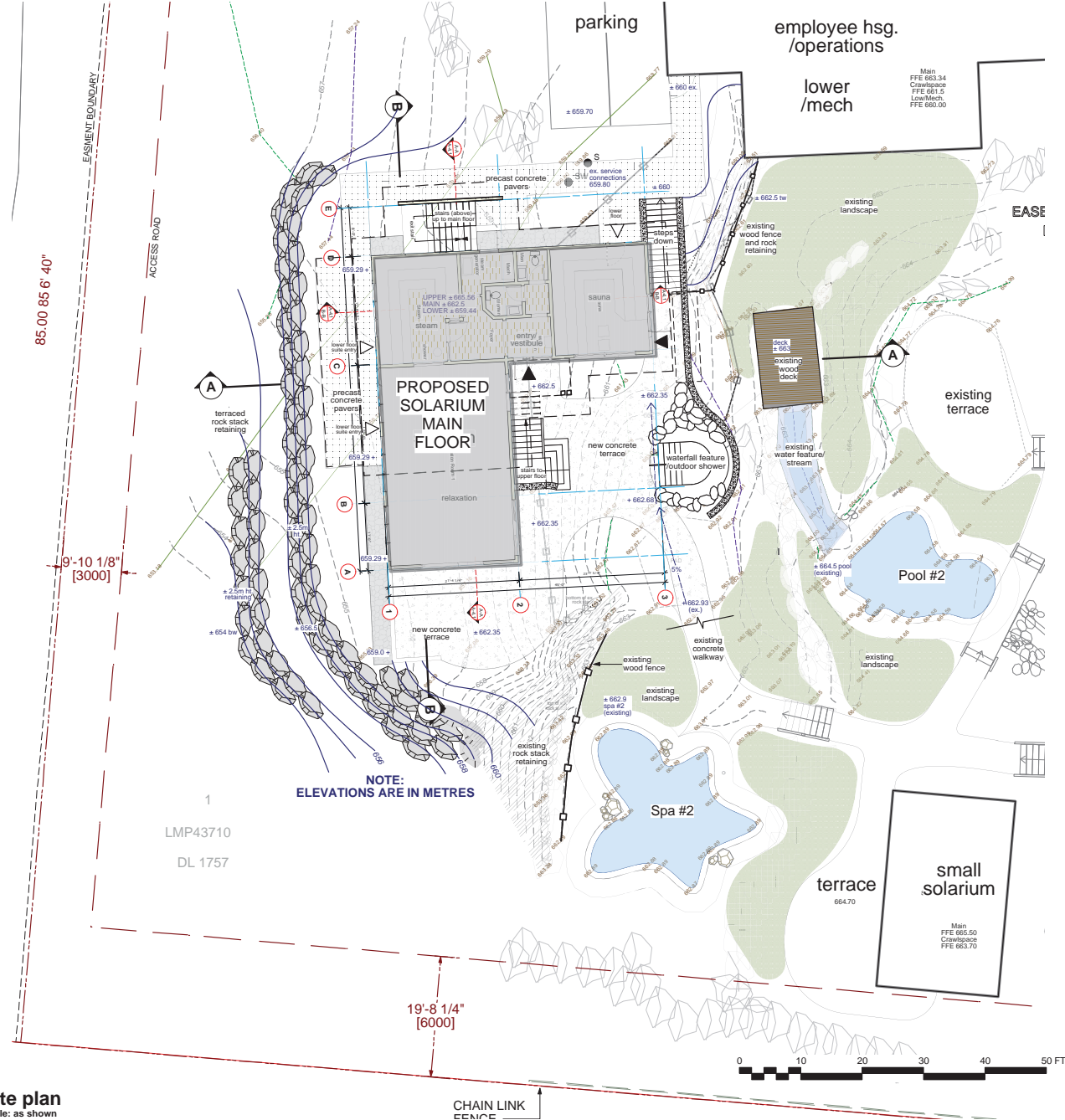
Zone: LHT-1

Gross Floor Area:		
Lower	1528.7	
Main	1478.9	
Upper	1132.9	
Gross Floor Area:	4140.6 s.f.	384.66 m²

Height Permitted: 5.7m (18.70 ft.)
as per Zoning LHT1, Section 14.6.1, Building G

Designed Under Part 3 2012 BC Building Code

site plan
scale: as shown



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Title
LARGE SOLARIUM SITE PLAN

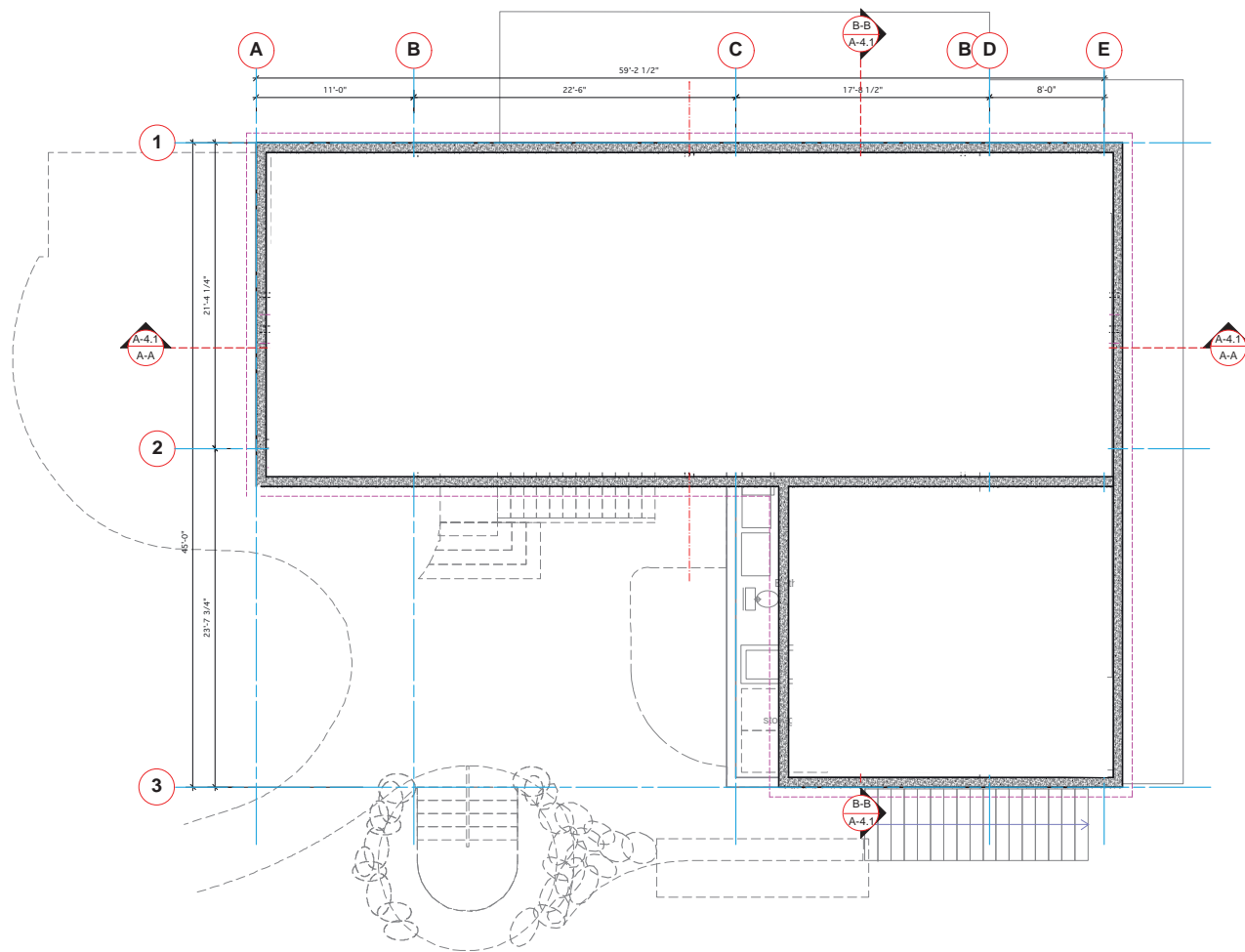
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8010 MONS ROAD, WHISTLER, B.C.

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A-1.1 LARGE SOLARIUM SITE PLAN



Foundation Plan

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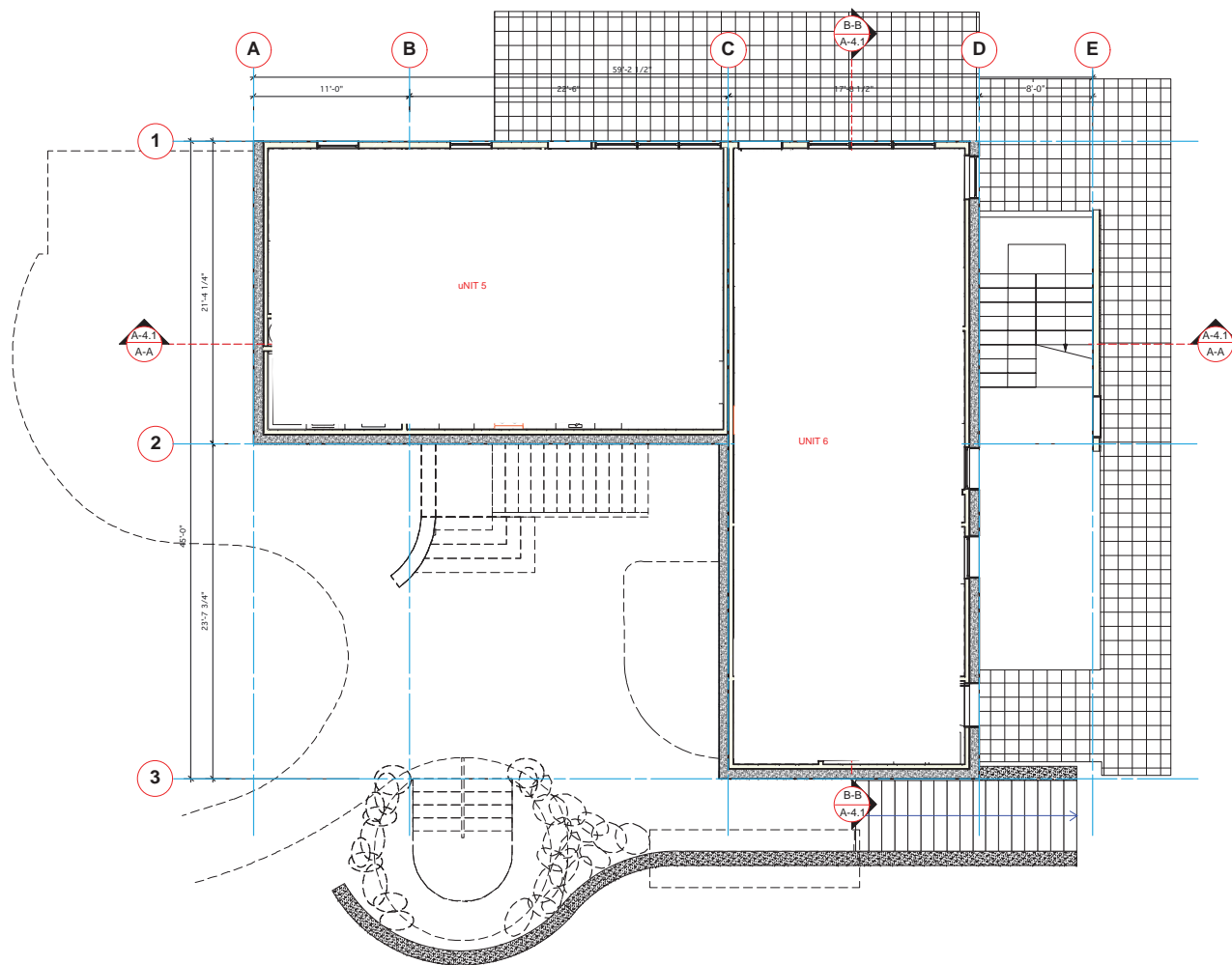
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BUILDING PLANS
Project
SCANDINAVE SPA, WHISTLER
8010 MONS ROAD, WHISTLER, B.C.

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A-2.1 BUILDING PLANS



Lower Floor Plan

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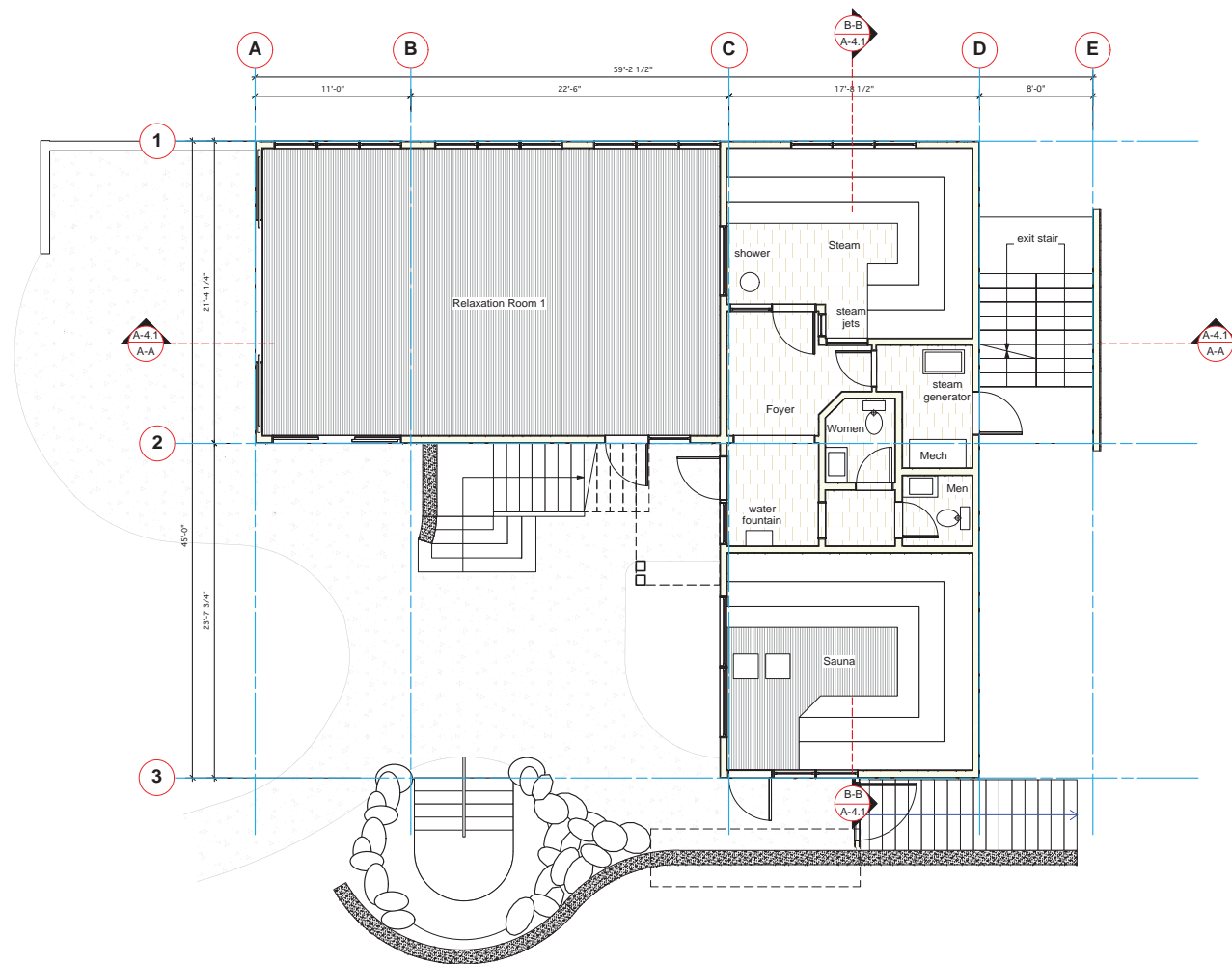
No. Revision: Date:

Title
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Project
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8010 MONS ROAD, WHISTLER, B.C.

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05.06 **A-2.2**



Main Floor Plan

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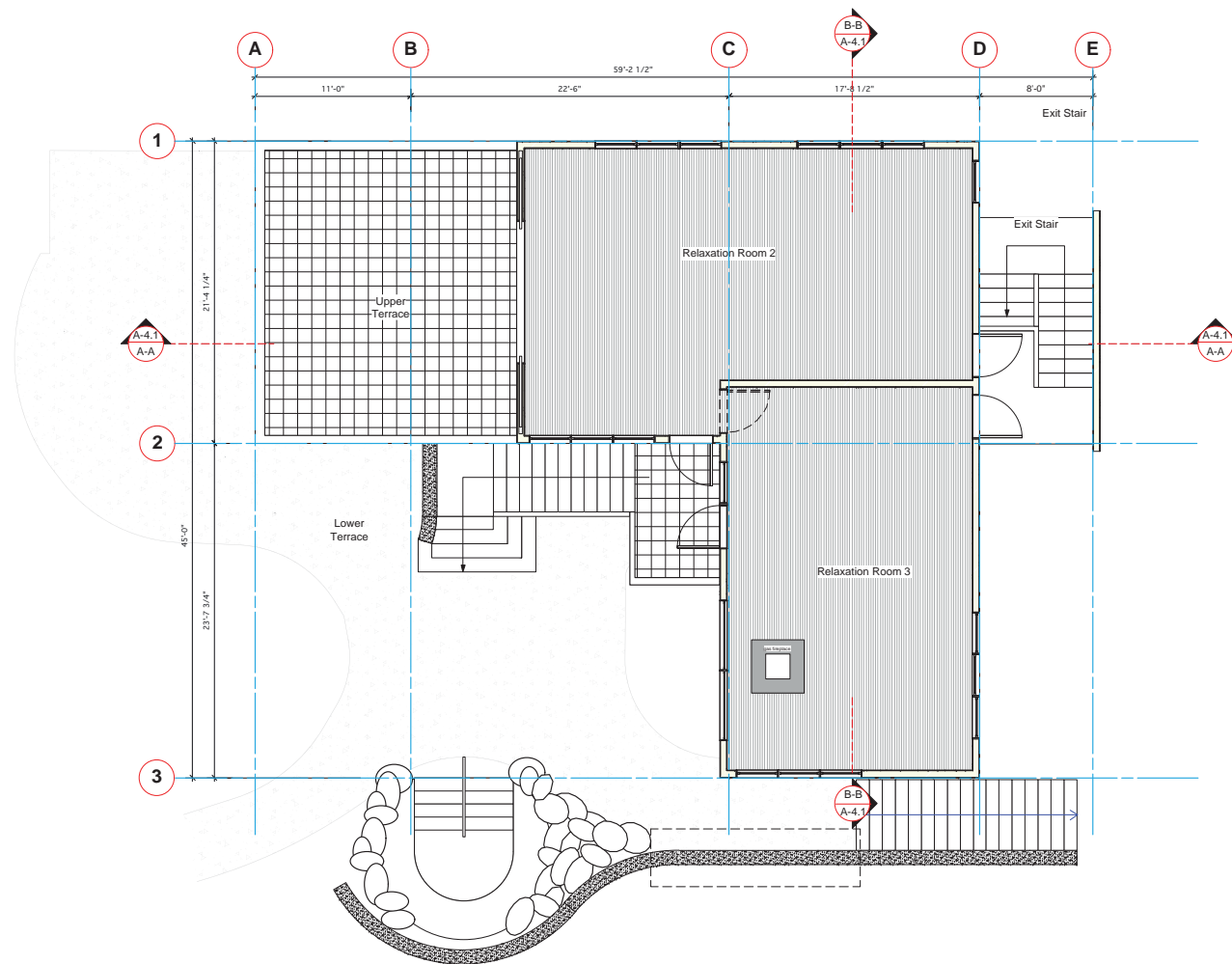
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Title **BUILDING PLANS**
 Project **SCANDINAVE SPA, WHISTLER**
 8010 MONS ROAD, WHISTLER, B.C.

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Upper Floor Plan

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 Project **SCANDINAVE SPA, WHISTLER**
 8010 MONS ROAD, WHISTLER, B.C.

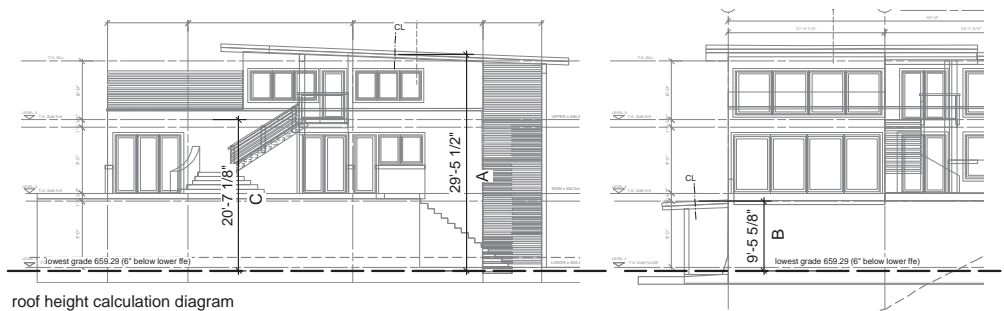
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 e-mail murdoch@telus.net

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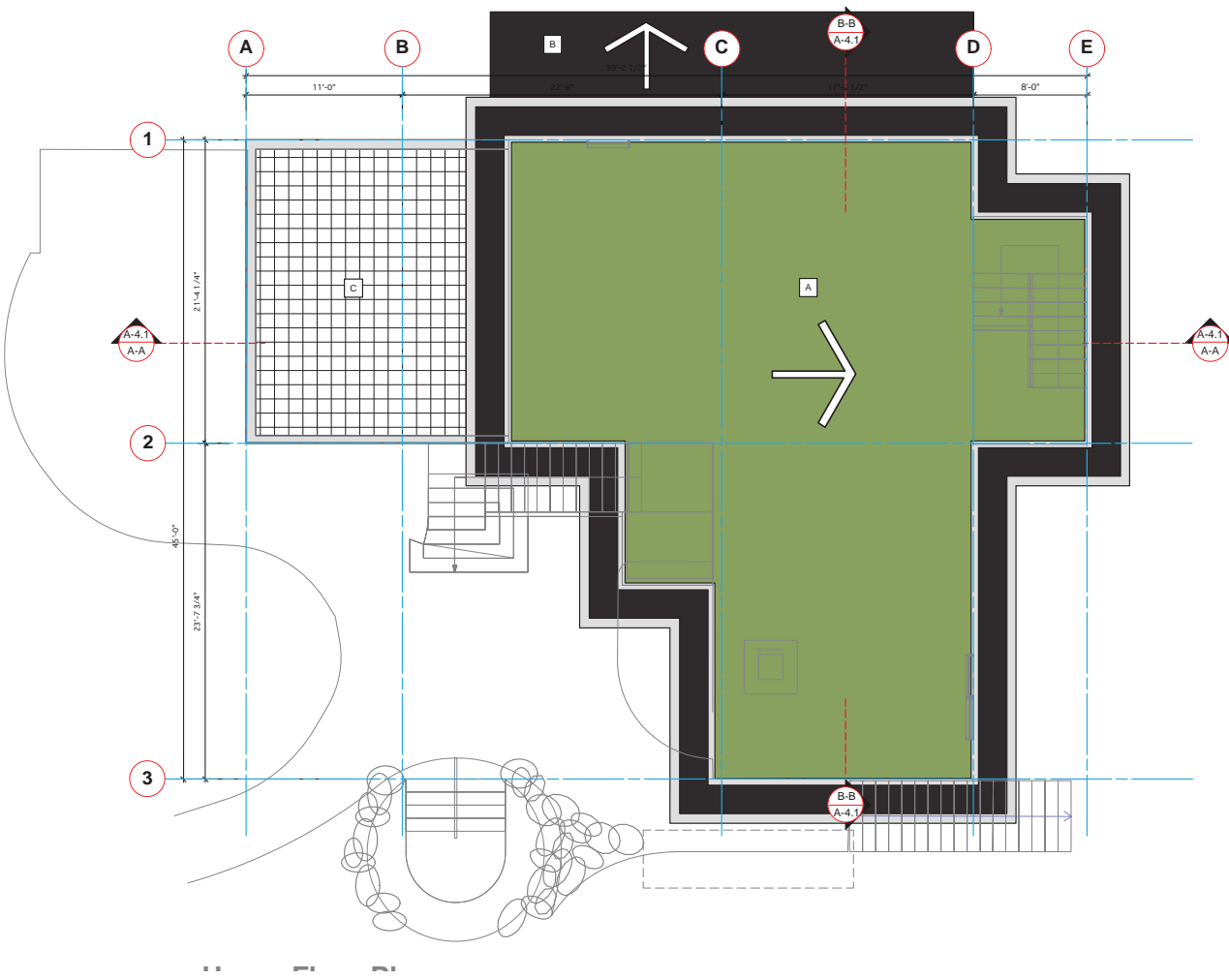
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 Project No: _____ Sheet No: _____
 05.06 **A-2.4**

ROOF HEIGHT CALCULATIONS

Roof	Area	% of tot.	Mean height	Wtd. Avg.
A	1876.6	77.8	29.46	22.92
B	204.4	8.5	9.47	0.80
C	331.1	13.7	20.60	2.83
Total	2412.1	100.0	Overall Mean Ht:	26.55
LHT1 Bldg G Total Permitted: 18.70 ft.				18.7
measurements are in feet				5.7m
LHT1 Bldg H permitted to 7.7m(25.26ft)				-7.85



- Roof Notes:
- Provide unobstructed vent area equiv. to: 1/150 of insulated ceiling area
 - Provide 25% of required ventilation @ top of roof.
 - Provide 25% of required ventilation @ bottom of roof.
 - Provide flashing over openings not protected by eaves.
 - Protect all roof penetrations (mech, chimneys etc.) w/ crickets or snow splitters.
 - Valleys should be flashed as described @ section 9.26.4.2 BCBC code 2006
 - Roofing Materials 9.26.2.1 (material standards, nails, staples)
 - Lumber & wood products 9.3.2 (obs. waterboard, plywood marking)
 - Roof sheathing 9.23.15
 - Installation standards 5.6.1.3
 - Thermal insulation 9.25.2
 - Valley protection membrane must be 39" min. centered on the valley (SBS roofing membrane).



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Title

BUILDING PLANS

Project

SCANDINAVE SPA, WHISTLER

8010 MONS ROAD, WHISTLER, B.C.

MURDOCH+COMPANY

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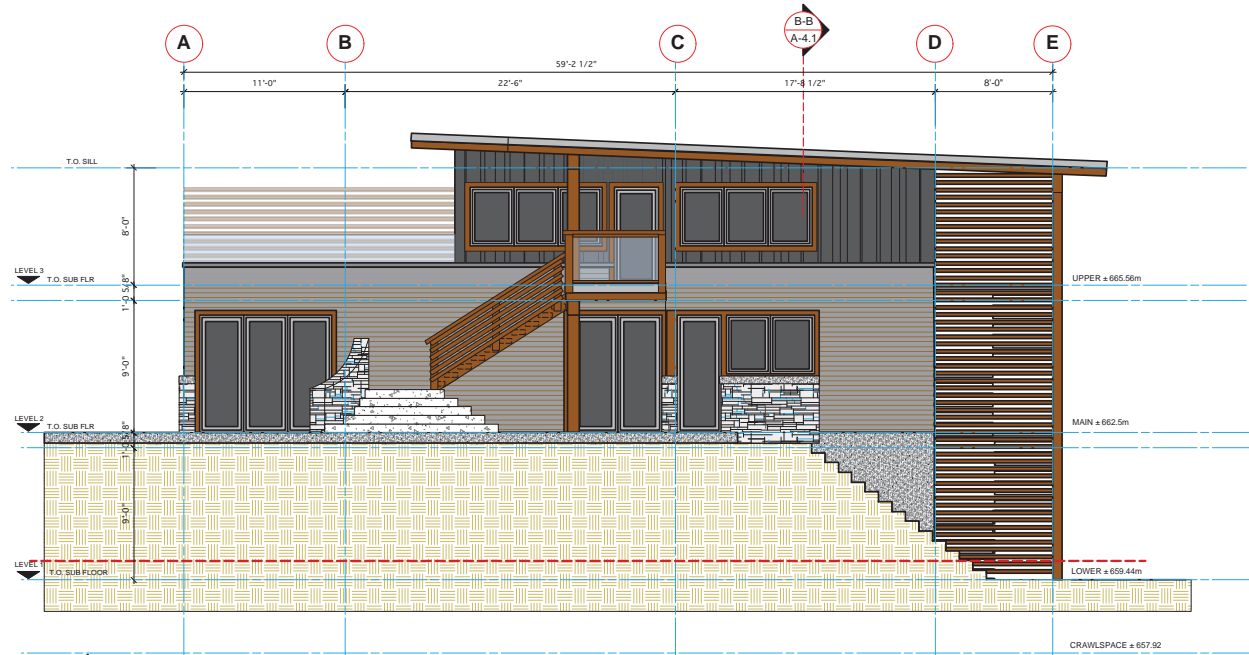
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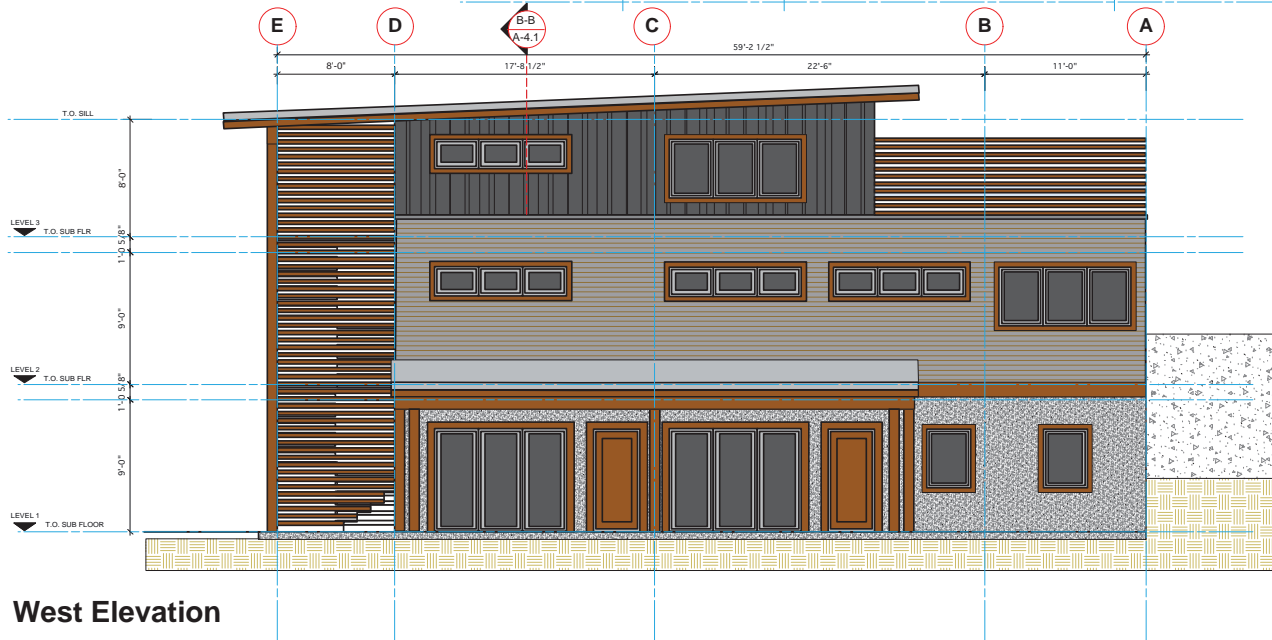
05.06 A-2.5

A-2.5 BUILDING PLANS

East Elevation



West Elevation



FINISH SCHEDULE	
1	• GREEN ROOF
2	• 2X10 CEDAR FASCIA - STAINED
3	• HARDI BOARD & CEDAR BATTEN SIDING
4	• HORIZONTAL HARDI BOARD SIDING
5	• EXPOSED CONCRETE FOUNDATION
6	• EXPOSED RAFTER TAILS
7	• WOOD DOORS & WINDOWS
8	• STAINED WOOD DOOR AND WINDOW TRIM
9	• 1X6 PINE T&G DECKING
10	• GLULAM POSTS & BEAMS, STAINED
11	• 1X10 WOOD BELLY BAND STAINED

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Title **BUILDING ELEVATIONS**
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Issued For:	Date:
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No: Revision: Date:

North Elevation

existing deck 663.2

LEVEL 3
T.O. SUB FLR

LEVEL 2
T.O. SUB FLR

LEVEL 1
T.O. SUB FLOOR

8'-0"

11'-0 3/8"

9'-0"

9'-0"

21'-4 1/4"

45'-0"

23'-7 3/4"

21'-4 1/4"

UPPER ± 665.56

MAIN ± 662.5m

LOWER ± 659.44

CRAWLSPACE ±

South Elevation

existing deck 663.2

LEVEL 3
T.O. SUB FLR

LEVEL 2
T.O. SUB FLR

LEVEL 1
T.O. SUB FLOOR

8'-0"

11'-0 3/8"

9'-0"

9'-0"

21'-4 1/4"

45'-0"

23'-7 3/4"

South Elevation

Title BUILDING ELEVATIONS

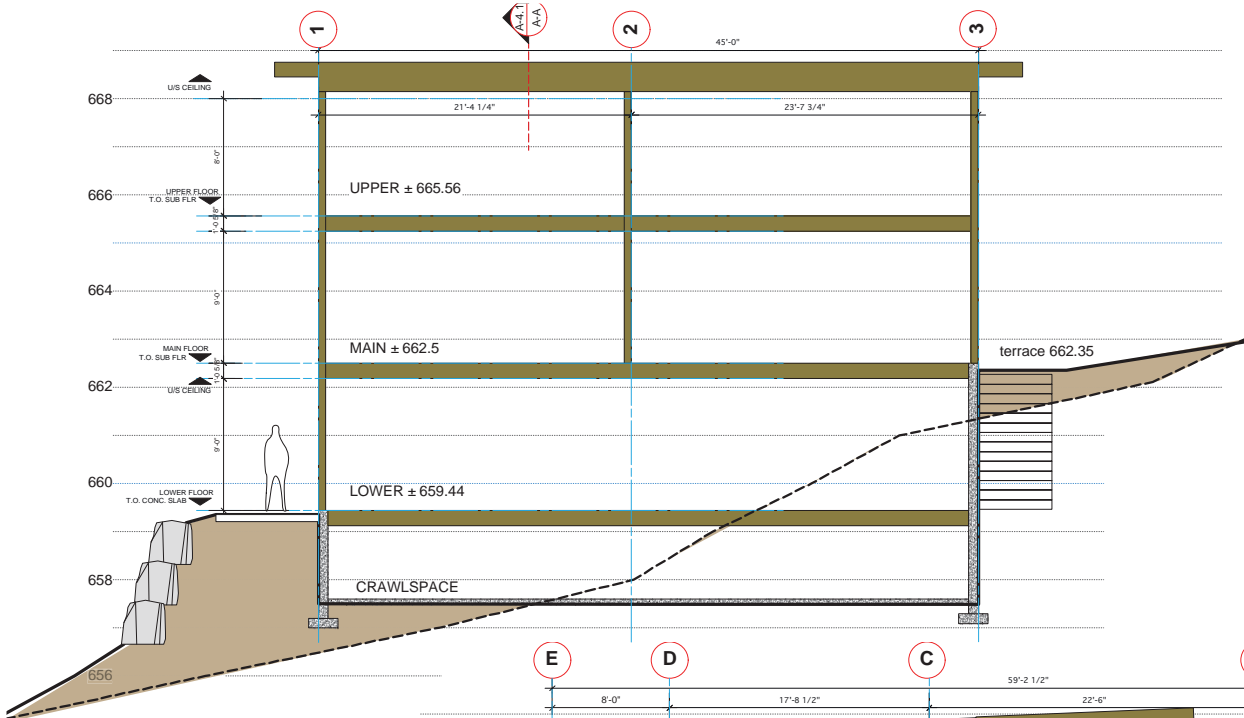
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site section A

NOTE: ELEVATIONS ARE IN METRES

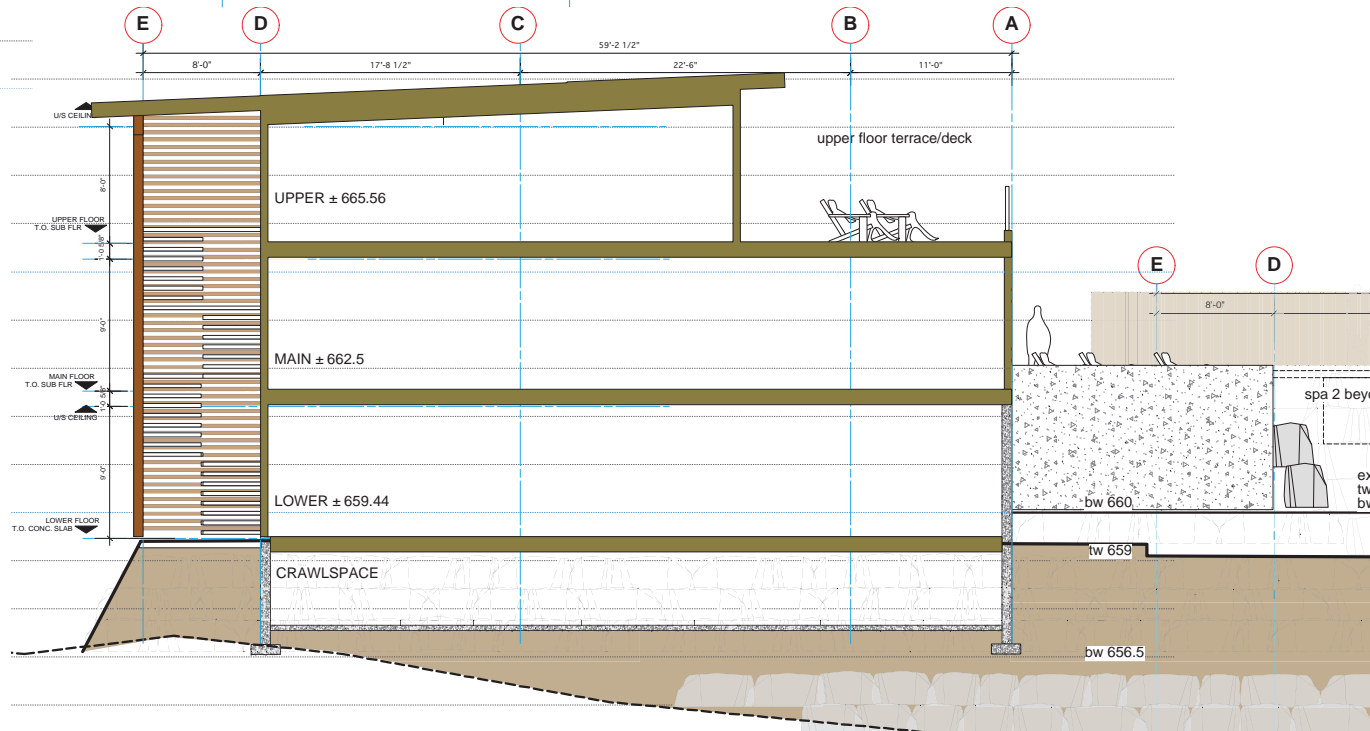
upper floor 665.56

main floor 662.5

lower floor 659.44

site section B

NOTE: ELEVATIONS ARE IN METRES



CONSTRUCTION ASSEMBLIES

WALL TYPES

FOUNDATION- (UNINSULATED)

- 2 COATS BITUMINOUS DAMPROOFING
- R4 CONCRETE WALLS TO ENGS. SPECS.

