



# WHISTLER

## AGENDA

### 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

#### ADOPTION OF AGENDA

Adoption of the Regular Council agenda of January 27, 2015.

#### ADOPTION OF MINUTES

Adoption of the Regular Council minutes of January 13, 2015.

#### PUBLIC QUESTION AND ANSWER PERIOD

#### PRESENTATIONS/DELEGATIONS

West Coast Estonian  
Festival

A presentation 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.

Cheakamus Crossing

A presentation by Eric Martin, President of Whistler2020 Development Corporation, regarding the Business Plan.

Council Retreat and  
Corporate Plan

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

#### MAYOR'S REPORT

#### INFORMATION REPORTS

2015 May Long Weekend  
Committee  
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 a Council representative to the 2015 May Long Weekend Committee; 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.

## ADMINISTRATIVE REPORTS

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

**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.

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

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

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

**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.

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

**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.

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

**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.

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

**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.

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

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

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

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

## **MINUTES OF COMMITTEES AND COMMISSIONS**

Advisory Design Panel      Minutes of the Advisory Design Panel meeting of November 19, 2014.

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

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

The purpose of Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2072, 2015 is to amend the existing Blueberry Hill Land Use Contract's gross floor area definition for the specified properties and to replace the existing gross floor area definition in the Land Use Contract with the definition in Zoning Bylaw No. 303 with its' excluded floor areas with respect to basements, crawlspaces and void spaces.

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.

### **BYLAWS FOR THIRD READING**

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

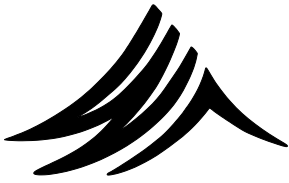
In general terms, the purpose of Zoning Amendment Bylaw (Development Permit Exemptions) No. 2071, 2014 is to:

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.

## **CORRESPONDENCE**

Community Enrichment Program Report Backs File No. 3004	<p>Correspondence regarding 2014 Community Enrichment Program report backs from the following organizations:</p> <ul style="list-style-type: none"><li>• Association of Whistler Residents for the Environment (AWARE)</li><li>• BC Luge Association</li><li>• Get Bear Smart Society</li><li>• North Shore Schizophrenia Society</li><li>• Sea to Sky Invasive Species Council</li><li>• Spring Creek Community School</li><li>• Whistler Adaptive Sports Program (WASP)</li><li>• Whistler Centre for Sustainability</li><li>• Whistler Children's Chorus</li><li>• Whistler Gymnastics Club</li><li>• Whistler Naturalists</li><li>• Whistler Nordics Ski Club</li><li>• Whistler Roller Girls Society</li><li>• Whistler Sailing Association</li><li>• Whistler Sea Wolves Swim Club</li><li>• Whistler Skating Club</li><li>• Whistler Valley Quilters Guild</li><li>• Whistler Waldorf School</li><li>• Whistler Writers Group</li><li>• Whistler Youth Soccer Club</li><li>• Sea to Sky Community Services – Whistler Parent-Tot Program</li><li>• Women's Centre</li><li>• Whistler Off Road Cycling Association (WORCA)</li><li>• Zero Ceiling Society</li></ul>
Cheakamus Crossing Heating System – Follow Up File No. 3009	<p>Correspondence from Erica Finnsson, dated January 20, 2015, regarding results a survey of Cheakamus Crossing residents of the DES heating system.</p>
District Energy System File No. 3009	<p>Correspondence from Tristan Galbraith, dated January 21, 2015 regarding the District Energy System (DES) in Cheakamus Crossing.</p>
Northern Lights Rezoning Completion File No. RZ1084	<p>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.</p>
Walter Zebrowski Memorial Scholarship Fund File No. 3009	<p>Correspondence from Ewa Zebrowski, dated December 17, 2014, requesting a one-time gift to the Walter Zebrowski Memorial Scholarship Fund.</p>

## **ADJOURNMENT**



# WHISTLER

## MINUTES

### REGULAR MEETING OF MUNICIPAL COUNCIL JANUARY 13, 2015, STARTING AT 5:30 PM

In the Franz Wilhelmsen 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  
Senior Planner, M. Laidlaw  
Senior Planner, J. Belobaba  
Planner, A. Antonelli  
Planner, R. Brennan  
Planner, F. Savage  
Planning Analyst, K. Creery  
Planning Analyst, B. McCrady  
Recording Secretary, A. Winkle

General Manager, Whistler Housing Authority, M. Zucht

#### **ADOPTION OF AGENDA**

Moved by Councillor J. Ford

Seconded by Councillor J. Grills

**That** Council adopt of the Regular Council agenda of January 13, 2015.

CARRIED

#### **ADOPTION OF MINUTES**

Moved by Councillor S. Maxwell

Seconded by Councillor J. Grills

**That** Council adopt the Regular Council minutes and Public Hearing minutes of December 16, 2014.

CARRIED

## **PUBLIC QUESTION AND ANSWER PERIOD**

Denis Ebacher, Cheakamus Crossing, asked a series of questions about the District Energy System (DES) in the Cheakamus Crossing neighbourhood.

Mr. Ebacher asked why there were not complete inspection of the DES system before residents moved in.

J. Paul responded that those dwellings were owned and commissioned by the Whistler Development Corporation who are not here to answer that question. M. Furey responded that we can find that out and we can get information on how to contact the Whistler Development Corporation to find out if they were inspected.

D. Ebacher asked why there were different installers of the DES systems throughout the Cheakamus Crossing area.

Acting Mayor J. Crompton responded that there were a number of different contractors working on the project, and speculated that there may have been a different builder for each strata.

D. Ebacher asked about the level certification, standards, and knowledge of those doing the installation as determined by WDC.

J. Paul responded that a discussion would need to be held with WDC, but suspected that they would have sought a reasonable level of certification.

D. Ebacher asked if there was an overall inspector or expert overseeing the installation and if they were installed to spec at least.

Acting Mayor J. Crompton responded that would be a question for the WDC.

M. Furey responded that WDC had some of the top builders in the area working on the project, and commented on his confidence in WDC to build and construct to the standards required and that they can look into Mr. Ebacher's inquiries.

D. Ebacher asked why residents are having major issues with the system.

M. Furey responded that the homes were built by WDC and had warranties that covered whatever was built.

D. Ebacher asked how to have the issues discussed with WDC. He asked if he is obligated to pay a tax of approximately \$700 per year for a system that does not work for him.

Acting Mayor J. Crompton responded that the RMOW has put it in their work plan to pick up the report that was dropped by BC Hydro to develop terms of reference to understand what kind of performance the system is giving and how it compares to regular electrical. He hopes it will be instructive to move forward, and understand whether the system is delivering in the way it was hoped to do.

D. Ebacher asked who decided that tap water would be included as a liquid in the closed loop system, as it causes scaling. He commented cost of water treatment is \$600.

J. Paul responded that the municipal system is a closed loop system that conveys the thermal energy to the heat pump and does not interact with the

water within an owners building. He commented on the quality of the tap water and how unlikely it is to be fouling the systems.

D. Ebacher asked what liquid was put in the system and why, and who was monitoring the standard of the liquid put in to ensure it would not create scaling in three to four years.

J. Paul responded it comes back to what WDC did for monitoring their contract as mechanical engineers.

Acting Mayor J. Crompton encouraged D. Ebacher to bring questions and information to Council and WDC.

J. Paul commented that there were extensive studies done during the design phase of the Cheakamus Crossing neighbourhood to set out what the savings would be and magnitude of the savings. The purpose of this new study is to test those assumptions and determine the levels of efficiency as compared to those design assumptions.

Acting Mayor J. Crompton reported that the 2015 budget includes a manual that hopefully will bring together information that is easier to consume.

Huxley Smith, 7215 Spruce Grove Way, asked for signage to point out the accessible route to the Whistler Gondola Bus Exchange from Skiers Plaza which bypasses the route with stairs.

#### **PRESENTATIONS/DELEGATIONS**

Community Enrichment Program Report	A presentation was given by Chelsey Walker, Executive Director, Whistler Adaptive Sports Program Society, reporting back on the 2014 Community Enrichment Program grant.
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Community Enrichment Program Report	A presentation was given by Mandy Rousseau, Fundraising Director, Whistler Off Road Cycling Association (WORCA), reporting back on the 2014 Community Enrichment Program grant.
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Community Enrichment Program Report	A presentation was given by Suzie Soman, Director of Early Child Development Services, Sea to Sky Community Services Society, reporting back on the 2014 Community Enrichment Program grant.
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#### **MAYOR'S REPORT**

Acting Mayor Crompton reported that Council attended a two-day retreat with the senior management team on December 17 and 18. The priorities and focus of the upcoming four-year Council term were discussed and will set the stage for the 2015 budget process and development of an updated Corporate Plan. You will hear more about the direction in the coming weeks including a presentation planned by Chief Administrative Officer Mike Furey at the next council meeting.

Acting Mayor Crompton reported that last month's busy holiday season was very busy. The Village was animated with skating at Whistler Olympic Plaza, Family Après, the Whistler Holiday Experience in the Conference Centre, and a huge Village-wide New Year's Eve celebration. In total 2,750 tickets were sold to people for the three family-friendly New Year's Eve venues at Whistler



Olympic Plaza, Millennium Place and the Whistler Conference Centre. Over 5,000 people attended the Fire & Ice show and midnight fireworks at Skiers Plaza. The free transit with extra service, which was paid for by the RMOW, got everybody home safely at the end of the night. I'd also like to acknowledge the excellent work of the many businesses and people of Whistler for delivering an amazing resort experience during such an important and busy time for our community.

Acting Mayor Crompton congratulated Councillor Grills' son, Brendan Grills, who just qualified as the second youngest cicerone, a sommelier for beer, in Canada.

Acting Mayor Crompton reported that in addition to the great offering in the Village over the holiday season, the Lost Lake cross-country ski trails opened on December 29<sup>th</sup>. 22 kilometres of trails are available to the public; these are open from 8 a.m. to 8 p.m. daily. Before these trails opened, cross-country skiing was available on Whistler Mountain. Please check the daily ski conditions and grooming report before going to the trails. These are available at [whistler.ca/CrossCountry](http://whistler.ca/CrossCountry) or by phone at 604-935-PLAY (7529).

Acting Mayor Crompton reported that the Vancouver Symphony Orchestral Institute at Whistler dates have been confirmed for June 28 to July 5, 2015, and the program is now accepting applications. The RMOW collaboration with the award-winning Vancouver Symphony Orchestra to create this musical institute offers young musicians training and experience within Whistler. The students will play together, and be trained through individual and group lessons taught by VSO musicians. The institute furthers the municipality's plans to grow cultural and learning opportunities in Whistler.

Acting Mayor Crompton reported that the Whistler Blackcomb Foundation has donated \$52,750 to support the Whistler Public Library. \$17,750 of this money is to build a sun deck for the library. This deck is expected to be finished in summer 2015.

Acting Mayor Crompton reported that Council appointed eight members to the Advisory Design Panel for the 2015 term earlier today in the closed meeting. This panel is a select committee of Council that gives expert advice on building and planning decisions.

Acting Mayor Crompton welcomed the new members of the Advisory Design Panel:

- Duane Siegrist, Doug Nelson and Tom Bunting as the three professional architects;
- Elaine Naisby and Crosland Doak as the two professional landscape architects;
- Dale Mikkelsen as the professional land developer; and
- Pat Wotherspoon and Pamela Frentzel-Beyme as the two regular public-at-large members, one of which has professional expertise in the development industry.

Acting Mayor Crompton thanked the outgoing members of the committee and the ongoing volunteer work of the current members.

Acting Mayor Crompton reported that the Resort Municipality of Whistler invites community members to an open house to get a look inside four key Whistler Village Projects and to share feedback on Wednesday, January 21 from 3 to 5 p.m. at the Whistler Conference Centre. The open house will include:

- a gallery walk;
- presentations about the Master Wayfinding Strategy, Village Portals, Cultural Connector and Gateway Loop Enhancement projects;
- a question and answer period; and,
- opportunities to provide feedback on three potential design options for the Gateway (bus) Loop redesign.

These are key projects deliverables from the comprehensive work done by the Economic Partnership Initiative during the previous term of council. Mark your calendar of January 21 and visit [whistler.ca/villageprojects](http://whistler.ca/villageprojects) for more information.

Acting Mayor Crompton, on behalf of Council, extended condolences to the Sage-Donohue family who lost two members of their family during a vehicle accident over the holiday season. The family lived in Whistler for many years, and have deep ties to the community. A memorial has been scheduled for January 17 at the West Coast Railway Heritage Park in Squamish at 5 p.m.

Acting Mayor Crompton, on behalf of Council, extended condolences to the families of the three ice climbers who passed tragically on Joffre Mountain this past Sunday.

