

WHISTLER

AGENDA

REGULAR MEETING OF MUNICIPAL COUNCIL TUESDAY, FEBRUARY 3, 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 February 3, 2015.

ADOPTION OF MINUTES

Adoption of the following minutes of Council meetings:

- Public Hearing Minutes of January 13, 2015 for Bylaw 2070
- Public Hearing Minutes of January 13, 2015 for Bylaw 2069
- Public Hearing Minutes of January 27, 2015 for Bylaw 2071
- Regular Minutes of January 27, 2015

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS/DELEGATIONS

Festivals, Events &
Animation Oversight
Committee

A presentation by Sue Adams, Committee Chair, John Rae, RMOW Manager of Strategic Alliances, and Bob Andrea, RMOW Manager of Village Animation and Events, regarding the 2015 Festivals, Events & Animation plan and budget.

MAYOR'S REPORT

ADMINISTRATIVE REPORTS

RZ 1100 – 8017
Highway 99 –
Amendments To CT11
Zone
Report No. 15-028
File No. RZ1100,
Bylaw 2076

That Council consider giving first and second readings to Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015;

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015;

That Council direct the Approving Officer to incorporate the amenities described in the CT11 Zone, as amended by Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015 into the Subdivision Servicing Agreement required for the subdivision of Lot 1, District Lots 1757 and 2105, Plan 17097, and

administer the Subdivision Servicing Agreement as permitted by the various Council policies and bylaws governing the subdivision of land;

That Council direct the RMOW to provide funding to the owners of Lot 1, District Lots 1757 and 2105, Plan 17097 for the RMOW portion of the underpass in the maximum upset amount of \$718,696.99 plus applicable taxes such amount to be paid by the RMOW to the owners upon substantial completion of the underpass as defined in the Subdivision Servicing Agreement, subject to Council approval of the upset amount within the 2015 Municipal Budget;

That Council authorize the General Manager of Infrastructure Services to enter into a New Grade Separation Agreement with CN Rail; and further,

That Council authorize the Mayor and the Corporate Officer to execute an amended Section 219 development covenant.

Olympic Reservoir
Replacement Crown
Land Lease Application
Report No. 15-027
File No. 280

That Council endorse a Crown Land application for a parcel of Crown land on Whistler Mountain, approximately 100m south of the current reservoir lease.

Bid Opportunity to Host
the 2017 FCM Board of
Directors Meeting
Report No. 15-026
File No. 2073

That Council direct staff to submit a bid for the Resort Municipality of Whistler to host the Federation of Canadian Municipalities (FCM) Board of Directors Meeting for March 14-17, 2017 and September 12-15, 2017; and further,

That should the bid be successful, Council accept the host responsibilities on behalf of the Resort Municipality of Whistler as outlined in Administrative Report No. 15-026.

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment
Bylaw (CT11 Zone –
8017 Highway 99) No.
2076, 2015

The purpose of Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015 is to further restrict permitted outdoor recreation uses, further restrict the maximum permitted gross floor area and maximum permitted floor space ratio, and permit an underpass under the railway track to the north of the CT11 Zone.

BYLAWS FOR THIRD READING

Zoning Amendment
Bylaw (Development
Permit Exemptions) No.
2071, 2014

In general terms, the purpose of Zoning Amendment Bylaw (Development Permit Exemptions) No. 2071, 2014 is to:

1. Amend the Zoning Bylaw to exempt single-family and duplex development from the requirement to obtain a development permit, except for development that is within a development permit area for the protection of the environment, 30 metres of the high water mark of a stream or the R11 Residential Infill One zone.

2. Add the following definition of stream:

“stream” includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

3. Replace the definition of “high water mark” with:

“high water mark” means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain;

4. Delete “natural boundary” and its definition in Section 2 and replace “natural boundary” with “high water mark” throughout the bylaw.

BYLAWS FOR ADOPTION

Park Use Amendment
Bylaw (Cross Country
and Snowshoe Trails)
No 2074, 2015

The purpose of Park Use Amendment Bylaw (Cross Country and Snowshoe Trails) No 2074, 2015 is to amend Park Use Bylaw No. 1526, 2002 to include the prohibition of walking, hiking, running, cycling, snowmobiling and dogs in the ski area during the periods of winter operations.

Municipal Ticket
Information System
Amendment Bylaw
(Cross Country and
Snowshoe Trails) No.
2075, 2015

The purpose of Municipal Ticket Information System Amendment Bylaw (Cross Country and Snowshoe Trails) No. 2075, 2015 is to amend Municipal Ticket Information System Bylaw No 1719, 2005 to add the fees for infractions of Park Use Amendment Bylaw (Cross Country and Snowshoe Trails) No. 2074, 2015.

OTHER BUSINESS

Federal Gas Tax Fund –
Strategic Priorities Fund

That Council authorize staff to submit an application for funding assistance under the Federal Gas Tax Fund – Strategic Priorities Fund for the following Capital projects:

- “Community Wildfire Protection Program”
- “Nesters Crossing Trails and Underpass”

That Council authorize staff to submit an application for funding assistance under the Federal Gas Tax Fund – Strategic Priorities Fund for the following Capacity Building project:

- “Artificial Turf Evaluation Study”

CORRESPONDENCE

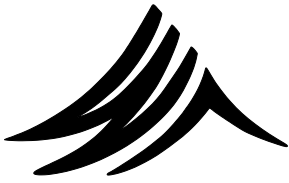
Alta Lake Road Sewer
Project
File No. 365

Correspondence from Bob MacDonald, dated January 26, 2015, requesting Council proceed and pass a plan to get the remaining homes on Alta Lake Road connected to the sewer system.

LMLGA AGM &
Conference
File No. 2083

Correspondence from Joslyn Young, Executive & Association Services Coordinator for UBCM and LMLGA, dated January 26, 2015, regarding registration, the Call for Resolutions, and the Call for Nominations for the 2015 Lower Mainland Local Government Association (LMLGA) AGM and Conference May 6-8, 2015, in Harrison Hot Springs.

ADJOURNMENT



WHISTLER

MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, JANUARY 13, 2015 STARTING AT 6:04 PM**

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

PRESENT:

Acting Mayor J. Crompton

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

ABSENT: Mayor N. Wilhelm-Morden

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Paul
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Recording Secretary, A. Winkle
Senior Planner, M. Laidlaw
Senior Planner, J. Belobaba
Planner, A. Antonelli
Planner, F. Savage
Planning Analyst, K. Creery
Planning Analyst, B. McCrady

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 (CC1 Zone – Clock Tower Hotel), No. 2070, 2014" (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.

Explanation An explanation was given by Amica Antonelli, Planner, concerning the proposed Bylaw.

Submissions Acting Mayor J. Crompton called three times for submissions by the public.

No submissions were made by the public.

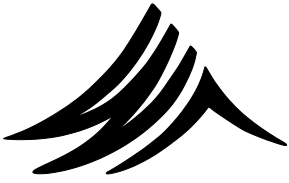
Correspondence Shannon Story, Corporate Officer, indicated that no correspondence was received regarding the proposed Bylaw.

ADJOURNMENT

Hearing no further comments, the Public Hearing adjourned at 6:10 p.m.

Acting Mayor J. Crompton

Corporate Officer: S. Story



WHISTLER

MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, JANUARY 13, 2015 STARTING AT 6:11 PM**

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

PRESENT:

Acting Mayor J. Crompton

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

ABSENT: Mayor N. Wilhelm-Morden

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Paul
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Recording Secretary, A. Winkle
Senior Planner, M. Laidlaw
Senior Planner, J. Belobaba
Planner, A. Antonelli
Planner, F. Savage
Planning Analyst, K. Creery
Planning Analyst, B. McCrady

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 (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014" (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.

Explanation An explanation was given by Kevin Creery, Planning Analyst, concerning the proposed Bylaw.

Submissions Acting Mayor J. Crompton called three times for submissions by the public.

No submissions were made by the public.

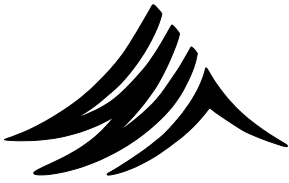
Correspondence Shannon Story, Corporate Officer, indicated that no correspondence was received regarding the proposed Bylaw.

ADJOURNMENT

Hearing no further comments, the Public Hearing adjourned at 6:14 p.m.

Acting Mayor J. Crompton

Corporate Officer: S. Story



WHISTLER

MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, JANUARY 27, 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

ABSENT: Councillor S. Maxwell

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Paul
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Manager of Recreation, R. Weetman
Bylaw Services Supervisor, S. Smith
Senior Planner, J. Belobaba
Planner, B. McCrady
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 (Development Permit Exemptions) No. 2071, 2014" (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 Zoning Amendment Bylaw (Development Permit Exemptions) No. 2071, 2014 is to:

1. Amend the Zoning Bylaw to exempt single-family and duplex development from the requirement to obtain a development permit, except for development that is within a development permit area for the protection of the environment, 30 metres of the high water mark of a stream or the R11 Residential Infill One zone.
2. Add the following definition of stream:

“stream” includes any of the following that provides fish habitat:

(a) a watercourse, whether it usually contains water or not;
(b) a pond, lake, river, creek or brook;
(c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).
3. Replace the definition of “high water mark” with:

“high water mark” means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain;
4. Delete “natural boundary” and its definition in Section 2 and replace “natural boundary” with “high water mark” throughout the bylaw.

Explanation An explanation was given by J. Belobaba, Senior Planner, concerning the proposed Bylaw.

Submissions Crossland Doak, 3121 Alta Vista Road:

- stated that he is a local landscape architect and building designer, and Chair of the Advisory Design Panel and is speaking as a professional and citizen of the community.
- stated that he would support the bylaw in general, with an objection to the exemption clause for lands zoned as R11 Residential Infill One zone.
- stated that the R11 zone was developed for modest infill and modest density increase in the community, and is a zone that needs to be encouraged.
- spoke to the environmental benefits of infill housing, and that we should not be continuing to extend boundaries.
- commented that the zone should not be penalized where single family and duplex zone is not.
- commented that the planner’s presentation spoke to all environmental points and never explained why this zone has been included in the exemption to be excused from the required permits.
- encouraged Council to support the bylaw, but striking the “or within the R11 Residential Infill One Zone” text.