FOUNDATION-LIVING SPACE (INSULATED)

- 2 COATS BITUMINOUS DAMPROOFING
- R4 CONCRETE FOUNDATION
- 2X4 STUD WALL W/ R20 RIGID INSULATION
- 1/2" GWB OR TILE BACKER BOARD WHERE FINISH IS TILE

EXTERIOR WALL (RAINSCREEN)

- EXTERIOR FINISH
- 12X2" STRIPS TREATED EXTERIOR GRADE PLYWOOD NAILED @ STUDS
- BUILDING WRAP
- 1/2" EXTERIOR GRADE PLYWOOD SHEATHING
- 2X6 STUDS @ 16" O.C. UN.D.
- R20 BATT INSULATION
- 6 MIL L.V. POLY VAPOUR BARRIER
- 1/2" GWB OR TILE BACKER BOARD WHERE FINISH IS TILE

INTERIOR WALL (INSULATED)

- 1/2" GWB
- 2X6 STUDS @ 16" O.C. UN.D.
- 1/2" GWB

INTERIOR WALL (UNINSULATED)

- 1/2" GWB
- 2X6 STUDS @ 16" O.C. UN.D.
- 1/2" GWB

DEMISING WALL (INSULATED)

- 5/8" (15.9mm) TYPE 'X' GWB
- 1/2" ACOUSTIC BOARD (DUNA CONA)
- 2X4 (DRINKING) STUDS @ 16" O.C. UN.D.
- 3 1/2" ROXUL BATT INSULATION
- 1" AIR SPACE
- 3 1/2" ROXUL BATT INSULATION
- 2X4 STUDS @ 16" O.C.
- 5/8" TYPE 'X' GWB (USE TILE BACKER BOARD WHERE FINISH IS TILE)

FLOOR TYPES

CONCRETE SLAB

- 4" CONCRETE SLAB (TO ENGINEER SPEC)
- 6 MIL POLY VAPOUR BARRIER
- 2" RIGID INSULATION
- 8" MIN COMPACTED GRAVEL (TO GEOTECH SPEC)
- UNDISTURBED BEARING STRATA

TYP. FLOOR (INSULATED)

- FLOOR FINISH (REFER TO FLOOR PLAN)
- 5/8" T&G PLYWOOD SUBFLOOR
- 6 MIL VAPOUR BARRIER
- 11" T&G UN.D. T&G FLOOR JOISTS
- R20 BATT INSULATION
- 1/2" GWB

TERRACE

- 2" PAVERS
- 5" COMPACTED GRAVEL

ROOF TYPES

GREEN ROOF

- APPROVED GREEN ROOF SYSTEM
- 2 LAYERS OF TORCHON MEMBRANE
- APPROVED PROTECTION BOARD (RCABC)
- 3/4" EXTERIOR GRADE PLY SHEATHING
- PRE-ENGINEERED TRUSSES BY OTHER
- R20 BATT INSULATION
- 6 MIL VAPOUR BARRIER
- CEILING FINISH

EAVE

- DRAIN ROCK/BALLAST
- 2 LAYERS OF TORCHON MEMBRANE
- APPROVED PROTECTION BOARD (RCABC)
- 3/4" EXTERIOR GRADE PLY SHEATHING
- 1X8 T&G PINE SOFFIT
- 2X10 EXPOSED TOP CORDOUTRIGGER

METAL ROOF

- METAL ROOF
- 1X CROSS STRAPPING
- 1X STRAPPING
- ICE & WATER SHIELD
- EXTERIOR GRADE PLY SHEATHING TO ENGS. SPECS.
- 1X PINE T&G
- EXPOSED 2X RAFTERS. REFER TO STRUCTURAL.

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Title BUILDING SECTIONS

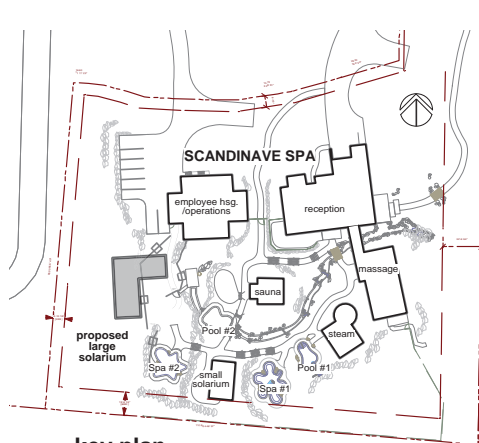
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8010 MONS ROAD, WHISTLER, B.C.

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P.O. Box 1304
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e-mail murdoch@telus.net

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Drawn By: Scale: BM/TT AS SHOWN
Project No: Sheet No: 05.06 A-4.1

A-4.1 BUILDING SECTIONS



key plan
n.t.s.

PROJECT: Le Scandinv Spa, Large Solarium, Whistler					
PLANTLIST					
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
Ac	13	Acer circinatum	Vine Maple (multistem)	1.0 m ht.	3 trunk min.
As	2	Acer glabrum	Amur Maple (multistem)	1.5 m ht.	3 trunk min.
Po	1	Picea omorika	Serbian Spruce	3 m ht.	
Th	4	Taxus heterophylla	Western Hemlock	2.5 m ht.	
Tm	4	Taxus menziesii	Mountain Hemlock	1.5 m ht.	
SHRUBS					
ca	7	Amelanchier alnifolia	Servicberry	1.0 m ht.	
ca	24	Cornus alba 'Toto' Halo	'Honey Halo' Dogwood	#2	
mc	12	Mahonia aquifolium 'Compactum'	Compact Oregon Grape Holly	#2	
ps	8	Physocarpus opulifolius 'Dietrich'	Dietsch Purple Ninebark	#2	
pf	9	Potentilla fruticosa 'Abbotswood'	Abbotswood Cinquillo	#2	white
sp	15	Pinus mugo Pumilio	Dwarf Mugo Pine	#2	
rw	15	Rosa rugosa	Rugosa Rose	#2	pink
rw	18	Rosa woodsii	Wood's Rose	#2	light pink
GROUNDCOVERS					
u	150	Arctostaphylos uva-ursi	Kinnikinnik	SP2	30cm
PERENNIALS & GRASSES					
ho	15	Hosta 'Great Expectations'	Great Expectations Hosta	#1	
leu	10	Leucanthemum max. 'Alaska'	Shasta Daisy	#1	white
neo	10	Nigella x faassiana	Garden Catmint	#1	blue
pen	15	Penstemon alpestris 'Cassini'	Dwarf Foxglove Grass	#1	
ru	10	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1	yellow

Landscape Notes:
 1. All landscape plant material and landscape installation to BC Landscape Standards. See Itemized Plant List.
 2. All landscape construction to conform to the current edition of the BC Landscape Standards. Maintain a copy on site.
 3. All new landscape planting to be irrigated. Irrigation system to be installed to the current edition of IASBC available at: <http://www.irrigationbc.com>. Maintain a copy on site.
 4. Plant quantities in the plant list are for convenience only. Contractor is responsible for material quantities for all areas indicated on plan at specified size and spacing.
 5. Landscape architect to receive 48 hour notice for review of planting layout prior to installation.



landscape plan
scale: as shown

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Issue For: Date:
 1. ISSUE FOR DEVELOPMENT PERMIT MAR.17/15
 2. REVISED: LANDSCAPE APR. 17/15

No. Revision: Date:



Title
LARGE SOLARIUM LANDSCAPE PLAN

Project
SCANDINAVE SPA, WHISTLER
 8010 MONS ROAD, WHISTLER, B.C.

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 ARCHITECTURE + PLANNING LTD.
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L-1.0 LARGE SOLARIUM LANDSCAPE PLAN



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 28, 2015

REPORT: 15-058

FROM: Resort Experience

FILES: DP1433, DP1434,
DP1435, DP1439

SUBJECT: RENOVATIONS AT PINNACLE RIDGE – UNITS 3, 4, 36, 37 AND 38

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Permit DP1433 for renovations at Unit 38- 4700 Glacier Drive per architectural plans DP101.2, DP101.5, DP102.4, DP102.5, DP103.2, DP104.2 prepared by Derek Venter Architectural Design, dated April 8, 2015;

That Council direct staff to advise the applicant that prior to issuance of DP1433, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant GD28334 to reflect the proposed changes;

That Council approve Development Permit DP1434 for renovations at Unit 37- 4700 Glacier Drive per architectural plans DP101.1, DP101.4, DP102.2, DP102.3, DP103.1, DP104.1 prepared by Derek Venter Architectural Design, dated April 8, 2015;

That Council direct staff to advise the applicant that prior to issuance of DP1434, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant GD28334 to reflect the proposed changes,
2. Modification of Crawlspace Covenant GD28359 to reflect the proposed changes;

That Council approve Development Permit DP1435 for renovations at Unit 36- 4700 Glacier Drive per architectural plans DP101.0, DP101.3, DP102.0, DP102.1, DP103.0, DP104.0 prepared by Derek Venter Architectural Design, dated April 8, 2015;

That Council direct staff to advise the applicant that prior to issuance of DP1435, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant GD28334 to reflect the proposed changes,
2. Modification of Crawlspace Covenant GD28359 to reflect the proposed changes.

That Council approve Development Permit DP1439 for renovations at Units 3 & 4- 4700 Glacier Drive per architectural plans DP0.0, DP0.1, DP1.1, DP2.1, DP2.2, DP3.0, DP4.0 prepared by Derek Venter Architectural Design, dated March 23, 2015;

That Council direct staff to advise the applicant that prior to issuance of DP1439, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Modification of Development Covenant GD28334 to reflect the proposed changes.

REFERENCES

	DP1433	DP1434	DP1435	DP1439
Owner:	Paul Douglas McKenzie, Jacqueline Poh Lin McKenzie	Derk Okler	Ian Michael Devereux, Virginia Wong Devereux	Peter Douglas Morton
Civic Address:	Unit 38 – 4700 Glacier Drive	Unit 37-4700 Glacier Drive	Unit 36 – 4700 Glacier Drive	Units 3 & 4 – 4700 Glacier Drive
Legal Description:	Strata Lot 31, Strata Plan VR2065, District Lot 3903 PID: 015-743-462	Strata Lot 37, Strata Plan VR2065, District Lot 3903 PID	Strata Lot 29, Strata Plan VR.2065, District Lot 3903 PID: 015-743-438	Strata Lots 25 & 26, Strata Plan VR2065, District Lot 3903 PID: 015-743-403
Zoning:	Unamended Blackcomb Land Use Contract	Unamended Blackcomb Land Use Contract	Unamended Blackcomb Land Use Contract	Unamended Blackcomb Land Use Contract

Appendix A – Location Plan

Appendix B – Unit 36 Architectural Drawings (DP1435)

Appendix C – Unit 37 Architectural Drawings (DP1434)

Appendix D – Unit 38 Architectural Drawings (DP1434)

Appendix E – Units 3 & 4 Architectural Drawings (DP1439)

PURPOSE OF REPORT

This report presents Development Permits DP1433, DP1434, DP1435, and DP1439, all applications to renovate specific units in the Pinnacle Ridge Townhouse Development located at 4700 Glacier Drive.

DISCUSSION

The subject lands are positioned on the North side of Glacier Drive, across the street from the Cedar Hollow townhouse development. The site is bounded by the Magic Bike Park to the North, the Summer Lane dwellings and duplexes to the East, the Snowcrest townhomes to the South, and Glacier Lane to the West.

The Pinnacle Ridge townhouse development was approved by Council under Blackcomb Permit BPA No. 3 in 1987. The project is a 44 unit townhouse/ duplex development with an overall floor space ratio of approximately 0.33. The lands are regulated by the original (unamended) Blackcomb Land Use Contract registered on title as G2520. In April of 2005, Council adopted Council Policy G-19 which provides additional development limits for the six unamended Blackcomb Land Use Contract properties, including Pinnacle Ridge. In February of 2009, Council amended this policy specifically for Pinnacle Ridge. The finalized maximum allowable densities are shown in the table below:

Maximum Allowable Increase Per G-19

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

Development Permit Applications DP1433, DP1434, DP1435, and DP1439 all propose to renovate the subject units (including a nominal increase in the Gross Floor Area) as shown in the table below:

Proposed Developments

	Unit No.	Scope of Work	Increased GFA	Conforms to:		Strata Approval
				G-19?	LUC?	
DP1433	38	<ul style="list-style-type: none"> Addition to lower level, North and East sides. Addition to main level, North and South sides. New deck on lower level, North side. New decks on the main level, North and East sides. Associated fenestration changes. 	31.5 m ²	Yes	Yes	Yes
DP1434	37	<ul style="list-style-type: none"> Capture existing 'unutilized' space in basement. Addition to lower level, North side. Addition to main level, North side. New deck lower level, North side. New deck main level, North side. Associated fenestration changes. 	49 m ²	Yes	Yes	Yes
DP1435	36	<ul style="list-style-type: none"> Capture existing 'unutilized' space in basement. Addition to lower level, North side. Addition to main level, North side. New deck lower level, North side. New deck main level, North side. Associated fenestration changes. 	49 m ²	Yes	Yes	Yes
DP1439	3 & 4	<ul style="list-style-type: none"> Addition to main level, Southwest side. New decks on lower and main levels, Northwest side. Associated fenestration changes. 	10 m ²	Yes	Yes	Yes

WHISTLER 2020 ANALYSIS

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

OTHER POLICY CONSIDERATIONS

Official Community Plan

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

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

Development Permit DP1011

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

Strata Approval

Approval from the affected Strata Corporation, VR2065, has been received in writing.

Legal Documents

All four properties are subject to restrictive covenants registered on title. Certain documents will need to be modified to reflect the proposed changes as indicated in the table below:

Document No.	Type	DP1433 (unit 38)	DP1434 (unit 37)	DP1435 (unit 36)	DP1439 (units 3 & 4)
GD28334	Original development covenant.	X	X	X	X
GD28359	Crawlspace covenant.		X	X	

BUDGET CONSIDERATIONS

There are no significant budget implications associated with this proposal. Development Permit Application Fees provide for recovery of costs associated with processing this application. Development Cost Charges, Building Permit fees, and Plumbing Permit fees will be applicable.

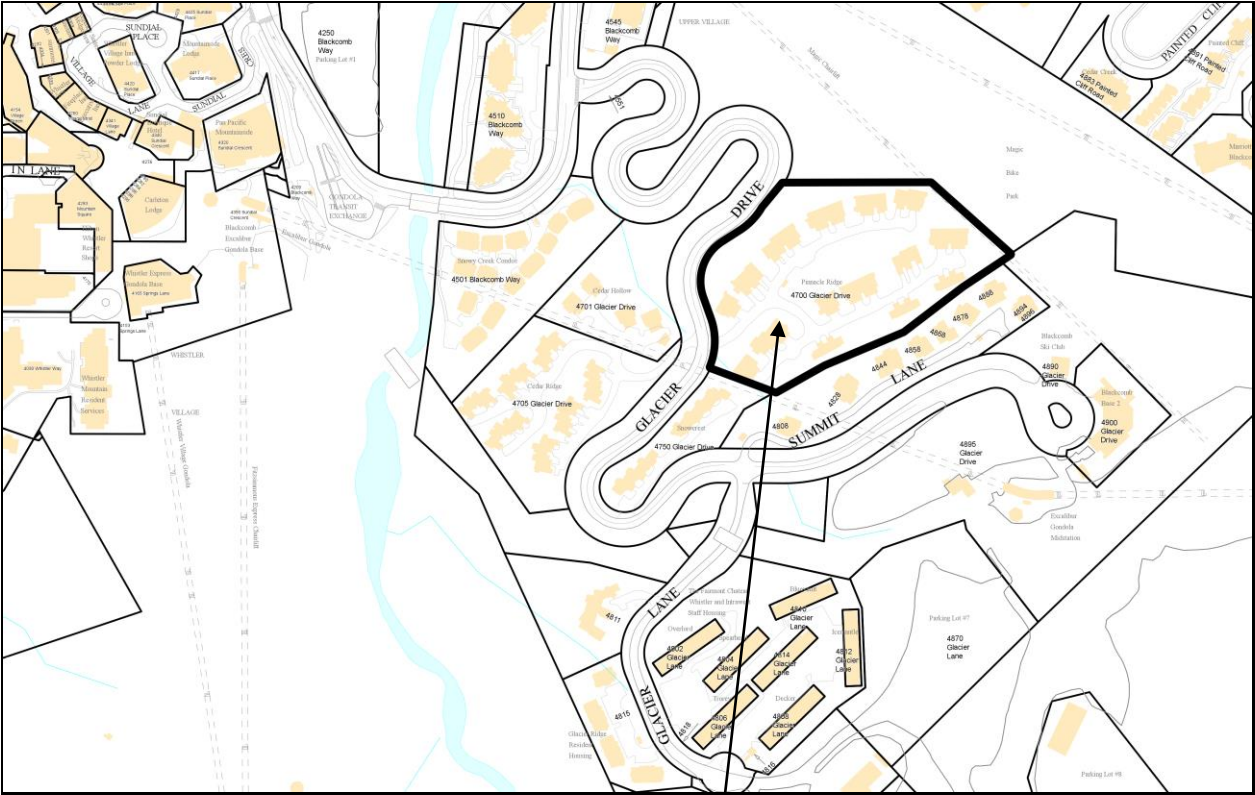
SUMMARY

Development Permit Applications DP1433, DP1434, DP1435, and DP1439 propose minor renovations/ additions at four Pinnacle Ridge townhouse units. All four proposals are consistent with applicable Land Use Contract regulations and Council Policy documents and are therefore supported by Municipal Staff.

Respectfully submitted,

Roman Licko
PLANNING TECHNICIAN
for
Heather Beresford
ACTING GENERAL MANAGER OF RESORT EXPERIENCE

LOCATION PLAN



Subject Lands

4700 Glacier Drive

DEVELOPMENT PERMIT APPLICATION
(MULTI-FAMILY RESIDENTIAL BUILDING)

PINNACLE RIDGE - UNIT 36
STRATA LOT: 29
PID: 015-743-438
PLAN: VAS 2065
DL: 3903
ZONING: BLACKCOMB LAND USE CONTRACT

SCOPE OF PROPOSED WORK

- UNIT 36 (STRATA LOT 29)
- EXTENSION TO NORTH WALL ON MAIN FLOOR
 - EXTENSION TO NORTH WALL ON LOWER FLOOR
 - EXTENSION TO FOUNDATION WALL IN BASEMENT
 - PART RENOVATION OF BASEMENT AS LIVING SPACE
 - NEW DECKS ON MAIN AND LOWER FLOORS

AREA INCREASES PERMITTED

ALL GROSS FLOOR AREA (GFA) INCREASES TO CONFORM TO COUNCIL POLICY G-19, WHICH PERMITS UP TO 50 sq. m. OF ADDITIONAL FLOOR AREA TO THE AREA REGISTERED IN THE ORIGINAL DEVELOPMENT PERMIT

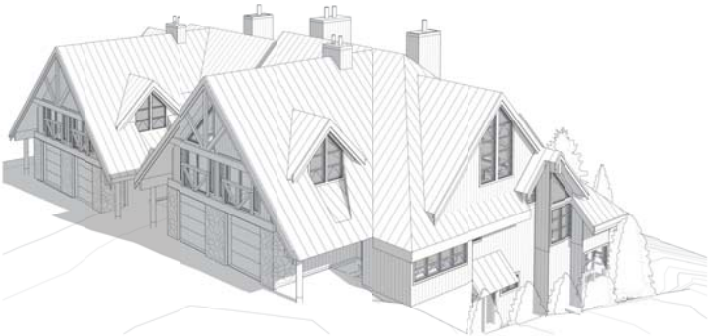
UNIT 36 (STRATA LOT 29)

NEW AREAS = 49 sq. m. (528 SF)

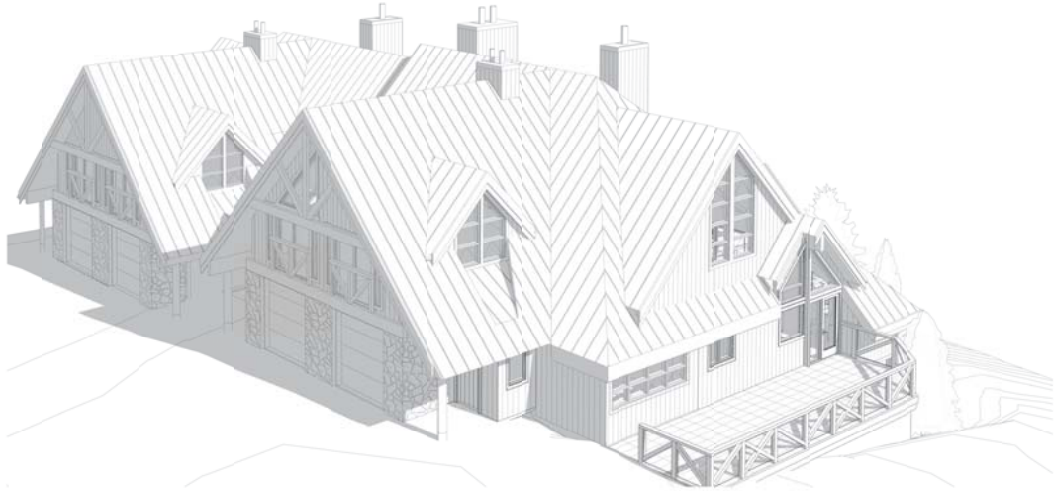
PROPOSED GFA = 230.5 sq. m. (see DP102.1)

NOTE ON EXTERIOR FINISHES

NEW WINDOWS AND DOORS TO MATCH EXISTING
FRAME PROFILE AND COLOUR
NEW SIDING AND TRIM TO MATCH EXISTING COLOUR



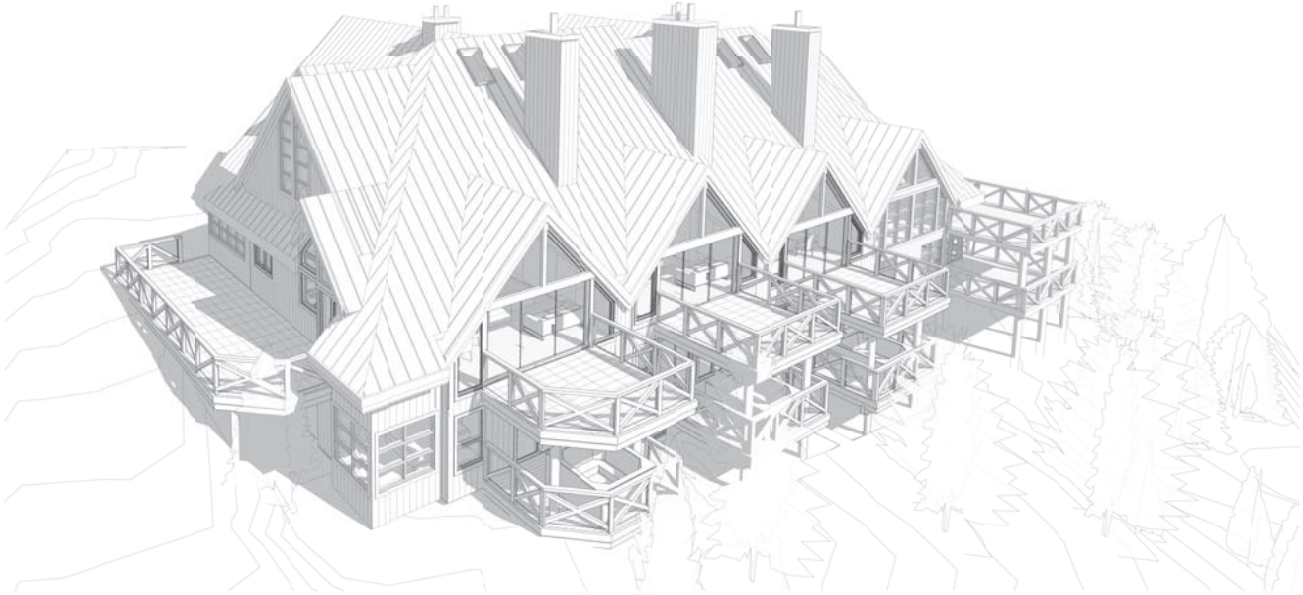
1. Existing SE perspective



1. Proposed SE perspective



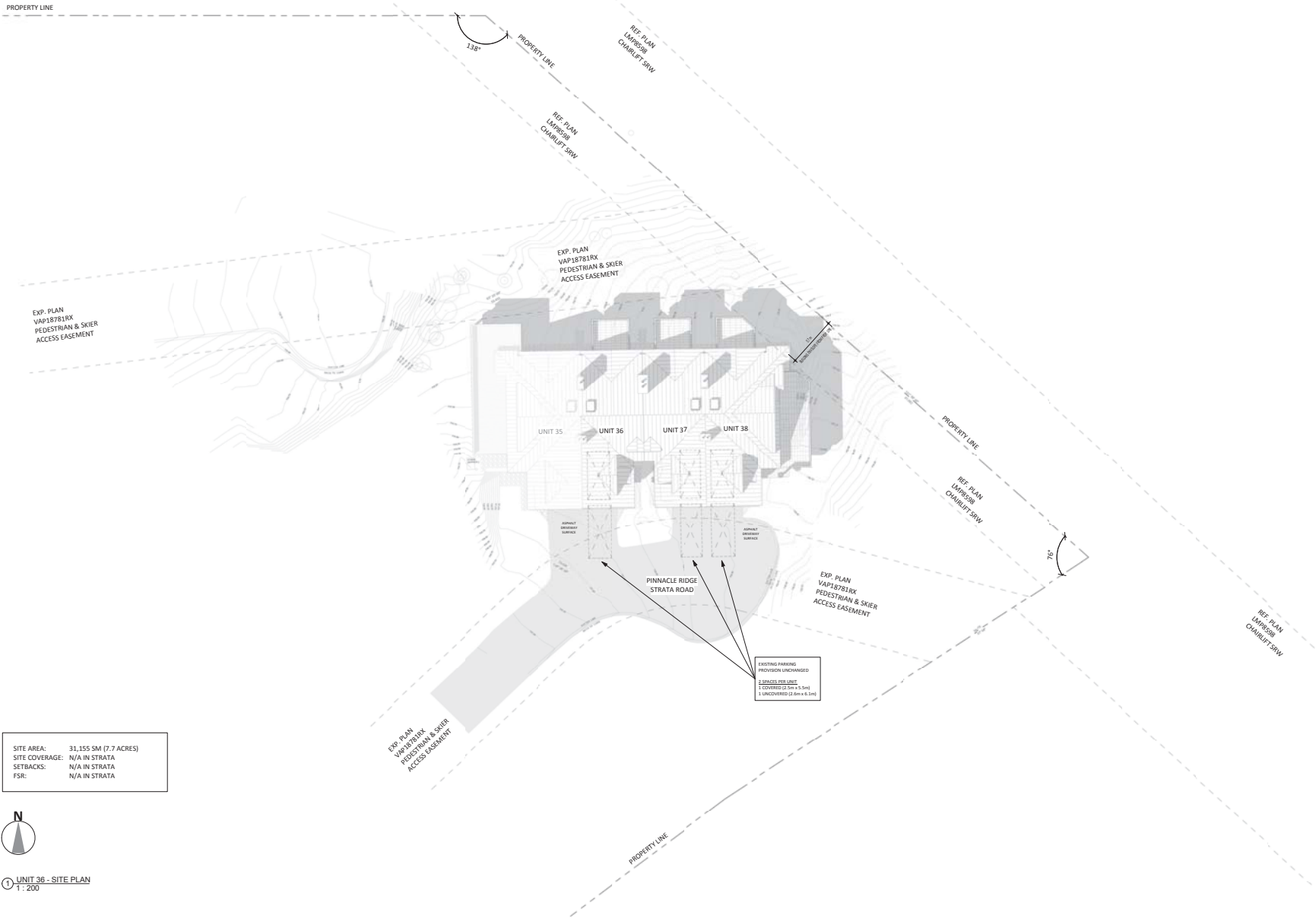
3. Existing NE perspective



4. Proposed NE perspective



UNIT 36-38 EXISTING SITE PHOTOS

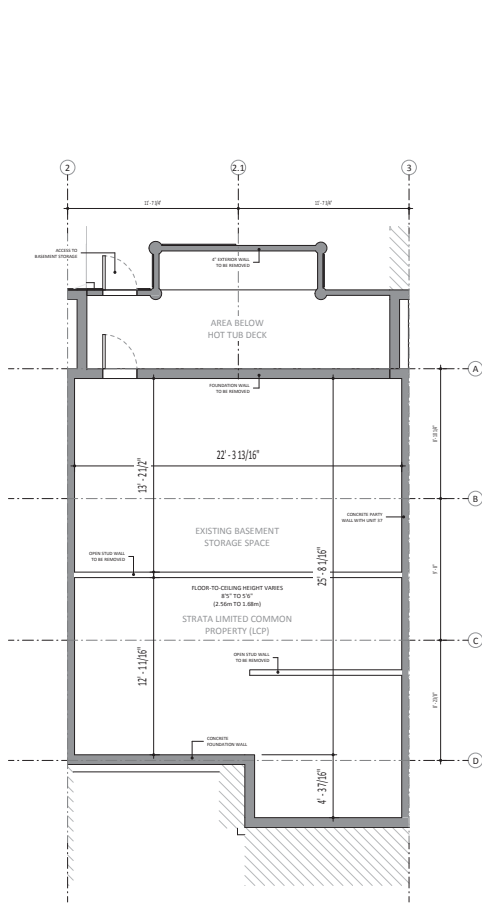


SITE AREA: 31,155 SM (7.7 ACRES)
SITE COVERAGE: N/A IN STRATA
SETBACKS: N/A IN STRATA
FSR: N/A IN STRATA

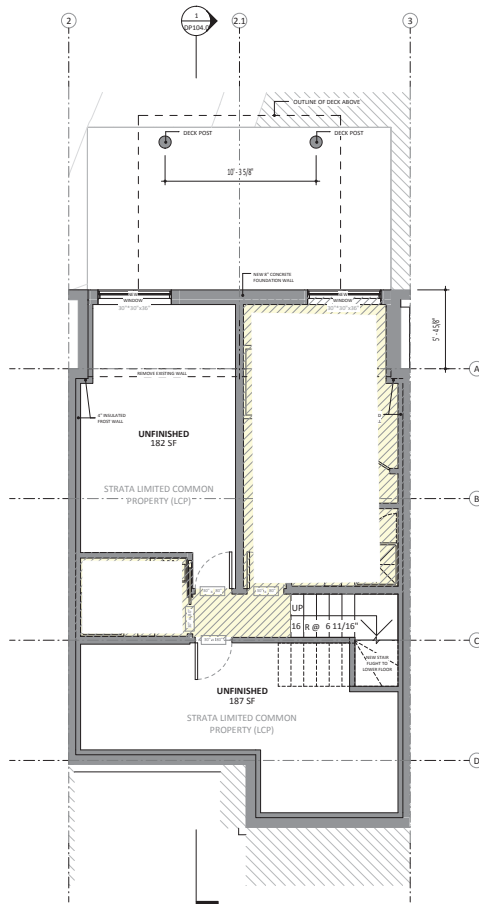


① UNIT 36 - SITE PLAN
1:200

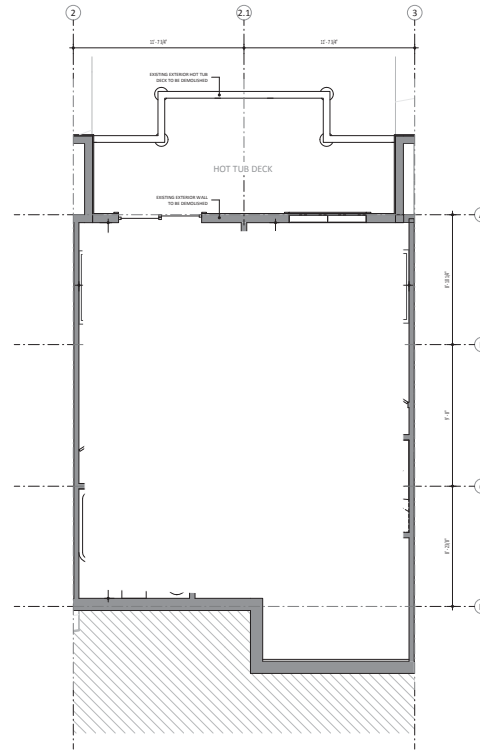
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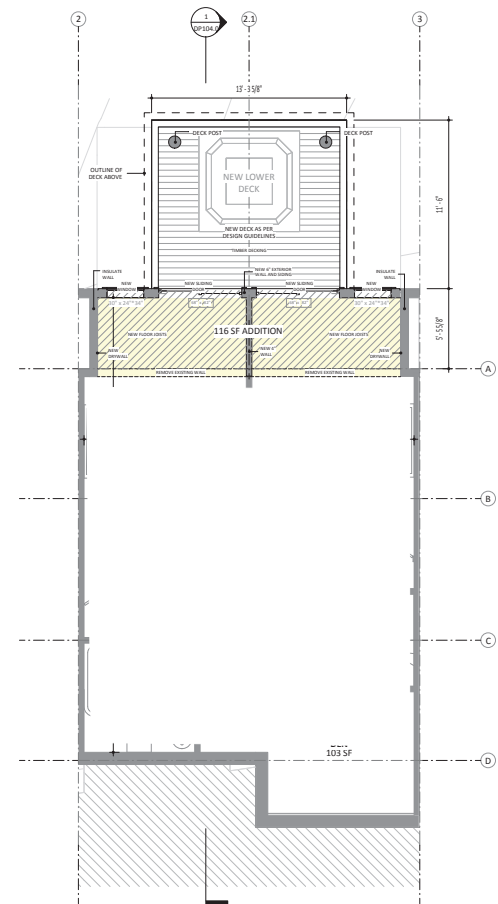
① UNIT 36 - BASEMENT - EXISTING
1/4" = 1'-0"