*At 6:04 p.m. a Public Hearing was held for Zoning Amendment Bylaw (CC1 Zone – Clock Tower Hotel), No. 2070, 2014.*

*At 6:11 p.m. a Public Hearing was held for Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014.*

*At 6:14 p.m. the meeting resumed.*

### **INFORMATION REPORTS**

Third Quarter Financial  
Report - 2014  
Report No. 15-002  
File No. 4527

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

**That** Council receive Information Report No. 15-002 Quarterly Financial Report for the nine months ended September 30, 2014.

CARRIED

## ADMINISTRATIVE REPORTS

LLR 1206 – Savage  
Beagle Permanent  
Change to Hours of Sale  
Report No. 15-008  
File No. LLR 1206

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

**That** Council authorize the resolution attached as Appendix “A” to Administrative Report No. 15-008 providing Council’s recommendation to the Liquor Control and Licensing Branch in support of an application from the Savage Beagle located at 4222 Village Square for a Permanent Change to Licensed Hours of Sale for Liquor Primary Licence No. 162781, to change hours of sale to 9 a.m. to 1 a.m. Monday through Sunday.

CARRIED

LLR 128 – Listel Hotel  
Extension of Hours for  
February 12 Special  
Event  
Report No. 15-007  
File No. LLR 128

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

**That** Council authorize hours of liquor sale to 4 a.m. on the night of Thursday, February 12, 2015 at the Bearfoot Bistro in the Listel Whistler Hotel for a Special Occasion Licence for the Revolutions with Paul Oakenfold event.

CARRIED

DVP 1088 – 2320  
Gondola Way – Height  
Variance  
Report No. 15-016  
File No. DVP 1088

*At 6:34 p.m. Councillor A. Janyk declared a conflict of interest as she lives in the area and left the meeting.*

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

**That** Council not approve Development Variance Permit DVP 1088 to vary the maximum permitted height of the dwelling at 2320 Gondola Way from 7.6 metres to 10.01 metres as illustrated on the Architectural Plans A-001, A-101, A-102, A-103, A-104, A-201, A-202, A-203, A-204, prepared by Scott Densmore, dated December 1, 2014, and attached as Appendix “B” to Administrative Report No. 15-016.

CARRIED

*At 6:42 p.m. Councillor A. Janyk returned.*

DVP 1089 – 8160 Crazy  
Canuck Drive – Parking  
Setback Variance  
Report No. 15-004  
File No. DVP 1089

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

**That** Council approve Development Variance Permit 1089 to vary the parking setback from 1.5 metres to 0 metres from the parcel boundary as shown on the site plan prepared by Tia Tait, date stamped received September 2, 2014 and attached to Administrative Report 15-004 as Appendix B.

CARRIED

DVP 1093 – 4280  
Mountain Square –  
Longhorn Sign  
Variances  
Report No. 15-005  
File No. DVP 1093

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

**That** Council approve Development Variance Permit DVP 1093 for two proposed signs for the Longhorn, located at 4280 Mountain Square to:

1. Install a third fascia sign for the Longhorn on the south frontage of the building; and
2. Install a projecting sign for the Longhorn on the east elevation of the building

as shown on the Sign Drawings prepared by 3DS/Three Dimensional Services Inc., dated Sept. 29, 2014 attached as Appendix "B" to Administrative Report No. 15-005.

CARRIED

DVP 1094 – 3804  
Sunridge Place – Front  
Setback Variance  
Report No. 15-006  
File No. DVP 1094

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

**That** Council approve Development Variance Permit 1094 to vary the front setback from 7.6 metres to 5 meters for the existing basement space of the detached dwelling as shown on the Basement Media Plan, Sheet A1.02, dated October 22, 2014 and attached to Administrative Report No. 15-006 as Appendix B.

CARRIED

7115 Nesters Road –  
Rezoning Proposal to  
Regularize Existing  
Pension Use  
Report No. 15-010  
File No. RZ1091

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

**That** Council endorse further review of Rezoning Application No. 1091; and further,

**That** Council direct staff to prepare the necessary zoning amendment bylaw for Council consideration.

CARRIED

Zoning Amendments -  
Development Permit  
Exemptions  
Report No. 15-011  
File No. RZ 1101

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

**That** Council consider giving first and second readings to Zoning Amendment Bylaw (Development Permit Exemptions) 2071, 2014; and further,

**That** Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Development Permit Exemptions) 2071, 2014.

CARRIED

Blueberry Hill Land Use  
Contract Amendment to  
the Gross Floor Area  
Definition  
Report No. 15-009  
File No. RZ1083,  
RZ1086, RZ1087,  
RZ1089, RZ1092,  
RZ1093, Bylaw 2062

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

**That** Council consider adoption of Land Use Contract Amendment Bylaw  
(Blueberry Hill) No. 2062, 2014.

CARRIED

New Building Canada  
Fund – 2015 Intake  
Report No. 15-017  
File No. 155.7

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

**That** Council direct staff to submit an application under New Building Canada  
Fund – Small Communities Fund for funding assistance for the Compost  
Facility Capacity Improvements (Project E063) as set out in the Five-Year  
Financial Plan.

CARRIED

Cheakamus Leasing  
Corp. – 2014 Annual  
Filing  
Report No. 15-012  
File No. Vault

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

**That** Council of the Resort Municipality of Whistler in open meeting  
assembled, hereby resolves that the Municipality, as sole shareholder of  
Cheakamus Leasing Corp; pass the consent resolutions of the sole  
shareholder of Cheakamus Leasing Corp; a copy of which is attached to  
Administrative Report No. 15-012 as Appendix “A”, and that the Mayor and  
Corporate Officer execute and deliver the attached resolutions on behalf of  
the Municipality.

CARRIED

Emerald Dreams  
Conservation Co. Ltd. –  
2014 Annual Report  
Report No. 15-013  
File No. Vault

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

**That** the Council of the Resort Municipality of Whistler in open meeting  
assembled, hereby resolves that the Municipality, as sole shareholder of  
Emerald Dreams Conservation Co. Ltd; pass the consent resolutions of the  
sole shareholder of Emerald Dreams Conservation Co. Ltd; a copy of which  
is attached to Administrative Report 15-013, and that the Mayor and  
Corporate Officer execute and deliver the resolutions on behalf of the  
Municipality.

CARRIED

Whistler 2020  
Development Corp. –  
2014 Annual Report  
Report No. 15-014  
File No. Vault

Moved by Councillor J. Grills  
Seconded by Councillor J. Ford

**That** Council of the Resort Municipality of Whistler in open meeting  
assembled, hereby resolves that the Municipality, as sole Shareholder of  
Whistler 2020 Development Corp., pass the consent resolutions of the  
Shareholder of the Whistler 2020 Development Corp., a copy of which is  
attached to Administrative Report No. 15-014 as Appendix “A”, and that the

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

CARRIED

Whistler Village Land  
Co. Ltd. – 2014 Annual  
Report  
Report No. 15-015  
File No. Vault

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

**That** Council of the Resort Municipality of Whistler in open meeting assembled, hereby resolves that the Municipality, as sole shareholder of the Whistler Village Land Co. Ltd. pass the consent resolutions of the shareholder of the Whistler Village Land Co. Ltd., a copy of which is attached to Administrative Report No 15-015 as Appendix “A”, and that the Mayor and Corporate Officer execute and deliver the attached resolutions on behalf of the Municipality.

CARRIED

RMOW Appointments to  
the Whistler Valley  
Housing Society  
Report No. 15-001  
File No. 7724

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

**That** Council of the Resort Municipality of Whistler (RMOW), appoint Jonathan Decaigny, Cheryl Skribe, Gord Low and Marla Zucht as the four RMOW appointees to the Whistler Valley Housing Society (WVHS).

CARRIED

#### **MINUTES OF COMMITTEES AND COMMISSIONS**

Public Art Committee

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

**That** minutes of Public Art Committee meeting of October 1, 2014.

CARRIED

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

Zoning Amendment  
Bylaw (Development  
Permit Exemptions)  
2071, 2014

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

**That** Zoning Amendment Bylaw (Development Permit Exemptions) 2071, 2014 receive first and second readings.

CARRIED

#### **BYLAWS FOR THIRD READING**

Zoning Amendment  
Bylaw (CC1 Zone –  
Clock Tower Hotel), No.  
2070, 2014

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

**That** Zoning Amendment Bylaw (CC1 Zone – Clock Tower Hotel), No. 2070, 2014 receive third reading.

CARRIED

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

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

**That** Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 receive third reading.

CARRIED

#### **BYLAWS FOR ADOPTION**

Land Use Contract  
Amendment Bylaw  
(Blueberry Hill) No. 2062,  
2014

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

**That** Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2062, 2014 be adopted.

CARRIED

#### **CORRESPONDENCE**

Christmas Lights  
File No. 3009

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

**That** correspondence from Yvonne Goller, dated January 4, 2015, requesting Christmas lights be left up in the village until the end of January be received.

CARRIED

Cheakamus Crossing  
Heating  
File No.

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

**That** correspondence from Erica Finnsson, dated January 4, 2015, regarding the DES heating system in Cheakamus Crossing be received and referred to staff.

CARRIED

Mountain FM  
Programming  
File No. 3009

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

**That** correspondence from John Wood, dated January 6, 2015, regarding Mountain FM programming during traffic issues in the Sea to Sky corridor be received and forwarded to Mountain FM.

CARRIED

UBCM Convention Bid  
File No. 3009

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

**That** correspondence from Sav Dhaliwal, Union of BC Municipalities (UBCM) President, dated December 8, 2014, regarding awarding the 2016 UBCM Convention to the City of Victoria and the 2018 UBCM Convention to the Resort Municipality of Whistler be received.

CARRIED

Blue Dot Movement  
File No. 3009

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

**That** correspondence Claire Ruddy, AWARE Executive Director, dated December 10, 2014, requesting that the development of a declaration of environmental rights for Whistler be referred to staff, and requesting to work with staff to revisit W2020 to involve the wider community in sustainability actions was received and referred to staff.

CARRIED

Concrete Medians on  
Highway 99 at Lions  
Bay  
File No. 3009

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

**That** correspondence from David Tompinks, dated December 29, 2014, requesting support on his proposal to the Minister of Transportation and Infrastructure and Regional Director requesting a concrete median barriers on Highway 99 through Lions Bay was received and referred to staff and the Highway Safety Committee.

CARRIED

Proposed Site C Dam  
Project  
File No. 3009

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

**That** correspondence from Jacqueline Young, Director of Millenium Financial Exchange Corp., dated November 5, 2014, regarding a proposed waste energy solution and requesting a meeting be received.

CARRIED

Waste Energy Solution  
File No. 3009

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

**That** correspondence from Jacqueline Young, Director of Millenium Financial Exchange Corp., dated November 5, 2014, regarding a proposed waste energy solution and requesting a meeting be received.

CARRIED

Fortis BC Permit to Drill  
Boreholes  
File No. 3009

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

**That** correspondence from Mona Helcermanas-Benge, dated January 2, 2015, regarding correspondence to the District of Squamish requesting postponement of the decision regarding a permit for Fortis BC to drill boreholes and expressing concern for the Howe Sound area be received.

CARRIED

Federation of Canadian  
Municipalities  
Membership  
File No. 3009

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

**That** correspondence from Brad Woodside, Federation of Canadian Municipalities (FCM) President, dated December 8, 2014, requesting renewal of membership with the Federation of Canadian Municipalities for 2015-2016 be received and staff be directed to renew the membership.

CARRIED



Pride Week  
File No. 3009.1

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

Correspondence from Dean Nelson, CEO and Executive Producer of  
Alpenglow Productions, dated December 11, 2014, requesting proclamation  
of "Pride Week" from January 24, 2015 to February 1, 2015.  
Received & proclaimed

CARRIED

### **ADJOURNMENT**

Moved by Councillor A. Janyk

**That** Council adjourn the January 13, 2015 Council meeting at 7:39 p.m.

CARRIED

---

Acting Mayor J. Crompton

---

Corporate Officer: S. Story



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** January 27, 2015

**REPORT:** 15-018

**FROM:** Corporate and Community Services Division

**FILE:** 2100

**SUBJECT:** 2015 MAY LONG WEEKEND COMMITTEE

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

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

**That** Council appoint a Council representative to the 2015 May Long Weekend Committee; 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.

### REFERENCES

Appendix A – May Long Weekend Committee Terms of Reference

### PURPOSE OF REPORT

Council's approval is sought to create a 2015 May Long Weekend Committee.

### DISCUSSION

The May Long Weekend has presented a long standing concern to this community in terms of disturbances, mischief and vandalism of a criminal nature. Subsequently Mayor and Council have directed staff to work with resort partners on revised approaches to how this key entry to summer event is celebrated. The evolution of the May Long Weekend experience is a work in progress, where success towards positive outcomes has been realized, however by incremental steps over numbers of years.