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

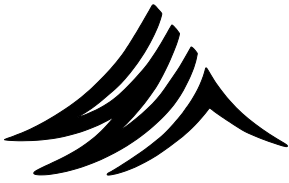
Correspondence Shannon Story, Corporate Officer, indicated that no correspondence was received regarding the proposed Bylaw.

ADJOURNMENT

Hearing no further comments, the Public Hearing adjourned at 6:07 p.m.

Mayor Wilhelm-Morden

Corporate Officer: S. Story



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JANUARY 27, 2015, STARTING AT 5:30 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

ABSENT: Councillor S. Maxwell

Chief Administrative Officer, M. Furey
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Bylaw Services Supervisor, S. Smith
Senior Planner, J. Belobaba
Planner, B. McCrady
Recording Secretary, A. Winkle

ADOPTION OF AGENDA

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

That Council adopt the Regular Council agenda of January 27, 2015, noting that the "2015 May Long Weekend Committee" report is an Administrative Report, instead of an Information Report as marked on the agenda.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of January 13, 2015.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

West Coast Estonian Festival

A presentation was given by Harry Jaako, Vice Chairman, Estonian League of the West Coast and Honorary Consul for Estonia in British Columbia, regarding an introduction to the West Coast Estonian Festival, August 5-9, 2015, Whistler.

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

That Council refer the request from Harry Jaako regarding the West Coast Estonian Festival to staff for further consideration.

CARRIED

Cheakamus Crossing

A presentation was given by Eric Martin, President and Chair of Whistler2020 Development Corporation (WDC), regarding the WDC Business Plan.

Council Retreat and Corporate Plan

A presentation was given by Mike Furey, Chief Administrative Officer, regarding the recent Council retreat and Corporate Plan.

MAYOR'S REPORT

Mayor Wilhelm-Morden thanked Councillor J. Grills and Councillor J. Crompton for filling in for her while she was away.

Mayor Wilhelm-Morden reported that she and members of Council attended the Gateways, Portals, Connection and Wayfinding Open House on January 21. About 70 community members attended to give feedback about the four key village enhancement projects including the:

- Master Wayfinding and Arrival Experience Strategy
- Village Portals and Banners Strategy
- Cultural Connector Project; and,
- Gateway Loop Enhancement Project

Please visit whistler.ca/villageprojects to review the open house materials, and share your comments online until February 4.

Mayor Wilhelm-Morden reported that over 100 people attended the Lost Lake Cross-Country open house on Saturday, January 24, despite the rain. The participants enjoyed half-price day tickets, free hot chocolate and marshmallows. Whistler FM broadcast the event live on location.

Mayor Wilhelm-Morden reported that the Cheakamus Community Forest is hosting an open house on Thursday, February 5 from 4:00 p.m. to 6:30 p.m. The meeting will be in the Whistler Public Library common room. Plans for the proposed 2015 harvesting will be available for viewing. Five years of the

Cheakamus Community Forest have been completed. There are usually two open houses per year; one to show the harvesting plans, and one to give an annual update. She encouraged community members who have not attended in the past to come out this year. There are plans on the horizon to move into new areas in the valley for harvesting that affect all of us.

Mayor Wilhelm-Morden reported that applications are being received for three positions until February 3 for volunteering on the Measuring Up Select Committee of Council. The Measuring up Select Committee is appointed by Council to advise on accessibility and inclusion matters in Whistler. Please see the Committees of Council page on whistler.ca for more information about applying.

Mayor Wilhelm-Morden reported that Lions Gate Bridge will have lane closures on Sunday through Thursday nights from 7:00 p.m. until 5:30 a.m. The work began this week and will continue until February 19. During these times, it will take additional time to get to and from downtown Vancouver and the airport on this route. Please visit DriveBC's website for more information and ensure you advise your staff, friends and visitors.

Councillor J. Grills reported that on January 15 he went to Lower Mainland Local Government Association (LMLGA) session with Councillor Anderson, Councillor Ford, and Councillor Maxwell.

Councillor J. Grills reported that last week the BC Transit stakeholders meeting was held which provided an update on the 25 year transit plan for the corridor.

ADMINISTRATIVE REPORTS

2015 May Long Weekend Moved by Councillor J. Crompton
Committee Seconded by Councillor J. Ford
Report No. 15-018
File No. 2100

That Council appoint a Select Committee of Council entitled the "2015 May Long Weekend Committee."

That Council appoint Councillor J. Grills as Council representative to the 2015 May Long Weekend Committee, with Councillor A. Janyk as the alternate; and further,

That Council endorse the Terms of Reference for the 2015 May Long Weekend Committee attached as Appendix A to Council Report 15-018.

CARRIED

Whistler 2020
Development
Corporation – Business
Plan, January 2015
Report No. 15-025
File No. 8200.26

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

That Council receive and endorse the Business Plan of Whistler 2020 Development Corporation, dated January 2015 and attached as Appendix A to Administrative Report 15-025.

CARRIED

Commercial Vehicle
Parking Program
Report No. 15-019
File No. 4700

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

That Council direct staff to engage with Main Street merchants on the proposed changes to the Commercial Parking Program.

CARRIED

Blueberry Hill Land Use
Contract Amendment to
the Gross Floor Area
Definition – 3506 and
3510 Falcon Crescent
Report No. 15-024
File No. RZ1098,
RZ1099, Bylaw 2072

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

That Council consider giving first and second readings to Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2072, 2015; and,

That Council authorize the Corporate Officer to schedule a public hearing regarding Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2072, 2015 and to advertise for same in the local newspapers; and further,

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

CARRIED

Bylaw Amendments for
the Winter Use of Lost
Lake Cross Country and
Snowshoe Trails
Report No. 15-020
File No. 7737.1

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

That Council consider giving first, second and third reading to Park Use Amendment Bylaw (Cross Country and Snowshoe Trails) No. 2074, 2015; and further,

That Council consider giving first, second and third reading to Municipal Ticket Information System Amendment Bylaw (Cross Country and Snowshoe Trails) No. 2075, 2015.

CARRIED

Whistler.com Systems
Inc. 2013 and 2014
Annual Filing
Report No. 15-021
File No. Vault

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

That the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolve that the Municipality, as one of the shareholders of Whistler.com Systems Inc., pass the consent resolutions of the shareholders of Whistler.com Systems Inc., copies of which are attached to this report No.15-021 as Appendix A and D, and that the Mayor and Corporate Officer execute and deliver the attached resolutions on behalf of the Municipality.

CARRIED

Tourdex.com Systems
Inc. 2013 and 2014
Annual Filing
Report No. 15-023
File No. Vault

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

That the Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolve that the Municipality, as one of the shareholders of Tourdex.com Systems Inc., pass the consent resolutions of the shareholders of Tourdex.com Systems Inc., a copies of which are attached to Administrative Report No.15-023 as Appendix A and D, and that the Mayor

and Corporate Officer execute and deliver the attached resolutions on behalf of the Municipality.

CARRIED

Whistler Housing
Authority Ltd. 2014
Annual Filing
Report No. 15-022
File No. Vault

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

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

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

That Council waive the requirement of holding an Annual General Meeting of the shareholder of Whistler Housing Authority Ltd., deemed to be held on December 7, 2014;

That Council accept the attached Financial Statements of Whistler Housing Authority Ltd. for the year ending December 31, 2013;

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

Jonathan Decaigny
Sharon Fugman
Brian Good
Michael Hutchison
Nancy Wilhelm-Morden
Duane Jackson
John Grills;

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

That the Mayor and Corporate Officer be authorized to sign the annual Shareholders' Resolutions as attached (in lieu of the 2014 Annual General Meeting) of Whistler Housing Authority Ltd.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Advisory Design Panel

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

That minutes Advisory Design Panel meeting of November 19, 2014 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Land Use Contract
Amendment Bylaw
(Blueberry Hill) No.
2072, 2015

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

That Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2072, 2015 receive first and second readings.

CARRIED

Park Use Amendment
Bylaw (Cross Country
and Snowshoe Trails)
No. 2074, 2015

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

That Park Use Amendment Bylaw (Cross Country and Snowshoe Trails) No. 2074, 2015 receive first and second readings.

CARRIED

Municipal Ticket
Information System
Amendment Bylaw
(Cross Country and
Snowshoe Trails) No.
2075, 2015

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

That Municipal Ticket Information System Amendment Bylaw (Cross Country and Snowshoe Trails) No. 2075, 2015 receive first and second readings.

CARRIED

BYLAWS FOR THIRD READING

Zoning Amendment
Bylaw (Development
Permit Exemptions) No.
2071, 2014

Council took no action regarding Zoning Amendment Bylaw (Development Permit Exemptions) No. 2071, 2014.

CORRESPONDENCE

Community Enrichment
Program Report Backs
File No. 3004

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

That correspondence regarding 2014 Community Enrichment Program report backs from the following organizations be received:

- Association of Whistler Residents for the Environment (AWARE)
- BC Luge Association
- Get Bear Smart Society
- North Shore Schizophrenia Society
- Sea to Sky Invasive Species Council
- Spring Creek Community School
- Whistler Adaptive Sports Program (WASP)
- Whistler Centre for Sustainability
- Whistler Children's Chorus
- Whistler Gymnastics Club
- Whistler Naturalists
- Whistler Nordics Ski Club
- Whistler Roller Girls Society
- Whistler Sailing Association

- Whistler Sea Wolves Swim Club
- Whistler Skating Club
- Whistler Valley Quilters Guild
- Whistler Waldorf School
- Whistler Writers Group
- Whistler Youth Soccer Club
- Sea to Sky Community Services – Whistler Parent-Tot Program
- Women's Centre
- Whistler Off Road Cycling Association (WORCA)
- Zero Ceiling Society

CARRIED

Cheakamus Crossing
Heating System –
Follow Up
File No. 3009

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

That correspondence from Erica Finnsson, dated January 20, 2015, regarding results a survey of Cheakamus Crossing residents of the DES heating system be received and referred to staff.