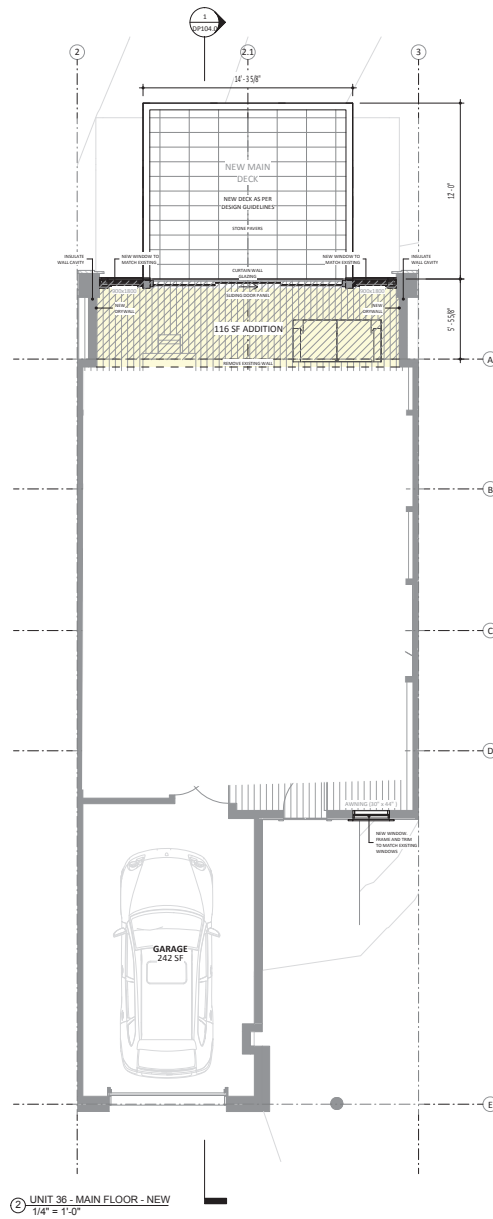
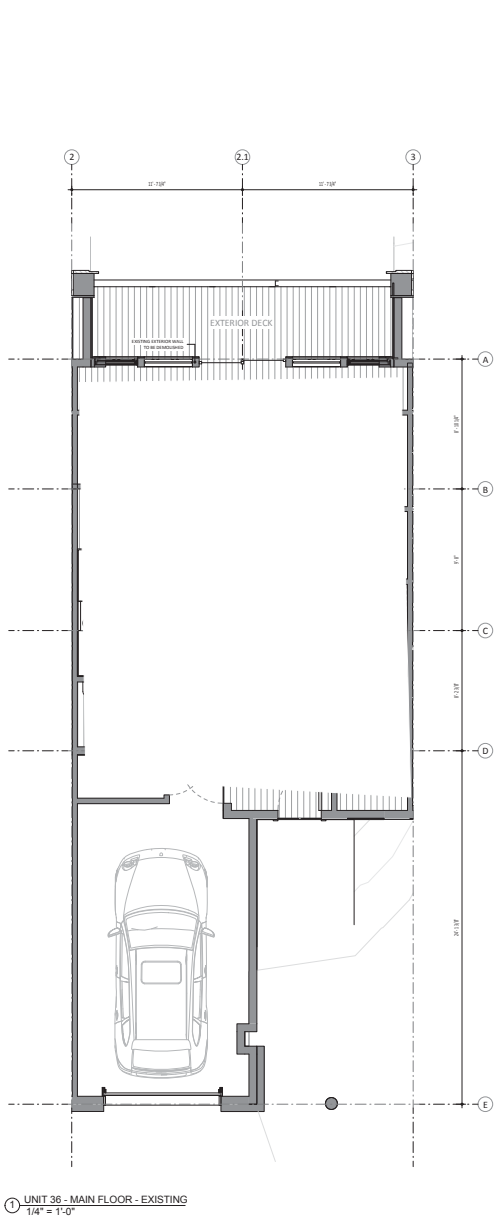
② UNIT 36 - BASEMENT - NEW
1/4" = 1'-0"



③ UNIT 36 - LOWER FLOOR - EXISTING
1/4" = 1'-0"

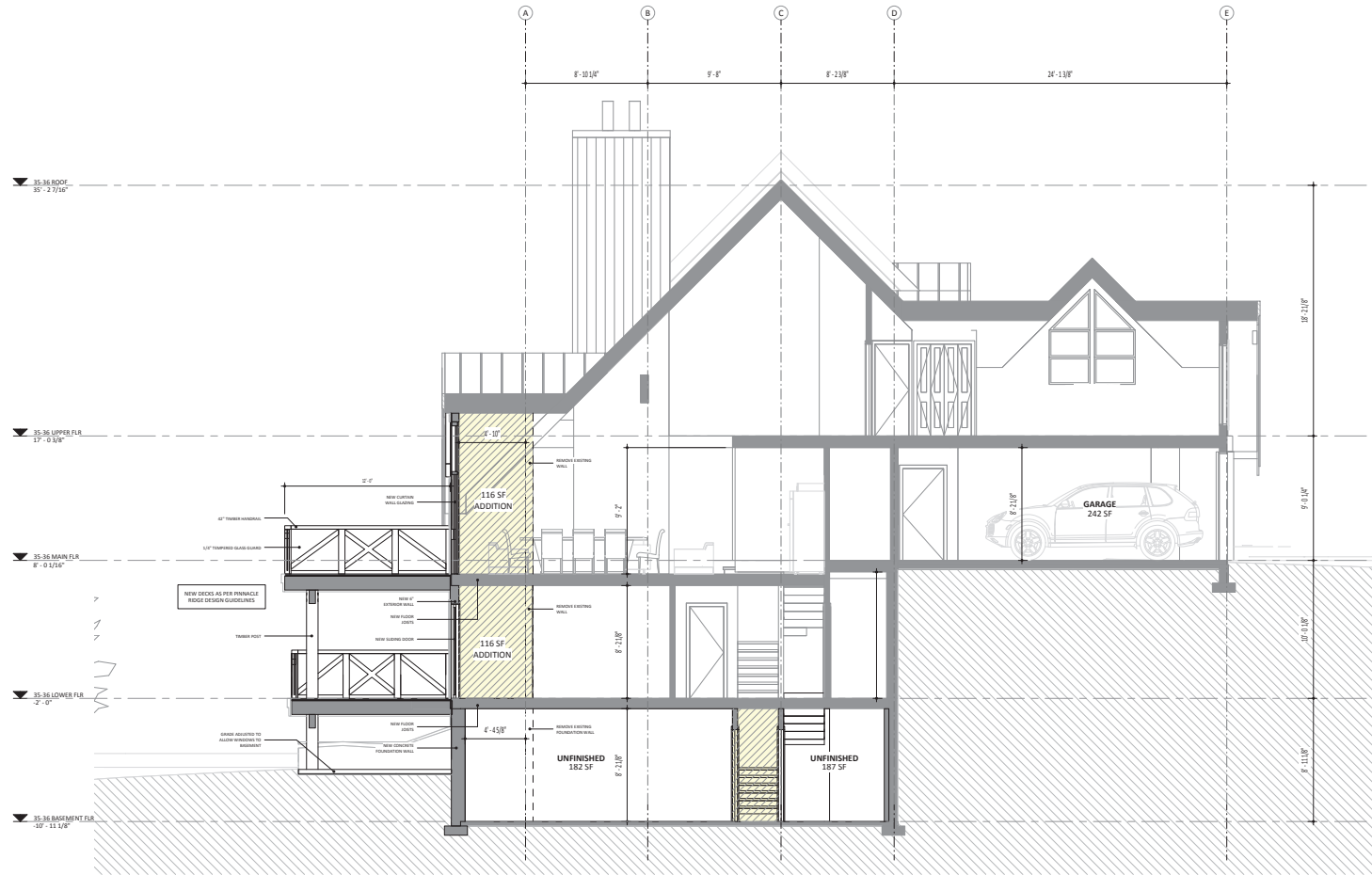


④ UNIT 36 - LOWER FLOOR - NEW
1/4" = 1'-0"



UNIT 36 Area Schedule (GFA)				
Number	Name	Area	Area Metric	GFA
36.1	BASEMENT	295 SF	27.5 m ²	Yes
36.2	LOWER FLOOR	787 SF	73.1 m ²	Yes
36.3	MAIN FLOOR	792 SF	73.5 m ²	Yes
36.4	UPPER FLOOR	608 SF	56.5 m ²	Yes
TOTAL GFA		2481 SF	230.5 m ²	

UNIT 36 Area Schedule (EXCLUDED)				
Number	Name	Area	Area Metric	GFA
36.5	BASEMENT STORAGE	212 SF	19.7 m ²	No
36.5	BASEMENT STORAGE	201 SF	18.7 m ²	No
36.6	GARAGE	273 SF	25.4 m ²	No
36.7	MECH	19 SF	1.8 m ²	No
TOTAL		705 SF	65.5 m ²	



① UNIT 36 SECTION
1/4" = 1'-0"

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DEVELOPMENT PERMIT APPLICATION
(MULTI-FAMILY RESIDENTIAL BUILDING)

PINNACLE RIDGE - UNIT 37

STRATA LOT: 30
PID: 015-743-454
PLAN: VAS 2065
DL: 3903
ZONING: BLACKCOMB LAND USE CONTRACT

SCOPE OF PROPOSED WORK

UNIT 37 (STRATA LOT 30)

- EXTENSION TO NORTH WALL ON MAIN FLOOR
- EXTENSION TO NORTH WALL ON LOWER FLOOR
- EXTENSION TO FOUNDATION WALL IN BASEMENT
- PART RENOVATION OF BASEMENT AS LIVING SPACE
- NEW DECKS ON MAIN AND LOWER FLOORS

AREA INCREASES PERMITTED

ALL GROSS FLOOR AREA (GFA) INCREASES TO CONFORM TO COUNCIL POLICY G-19, WHICH PERMITS UP TO 50 sq. m. OF ADDITIONAL FLOOR AREA TO THE AREA REGISTERED IN THE ORIGINAL DEVELOPMENT PERMIT

UNIT 37 (STRATA LOT 30)

NEW AREAS = 49 sq. m. (528 SF)

PROPOSED GFA = 230.3 sq. m. (see DP102.3)

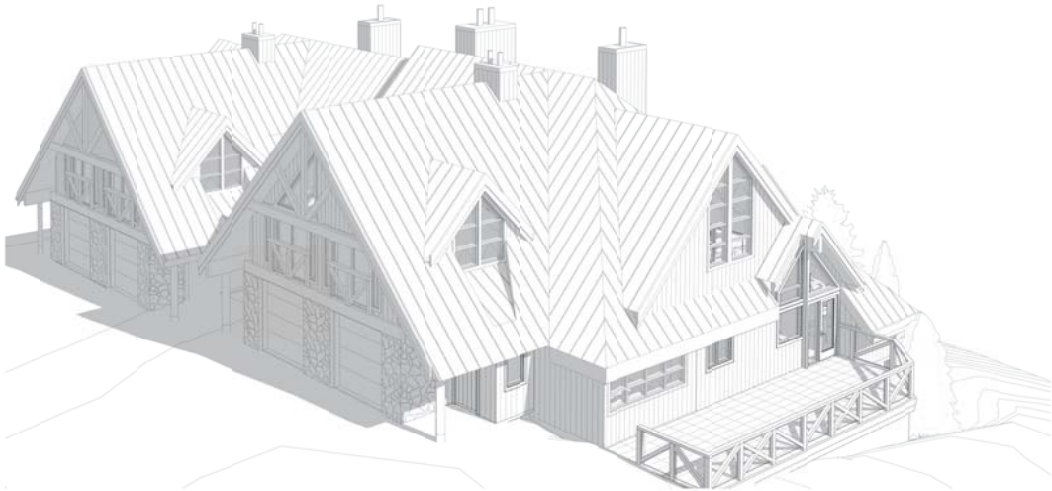
NOTE ON EXTERIOR FINISHES

NEW WINDOWS AND DOORS TO MATCH EXISTING FRAME PROFILE AND COLOUR

NEW SIDING AND TRIM TO MATCH EXISTING COLOUR



① 2. Existing SE perspective



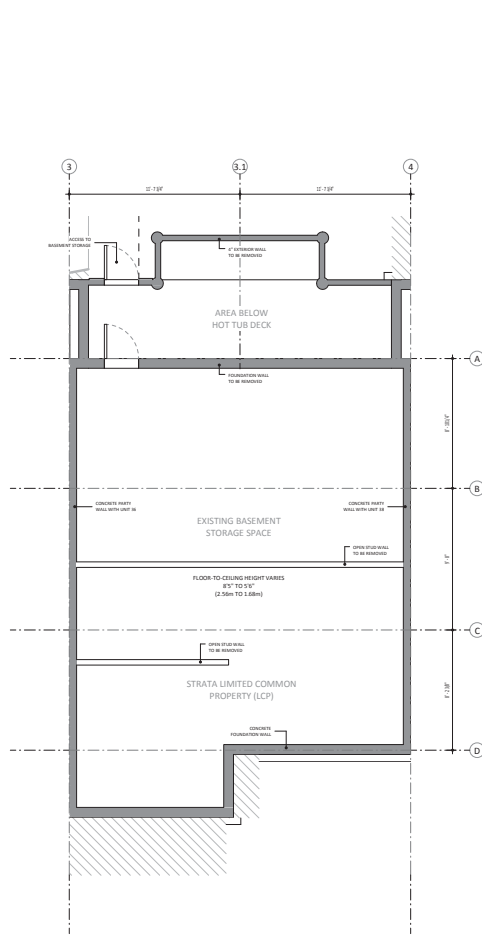
② 2. Proposed SE perspective



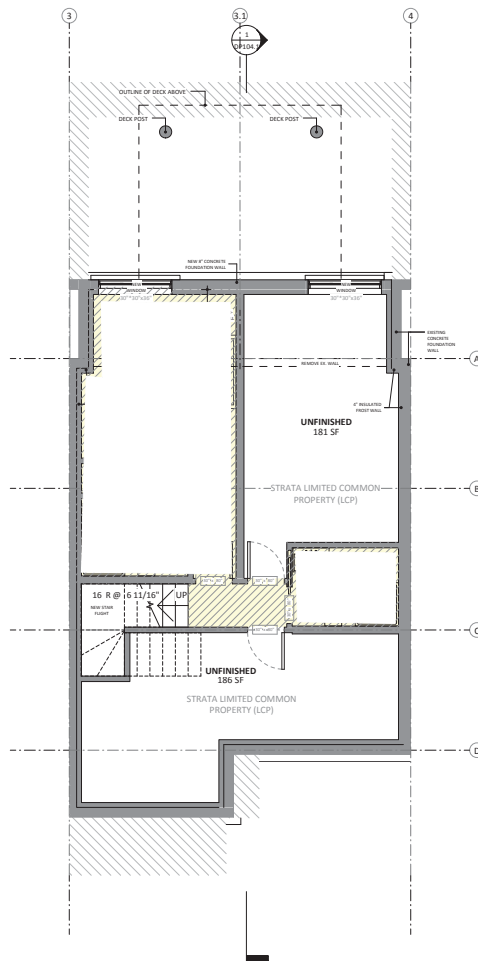
③ 2. Existing NE perspective



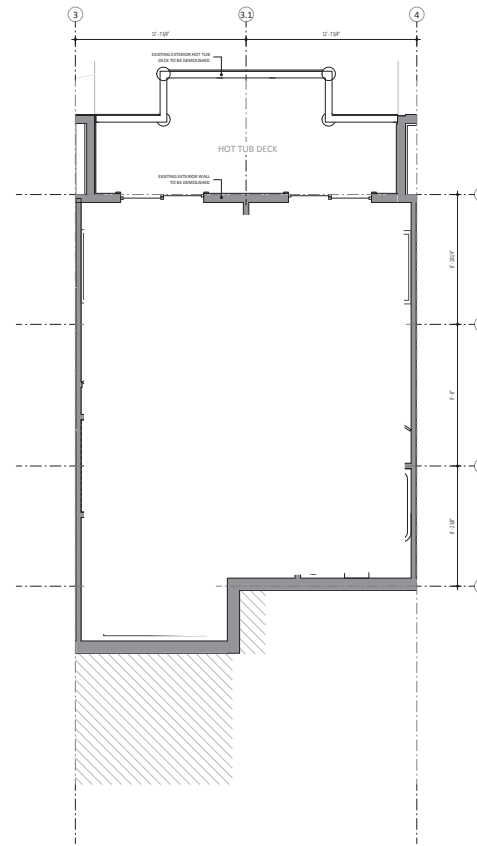
④ 2. Proposed NE perspective



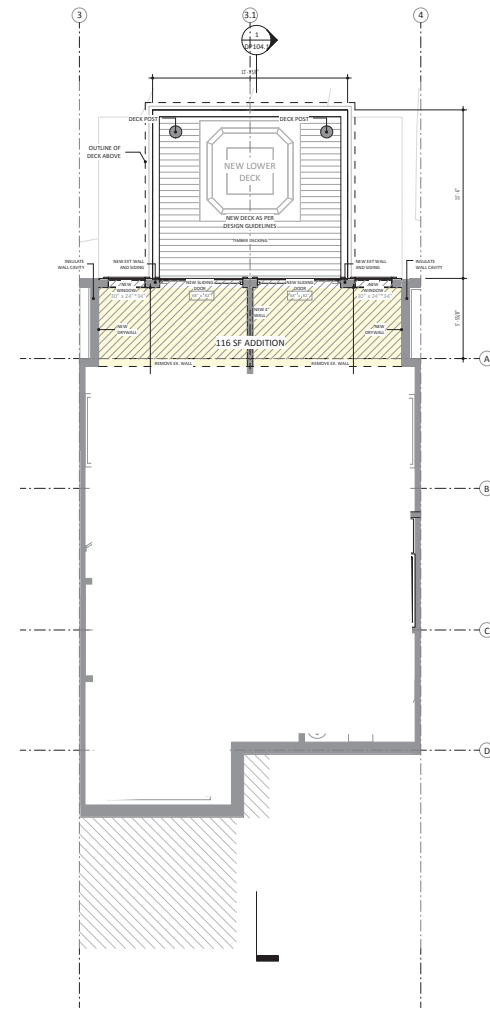
① UNIT 37 - BASEMENT - EXISTING
1/4" = 1'-0"



② UNIT 37 - BASEMENT - NEW
1/4" = 1'-0"

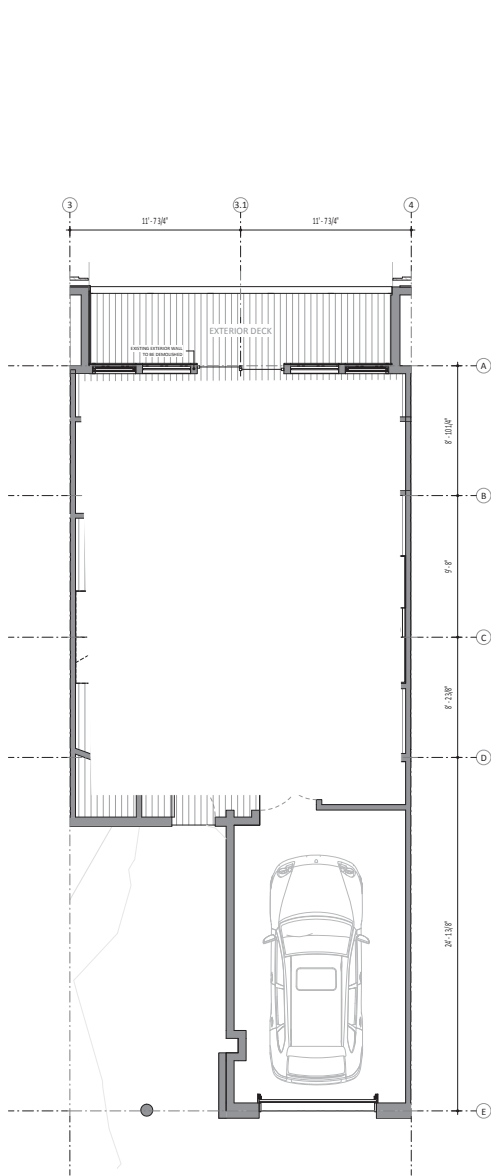


③ UNIT 37 - LOWER FLOOR - EXISTING
1/4" = 1'-0"

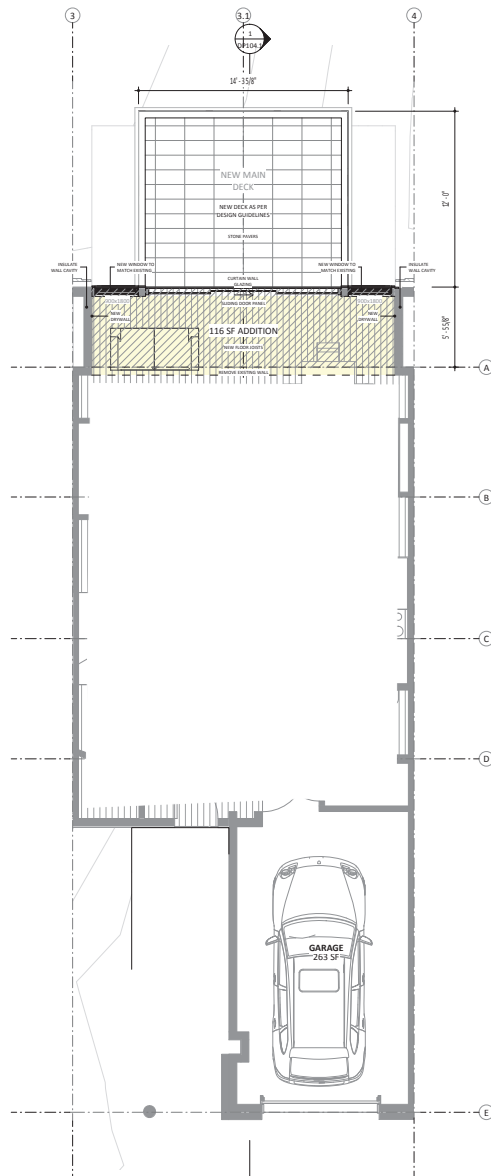


④ UNIT 37 - LOWER FLOOR - NEW
1/4" = 1'-0"

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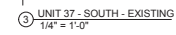
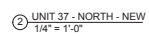
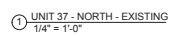
① UNIT 37 - MAIN FLOOR - EXISTING
1/4" = 1'-0"

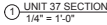


② UNIT 37 - MAIN FLOOR - NEW
1/4" = 1'-0"

UNIT 37 Area Schedule (GFA)				
Number	Name	Area	Area Metric	GFA
37.1	BASEMENT	295 SF	27.4 m ²	Yes
37.2	LOWER FLOOR	784 SF	72.8 m ²	Yes
37.3	MAIN FLOOR	792 SF	73.6 m ²	Yes
37.4	UPPER FLOOR	608 SF	56.5 m ²	Yes
TOTAL GFA		2479 SF	230.3 m ²	

UNIT 37 Area Schedule (EXCLUDED)				
Number	Name	Area	Area Metric	GFA
37.5	BASEMENT STORAGE	212 SF	19.7 m ²	No
37.6	GARAGE	272 SF	25.2 m ²	No
37.7	MECH	18 SF	1.7 m ²	No
TOTAL		702 SF	65.2 m ²	





DEVELOPMENT PERMIT APPLICATION
(MULTI-FAMILY RESIDENTIAL BUILDING)

PINNACLE RIDGE - UNIT 38

STRATA LOT: 31
PID: 015-743-462
PLAN: VAS 2065
DL: 3903
ZONING: BLACKCOMB LAND USE CONTRACT

SCOPE OF PROPOSED WORK

UNIT 38 (STRATA LOT 31)

- EXTENSION TO NORTH WALL ON MAIN FLOOR
- EXTENSION TO NORTH WALL ON LOWER FLOOR
- EXTENSION TO EAST WALL ON MAIN FLOOR
- EXTENSION TO EAST WALL ON LOWER FLOOR
- EXTENSION TO FRONT ENTRY ON MAIN FLOOR
- NEW SIDE DECK ON MAIN FLOOR
- NEW REAR DECKS ON MAIN AND LOWER FLOORS

AREA INCREASES PERMITTED

ALL GROSS FLOOR AREA (GFA) INCREASES TO CONFORM TO COUNCIL POLICY G-19, WHICH PERMITS UP TO 50 sq. m. OF ADDITIONAL FLOOR AREA TO THE AREA REGISTERED IN THE ORIGINAL DEVELOPMENT PERMIT

UNIT 38 (STRATA LOT 31)

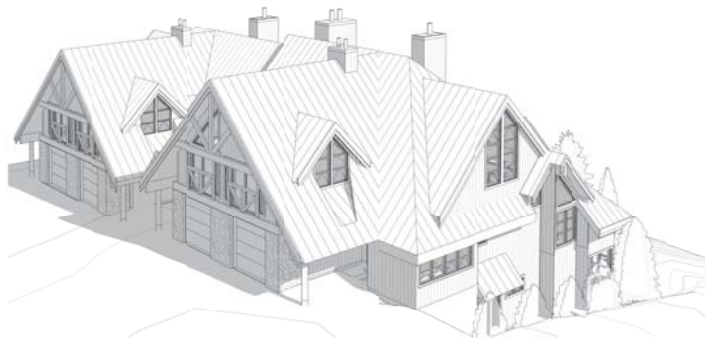
NEW AREAS = 31.5 sq. m. (339 SF)

PROPOSED GFA = 250.1 sq. m. (see DP102.4)

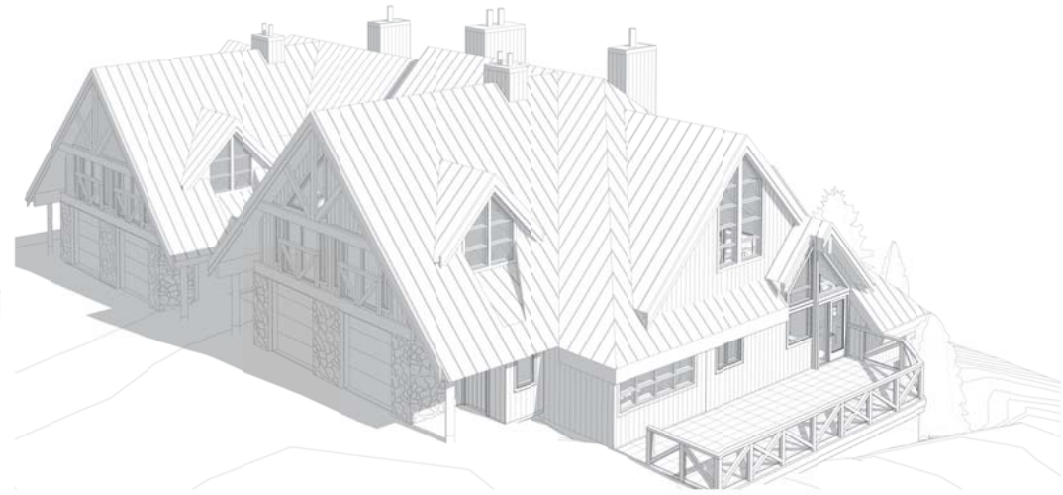
NOTE ON EXTERIOR FINISHES

NEW WINDOWS AND DOORS TO MATCH EXISTING FRAME PROFILE AND COLOUR

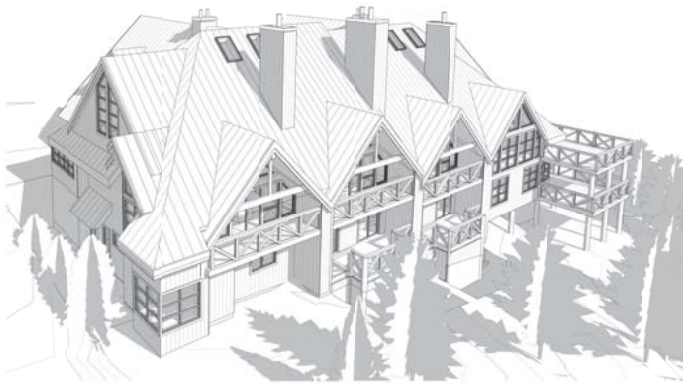
NEW SIDING AND TRIM TO MATCH EXISTING COLOUR



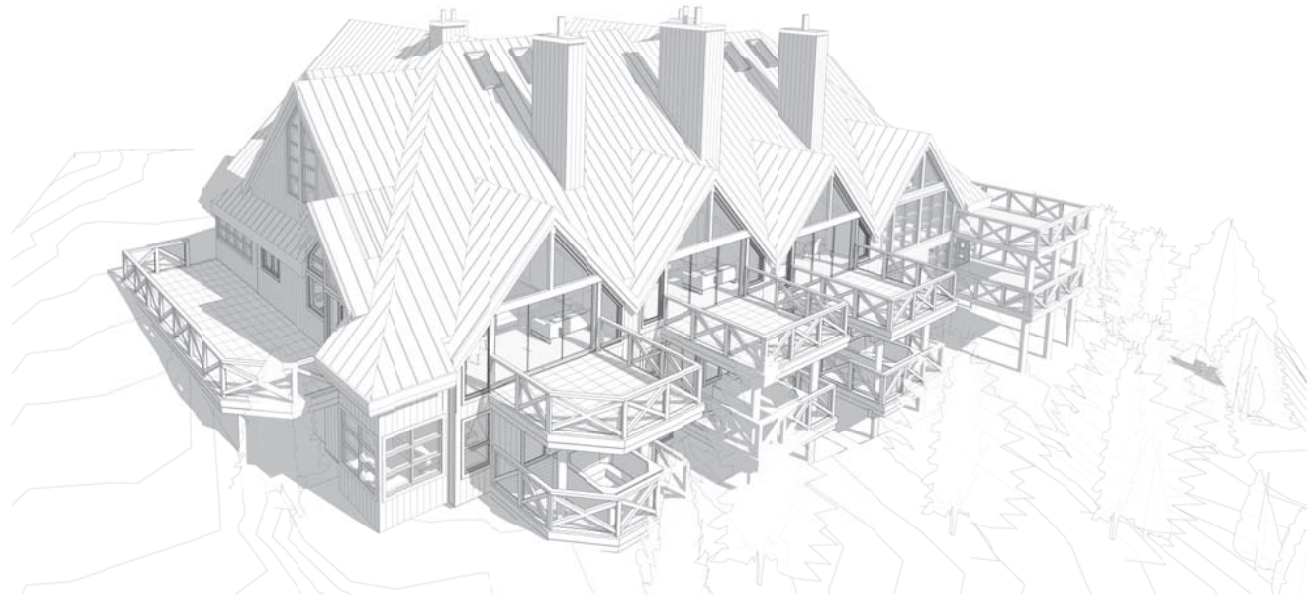
① 3. Existing SE perspective



② 3. Proposed SE perspective



③ 3. Existing NE perspective

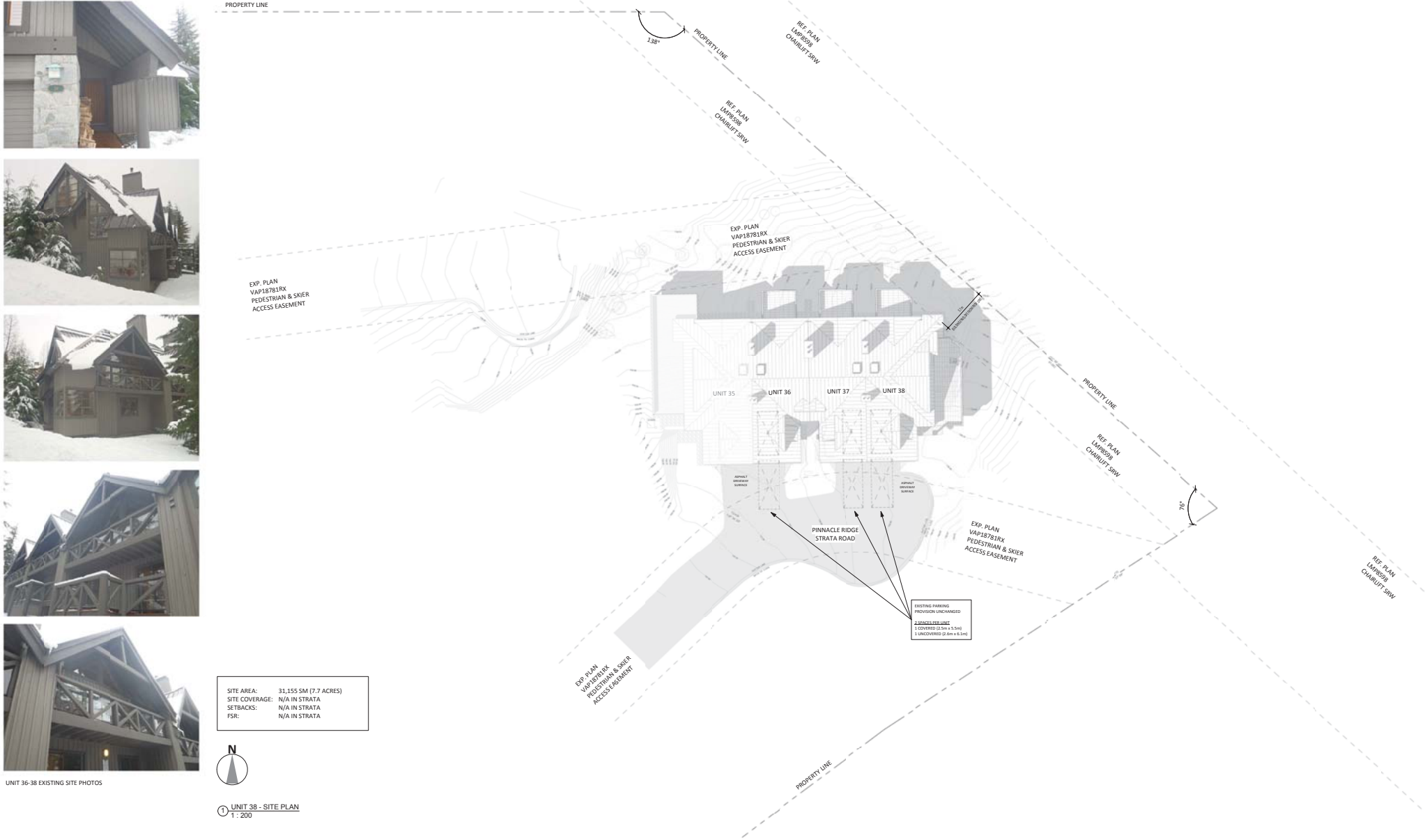


④ 3. Proposed NE perspective

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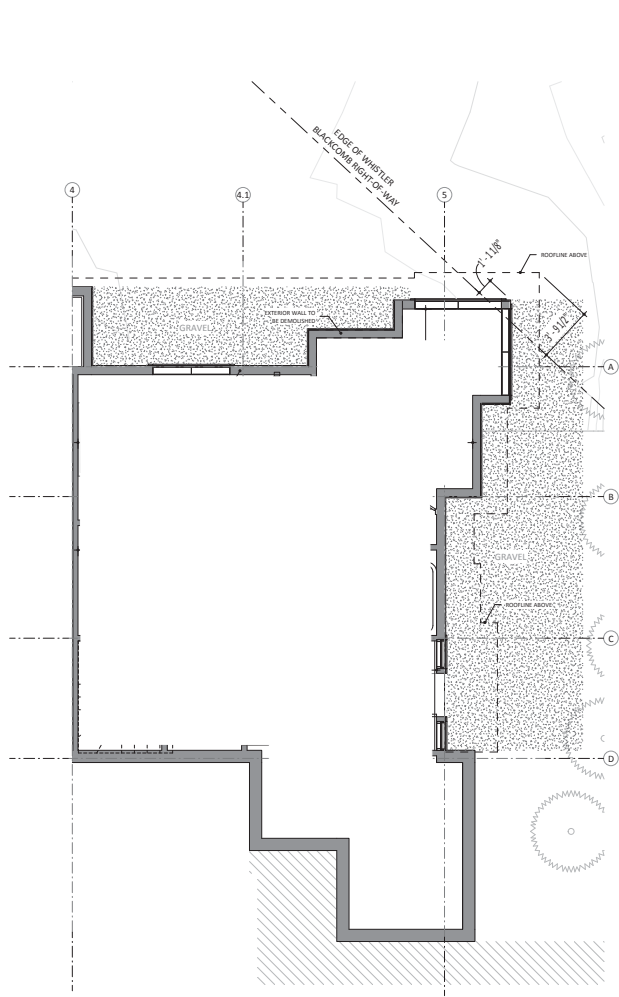
UNIT 36-38 EXISTING SITE PHOTOS