The advent of the 2014 GO Festival over the past May Long Weekend brought to the resort a renewed focus on the great outdoors and celebration of our natural environment. This festival has helped to begin a transformation of the reasons why people may want to visit Whistler and perhaps for locals some motivation to stay home and play.

A 2015 May Long Weekend Committee has been identified as a need to help build on past work and in mobilizing our community towards continued success and better outcomes for the resort.

Staff request that Council appoint a Select Committee of Council entitled the "2015 May Long Weekend Committee."

The Committee shall be composed of six members:

- I. One Whistler RCMP representative
- II. One Accommodation Sector representative
- III. One Food and Beverage Sector representative
- IV. One Member of Council
- V. One Member-at-Large (preferably with Whistler Events and Festivals experience)
- VI. General Manager of Corporate and Community Services

The committee will consider previous May long weekend experience in Whistler to date, and set focus to new and innovative approaches that can be developed to create a more family-friendly weekend experience. Staff requests that Council pass resolutions to bring this committee into effect, with the understanding it will probably take a number of years to transition the current May long weekend experience into what the RMOW and majority in the community want to see in this resort.

The 2014 May Long Weekend Committee lessons learned:

- ❖ Improve communications with the media on critical event reporting.
- ❖ An analysis has been conducted of violation tickets issued, the age demographic and the resident addresses of offenders to assist prevention strategies.
- ❖ Business sector to consider advancing availability of May Long Weekend travel incentive packages that include accommodation, food, beverage and event tickets to support the goals of this initiative.
- ❖ The GO Festival was observed to be a significant success and was observed to attract added visitors to the resort set on celebrating the goals of this initiative.
- ❖ The music and events added a retro flare to the resort. The Earth Snow and Water Race being a highlight of our past, which brought back many Whistler locals, to celebrate our great outdoor offerings.
- ❖ More advanced advertising of GO Fest activities and earlier engagement of local business in this process in order to build capacity on the success realized is needed into future years.
- ❖ Open up the festival to include new events, feature those events already underway during this weekend and to help encourage new ideas from the community.

- ❖ Must maintain a high visible police presence on bikes, foot patrols, road checks and call response. This must be supplemented by fire rescue, bylaw and private security supports. Suggested that increased police presence follow next year with added focus to Blackcomb Base and our neighbourhoods.
- ❖ Must continue to work with resort partners on the importance of crime reporting, becoming more involved in the local featured events and to community initiatives aimed at enhancing our resort experience.

The intent of the committee is to help transform the May Long Weekend experience into a celebration of the commencement of the summer in a manner that preserves a positive resort experience for people who attend the resort.

## 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 and is prepared for potentially unavoidable emergency events	Effective and collaborative planning processes with all resort stakeholders by the committee will help leverage preventative processes and strategies to help enhance public safety.
Economic	Whistler has a year round and diversified economy.	Successful events and animation initiatives supported by local business sectors in collaboration with the May Long Weekend committee towards improving the visitor experience in a traditionally slow season for the resort.
Partnership	Partners work together to achieve mutual benefit	Engagement of community stakeholders by the committee towards a successful May Long Weekend to the benefit of all concerned.
Recreation and Leisure	Residents and visitors of all ages and abilities enjoy activities year round that encourage healthy living, learning and sense of community.	Engagement of and/or communication to all resort sectors by the committee on recreational and leisure activities planned for the May Long Weekend.
Visitor Experience	Community members and organizations work collectively to ensure exceptional experiences that exceed visitor expectations.	Collaboration among resort partners with the committee on strategies to enhance the visitor experience over the May Long Weekend.

## OTHER POLICY CONSIDERATIONS

The 2015 May Long Weekend Committee would work in consideration of related initiatives under the following policy frameworks:

- The Corporate Plan
- The Economic Partnership Initiative
- The Customer Service Strategy
- The Whistler RCMP Annual Policing Priorities

## **BUDGET CONSIDERATIONS**

There are no added budget implications anticipated in relation to the work of the committee, save the provision of staff hours to support the initiative.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

Staff is recommending that a Select Committee of Council be re-created for 2015 build into plans the lessons learned in 2014 and solicit new ideas to build positive capacity moving forward. Specifically to engage in dialogue and actions with our resort community stakeholders on the creation of comprehensive and considerate planning that will better position Whistler for success over the May Long Weekend period.

The committee will meet on an as needed basis to engage stakeholders, discuss concepts and provide feedback into planning process for the resort on the upcoming May Long Weekend. The committee will report progress to Council through meeting minutes. The General Manager of Corporate and Community Services will present a summary of May Long Weekend plans to Council prior to event and a debrief post event of lessons learned.

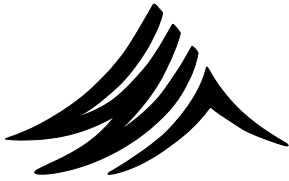
See Appendix "A" attached to this report for the 2015 May Long Weekend Committee Terms of Reference.

## **SUMMARY**

Staff seek Council's approval to create the 2015 May Long Weekend Committee.

Respectfully submitted,

Norm McPhail  
General Manager  
Corporate and Community Services



# WHISTLER

## TERMS OF REFERENCE

### SELECT COMMITTEE OF COUNCIL:

2015 May Long Weekend

## COMMITTEE

Council Adoption: January 27, 2015

### PURPOSE OF COMMITTEE

The purpose of the Resort Municipality of Whistler's (RMOW) 2015 May Long Weekend Committee is to assist council to create collaborative strategies that will enhance visitor experience, mitigate the impacts of elements which have historically tended to undermine a positive atmosphere in the resort at this time of year.

### COMPOSITION

The Committee shall be composed of six members:

- I. One Whistler RCMP representative
- II. One Accommodation Sector representative
- III. One Food and Beverage Sector representative
- IV. One Member of Council
- V. One Member-at-Large (preferably with Whistler Events and Festivals experience )
- VI. General Manager of Corporate and Community Services

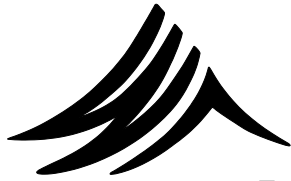
Initial members are to be appointed by council and any changes to the membership will require council approval. The Committee shall invite other stakeholders to meetings as required for discussions from time to time. The Chairperson will be the Council representative, with staff support from the Corporate and Community Services Division.

A quorum includes the majority of the members of the committee. Recommendations of the 2015 May Long weekend Committee shall be made by a majority of members in attendance at a meeting, provided a quorum is present at that meeting.

### RESPONSIBILITIES

2015 May Long Weekend Committee will make recommendations relating to collaborative strategies that will enhance visitor experience, mitigate the impacts of elements which have historically tended to undermine a positive atmosphere in the resort at this time of year.

The responsibilities of the 2015 May Long Weekend Committee Committee are to:



# WHISTLER

- Engage TW, WB, C of C, Accommodation, Food and Beverage Sectors on pre-planning processes and collaboration for a successful May Long Weekend
- Examine past practices for current relevance.
- Explore new alternatives to aid in prevention of past negative experiences
- Report to Council on an as-needed basis and by providing minutes of meetings to Council up to the May Long Weekend.
- Make a final report to Council post the 2015 May Long Weekend.

The General Manager of Corporate and Community Services shall be the chief point of contact for the 2015 May Long Weekend Committee

## **MEETINGS**

The 2015 May Long Weekend Committee will meet on an as-needed basis, as information and action items come forward and will work with Festival, Events and Animation throughout the planning process.

Meetings will be held in accordance with the Council Procedure Bylaw No. 1659, 2004.



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** January 27, 2015

**REPORT:** 15-025

**FROM:** CAO Office

**FILE:** 8200.26

**SUBJECT:** WHISTLER 2020 DEVELOPMENT CORPORATION – BUSINESS PLAN,  
JANUARY 2015

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the Chief Administrative Officer be endorsed.

### RECOMMENDATION

**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.

### REFERENCES

Appendix A – Whistler 2020 Development Corporation, Business Plan, January 2015

### PURPOSE OF REPORT

The purpose of this report is to present Council with the updated business plan of Whistler 2020 Development Corporation (WDC) and seek endorsement of the updated plan.

### DISCUSSION

Over its 10 year history, the mandate of WDC has largely been realized. The organization no longer retains paid staff to handle day to day operations. The volunteer Board of Directors not only provide governance for the organization, they are also responsible for handling inquiries, transactions and management for the remaining serviced parcels of land.

The focus of WDC in the initial years (2005 – 2012) was to plan and build the development and to sell and deliver completed homes following the Olympic and Paralympic Winter Games over mid 2010 through to 2012. The primary objectives for WDC noted below were completed in 2012:

- Refit and refurbish of all Athletes' Village housing and selling the inventory constructed for the 2010 Games.
- Repay the \$100 Million Municipal Finance Authority (MFA) debt that was secured to assist in financing the project.

Looking ahead to the long term, a strategic approach for any future development and possible disposition of the remainder of the lands acquired in the Community Land Bank should be considered. Cheakamus Crossing occupies approximately 35 of 300 acres of the Community Land Bank leaving the balance of the land available in the future for further development for resident restricted housing and approved ancillary uses at the discretion of the RMOW.

To this end, it is WDC's intention to look to a new, forward thinking strategic plan that considers the assets and opportunities afforded by the residual lands in Cheakamus Crossing, while at



the same time, understanding and incorporating the Resort Municipality of Whistler's (RMOW) financial, planning, and social objectives.

While the principles of debt repayment and breakeven financial performance are important objectives for WDC and the Cheakamus Crossing development, there are much broader considerations. As noted in the business plan, BC Assessment values for Phase 2 lands and the Lower Cheakamus lands more than cover the anticipated budget shortfall (\$1.945 million) outlined in the financial projections. These assets could, however, have a much higher value for the community if held for the future.

With this in mind, WDC looked at three strategies for moving forward:

1. Continue to sell development parcels and lots within the existing Cheakamus (Phase 1) community over the next 3---5 years and reduce debt to the extent possible. Consider holding one or two development parcels for future resident---restricted housing. Do not sell any of the Phase 2 or Lower Cheakamus lands to achieve debt retirement and do not invest in additional infrastructure to service lands for sale.
2. Sell all serviced parcels and lots and invest in infrastructure in Phase 2 and/or Lower Cheakamus sufficient to generate land sales to retire debt completely
3. Do not sell any remaining developed or undeveloped lands in Phase 1, Phase 2, or Lower Cheakamus, other than the parcels that are contracted for sale (value approximately \$2.5 million) and the remaining six market single---family lots.

The business plan attached as Appendix A contemplates moving forward with the first strategy outlined above.

## **OTHER POLICY CONSIDERATIONS**

The business plan attached as Appendix A considers options that are available within the current Official Community Plan (1993) and existing zoning opportunities for the remaining WDC lands.

## **BUDGET CONSIDERATIONS**

Costs, including consulting and production of the report are not expected to exceed \$15,000 and are funded by WDC. Decisions based on the information contained in the report will impact the timing and value of; future land sales, repayment of funds to RMOW, recognizing the opportunity cost of funds provided by RMOW (interest) and, future development costs and net realizable values.

## **COMMUNITY ENGAGEMENT AND CONSULTATION**

The master planning process commenced in 2005 and continued over a period of 16 months. As work progressed and became increasingly refined, opportunities were afforded to the community to learn about the evolving plan and provide input and commentary. At each of the four planning phases, community forums were arranged and information in graphic and written form was provided by way of visual displays and presentations. The WDC, RMOW and Whistler Housing Authority websites also provided an additional medium for dissemination of information to the public.

In December 2013, WDC provided a presentation at a regular Council meeting to advise of the context, principals and issues to be considered when updating the business plan.

The business plan and recommendations are now being presented at a regular Council meeting.

## **SUMMARY**

WDC has for the most part achieved its original objectives. It met its Games obligations by creating an extraordinary Athletes' Village, a home away from home, for athletes from around the world during the 2010 Olympic and Paralympic Winter Games. It managed the transition from the Athletes' Village to Cheakamus Crossing, a new and vibrant neighbourhood designed to help meet the resident-restricted housing needs of Whistler's emerging workforce.

And now through this new Business Plan, WDC is continuing to move forward with the marketing and selling of the residual Cheakamus Crossing Phase 1 lands and lots with the intention of reducing to the greatest extent possible, the remaining amounts not yet paid back to RMOW. Any remaining amount will be more than offset by WDC's investment in utility infrastructure that was turned over to RMOW and other community assets.

The WDC Business Plan is intended to be an evolving, living document which is reviewed from time to time and amended as appropriate. The primary task going forward in the medium to long term is to properly manage the assets and consider opportunities that are aligned with the Business Plan and broader community principles and objectives. In this respect, the Business Plan will be revisited on an annual basis with Council to continue to ensure that it meets the needs of the community.