CARRIED

District Energy System
File No. 3009

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

That correspondence from Tristan Galbraith, dated January 21, 2015 regarding the District Energy System (DES) in Cheakamus Crossing be received.

CARRIED

Northern Lights
Rezoning Completion
File No. RZ1084

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

That correspondence from Beau Craig, Strata Property Agent for WRM Strata Management and Real Estate Services Ltd., on behalf of the Northern Lights Strata Corporation, thanked Council for reviewing and approving the re-zoning application at Northern Lights be received.

CARRIED

Walter Zebrowski
Memorial Scholarship
Fund
File No. 3009

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

That correspondence from Ewa Zebrowski, dated December 17, 2014, requesting a one-time gift to the Walter Zebrowski Memorial Scholarship Fund be received.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the January 27, 2015 Council meeting at 7:00 p.m.

CARRIED

Mayor N. Wilhelm-Morden

Corporate Officer: S. Story



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 3, 2015

REPORT: 15-028

FROM: Resort Experience

FILE: RZ 1100, Bylaw 2076

SUBJECT: RZ 1100 – 8017 HIGHWAY 99 – AMENDMENTS TO CTI1 ZONE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to Zoning Amendment Bylaw (CTI1 Zone – 8017 Highway 99) No. 2076, 2015;

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw (CTI1 Zone – 8017 Highway 99) No. 2076, 2015;

That Council direct the Approving Officer to incorporate the amenities described in the CTI1 Zone, as amended by Zoning Amendment Bylaw (CTI1 Zone – 8017 Highway 99) No. 2076, 2015 into the Subdivision Servicing Agreement required for the subdivision of Lot 1, District Lots 1757 and 2105, Plan 17097, and administer the Subdivision Servicing Agreement as permitted by the various Council policies and bylaws governing the subdivision of land;

That Council direct the RMOW to provide funding to the owners of Lot 1, District Lots 1757 and 2105, Plan 17097 for the RMOW portion of the underpass in the maximum upset amount of \$718,696.99 plus applicable taxes such amount to be paid by the RMOW to the owners upon substantial completion of the underpass as defined in the Subdivision Servicing Agreement, subject to Council approval of the upset amount within the 2015 Municipal Budget;

That Council authorize the General Manager of Infrastructure Services to enter into a New Grade Separation Agreement with CN Rail; and further,

That Council authorize the Mayor and the Corporate Officer to execute an amended Section 219 development covenant.

REFERENCES

Location: 8017 Highway 99

Legal description: Lot 1, District Lots 1757 and 2105, Plan 17097

Owners: Mons Holdings Ltd., Inc. No. BC0784998 and
NSW Holdings Ltd. Inc. No. BC0208420

Current Zoning: CTI1 (Community and Transportation Infrastructure One)

Appendices: “A” Location Map
“B” Underpass plans

PURPOSE

This report brings forward Zoning Amendment Bylaw (CTI1 Zone – 8017 Highway 99) No. 2076, 2015 for Council consideration of first and second readings. The bylaw proposes to amend the CTI1 (Community and Transportation Infrastructure One) Zone to:

- change the amenity requirements to permit an option for a pedestrian underpass at the railway track immediately north of the subject lands in addition to the currently permitted pedestrian bridge, and
- add restrictions to the permitted outdoor recreation uses, restrict the maximum permitted gross floor area and restrict the maximum permitted floor space ratio, consistent with the Section 219 covenant registered on title of the subject lands as CA2803368.

This report also seeks the necessary resolutions from Council to manage the construction and collect securities for the valley trail and pedestrian underpass at the railway track, both of which are amenity requirements of the CTI1 Zone.

DISCUSSION

The owners of 8017 Highway 99 have proposed an alternative to the valley trail pedestrian bridge at the railway track required by the CTI1 Zone. The proposed underpass solution has been reviewed by municipal staff and consultants and is considered an improved solution as compared to a pedestrian bridge. The proposed alternative solution realizes a cost savings to both the RMOW and developer.

Existing CTI1 Zone Regulations and Covenant Requirements

The Nesters Crossing lands, located at 8017 Highway 99, are zoned CTI1. The CTI1 Zone is an amenity zone wherein prior to building a floor area greater than 500 square metres and prior to subdivision, the owners of the land are required to provide the following amenities:

1. transfer a portion of land to the municipality for public purposes;
2. provision of a statutory right of way for public trails passing through the CTI1 Zone;
3. construction of the public trails in the CTI1 Zone, with the option that the municipality may require the owner to construct the trail portion north of the rail bridge to the extent only that the cost of such construction does not exceed the cost of constructing the trail along the southern boundary of the CTI1 zone, in which case the owner need not construct the trail portion along the southern boundary; and
4. provision of a pedestrian bridge over the railway track and connecting the new public trails at 8017 Highway 99 with existing or proposed trails to the north of the railway track, including such authorizations from CN Rail.

The above amenity requirements are specified in detail in the CTI1 Zone. The zoning allows the owners to meet the amenity obligations by entering into an agreement with the municipality for the owners to provide the amenities by a specified date and provide security, but no such agreement shall be permitted in relation to the rail bridge amenity until the authorizations from CN Rail have been issued in writing.

In their consideration of the zoning amendment bylaw that zoned the subject lands to CTI1, Council of the day had concerns pertaining to the permitted uses of the property, potential visual impacts and character of the development, and the density provisions and potential maximum amount of development for the site. In response, the owners made the following commitments in the form of a Section 219 covenant as a condition of the zoning approval:

Permitted Uses:

- For the indoor and outdoor recreation category of permitted uses place restrictions to prohibit any outdoor motorized recreation, rifle range or paint ball facility, and any uses that would generate noise or dust that is likely to cause a nuisance to owners, occupiers or users of adjacent or nearby lands.

Visual Quality:

- Comply with guidelines for the form and character of development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures. These guidelines are to be consistent in form and content with those specified for Industrial Development within the municipality's updated Official Community Plan.
- For any subdivided parcel that abuts the 20 metre setback area from the Highway 99 right of way, landscape the building setback area with trees of a conifer species in a manner that screens the development and any outdoor uses from views from Highway 99.
- Install a chain link fence of at least 5 feet in height along the edge of the 20 metre setback area from the Highway 99 right of way, to protect the long term health of trees and vegetation within setback area and maintain effective vegetative screening of views from Highway 99 to the development.
- Supplement the existing vegetative screening within the 20 metre setback area from the Highway 99 right of way with at least 50 conifer trees each at least 6 feet in height in locations acceptable to the municipality.
- Restrict the uses within the Valley Trail statutory right of way to permit tree buffer, valley trail and underground utilities only.

Development Density:

- Place additional density limits on the amount of development for the site by establishing a maximum permitted floor space ratio is 0.5 per development parcel and a maximum buildable gross floor area of 18,580.608 square metres (approximately 200,000 square feet) for the total CT1 Zone site area.

Council adopted the CT11 zoning for the subject lands on October 2, 2012 and the Section 219 covenant was registered on the title of the property as CA2803368. Administrative Report No. 12-109, dated October 2, 2012, stated that "Should Council move to adopt the proposed zoning and OCP bylaws, the provisions pertaining to permitted uses and densities may be incorporated directly within the zoning regulations for the property within a subsequent rezoning. The applicant has provided written support for such a rezoning." The municipality is initiating the subsequent zoning at this time.

Current Rezoning Proposal

Leading up to and subsequent to adoption of the CT11 zoning for the property, the owners retained Creus Engineering to explore several options for a pedestrian bridge over the railway track, as well as a pedestrian underpass to assess costs and functionality with the intent to establish the least costly option for the given site conditions, operational considerations and user requirements. Aside from providing a solution at a reduced amount, one of the advantages of an underpass versus a bridge, are identified by the owners in a letter dated October 21, 2014 include:

- A pedestrian bridge is at significant height, with heights in the rail area in excess of 9.0 metres above the trail surface grades on either side of the rail, which can be intimidating for valley trail users.

- A bridge will require a 140 metre long, raised approach on each side at a maximum 5% grade, whereas the underpass on 35 metres at a maximum 5% grade on each side. The longer include necessary for the pedestrian bridge can be a fitness issue for both young and old for uphill travel and can be intimidating on such a long downhill section.
- An underpass does have an enclosed section but is less than 31 metres in length, straight, see through, and will be lit and painted white to address safety issues.
- With its approaches, the bridge is high in the centre and almost 300 metres in total length and will present a significant visual impact to the area including residents, the golf course and valley trail uses. The underpass is visually neutral and would be landscaped to provide a much more aesthetically positive experience.
- Snow removal in the area of the rail is a concern for CN. Snow removal on the overpass and the long approaches would be an issue both for access and icing as well as with the disposal of snow due to long lengths. The underpass has sections at 5% but they are relatively short and the underpass structure itself is not at risk from plow action.

North of the 8017 Highway 99 property, there is an existing valley trail paralleling the highway from the Rainbow subdivision to the highway entrance of the Cypress Place subdivision. South of the Cypress Place highway entrance the valley trail is unpaved and terminates in the vicinity of the Nicklaus North cart path north of the railway track. South of 8017 Highway 99, there is an existing valley trail paralleling the highway to the intersection of Nesters Road. The construction of the CT11 Zone valley trail and rail crossing amenities by the owners of 8017 Highway 99, together with the remaining section of valley trail north of the rail track (RMOW works), will complete the section of valley trail from the Rainbow subdivision to Nesters Road.

Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015

The purpose of Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015 is to amend the CT11 Zone to:

- change the amenity requirements to permit an option for a pedestrian underpass at the railway track immediately north of the subject lands in addition to the currently permitted pedestrian bridge, and
- add restrictions to the permitted outdoor recreation uses, restrict the maximum permitted gross floor area and restrict the maximum permitted floor space ratio, consistent with the Section 219 covenant registered on title of the subject lands as CA2803368.