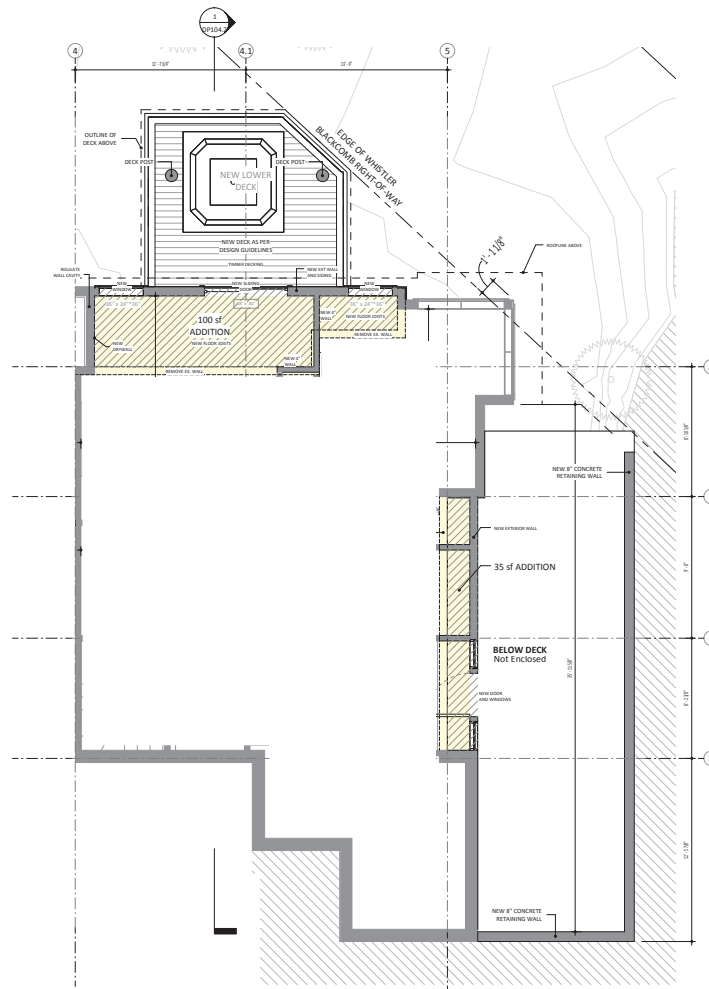
SITE AREA: 31,155 SM (7.7 ACRES)
SITE COVERAGE: N/A IN STRATA
SETBACKS: N/A IN STRATA
FSR: N/A IN STRATA



UNIT 38 - SITE PLAN
1" = 200'



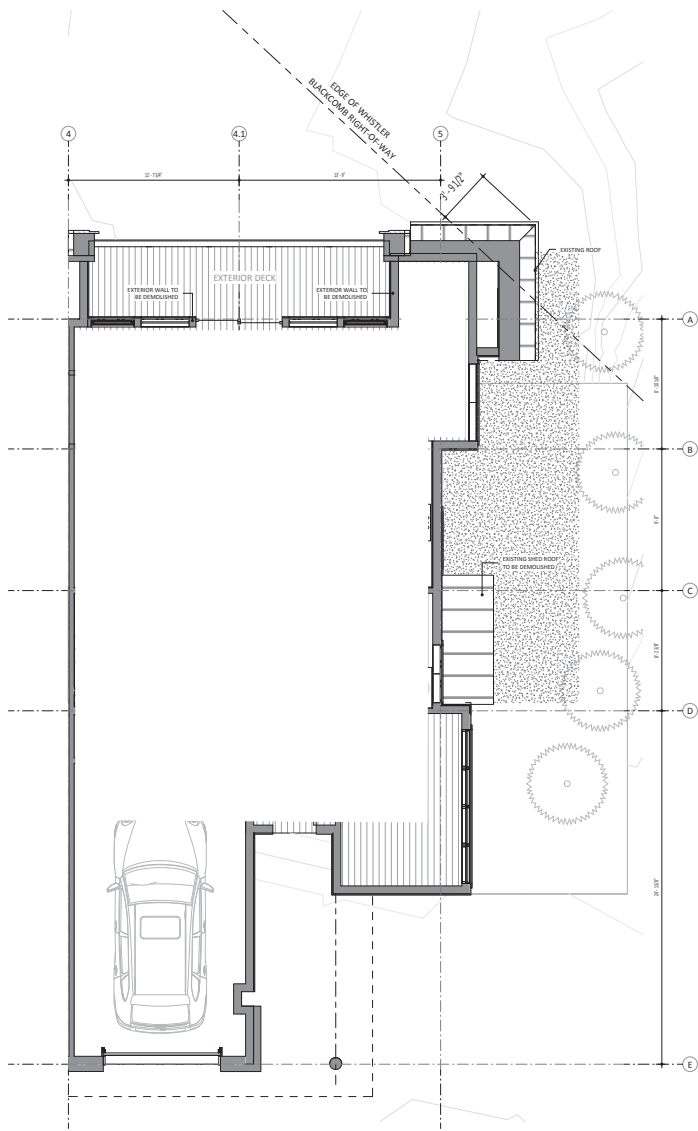
1 UNIT 38 - LOWER FLOOR - EXISTING
1/4" = 1'-0"



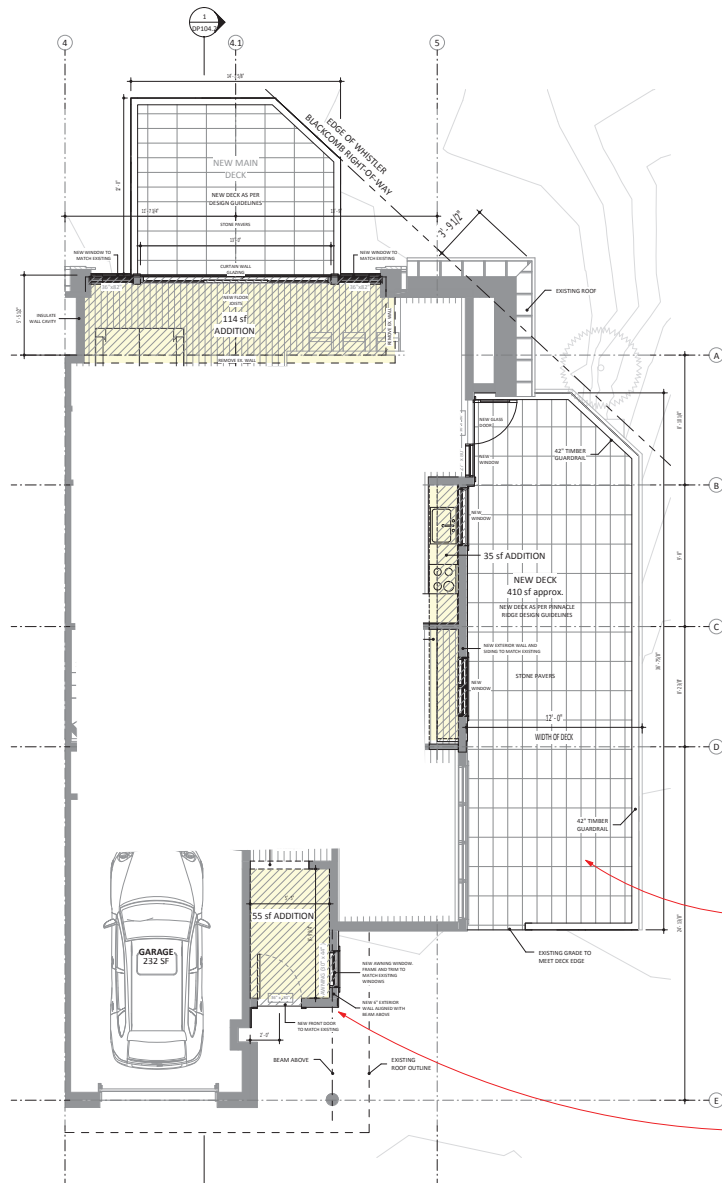
2 UNIT 38 - LOWER FLOOR - NEW
1/4" = 1'-0"

UNIT 38 Area Schedule (GFA)				
Number	Name	Area	Area Metric	GFA
38.2	LOWER FLOOR	1003 SF	93.2 m ²	Yes
38.3	MAIN FLOOR	1109 SF	103 m ²	Yes
38.4	UPPER FLOOR	580 SF	53.9 m ²	Yes
TOTAL GFA		2692 SF	250.1 m ²	

UNIT 38 Area Schedule (EXCLUDED)				
Number	Name	Area	Area Metric	GFA
38.6	GARAGE	262 SF	24.3 m ²	No
38.7	MECH	18 SF	1.7 m ²	No
TOTAL		280 SF	26 m ²	



① UNIT 38 - MAIN FLOOR - EXISTING
1/4" = 1'-0"



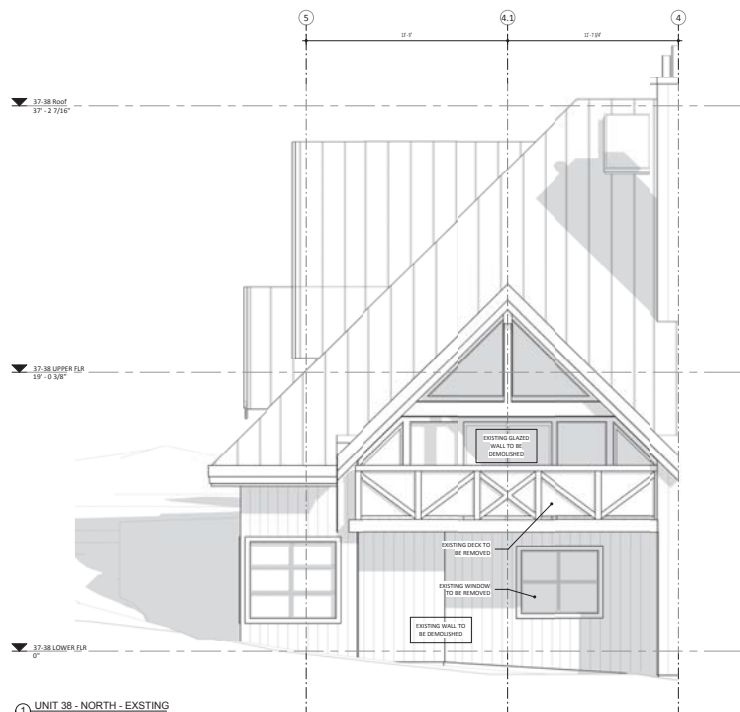
② UNIT 38 - MAIN FLOOR - NEW
1/4" = 1'-0"

PINNACLE RIDGE PRECEDENTS



UNIT 34 - LARGE DECK

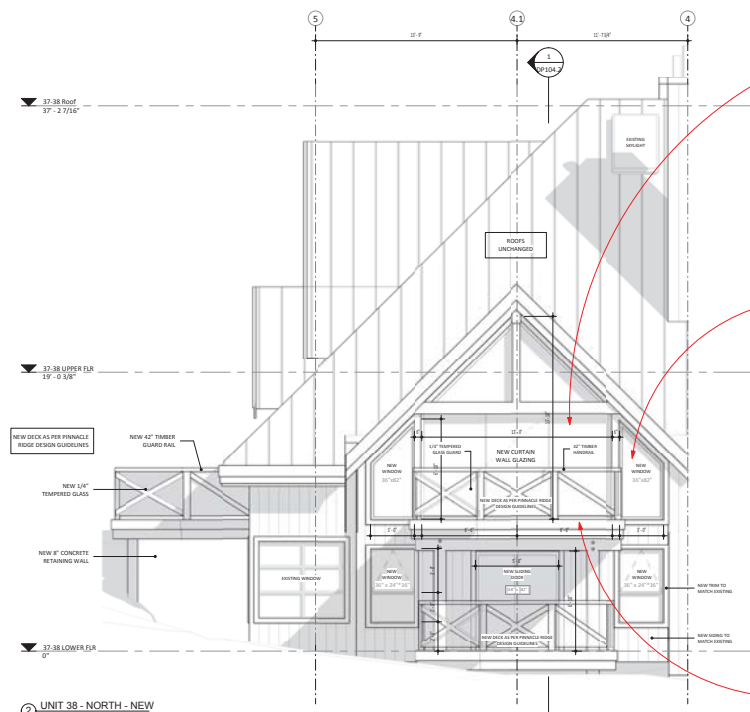
UNIT 27 - EXTENDED FROM ENTRY



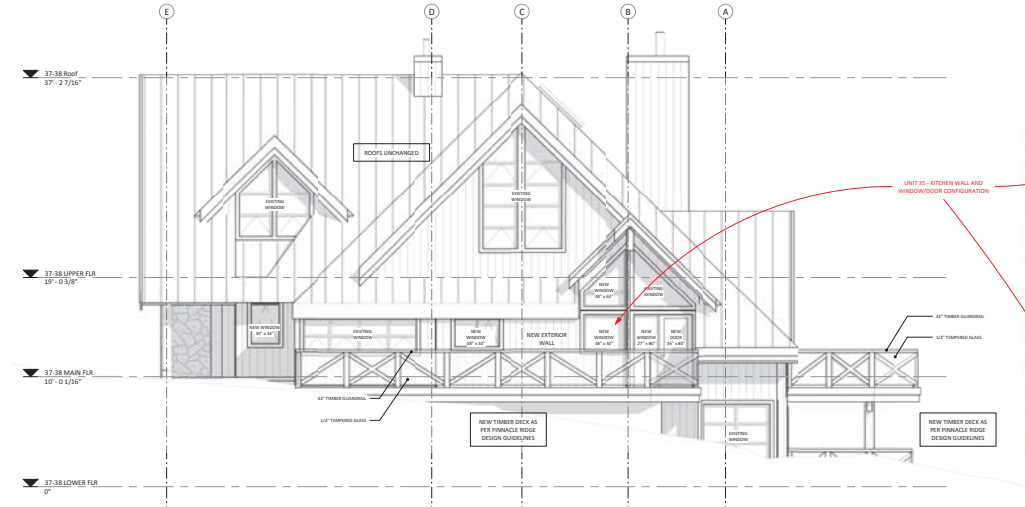
1 UNIT 38 - NORTH - EXISTING
1/4" = 1'-0"



3 UNIT 38 - EAST - EXISTING
3/16" = 1'-0"



2 UNIT 38 - NORTH - NEW
1/4" = 1'-0"



4 UNIT 38 - EAST - NEW
3/16" = 1'-0"

UNIT 19 AND 18 - CURTAIN WALL GLAZING WITH/ WITHOUT SLIDING DOORS



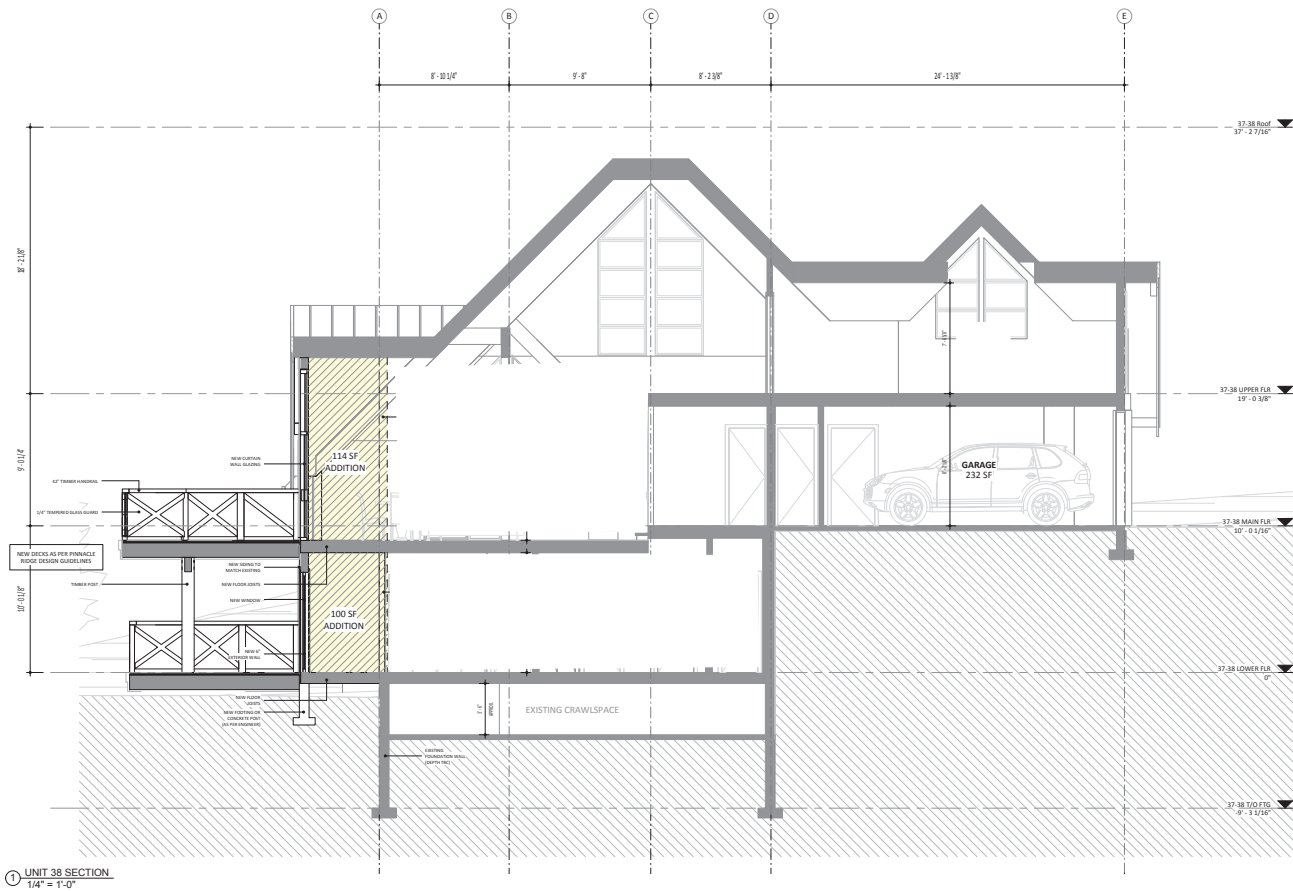
UNIT 20 - SIDE WINDOWS (RIGHT TRAPEZOID SHAPE)



UNIT 20 - REAR DECKS WITH SLIDING DOORS

UNIT 20 - KITCHEN WALL AND WINDOW/DOOR CONFIGURATION





① UNIT 38 SECTION
1/4" = 1'-0"

DEVELOPMENT PERMIT APPLICATION
(MULTI-FAMILY RESIDENTIAL BUILDING)

PINNACLE RIDGE - UNIT 3 & 4

STRATA LOT: 25 & 26
PID: 015-743-390, 015-743-403
PLAN: VAS 2065
DL: 3903
ZONING: BLACKCOMB LAND USE CONTRACT

UNIT HISTORY

THESE UNITS ARE UNIQUE TO THE PINNACLE RIDGE DEVELOPMENT AS THEY WERE BUILT AND PURCHASED AS A COMBINED UNIT.

SCOPE OF PROPOSED WORK

- NEW DECK ON MAIN AND LOWER FLOORS
- DEVELOPMENT OF STORAGE SPACE ABOVE EXISTING HOT TUB ROOM
- ASSOCIATED WINDOW AND DOOR CHANGES
- REPLACE GLASS/PERSPEX SIDE SHED ROOF WITH METAL TO MATCH EXISTING ROOFS
- REPLACE AND RELOCATE SKYLIGHT ON SIDE ROOF

AREA INCREASES PERMITTED

ALL GROSS FLOOR AREA (GFA) INCREASES TO CONFORM TO COUNCIL POLICY G-19, WHICH PERMITS UP TO 50 sq. m. OF ADDITIONAL FLOOR AREA TO THE AREA REGISTERED IN STRATA PLAN VAS2065 ON TITLE

UNIT 3 (STRATA LOT 25)

STRATA PLAN VAS2065 = 296.93 sq. m. ALLOCATED
+ 50 sq. m. AS PER COUNCIL POLICY G19
= 346.93 sq. m. MAX. PERMITTED GFA

PROPOSED GFA = 244.2 sq. m. (see DP1.1)

UNIT 4 (STRATA LOT 26)

STRATA PLAN VAS2065 = 289.36 sq. m. ALLOCATED
+ 50 sq. m. AS PER COUNCIL POLICY G19
= 339.36 sq. m. MAX. PERMITTED GFA

PROPOSED GFA = 304.2 sq. m. (see DP1.1)

NOTES

NEW WINDOWS AND DOORS TO MATCH EXISTING FRAME PROFILE AND COLOUR

NEW SIDING AND TRIM TO MATCH EXISTING COLOUR

NO CHANGES TO ROOF HEIGHTS, AREAS OR SLOPES



1 EXISTING - 3D 1
DP 0.0



3 EXISTING - 3D 2
DP 0.0



5 EXISTING - 3D 3
DP 0.0



2 PROPOSED - 3D 1
DP 0.0



4 PROPOSED - 3D 2
DP 0.0



6 PROPOSED - 3D 3
DP 0.0



An architectural line drawing of a building facade. It features a balcony with a railing on the upper level, supported by columns. A set of stairs leads up to the balcony. The drawing is in a simple, schematic style with clean lines and no shading.



SURVEY BY: DOUG BUSH SURVEYOR
DATE: SEPT. 2014

SITE AREA: 31,155 SM (7.7 ACRES)
 SITE COVERAGE: N/A IN STRATA
 SETBACKS: N/A IN STRATA
 FSR: N/A IN STRATA

EXISTING PARKING
PROVISION UNCHANGED

2 SPACES PER UNIT
1 COVERED (2.5m x 5.5m)
1 UNCOVERED (2.6m x 6.2m)



1 SITE PLAN
DP 0.1 1 : 200

Unit 3 & 4

Pinnacle Ridge, 4700 Glacier Drive, Whistler

PINNACLE RIDGE PHASE I
PINNACLE RIDGE PHASE II

PINNACLE RIDGE PHASE I
PINNACLE RIDGE PHASE II

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UNIT #3 AREA SCHEDULE (GFA)				
Number	Name	Area		GFA
		SF	SM	
3.2	3 - MAIN FLOOR	1135 SF	105.4 m ²	Yes
3.1	3 - UPPER FLOOR	1494 SF	138.8 m ²	Yes
Total GFA		2628 SF	244.2 m ²	

UNIT #4 AREA SCHEDULE (GFA)				
Number	Name	Area		GFA
		SF	SM	
4.2	4 - LOWER FLOOR	2491 SF	231.4 m ²	Yes
4.1	4 - MAIN FLOOR	783 SF	72.7 m ²	Yes
Total GFA		3274 SF	304.2 m ²	

AREA INCREASES PERMITTED

ALL GROSS FLOOR AREA (GFA) INCREASES TO CONFORM TO COUNCIL POLICY G-19, WHICH PERMITS UP TO 50 sq. m. OF ADDITIONAL FLOOR AREA TO THE AREA REGISTERED IN STRATA PLAN VAS2065 ON TITLE

UNIT 3 (STRATA LOT 25)

STRATA PLAN VAS2065 = 296.93 sq. m. ALLOCATED
+ 50 sq. m. AS PER COUNCIL POLICY G19
= **346.93 sq. m. MAX. PERMITTED GFA**

PROPOSED GFA = 244.2 sq. m. (see left)

UNIT 4 (STRATA LOT 26)

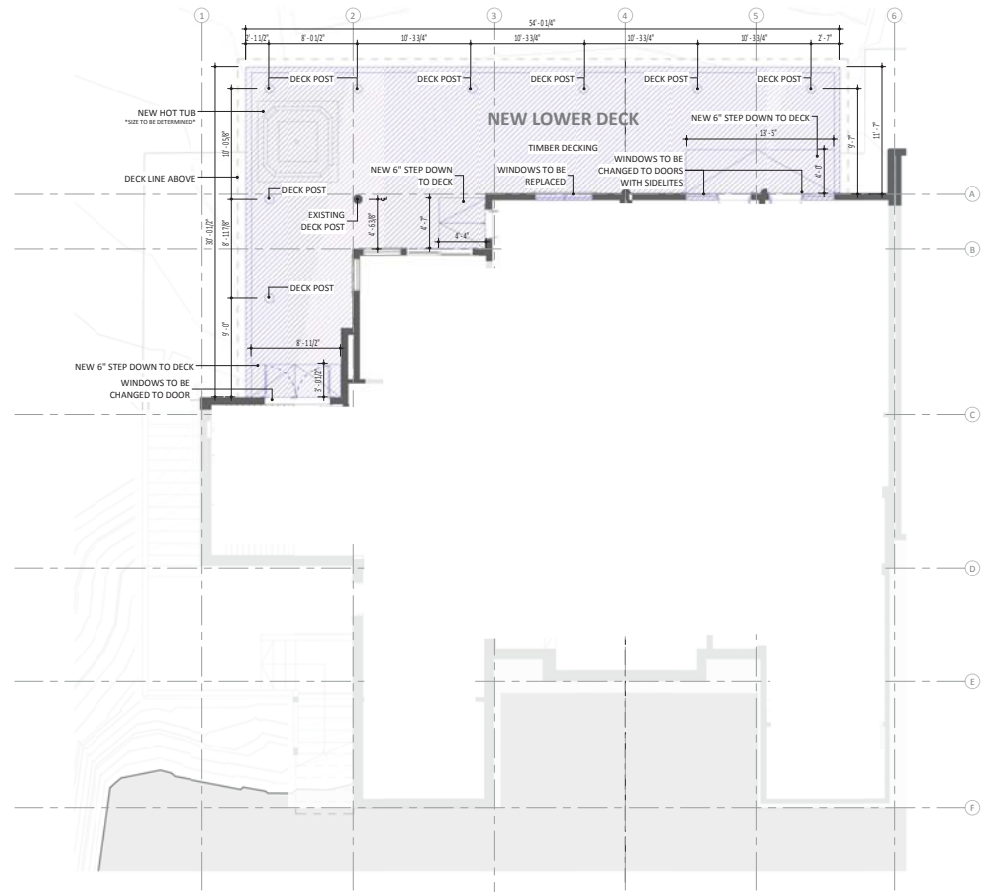
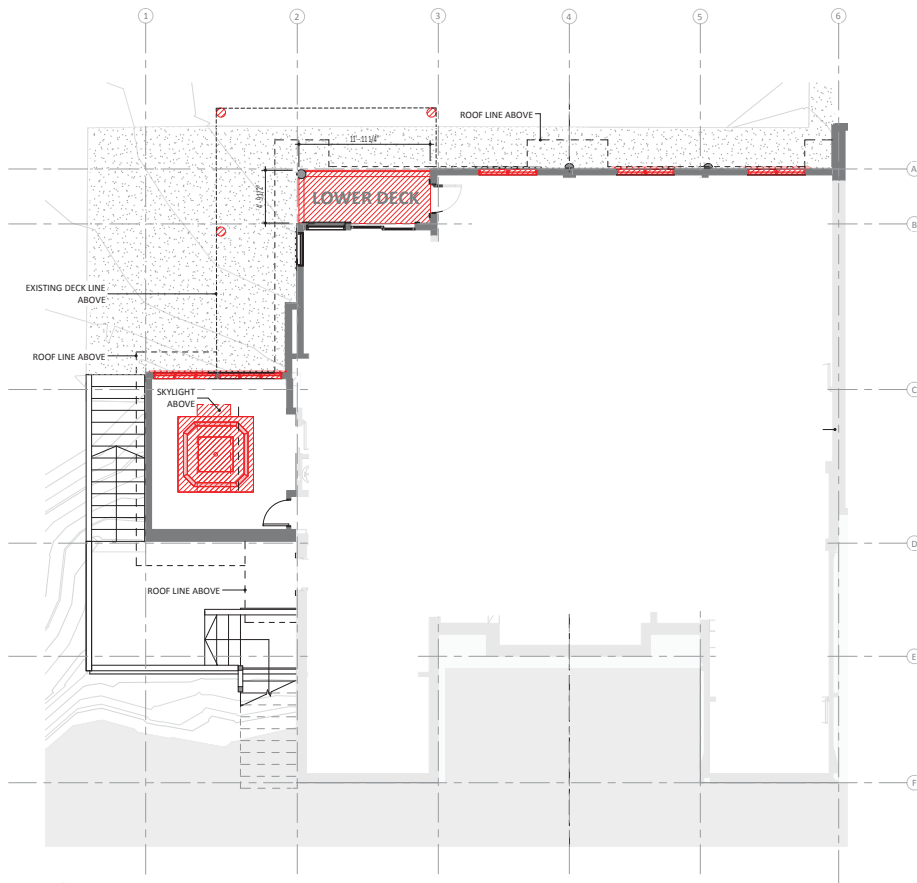
STRATA PLAN VAS2065 = 289.36 sq. m. ALLOCATED
+ 50 sq. m. AS PER COUNCIL POLICY G19
= **339.36 sq. m. MAX. PERMITTED GFA**

PROPOSED GFA = 304.2 sq. m. (see left)

UNIT #3 AREA SCHEDULE (EXCLUDED)				
Number	Name	Area		GFA
		SF	SM	
3.3	GARAGE	232 SF	21.5 m ²	No
3.4	MECHANICAL	34 SF	3.2 m ²	No
Total GFA		266 SF	24.8 m ²	

UNIT #4 AREA SCHEDULE (EXCLUDED)				
Number	Name	Area		GFA
		SF	SM	
4.3	GARAGE	247 SF	22.9 m ²	No
4.5	MECHANICAL	25 SF	2.3 m ²	No
4.4	MECHANICAL	24 SF	2.2 m ²	No
Total GFA		296 SF	27.5 m ²	

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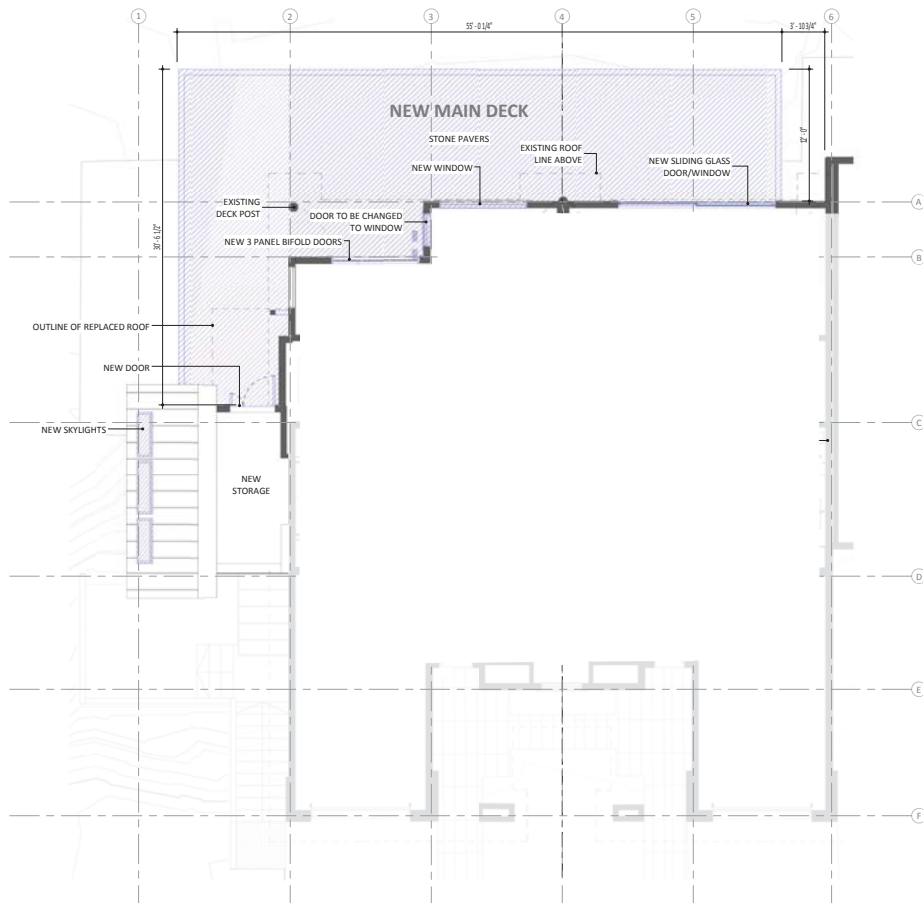
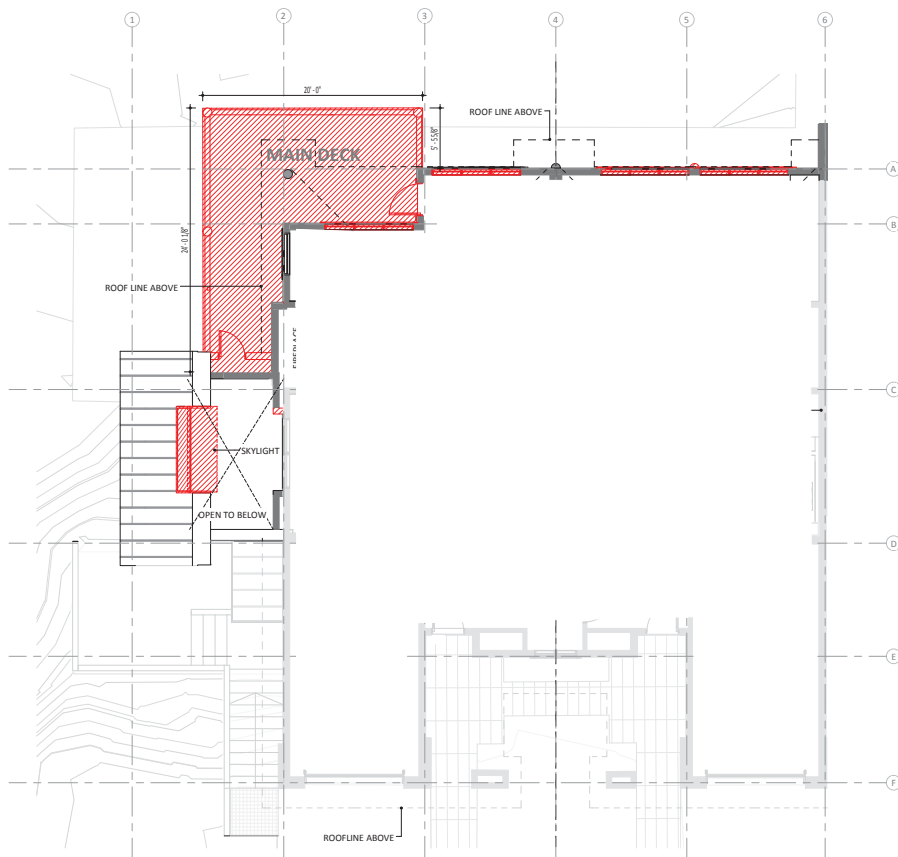
**** ALL NEW/REPLACED DOORS/WINDOWS TO MATCH EXISTING MATERIAL/COLOUR****
**** DECKS TO BE CONSTRUCTED AND FINISHED TO MATCH PINNACLE RIDGE DESIGN GUIDELINES****