Respectfully submitted,

Ken Roggeman  
DIRECTOR OF FINANCE  
for  
Mike Furey  
CHIEF ADMINISTRATIVE OFFICER

# Whistler 2020 Development Corporation **BUSINESS PLAN**

January 2015



## CONTENTS

INTRODUCTION	3
PART I	4
1.1 Project History	4
Community Sustainability Planning	4
Assessing Resident Housing Demand in Whistler	4
2010 Olympic and Paralympic Games Opportunity	5
Negotiating the Community Land Bank	5
Managing and Developing the Community Asset	6
1.2 Project Background	7
Managing Environmental Impacts	10
Developing the Athletes' Village	11
Building Community Assets	11
Transitioning to Cheakamus Crossing Community	13
1.3 Project Outcomes	14
A Thriving and Growing Neighborhood	14
Intrinsic Value of Investment	15
Financial Overview	17
PART II	20
2.1 Development Climate in Whistler	20
2.2 Strategies for WDC Moving Forward	23
2.3 Moving Forward – The WDC Business Plan	24
Business and Development Strategy	24
2.4 Conclusion	25
APPENDIX	27
Appendix A: Community Land Bank Maps Lower Cheakamus Legacy Lands and Remainder Lands	28
Appendix B: Guiding Principles for the Design, Development and Operation of the Athletes' Village and Legacy Neighbourhood	29
Master Planning and Design of the Athletes' Village Neighbourhood	29
The Development of the Athletes' Village Neighbourhood	29
The Operation of the Athlete's Village Neighbourhood	29
Appendix C: Range and Description of Housing Units	30
Housing Units Developed by WDC	30
Project Descriptions	30
Sustainable Design Features	31
APPENDIX D: Project Accomplishments, Lessons Learned	33
APPENDIX E: Proforma Financial Projections	35
Notes to Financial Statements	36
APPENDIX F: Approved Ancillary Uses for Project Site	38
Approved Ancillary Uses for Athlete Village Project Site (Cheakamus Crossing)	38



# INTRODUCTION

This document is divided into three sections to detail the last 10 years of the Whistler Development Corporation's work and outline business objectives going forward.

PART I tells the story of the Whistler Athletes' Village and resulting Cheakamus Crossing subdivision – from the project's inception through to its current status as a vibrant and integral community in Whistler.

PART II examines the opportunities for Whistler Development Corporation moving forward to continue managing existing developed and undeveloped parcels of land contained in its mandate. It also outlines how the organization will operate going forward in the next 3 – 5 years.

Appendices A – F include additional background detail and supplemental information on the project, providing context for the recommended strategies.

Further references for the Cheakamus Crossing development are available at: [www.cheakamuscrossing.ca](http://www.cheakamuscrossing.ca).



# PART I

## 1.1 Project History

### Community Sustainability Planning

Building a sustainable community has been a long-standing priority in Whistler. Since 1988, Whistler has had in place a Resident Employee Accommodation Policy. In 1997/98, the municipality engaged community members to help chart a vision for the future through the creation of Whistler2002, a plan that outlined five community priorities: Building a Stronger Resort Community; Enhancing the Whistler Experience; Moving Toward Environmental Sustainability; Achieving Financial Sustainability and Contributing to the Success of the Region. These priorities defined what economic, social and environmental sustainability meant for Whistler over the long-term, mapping out the strategies and tactics that could be implemented to achieve these ideals.

The community was also beginning to look at bidding with the City of Vancouver for the 2010 Olympic and Paralympic Winter Games. “Guiding Principles” were created to help guide Whistler’s involvement in the bid. They were designed to support and advance the community’s priorities.

Using the Whistler2002 community vision as a foundation, the Resort Municipality of Whistler (RMOW) initiated “Whistler, It’s Our Future” planning process with a goal to build a comprehensive sustainability plan. The process evolved into Whistler 2020<sup>1</sup> – Moving Toward a Sustainable Future (adopted in 2005), which set a 15-year vision and strategy areas moving forward.

Throughout these milestones, community members have consistently valued having a thriving and livable community, with a supply of resident-restricted employee housing to avoid a scenario where the majority of the workforce commuted instead of being an integral part of Whistler. To foster the community’s character, diversity, volunteerism, pride and investment where one lives, the community set an overall goal to maintain 75 percent of Whistler’s employees as residents in the resort. It also determined an overall cap on the number of bed units to keep development within a sustainable footprint.

### Assessing Resident Housing Demand in Whistler

In the early stages of preparing a bid to host the Games, Whistler was faced with an affordable housing challenge. Rates for most market single-family homes, condominiums and properties were rising, making a large portion of the market out of reach for most of the workforce in Whistler. The average single-family house price rose from \$335,331 in 1994 to \$957,834 in 2001, an increase of 186 percent in just over seven years.<sup>2</sup> From 1996 to 2001, the ratio of market home prices to median income increased from 8:1 to 10:1.<sup>3</sup> In cities like London and San Francisco, this ratio is more like 6:1.

<sup>1</sup> Whistler 2020 Vision Document, 2<sup>nd</sup> Edition

[http://www.whistler2020.ca/fp/aspen/public/getFile.asp?field\\_name=FILE&instanceid=1970594&context=1959039&AsAttachment=1](http://www.whistler2020.ca/fp/aspen/public/getFile.asp?field_name=FILE&instanceid=1970594&context=1959039&AsAttachment=1)

<sup>2</sup> Characteristics of Sustainable Destination Resort Communities, August 2002

[http://www.whistler2020.ca/fp/aspen/public/getFile.asp?field\\_name=FILE&instanceid=1975461&context=1959039&AsAttachment=1](http://www.whistler2020.ca/fp/aspen/public/getFile.asp?field_name=FILE&instanceid=1975461&context=1959039&AsAttachment=1)

<sup>3</sup> RMOW Housing Review, December 2005

To understand the scope of the problem, resident housing needs were assessed in the community's annual housing survey. The Whistler Housing Authority (WHA) tracks the demand for resident housing by managing a waitlist and assesses the range of affordable price points for both the purchase and rental of WHA properties.

As of December 2005, the WHA Housing Review reported that 535 families were on the wait list to purchase resident-restricted housing, with a preference for 2 and 3 bedroom townhomes. The report further advised that 55 percent of families on the housing wait list wanted 3 and 4 bedroom townhomes. By 2007, the list had grown to an excess of 700 families on the purchase list; which included both families who were currently renting in Whistler, those who were already owners of WHA other properties or those who needed larger homes based on their family needs.

## 2010 Olympic and Paralympic Games Opportunity

For the first time in Olympic history, the International Olympic Committee bestowed the designation of Host Mountain Resort upon a community—recognizing Whistler's significant role in staging and hosting the 2010 Olympic and Paralympic Winter Games.

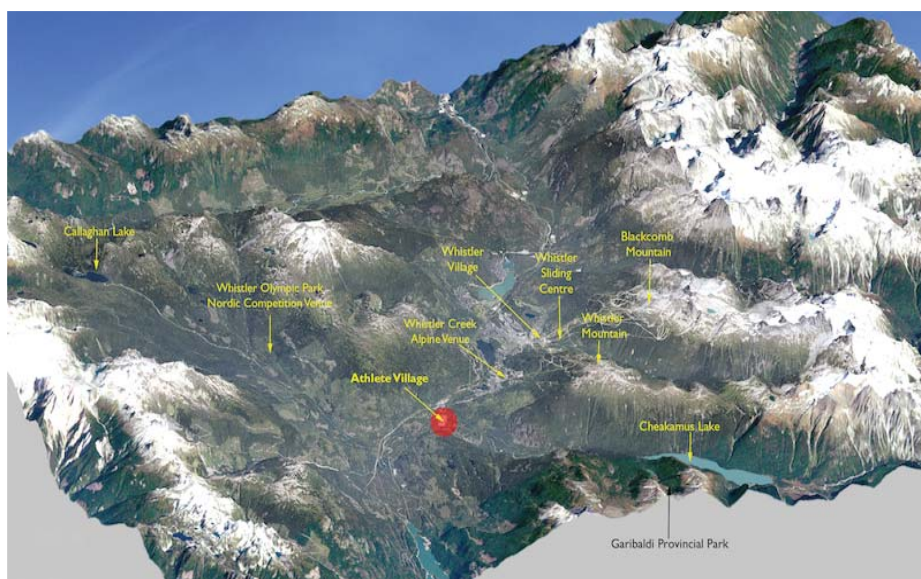
Hosting the Nordic, Alpine, Jumping and Sliding events, an Athletes' Village was required in Whistler to accommodate over 2,050 athletes, officials and technical personnel during the Games. To accomplish this, the Province of British Columbia committed during the bid phase to construct temporary housing in Whistler for use during the Games.

Following the bid phase, however, the concept emerged for the development of an Olympic and Paralympic Athletes' Village that would subsequently serve as a permanent resident-restricted housing legacy for the community of Whistler following the Games. With \$31 million in capital funding from VANOC (through the federal and provincial governments), and lands through a Land Bank provided by the Province, the RMOW agreed to develop an Athletes' Village for Games use that would transition into a permanent legacy of resident-restricted housing, known as The Legacy Neighbourhood, for the Whistler community following the Games.

Historically, with pre-Games inventory levels, Whistler community members absorbed about 40 resident-restricted housing units per year. With the opportunity presented by the Games, the Legacy Neighbourhood would provide 276 affordable housing units in addition to a 55-room hostel and 20 market townhomes available over a two-year period.

## Negotiating the Community Land Bank

Negotiating a land bank was critical to Whistler's long-term health and ability to house employees and residents. With the transfer of Crown land by way of the Community Land Bank Agreement, along with funding from the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games (VANOC) for the Village and Athletes' Centre, these opportunities provided much-needed assistance to develop infrastructure and community facilities for the Cheakamus Crossing Legacy



**Figure 1: Location for Whistler Athletes' Village**



Neighbourhood (Cheakamus Crossing). The RMOW's agreement with the Province designated that these lands, along with the legacy land parcels at Kadenwood and Alpine North, are to be used for resident-restricted housing. The Community Land Bank was negotiated separately from the Athletes Village. Portions of the Community Land Bank lands were used for the Athletes Village. **See APPENDIX A** for maps of the Community Land Bank.

The chosen location for the Athletes' Village (shown in Figure 1) alongside the Cheakamus River afforded easy access to all 2010 Games venues in Whistler. The main site is approximately 75 acres out of a total of 300 acres of Crown land in the RMOW Community Land Bank. The Cheakamus parcel is in close proximity to the Whistler Interpretive Forest, and is adjacent to a number of land use activities, including: an open pit basalt mine, asphalt batch plant, wastewater treatment facility, landfill, BC Hydro right of way to the north. Given that the site and surrounding area is used extensively for recreation, the Athletes' Village was developed in a way that respected these other uses.

Notwithstanding the very positive result of both the Athletes' Village and Cheakamus Crossing, the challenge in identifying and selecting the site, completing the land use plan, and designing and building the community was significant, particularly within an extremely tight and inflexible time frame. Taking an unsightly, fully operational sanitary landfill surrounded by forest, a true juxtaposition of brownfield and greenfield sites, and transforming them into a vibrant community both during the 2010 Games and post-Games with additional long term expansion potential, was a very beneficial outcome for the Whistler community and the local economy.

## Managing and Developing the Community Asset

In October 2004, the RMOW created an independent organization, incorporated as a business under the Business Corporations Act (BC) with the RMOW as the sole shareholder. Whistler 2020 Development Corporation (WDC) was chosen as the name, reflecting the municipality's ultimate goal in creating a new, sustainable neighbourhood for full-time Whistler residents.

The structure of the Corporation was important so that the project could be managed effectively and efficiently and to allow the RMOW to focus on the many other Games-related tasks and infrastructure projects. The WDC Board was arranged to include three Whistler community representatives, two municipal councillors, and two volunteer development professionals acting as Chair and Vice-chair, all appointed by the RMOW.

WDC retained planning consultants to create development concepts at the start of the project and engage the community through a series of workshops to solicit feedback on the initial ideas for the Legacy Neighbourhood. The municipality recognized that it did not have in-house expertise to manage a project of this scope and chose to appoint to the Board of Directors well-known experts in development who had experience with similar projects, while having an intimate understanding of the community of Whistler. Over a reasonably short period of time, the detailed concept for the initial 35 acres (Phase 1) was developed, which was to accommodate the 2010 Games Village and the Cheakamus community, and evolved into a series of building projects and significant accompanying infrastructure (roads, bridges, utilities, walkways, trails, and open spaces).

Guided by the principles adopted by RMOW Council, WDC was responsible for developing the Legacy Neighbourhood master plan for Council approval, developing the business plan to assist Council in assessing the financial viability of building the Athletes' Village, preparing village development proposal calls, executing contracts related to the delivery of the village, monitoring and overseeing construction activities and ensuring project completion, sales and occupancy.