Specifically, the bylaw will amend the CT11 Zone by:

- replacing the permitted use of “indoor and outdoor recreation” with “indoor recreation”
- by adding the permitted use “non-motorized outdoor recreation, excluding rifle range and paintball facility, and excluding any other non-motorized outdoor recreation use that is likely, because of noise or dust it generates, to cause a nuisance to the owners, occupiers or users of adjacent lands or to the public”
- by replacing the text in subsection 16.2.2 with the following text:
“Despite subsection 16.2.1, the maximum permitted gross floor area of all buildings and structures on all parcels in the CT11 Zone is increased to 18,581 square metres, and land in the CT11 zone may be subdivided, if the owner has provided the following amenities to the Municipality at the time of issuance of a building permit authorizing construction of buildings or structures that would increase the density of development in the zone above 500 square meters or at the time of deposit of the subdivision plan, as the case may be;”

- by replacing the word “bridge” with the words “bridge or underpass” in subsections 16.2.2.3 and 16.2.3, and in the sketch plan that appears immediately after subsection 16.8.13;
by replacing the text in subsection 16.2.2.4 with the following text:
"provision of either a valley trail pedestrian bridge or underpass of the railway track to the north of the CT11 Zone constructed to a design approved by the Municipality and connecting the new public trails in the CT11 Zone with existing or proposed trails to the north of the railway track including such authorization from Canadian National Railways or the railways regulatory authority as are required for the public use of the overpass or underpass in perpetuity; if a bridge is provided it must have a clear inside width of at least 3.7 metres, and if an underpass is provided it must a clear inside width of at least 3.6 meters, and in either case the grades generally must not exceed 5%."
- by inserting the following text as subsection 16.2.4: “The maximum permitted floor space ratio is 0.5.”
- by renumbering the subsection numbering in the CT11 Zone to subsection 16 and renumber accordingly all provisions within that subsection and all references to those provisions.
-

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Recreation and Leisure	The cost of amenities is covered within the resort community's financial means and is equitably shared among stakeholders.	The developer would incur the capital costs of constructing the Valley Trail on the subject lands including a bridge or underpass to the most northerly railway track. The RMOW is responsible for the proposed valley trail north of the most northerly railway track. An underpass solution results in costs savings to both the developer and RMOW as discussed in detail in the Budget Section of this report.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
None.		

OTHER POLICY CONSIDERATIONS

Official Community Plan

Whistler's OCP outlines specific items for review with respect to rezoning applications. A brief summary follows in Table 1. The proposal complies with applicable policies of the OCP.

Table 1: OCP Criteria for Evaluating Proposals for Zoning Amendments

OCP Criteria	Comments
Proposals that increase the bed unit capacity of the municipality will only be considered if the development: provides clear and substantial benefits to the resort; is supported by the community in the opinion of Council; will not cause unacceptable impacts on the community,	The proposal does not increase the bed unit capacity.

resort or environment; and meets all applicable criteria set out in the OCP.	
Capable of being served by Municipal water, sewer and fire protection services.	Yes.
Accessible via the local road system.	Yes.
Comply with Environmental Impact Assessment process in Schedule O.	Yes, the required environmental assessments were provided at the time of the rezoning of the subject lands in 2012 from RR1 to CT11.
The project must comply with all applicable policies of the OCP.	Yes.
Traffic volumes and patterns on Highway 99 and the local road system.	No impact.
Overall patterns of development of the community and resort	The lands are designated a Development Area, an Existing Service Commercial and Industrial Area and a Sewer and Water Service Area in the OCP.
Municipal Finance	The proposed zoning amendment to permit a pedestrian underpass comes at a cost savings to the property owner and to the municipality. Refer to the Budget Considerations section of this report for further details.
Views and Scenery	The proposed zoning amendment will permit a pedestrian underpass, which will have less visual impact than a pedestrian overpass.
Existing Community and Recreation Facilities	n/a
Employee Housing	n/a
Community greenhouse gas emissions	The density restrictions proposed by the zoning amendment may result in decreased greenhouse gas emissions. The proposed resolutions will enable the completion of the proposed railway underpass and valley trail to advance in a timely manner, the result being that this important “commuter” valley link will be complete.
Heritage Resources	n/a
The project must exhibit high standards of design, landscaping and environmental sensitivity.	The property is located in a development permit area for form and character of development, protection of the natural environment and protection of development from hazardous conditions.
No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space.	No impact.

Legal Considerations

It is recommended that Council authorize the Mayor and the Corporate Officer to execute an amended Section 219 development covenant as Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015 will incorporate certain provisions of the Section 219 covenant registered on title of the property as CA2803368 directly into the CT11 Zone. These provisions pertain to permitted uses and maximum density as described in the Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015 section of this report. All other provisions would continue to be maintained within a modified covenant.

BUDGET CONSIDERATIONS

Staff agree with the owners assessment of proposed advantages of a pedestrian underpass versus a pedestrian bridge as previously noted and further suggests that a 22 percent cost savings is

estimated for the RMOW. The total capital cost for a bridge option was estimated by the owner's engineer to be \$1,988,427.00, and the underpass cost is estimated at \$1,626,561.00. The RMOW savings is estimated at \$176,984.00 and is proportionate to the savings realized by the developer.

The RMOW funding portion of the underpass, with a maximum upset amount of \$718,696.99 plus applicable taxes, is subject to Council approval of the upset amount in the 2015 Municipal Budget. Additional RMOW costs associated with connecting the Cyprus Place Valley Trail to the northern limit of the underpass have been identified separately and will be included in the 2015 municipal budget process for Council's consideration.

The RMOW reviewed the valley trail/underpass drawings and cost estimates with the owner's engineer, Creus Engineering. Staff are satisfied with the drawings to date and associated cost estimates. The owner has suggested that the underpass construction cost noted above would be the maximum cost to the RMOW and that there may be further cost savings as the drawings are finalized.

The Subdivision Servicing Agreement will require the owner to provide security in one of the forms deemed acceptable in Council Policy E-2, for completion of the subdivision servicing works.

All costs associated with staff time for the rezoning application, public hearing, notices and legal fees will be paid by the municipality.

COMMUNITY ENGAGEMENT AND CONSULTATION

No formal community engagement has been undertaken to date with respect to the application.

Zoning Amendment Bylaw (CTI1 Zone – 8017 Highway 99) No. 2076, 2015 will be subject to a public hearing adhering to statutory public notice requirements.

SUMMARY

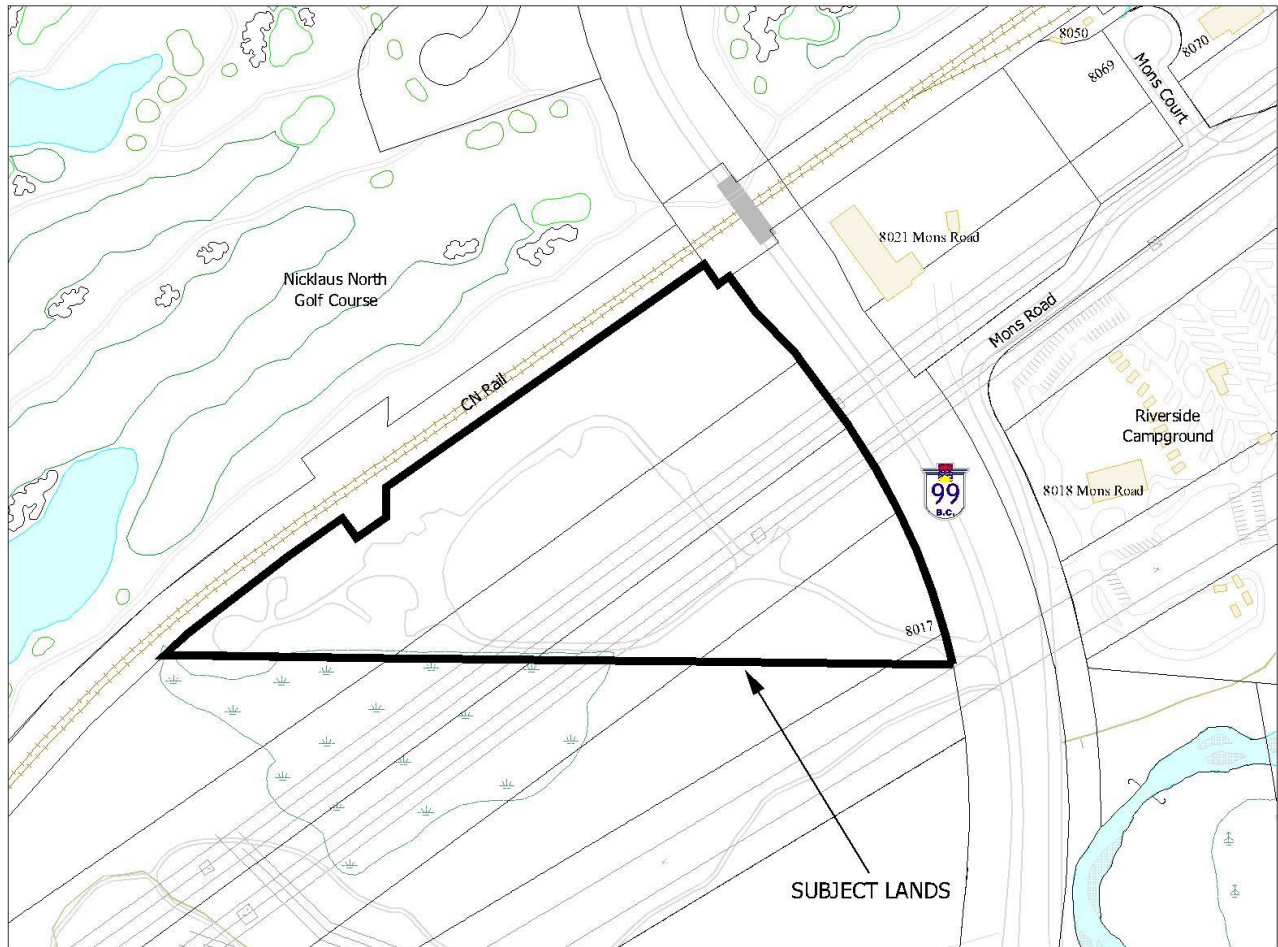
This report presents Zoning Amendment Bylaw (CTI1 Zone – 8017 Highway 99) No. 2076, 2015 for Council's consideration of first and second readings. This report also seeks the necessary resolutions from Council to manage the construction and collect securities for the valley trail and pedestrian underpass at the railway track, both of which are amenity requirements of the CTI1 Zone.