LEGEND:



3/23/2015 11:34:13 AM





1 MAIN FLOOR (EXISTING)
DP 2.2 3/18" = 1'-0"

2 MAIN FLOOR (PROPOSED)
DP 2.2 3/18" = 1'-0"

**** ALL NEW/REPLACED DOORS/WINDOWS TO MATCH EXISTING MATERIAL/COLOUR****
**** DECKS TO BE CONSTRUCTED AND FINISHED TO MATCH PINNACLE RIDGE DESIGN GUIDELINES****

LEGEND:
PROPOSED
DEMOLISHED



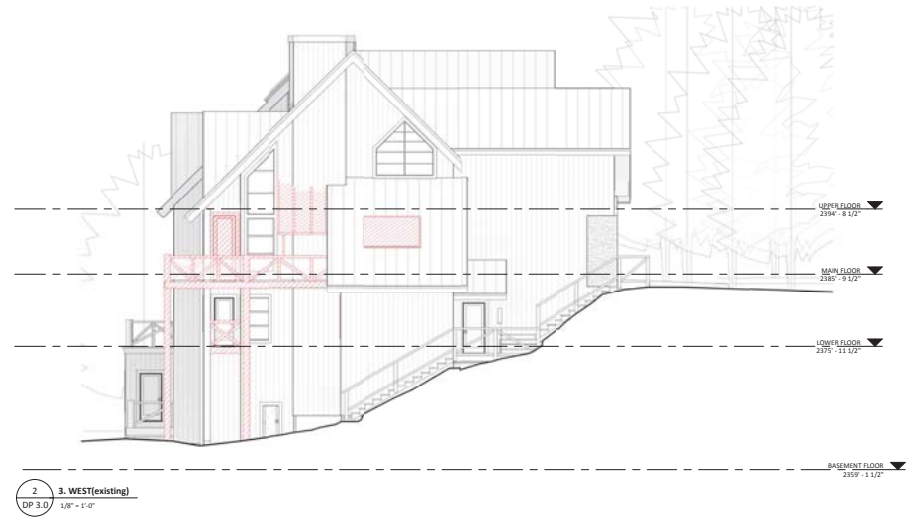


1
DP 3.0

2. NORTH (existing)

1/8" = 1'-0"

unit #5



2
DP 3.0

3. WEST (existing)

1/8" = 1'-0"



3
DP 3.0

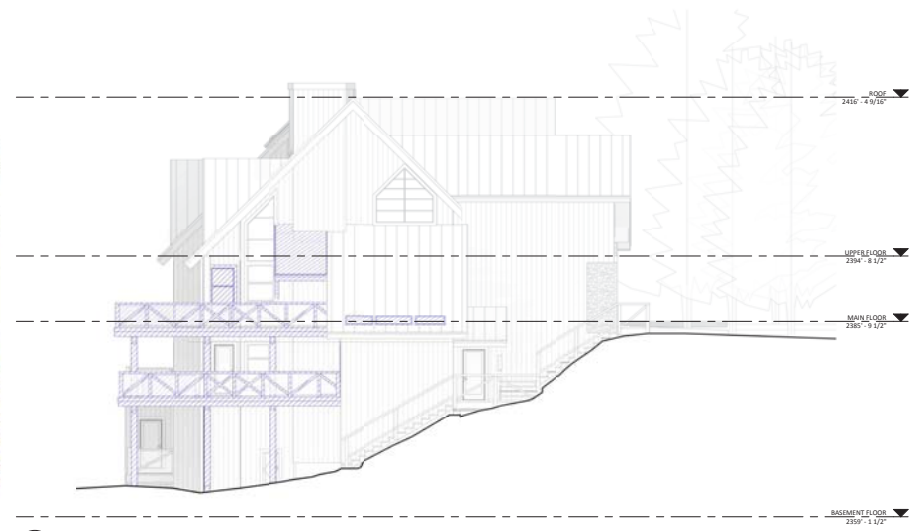
2. NORTH (proposed)

1/8" = 1'-0"

unit #5



PRECEDENTS
PINNACLE 5: LARGE SQUARE GLASS PANELS
PINNACLE 34: LARGE DECK ON TWO LEVELS



4
DP 3.0

3. WEST (proposed)

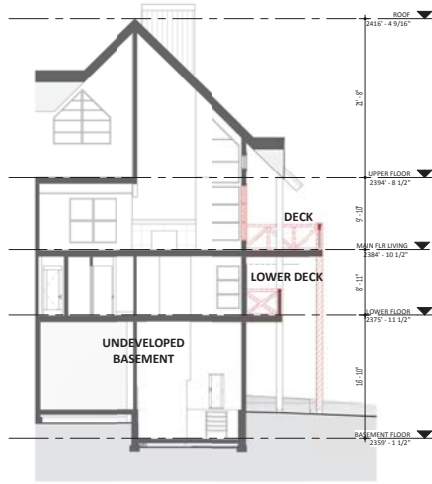
1/8" = 1'-0"

LEGEND:

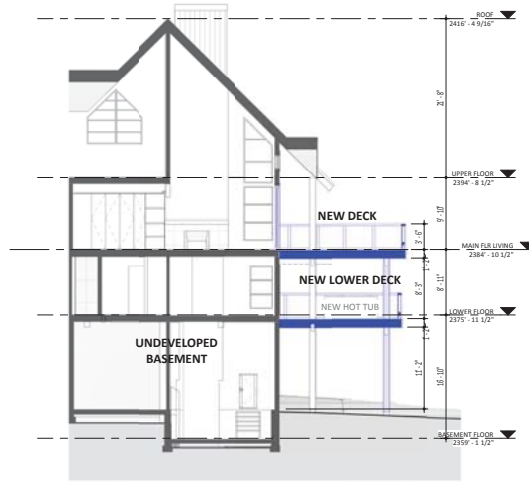


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**** ALL NEW/REPLACED DOORS/WINDOWS TO MATCH EXISTING MATERIAL/COLOUR****
**** DECKS TO BE CONSTRUCTED AND FINISHED TO MATCH PINNACLE RIDGE DESIGN GUIDELINES****



1 SECTION A - A (existing)
DP 4.0
1/8" = 1'-0"



2 SECTION A - A (proposed)
DP 4.0
1/8" = 1'-0"



3 3D - section A (EXISTING)
DP 4.0



4 3D - section A (PROPOSED)
DP 4.0

LEGEND:



3/23/2015 11:35:20 AM

**** ALL NEW/REPLACED DOORS/WINDOWS TO MATCH EXISTING MATERIAL/COLOUR****
**** DECKS TO BE CONSTRUCTED AND FINISHED TO MATCH PINNACLE RIDGE DESIGN GUIDELINES****



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 28, 2015

REPORT: 15-056

FROM: Resort Experience

FILE: Bylaw 1507 & 1578

SUBJECT: EMPLOYEE HOUSING SERVICE CHARGE AMENDMENT BYLAW NO.
2078, 2015

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first, second, and third readings to Employee Housing Service Charge Amendment Bylaw No. 2078, 2015.

REFERENCES

Owners: n/a

Location: Multiple

Legal Description: n/a

Current Zoning: n/a

Appendices: 'A' Employee Housing Service Charge Bylaw No. 1507, 2000

PURPOSE OF REPORT

This report seeks first, second, and third readings of Employee Housing Service Charge Amendment Bylaw No. 2078, 2015. Bylaw 2078 proposes to amend the definition of 'industrial development' in Employee Housing Service Charge Bylaw No. 1507, 2000 to include all development listed under Section 9 Industrial Zones, CH Zone, and LF Zone in Zoning and Parking Bylaw No. 303, 1983.

DISCUSSION

Background

Employee Housing Service Charge Bylaw No. 1507, 2000 empowers Council to establish charges to be imposed on land and improvements within the RMOW in order to support employee housing.

It has come to the attention of staff that a number of industrial zones are not included in Bylaw No. 1507's definition of industrial development, and therefore the charges are not applicable to these properties. The proposed Bylaw 2078 is a housekeeping bylaw that would amend the industrial development definition found in Bylaw 1507 to mean any development in Section 9 Industrial Zones, CH Zone, and LF Zone of Zoning and Parking Bylaw No. 303, 1983, as amended from time to time, or any public utility development.

Bylaw 1507, 2000

Bylaw 1507 states that; for all commercial development, residential housing that is subject to a rental pool covenant, and industrial development; land owners must pay an Employee Housing Charge each time that:

1. a building permit is issued for a new building,
2. a building permit is issued for a building expansion that will result in additional employees, or,
3. a business license is issued for a new business that will result in more employees than the previous use.

Bylaw No.1507 applies to ‘industrial development’ and this is defined as any development in the zones listed below in Table 1, or any public utility development.

Table 1 – Industrial Zones Subject to Bylaw 1507

Zone (in Zoning Bylaw No. 303, 1983)	Intent (summarized)
Industrial Zones	
IP1 & 2 (Industrial Processing)	Provide for the manufacturing and processing of gravel and aggregate.
IL2 & 3 (Light Industrial)	Provide for light industrial uses.
IS1 & 3-6 (Industrial Service)	To provide for light industrial uses, commercial services and certain office uses having similar space requirements or close business ties with industrial activities.
Leisure Zones	
LF1 (Leisure Float Plane One)	To provide for a public float plane facility and auxiliary uses.
Commercial Zones	
CH1 Zone (Commercial Heliport One)	To provide for a public heliport and related commercial uses.

A number of exceptions are listed in the bylaw, for example, where the owner has constructed one employee bed unit for each employee generated. See Appendix A (Employee Housing Service Charge Bylaw No. 1507, 2000) for more details.

The Bylaw sets out a schedule of charges, based on the following:

1. commercial development generates one employee per 50 m² of gross floor area, and,
2. industrial development generates one employee per 250 m² of gross floor area.

The Employee Housing Charges are deposited in a reserve account and used for purposes directly and indirectly related to the provision of employee housing. The funds are managed by the Whistler Housing Authority, which has established approximately 1,900 units of affordable rental and ownership housing in Whistler.

Analysis of Industrial Zones

The intent and permitted uses of the zones listed in Table 1 (i.e. those zones ***subject to*** the Employee Housing Service Charge) were compared against the intent and permitted uses of the remainder of the zones categorized as 'Industrial' in Zoning Bylaw No. 303, 1983 (see Table 2), which are ***not*** subject to the Employee Housing Service Charge.

Table 2 – Industrial Zones Not Subject to Bylaw 1507

Zone	Intent	Number & Location of Parcels
IA1 (Industrial Auxiliary One)	To provide for industrial storage, vehicle parking and vehicle impound yard.	Unsurveyed Crown land near Function Junction
IU1 (Industrial Utility One)	To provide for hydro-electric power generation from run-of-the-river power projects.	Unsurveyed Crown land, Brandywine Hydro Project
AC1 (Athletes' Centre One)	To provide high density athletic centre with associated uses and athletes' centre accommodation.	1 (Legacy Way)
AC2 (Athletes' Centre Two)	To provide medium density athletes' centre accommodation development.	1 (Cloudburst Drive)
AC3 (Athletes' Centre Three)	To provide for the expansion of the Athletes' Centre.	1 (Cloudburst Drive)
CT11 (Community and Transportation Infrastructure One)	To provide industrial type uses supporting community and transportation infrastructure, and civic uses.	1 (Highway 99)
CT12 (Community and Transportation Infrastructure Two)	To provide industrial uses supporting community and transportation infrastructure.	1 (Highway 99)
ILR (Function Junction Light Industrial Residential)	To provide for a combination of light industrial, service commercial, office, and medium density residential uses.	3 parcels (Alpha lake Road)

With the exception of AC1, AC2, AC3, the remainder of the zones in the Industrial section of Zoning and Parking Bylaw No. 303, 1983 (i.e. industrial areas not currently subject to the Employee Housing Service Charge) had similar intent and permitted uses as the zones listed in Table 1. To ensure the Employee Housing Charges are applied fairly, staff recommend that these zones be included under the definition of 'industrial development' in Employee Housing Service Charge Bylaw No. 1507, 2000, as per the proposed Bylaw 2078.

As part of an omnibus amendment to the Zoning Bylaw 303, 1983 to be brought forward at a later date, staff recommend moving the AC1, AC2 and AC3 Zones out of Section 9 Industrial Zones. The implications of temporarily leaving AC1, AC2 and AC3 in the Industrial section of the Zoning Bylaw while Bylaw 2078 is brought into force are minimal, as these zones are largely built-out or owned by the RMOW.

OTHER POLICY CONSIDERATIONS

As per Section 14 of the *Resort Municipality Act*, Bylaw 2078 requires approval by the Inspector of Municipalities. Bylaw 2078 is consistent with the direction of the Official Community Plan and Whistler 2020.

Legal Encumbrances

No legal encumbrances were identified that would affect the proposed bylaw amendment.

BUDGET CONSIDERATIONS

Bylaw 2078 would bring ten additional parcels under the Employee Housing Service Charge Bylaw. The value of additional charges that this would bring about is unknown, as the charges depend on the gross floor area proposed at the time of development.

COMMUNITY ENGAGEMENT AND CONSULTATION

There are no consultation obligations in the *Resort Municipality of Whistler Act* that would apply to the proposed amendment. Following third reading, staff propose sending notifications by mail to affected property owners.

SUMMARY

This report seeks first, second, and third readings of Employee Housing Service Charge Amendment Bylaw No. 2078, 2015. Bylaw 2078 proposes to amend the definition of 'industrial development' in Employee Housing Service Charge Bylaw No. 1507, 2000 to include all development listed under Section 9 Industrial Zones, CH Zone, and LF Zone in Zoning and Parking Bylaw No. 303, 1983.

Respectfully submitted,

Amica Antonelli
PLANNER
for
Heather Beresford
ACTING GENERAL MANAGER OF RESORT EXPERIENCE

RESORT MUNICIPALITY OF WHISTLER**BYLAW NO. 1507, 2000****A BYLAW TO ESTABLISH AND IMPOSE CHARGES FOR
MUNICIPAL EMPLOYEE HOUSING SERVICES**

WHEREAS Section 8 of the Resort Municipality of Whistler Act, S.B.C. 1996, c. 407 as amended, empowers Council to establish charges to be imposed on land and improvements in the Resort Municipality of Whistler for municipal works and services and empowers the charges to be levied and collected by the Resort Municipality;

NOW THEREFORE the Municipal Council of the Resort Municipality of Whistler, in open meeting assembled, enacts as follows:

Citation

1. This Bylaw may be cited as “Employee Housing Service Charge Bylaw No. 1507, 2000”.

Interpretation

2. In this Bylaw:

“bed and breakfast” means the use of a detached dwelling as the residence of the operator of a business renting no more than three guest rooms and the use of common living and dining areas for the temporary lodging of paying guests;

“charging event” means each of the events specified in Section 4 of this Bylaw;

“college” means a college or Provincial institute designated under the College and Institute Act; or a non-profit, public access, independent college established either by a specific act of the Provincial Legislature or under the Society Act;

“commercial development” means any building or structure used or intended for commercial, retail or institutional use but does not include indoor recreation facilities or hotel: guest rooms, lobby and entrance areas, auxiliary hotel office, common and storage areas, meeting rooms and any portion of a kitchen serving only meeting rooms;

“crawl space” means a portion of a building with a height between ceiling and floor of less than 1.5 metres, or of any height where a covenant pursuant to Section 219 of the Land Title Act has been registered in favour of the Municipality to prohibit use of the space for any purpose;

“development” means the construction, alteration or extension of a building or structure and a change of use of a building or structure;

“dwelling unit” means a self-contained set of habitable rooms in a building, including

not more than one set of cooking facilities;

“employee” means a natural person who is employed within the boundaries of the Municipality;

“employee bed unit” means

- (a) one unit for each sleeping room with an area less than 10.0 square metres measured within the interior of the walls that contains no cooking facilities; or
- (b) one unit for each half of a sleeping room 10 or more square metres in floor area measured within the interior of the walls that contains no cooking facilities; or
- (c) one unit for each self-contained sleeping room of any area which contains cooking facilities;

restricted to residential use by employees, under a housing agreement pursuant to Section 905 of the Local Government Act or which is controlled by a registered ground lease with the Municipality under Part 3 of the Condominium Act;

“employee housing services” includes, without limitation, the acquisition and servicing of land and the acquisition, construction, replacement, operation and maintenance of buildings used or intended for the accommodation of employees, undertaken by the Municipality or its agent;

“Employee Housing Service Charge Bylaw” means this bylaw, “Employee Housing Service Charge Bylaw No. 1186, 1996”, “Employee Housing Service Charge Bylaw No. 1145, 1995”, “Employee Housing Service Charge Bylaw No. 1114, 1995”, “Employee Housing Service Charge Bylaw No. 1071, 1994”, “Employee Housing Service Charge Bylaw No. 984, 1993”, “Employee Housing Service Charge Bylaw No. 927, 1992”, “Employee Housing Service Charge Bylaw No. 873, 1991” and “Employee Housing Service Charge Bylaw No. 811, 1990”;

“extension” means the addition of floor space to a building;

“gross floor area” means the total area of all floors of the construction authorized by a building permit, measured to the outside surface of the exterior walls of a proposed building, including stairwells, basements and cellars but excluding crawl spaces, parking areas, elevators, waste storage and recycling compounds and areas occupied by fixed machinery or equipment essential for building operation;

“guest room” means not more than three habitable rooms (which may also include one or more bathroom(s) and one set of cooking facilities) in a self-contained unit used for tourist accommodation or used subject to a rental pool covenant;

“hostel” means a building used as a temporary place of lodging containing one or more dormitories and includes common areas for washing, cooking, dining and socializing, bathroom, kitchen, dining and social facilities, and which may contain an auxiliary residential dwelling unit;

“hotel” means a hotel, lodge or inn;

“indoor recreation facilities” means an area fully enclosed within a building and used only for sports, games and other recreational activities, including without limitation bowling alleys, squash courts, racquetball courts and exercise rooms, or used only for storage, maintenance and administration purposes supporting outdoor sports, games and recreational activities;

“industrial development” means any development in an IP, IL, LF, CH or IS Zone under the Resort Municipality of Whistler Zoning Bylaw or any public utility development;

“Municipality” means the Resort Municipality of Whistler;

“pension” means tourist accommodation which rents at least four guest rooms and not more than eight guest rooms and the use of common living and dining areas for the temporary lodging of paying guests;

“public institutional development” means a court of law, federal, provincial or municipal building, fire hall, jail and prison, library, museum, public hospital and place of worship;

“public utility development” means a building or structure, or a portion of a building or structure, used exclusively for operations or administration of a public utility as defined in the Utilities Commission Act;

“rental pool covenant” means a covenant, registered in the Land Title Office in favour of the Resort Municipality of Whistler pursuant to Section 219 of the Land Title Act, requiring a dwelling unit to be available for tourist accommodation and restricting the use of the dwelling unit by its owner or the use of the dwelling unit when not occupied by the owner;

“school” means a public school or a Provincial school as those terms are defined in the School Act or a building or structure, or a portion of a building or structure, operated as an independent school by an incorporated institution of learning that is regularly giving children instruction accepted as equivalent to that given in a public school as defined in the Independent School Act;

“temporary” means a total of less than four consecutive weeks in a calendar year; and

“tourist accommodation” means the temporary lodging of paying guests.

Imposition of Charges

3. The Council of the Resort Municipality of Whistler hereby imposes those charges specified in Schedule “A” of this Bylaw (the “Employee Housing Charges”).

Charging Events

4. Each owner of land in the Resort Municipality of Whistler shall pay the applicable Employee Housing charges to the Municipality each time that:
- (a) a building permit is issued which authorizes construction of a new building or structure or extension to an existing building or structure;
 - (b) a building permit is issued which authorizes construction which would result in a change of use of a building or structure (or portion of it) to the extent that the new use generates more employees under Schedule "A" than the previous use would generate under Schedule "A"; or
 - (c) a business license is issued for the commencement of a new business in premises on the land, to the extent that the new business will generate more employees under the Schedule "A" than the previous use of the same premises;
- where the building permit or business license is issued for one of the following types of development:
- (d) commercial development;
 - (e) residential development which is, in whole or in part, subject to a rental pool covenant;
 - (f) industrial development; or
 - (g) any other development not exempted under Section 7.

Collection of Charges

5. The owner of the land in respect of which the building permit or business license is issued must pay the Employee Housing Charge at the time the building permit or business license is issued.
6. Employee Housing Charges shall be paid by the owner of land notwithstanding that development has previously occurred and no Employee Housing charge, or only part of it, was collected at the time.

Exemption from Charges

7. No Employee Housing charges are payable:
- (a) in respect of a parcel of land owned or controlled by the Municipality;
 - (b) in respect of public institutional development, schools and colleges;
 - (c) in respect of a detached single family or duplex residential dwelling unit, hostel, pension or bed and breakfast;

- (d) where the owner of the land has, constructed, or undertaken to construct one employee bed unit for each employee deemed by this law to be generated and has provided security as required under Section 8;
- (e) where the owner of the land acquires one rent equity share for every employee deemed to be generated under this Bylaw, in an employee housing program owned or operated by the Municipality or its agent, evidenced by a rent equity agreement as described in Schedule "C" of this Bylaw;
- (f) in respect of any development undertaken directly by the Whistler Resort Association for the purposes of encouraging development, maintenance and operation of resort land pursuant to Section 14 of the Resort Municipality of Whistler Act, excluding any development for commercial purpose or for the purposes of producing revenue, directly or indirectly, from non-members of the Whistler Resort Association; or
- (g) in respect of any development of real estate sales trailers that are approved, by the Municipality, for occupation for a limited time period (not to exceed one year) and where the Municipality holds security guaranteeing removal of the structure after the specified period of time;
- (h) where the owner of the land has created one employee bed unit for each employee deemed to be generated by this Bylaw to be generated by way of acquiring and converting an existing unrestricted dwelling unit to a dwelling unit restricted to residential use by employees under a housing agreement pursuant to the Local Government Act.

Security for Construction

- 8. If the owner of the land has not already constructed the employee bed units referred to in Section 7(d), no building permit shall be issued unless the owner delivers to the Municipality a cash deposit or an unconditional, irrevocable letter of credit with the minimum content of Schedule "B" of this Bylaw, in the amount of 120% of the Employee Housing Charges which would otherwise be payable to the Municipality, which letter of credit shall not expire for at least 2 years from the date of issuance of the building permit.
- 9. The Municipality will return the letter of credit, unused, to the owner if the owner constructs and has been issued an occupancy permit for all the required employee bed units within 2 years of the date of issuance of the building permit; otherwise the Municipality may draw down and retain the security in an amount equivalent to the number of required employee bed units which have not been constructed. An amount of the security equivalent to 20% of the amount drawn down will be retained by the Municipality as an administrative charge.
- 10. If the owner of land chooses to provide a letter of credit in accordance with Section 8 then the owner may, upon delivering to the Municipality a cash deposit or an unconditional, irrevocable letter of credit in the amount of 10% of the employee housing charges per year, which letter of credit will be held in accordance with Section 9, extend the Letter of Credit for up to two additional years provided that

notice is given in writing, together with the payment of a cash administrative charge in the amount of \$500.00 for each year that the letter of credit is to be extended, within 22 months of the date of issuance of the building permit.

Adjustment

11. The amount of Employee Housing Charges payable under this Bylaw will be adjusted after construction is complete, but prior to the issuance of an occupancy permit for the development, as necessary to account for the development actually constructed.

Credit

12. An owner of land will receive a credit toward Employee Housing Charges for any employee housing service charges previously paid or provided to the Municipality for the same development under any Employee Housing Service Charge Bylaw of the Municipality, based on the number of employees represented by the previous charge.

No Refund

13. Under no circumstances will any Employee Housing Charges collected under this Bylaw be refunded. If no construction is commenced pursuant to an issued building permit, the Employee Housing Charges collected will be credited toward future development on that land.

Use of Charges

14. Employee Housing Charges shall be deposited into a reserve account and used only for purposes directly or indirectly related to employee housing services, including payment of principal and interest on existing or new debt incurred by the Municipality or its agents in providing employee housing services regardless of whether or not the expenditure of the charges results in any ascertainable benefit to the parcel of land in respect of which they were paid.
15. Money deposited in such a reserve account may be used for temporarily financing any capital or operating purposes of the Municipality and shall be repaid to the reserve account together with interest at the prime rate of interest of the Royal Bank at the time of withdrawal from the reserve account, less 3% per annum.

Severance

16. If any provision of this Bylaw is held invalid by a court, the invalid portion shall be severed and the invalidity shall not affect the validity of the remainder of the Bylaw.

17.

Interpretation

18. No satisfaction of any requirement of this Bylaw shall be interpreted as creating a right to the issuance of a building permit if a person would otherwise not be entitled to a permit.

Repeal

19. "Employee Housing Service Charge Bylaw No. 1186, 1996" is repealed.

GIVEN FIRST, SECOND, AND THIRD READINGS this 20th day of December, 2000.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 5th day of February, 2001.

RECONSIDERED and finally ADOPTED by the Council this 19TH day of February, 2001.

Hugh O'Reilly, Mayor

Brenda Sims, Municipal Clerk

I HEREBY CERTIFY that this
is a true copy of "Employee
Housing Service Charge Bylaw No. 1507, 2000".

Brenda Sims, Municipal Clerk

**RESORT MUNICIPALITY OF WHISTLER
BYLAW NO. 1507, 2000**

SCHEDULE "A"

Establishment of Charges

The following charge is established toward the provision of employee housing services in the Municipality:

\$5,908.00 per employee.

The number of employees deemed to be generated shall be calculated according to the following employee generation formula:

<u>Intended Use of Building or Structure referred to in Building Permit or Business License</u>	<u>Employees Deemed to be Generated</u>
Commercial	1 employee per 50.0 square metres of gross floor area
Industrial	1 employee per 250.0 square metres of gross floor area
Residential development which is subject to a rental pool covenant	0.2 employees per guest room
Any other development	1 employee per 50.0 square metres of gross floor area

Where the number of employees generated by this formula results in a fraction, the number of employees deemed to be generated shall be rounded to the nearest tenth decimal point for the purpose of establishing the monetary charge and to the nearest whole number for the purpose of establishing the number of employees generated where an exception under Section 7(d) or (e) of this Bylaw is applied.

RESORT MUNICIPALITY OF WHISTLER
BYLAW NO. 1507, 2000

SCHEDULE "B"

Letter of Credit

Date: _____

Bank: _____

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

Dear Sirs:

Re: Irrevocable Letter of Credit No. _____

Upon instructions of _____ (the "Developer") we hereby establish in your favor our irrevocable credit for the sum of _____ dollars in Canadian currency. This credit shall be available to you on demand by sight drafts drawn on the Bank of _____ when supported by your written demands for payment made upon us.

This Letter of Credit is required in connection with an undertaking by the Developer to satisfy the employee housing requirements of the Municipality.

We undertake not to refuse to honour any sight draft that you present to us for payment under this Letter of Credit.

You may make partial drawings or full drawings at any time.

We shall honour your demand without inquiring whether you have a right as between yourself and the Developer.

This Letter of Credit shall remain in force until 12:00 midnight _____, 200_.

Bank of _____

Authorized Signatory _____

**RESORT MUNICIPALITY OF WHISTLER
BYLAW NO. 1507, 2000**

SCHEDULE "C"

Rent Equity Share

In this Schedule, "rent equity share" means the right to house one employee in an employee bed unit owned or operated by the Municipality or its agent for a term of not less than ten years from the date the employee bed unit becomes available.

Where development occurs and the owner of the parcel acquires one rent equity share in an employee housing program owned or operated by the Municipality or its agent for each employee deemed by this Bylaw to be generated by the development, no charges are payable provided that:

- (a) the owner is a member of the Whistler Valley Housing Society;
- (b) the owner executes a rent equity agreement with the Municipality or its agent including the following provisions:
 - (i) the consideration paid by the owner for a rent equity share in respect of each employee bed unit shall comprise:
 - (A) the pro-rated cost net of mortgage costs of supplying the employee bed unit, including the pro-rated portion of land value based on assessed value as of the date of issuance of the building permit, such that the actual cost is without profit to the Municipality or its agent, to be paid on the date of execution of the rent equity agreement; and
 - (B) a monthly rental charge equal to the actual cost of maintaining, operating and administering without profit the employee bed unit, including mortgage payments, taxes and contingencies; and
 - (ii) the owner may at its option renew the agreement every ten years for a total of 100 years in return for payment in advance of the actual cost without profit of refurbishing the unit plus a monthly rental charge equal to the actual cost of maintaining, operating and administering the employee bed unit including mortgage payments, taxes and contingencies;
- (c) the owner shall enter into a rent equity agreement directly with the Municipality or its agent and not by assignment, transfer, assumption or otherwise from any person other than the Municipality or its agents;
- (d) in the event an owner applies to the Municipality to acquire a rent equity share in respect of an employee housing bed unit and the Municipality has not on the date of the application prepared a bed unit pro forma and a required prospectus

or disclosure statement, the owner may elect to acquire a rent equity share in respect of an employee bed unit proposed to be constructed, by delivering to the Municipality an executed rent agreement and an unconditional, irrevocable letter of credit in the amount of 120% of the Employee Housing Charges, provided that in the event:

- (i) the Municipality or its agent completed the employee bed unit pro forma and required prospectus or disclosure statement within two years of the application, then pursuant to the employee bed unit pro forma the owner shall as of the date of delivery of a required prospectus or disclosure statement by the Municipality to the owner, pay the consideration for the employee bed units under paragraph (b)(i) by:
 - (A) directing the Municipality to draw down the letter of credit and apply it as consideration for the required employee bed units; and
 - (B) paying to the Municipality any excess amount required under the pro forma in addition to the 120% security;
- (ii) the owner within 30 days of receipt of the bed unit pro forma and a prospectus or disclosure statement, fails to pay the consideration under the paragraph (d)(i), then the Municipality may draw down the letter of credit and apply the proceeds as a charge under this Bylaw, and any amount of the letter of credit in excess of the charge payable is payable to the Municipality as an administrative charge, unless the owner within 30 days:
 - (A) satisfies Section 7(d); or
 - (B) extends the letter of credit for a third year only, to afford the owner an extension period to satisfy Section 7(d),
- (e) consideration paid under this Schedule is not refundable, provided that an owner may at any time opt to pay the cash amount of the charges imposed by this Bylaw and in such case the security under this Section shall be returned, pro-rated in accordance with the amount of cash provided; and
- (f) if the Municipality is unable to provide the owner with a rent equity share, the owner shall within 30 days of written notice from the Municipality or its agent pay the cash amount of the charges imposed by this Bylaw (plus interest at the prime rate of the Royal Bank from the date of development approval to the date of payment) or provide employee housing as permitted by this Bylaw, whereupon the security provided by the owner under this Schedule shall be returned to the owner.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 28, 2015

REPORT: 15-057

FROM: Corporate and Community Services

FILE: Bylaw 2086

SUBJECT: MUNICIPAL TICKET INFORMATION SYSTEM AMENDMENT BYLAW NO 2086, 2015

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first three readings to Municipal Ticket Information System Amendment Bylaw No. 2086, 2015.

REFERENCES

None.

PURPOSE OF REPORT

The purpose of this bylaw amendment is to add Royal Canadian Mounted Police Officers to the list of people designated as a Bylaw Officer under the Municipal Ticket Information System Bylaw.

DISCUSSION

The Municipal Ticket Information (MTI) was introduced in 1989 to simplify the prosecution of minor local government bylaw matters. The MTI is a legal document (ticket/fine) that can be issued to cause a monetary penalty to an offender who violates a bylaw. The *Community Charter Bylaw Enforcement Ticket Regulation* provides some limitations on the authority to designate offences that are subject to ticketing, the classes of individuals who may issue tickets, and the maximum penalties that may be imposed by a ticket.

Several municipal bylaws are enforced under the municipal ticketing scheme. Adding the RCMP as designated Bylaw Officers will allow them to issue municipal tickets for various bylaw offences that fall under the MTI scheme.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Health and Social	The resort community is safe for both visitors and residents	We will be a safe community that provides peaceful enjoyment of our activities and places.

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

OTHER POLICY CONSIDERATIONS

This amendment is consistent with the powers delegated to Council in *Section 264 of the Community Charter and Community Charter Bylaw Enforcement Ticket Regulation*.

BUDGET CONSIDERATIONS

None

COMMUNITY ENGAGEMENT AND CONSULTATION

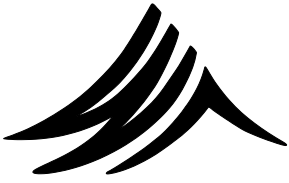
Community engagement and consultation is not required.

SUMMARY

Adding the RCMP as designated Bylaw Officers will allow them to issue municipal tickets for various bylaw offences that fall under the MTI scheme.

Respectfully submitted,

Sandra Smith
SUPERVISOR OF BYLAW SERVICES
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES



WHISTLER

MINUTES

**REGULAR MEETING OF PUBLIC ART COMMITTEE
JANUARY 22, 2015, STARTING AT 4:30 P.M.**

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

PRESENT:

Ian Crichton
Stephanie Sloan, Chair
Kat Sullivan
Recording Secretary, Kevin McFarland

REGRETS:

Kerry Chalmers
Ron Denessen
Penny Eder
Michelle Kirkegaard
Marie-Eve Masse
Jane Wong
Andrea Mueller, Whistler Arts Council Representative
Councilor, Andrée Janyk

ADOPTION OF AGENDA AND MINUTES

The meeting lacked a quorum and could not adopt the agenda and minutes.

PRESENTATIONS/DELEGATIONS

none

OTHER BUSINESS

The January meeting was rescheduled to avoid a time conflict with the RMOW's January 21 Village Projects open house.

Updates:
Timeless Circle

An update was given regarding the Whistler site visit by the Susan Point team. Various aspects of the art display were mocked up. Committee members supported a multitude of faces display option and discussed security and site development.