## 1.2 Project Background

The 2010 Olympic and Paralympic Winter Games had many partners, stakeholders and sponsors that contributed to the success of the Games. For the development of the Whistler Athletes' Village, the agencies involved included: WDC, RMOW, VANOC, the International Olympic Committee (IOC), International Paralympic Committee (IPC), Squamish and Lil'wat First Nations, Province of BC, and the Government of Canada.

At the start of the Bid phase, the RMOW engaged community members to establish Guiding Principles for participation in the Games. Council reviewed and approved these Guiding Principles, which framed requirements for Whistler to partner with Vancouver as the Host Mountain Resort to bid for the 2010 Winter Games. One of the outcomes generated included *The Lasting Legacies*, a document that outlined important legacies that Whistler wished to secure as a host of the Games, including the 300 acre Community Land Bank and the financial tools that the community still benefits from today. The table below highlights some of the anchor milestones for the project.

PROJECT CONTEXT AND MILESTONES	
1998	Whistler 2002 – Charting A Course for the Future
2002	2010 Olympic and Paralympic Winter Games Bid
2002	Multi Party Agreement Signed
2002	Land Bank Concept Approved
2004	Whistler 2020 Development Corporation Established
2005	Cheakamus Crossing at Athletes' Village Site Approved
2005	"Whistler 2020 – Moving Toward a Sustainable Future" Plan Created
2005	Whistler Legacy Document Created, Start of Master Planning process
2006	2010 Olympic and Paralympic Winter Games Awarded to Whistler
2006	Community Land Bank Agreement signed between the Province and the RMOW
2007	Update to Community Land Bank Agreement (market housing, commercial, retail)
2009	Whistler 2020 Development Corporation Hand Over to VANOC for Olympic and Paralympic Games period
2010	2010 Olympic and Paralympic Winter Games
2010	Cheakamus Crossing Units Turned Over to Homeowners

## PRINCIPLES AND SUCCESS FACTORS

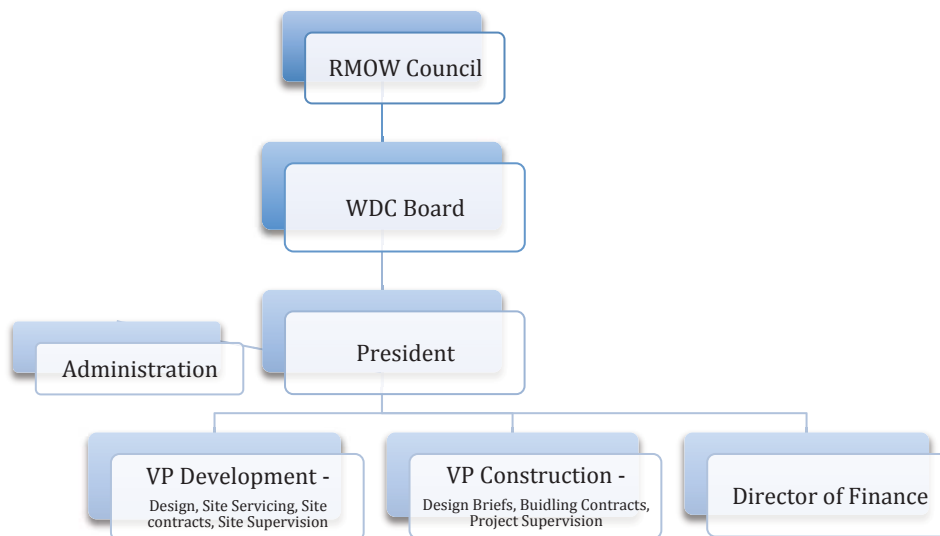
Over the last decade, WDC has been operating within a particular framework that included its operational Guiding Principles and Success Factors. The community's sustainability plan also contained several relevant principles and success factors that were applied to the project:

1. Use the Natural Step framework adopted by RMOW in 2000 as a guide to addressing Whistler's sustainability objectives.
2. Continue to build a thriving resort community that houses 75 percent of the workforce in Whistler.
3. Ensure that the community is vibrant and attractive, and that there is a sense of community pride and spirit.
4. Ensure that the community is affordable and livable to both permanent and short-term residents and employees.
5. Provide programs and opportunities to meet the diverse social, spiritual, and physical health needs of groups and individuals within the community.
6. Integrate land use and infrastructure systems to protect biodiversity and meet basic needs.

In addition, WDC developed principles for the design, development and operation of the Athletes' Village and Legacy Neighbourhood. **See Appendix B** for an overview of these project principles.

## ORGANIZATIONAL STRUCTURE

WDC is wholly owned but independent subsidiary of the RMOW. As such, the organizational structure (see Figure 2) for WDC was separate from that of RMOW, but required ongoing liaison throughout the project. WDC managed the design and approval process similar to a conventional developer with a focus on the delivery of the Athletes' Village and subsequent Legacy Neighbourhood. The RMOW retained responsibility for approvals, regulations and policy.



**Figure 2: WDC Operational Organization Chart**

The organization has since scaled down post-2010 and is run solely by its volunteer board of directors without any paid staff. Consultants are retained for legal, sales and marketing support to manage transactions for the remaining serviced parcels.

## PROJECT OBJECTIVES AND 2006 BUSINESS PLAN

On behalf of the RMOW, WDC directed the master planning process for a new Whistler neighbourhood at the Athletes' Village. This planning process consisted of four integrated phases: Understanding Place, Creating the Vision, Refining the Vision & Developing the Master Plan, and Adopting the Plan. The plan had to meet VANOC and the IOC requirements during the Games as well meeting the community's plan for the Legacy Neighbourhood following the Games.

From a financial point of view, the project had to be viable both in terms of meeting requirements for Olympic accommodation as well as the significant supporting facilities (so-called Overlay infrastructure) and in addition, had to be able to generate sufficient revenues post-Games at least equal to the capital invested and associated carrying costs. At the outset, the most daunting risks were cost overruns and increasing interest rates. These two factors were not significant impediments to project success as it turned out but the global economic downturn soon introduced a totally unpredictable set of circumstances, which became the most critical issues for the development.

The development of the Athletes' Village that would also serve as a permanent housing legacy for the community had four principle objectives:

- 1. Establish a land bank:** The Community Land Bank Agreement between the RMOW and the Province of BC provided a Crown grant of 300 acres to the municipality to support resident-restricted housing. The Athletes' Village and resulting Legacy Neighbourhood currently occupies approximately 35 acres of the land, leaving the balance available for future development at the discretion of the RMOW, providing any such development is for the purpose of creating resident-restricted housing and approved ancillary uses.
- 2. Minimize financial risk to Whistler taxpayers:** Consultation on the mix of resident-restricted housing and financial modeling were key strategies used to determine the size, price, schedule and sales probability of the housing units constructed. The goal was to break even, minimizing any financial risk to the municipality.
- 3. Complete IOC/VANOC housing requirements for turnover to VANOC by November 2009:** Under the terms of the Venue Agreement for the Athletes' Village, VANOC was to take possession for its exclusive use commencing November 1, 2009 through to May 31, 2010. All buildings and improvements were completed on time to meet VANOC requirements and IOC standards.
- 4. Retrofit and refurbish the housing units for turnover to the purchasers by fall 2010:** To minimize financial risk, the housing had to not only meet requirements and standards for the Games, it had to include a mix of product that would be saleable to Whistler-based employees at reasonable prices. About 296 housing units (rental apartments, condominiums and town homes) were marketed within a broad price range. **See APPENDIX C** for summary of housing units.

## COMMUNITY ENGAGEMENT FOR THE LEGACY NEIGHBOURHOOD

The master planning process commenced in 2005 and continued over a period of 16 months. As work progressed and became increasingly refined, opportunities were afforded to the community to learn about the evolving plan and provide input and commentary. At each of the four planning phases, community forums were arranged and information in graphic and written form was provided by way of visual displays and presentations. The WDC, RMOW and WHA websites also provided an additional medium for dissemination of information to the public.

On behalf of WDC, a consultant prepared a housing market research report for the Legacy Neighbourhood in 2006. Further, discussions with six major employers in Whistler revealed significant demand for 3 – 4 bedroom townhomes to provide resident-restricted housing for their mid-level managers, with some employers expressing interest to purchase units directly for their rotating staff.

The community also provided input into the analysis of restricted resident housing needs through the 2005 WHA Resident Housing survey. The large majority sought a 2 or 3 bedroom unit in the price range of \$200,000 to \$300,000, which reflected the affordability needs of the applicants registered on the waitlist. The WHA recommended that construction encompass a diversity of housing types, ranging from apartment style units up to duplexes no larger than 4 bedroom, priced at a more affordable level to meet the needs of local residents.

Throughout the planning, building and retrofit phases, WHA and WDC sent email updates to about 1,000 applicants on the WHA waitlist and purchased ads in the local newspapers to inform community members how the project was progressing. The final mix of housing resulted in a healthy and vibrant range of units that significantly met the housing needs of residents on the purchase waitlist. As can be witnessed today, the rigorous planning process and attention to detail on all aspects of infrastructure development, landscaping, and building design and construction has resulted in a model neighbourhood, which is the pride of residents and the broader Whistler community.

## PROJECT PARTNERS

The project was unique in that it involved approvals and consultation with a number of different parties. The development was subject to a review under the Canadian Environmental Assessment Act since federal funding was provided to the project through Canadian Heritage. Federal and provincial approvals were also required to build the new bridge across the Cheakamus River.

In addition to the Community Land Bank transfer, about \$50 million in sport development assets (the Whistler Athletes' Centre, which includes the High Performance Centre, the Athletes' Lodge and 20 athlete townhomes) were added to the project at no cost to the community. These assets were built by VANOC and managed by VANOC during the Games period with funding from the Province and the Federal government, and were turned over to the Whistler Sport Legacies Society post-Games.

The IOC and IPC and VANOC oversaw the Olympic-related aspects of the project and met regularly with WDC to ensure the design met their respective requirements of the IOC and IPC.

As the 2010 Olympic and Paralympic Winter Games were developed within the traditional territories of the Squamish and Lil'wat Nations, several agreements were created with the Squamish and Lil'wat Nations and senior levels of government.

Other partners engaged in the project included the Whistler2020 task forces, Terasen Gas and BC Hydro, which all provided guidance in the areas of energy planning, built environment, environmental protection, community facilities and transportation.

## Managing Environmental Impacts

The neighbourhood was partly developed on a "brown field" site, making use of lands that were previously a landfill site, while preserving the non-developed areas. The landfill was decommissioned in May 2006, then repurposed and used for VANOC's temporary overlay facilities during Games time, and was subsequently developed into Bayly Park for community and sport recreation after the Games.

Each of the housing projects was developed with the Whistler Green Building Program in mind. This municipal program is intended to encourage sustainable and environmentally friendly building practices. In the design process, project objectives included optimizing site density of individual parcels and lowering the overall footprint of the neighbourhood. Ecologically sound landscaping was designed to incorporate natural, low maintenance and drought-resistant plants. Walking paths and sidewalks that link each development and connect to transit routes were also integrated into the design. A new transit route was added with frequent service to the neighbourhood along with direct access to pedestrian and cycling trails, including the Valley Trail, which is used seasonally for commutes to Whistler Village.

The municipality designed a District Energy System (DES) to service the neighbourhood, providing the large majority of the energy requirements needed for heating and domestic hot water use, and decreasing the electrical and natural gas requirements in the community. Each residential unit is heated by a radiant hot water system and the temperature of the water supplied through the DES is increased by heat pumps in each unit for domestic hot water and heating.

The LEED for Neighborhood Development (ND) principles provided instructive considerations at each step of the planning process. The Legacy Neighbourhood was one of twenty pilot projects assessed by the U.S. Green Building Council under a new LEED ND rating system.

## Developing the Athletes' Village

Irrespective of the form and scale of the permanent housing program, the Athletes' Village during Games mode required temporary overlay work to ensure that facilities (such as trailers, tents, retail shops, polyclinic and warehouse spaces) would accommodate the athletes' needs beyond accommodation. "Overlay" refers to the design, installation and removal of temporary works required to meet the operational needs of Games organizing committee. It consisted of several temporary structures including a logistics and warehouse facility, a commissary capable of providing food service, a media centre, a polyclinic, retail shops and a reception plaza. The budget for this temporary infrastructure, funded by VANOC, was in excess of \$10M and also included: modular spaces, trailers, tents, fencing, staging, temporary services and lighting, security huts and checkpoints, trafficable surfaces, door locking systems and wayfinding as well as installation for furnishings, fixtures and equipment (FFE).

The initial planning targets set in 2002 were to provide accommodations for about 2,050 athletes and primary team officials, with a sizeable number of units designed with specific features for accessibility to meet IPC requirements. Following a request from the IOC, eventually over 2,800 athletes and officials were accommodated including beds in the Athletes' Centre lodge and townhomes. The Athletes' Village Land Use concept included: a walkable village core, the transport mall on the landfill site, the Village operations on the landfill site in temporary buildings, residential clusters responding to topography, pedestrian trail connection to Village core, as well as natural green space areas.