Respectfully submitted,

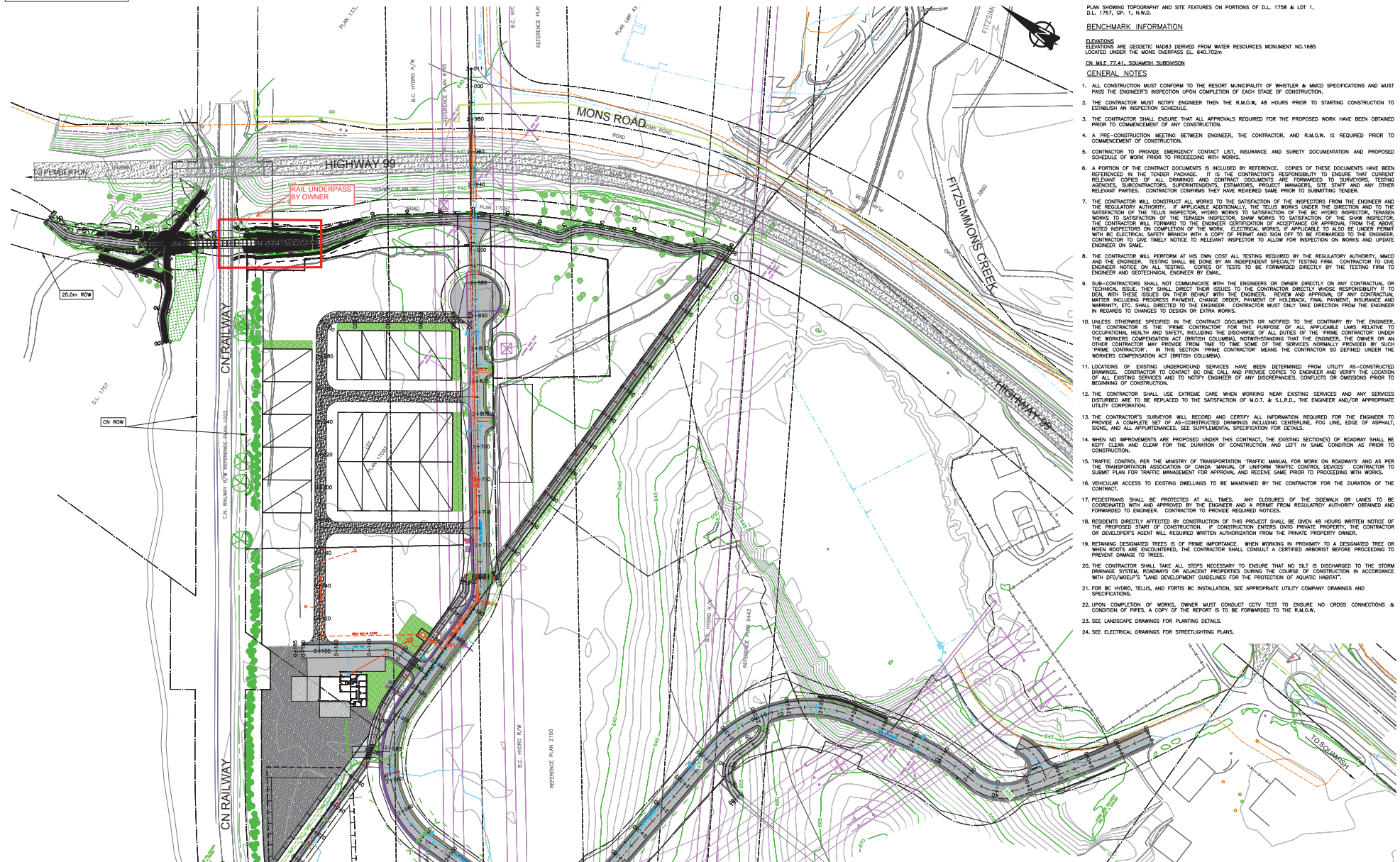
Melissa Laidlaw
SENIOR PLANNER
for
Jan Jansen
GENERAL MANAGER, RESORT EXPERIENCE

APPENDIX A

LOCATION MAP



FOR ELECTRICAL SEE DMD DRAWINGS



4	MAR 06.12	CN SUBMISSION	KBH	6	OCT 12.14	PER MITG OCT 3, 2014	KBH	Client
3	JAN 17.12	GENERAL REVISION	KBH	7	SEP 23.14	RIMOW RE-SUBMISSION	KBH	project
2	JAN 11.12	REVISED PER CN AND RIMOW COMMENTS	KBH	8	JUL 31.14	REVISED PER RIMOW FLOOD COMMENTS	KBH	
1	AUG 15.11	ISSUED FOR REVIEW	KBH	5	AUG 07.12	REVISED PER CN COMMENTS	KBH	
Rev.	date	revision	drawn	no.	date	revision	checked	

MONS HOLDING

SQUAMISH SUBDIVISION
WHISTLER, BC

www.creus.ca

CREUS Engineering Ltd
Civil Engineers

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approved
designed by K.B.H.
drawn by A.F.G.
checked by R.A.W.
date MAR 20.11

VALLEY TRAIL PEDESTRIAN UNDERPASS
AT MONS SIDING AT CN MILE 77.41
KEY PLAN

scale
1"=500' vert.
file no.
10158
drawing no.
KEY-1
rev.
8



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 3, 2015

REPORT: 15-027

FROM: Infrastructure Services

FILE: 280

SUBJECT: OLYMPIC RESERVOIR REPLACEMENT CROWN LAND LEASE
APPLICATION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse a Crown Land application for a parcel of Crown land on Whistler Mountain, approximately 100m south of the current reservoir lease.

REFERENCES

Appendix A: Application Area Map

PURPOSE OF REPORT

The Municipality is to apply to Crown Lands for a parcel of Crown land on which to construct a planned replacement water reservoir. Before the Crown will process the application, they require an attached Council resolution endorsing it.

DISCUSSION

The Municipality is nearing completion of a major update to the Long-Term Drinking Water Supply Plan, which will be coming forward to Council soon. The Plan updates requirements for both raw water supply and the domestic water storage used to ensure there is enough water available throughout the day.

The draft Plan defines the ultimate water infrastructure configuration required to support the most severe foreseeable demand conditions, and has thereby identified a domestic water storage shortfall in the current system. The planned replacement of the Olympic reservoir provides an opportunity to close this domestic water storage gap in the most economical manner possible.

The Olympic Reservoir was constructed on Crown land on Whistler Mountain in the 1970's, and is scheduled to be replaced as part of the current five-year capital plan. It is essential that this reservoir be replaced as soon as it is feasible to do so. Olympic Reservoir has a critical role in supplying water to Whistler Village such that it can't be taken off-line during the construction period. Furthermore, the site it's on isn't large enough to hold the new reservoir without demolishing Olympic Reservoir first.

Therefore, in order to proceed with design for the replacement reservoir a suitable site must be made available.

Our Engineers have determined the subject Crown land site on Whistler Mountain is the best possible, given financial, hydraulic, operating, site suitability, and land availability constraints. The subject site has significant hydraulic advantages over the current site. Other sites were also considered: of these, two other sites were deemed feasible, but with relative disadvantages.