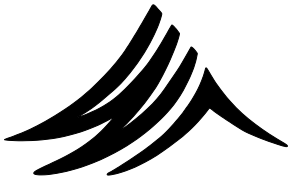
Street Banners

A potential new approach to street banners had been raised at a previous meeting. The members discussed preliminary thoughts on a community based banner project that may involve the public in creating the banners. A small test program may be staged in 2015. In the meantime, the RMOW will advertise a design competition the upcoming spring and summer banners.

ADJOURNMENT

The meeting adjourned at 5:45pm

CHAIR: Stephanie Sloan



WHISTLER

MINUTES

**REGULAR MEETING OF FOREST & WILDLAND ADVISORY
COMMITTEE
WEDNESDAY, February 11, 2015, STARTING AT 3:00 P.M.
In the Piccolo Room
4325 Blackcomb Way, Whistler, BC V0N 1B4**

File: 8221.03

PRESENT: Meetings to Date: 2

Gordon McKeever, Chair	2
John Hammons, M-A-L	2
Rob Davis, M-A-L	2
Candace Rose-Taylor, M-A-L	2
Peter Ackhurst, M-A-L	1
Kurt Mueller, M-A-L	1

REGRETS:

Steve Anderson, Councilor	0
Bob Brett, M-A-L	0
Ken Melamed, WORCA	0
Johnny Mikes, M-A-L	1
Bryce Leigh, AWARE	1

Recording Secretary, Heather Beresford	2
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Guests:

Tom Cole, Richmond Plywood
Claire Ruddy, AWARE

ADOPTION OF AGENDA

Moved by Candace Rose-Taylor
Seconded by John Hammons

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda of February 11, 2015 with the addition of:

- CCF Open House article in Whistler Question.

CARRIED

ADOPTION OF MINUTES

Moved by Candace Rose-Taylor
Seconded by John Hammons

That the Forest & Wildland Advisory Committee adopt the Regular Forest & Wildland Advisory Committee minutes of November 12, 2014.

CARRIED

VERBAL REPORTS

3. Updates

Council:

- N/A

AWARE:

- N/A

WORCA:

- K. Melamed stepping down, WORCA will assign new representative. Thanks to Ken for his participation.

RMOW:

- Kurt Mueller has advised that he will be stepping down from FWAC. Thanks to Kurt for his efforts particularly around alpine hiking. He wanted to share that he is still concerned about the process and the proportion of funds that went toward multi-purpose rather than hiking trails.
- Wildfire Management:
 - Millar's Pond fuel thinning scheduled for 2015. Contract to be awarded by end of February.
- WB tenure renewal – discussion re: opportunity for public input.
- FWAC annual report distributed to CCF Board and Tom Cole.

Cheakamus Community Forest:

- CCF Board meeting January 26
- Open house at Whistler library Feb. 5, 4:00 – 6:30 p.m.
- Carbon project – agreement with province is close.
- Powder Mountain Snow Cat tenure expansion calls for new snowcat road from RV Park to Brew alpine with cooperation of CCF. CCF submitted comments to province suggesting snowcat road could use existing bridge/road, and that layout goes through draft Old Growth Management Area. Also that gladed skiing proposal needs more information provided. Sounds like logging. Haven't heard back from province or proponent.

4. CCF Proposed 2015 Harvesting

Presentation by Tom Cole, Richmond Plywood

No new compartments on 2015 plan, same areas as 2014. Harvested 21,872.4m³ in 2014.

Discussion re: CCF's ability to supervise contractors on the ground for quality control. Responsibility is shared between RichPly and Jeff Fisher.

2015 Proposed Harvesting

A01, Units A, E, G

No problems noted by FWAC. Good riparian corridor. Coarse visual assessment from WOP with Lindsay Dourno indicates blocks will not be visible.

A01, Units Q, R

Unit 5 is 4.5 ha. Larger than silviculture plan recommends because creek constraints leave a shape that if reduced in size would abandon wood. Compensated by moving to higher retention. These units are the last sites in A01 until the Cultural Management Area plan is completed by Squamish Nation.

Brew01, Units J, K, L

Check that opening K doesn't overlap OGMA. Lower units were broken up as requested but K is still too big. RichPly replied that too expensive to open road and make K smaller. Cutting off part of K effectively abandons the wood, it won't be harvested at a later time. Logging will attempt to leave more understory.

Rainbow04

First proposed in 2014. Needs BC Hydro to participate in re-opening road. Area cut in 1968-69, then broadcast burned. RichPly suggesting fuel thinning combined with natural rocky openings to form a fuel break. CCF asked Blackwell & Associates to give a price to re-run the model to validate Forest Stewardship Plan's interface units.

Wedge02, Units B, C, D

Unit A logged in 2013. Unit C is high retention to meet spotted owl objectives. Road system layout and development is in discussion with Lil'wat as the run-of-river project proponents. A Northern Goshawk nest was identified and set aside at edge of block. Road building and harvesting are restricted until after August 15 for nesting window. CCF needs confirmation that run-of-river project going ahead, otherwise it will be 2016. An OGMA combined with EBM reserve was placed over more of the trail system to protect the recreation values. Culverts on Rethel Creek were washed out in the December deluge and CCF is gathering partners to share in a more permanent crossing solution.

Wedge08, Units Cii-vii

Wedgemount IPP already upgraded the roads. Goal is to meet spotted owl management. Moderate retention. Trees are 45 year old range. FWAC expressed concern that this proposal is contrary to silviculture strategy which states trees must be at least 100 years old to maximize volume. Cutting at younger age means volume recovered is lower resulting in a larger area needing to be cut to achieve volume.

Wedgemount subdivision owners are considering fuel management in beetle killed forest next to their property.

Discussion re: how the Cheakamus Valley logging moratorium is placing pressure on CCF to harvest in areas like Wedge08 C. RMOW is requesting

a longer term harvesting & land management plan to be developed before the moratorium is lifted. RichPly identified that a barrier is being able to quantify intensity and duration of each logging proposal, as well as identifying spatial and temporal harvesting options.

Discussion re: difficulty with balancing public pressure to harvest in areas that aren't old growth, need to meet AAC, biodiversity impacts. RichPly suggested that harvesting Wedge08 C isn't detrimental because the effects are reduced when blended into overall harvesting plan.

MOTION: FWAC encourages the quick development of a long-term plan because the Cheakamus Valley moratorium places pressure on rest of CCF in contravention of the EBM and silviculture plans.

Moved by Peter Ackhurst
Seconded by John Hammons

Discussion: Suggestion to not support harvesting in Wedge08 C units. A further suggestion to allow it as a pilot project for one year was not supported. RichPly noted that biodiversity doesn't play a strong role until after trees are 100 years old and that trees left behind here will stay forever to meet spotted owl objectives.

MOTION: FWAC does not support Wedge08 Cvii-vii proposal because it contravenes the silviculture strategy.

Vote:
4 support the motion
2 oppose the motion
MOTION passed.

Powder07 – 2015 Road Construction

One kilometer of new road construction from Dority Creek to end of P07 Unit H. FWAC expressed no concerns.

Rainbow05 – Callaghan Fuel Management

Work started in December 2014. Propose 6 ha for 2015.

Conclusion: FWAC supports the proposed 2015 CCF harvesting plan as presented except for Wedge 08 Cii-vii.

Discussion re: FWAC 2014 Annual Report. RichPly wants to identify which issues are still outstanding and will create a list.

Issues:

- Low retention comments – RichPly reminds FWAC to consider need for not abandoning wood and hopes FWAC saw improvement in 2014. FWAC notes that some initial assessments of 2014 logging have found adherence to retention goals is inconsistent. E.g. B02.
- Inconsistencies with planned vs. as-built polygons submitted to Results database. This has been resolved by GPS traversing all openings.

- Road management – RichPly recommended to the CCF Board that a road policy be developed that includes commercial operators. Would provide guidance for long term access.

OTHER BUSINESS

CCF open house article in Whistler Question

- Article was unbalanced and focused on old growth harvesting. Failed to include that CCF substantially exceeds OG retention prescribed by MOF regulations. Suggestion that CCF BOD could respond with a letter to editor, increase public education and communications, and/or prepare an access management plan.

Future Agenda Items:

- Approve final harvest plan and forward to CCF Board (March)
- Develop list of priorities from Hiking Trails Task Force memo (April)
- Committee administration (TOR, goals/priorities) (April)

ADJOURNMENT

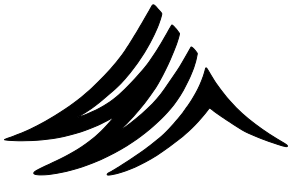
Moved by Peter Ackhurst

Seconded by Rob Davis

That the Forest & Wildland Advisory Committee adjourn the February 11, 2015 meeting at 4:58 p.m.

CARRIED

CHAIR: Gordon McKeever



WHISTLER

MINUTES

REGULAR MEETING OF FOREST & WILDLAND ADVISORY COMMITTEE

WEDNESDAY, March 11, 2015, STARTING AT 3:00 P.M.

In the Piccolo Room

4325 Blackcomb Way, Whistler, BC V0N 1B4

File: 8221.03

PRESENT:

Meetings to Date: 3

Gordon McKeever, Chair	3
John Hammons, M-A-L	3
Steve Anderson, Councilor	1
Johnny Mikes, M-A-L	2
Craig Mackenzie, WORCA (joined in March)	1

REGRETS:

Bob Brett, M-A-L	0
Bryce Leigh, AWARE	1
Rob Davis, M-A-L	2
Candace Rose-Taylor, M-A-L	2
Peter Ackhurst, M-A-L	1

Recording Secretary, Heather Beresford	3
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Guest:

Kurt Mueller, Hiking Trails Task Force

ADOPTION OF AGENDA

Moved by Johnny Mikes

Seconded by John Hammons

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda of March 11, 2015

CARRIED

ADOPTION OF MINUTES

Moved by John Hammons

Seconded by Gordon McKeever

That the Forest & Wildland Advisory Committee adopt the Regular Forest & Wildland Advisory Committee minutes of February 11, 2015.

CARRIED

VERBAL REPORTS

3. Updates

Council:

- Budget in final stages.
- S. Anderson met with WORCA and Dave Patterson re: Sproatt trail. Concern over steep grades.

AWARE:

- N/A

WORCA:

- Sproatt up-trail damaged by rains. Confirmed WORCA concerns over steep grades. WORCA will resume valley wide trail maintenance program as well as construction of Sproatt descent.

RMOW:

- Rethel Creek crossing – H. Beresford contacting RMOW Parks, CCF, BC Hydro and CN Rail to try and coordinate repair work.
- Wildfire Management:
 - Millar's Pond fuel thinning scheduled for 2015. Contract awarded. Work starts early April. Burning piles in place.
 - Callaghan landscape fuel breaks – clean up work in spring on sites done last December. Applying to Federal Gas Tax to do blocks along FSR to RMOW boundary.

Cheakamus Community Forest:

- Carbon project – Forest Management Plan approved by MOF. Province aiming for completion of paperwork by March 31.
- Integrated Mapping Project continuing with goal to have a multi-year (3-5 years) plan completed by end of summer.
- Website – revisions requested
- Confirm that CCF and WOF boundary overlap corrected in MOF mapping

4. CCF Proposed 2015 Harvesting

Review and confirmation of comments made at February 11, 2015 FWAC meeting.

Discussion re: review process, timing, longer term plan

Overarching comment applicable to all proposed units –

- FWAC understands that the Silviculture Strategy is a guide, not a prescription to allow some flexibility to fit openings to conditions on the ground. Even so, FWAC feels that the CCF has been and is pushing the limits of this strategy.
- CCF must meet planned retention levels and match block size indicated on plans. Plan elements such as retention levels have not

always been achieved in recent years. Also, some of the specified retention should be well distributed over each opening to mitigate the visual impact of harvesting.

A01, Units A, E, G

Opening layout well done from an on-the-ground perspective to disperse the individual openings.

Ensure CCF achieves retention levels specified in its plans

Ensure Coarse Woody Debris (CWD) targets are met. Recommend improved monitoring and that CWD be spread around site rather than piled.

Remind CCF Board of the FWAC CWD/biodiversity recommendations provided to it in 2014.

A01, Units Q, R

The moderate retention specified for the large Unit R (4.5 hectares) should be well distributed over the opening to mitigate the on-the-ground visual impact of harvesting.

No further comments.

Brew01, Units J, K, L

FWAC still recommends that Block K retention level be raised to moderate.

Rainbow04

No further comments.

Wedge02, Units B, C, D

Opening A was harvested and visited on the ground by FWAC earlier. Harvesting units B, C, D along with Unit A would result in a very large, unacceptable opening, but the proposed Very High Retention level for opening C should break up and mitigate this concern. This is a good example of the flexible application of the Silvicultural Strategy.

Wedge08, Units Cii-vii

FWAC still recommends that these units not be harvested because the trees are too young/small. Means cutting more area to achieve volume. Another example of the unintended consequences of Cheakamus Valley moratorium and also considered a misuse of a Provincial resource.

If W08 is removed from 2015 harvesting plan, given that it represents 5220m³ and was the first area scheduled to be harvested in 2015 (April and May), FWAC will expedite the review process of any alternate areas proposed.

MOTION: FWAC supports the 2015 harvesting plan with the exception of W08, Units Cii – vii, and with an increase to moderate retention in B01, Block K and diligent adherence to specified retention levels in all openings.

Moved by John Hammons
Seconded by Johnny Mikes

5. Hiking Trails Task Force Update

Discussion led by John Hammons and Kurt Mueller.

Hiking Trail Brief – Draft recommendations prepared by John Hammons reviewed (appendix to minutes)

Gates Discussion:

FWAC needs to be aware of not causing problems for other values, users. Gate needs to be in a place that can't be bypassed.

RECOMMENDATION: FWAC recommends that an appropriate RMOW staff member be assigned to work with the appropriate RMOW departments and outside agencies to move or remove gates that are limiting access to trailheads. The gate on the Cheakamus Westside Main to The Black Tusk (upper Jane Lakes Trailhead) should be a first priority and should be either removed or relocated above the upper Jane Lakes Trailhead.

Singing Pass Trail Access:

RECOMMENDATION: FWAC recommends that the RMOW formally request that B.C. Parks implement, as soon as possible, the provisions for establishing a new Singing Pass Trailhead (as stipulated in the February 2014 Management plan for Northern Garibaldi Provincial Park), parking lot and bridge on north side of Fitzsimmons Creek through the Innergex site.

Commercial Recreation Tenure Holders

Discussion re: combining all recommendations related to access into a recommendation for a broader, inclusive access management planning process.

RECOMMENDATION: FWAC recommends that the RMOW request that Rec Sites and Trails BC hold an annual CRT workshop to ensure that the interest of CRT holders and the general recreation community are harmonized. This would involve the major CRT holders, the CCF and other recreation stakeholders including the RMOW.

RECOMMENDATION: FWAC recommends a regular, possibly annual, facilitated dialogue with all stakeholders regarding backcountry access to discuss and resolve topics such as access, commercial recreation tenure plans, public recreation, road and trail maintenance.

Access Road Maintenance

RECOMMENDATION: FWAC recommends that RMOW and CCF connect with partners to facilitate establishment of collective funding for backcountry road maintenance to identified trail heads.

Road Access to Trailheads

Proposed recommendation is very expensive and requires more discussion. Not supported now but add to future agenda.

Hiking Trail Designations

RECOMMENDATION: FWAC recommends that the RMOW formally request that RSTBC designate the Upper 19 Mile Creek trail, the Skywalk trails and the Rainbow Lake/Madley trails for hiking use only along with appropriate wooden barriers and signage.

Cheakamus Community Forest recommendation not discussed due to lack of time.

MOTION: Recommendations approved as amended with the exception of the Road Access to Trailheads recommendation, and will addition of implementing facilitated dialogue regarding access issues with all stakeholders.

Moved by Craig Mackenzie
Seconded by John Hammons

OTHER BUSINESS

Future Agenda Items:

- April - Committee administration (TOR, goals/priorities)
- April – 2015 FWAC priorities and goals, identify next steps
- May - Callaghan Landscape Level Fuel Mgt Project
- TBD - MOF Visual Quality Objectives (confirm timelines with MoFLNRO)
- TBD -MOF Fire Management Plan (confirm timelines with MoFLNRO)
- May/June – Field Trip

ADJOURNMENT

Moved by Johnny Mikes
Seconded by Gordon McKeever

That the Forest & Wildland Advisory Committee adjourn the March 11, 2015 meeting at 5:04 p.m.

CARRIED

CHAIR: Gordon McKeever

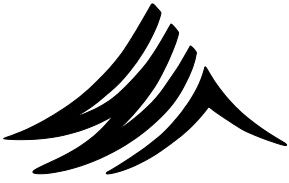
Appendix 1

Hiking Trails Brief Resolutions (original version)

Prepared by John Hammons, Kurt Mueller and Bryce Lee

The brief identified nine issues that still needed further consideration. At the November 2014 FWAC meeting, this first issue, **cross-agency cooperation**, was discussed and two general resolutions were passed; one directed to Rec. Sites and Trails B.C. and one to B.C. Parks. Suggested draft resolutions for the remaining issues follow:

- **Gates** – FWAC recommends that an appropriate RMOW staff member be assigned to work with the appropriate RMOW departments and outside agencies to move or remove gates that are limiting access to trailheads. The gate on the Cheakamus Westside Main to The Black Tusk (upper Jane Lakes Trailhead) should be a first priority and should be either removed or relocated above the upper Jane Lakes Trailhead.
- **Commercial Recreation Tenure (CRT) Holders**– FWAC recommends that the RMOW request that Rec Sites and Trails BC hold an annual CRT workshop to ensure that the interest of CRT holders and the general recreation community are harmonized. This would involve the major CRT holders, the CCF and other recreation stakeholders including the RMOW.
- **Access Road Maintenance** – FWAC recommends that the RMOW facilitate the establishment of a Forest Road Maintenance Cooperative involving all major forest road users. This would include soliciting an annual allocation of funds from all major forest road users for road grading and roadside brushing. Maintenance would not necessarily be annual, but as needed. As an initial budget, a shared contribution of \$20,000 to \$25,000 is suggested, which would need to be re-evaluated and probably increased over time.
- **Road Access to Trailheads** –FWAC recommends that the RMOW allocate some of the hiking trail budget to develop better forest road access to the North Flank Trail and the Don MacLaurin Skywalk trails. In the short term, this would include upgrading to forest recreation road standards the section of the North Flank Trail from the top of the Alpine neighborhood to the new 16 Mile Creek bridge and the establishment of a trailhead and parking area there to alleviate the chronic parking problems at the end of Mountainview Drive. In the longer term, this would include connecting the 16 Mile Creek- North Flank Trailhead with the existing Ancient Cedars Trailhead with a forest recreation road standard access road; consideration should be given to sharing some of this cost with the Cheakamus Community Forest as this improved access could also serve future CCF harvesting activities.
- **Hiking Trail Designations** – FWAC recommends that the RMOW formally request that RSTBC designate the Upper 19 Mile Creek trail, the Skywalk trails and the Rainbow Lake/Madley trails for hiking use only along with appropriate wooden barriers and signage.
- **Singing Pass Trail Access** – FWAC recommends that the RMOW formally request that B.C. Parks implement, as soon as possible, the provisions for establishing a new Singing Pass Trailhead as stipulated in the February 2014 Management plan for Northern Garibaldi Provincial Park.
- **Hiking Trail Maintenance** – FWAC recommends that the Trails Planning Working Group (TPWG) expand their mandate to include the coordination of a proactive, shared trails maintenance program involving all hiking trail stakeholders.
- **Cheakamus Community Forest** – FWAC recommends that the CCF continue to play an active role in fostering the RMOW hiking trail portfolio, specifically by taking a lead role in forest access road development and maintenance.



WHISTLER

MINUTES

REGULAR MEETING OF RECREATION LEISURE ADVISORY COMMITTEE

THURSDAY, FEBRUARY 12, 2015, STARTING AT 5:15 P.M.

At Municipal Hall – Flute Room

4325 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

Chair, Murray Lunn
Member-at-Large, Bob Calladine
Member-at-Large, Colin Pitt-Taylor
Member-at-Large, Eric Wight
Member-at-Large, John Konig
Member-at-Large, Stephanie Sloan
Manager, Resort Parks Planning, RMOW, Martin Pardoe
Manager, Recreation, RMOW, Roger Weetman
Councillor, Andrée Janyk
Tourism Whistler Representative, James Buttenshaw
Recording Secretary, Shannon Perry

REGRETS:

Member-at-Large, Roger Soane
School District Representative, Rick Hume

ADOPTION OF AGENDA

Moved by Stephanie Sloan
Seconded by Colin Pitt-Taylor

That the Recreation Leisure Advisory Committee adopt the Recreation Leisure Advisory Committee agenda of February 12, 2015

CARRIED

ADOPTION OF MINUTES

Moved by Stephanie Sloan
Seconded by Colin Pitt-Taylor

That the Recreation Leisure Advisory Committee adopt the minutes of November 13, 2015.

CARRIED

PRESENTATIONS/DELEGATIONS

OTHER BUSINESS

Closed Meeting	Undertaken by the committee
Lost Lake Cross Country	<p>Lost Lake Cross Country Bylaw presentation reviews to the committee.</p> <p>PowerPoint to be forwarded to committee members.</p> <p>Cross Country Bylaw under review from council, Tuesday 17, 2015 bylaw due to be adopted.</p> <p>Lost Lake temporarily closed due to weather conditions, bylaws not in effect when ski area is closed.</p> <p>Both WORCA and the Whistler Nordic Club have been contacted and Roger Weetman intends to meet with them in the next few weeks to better understand whether they support the new bylaws or not.</p> <p>Potential to work on a winter trails map to create options for guests and residents, currently under discussion internally. Mons crossing will create a circular loop for guest and residence.</p> <p>Suggestion for a community conversation on Lost Lake.</p>
2015 Capital Budget Process Update	<p>February 2, 2015 Audit & Finance meeting held</p> <p>February 18, 2015 Council updated</p> <p>February 25, 2015 public open house – Information about all budget process', capital projects and operation projects</p> <p>Tentative:</p> <p>March 17, 2015 draft budget recommendations</p> <p>April and possibly May 2015 Council review and adoption</p>
Tentative 2015 Capital Projects	<p>Park Planning Manager provided a high level overview of potential 2015 projects for which Committee involvement would be appropriate. Each project to be discussed in more detail at a future meeting.</p> <p>Recreation projects discussed with committee members.</p>

Andrée Janyk, Colin Pitt-Taylor and Eric Wright left meeting – 6:15 pm

Next meeting

Next meeting to be March 05, 2015 4:30

Next meeting to focus on Recreation Leisure Advisory Committee input to 2015 projects.

ADJOURNMENT

That Recreation Leisure Advisory Committee adjourn the February 12, 2015 committee meeting at 6:26 p.m.

Moved by Bob Calladine
Second by Stephanie Sloan

CARRIED

CHAIR: Murray Lunn



WHISTLER

MINUTES

REGULAR MEETING OF RECREATION LEISURE ADVISORY COMMITTEE

THURSDAY MARCH 05, 2015, STARTING AT 4:30 P.M.

At Municipal Hall – Piccolo

4325 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

Chair, Murray Lunn

Member-at-Large, Bob Calladine

Member-at-Large, Colin Pitt-Taylor

Member-at-Large, Eric Wight

Member-at-Large, John Konig

Member-at-Large, Stephanie Sloan

Manager, Resort Parks Planning, RMOW, Martin Pardoe

Acting Manager, Recreation, RMOW, Christine Burns

Councillor, Andrée Janyk

Recording Secretary, Shannon Perry

REGRETS:

Manager, Recreation, RMOW, Roger Weetman

Tourism Whistler Representative, James Buttenshaw

School District Representative, Rick Hume

Member-at-Large, Roger Soane

ADOPTION OF AGENDA

Moved by Bob Calladine

Seconded by Colin Pitt-Taylor

That The Recreation Leisure Advisory Committee adopt the Recreation Leisure Advisory Committee agenda of March 05, 2015

CARRIED

ADOPTION OF MINUTES

Moved by Stephanie Sloan

Seconded by John Konig

That The Recreation Leisure Advisory Committee adopt minutes of February 12, 2015

CARRIED

PRESENTATIONS/DELEGATIONS

OTHER BUSINESS

General update on process and timelines

2015-2019 Five Year
Financial Plan Update

Open house held last Wednesday 25 February, good turnout including a large number of skateboarding enthusiasts.

Budget timeline; 31 March Council will consider first 3 readings of the 2015-2019 Five Year Financial Plan. Targeting adopting on April 14.

Meadow Park Sport
Centre five year fee
schedule

Proposed five year fee schedule for MPSC with some comparative data

Presented by Recreation representative as Manager on vacation.

5 year fee schedule breakdown presented.

Figures based on and compared with similar communities municipal facilities close by to the Whistler area or of similar population size

Staff are proposing a fee schedule that outlines MPSC Admission and Pass fees for the next 5 years

More staff have now been scheduled to keep up with maintenance of ½ price nights

That The Recreation Leisure Advisory Committee support moving forward with the proposed MPSC five year fee schedule

Moved Stephanie Sloan
Second Eric Wight

CARRIED

Recreation Leisure
Advisory Committee
Input

Recreation Leisure Advisory Committee Process and Content Input on
2015 Parks Planning Projects

Three projects presented by Parks Planning manager and discussed with RLAC Members :

- **Meadow park sport field conversion and upgrade:**

It was determined through the Recreation and Leisure Master Plan engagement process and confirmed in subsequent discussions that the Whistler community could use additional sport fields for soccer. This project considers converting underutilized ball diamond fields to a more flexible rectangular field capable of hosting soccer and ball. At the same time the drainage and irrigation systems in the park are in need of refurbishment.

The committee agree there needs to be more facilities but drainage will need to be reviewed to ensure the fields will be utilized.

- **Artificial Turf Field Structure:**

This project consists of a geotechnical investigation, preliminary design, and costing for a weather protected artificial turf field to be installed in the Whistler area.

Members agree this is a necessary project and a need for the resort experience and Whistler community

Potential health risks of artificial turf fields was discussed

The facility will come at a cost to users as there is a large cost for the installation, upkeep and replacement in the future.

This field would be a benefit to community members, athletes and guests

Parks planning manager presented more potential field locations to the committee

That The Recreation Leisure Advisory Committee supports this project for inclusion in the Five Year Financial Plan

Moved by Murray Lunn
Second by Bob Calladine

CARRIED

- **Park food and beverage opportunities**

Develop food and beverage in Whistler parks, potential to give opportunities to food vendors in two Whistler parks

Vendors are determined from request for proposal process .

Will be tested using a pilot program.

Current concession contract will expire end of 2015 hence the early planning for the summer 2016.

That The Recreation Leisure Advisory Committee support running a pilot program in Lost Lake Park and Rainbow Park

Moved by Stephanie Sloan
Seconded by John Konig

Whistler Skate park
Rejuvenation Plan

Project Update and Workshop

Skate park meeting to be held at the Delta Village Suites March 12, 2015 from 6:30 p.m. to 8:00 p.m.

Preliminary design for the skate park are in progress.

This project is proposed to be funded 100% by RMI.

Next meeting scheduled for April 9, 2015 in Municipal Hall, Flute room at 4:30 p.m.

ADJOURNMENT

That The Recreation Leisure Advisory Committee adjourn the March 05, 2015 committee meeting at 6:39 p.m.

Moved by Murray Lunn

CARRIED

CHAIR: Murray Lunn



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, MARCH 18, 2015, STARTING AT 1:30 P.M.**

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

PRESENT:

Architect AIBC, Duane Siegrist
Architect AIBC, Doug Nelson
Architect AIBC, Co-Chair, Tom Bunting
MBCSLA, Chair, Crosland Doak
MBCSLA, Elaine Naisby
UDI, Dale Mikkelsen
Member at Large, Pam Frentzel-Beyme
Member at Large, Pat Wotherspoon
Councillor, Steve Anderson
Senior Planner & ADP Secretary, Melissa Laidlaw
Recording Secretary, Kay Chow

Call to Order

Crosland Doak called the meeting to order at 1:40 p.m.

ADOPTION OF AGENDA

Moved by Dale Mikkelsen
Seconded by Tom Bunting

That Advisory Design Panel adopt the Advisory Design Panel meeting agenda of March 18, 2015.

CARRIED

ADOPTION OF MINUTES

Moved by Tom Bunting
Seconded by Duane Siegrist

That Advisory Design Panel adopt the Regular Advisory Design Panel meeting minutes of January 21, 2015.

CARRIED

COUNCIL UPDATE

Councillor Anderson provided an update of the most current topics being discussed by Council. The GFA increase request for Clocktower building and the parking and setback variance requests for Cheakamus Crossing 5-plex building were approved by Council.

PRESENTATIONS

Tyndall Stone Lodge
Repainting Workshop
1st Review
File No. DP1426

The applicant Ken Weiner, Chair of Tyndall Stone Lodge Strata Design Committee entered the meeting.

Amica Antonelli, Planner, RMOW introduced the project proposal for exterior repainting of the Tyndall Stone Lodge. Staff seeks Panel comments regarding the proposed colours.

Ken Weiner provided a handout and advised on the following.

1. The Tyndall Stone Lodge was built in the mid 1990's; there was a desire to update and freshen up both the inside and outside, and then the building experienced a fire in November 2013.
2. Over the last 18 months the strata design committee has been working on a coordinated design and colour palette between the interior and the exterior, including extensive detailed study and analysis, and incorporation of green building elements. Careful consideration was given to the Whistler Village Colour Guide.
3. The three storey building is situated in a prominent location adjacent to Whistler Olympic Plaza and the Olympic Rings with good views to the mountains. This proposal seeks to complement and reflect the Olympic heritage.
4. Existing colours 1980's dark green, brown and yellow earth tones.
5. Proposing Whistler colours, a mountain stone palette. Colours that are trendy but will not get dated and reflect a more traditional natural environment.
6. Use of Manitoba Tyndall stone at building base, colour is a warm grey with other tones in it.
7. Interior lobby hallways wood grain tile with natural maple clear stain on doors and trim. Upper floor hallways red and blue tones.
8. Grey colour exterior building shingles.
9. Deep russet red-orange colour trim at retail pedestrian level and along balconies.
10. Striving to bring colour, contrast, vitality and life to the plaza area without dominating the plaza due to the buildings' large size.
11. Desire to highlight the three distinct sections of the Tyndall Stone Lodge.
12. Open to panel's ideas and advice.

Panel left the meeting room at 2:18 p.m. to go to the site.

Panel returned to the meeting room at 2:42 p.m.

Panel acknowledged the applicant's efforts and challenges faced. Panel offers the following comments.

Materials, Colours and Details

1. Panel encouraged the applicant to further study the project and strongly consider the use of a colour consultant or designer to create a communication package that would accurately represent the proposed colours and application strategy.
2. Panel suggested working with the building's form and mass in the application of colour.

3. Panel felt the use of one colour (grey) throughout is a contradiction to the applicant's desire to not make the building appear bigger.
4. Panel was not opposed to the proposed colour choices but rather how the colours are applied. Highlighting trims is the wrong approach. Consider using the building form as a clue to the application of colour.
5. Panel recommended taking cues from the neighbouring buildings.
6. Panel felt the existing colour application strategy was still valid but new colours could be exchanged for existing ones.

Moved by Crosland Doak
Seconded by Pat Wotherspoon

That the Advisory Design Panel does not support the proposal as presented and encourages the applicant to work with staff and to return to panel if the applicant chooses to change from the current scheme.

CARRIED.

The applicant team left the meeting.

Garibaldi Lift Company
Patio Improvements
1st Review
File No. DP1342

The applicant team of Asher deGroot, Architect, Michael Green Architecture; Doug Forseth, Mike Varrin and Paul Street, Whistler/Blackcomb entered the meeting.

Melissa Laidlaw, Senior Planner, RMOW introduced the project, reviewed by Panel in a different design on April 16, 2014. That proposal was turned down by municipal Council due to lack of integration with the existing building and shadow impacts to Skiers Plaza. There are still some shadow impacts with the current proposal but they have been quantified. Staff seeks Panel comments regarding scale, mass, shadow impacts, integration with the existing building, glass guard rail, and is the addition an improvement to Skiers Plaza.

Asher deGroot advised on the following.

1. This project proposes a patio expansion and upgrade of roof membrane currently underway, with a new patio canopy structure scheduled for construction beginning in fall of 2015.
2. There was a brief overview of the previous design and other design iterations.
3. This new proposal proposes a larger patio space but does not add additional seats.
4. The low profile canopy proposal is a bit larger than the previous; it is 203 m² of covered area. The canopy is pulled back from the existing gondola building and faces northwest towards the patio and Skiers Plaza.
5. Extensive solar impact analysis was done. There was a video presentation of the shading impacts at different times of the year. Comparison of existing shading and projected shading from the new canopy. During summer there will not be much impact on either Skiers Plaza or other adjacent patios. Around October, early morning, there will be a brief period of shadow on the Carleton Lodge patio. Additional shading in December.
6. Snow management for flat roof design, drain back to existing upgraded heat traced building gutters.
7. Heat traced patios.

8. Skylight along the patio main circulation route with tables on either side. Inviting seating options on the sunny patio, under the canopy or inside the building. Potential to incorporate tables with small fire heaters for the outside tables.
9. Wood soffit for the entire canopy, potential steel structure with wood slat soffit underneath. Also exploring possibility of using mass timber.
10. Existing storage area will have a different ceiling treatment; it is not visible to the public.
11. Linear infrared ceiling heaters.
12. Suspended overhead lighting to up light the canopy and down lighting for patio patrons.
13. Sloped soffit on the northeast elevation provides approximately 6 ft. of overhang over the ticketing area and entrance to the Whistler Village Gondola.
14. Signage details are still being finalized; opportunity to announce the building entrance and improve way finding.
15. Night time building entrance and canopy lighting.
16. The improvements will provide a new welcoming entrance to the Whistler Village Gondola as well as a protected area to view plaza activities.

Panel appreciated the level of analysis and the quality of renderings and commends the applicant on minimizing the impact of the shadowing on Skiers Plaza while improving the Whistler Village Gondola entrance. Panel offers the following comments.

Site Context and Landscaping

1. Panel felt this is a much better approach than the previous submission and that the unification of the proposed canopy and the ground plane makes the overall design a much stronger solution. Pulling away from the existing gondola building roof is a better approach to integrating this addition.

Form and Character

1. Panel generally felt that the overall form is supportable.
2. Panel felt the shadowing impacts are significantly reduced compared to the previous submission. The majority of the shadow impacts do not occur at the premium après ski times and they do not significantly impact other properties.
3. Panel felt the success of the upper canopy is a result of the fact that it carries the improvements to the lower/ground level.

Materials, Colours and Details

1. Panel supports the concept of the glass railing; it complements the transparency of the terrace 'slot'.
2. Panel suggested considering a larger skylight or the use of glass to enable more natural light onto the upper patio so it still feels like an outdoor space.
3. One panel member felt the use of wood and solid mass of the canopy was not a good fit with the existing steel and glass building.

Moved by Tom Bunting
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 unless otherwise recommended by staff; the applicant shall continue to work with staff on the project details and modifications based on Panels comments.

CARRIED.

The applicant team left the meeting.

ADJOURNMENT

Moved by Tom Bunting

That Advisory Design Panel adjourn the March 18, 2015 committee meeting at 4:24 p.m.