Development and construction of the Village was constrained by a short construction season of approximately 7 to 8 months per year, with an overall building timeframe between 2006 and 2009 of approximately 40 months. This necessitated a fast-track design and construction process, with construction of some known elements, such as off-site servicing, site clearing, and site preparation, taking place concurrently with the design of other elements of the project.

## Building Community Assets

In addition to the requirements and strategic design parameters needed for the operation of the Athletes' Village, the approved Master Plan also outlined the concepts for: Legacy Resident Housing, Community Facilities, Commercial Core, Hostel Accommodations, Whistler Athletes' Centre and an Olympic Legacy Plaza.

According to the Land Bank Agreement, any lands that are used for purposes other than resident-restricted housing or the Approved Ancillary Uses (which may include a community centre, day care, playground, municipal facilities, and other uses outlined in **Appendix D**) were to be purchased at fair market value from the Province. The Province agreed to amend the Land Bank Agreement to permit market housing (without compensation to the province) for the sole and exclusive purpose of underwriting resident-restricted housing to meet affordability criteria.



**Figure 3: Master Plan Aerial View of Legacy Neighbourhood**



The development of the Legacy Neighbourhood provided 221 employee restricted units, 20 market townhomes, 24 market lots, 4,000 sq ft. of commercial space, a 55 unit rental building and a 188 bed Hostel as well as supporting infrastructure, including a new community water system and the district energy system.

To mitigate risk, WDC used a number of strategies when developing the Legacy Neighbourhood, including:

- Planning the housing mix to meet the anticipated needs of the community 4 – 5 years from the project completion
- Building not only for WHA Housing Waitlist but also for those families that moved away from Whistler to Squamish and Pemberton due to lack of affordable family housing in Whistler
- Providing a range of housing form, size and tenure to ensure broad purchaser acceptance
- Determining the restrictions and appreciation indexes to be utilized for the resident-restricted housing that would encourage sales at all price points
- Determining price points that were affordable for those needing housing
- Preselling the inventory.

### COMMUNITY FACILITIES

The Legacy Neighbourhood concept plan identified space for both passive and active recreation opportunities, including trails, playing fields and other community amenities over the reclaimed landfill site. Other components such as seniors centre and day care were considered but due to development costs, the ability to include such facilities was limited.

### COMMERCIAL CORE

A range of commercial space was prioritized at the community open houses, including: art studio, childcare and senior centre; pub/restaurant; professional offices; general store; and potential live/work spaces.

### HOSTEL

To meet VANOC's increased housing needs at Games-time, the RMOW negotiated with Hostelling International for the purchase of their existing site on Alta Lake and in return, WDC developed a new 188-bed facility in the Athletes' Village for the Hostel, which was used to provide in excess of 5 percent of athlete beds. WDC constructed the new building for Hostelling International at a stipulated price.

### RENTAL UNITS

In an effort to limit financial risk and provide a balanced and inclusive neighbourhood, a 55-unit rental building was developed for WHA and sold to them following the games for \$7.2 million.

### WHISTLER ATHLETES' CENTRE

This component includes the Lodge, High Performance Centre and townhomes, which were built by VANOC. The Whistler Athletes' Centre was a VANOC bid commitment to Canadian sport and has become a legacy facility for athletes, providing affordable accommodation in Whistler and a training base for athletes.

### RESIDUAL LANDS

Cheakamus Crossing is the Phase 1 development, built over a relatively small footprint using 35 acres of the available lands in the land transfer. The residual Phase 2 lands (approximately 40 acres) and the Lower Cheakamus lands (approximately 120 acres) remain undeveloped as assets for future consideration.

## Transitioning to Cheakamus Crossing Community

WHA worked closely with WDC to develop the marketing, communication and then the pre-sales of the housing in the Legacy Neighbourhood, which was named Cheakamus Crossing. WHA provided WDC the qualified list of purchasers and Whistler Real Estate Company was retained to complete the sales contracts with the buyers. Virtually all the resident-restricted housing inventory was sold by 2009 but due to market conditions post-Games, the single-family lots and market townhome sales took longer. Today, the WHA continues to be involved and oversee the transfer of each resident-restricted housing sale at Cheakamus Crossing.

Resident-restricted housing units were price-capped at purchase, and any re-sale will be tied to a maximum appreciation rate equivalent to the Core Consumer Price Index. This proactive approach to resident-restricted housing has been a highly successful means of delivering quality housing inventory while ensuring long-term affordability for local workforce and senior residents within an otherwise expensive housing market.

All of the buildings on the site required modification post-Games. The retrofit of the residential dwellings included: removal of temporary walls, painting and the installation of kitchens and appliances. External areas where temporary facilities were located were returned to their pre-Games condition. Costs for retrofits were the responsibility of VANOC and were included in the overlay budget and the work was undertaken by WDC.

Whistler 2020 identified the goal of housing 75 percent of the community's workforce in Whistler, and allocated up to 6,650 resident-restricted housing beds through to 2020 to meet this objective. Cheakamus Crossing provided 20 to 25 percent of the allocated resident-restricted housing beds in Whistler, with future development at the site increasing to up to 50 percent of the Whistler 2020 goal. 154 townhomes and 67 condominium units have been constructed for resident-restricted housing as well as a 55-unit rental apartment building owned and managed by WHA.



Figure 4: Cheakamus Crossing Legacy Neighbourhood

## 1.3 Project Outcomes

### A Thriving and Growing Neighborhood

Today, Cheakamus Crossing is a thriving and growing part of the community. There is ongoing demand and interest in the market lots, which are slated for development and the WHA still services a waitlist for community members interested in renting or purchasing resident restricted units within the neighbourhood. Within the community, there is a high level of satisfaction with how the municipality is managing resident-restricted housing. In 2008, 25 percent of permanent residents ranked “Lack of affordable housing” as the most important issue facing the community in the annual Community Life survey. In 2012, this number dropped to only 5 percent of respondents<sup>4</sup>.

The price of the restricted ownership units at Cheakamus Crossing were sold at approximately 60 percent of the price of a comparable sized unrestricted market property at an average of \$245 per sq ft. The initial purchase price of units ranged from approximately \$119,000 for a studio apartment to \$488,000 for a duplex. The median price of a townhouse was approximately \$358,000. There are 55 affordable rental units owned by WHA that have a monthly rent of \$700 per month (studio) and \$900 per month (1 bedroom). The average market rents in Whistler for comparable rental units are \$1,125 for studios and \$1,300 for 1-bedroom units.

Growing families in the community are already looking to move to larger units. In 2013, a total of 115 babies were born in Whistler, compared to only 90 in 2000. According to Whistler 2020 population and demographic data<sup>5</sup>, 420 residents were between 0 – 4 years of age in 2011. This is a notable jump from only 350 in 2006 for the same age profile.

Many homeowners appreciate the amenities in the neighbourhood, including the trails, park, playground, transit and 10-minute commute to the Village.

### PARK LAND, TRAILS AND COMMUNITY SPACES

Bayly Park is a large 21-acre site located atop the capped former municipal landfill at Cheakamus Crossing. It includes a playground and lawn area, tennis and multi-sport course, sand volleyball courts, all-weather gravel soccer field, picnic tables, community garden, public washrooms and more. A sizeable portion of the parkland is reserved for future neighbourhood and community uses.

An investment in Whistler’s Valley Trail extended the now-40 km trail system into Cheakamus Crossing. This wide asphalt paved network links key destinations to the Village and Upper Village, Creekside, other commercial centres, major parks, schools and neighbourhoods.

### WHISTLER SPORT LEGACIES SOCIETY

The Whistler Athletes' Centre, operated by the Whistler Sport Legacies Society, with its Lodge, 20 townhomes and High Performance Centre featuring a 4000-sq ft. strength and conditioning gym, has become the epicentre of athlete training and development in Whistler. It offers affordable athlete housing in close proximity to excellent and varied summer and winter training opportunities. These facilities complement and support the high performance and recreation facilities at Whistler Olympic Park and Whistler Sliding Centre, the legacy venues used for Nordic and sliding sports during the Games.

<sup>4</sup> RMOW Community Life Tracking Survey 2012 [https://www.whistler.ca/sites/default/files/related/community\\_life\\_tracking\\_survey\\_-\\_2012\\_0.pdf](https://www.whistler.ca/sites/default/files/related/community_life_tracking_survey_-_2012_0.pdf)

<sup>5</sup> Whistler 2020 Population and Demographic Monitoring Data [http://www.whistler2020.ca/monitoring/population\\_and\\_demographics](http://www.whistler2020.ca/monitoring/population_and_demographics)



These venues are attracting Canadian and international athletes and sport organizations and have become an important part of the Canadian sport system as a training hub for athletes. Since 2010, The Callaghan Valley Training Centre (a high performance training center working within the framework of Cross Country Canada) has made the Whistler Athletes' Centre its home base. In January 2014, Whistler Olympic Park was designated as the National Training Centre for Ski Jumping and Nordic Combined. Numerous national and provincial teams use the Lodge and its training facilities for a number of events and competitions throughout the year. The Whistler Sliding Centre is designated a National Training Centre for Bobsleigh, Skeleton and Luge and Whistler Olympic Park is a National Training Centre for Cross Country Skiing.

## RETAIL SPACE

WDC developed approximately 4,000 sq ft. of commercial space in the centrally located Falls building. WDC is the owner of the unsold commercial units and is entitled to revenues from rent and sales. Some of the units were rezoned to accommodate complementary uses for the properties including a convenience store and most notably, adding a childcare as a permitted use as well as office space.

## COMMUNITY OBJECTIVES

Cheakamus Crossing responds to many of the primary principles of the Whistler 2020 the community sustainability plan (e.g. urban containment to existing built up corridor; housing 75 percent of employees locally); is strongly supportive of many of the composite strategies (especially Resident-Restricted Housing, Built Environment, Energy, Transportation & Water); and moreover the neighbourhood design has fully or partially achieved 11 separate recommended actions from the Whistler2020 engagement process.

## Intrinsic Value of Investment

In addition to measuring the project against stated principles and objectives, the intrinsic value of Cheakamus Crossing should not be understated. There are several lasting legacies that provide intangible and indirect benefits to the community of Whistler.

## COMMUNITY PRIDE

Since 90 percent of the properties in Cheakamus Crossing are resident-restricted, the Legacy Neighbourhood has become a tight-knit community of locals who live and are employed in Whistler. The neighbourhood also attracted 14 former residents to move back from Squamish and Pemberton. New businesses have opened up in Function Junction to serve homeowners, renters, employees and visitors in the area. The new daycare has already achieved capacity for growing families and a constant stream of families walk the neighbourhood with their strollers and dogs in tow. The community gardens have a waitlist for eager green thumbs. Seasonal block parties have popped up on streets to celebrate and create stronger connections between community members. Other locals on the WHA waitlist quickly fill any turnover in either rental or owned units. Cheakamus Crossing has become an enviable place to live in Whistler.

This neighbourhood represents how having a workforce who live in their community is more likely to invest in its success and well-being. The realization of achieving a viable local neighbourhood, albeit early in its evolution, is a testament to the initial community engagement and community input and careful land planning, building design, and construction undertaken by WDC in cooperation with the RMOW.

## SUSTAINABLE LIVING

Initially, the Athletes' Village was planned as a temporary village; instead, the permanent legacy provides a means to meet housing needs in a way that is socially, environmentally and economically sustainable. Not only did the Athletes' Village meet the Games requirements, the new residential community promoted sustainability principles and practices during the design, construction, deconstruction and retrofitting phases, while the new housing contributes to building social sustainability, a key priority for the community.

## COMMUNITY LAND BANK

With 300 acres of gifted Crown land for the Legacy Neighbourhood (and beyond) and for future development of resident-restricted housing or non-commercial uses if required by the community in the future, Whistler residents have a substantial asset that will continue to appreciate long into the future. The community can decide to hold or develop various parcels of the lands to suit an optimal mix of public amenities and resident-restricted housing as the needs shift and priorities evolve over time. As long as residential housing needs are met, other developments such as a school or an educational facility, cultural exhibit, health care facility or community centre or other approved uses could be considered for the next evolution of this asset.

## LEGACY ART PROJECT

As part of the 2010 Games, VANOC commissioned an art legacy that was donated to the community. Within Cheakamus Crossing, five prominent pieces are featured, including: Running with Spirit, a red cedar carving at the entry of the neighbourhood; Truce Wall, featuring the design of the Olympic and Paralympic medals, as well as the names of every athlete that competed and committed to the Games Movement; tl'aqwa: Copper, a shield that hangs at the High Performance Centre; From Time Out of Mind which mixes traditional pictographs with modern sport icons in the courtyard; and Dancing Wind, four panels at the Whistler Athletes' Centre Lodge.<sup>6</sup>

## ALTA LAKE PARKLAND

When VANOC and the IOC required more athlete housing than was initially planned, WDC and the RMOW negotiated with Hostelling International to move their operation to Cheakamus Crossing and build a new 188-bed facility. The old site, located on the shores of Alta Lake, was purchased as part of the agreement and has been returned to community as a public amenity in a prime location, while the Hostel benefits from an improved facility more closely located to transit and many visitor amenities.