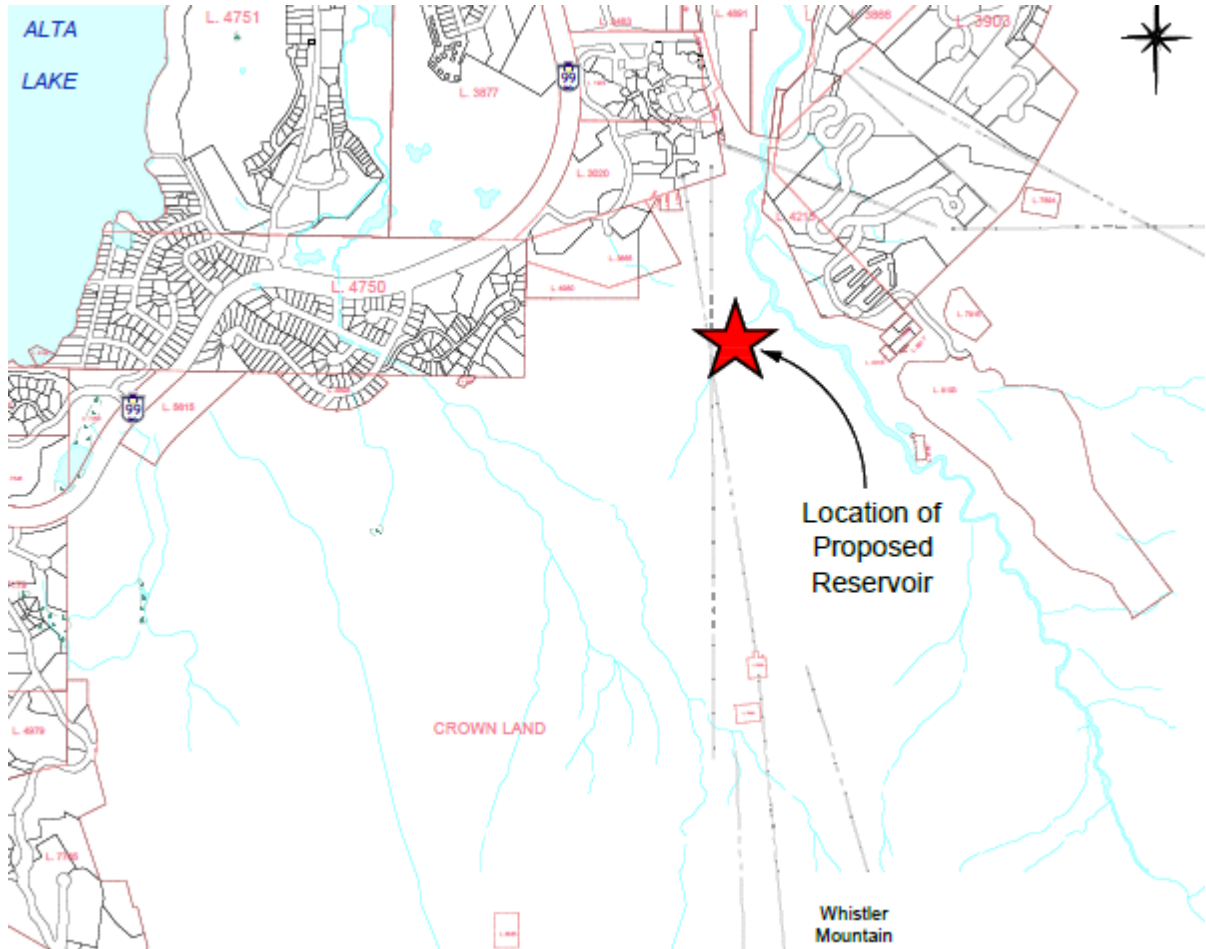


Figure 1: Location Map

The exact siting of the reservoir on the proposed reservoir lands will be determined once the Crown has approved use of the lands: a detailed land survey as well as geotechnical sampling and analysis will be required before reservoir siting can be determined.

Use of the subject lands by RMOW is supported in writing by Whistler-Blackcomb. Once the new reservoir is commissioned and Olympic reservoir decommissioned and demolished, use of the Olympic reservoir lands will return to Whistler Blackcomb, with net advantages to Whistler-Blackcomb operations.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Water	With respect to water resources, capital and long-term costs are managed in a financially prudent and fiscally responsible manner.	Construction using the selected site will be much less costly than the alternatives, primarily because it will require little or no rock blasting and removal, will allow continued use of the existing Olympic water main, and unlike the alternative sites, it will not require new water mains along Lorimer Road and Blackcomb Way.
Water	Water supply is distributed reliably, equitably and affordably – and is managed proactively within the context of effective and efficient emergency preparedness.	The new reservoir shape will ensure much more consistent water pressure. Some portion of the increased domestic water storage volume would likely be available to supplement fire storage in the event of a major fire. The likely two chamber design of the new reservoir will provide higher reliability.
Water	Whistler's potable water supply system delivers water of excellent quality, which meets or exceeds all relevant health standards, and meets benchmark aesthetic standards whenever possible.	The replacement reservoir will likely have two chambers, allowing easily scheduled and relatively inexpensive inspection, cleaning and maintenance. Olympic reservoir must not be emptied below 50%: the replacement reservoir will address this situation, resulting in better water quality during low water-use periods.
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes and evoking a dynamic sense of place.	Olympic reservoir is a tall concrete tower readily visible from various points on Whistler Mountain. The replacement reservoir should be very hard to see as it will be short and wide, and will be sited amongst existing trees.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Natural Areas	A policy of no net habitat loss is followed, and no further loss is preferred.	The portion of the subject lands occupied by the replacement reservoir and related infrastructure will necessarily be logged and partially leveled, resulting in minor forest loss. The Olympic reservoir site will continue to be used by Whistler-Blackcomb operations for the foreseeable future.
Recreation & Leisure	Quality recreation and leisure activities are delivered with exceptional service.	The subject lands are adjacent to the Singing Pass Trail. During construction a portion of the trail will be fenced on the construction side. Trail users will travel partly along a road that will sometimes carry heavy equipment, and then go past a major construction site.

OTHER POLICY CONSIDERATIONS

The Municipality holds numerous tenures for utilities on crown lands. Council has the ability to apply to Crown Lands for the parcel required for the proposed reservoir.

BUDGET CONSIDERATIONS

The current five year plan includes funds for land acquisition, design, and construction of the proposed reservoir.

COMMUNITY ENGAGEMENT AND CONSULTATION

Staff have conducted preliminary site meetings with Whistler-Blackcomb staff in order to ensure Whistler-Blackcomb requirements were incorporated into our site cost-benefit analyses.

SUMMARY

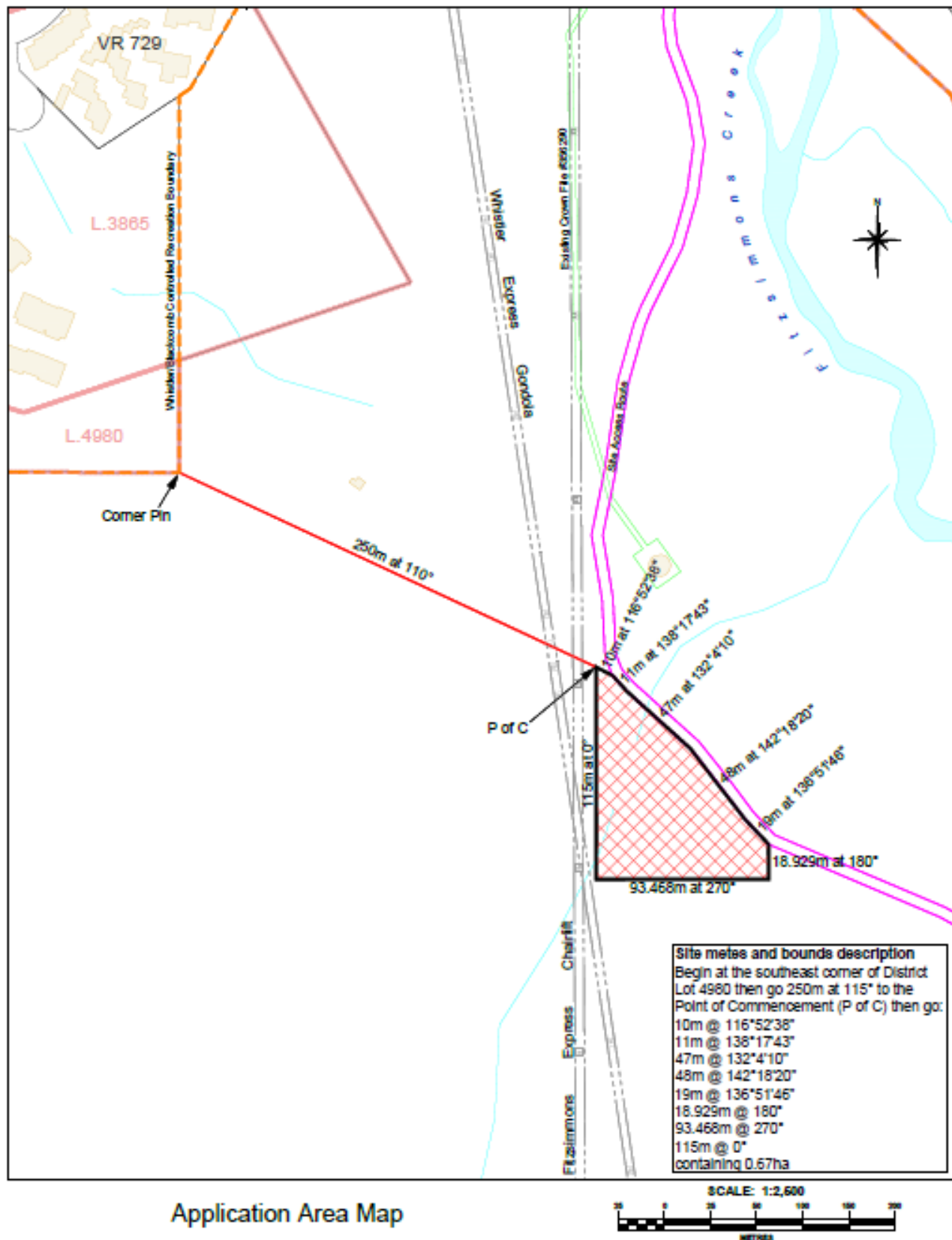
The Municipality intends to apply to Crown Lands for a lease on a parcel of land required to construct a reservoir. Before the Crown will receive and process said application, they require a Council resolution that endorses the application.

Respectfully submitted,

Michael Day, P. Eng.
Utilities Group Manager
for
Joe Paul
General Manager, Infrastructure Services

APPENDIX A

Application Area Map





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: February 3, 2015
FROM: Corporate and Community Services
SUBJECT: BID OPPORTUNITY TO HOST THE 2017 FCM BOARD OF DIRECTORS MEETING

REPORT: 15-026
FILE: 2073.03

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council direct staff to submit a bid for the Resort Municipality of Whistler to host the Federation of Canadian Municipalities (FCM) Board of Directors Meeting for March 14-17, 2017 and September 12-15, 2017; and further,

That should the bid be successful, Council accept the host responsibilities on behalf of the Resort Municipality of Whistler as outlined in Administrative Report No. 15-026.

PURPOSE OF REPORT

This report is to seek Council's approval for staff to submit a bid to host one of the two 2017 Federation of Canadian Municipalities (FCM) Board of Directors Meetings in the Resort Municipality of Whistler (RMOW).

DISCUSSION

Background

FCM has been the national voice of municipal government since 1901. With over 2,000 members, FCM represents the interests of municipalities on policy and program matters that fall within federal jurisdiction. Members include Canada's largest cities, small urban and rural communities, and 20 provincial and territorial municipal associations.

The RMOW hosted the FCM Annual Conference and Municipal Expo in 2009. Over 2,000 delegates attended and it was the largest conference ever held in Whistler. Unfortunately, FCM has changed the rules in regards to hosting the annual conference which now precludes Whistler in its current reality from hosting future FCM conferences. The host city guidelines now state that the entire conference must be held in one building. The Whistler Conference Centre is not large enough to host the entire conference under its roof. During the 2009 FCM Conference, the conference was housed in the Whistler Conference Centre and in various conference spaces in Whistler hotels. The parking lot in front of the Conference Centre was also tented to host the Municipal Expo.