CARRIED

CHAIR: Crosland Doak

SECRETARY: Melissa Laidlaw

RESORT MUNICIPALITY OF WHISTLER

EMPLOYEE HOUSING SERVICE CHARGE AMENDMENT BYLAW NO. 2078, 2015

**A BYLAW TO AMEND THE EMPLOYEE HOUSING SERVICE CHARGE
BYLAW NO. 1507, 2000**

WHEREAS Section 8 of the *Resort Municipality of Whistler Act*, S.B.C. 1996, c. 407 as amended, empowers Council to establish charges to be imposed on land and improvements in the Resort Municipality of Whistler for municipal works and services, including employee housing, and empowers the charges to be levied and collected by the Resort Municipality;

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

1. This Bylaw may be cited for all purposes as 'Employee Housing Service Charge Amendment Bylaw No. 2078, 2015'.
2. Employee Housing Service Charge Bylaw No. 1507, 2000 is amended by replacing the definition of 'industrial development' with the following:
 - (a) 'industrial development' means any development in Section 9 Industrial Zones, CH Zone, or LF Zone of Zoning and Parking Bylaw No. 303, 1983, as amended from time to time, or any public utility development.

Given first, second, and third readings this ___ day of _____, ____.

Approved by the Inspector of Municipalities this ___ day of _____, ____.

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

Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true copy of 'Employee Housing Service Charge Amendment Bylaw No. 2078, 2015'.

Shannon Story,
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER
MUNICIPAL TICKET INFORMATION SYSTEM AMENDMENT BYLAW NO. 2086, 2015
A BYLAW TO AMEND MUNICIPAL TICKET INFORMATION SYSTEM BYLAW NO. 1719,
2005

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

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

NOW THEREFORE, the Council of the Resort Municipality of Whistler, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "Municipal Ticket Information System Amendment Bylaw No. 2086, 2015".
2. Municipal Ticket information System Bylaw No. 1719, 2005 is amended by deleting Schedule A and replacing it with Schedule "A" attached to this bylaw

GIVEN FIRST, SECOND AND THIRD READINGS this __ day of _____, ____.

ADOPTED by the Council this __ day of _____, ____.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy of Municipal Ticket Information System Amendment Bylaw No. 2086, 2015.

Shannon Story
Corporate Officer

SCHEDULE “A”

SCHEDULE A TO BYLAW NO. 1719, 2005

DESIGNATED BYLAWS	DESIGNATED BYLAW ENFORCEMENT OFFICER
Building and Plumbing Regulation Bylaw No. 1617, 2002” as amended	Building Inspector Senior Building Inspector Plumbing Inspector Supervisor of Bylaw Services Bylaw Enforcement Officer
“Whistler Animal Control Bylaw No. 1555, 2001” as amended	Animal Control Officer Supervisor of Bylaw Services Bylaw Enforcement Officer Conservation Officer Service Royal Canadian Mounted Police Officer
“Business License Bylaw No. 567, 1987” as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer Business License Inspector Royal Canadian Mounted Police Officer
“Sign Bylaw No. 558, 1987”	Supervisor of Bylaw Services Bylaw Enforcement Officer
“Noise Control Bylaw No. 1660, 2004” as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer Royal Canadian Mounted Police Officer
“Fire Protection and Fireworks Bylaw No. 2046, 2014”	Fire Chief Assistant Fire Chief Firefighter/Inspector Supervisor of Bylaw Services Bylaw Enforcement Officer Royal Canadian Mounted Police Officer
“Parks Bylaw No. 1526, 2002” as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer Animal Control Officer Royal Canadian Mounted Police Officer
“Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008” as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer Conservation Officer Service Royal Canadian Mounted Police Officer

"Property Maintenance Bylaw No. 810, 1990" as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer
"Water Use Regulation Bylaw No. 1538, 2001" as amended	Supervisor of Bylaw Services. Bylaw Enforcement Officer
"Highway Use Regulation Bylaw No. 933, 1992" as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer Royal Canadian Mounted Police Officer
"Business Regulation Bylaw No. 739, 1989" as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer
"Nuisance Bylaw No. 305, 1983" as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer Royal Canadian Mounted Police Officer
"Smoking Regulation Bylaw No. 1884, 2008"	Supervisor of Bylaw Services Bylaw Enforcement Officer Royal Canadian Mounted Police Officer
"Zoning and Parking Bylaw No. 303, 1983" as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer Royal Canadian Mounted Police Officer
"Firearms Regulation Bylaw No. 874, 1991" as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer Conservation Officer Service Royal Canadian Mounted Police Officer
"Pesticide Use Regulation Bylaw No. 1822, 2007	Supervisor of Bylaw Services Bylaw Enforcement Officer
"Environmental Protection Bylaw No. 2000, 2012" as amended	Supervisor of Bylaw Services Bylaw Enforcement Officer Conservation Officer Service

RESORT MUNICIPALITY OF WHISTLER

BYLAW NO. 2084, 2015

A BYLAW TO AMEND THE Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008"

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

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

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

1. This Bylaw may be cited for all purposes as the Resort Municipality of Whistler "Solid Waste/Recycling Rates Amendment Bylaw No. 2084, 2015".
2. Schedules "B" and "C" of "Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008" are hereby rescinded and replaced with the Schedules "B" and "C" attached hereto and forming part of this bylaw.
3. That "Solid Waste/Recycling Rates Bylaw No. 1907, 2009" and "Solid Waste/Recycling Rates Amendment Bylaw No. 1968, 2011" be repealed.

GIVEN FIRST, SECOND and THIRD READINGS this 14th day of April , 2015.

ADOPTED by the Council this __ day of _____, ____.

Andrée Janyk,
Acting Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is
a true copy of "Solid Waste / Recycling
Rates Amendment
Bylaw No. 2084, 2015"

Shannon Story,
Corporate Officer

SCHEDULE B

BYLAW NO. 2084, 2015

SOLID WASTE/RECYCLING RATES

TYPE OF VEHICLE AND LOAD	TIPPING FEE
COMMERCIAL AND CONSTRUCTION VEHICLES with garbage, rubbish or refuse; plant and grass clippings; commercial waste; demolition and construction wastes; wood waste; discarded or abandoned vehicles or parts thereof; septage screenings; discarded home and industrial appliances.	\$ 128.40 per tonne
GYPSUM BOARD - drywall must be kept separate from all other materials	\$ 214 per tonne
APPLIANCES including fridges, stoves, A/C units, hot water tanks, washers, dryers and freezers	\$ 16.05 per unit
TIRES	<p>\$32.10 per m³</p> <p>\$ 8.03 for a commercial truck tire or</p> <p>\$ 3.75 for a car or pick-up truck tire</p> <p>\$ 3.75 surcharge for each tire with a rim</p>
CARDBOARD PENALTY – This penalty applies to any load of waste containing more than 10% cardboard content	50% surcharge
RECYCLABLE MATERIALS – glass, tin, paper, etc. into bins at Transfer Station	FREE

TO RESCIND THIRD READING

<p>CLEAN WOOD WASTE - Branches over 2" diameter; clean logs free of rocks; wood without nails, screws, glue, stain or chemical treatment; chipped tree trimmings; clean sawdust, shavings, chips or hogfuel</p>	<p>To be determined by RMOW General Manager Infrastructure Services based on current market rates.</p>
<p>BIOSOLIDS – solid waste from municipal wastewater treatment plants</p>	<p>\$117.70 per tonne</p>
<p>ORGANICS – food waste, yard waste, organics, etc</p>	<p>\$80.25 per tonne</p>
<p>SEPTAGE –</p> <p>A – All Liquid Waste delivered via meter at the WWTP except as identified in “B” and “C” below.</p> <p>B – Septage delivered from residential septic tanks within the RMOW</p> <p>C – Aerated holding tanks within the RMOW as approved under the RMOW Bylaw No. 551, Septage from RMOW transfer station and Whistler Compost Plant.</p>	<p>\$32.10/m³</p> <p>\$2.95/m³</p> <p>\$1.61/m³</p>

SCHEDULE C

BYLAW NO. 2084, 2015

SOLID WASTE/RECYCLING RATES AMENDMENT

Each single family residence, duplex or other dwelling unit that does not possess on its property and utilize on a regular basis throughout the current year a commercial garbage container shall be charged, on the annual municipal tax notice, an annual Solid Waste and Recycling fee of one hundred and ninety seven dollars thirty cents (\$197.30) per dwelling unit that shall be paid by the same due date as the property taxes

All properties in Whistler will also be charged a flat fee of one hundred three dollars seventy three cents (\$103.73) per property on the annual municipal tax notice that shall be paid by the same due date as the property taxes

RESORT MUNICIPALITY OF WHISTLER

BYLAW NO. 2084, 2015

A BYLAW TO AMEND THE Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008"

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

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

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

1. This Bylaw may be cited for all purposes as the Resort Municipality of Whistler "Solid Waste/Recycling Rates Amendment Bylaw No. 2084, 2015".
2. Schedules "C" of "Garbage Disposal and Wildlife Attractants Bylaw No. 1861, 2008" is hereby rescinded and replaced with the Schedules "C" attached hereto and forming part of this bylaw.
3. That "Solid Waste/Recycling Rates Bylaw No. 1907, 2009" and "Solid Waste/Recycling Rates Amendment Bylaw No. 1968, 2011" be repealed.

GIVEN FIRST, SECOND and THIRD READINGS this 14th day of April , 2015.

THIRD READING RESCINDED this __ of _____, ____.

THIRD READING AS AMENDED this __ of _____, ____.

ADOPTED by the Council this __ day of _____, ____.

Andrée Janyk,
Acting Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is
a true copy of "Solid Waste / Recycling
Rates Amendment
Bylaw No. 2084, 2015"

Shannon Story,
Corporate Officer

SCHEDULE C

BYLAW NO. 2084, 2015

SOLID WASTE/RECYCLING RATES AMENDMENT

Each single family residence, duplex or other dwelling unit that does not possess on its property and utilize on a regular basis throughout the current year a commercial garbage container shall be charged, on the annual municipal tax notice, an annual Solid Waste and Recycling fee of one hundred and ninety seven dollars thirty cents (\$197.30) per dwelling unit that shall be paid by the same due date as the property taxes

All properties in Whistler will also be charged a flat fee of one hundred three dollars seventy three cents (\$103.73) per property on the annual municipal tax notice that shall be paid by the same due date as the property taxes

**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2077, 2015**

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

WHEREAS Council may, in a zoning bylaw pursuant to Sections 903, 904 and 906 of the *Local Government Act*, R.S.B.C. 1996, c.323, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, require the provision of parking spaces and loading spaces for uses, buildings and structures, and establish different density regulations for a zone, one applicable to the zone generally and the other to apply if conditions are met; and

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (Rendezvous Lodge) No. 2077, 2015"
2. Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) amending Section 6 "Parking and Loading Regulation" by adding a new Section 4.3 "MC2 Zone Parking" as follows:

"MC2 Zone Parking

4.4 No parking requirements for the MC2 zone
 - (b) adding "MC2" to Section 7 under the heading, "MC Zones" and adding under the heading, "Mountain Commercial Zones", the following:

"Mountain Commercial Two (Bylaw No. 2077, 2015)".
 - (c) amending Schedule "A" Zoning Map by changing the zoning designation of all of the lands contained in the parcel to MC2 (Mountain Commercial Two) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule "1".
 - (d) adding to Section 8A in numerical order the Zoning District Schedule "MC2" as annexed to this Bylaw as Schedule "2".
 - (e) by amending Section 23, Schedule "A", "Legend of Zones", by adding under the heading, "Mountain Commercial Zones" the following:

"Mountain Commercial Two (MC2)".
3. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST READING this 14th day of April, 2015.

GIVEN SECOND READING this 14th day of April, 2015.

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

GIVEN THIRD READING this __ day of _____, ____.

ADOPTED by the Council this __ day of _____, ____.

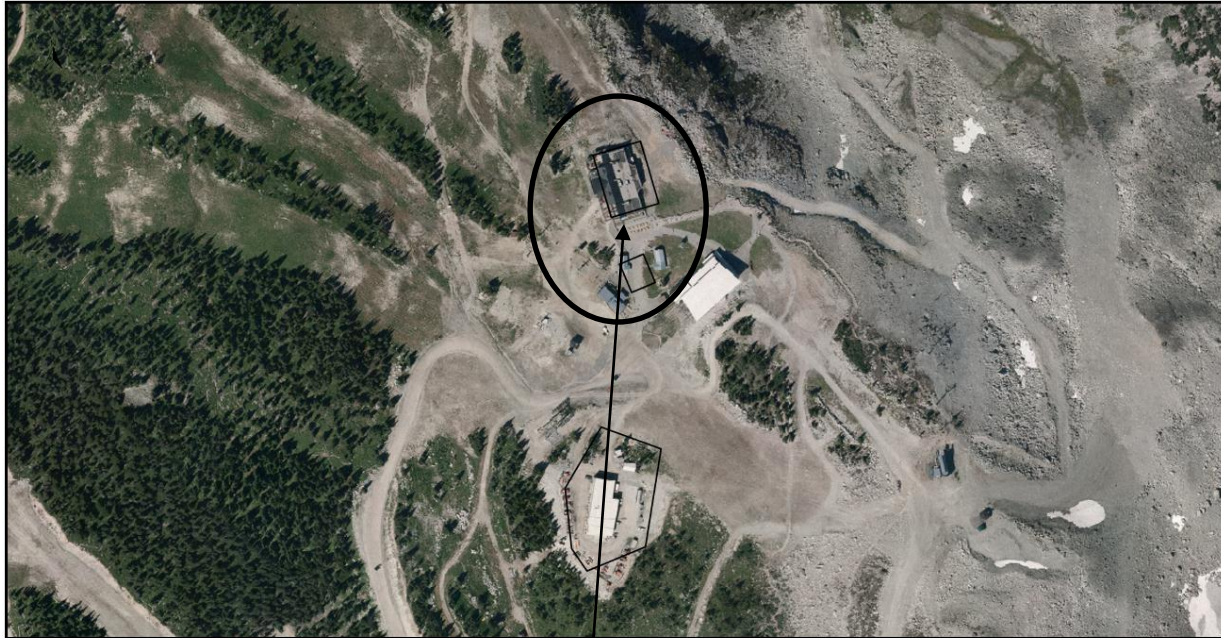
Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of "Zoning Amendment Bylaw
(Rendezvous Lodge) No. 2077, 2015"

Shannon Story,
Corporate Officer

SCHEDULE 1
Whistler/Blackcomb – Rendezvous Lodge
to be zoned MC2 (Mountain Commercial Two)



Subject Property

SCHEDULE 2

MC2

MOUNTAIN COMMERCIAL TWO

MC2 Zone (Mountain Commercial Two) (Bylaw No. 2077, 2015)

Intent

The intent of this zone is to provide for a mix of commercial uses including retail and restaurant uses related directly to the operation of an outdoor recreation enterprise within the Whistler/Blackcomb Controlled Recreation Area.

- 1 In the MC2 Zone:

Permitted Uses

- 1.1 The following uses are permitted, and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses,
- (b) outdoor recreation
- (c) retail
- (d) rental, outdoor recreation equipment and supplies
- (e) restaurant
- (f) maintenance facilities and workshop
- (g) storage

Density

- 1.2 The maximum permitted gross floor area for the MC2 zone is 3080 square metres.

Height

- 1.3 The maximum permitted height of a building is 14 metres.

Site Area

- 1.4 Land in the MC2 zone may not be subdivided and the minimum site area for all uses is 6600 square metres.

Site Coverage

- 1.5 No regulations.

Setbacks

- 1.6.1 No regulations.

Off-Street Parking and Loading

- 1.7 Off-street parking and loading spaces not required

RESORT MUNICIPALITY OF WHISTLER

TAX RATES BYLAW NO. 2079, 2015

**A BYLAW FOR THE LEVYING OF TAX RATES FOR MUNICIPAL,
HOSPITAL AND REGIONAL DISTRICT PURPOSES FOR THE YEAR 2015**

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

1. This Bylaw may be cited for all purposes as "Tax Rates Bylaw No. 2079, 2015".
2. The following tax rates are hereby imposed and levied for the year 2015:
 - (a) For all lawful GENERAL PURPOSES OF THE MUNICIPALITY on the assessed value of land and improvements taxable for general Municipal purposes, rates appearing in column "A" of the Schedule "A" attached hereto and forming a part hereof.
 - (b) For HOSPITAL PURPOSES on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in column "B" of the Schedule "A" attached hereto and forming a part hereof.
 - (c) For PURPOSES OF THE SQUAMISH LILLOOET REGIONAL DISTRICT on the assessed value of land and improvements taxable for general Municipal purposes, rates appearing in column "C" of the Schedule "A" attached hereto and forming a part hereof.
3. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).

GIVEN FIRST, SECOND and THIRD READINGS this 14th day of April, 2015.

ADOPTED by Council this __ day of _____, ____.

Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is
a true copy of "Tax Rates
Bylaw No. 2079, 2015".

Shannon Story,
Corporate Officer

BYLAW NO. 2079, 2015

SCHEDULE "A"

General Municipal Rate

	Class	"A" General Municipal Rate
01	Residential	2.708
02	Utility	22.941
05	Industrial	12.230
06	Business / Other	10.826
08	Recreation	10.302

Hospital District Requisition Rate

	Class	"B" Hospital District Requisition Rate
01	Residential	0.0477
02	Utility	0.1670
05	Industrial	0.1622
06	Business / Other	0.1169
08	Recreation	0.0477

Regional District Requisition Rate

	Class	"C" Regional District Requisition Rate
01	Residential	0.0482
02	Utility	0.4083
05	Industrial	0.2177
06	Business / Other	0.1927
08	Recreation	0.1834

RESORT MUNICIPALITY OF WHISTLER

BYLAW NO. 2080, 2015

A BYLAW TO IMPOSE A SEWER TAX

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

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

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

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

1. This Bylaw may be cited for all purposes as "Sewer Tax Bylaw No. 2080, 2015".

2. In this Bylaw,

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

"parcel" means a parcel of real property in the benefiting area and includes a strata lot.

3. A rate and charge of two hundred and sixty three dollars, sixty one cents (\$263.61) is hereby imposed as a tax against each parcel for the year ending December 31, 2015.

4. The owner of each parcel shall pay not later than July 2, 2015 the tax imposed by Section 3 hereof against that parcel.

GIVEN FIRST, SECOND and THIRD READINGS this 14th day of April, 2015.

ADOPTED by the Council this ___ day of _____, ____.

Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is
a true copy of "Sewer Tax Bylaw
No. 2080, 2015".

Shannon Story,
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

WATER TAX BYLAW NO. 2081, 2015

A BYLAW TO IMPOSE A WATER TAX

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

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

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

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

1. This Bylaw may be cited for all purposes as "Water Tax Bylaw No. 2081, 2015".
2. In this Bylaw,

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

"parcel" means a parcel of real property in the benefiting area and includes a strata lot.
3. A rate and charge of two hundred and seventy three dollars, four cents (\$273.04) is hereby imposed as a tax against each parcel for the year ending December 31, 2015.
4. The owner of each parcel shall pay not later than July 2, 2015 the tax imposed by Section 3 hereof against that parcel.

GIVEN FIRST, SECOND and THIRD READINGS this 14th day of April, 2015

ADOPTED this __ day of _____, _____.

Andrée Janyk,
Acting Mayor

Shannon Story,
Corporate Officer

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

Shannon Story,
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

BYLAW NO. 2082, 2015

A BYLAW TO AMEND THE "SEWER USER FEE BYLAW NO. 1864, 2008"

WHEREAS the Council of the Resort Municipality of Whistler has adopted "Sewer User Fee Bylaw No. 1864, 2008";

AND WHEREAS it is deemed expedient to amend the Resort Municipality of Whistler "Sewer User Fee Bylaw No. 1864, 2008";

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

1. This Bylaw may be cited for all purposes as the Resort Municipality of Whistler "Sewer User Fee Amendment Bylaw No. 2082, 2015".
2. Effective January 1, 2015, Schedule "A" of "Sewer User Fee Amendment Bylaw No. 1969, 2011" is hereby rescinded and replaced with the Schedule "A" attached to and forming part of this bylaw.
3. Effective January 1, 2015, Bylaw No. 1640, 2003 and Sewer User Fee Amendment Bylaw 1895, 2009 is hereby rescinded.

GIVEN FIRST, SECOND and THIRD READINGS this 14th day of April, 2015.

ADOPTED by the Council this __ day of _____, ____.

Andrée Janyk,
Acting Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is
a true copy of " Sewer User Fee
Amendment Bylaw No. 2082, 2015"

Shannon Story,
Corporate Officer

**BYLAW NO. 2082, 2015
SCHEDULE "A"**

SEWER USER FEES

	<u>FLAT FEE</u>	2015 Rates
1	Single family residential and Bed & Breakfast	167.66
2	Duplex (not strata titled)	
	i) first residential unit	167.66
	ii) each additional unit	373.70
3	Duplex (strata titled), per strata lot	167.66
4	Apartment or Multiple Family Residential parcel (not strata titled)	
	i) first residential unit	167.66
	ii) each additional unit	373.70
5	Dormitory Housing (any housing unit with a gross floor area of 45 square meters or less located within a non-stratified building containing 10 or more such housing units and normally rented for continuous periods of 30 days or more)	
	i) first residential unit	83.83
	ii) each additional unit	185.84
6	Hotel or Motel (not strata titled)	
	i) first residential unit	167.66
	ii) each additional unit	373.70
7	Pension (not strata titled)	
	i) first residential unit	83.83
	ii) each additional unit	83.83
8	Pension - residential prtion	167.66
9	Mobile home parks (not strata titled)	
	i) first rental space	167.66
	ii) each additional space	373.70
10	Trailer, Recreational Vehicles, Campgrounds	
	each space	83.83
11	Apartment of Multiple Family Residential Parcel (strata titled), per strata lot	167.66
12	Hotel or Motel (strata titled), per strata lot	167.66
13	Mobile home parks (strata titled), per strata lot	167.66
14	Schools - each classroom	376.73

	<u>PER SQUARE FOOT</u>		
15	Public restrooms, Laundries, Laudromats, Car Washes, & Breweries		
	each square foot		2.10
16	Restaurants, Bars, Lounges, Discotheques, Cabarets, Public Houses		
	each square foot		1.01
17	Business, Commercial, Industrial, Hostels, Other		
	each square foot		0.28
18	Pools, Aquatic Centres, Waterslides		
	each square foot		0.28
	<u>PER CUBIC METRE</u>		
19	Metered rates (based on metered water volumes)		
	First 6,000 cubic metres		1.09
	Next 12,000 cubic metres		0.90
	Next 24,000 cubic metres		0.70
	Greater than 42,000 cubic metres		0.56
	<u>MINIMUM CHARGE</u>		
20	Minimum annual charge for a strata-titled unit, or the first unit in a non-strata building		124.23
21	Minimum annual charge for each additional dwelling unit in a non-strata building		331.28

RESORT MUNICIPALITY OF WHISTLER

BYLAW NO. 2083, 2015

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

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

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

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

1. This Bylaw may be cited for all purposes as the Resort Municipality of Whistler "Water User Fee Amendment Bylaw No. 2083, 2015".
2. Effective January 1, 2015, Schedule "A" of "Water User Fee Bylaw No. 1895, 2009" is hereby recinded and replaced with the Schedule "A" attached to and forming part of this bylaw.
3. Effective January 1, 2015, Water User Fee Amendment Bylaw No 1970, 2011 is hereby recinded.

GIVEN FIRST, SECOND and THIRD READINGS this of 14th day of April, 2015.

ADOPTED by the Council this ___ of _____, ____.

Andrée Janyk,
Acting Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is
a true copy of " Water User Fee
Amendment Bylaw No. 2083, 2015"

Shannon Story,
Corporate Officer

BYLAW NO. 2083, 2015**SCHEDULE A****WATER USER FEES**

<u>FLAT FEE</u>	2015 Rates
Single family residential and Bed & Breakfast	114.70
Duplex (not strata titled)	
i) first residential unit	114.70
ii) each additional unit	386.72
Duplex (strata titled), per strata lot	114.70
Apartment or Multiple Family Residential parcel (not strata titled)	
i) first residential unit	114.70
ii) each additional unit	386.72
Dormitory Housing (any housing unit with a gross floor area of 45 square meters or less located within a non-stratified building containing 10 or more such housing units and normally rented for continuous periods of 30 days or more)	
i) first residential unit	56.84
ii) each additional unit	194.88
Hotel or Motel (not strata titled)	
i) first residential unit	114.70
ii) each additional unit	386.72
Pension (not strata titled)	
i) first residential unit	56.84
ii) each additional unit	56.84
Pension - residential prtion	114.70
Mobile home parks (not strata titled)	
i) first rental space	114.70
ii) each additional space	386.72
Trailer, Recreational Vehicles, Campgrounds	
each space	56.84
Apartment of Multiple Family Residential Parcel (strata titled), per strata lot	114.70
Hotel or Motel (strata titled), per strata lot	114.70
Mobile home parks (strata titled), per strata lot	114.70
Schools - each classroom	460.81

	<u>PER SQUARE FOOT</u>		
15	Public restrooms, Laundries, Laudromats, Car Washes, & Breweries each square foot		2.10
16	Restaurants, Bars, Lounges, Discotheques, Cabarets, Public Houses each square foot		1.01
17	Business, Commercial, Industrial, Hostels, Other each square foot		0.28
18	Pools, Aquatic Centres, Waterslides each square foot		0.28
	<u>PER CUBIC METRE</u>		
19	Metered rates (based on metered water volumes)		
	First 6,000 cubic metres		1.09
	Next 12,000 cubic metres		0.90
	Next 24,000 cubic metres		0.70
	Greater than 42,000 cubic metres		0.56
	<u>MINIMUM CHARGE</u>		
20	Minimum annual charge for a strata-titled unit, or the first unit in a non-strata building		124.23
21	Minimum annual charge for each additional dwelling unit in a non-strata building		331.28
8	Pension - residential prtion		114.70
9	Mobile home parks (not strata titled)		
	i) first rental space		114.70
	ii) each additional space		386.72
10	Trailer, Recreational Vehicles, Campgrounds each space		56.84
11	Apartment of Multiple Family Residential Parcel (strata titled), per strata lot		114.70
12	Hotel or Motel (strata titled), per strata lot		114.70
13	Mobile home parks (strata titled), per strata lot		114.70
14	Schools - each classroom		460.81

	<u>PER SQUARE FOOT</u>		
15	Public restrooms, Laundries, Laudromats, Car Washes, & Breweries each square foot		1.62
16	Restaurants, Bars, Lounges, Discotheques, Cabarets, Public Houses each square foot		0.97
17	Business, Commercial, Industrial, Hostels, Other each square foot		0.40
18	Pools, Aquatic Centres, Waterslides each square foot		0.61
	<u>PER HECTARE</u>		
19	Golf courses, parks, playgrounds, Ski runs each hectare		874.93
	<u>PER CUBIC METRE</u>		
20	Metered rates (based on metered water volumes)		
	First 6,000 cubic metres		0.84
	Next 12,000 cubic metres		0.65
	Next 24,000 cubic metres		0.53
	Greater than 42,000 cubic metres		0.47
	<u>MINIMUM CHARGE</u>		
21	Minimum annual charge for a strata-titled unit, or the first unit in a non-strata building		82.22
22	Minimum annual charge for each additional dwelling unit in a non-strata building		360.33

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

From: Kitty Chase [mailto:kittychase1@gmail.com]

Sent: Tuesday, April 21, 2015 9:11 AM

To: Mayor's Office

Subject: Development on Sunridge Plateau

Dear Mayor and Council,

I am concerned and incensed regarding the development at the top of Sunridge Plateau. One of the lots is being drilled and the rock is being broken down far back into the mountain to, apparently, make a viable sized lot. It has truly defaced the natural setting of our beautiful valley, and as importantly, the loud tamping to break the rock has been echoing throughout much of the valley, especially on the Blueberry Hill area since the end of August - 5 days a week, from 8 a.m. until about 5:30 p.m. I understand from bylaws that this noise is allowed from 8a.m. to 8 p.m. 6 days a week.

I can't believe this kind of development is what Whistler wants, even for "high end" buyers. Do we really need to ruin our valley for this kind of housing?? I hope you will drive along Blueberry Drive during the tamping in the daytime, look at the desecration of the mountainside, and consider the bylaws that allow this kind of noise and development in an area where the mountain must be "moved".

Thank you for your consideration of this issue.

Sincerely,

Kitty Chase. 3309 Ptarmigan Place, V0N1B3. kittychase1@gmail.com Sent from my iPad

604-938-6226

Steve & Andrea Bayly
2576 Snowridge Crescent
Whistler, BC V0N 1B2
604.932.9600
sjbayly@telus.net

April 20, 2015

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

Dear Mayor Nancy and Councillors,

Re: Replacement of overhead wires in Alpine Meadows

We have often thought Whistler should have, as a long term objective, a program for burying overhead wires throughout Whistler.

The Alpine Meadows water main replacement will involve trenching and repaving of roads within Alpine Meadows. Apparently BC Hydro has a cost sharing program with municipalities for the replacement of overhead wires with underground services. Hopefully the RMOW will seriously consider replacement of the overhead services in Alpine Meadows in conjunction with the water main replacement work as this is likely the only opportunity Whistler will have to get the wires underground for a very long time.

Thank you for your consideration on this matter.

Yours truly,



Steve Bayly

Submitted on Saturday, April 18, 2015 - 16:12 Submitted by anonymous user: [174.7.235.6] Submitted values are:

Full Name: Jennifer Scharf

Mailing Address: 74-1500 Spring Creek Drive Civic address if different from mailing address:

Email Address: jenn.scharf@gmail.com

Phone Number: 6046551260

Your Message:

Dear Mayor and Council,

I am writing to express my support for Bill Moore's suggestion that some local trails be reserved for hikers only.

As host of the local Whistler Forest Playgroup, which organizes parent-led unstructured playtime in the woods for children birth to school-age, I would welcome this change.

Each week a group of caregivers and up to 15 children head to the trails for 2-3 hours. Despite each parent actively supervising their child/ren, I am consistently concerned about the potential of having a sudden run-in with bikers who may not have time to slow down for a small child who is still learning to step to the side of the trail.

Our group frequently meets in the Interpretive Forest and at Riverside. While I myself love to bike these local trails, I would support a change that allows Whistler's littlest hikers to explore the forest without the risk of high speed bikes sharing the same trail.

In addition, the preschool age children from Mountain Minis Childcare frequently hike the Riverside trails. As a parent whose child participates in these outings, I again support a hikers only policy on some trails in that particular area for safety reasons.

Thank you for your consideration.

Sincerely,

Jennifer Scharf

From: sylvie raymond [<mailto:sylviesportsmassage@yahoo.com>]

Sent: Monday, April 20, 2015 12:32 PM

To: Mayor's Office

Subject: River Side trails

Dear Mayor,

I am a resident of Cheakamus crossing and a whistler resident for 25 years and pardon my language but this is ridiculous.

I have been walking ,running and BIKING those trails for years and witness various attitude from all users ie: walker with ear buds that do not hear you even if you tried to warn them that you are coming behind them and this is not just in this area but all over the valley. I am a slow/intermediate rider and i have never encounter any problem but should mentioned that walkers also have to be aware of their surroundings as bikes will always be faster than walking !

Keep it as it is , " If it's not broken than why fix it !"

I am sure we can use the people on this case in better more important issue but the one of 1 person .

I have copied and past Wendy Morrison's letter as it sums up my thoughts.

Thank you for your time,

Sincerely,

Sylvie Raymond

Dear Ms. Wilhem-Morden:

I read with dismay this weekend the above mentioned article in the Pique Newsmagazine. I was utterly shocked to hear that on the basis of a single letter from a Mr. Bill Moore that you had referred the issue of separating out some of our multi-use trails around the Cheakamus River into designated use trails.

According to the article, Mr. Moore had apparently suggested that the Riverside, Crater Rim and Interpretive Forest trails would be a good place to start in his scheme to transform some of our multi-use trails into hiker only trails.

I am not sure of the current status of the Crater Rim trail, as I rarely am able to get up to that elevation either on foot or by bicycle, but the other trails are super important parts of the TRAIL SYSTEM around the Cheakamus River. You cannot just arbitrarily take specific trails or parts of them out of the system, especially when it is only possible to get across the Cheakamus River at bridges that are 3 kms apart. The upper section of the Interpretive Trail is also a very important access point to Cheakamus Crossing by bike or on foot, and is the only way there from Spring Creek that does not take you down near the parking lot and the highway. Furthermore, the Riverside and Farside trails are one of the very few beginner an intermediate mountain biking trails (both in terms of fitness and technical skills) at the south end of Whistler. If Whistler is truly marketing itself as a multi-sport multi-season mecca, it is important to have trails throughout the Whistler Valley that can be used to introduce people to the sport of mountain biking in a fairly low stress situation. These trails are also important to those of us older and frequently injured mountain biking residents of Whistler as they provide the same enjoyment of the forest as the more difficult trails without the risk of further injury. The Lost Lake trails are really the only other trail system in Whistler that are similar in this regard, and they are already overcrowded. I note that they are also multi-use trails and are much busier, and therefore would have the same PERCEIVED user conflict issues.

I understand that the municipality is always seeking to attract visitors and residents alike to the Village and its surrounding environs, but it is just as important to the tax paying residents of this Valley that there are nearby facilities for their enjoyment as well. Not only does this keep vehicle traffic down, it is the right thing to do. As a full time resident of the Spring Creek neighbourhood, I pay taxes but get very little in the way of municipal services in return other than the valley trail and any other forest trails that are maintained by the municipality or through grants to trail users. We have to maintain a large section of the water main, have to get our own 500 metre long road ploughed and otherwise maintained, and like everyone else in Whistler have no curb-side municipal garbage collection. I want my taxes supporting multi-use trails, not some confusing network of trails I can hike on but not bike on, and vice versa. Did Mr. Moore also suggest that if some trails be designated hiker only that the remaining trails be designated biker only? My guess is that he likely did not. Whichever is the case, if some of the trails are separated out of the multi-use network, I foresee the creation of trail user conflict where there is currently only perceived user conflict in the minds of a small minority of trail users. There will be no way to consistently police

these trails, residents and visitors alike will always end up on the wrong trails for various intended and unintended reasons, and in my experience, nothing creates more conflict than some holier-than-thou self righteous person lecturing another person on their respective "rights" to the trails.

I have been riding and hiking these trails for as long as they have been there, and enjoy both those activities. Rider-hiker conflicts have been virtually non-existent in my experience and I would like to keep them that way.

Best regards,
Wendy Morrison

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

From: wendy morrison [mailto:aeunson@telus.net]

Sent: Monday, April 20, 2015 12:01 PM

To: Mayor's Office

Subject: "Trails to be reviewed for conflict"

Dear Ms. Wilhem-Morden:

I read with dismay this weekend the above mentioned article in the Pique Newsmagazine. I was utterly shocked to hear that on the basis of a single letter from a Mr. Bill Moore that you had referred the issue of separating out some of our multi-use trails around the Cheakamus River into designated use trails.

According to the article, Mr. Moore had apparently suggested that the Riverside, Crater Rim and Interpretive Forest trails would be a good place to start in his scheme to transform some of our multi-use trails into hiker only trails.

I am not sure of the current status of the Crater Rim trail, as I rarely am able to get up to that elevation either on foot or by bicycle, but the other trails are super important parts of the TRAIL SYSTEM around the Cheakamus River. You cannot just arbitrarily take specific trails or parts of them out of the system, especially when it is only possible to get across the Cheakamus River at bridges that are 3 kms apart. The upper section of the Interpretive Trail is also a very important access point to Cheakamus Crossing by bike or on foot, and is the only way there from Spring Creek that does not take you down near the parking lot and the highway. Furthermore, the Riverside and Farside trails are one of the very few beginner an intermediate mountain biking trails (both in terms of fitness and technical skills) at the south end of Whistler. If Whistler is truly marketing itself as a multi-sport multi-season mecca, it is important to have trails throughout the Whistler Valley that can be used to introduce people to the sport of mountain biking in a fairly low stress situation. These trails are also important to those of us older and frequently injured mountain biking residents of Whistler as they provide the same enjoyment of the forest as the more difficult trails without the risk of further injury. The Lost Lake trails are really the only other trail system in Whistler that are similar in this regard, and they are already overcrowded. I note that they are also multi-use trails and are much busier, and therefore would have the same PERCEIVED user conflict issues.