## ENVIRONMENTAL SUCCESS

An innovative approach to integrated infrastructure systems, green technologies and neighbourhood form leveraged the LEED-ND pilot certification, and is demonstrated on the ground in the DES, Power Smart neighborhood designation, and stormwater infiltration and detention systems.

Assessments have indicated that the expected neighbourhood level GHG (and common air contaminant) reductions compared to a current building code baseline with natural gas forced air system were more than 90 percent (>3,000 tCO<sub>2</sub>e/year). Furthermore, the infill approach to the site, located within the existing developed corridor, reduced transportation-based emissions. Choosing the Cheakamus location precipitated the landfill closure, subsequent cap and capture of landfill gases, and eventual brownfield reclamation into sport and playing fields for the community.

<sup>6</sup> Whistler Public Art Tour <http://www.whistler.ca/culture-recreation/culture-arts/public-art-program/public-art-tour>

Accounting for increased waste transport emissions, the cap and capture project reduced fugitive landfill emissions by approximately 15-20,000 tCO<sub>2</sub>e/year.<sup>7</sup>

Compared to commuting from neighbouring municipalities, the simple opportunity to reside within Whistler's municipal boundaries avoids more than 1.5 hours of daily commuting in mountain highway conditions. Over the course of a year this could easily represent more than 15 days (375 hours) spent driving, more than \$2,000 worth of fuel and more than 3 tonnes of CO<sub>2</sub>e per person<sup>8</sup>.

## FINANCIAL TOOLS

Negotiations for financial tools related to the project began at the bid phase and culminated in 2006 with the introduction of the Province's Resort Municipality Initiative (RMI). This incremental revenue from the provincial hotel tax now contributes about \$7 million annually to the resort in RMI funds. Previously, two percent of the provincial hotel tax came to eligible resort communities, but this increased up to an additional four percent with the RMI funding. A significant revenue source for eligible resort municipalities, RMI contributions have allowed Whistler to invest in many important programs and services to grow tourism since it was implemented in 2006.

Funding for the program is confirmed on an annual basis, based on accommodation tax revenue generated in the previous calendar year, subject to approval by the Province. A five-year agreement was renewed with the Province for RMI funding in 2012, and is subject to availability of provincial funds. In addition to helping fund visitor related municipal programs and projects, the RMOW also distributes some of the RMI funding to Tourism Whistler, the Whistler Chamber of Commerce, and the Whistler Arts Council to deliver on programs that meet the provincial RMI criteria.

In addition to the above-noted project outcomes for WDC, further accomplishments and related lessons learned over the last decade are summarized in **Appendix D**.

## Financial Overview

Whereas the original financial projections allowed for project completion by the end of 2012, the severe economic downturn in 2008 has had the effect of reducing market values and delaying sales, with the result that current financial projections now forecast completion by the end of 2017 with a small deficit in the order of \$2 million. These projections provide for retirement of the MFA debt (paid out in June 2012) and all but \$2 million of approximately \$16 million advanced by the RMOW (for context, the overall project cost was over \$163 million). If other residual lands, particularly the 40-acre Phase 2 parcel was inserted into the projections, debt repayment would be easily retired and the project would exceed the breakeven threshold.

See **Appendix E** for the proforma projections on the project and the background on the budget summary to date.

## DEBT MANAGEMENT

In 2006, WDC worked with the RMOW and negotiated with the Province to secure project funding and establish the terms of the investment. All risks for the costs of construction were accepted by WDC, with the following conditions in place:

<sup>7</sup> RMOW – FCM CH2MHILL Sustainable Community Award Application, 2008

<sup>8</sup> RMOW – FCM CH2MHILL Sustainable Community Award Application, 2008

- The contribution from VANOC was increased by \$9.5 million to \$35.5 million, which included funds to offset increased costs due to additional accommodation requirements for the Athletes' Village and for common infrastructure costs shared by the Athletes' Centre.
- The Province amended the Community Land Bank Agreement to permit the sale of a portion of the land at market rates to provide additional funding for the project construction.
- The Province provided access to financing for the project at the lowest interest rates available (in the range of 1 – 2 percent).
- The Province provided 4 of the 8 percent Provincial Hotel Tax collected within RMOW (effective July 1, 2006).

The project development required interim project financing to pay for construction costs over and above the VANOC and RMOW funding contributions. Project financing was repaid from the sales revenues generated post-Games. The original concept was to borrow funds from a conventional lender with commercial terms. The preferential financing from the Province noted in the above conditions led to discussions with the Municipal Finance Authority (MFA), to negotiate terms for a development loan. The RMOW council approved a loan from the MFA up to \$100 million to finance the project in June 2008. In addition, the RMOW advanced a further \$16 million at interest rates similar to the MFA loan.

## DEVELOPMENT STATUS – MARKET HOUSING

Initially, Phase 1 of development included planning for 20 Market townhomes and 9 lots, however as the scope of the project was refined and costs went up, the number of market lots was increased to subsidize the construction of resident-restricted housing at Cheakamus Crossing. The initial budgets reflected the cost of servicing these properties, but development of the additional parcels was not required to meet the housing requirements for the Games. Retail space integrated into the Falls building at Lot 8 was also available for sale or lease as part of the project development. The residual lands in Cheakamus Crossing slated for Phase 2 (approximately 160 acres) have not been developed. Figure 5 outlines the parcel inventory for the Phase 1 lands.

Phase 1 Parcel Inventory	Type of Unit	Status as of September 30, 2014
LOT 1	Sale vs. Commercial / Rental	Undeveloped, Serviced to the PL
LOT 2	Single Family Lots or Duplex Units	Undeveloped, Serviced to the PL
ROAD 7	7 Riverfront Lots, 10 Duplex or Multi Family Units	Undeveloped, Serviced to the PL
LOT 8	Retail Areas	Sold or leased
LOT 10	Small Live / Work, 3 – 5 units	Under contract
LOT 12	Rezoned, sq ft., Duplex MF, 6 units	Sold
LOT 14	Compact Live / Work, 5 - 20 units	Sold
LOT 15	Medium Live/ Work, 5 – 20 units	Sold
LOT 16	Apartments/condos, 6 – 12 units	Undeveloped, Serviced to the PL
LOT 18	9 Single Family Lots	Three single family lots have been sold and six remain for sale
RESIDENT RESTRICTED CONDOS AND TOWNHOMES		Sold
MARKET TOWNHOMES		Sold
WHA BUILDING RENTAL APARTMENTS		Sold
HOSTEL BUILDING		Sold

**Figure 5: Phase 1 Parcels in the Legacy Neighbourhood as of September 30, 2014**

## FINANCIAL RISKS AND MITIGATION

The more significant risks identified for the project included: Project Size, Schedule, Unit Sales, Financial Loss Mitigation and Debt Repayment.

**Project Size** – Mitigated primarily by creating WDC, an independent wholly owned subsidiary of the RMOW incorporated as a business, to manage the development. Several proforma scenarios were considered to take on responsibility of developing the buildings and after review, WDC also assumed responsibility for delivery of the project utilizing the services of other contractors and consultants. Including the Hostel (sold to Hostelling International for \$8.9M) and the rental building (sold to WHA for \$7.2M) were additional efforts to manage project size risk, diversifying the type and ownership of units developed in the neighbourhood.

**Schedule** – Project construction was slated to occur over four years, from 2006 to 2009 and included the deadline to turn the project over to VANOC for their exclusive use in November 2009. Other scheduling concerns such as weather, workforce shortage or materials shortage were mitigated using a number of strategies, including hiring multiple local contractors and trades whenever possible, pre-ordering materials, and carefully selecting project materials.

**Unit Sales** – Since the market had historically only absorbed 40 residential units per year, the sale of up to 221 residential units was considered a substantial project risk. Presales of these units as well as the lots for WHA and Hostelling International, helped mitigate this risk. Additional strategies included: forward-looking planning for the housing mix, providing a range of housing form, size and tenure, and offering a range of price points.

**Financial Loss Mitigation and Debt Repayment** – Several strategies were developed to increase revenues and reduce project costs. To reduce costs, the RMOW reduced Works & Service charges, native materials for the roads and landscaping were used, building unit rate costs included a contingency and an annual 5 percent inflation factor, unit sizes were reviewed to meet IOC standards, the Hostel building was added to reduce both infrastructure and building costs as well as the number of units to sell, and the units were designed with temporary walls and eliminating kitchens to accommodate more athletes. To increase revenues, some price points were increased for corner units and views, and additional market housing and market lots were added to the project.

As noted, interim project financing was required to pay for construction costs over and above the VANOC and RMOW funding contributions. In June 2008, RMOW Council approved an interest-bearing loan at very favourable rates from the MFA up to \$100 million to finance the project. Market lots have been sold to fund the resident-restricted housing and compensate for the subsequent shortfall after the Games.

## PART II

The focus of WDC in the initial years starting in 2004, was to plan and build the Legacy Neighbourhood and to sell and deliver completed homes following the Olympic Winter Games from mid-2010 to 2012. Today, WDC's primary objectives have been completed with some serviced parcels and residual lands still undeveloped.

To evaluate a strategy going forward for WDC, the following section covers an overview and assessment of the development climate in Whistler, an outline of the remaining parcels in Cheakamus Crossing for the future, and a plan for going forward.

### 2.1 Development Climate in Whistler

#### CURRENT ECONOMIC CONDITIONS

Tourism Whistler research has tracked the slow recovery from the 2008 recession to current levels, all of which have an impact on Whistler's resort economy, particularly with prospective second homeowners. The value of the Canadian dollar relative to other national currencies is also playing a significant role in tourism and vacation property investment.

According to the BC Ministry of Finance<sup>9</sup>, the province's economy is projected to grow by 2.0 percent in 2014, 2.3 percent in 2015 and 2.5 percent per year in the medium-term. These estimates follow the real GDP growth in the province of 1.4 percent in 2013.

The Ministry also reported that housing starts, which are expected to decrease by 7.8 percent in 2014, are not forecasted to return to 2012 levels over the next four years. Housing activity is likely to slow if mortgage rates increase. Further, the slow growth in BC's current employment and population rates may put downward pressure on housing demand in the future.

#### *Real Estate Trends*

The BC Real Estate Association's<sup>10</sup> Multiple Listing Service (MLS) residential sales in British Columbia are forecast to increase 4.8 percent to 76,450 units in 2014, after increasing 7.8 percent in 2013. Housing demand in the province is almost back to levels from the downturn recorded in 2012. The projections are showing upward trends continuing through to 2015, though these levels are still recovering from the pre-recession high of 106,300 MLS units sold in 2005. Across British Columbia, the average home sale price gained 4.4 percent in 2013 to \$537,400.

The real estate market in Whistler has stabilized since the post-recession slow down. According to data from the Whistler Listing Service, the 2013 calendar year saw over 630 transactions in Whistler totaling approximately \$450 million in sales – an increase from over 580 transactions in 2012 totaling about \$372 million. The first three quarters of 2014 had 520 sales totaling about \$371 million. The total number of transactions is up 21 percent over the same period in 2013, largely due to an increase of about 40 percent in the townhome segment and a 23 percent increase in the number of condominium transactions.

<sup>9</sup> Province of British Columbia Budget and Fiscal Plan 2014/15 – 2016/17 [http://bcbudget.gov.bc.ca/2014/bfp/2014\\_budget\\_and\\_fiscal\\_plan.pdf](http://bcbudget.gov.bc.ca/2014/bfp/2014_budget_and_fiscal_plan.pdf)

<sup>10</sup> BC Real Estate Association Housing Forecast Update – First Quarter, January 2014, September 2014 <http://www.bcrea.bc.ca/news-and-publications/economics/forecasts-and-presentations>



## WHISTLER DEVELOPMENT TRENDS

For market lots priced under \$750,000 in the range of the River Bend lots in Cheakamus Crossing, currently at a starting price of \$475,000, Whistler has seen a steady decline in sales since 1999 and again post 2008. There were approximately 314 market lots in inventory for sale in several Whistler subdivisions at a range of price points as of the end of 2013. See figure 6a for detail.

The number of lots sold over the last five years has been relatively inconsistent, with a low of 10 lots sold in 2009, and a high of 33 sold in 2010, dropping to 19 both in 2011 and 2012. In 2013, the number rose again to 27 lots with a median price of \$1,100,000<sup>11</sup>. The majority of the properties sold over this time frame were well above the market price for the River Bend lots in Cheakamus Crossing.

Whistler had an unprecedented 70 employee restricted lots added to inventory in 2008 when the new Rainbow subdivision came on the market. Prior to this, the largest employee-restricted development of single family lots was 23 lots at the Barnfield subdivision in 1997.