As a result of these changes to the rules, the RMOW would like to bid to host the smaller Board of Directors Meeting which can easily be accommodated within Whistler. The Board of Directors

Meeting will bring 150 delegates to Whistler. There are two Board of Directors Meetings in 2017 and staff recommend that we bid for both of them in the hopes of getting one.

Host Responsibilities

Should the RMOW be successful in securing one of the FCM 2017 Board of Directors Meetings it will be financially responsible for the following:

- **Delegates Welcome Reception** – organizing and financing.
Approximately 150 delegates attend the welcome reception which is usually held on a Tuesday evening.
- **Delegates Cocktail and Dinner** – organizing and financing
Approximately 150 delegates attend the cocktail and dinner which is usually held on a Thursday evening.
- **Office equipment** – The host community must provide complimentary computer equipment as well as the services of a technician available on an on-call basis, during the entire event. Equipment that must be provided includes 8 PC's and monitors and 4 laser printers.
- **Other Administrative duties as agreed upon**

WHISTLER 2020 ANALYSIS

Overall, hosting the FCM Board of Directors Meeting supports the Whistler 2020 strategies of economic, partnership and visitor experience.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Economic	Whistler has a diversified and year-round tourism economy.	The FCM Board of Directors Meeting will bring economic benefits to Whistler.
	Whistler proactively seizes economic opportunities that are compatible with tourism and effectively adapts to changing external conditions.	
	Effective partnerships with government and tourism organizations support economic health.	
Partnership	Decisions consider the community's values as well as short and long-term social, economic and environmental consequences.	Hosting the FCM Board of Directors Meeting will economically benefit the entire Resort.
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.	The RMOW and Tourism Whistler will work with FCM to ensure that the Board of Directors experiences the best that Whistler has to offer and provides a great visitor experience.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Finance	The resort community effectively and efficiently balances its costs and expenditures.	It is anticipated that any costs that will have to be paid by the municipality to host the meeting will result in higher economic benefits to the resort community.

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

A preliminary estimate of the budget is \$30,000. Should we be successful in the bid, a detailed budget will be included in the 2017 Financial Plan and staff will investigate whether a room surcharge could be instituted to offset costs to the RMOW.

COMMUNITY ENGAGEMENT AND CONSULTATION

The RMOW is currently working with Tourism Whistler to put together the bid proposal. Should Council wish to proceed and the RMOW is successful in being awarded one of the Board of Directors meetings then the RMOW and Tourism Whistler will be working with Whistler hotels to secure room blocks and competitive room rates.

SUMMARY

This report seeks Council's approval for staff to submit a bid to host one of the 2017 Federation of Canadian Municipalities (FCM) Board of Director Meetings in the Resort Municipality of Whistler (RMOW).

Respectfully submitted,

Shannon Story
MANAGER, LEGISLATIVE SERVICES
for
Norm McPhail
GENERAL MANAGER, CORPORATE AND COMMUNITY SERVICES

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (CTI1 ZONE – 8017 HIGHWAY 99) No. 2076, 2015

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

WHEREAS the Council may in a zoning bylaw pursuant to the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones and require the provision of parking spaces and loading spaces for uses, buildings and structures;

NOW THEREFORE the 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 (CTI1 Zone – 8017 Highway 99) No. 2076, 2015”.
2. The land that is the subject of this Bylaw is land within the Commercial Transportation Infrastructure One (CTI1) Zone, legally described as Lot 1, District Lots 1757 and 2105, Plan 17097, and shown outlined in heavy black line on the sketch plan attached as Schedule 1 to this Bylaw.
3. Section 9, Industrial Zones, of Zoning and Parking Bylaw No. 303, 1983 is amended as follows:
 - (a) subsection 11 that was added by section 2(c) of Zoning Amendment Bylaw (Community and Transportation Infrastructure One) No. 1860, 2008 is renumbered subsection 16 and all provisions within that subsection and all references to those provisions are renumbered accordingly;
 - (b) by replacing the term “indoor and outdoor recreation” in subsection 16.1(d) with the term “indoor recreation”;
 - (c) by inserting the following text as subsection 16.1(k) and renumbering the remaining permitted uses in subsection 16.1 in the appropriate alphabetical order:

non-motorized outdoor recreation, excluding rifle range and paintball facility, and excluding any other non-motorized outdoor recreation use that is likely, because of noise or dust it generates, to cause a nuisance to the owners, occupiers or users of adjacent lands or to the public”;
 - (d) by replacing the text in subsection 16.2.2 with the following text:

“Despite subsection 16.2.1, the maximum permitted gross floor area of all buildings and structures on all parcels in the CTI1 Zone is increased to 18,581 square metres, and land in the CTI1 zone may be subdivided, if the owner has provided the following amenities to the Municipality at the time of issuance of a building permit authorizing construction of buildings or structures that would increase the density of development in the zone above 500 square meters or at the time of deposit of the subdivision plan, as the case may be;”
 - (e) by replacing the word “bridge” with the words “bridge or underpass” in subsections 16.2.2.3 and 16.2.3, and in the sketch plan that appears immediately after subsection 16.8.13;

Zoning Amendment Bylaw (CTI1 Zone – 8017 Highway 99) No. 2076, 2015

- (f) by replacing the text in subsection 16.2.2.4 with the following text:

"provision of either a valley trail pedestrian bridge or underpass of the railway track to the north of the CTI1 Zone constructed to a design approved by the Municipality and connecting the new public trails in the CTI1 Zone with existing or proposed trails to the north of the railway track including such authorization from Canadian National Railways or the railways regulatory authority as are required for the public use of the overpass or underpass in perpetuity; if a bridge is provided it must have a clear inside width of at least 3.7 metres, and if an underpass is provided it must a clear inside width of at least 3.6 meters, and in either case the grades generally must not exceed 5%."

- (g) by inserting the following text as subsection 16.2.4:

"The maximum permitted floor space ratio is 0.5."

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

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

Given third reading this ___ day of _____, ____.

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

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

Nancy Wilhelm-Morden
Mayor

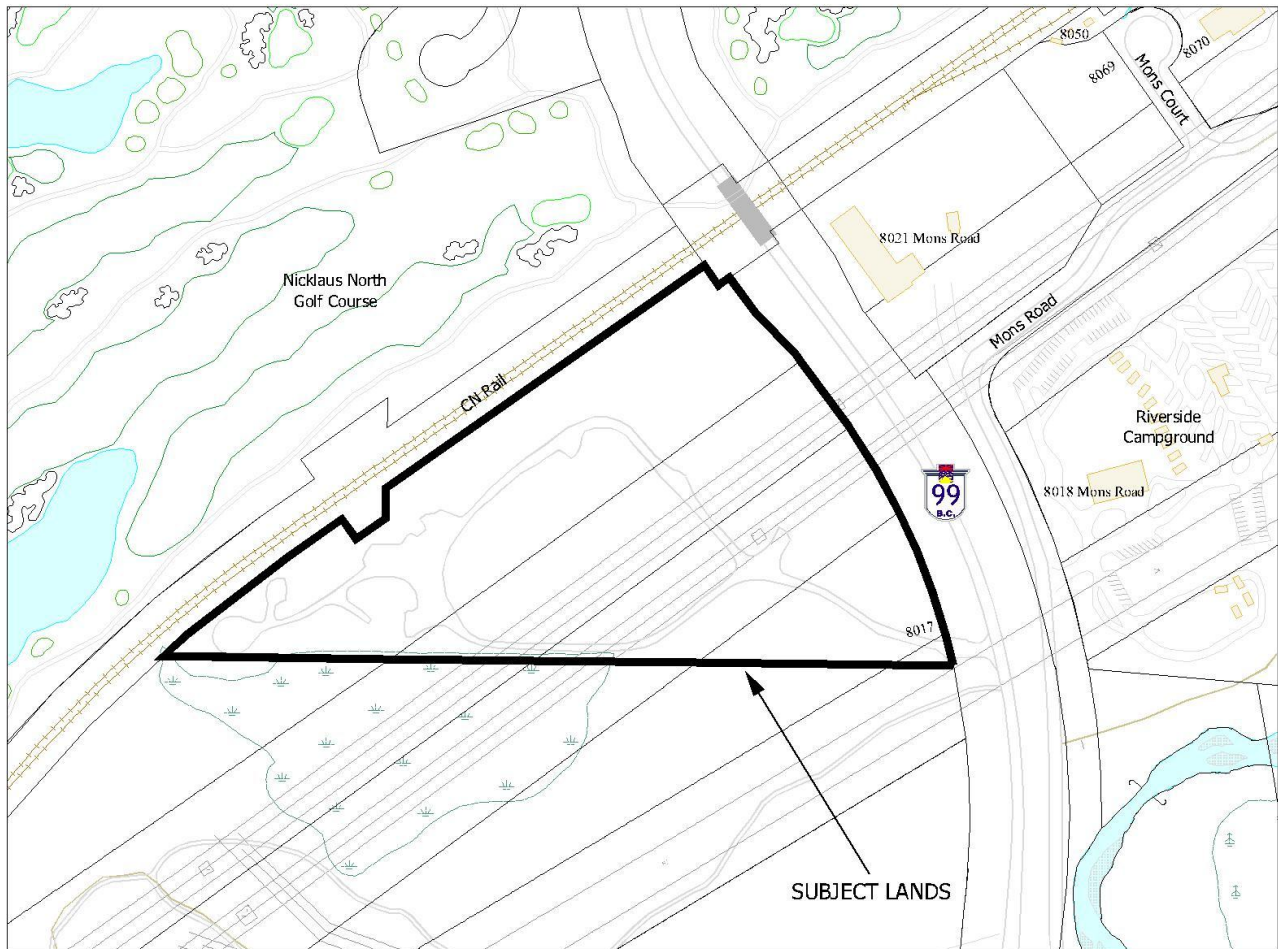
Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (CTI1 Zone – 8017 Highway 99) No. 2076, 2015"