I understand that the municipality is always seeking to attract visitors and residents alike to the Village and its surrounding environs, but it is just as important to the tax paying residents of this Valley that there are nearby facilities for their enjoyment as well. Not only does this keep vehicle traffic down, it is the right thing to do. As a full time resident of the Spring Creek neighbourhood, I pay taxes but get very little in the way of municipal services in return other than the valley trail and any other forest trails that are maintained by the municipality or through grants to trail users. We have to maintain a large section of the water main, have to get our own 500 metre long road ploughed and otherwise maintained, and like everyone else in Whistler have no curb-side municipal garbage collection. I want my taxes supporting multi-use trails, not some confusing network of trails I can hike on but not bike on, and vice versa. Did Mr. Moore also suggest that if some trails be designated hiker only that the remaining trails be designated biker only? My guess is that he likely did not. Whichever is the case, if some of the trails are separated out of the multi-use network, I foresee the creation of trail user conflict where there is currently only perceived user conflict in the minds of a small minority of trail users. There will be no way to consistently police these trails, residents and visitors alike will always end up on the wrong trails for various intended and unintended reasons, and in my experience, nothing creates more conflict that some holier-than-thou self righteous person lecturing another person on their respective "rights" to the trails.

I have been riding and hiking these trails for as long as they have been there, and enjoy both those activities. Rider-hiker conflicts have been virtually non-existent in my experience and I would like to keep them that way.

Best regards,
Wendy Morrison

From: sharon bader [<mailto:sharonannebader@gmail.com>]

Sent: Tuesday, April 21, 2015 7:14 PM

To: Mayor's Office

Subject: Fwd: Re; mountain bike access

Hello Mayor and Council.

I am writing to you in response to this Pique article on an idea to restrict mountain bike use on some trails.

http://www.piquenewsmagazine.com/whistler/trails-to-be-reviewed-for-conflict/Content?oid=2644783&fb_action_ids=843718229033802&fb_action_types=og.likes

I am from North Vancouver, but have been renting in Whistler year round for the last 14 years.

We are avid mountain bikers and have ridden in this area since we started riding in Whistler since these trails are accessible, fun and access and amazing area of valley.

Restricting use would be a step on the wrong direction for Whistler, since Whistler is seen as an example of a community where multi-use works. These are the easiest trails in the valley and are therefor a very important part of the system.

Before considering such a step, recognize that the increased residence area has contributed to its increased use. Consider better education through signage and trail design to mitigate any potential conflicts. Most riders will respect other users, but sometimes people need to be reminded.

Thank you

Sharon Bader

797 Premier St, North Vancouver, BC

and

7525 Fitzsimmons South, Whistler, BC

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

From: Lee Lau [mailto:leetlau@gmail.com]

Sent: Tuesday, April 21, 2015 5:58 PM

To: Mayor's Office

Cc: Sharon Bader

Subject: Trails and sharing

Mayor and Council

I read the letter in the Pique advocating for some trails to be hiking only. In particular I read with some concern that the Riverside trail was cited as a concern.

I am 14 year resident of both Whistler and Vancouver. My personal anecdotal impression is of minimal hiker/biker conflicts. Personally I try to leave the racer head at home on potentially crowded trail systems particularly those shared by many. I would hope that user education and perhaps signage would suffice. In Whistler we've had a good tradition of sharing trails and sharing recreational use. It is my sincere wish that we can continue to do so.

Regards

--

Lee T. Lau lau@leelau.net

(604) 603-4907 (phone) (604) 909-1699 (fax)

skype: leetlau

315 Mountain Highway
North Vancouver BC V7J 2K7.

7525 Fitzsimmons Road S
Whistler BC V0N 1B0

Subject: Form submission from: Writing to Council

Submitted on Sunday, April 12, 2015 - 18:58 Submitted by anonymous user: [64.46.9.221] Submitted values are:

Full Name: Michael Neufeld

Mailing Address: 3002-1200 Alberni Street Civic address if different from mailing address:

Email Address: msn444@gmail.com

Phone Number: 7787723750

Your Message:

Thank you for supporting electric vehicle use at Whistler. It's great to be able to drive up to Whistler emissions-free and charge up while skiing. The EV stations in Day Lot 1 are very convenient, and as a result they are very popular and are often all occupied! Hopefully you will consider adding more, and encourage Whistler/Blackcomb to install some in the upper day lots and in Creekside.

I look forward to seeing some more EV charging options next ski season!

Best Regards,
Mike

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

From: Kalee Eder [mailto:kalee.eder@gmail.com]

Sent: Thursday, April 09, 2015 11:42 AM

To: Mayor's Office

Subject: Muni Items

Hi there,

I just have a few things that I wanted to mention to council:

> The cross walk at Tamarisk should have been at the other side so pedestrians crossing don't impede cars wanting to turn. Either way, it's really great it got installed as it was really needed.

> Advance green at Creekside for those wanting to turn into Husky/Nita Lake/Creekside Gym, etc. Ski out and other busy times, it's literally bumper to bumper for kilometers making it difficult to turn left. Southbound has an advance green, northbound should too.

> The buses should turn into Function first and then go to Cheakamus. This way the bus only has to stop at the light once, instead of three times.

> The walkway going from Village Gate Blvd, up to the Taxi Loop to the stairs at Moguls/Armchair Books should be redesigned to be more direct. Literally every year it needs to have new sod, it's an absolute waste of money, an eye sore and just silly to have the walkway meander. I've lived here eleven years and I can't remember a season where it hasn't had to have fresh sod installed. I can't think of any other problem areas off the top of my head, but a walk way should be installed in areas (or stones with moss between) that have so much foot traffic it kills the grass.

> The heli pad situation might have been solved with gates (like those at rail crossings) for both the road and sidewalk.

> Why isn't the WHA pet friendly to renters? Those who have pets are going to be locals and it's incredibly difficult to find long term, stable and reasonable accommodation if you have pets. It'd be really nice if the WHA opened up to those with pets for the rental units.

That's it. Let me know if you have any questions, Kind regards, Kalee

Kalee Eder

#2 2153 Timber Ridge, Whistler, BC, V0N 1B1

604-698-6022

Addition from April 18, 2015:

Is it possible to allow the stores (especially the grocery stores) to stay open until 1am or later the day (night) Ironman happens? I think Dominoes was one of the few places open. I overheard quite a few people wishing that the IGA was open so that the athletes and support crew could grab food.

From: LGIF CSCD:EX <LGIF@gov.bc.ca>
Sent: Tuesday, April 14, 2015 1:01 PM
To: info
Subject: Unconditional Grant Funding Letter

Ref: 157817

Her Worship Mayor Nancy Wilhelm-Morden
and Members of Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

Email: info@whistler.ca
cc: kroggeman@whistler.ca

Dear Mayor Wilhelm-Morden and Councillors:

2014 marked the end of the Strategic Community Investment Fund (SCIF) program. This was a multi-year program that accelerated Small Community, Regional District, and Traffic Fine Revenue Sharing grants in the early years of the program and reduced them in the later years.

Beginning in 2015, the Province of British Columbia will return to regular annual grant funding (similar to funding calculations prior to SCIF). However, there will be a one-time advance from the 2016 budget to the 2015 budget. Thus, this year's unconditional grants will be marginally higher (7% to 10%) than next year's grants.

The total value of 2015 grants for all local governments will be \$115.2 million and will be paid in two installments (March and June), as follows:

Grant Programs	Calendar Year 2015		
	March Payment	June Payment	Total Payment
	A	B	C=A+B
Regional District	1.6	3.1	4.7
Small Community	17.4	33.6	51.0
Traffic Fine Revenue Sharing	21.0	38.5	59.5
Total 2015 Payments	40.0	75.2	115.2

The 2015 unconditional grant funding to your municipality will be as follows:

Unconditional Grant Funding	Purpose	Payment Date	Amount
Small Community	Local Government Services	March 26, 2015	\$115,813
		June 30, 2015	\$223,903
Traffic Fine Revenue Sharing		March 26, 2015	\$87,950

	Defray the cost of Local Police Enforcement	June 30, 2015	\$160,904
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If you have any questions or comments regarding the grant payments, please feel free to contact Ms. Jennifer Richardson, Policy Analyst, by telephone at: 250 387-356-9609, or by email at: Jennifer.Richardson@gov.bc.ca.

Sincerely,

"Original signed by"

Coralee Oakes
Minister of Community, Sport and Cultural Development

April 7, 2015

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

Re: February 2015 Report - *Are Our Water Systems at Risk?*

Dear Mayor Wilhelm-Morden and Council,

On behalf of the BC Water & Waste Association (BCWWA), I enclose a summary of *Are Our Water Systems at Risk?*, a report that assesses the financial capacity of BC's municipalities to maintain, renew, and replace BC's existing water and wastewater infrastructure. The BCWWA is a not-for-profit association that represents over 4,700 water professionals who are responsible for ensuring safe, sustainable, and secure water, sewer, and storm water systems in British Columbia and the Yukon.

The report, which is based on analysis of 2013 audited financial statements from BC's municipalities, outlines 4 concerns about the financial sustainability of BC's water and wastewater systems:

1. Water and sewer **fees** are not covering the full cost of service delivery in many communities; in the worst cases, rates would need to nearly double in order to reach financial sustainability.
2. Many communities are **vulnerable**, as they have not set aside sufficient reserves to buffer against unexpected changes in operating costs or revenues.
3. Smaller communities have greater **financial gaps** than larger communities, as costs are shared across a small base of users.
4. There is an unfunded liability of over **\$13 Billion** to renew and replace water and wastewater infrastructure when it comes to the end of its useful life. Additional investment will be required.

This is the first of a series of assessments that will be used to evaluate trends in the financial position of BC's water and wastewater systems over time. It is intended to inform dialog among elected officials, utility managers, and the public about policies and priorities for infrastructure renewal and investment, and provides recommendations that are aimed at enhancing the fiscal sustainability of our water, sewer, and storm water systems, to ensure that our systems continue to protect public health and the environment for generations to come.

I invite you to review the report, and encourage you to work with staff from your municipality to assess the financial sustainability of your community's water and wastewater assets, compare your community's results with those of similar size across the province as presented in the report, and prioritize water and wastewater renewal and replacement projects for capital investment. The full report can be found at www.bcwwa.org.

The BCWWA would be pleased to present the results of the report to your Council and staff. If this is of interest, please contact me at 604-433-7824, or tmcqueen@bcwwa.org.

Best regards,



Tanja McQueen
Chief Executive Officer
BC Water & Waste Association



Are Our Water Systems at Risk?

Assessing the Financial Sustainability of BC's Municipal Water and Sewer Systems

- Are BC municipalities financially well positioned?
- Are water and wastewater rates recovering the full cost of service, including infrastructure renewal and replacement?
- How much investment is needed to sustain our water and wastewater infrastructure?
- Are municipalities financially ready for unexpected costs or failures?

Reliable water, sewer, and storm water systems are essential to public health, a clean environment, and a strong economy. But these essential systems may be at risk – aging infrastructure, growth, strengthened regulations, seismic risk, and climate change are driving the need for significant upgrades and re-investment in the pipes, pumps, and equipment that are used to treat, deliver, and remove water safely for our homes and businesses. At the same time, fiscal restraint and public complacency impede the ability of local governments and water utilities to secure the financial resources required to sustain our water infrastructure assets.

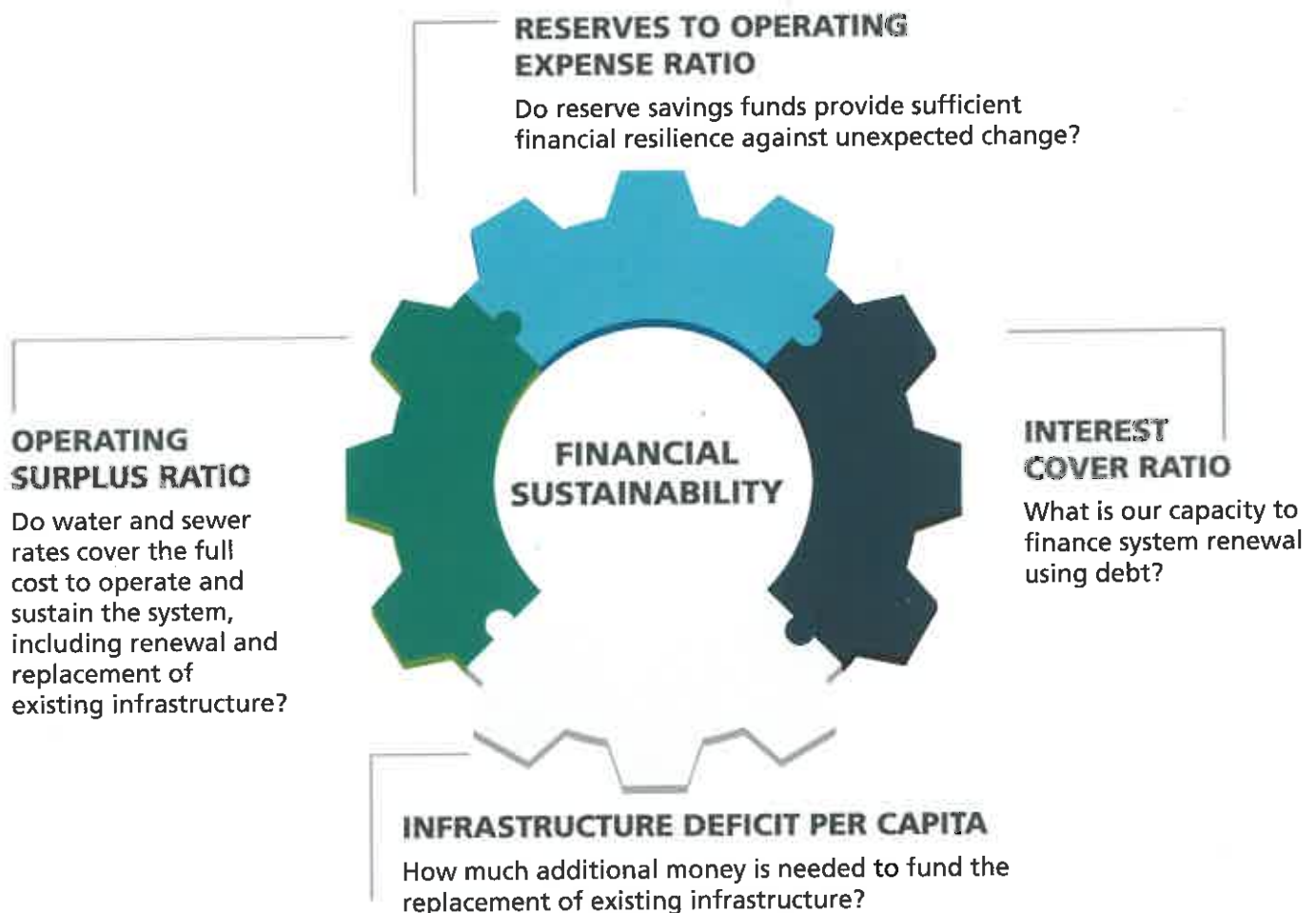
The BC Water & Waste Association (BCWWA), together with Urban Systems, has recently assessed the financial capacity of British Columbia's local governments to maintain, renew and replace our existing water and wastewater infrastructure.

Financial sustainability is a key principle for safeguarding water, sewer, and storm water systems so that they continue to protect public health and the environment, and contribute to economic development. It means having adequate funds to pay for the current cost of operating and maintaining our water and wastewater systems, and proactively planning to ensure there will be funds to eventually renew and replace systems as they come to the end of their useful life.

We have reviewed 4 financial indicators, based on data from the 2013 audited financial statements for municipal governments in BC. The indicators were selected based on a review of best practices in other jurisdictions, available information, and advice from knowledgeable professionals in the asset management field.

The results point to 4 challenges about the financial sustainability of BC's water and wastewater systems:

1. Water and sewer **fees are not covering the full cost** of service delivery in many communities; in the worst cases, rates would need to nearly double in order to reach financial sustainability.
2. Many communities are **vulnerable**, as they have not set aside sufficient reserve savings to buffer against unexpected changes in operating costs or revenues.
3. Smaller communities have greater **financial gaps** than larger communities, as costs are shared across a small base of users.
4. At least **\$13 Billion of additional investment** will be required in BC to renew and replace water and wastewater infrastructure when it comes to the end of its useful life. This does not include the investment required to meet new regulations, growth, or upgrades to address resilience for seismic or storm events.



Do Current Rates Cover the Full Cost of BC's Water Systems?

The operating surplus ratio indicates whether water and wastewater **rates cover the full cost** to operate and sustain the system, including renewal and replacement of existing infrastructure.

$$\text{Operating Surplus Ratio} = \frac{(\text{Revenue} - \text{Operating Expenses})}{\text{Revenue}}$$

Where:

- Revenue includes funds generated from the sale of services, user fees, and charges. Revenue excludes development cost charges (DCCs).
- Operating expenses include all operating and maintenance costs, replacement value depreciation, and interest on debt.

The charts below show the ratio results for BC municipalities, by size.

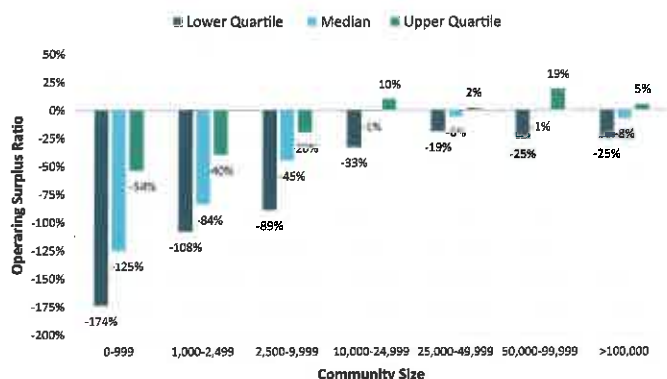
An operating surplus ratio of **zero or greater** indicates that rates charged for water and wastewater services are sufficient to fully recover the annual cost to operate and maintain existing water and wastewater infrastructure, including an annual allocation for the eventual renewal and replacement of infrastructure.

An operating surplus ratio of **less than zero** indicates that the annual costs of providing water and wastewater service are not being covered through water or wastewater rates charged to customers; the ratio value identifies the percentage value that rates would need to increase. For example, a ratio value of -25% indicates that rates would need to increase by 25% in order for revenues to cover expenses, including replacement costs.

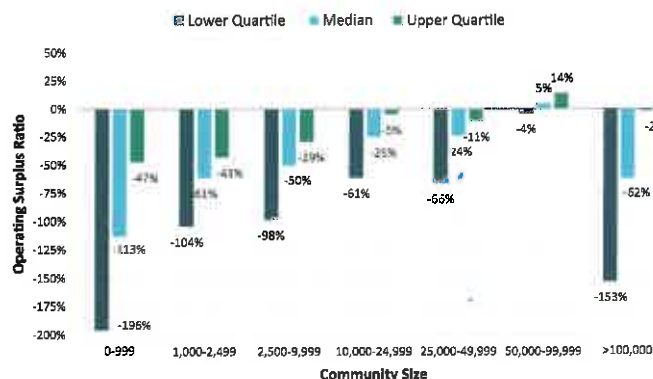
What do the ratio results tell us?

- The majority of BC municipalities are charging annual water and wastewater rates below the full cost required to operate, maintain, and replace the systems.
- The greatest gap between revenue and operating expenses is seen in smaller municipalities (<10,000) for both water and wastewater systems. In small communities, with a few exceptions even the upper quartile or "best" municipalities are not covering full operating expenses.
- If replacement value depreciation costs of existing infrastructure are excluded from operating expenses, 27% of water systems and 38% of wastewater systems are still not covering their annual operating costs through their current water and wastewater rates.
- These results indicate that water and wastewater operations are likely being subsidized by other revenue sources such as property tax, and/or annual allocations for replacement costs are being deferred.
- The percentage increase in rates required to reach full cost recovery is significant for the majority of municipalities, requiring rate increases that are nearly double the current rates in the worst cases.

Water Systems Operating Surplus Ratio



Sewer Systems Operating Surplus Ratio



Are BC municipalities financially ready for unexpected costs or failures?

The reserves to operating expense ratio provides an indication of short-term **resilience to unexpected changes** in revenues or costs, such as those that might occur due to unpredictable events like storms or equipment failure.

$$\text{Reserves to Operating Expense Ratio} = \frac{\text{Reserves}}{\text{Cash Operating Expenses}}$$

Where:

- Reserves include both restricted and unrestricted reserves for water and wastewater, but exclude development cost charge reserves (DCCs).
- Cash operating expenses include all cash-based costs to operate and maintain the system, including interest on debt. Operating expenses do not include depreciation, as this is considered to be a "non-cash" expense.

A reserves to operating expenses ratio of 12.5% or greater means that the reserve savings are considered to be adequate to buffer against unexpected changes in revenues or operating costs from year to year. This is based on the American Water Works Association (AWWA) recommendation for water system reserves.

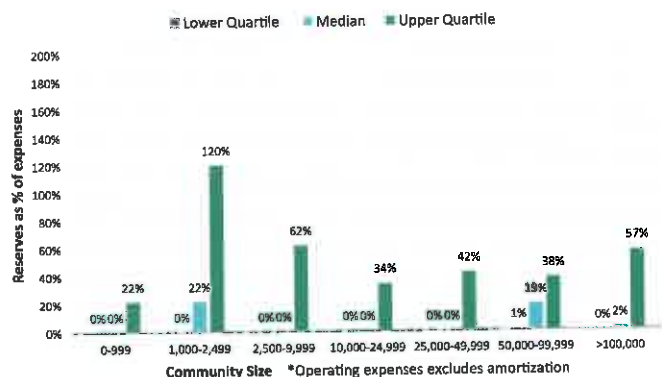
A reserves to operating expense ratio below 12.5% indicates that a community may be vulnerable to unexpected revenue shortfalls or unanticipated expenses, and as a result may have difficulty delivering the expected level of service or recovering from change when an unexpected event occurs.

The appropriate reserve size will vary by municipality and is dependent on specific local conditions, such as condition of infrastructure, financial policies regarding borrowing, borrowing capacity, and asset management plans.

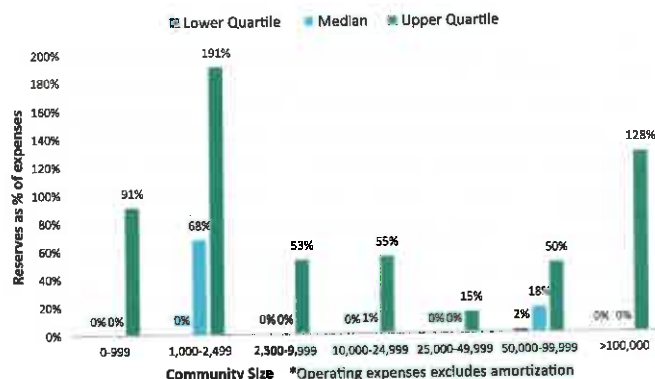
What do the ratio results tell us?

- Across all community size groups, there are water and wastewater systems with no reserves in place, indicating that many communities are vulnerable to unexpected costs or changes in revenue.
- Municipalities with no reserves or low reserves may be vulnerable when there are abrupt changes in expenses (for example, from asset failure, an emergency situation, etc.); however, the appropriate size of the reserve depends on local context.
- There is little connection between size of municipality and the reserves as a percentage of expenses.
- Most municipalities do not hold sufficient reserves to fund substantial infrastructure renewal and replacement.

Water Systems Reserves to Operating Expense Ratio



Sewer Systems Reserves to Operating Expense Ratio



Do Municipalities Have Enough Reserve Savings to Replace Existing Systems?

Infrastructure deficit per capita is an indicator of the **shortfall in current reserve savings**, to replace water and wastewater infrastructure at the end of its useful life.

$$\text{Infrastructure Deficit Per Capita} = \frac{(\text{Replacement Cost Accumulated Depreciation} - \text{Reserves})}{\text{Population}}$$

Where:

- Replacement cost accumulated depreciation is the inflation adjusted accumulated depreciation.
- Reserves are funds specifically set aside by the municipality to fund water and wastewater system costs. Reserves include both statutory and general reserves held by the municipality for water and wastewater systems, but exclude development cost charges (DCCs).
- Population is based on the 2013 population estimate for the municipality.

There is an **infrastructure surplus** if current reserves exceed the expected cost to replace the asset.

There is an **infrastructure deficit** if the expected cost to replace the asset is greater than the current reserves.

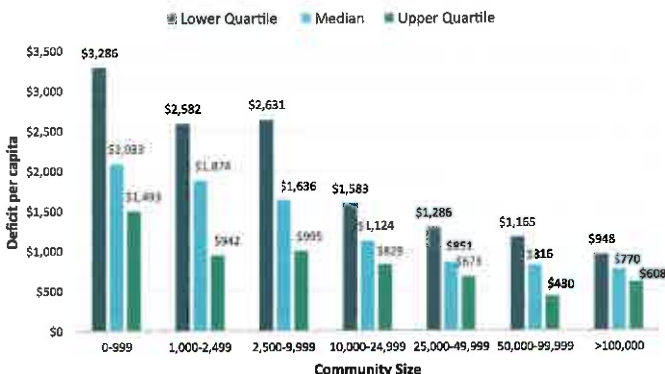
An infrastructure deficit due to a shortfall in reserves is not necessarily an indicator of poor fiscal management. Municipalities have several options to finance infrastructure renewal – it can be paid for from “savings” (i.e.: reserves that have been set aside for that purpose), or it can be paid for using debt to finance all or a portion of the construction cost when the asset is replaced.

Both strategies have merit and are equally valid means of accomplishing asset renewal. It is important, though, for a municipality to have a clear policy about which strategy it wishes to use for asset renewal, so that there is no sudden surprise when an asset reaches the end of its useful life.

What do the ratio results tell us?

- Smaller municipalities have the largest infrastructure deficit per capita.
- Deficit per capita is greater for water assets than wastewater assets.
- BC communities have not set aside sufficient reserve funds to fully fund the eventual replacement of water and wastewater systems assets.
- The overall water and sewer infrastructure deficit in BC is estimated to be approximately \$13.2 billion. This is a conservative estimate of the unfunded infrastructure investment to renew and replace aging water and wastewater assets in BC. It does not include the cost to enhance existing systems to meet new regulations, population growth, or resilience upgrades.

Water Systems Infrastructure Deficit Per Capita



Sewer Systems Infrastructure Deficit Per Capita



Do Municipalities Have the Ability to Finance Water System Replacements?

The interest cover ratio provides an indication of our **capacity to finance** system renewal using debt.

$$\text{Interest Cover Ratio} = \frac{\text{Interest Expense}}{\text{Revenues}}$$

Where:

- Interest expenses are the sum of all interest payments for debt servicing.
- Revenues include all annual revenue from sale of water or sewer services, user fees, and charges (excluding DCCs).

The interest cover ratio indicates the proportion of revenues required to pay interest on debt.

Municipalities have varying financial policies with respect to borrowing, and varying tolerance for risk. There is no single recommended interest cover ratio, but it is important that municipalities make informed decisions about borrowing that also consider future costs for infrastructure renewal and replacement, and how these costs will be covered.

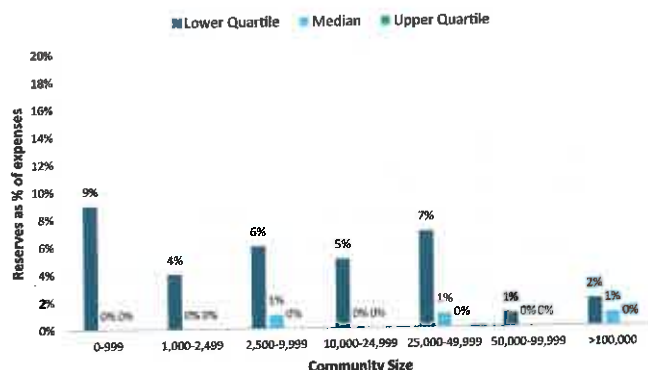
A **higher interest cover ratio** indicates that the municipality is using more debt to finance the cost of their water or sewer assets. Depending on the overall financial commitments of a community, a higher interest cover ratio may limit the municipality's ability to take on additional debt to finance asset renewal or replacement, and may indicate a greater vulnerability to increases in interest rates.

A **low interest cover ratio** indicates that a municipality is using less debt to finance the cost of their water or sewer assets. Depending on the overall financial commitments of a community, a lower interest cover ratio indicates that the municipality may have the financial capacity to use debt to finance asset renewal or replacement.

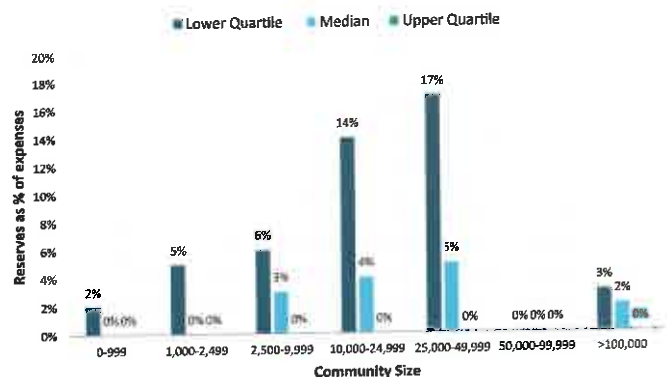
What do the ratio results tell us?

- Larger municipalities (>50,000) have a lower interest expense as a percentage of their revenues.
- Municipalities have greater debt servicing costs for wastewater systems than water systems.

Water Systems Interest Cover Ratio



Sewer Systems Interest Cover Ratio





The Path to Financial Sustainability

The cumulative effect of decisions, policies, and actions over a long period of time have influenced the financial status of BC's water and wastewater systems. Some of these factors include reliance on government grant funding for capital projects, lack of asset management planning, deferral of maintenance and investment, urban sprawl, and a lack of public support for full cost pricing.

Building financial sustainability will take time. While the financial risks to our water and wastewater systems are not immediate for all communities, it is important to make sound choices today about priorities for existing tax dollars, and set rates so that they cover the full cost of operating, maintaining, and replacing systems.

Financial sustainability is a key principle for safeguarding water, sewer, and stormwater systems so that they continue to protect public health and the environment, and contribute to economic development.

Communities can take the following steps to strengthen their financial capacity to meet current and future water and wastewater infrastructure needs:

1. Adjust water and wastewater **rates** to cover the full cost of service, including the cost to renew and replace systems.
2. Develop and implement integrated **asset management** processes that assess the state of infrastructure, evaluate risks, and set priorities for investment in water and wastewater assets.
3. Rank water and wastewater renewal and replacement projects as top **priorities** for capital investment.
4. Adopt "**smart growth**" principles.
5. Foster **collaboration** among all levels of government to support communities to become fiscally self-reliant.

"Are Our Water Systems at Risk?" is the first of a series of assessments that BCWWA will use to evaluate trends in the financial position of BC's water and wastewater systems over time. It is intended to inform dialog among elected officials, utility managers, and the public about policies and priorities for infrastructure renewal and investment, and provides recommendations that are aimed at enhancing the fiscal sustainability of our water, sewer, and storm water systems, to ensure that public water and wastewater systems continue to protect public health and the environment for generations to come.

To access the full report, go to www.bcwwa.org.



The BC Water & Waste Association (BCWWA) is a not-for-profit association representing over 4,700 water professionals who are responsible for ensuring safe, sustainable and secure water, sewer, and stormwater systems in British Columbia and the Yukon. The BCWWA's members include facility operators, utility managers, engineers, consultants, suppliers, government policy and enforcement staff, and researchers from across the BC and Yukon region.

The BCWWA gratefully acknowledges the support of the Government Finance Officers Association of BC (GFOABC); the Province of BC Ministry of Community, Sport and Cultural Development; and Urban Systems who have contributed to the creation of this report.

We would like to extend a special thank you to John Weninger, Chair of BCWWA's Infrastructure Management committee for his leadership and time in producing this important financial sustainability analysis of BC's water and wastewater system assets. In his "day job", John is a principal with the Vancouver office of Urban Systems, an inter-disciplinary consulting firm that provides strategic planning, engineering, environmental science, and urban design services to both public and private sector clients throughout Western Canada.

BC Water and Waste Association

620 - 1090 W. Pender St., Vancouver, BC V6E 2N7
604.433.4389 | contact@bcwwa.org

www.bcwwa.org

Urban Systems

550-1090 Homer St., Vancouver, BC V6B 2W9
604-235-1701 | vancouver@urbansystems.ca

www.urbansystems.ca





Sea to Sky Clean Air Society
P.O. Box 1015
Pemberton B.C. V0N 2L0
kmancer@seatoskycleanair.com
604-907-0019

April 15, 2015

Dear Mayor and Council,

On behalf of the Sea to Sky Clean Air Society, I am delighted to announce that we will once again be coordinating the province-wide Bike to Work Week event in your community for the dates May 25 – 31, 2015. We invite all members of Council to register as participants in Bike to Work Week and we request that Council consider formally declaring May 25 – 31 as “Bike to Work Week 2015” at your April 28 regular meeting of Council. In addition to offering prizes to individuals who participate in the event we are pleased to offer each Sea to Sky community a CORA bike rack in return for their participation in this year’s event. Like last year, we will be engaging the three communities in a friendly competition where the community with the highest per capita participation will win the largest rack and the other two communities will receive the smaller ones. The unveiling of the final results and the winning community will take place on Clean Air Day (June 3rd) and we request that members of your Council attend the event, where the bike rack will be presented as well as the grand prizes for the individual participants. This event will provide an opportunity for Council, staff, media and the public to celebrate the benefits of bike commuting on Clean Air Day.

In the next month and a half, we will be promoting the event, cementing the final details and sharing with you accordingly. I look forward to hearing Bike to Work Week being declared in Whistler and presenting a CORA bike rack for your community on Clean Air Day.

Thank you in advance for your support and participating in Bike to Work Week!

Sincerely,

A handwritten signature in black ink that reads "Kari Mancer".

Kari Mancer
Program Manager, [Sea to Sky Clean Air Society](#)
604-907-0019 // kmancer@seatoskycleanair.com // www.seatoskyairquality.ca
Learn more at <http://www.biketowork.ca/>

ABOUT BIKE TO WORK WEEK
MAY 25th – 31st, 2015

Bike to Work Week (BTWW) encourages people to commute to work via bicycle. Riding a bike to work instead of commuting via car promotes healthy lifestyles and prevention of health issues through regular exercise! The Sea to Sky Clean Air Society (www.seatoskyairquality.ca) supports this mandate and is coordinating the event in Whistler, Pemberton and Squamish.

Bike to Work Week aims to encourage residents to cycle to work (or school) during the event, with the objective that participants will continue to commute by bicycle on a regular basis. Commuting to work is a significant cause of carbon emissions in the Sea to Sky airshed and choosing to cycle instead, even occasionally, can have dramatic results.

Bike to Work Week's essential components include:

- Engagement of workplaces among a wide variety of organizations large and small
- Engagement of employees as team leaders—participation and registration is done through a team leader model—Team leaders in each workplace (champion volunteers) inform and motivate their co-workers
- Website tools and resources that provide convenient, free, online registration and a participant reporting system, allowing us to collect data and measure results for each region
- Celebration Stations and / or events supported by sponsors and volunteers throughout the community
- An exciting incentive program of prizes for individuals and communities
- Promoting cycling safety through the website and Celebration Stations

Bike to Work Week helps build more vibrant, green, healthier communities in which to live and work!

CONTACT

Kari Mancer

Event Manager (Pemberton, Whistler, Squamish)

Cell: 604-907-0019 Email: kmancer@seatoskycleanair.com

COORDINATED BY