Shannon Story
Corporate Officer

Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015

Schedule 1 to Zoning Amendment Bylaw (CT11 Zone – 8017 Highway 99) No. 2076, 2015



RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (Development Permit Exemptions) NO. 2071, 2014

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

WHEREAS Council has designated Development Permit Areas for one or more of the purposes enumerated in s. 919.1(1) of the *Local Government Act*;

AND WHEREAS pursuant to Section 919.1(4) of the *Local Government Act* a zoning bylaw may, with respect to development permit areas, specify conditions under which a development permit is not required;

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 (Development Permit Exemptions) No. 2071, 2014”.
2. Zoning and Parking Bylaw No. 303, 1983 is amended in Section 2 by adding the following definition of “stream” in appropriate alphabetical order:

“stream” includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
 - (b) a pond, lake, river, creek or brook;
 - (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).
3. The bylaw is further amended in Section 2 by replacing the definition of “high water mark” with the following:

“high water mark” means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain;
4. The bylaw is further amended by deleting “natural boundary” and its definition in Section 2 and by replacing “natural boundary” with “high water mark”:
 - (a) in the definition of “usable site area” in Section 2;
 - (b) throughout Section 5.3 “Floodproofing requirements”.
5. The bylaw is further amended by adding the following as Section 5.16, “Development Permit Exemptions for Detached and Duplex Dwellings”:
 1. Development within the following categories is exempt from the requirement to obtain a development permit:
 - a. detached dwelling;
 - b. duplex dwelling;
 - c. auxiliary buildings ancillary to a detached dwelling or duplex dwelling.

“Zoning Amendment Bylaw (Development Permit Exemptions) No. 2071, 2014”

- d. subdivision to create parcels on which the only types of development permitted by this bylaw are detached or duplex dwellings.
- 2. The exemption described in s. 5.16.1 does not apply if any part of the parcel of land that is the subject of the proposed development is:
 - a. within a development permit area for the protection of the environment, or for the protection of the environment, its ecosystems and biological diversity, and within 30 metres of the high water mark of a stream; or
 - b. within the R11 Residential Infill One zone.

Given first and second reading this 13th day of January, 2015.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 27th day of January, 2015.

Given third reading this ___ day of _____, ____.

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

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

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy of “Zoning Amendment Bylaw (Development Permit Exemptions) No. 2071, 2014”

Shannon Story
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

**PARK USE AMENDMENT BYLAW (CROSS COUNTRY AND SNOWSHOE TRAILS)
NO. 2074, 2015**

A BYLAW TO AMEND PARK USE BYLAW NO. 1526, 2002

WHEREAS the Council of the Resort Municipality of Whistler has adopted Park Use Bylaw No. 1526, 2002; and

WHEREAS the Council of the Resort Municipality of Whistler deems it necessary and expedient to amend Park Use Bylaw No. 1526, 2002;

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

TITLE

1. This Bylaw may be cited as "Park Use Amendment Bylaw (Cross Country and Snowshoe Trails) No. 2074, 2015".

AMENDMENTS

1. Parks Use Bylaw No. 1526, 2002 is amended by adding the following to Section 24 as sub-section (f) regarding prohibited activities on Lost Lake Cross Country and Snow Shoe Trails:

Section 24

- (f) From the beginning of winter operations until the end of winter operations on the Lost Lake Cross Country Ski and Snowshoe Trails the following is prohibited:
 - i. Walk, hiking, and running
 - ii. Cycling
 - iii. Snowmobiling
 - iv. Dogs

GIVEN FIRST READING this 27th day of January, 2015.

GIVEN SECOND READING this 27th day of January, 2015.

GIVEN THIRD READING this this 27th day of January, 2015.

ADOPTED this this __ day of _____, ____.

Nancy Wilhelm-Morden, Mayor

Shannon Story, Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Park Use Amendment Bylaw (Cross Country and Snowshoe Trails) No. 2074, 2015"

Shannon Story, Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

**MUNICIPAL TICKET INFORMATION SYSTEM AMENDMENT BYLAW (CROSS
COUNTRY AND SNOWSHOE TRAILS) NO. 2075, 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 for all purposes as the "Municipal Ticket Information System Amendment Bylaw (Cross Country and Snowshoe Trails) No. 2075, 2015".
- 2) The Schedules to Municipal Ticket Information System Implementation Bylaw No. 1719, 2005 shall be amended as follows:
 - A. Schedule "B7" is deleted and replaced with Schedule "B7" attached to and forming part of this Bylaw.

GIVEN FIRST, SECOND and THIRD READINGS this 27th day of January, 2015.

ADOPTED this __ day of _____, ____.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of the "Municipal Ticket
Information System Amendment
Bylaw (Cross Country and Snowshoe
Trails) No. 2075, 2015"

Shannon Story
Corporate Officer

SCHEDULE B7

Parks Bylaw No. 1526, 2002.

DESIGNATED EXPRESSION	SECTION	FINE
Cause damage to park flora	10	\$200.00
Cause damage or defacing park property	11	\$200.00
Pollute area of water or land	13	\$200.00
Cause alarm or possible injury to any animal	15	\$200.00
Permitting livestock or horses in a park	19	\$50.00
Dispose of lit or burning substance	20	\$200.00
Leave fire unattended	22	\$200.00
Discharge of fireworks in a park	23	\$500.00
Engage in prohibited activity	24	\$100.00
Post notice or matter in area not permitted	25	\$100.00
Possession of open liquor	28	\$100.00
Operate a motor vehicle except on roadway	30	\$100.00
Permit a dog on a sandy beach between May 1 and September 30	33(a)	\$100.00
Permit a dog in Lost Lake Park during restricted dates	33(b)	\$100.00
Permit dog in waterfowl nesting site	33(c)	\$200.00
Permit dog inside any building, washroom, or concession.	33(d)	\$100.00
Failure to maintain care and control of a dog in an off leash area	35	\$50.00
Permitting dog in heat in an off leash area	37	\$50.00
Erecting a tent or shelter without a permit	40	\$100.00
Use of amplifying system or loudspeaker without a permit	41	\$100.00
Use of a park for commercial business without authorization	42	\$200.00
Obstruction of a Bylaw Officer or Peace Officer	46	\$500.00

From: Bob McDonald [<mailto:bmcdonald89@gmail.com>]

Sent: Monday, January 26, 2015 4:37 PM

To: Mayor's Office

Cc: Bob McDonald; Martha McDonald

Subject: Alta Lake Road - Sewer Project

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

Hello and congrats to the new Council,

I am writing to you today to implore you to please proceed and pass the plan to get the remaining homes on Alta Lake Road connected to the sewer system. I feel strongly that getting the homes on Alta Lake on the sewer system is in the best interest of the municipality. Alta Lake Road forms a very popular part of the valley trail system (especially in the summer) - i think it is horrible when visitors and residents can smell the horrible putrid odours coming from the various fields and holding tanks along Alta Lake Road from time to time.

I commend the previous council for moving the project forward as they did. Five homes on the south end of Alta Lake Road were able to get onto the sewer. Unfortunately for many of us in support of the sewer proposal - there seems to be a very vocal local resident or two who are opposed to getting on the sewer system. This group seems to have been successful in stalling the program. I understand from talking with the engineering department that they have asked the Municipality to investigate installing the sewer down by lake along the CN Rail right of way. The engineer's can tell you that this option is extremely expensive as opposed to their proposal of the line at road level. My guess would be that this is really just a red herring by the opposing group - cost is a very important factor for all of us, why would they advocate for an option that will be twice as expensive? In any regard, as a resident i am very opposed to investigating and installing a line down at lake level as i am very concerned what that would do to our lake access and what CN Rail might do if forced to focus on the issue. The engineering department has recommended the sewer be at the street level - its most cost effective for one reason - we should listen to the experts on this matter. Connecting to the sewer line will surely increase property values for all of the residents of Alta Lake Road. It is frustrating for me as a resident that some of my neighbours can't see this. Those on septic fields are being "penny wise and pound foolish" as the old saying goes. Anyhow, I just wanted to reach out to Council and urge you to please keep up the momentum on this project.

thanks

Bob & Martha McDonald

Bob McDonald
5638 Alta Lake Road
Whistler, BC
bobmc89@me.com
604 561 7600

mailing address:

6135 Southlands Place,
Vancouver, BC, V6N1M9

From: Joslyn Young [<mailto:jyoung@ubcm.ca>]
Sent: Monday, January 26, 2015 12:57 PM
To: Joslyn Young
Subject: LMLGA Call for Resolutions & Nominations
Importance: High

For Distribution to:
Mayor/Chair
Council/Board

Dear LMLGA Member:

The 2015 Lower Mainland Local Government Association (LMLGA) AGM & Conference is scheduled for **May 6 – 8** in **Harrison Hot Springs**. The conference theme is "[Planning Today, Protecting Tomorrow](#)". The LMLGA conference is where LMLGA members bring their resolutions in advance of UBCM. Once endorsed at LMLGA, your resolution automatically goes to UBCM for consideration.

The [Call for Resolutions](#) and the [Call for Nominations](#) is now being issued. Please note that *resolutions are due by March 20, 2015*.

Registration

Registration will open mid-February. An e-mail notification will be sent out once registration is live.

Hotel Reservations

Accommodations can be booked at a discounted convention rate through the [Harrison Hot Springs Resort & Spa](#) by **calling the Reservations Department at 1-800-663-2266** (at prompts press 2 for group reservations). Callers should identify themselves as being with the Lower Mainland Local Government Association in order to receive the discounted group rate, which is between \$145 and \$185 per night depending on your room type selection.

All *conference information* can be found on the LMLGA website at:

<http://www.lmlga.ca/pages/events.php>

HAVING TROUBLE VIEWING THE WEBSITE? Try using the FIREFOX BROWSER for best results.

Joslyn Young
Executive & Association Services Coordinator
UBCM & LMLGA
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