Along with lots for development, the number of building permits for new single-family market homes has also trended downward since 2002, reflecting ongoing market uncertainty. Figure 6b illustrates this downward trend.

### BC Assessment Values

In the RMOW, the total value of subdivisions, rezoning and new construction was up \$129,260,029 in 2014 over 2013 values, according to BC Assessment. That represents 1.4 percent growth in the overall assessment roll after three consecutive years of decline.

BC Assessment's 2014 report benchmarked five resort properties for a view of market performance over 2013. Four of the five examples had increased in value: a single family dwelling in White Gold went up \$19,000 to \$988,000 in 2013; the value of a single family home in Alpine Meadows rose roughly \$115,000 to \$2.26 million; a two-bedroom apartment in the village was assessed at \$459,000, up \$30,000 from last year; and a two-bedroom townhouse in Blackcomb Benchlands was valued at \$641,000, up \$34,000. Of the sample, only a single-family property in Whistler Cay went down in assessed value, dropping \$41,000 to \$1.97 million.

With respect to Cheakamus Crossing, the Financial Projections in **Appendix E** outline the anticipated performance of the project without the benefit of any revenue or contribution from the other Cheakamus-related Legacy lands including the Phase 2 lands (approximately 40 acres) and the Lower Cheakamus lands (approximately 120 acres).

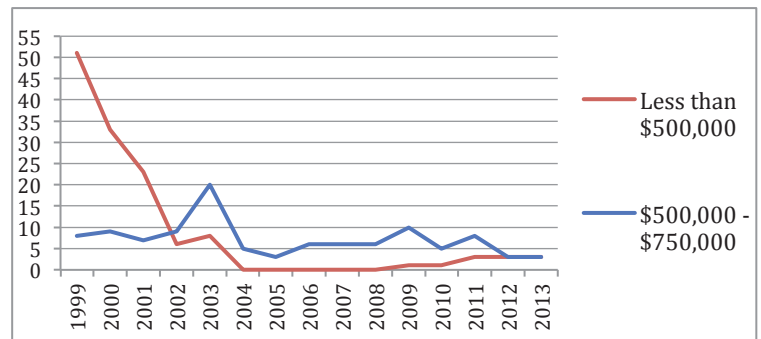


Figure 6a: Whistler Market Lot Sales - 1999 to 2013

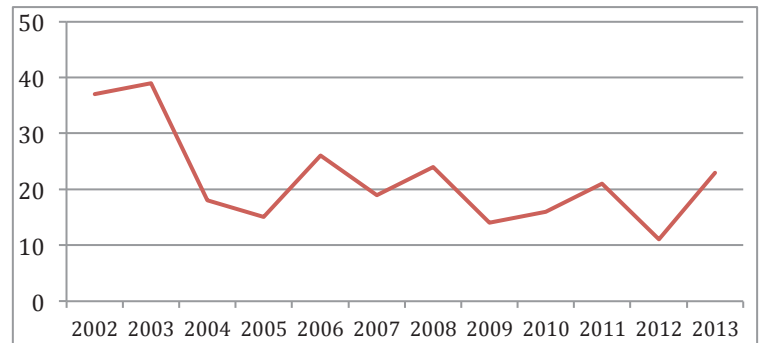


Figure 6b: Whistler Building Permits - New Single Family Market Homes

<sup>11</sup> Whistler Listing System, The Whistler Real Estate Company Ltd. Courtesy of Rob Palm

The Phase 2 lands are particularly relevant as utilities and roads were extended to the boundary of the lands and capacity was increased sufficiently at significant additional cost to support future upland development (See Concept Plan, Figure 7).

To illustrate, the Phase 2 lands (Block A – 1251 Cheakamus Rd.) of approximately 40 acres, are valued on an ‘as is, where is’ basis on the 2014 BC Assessment roll at \$3.7 million. If developed, the net realizable value of these lands would be considerably higher, and would make a significant additional contribution to the financial position of WDC, including sufficient net revenue to retire any and all WDC debt (projected currently at \$2 million +/-) and contribute substantial funding to the resident-restricted housing reserve fund.

In addition, the 120 acres of the Lower Cheakamus lands (DL 8086 Group 1) which are currently unserviced and zoned RR-1 and do not have services to the boundary, are nonetheless valued at \$8.65 million as raw land on the 2014 Assessment roll. Whereas the Phase 2 lands are viewed as medium term development lands (5-10 years), the Lower Cheakamus lands are likely longer term in excess of 10 years.



**Figure 7: Legacy Neighbourhood Concept Plan**

## RESIDENT RESTRICTED HOUSING

Providing reasonable housing options, be it rental units or home ownership for those who live and work in Whistler, has been a primary concern facing the community for the past 20 years. The creation of a price controlled inventory of units restricted exclusively to Whistler’s active and retired workforce, has proven to be a successful means of enabling Whistler’s employees to reside locally. Whistler has a goal of housing a minimum of 75 percent of employees within municipal boundaries. According to the WHA’s most recent Employer Housing Needs Assessment, 81 percent of the resident workforce were residing locally in Whistler during the peak winter season and about 60 percent of these employees would be living in resident-restricted housing.

Since the homes in Cheakamus Crossing were occupied at the end of 2010, 38 units have been resold to other local residents on the WHA purchase waitlist and there have been 60 turnovers in the WHA owned rental apartment building. Housing for Whistler’s local workforce continues to be in high demand and Cheakamus Crossing is considered a sought-after neighborhood in which locals desire to reside. While the 276 resident-restricted ownership and rental units developed at Cheakamus Crossing helped meet the peak resident housing demand leading up to 2010, four years later pressure has begun building again for additional resident restricted housing in the community. The WHA continues to measure and monitor the demand to assess upcoming needs for additional restricted housing inventory. Any sale of market housing in Cheakamus Crossing must be undertaken with the goal to fund costs and investment in other resident-restricted units that may be required in the future.

## THE COMMUNITY LAND BANK - A SIGNIFICANT COMMUNITY ASSET

The Community Land Bank and Cheakamus Crossing Legacy Neighbourhood were negotiated to successfully manage the substantial challenge for affordable housing in the community. Whistler residents are fortunate to have a large and valuable undeveloped resource that can be held to help resolve future community needs. The land bank holds both tangible and intangible value, which may be preserved to assist with future community priorities.



In addition to resident-restricted homes for purchase or rental accommodation, the municipality may also consider developing the land on an as-needed basis for new community amenities like schools, community and cultural facilities and other permitted ancillary uses for the land as shown in **Appendix F**.

As noted in the description of BC Assessment values for the remaining Phase 2 parcels, the community holds an equity position in these land assets that far outweigh the current debt outstanding from the development of the Cheakamus Crossing neighbourhood. These parcels would presumably increase in value over the medium and longer term, building the case to hold off on short-term sales, and instead reassess the possibility of developing these lands as the community's needs evolve over time.

## 2.2 Strategies for WDC Moving Forward

Over its 10-year history, the mandate of WDC has largely been realized. The organization no longer retains paid staff to handle day to day operations. The volunteer Board of Directors not only provide governance for the organization, they are also responsible for handling any inquiries, transactions and management for the remaining serviced parcels of land.

The focus of WDC in the initial years (2005 – 2012) was to plan and build the development and to sell and deliver completed homes following the Olympic and Paralympic Winter Games over mid-2010 through to 2012. The primary objectives for WDC noted below were completed in 2012:

- Refit and refurbish of all Athletes' Village housing and selling the inventory constructed for the 2010 Games.
- Repay the \$100 Million Municipal Finance Authority (MFA) debt that was secured to assist in financing the project.

Looking ahead to the long term, a strategic approach for any future development and possible disposition of the remainder of the lands acquired in the Community Land Bank should be considered. Cheakamus Crossing occupies approximately 35 of 300 acres of the Community Land Bank leaving the balance of the land available in the future for further development for resident-restricted housing and approved ancillary uses at the discretion of the RMOW.

To this end, it is WDC's intention to look to a new, forward thinking strategic plan that considers the assets and opportunities afforded by the residual lands in Cheakamus Crossing, while at the same time, understanding and incorporating the RMOW's financial, planning, and social objectives.

### CONSIDERATIONS FOR THE LEGACY LANDS

The Community Land Bank assets, particularly the Cheakamus land component, has been reviewed and given careful consideration. Since the WDC Board presented its financial position and activities to council in December 2013, a number of questions have arisen which has provoked debate and discussion, including (but not limited to) the following:

- Should WDC take a short term, and potentially short sighted, view and continue to sell assets to pay off remaining debt or should a longer term perspective be adopted (e.g.: City of Vancouver's Property Endowment Fund approach) wherein land bank assets are viewed as a municipal legacy far off into the future?
- Should the current debt be considered as 'equity', in whole or in part, similar to other municipal infrastructure where assets (land, utilities, roads, community facilities, etc.) are paid for by cash resources rather than debt?
- Is there a larger purpose (e.g.: resident restricted housing, educational or community facilities, etc...) and other opportunities for these lands in the future as compared to the singular objective of retiring existing debt?

- Is the municipality in a sufficiently strong financial position to defer or forgive debt repayment and/or convert some or all of the debt to equity?
- Inasmuch as any remaining debt is more than secured by developed and undeveloped Cheakamus lands (not considering additional Community Land Bank lands outside Cheakamus), is there really any risk associated with a longer term view?

While the principles of debt repayment and breakeven financial performance are important objectives for WDC and the Cheakamus Crossing development, there are much broader considerations. As noted, the BC Assessment values for the Phase 2 lands and the Lower Cheakamus lands more than cover the anticipated budget shortfall outlined in the financial projections contained in **Appendix E**. These assets could, however, have a much higher value for the community if held for the future.

With this in mind, WDC looked at three strategies for moving forward:

1. Continue to sell development parcels and lots within the existing Cheakamus (Phase 1) community over the next 3-5 years and reduce debt to the extent possible. Consider holding one or two development parcels for future resident-restricted housing (note that demand for additional resident-restricted housing is reasonably low in the short to medium term). Do not sell any of the Phase 2 or Lower Cheakamus lands to achieve debt retirement and do not invest in additional infrastructure to service lands for sale.
2. Sell all serviced parcels and lots and invest in infrastructure in Phase 2 and/or Lower Cheakamus sufficient to generate land sales to retire debt completely
3. Do not sell any remaining developed or undeveloped lands in Phase 1, Phase 2, or Lower Cheakamus, other than the parcels that are contracted for sale (value approximately \$2.5 million) and the remaining six market single-family lots.

## 2.3 Moving Forward – The WDC Business Plan

### Business and Development Strategy

The WDC Business Plan for moving forward is based on the first strategy outlined above, with a continued focus on selling residual parcels and lots within the existing Cheakamus Crossing Phase 1 Lands over the next 3 to 5 years. The Business Plan is comprised of the following activities –

- Continue to market and sell residual development parcels and lots within Phase 1 of Cheakamus Crossing with the express purposes of reducing the outstanding debt to the extent possible;
- Review with Council the merits and financial implications of holding one or two of the Phase 1 development parcels for future resident-restricted housing (rental or purchase);
- Explore with Council the opportunity to forego the interest on the outstanding debt in light of the significant investment that has been made for the infrastructure requirements for the development of Phase 2 of Cheakamus Crossing lands and the equity the community has in the remaining Community Land Bank lands;
- Monitor and update as required the Financial Proforma contained in **Appendix E**;
- Continue to work closely with Chief Administrative Officer and senior management team of RMOW; and
- Meet annually with Council to review the status of the Business Plan and to ensure that the plan continues to be consistent with the wishes of Council.

WDC will continue to operate for the next 3 to 5 years with its current structure and will be guided by the following principles –

- Manage residual development parcels and lots with the view to maximize value;
- Minimize risk; and
- Apply revenues to operating and development obligations and debt reduction.

## FINANCIAL PROJECTIONS

Based on the financial projections included in **Appendix E**, funding from sales of the remaining lots over the end of 2014 and the next three years are estimated to generate \$15.06 million in revenue. The main projected expenditures cover anticipated site development costs, real estate commissions and interest.

An estimated \$730,000 in interest will be paid to the RMOW from now until the end of 2017. This is in addition to \$2.941 million in interest already paid on the financing from the MFA and the RMOW.

When all of the residual Phase 1 lands are sold, \$1.945 million will remain as outstanding debt at the end of 2017.

## RISK MITIGATION

Without further development of the parcels outside of Phase 1, WDC will not incur additional expenses or risk. The WDC Board will meet with the RMOW annually to determine new development priorities, if any.

This remaining debt to the RMOW is secured by assets within the Cheakamus land holdings, valued considerably higher than the debt projected after the sale of the Phase 1 parcels. The remaining Phase 2 lands are viewed as a long-term investment and legacy.

## GOVERNANCE

Moving forward, WDC will remain as a limited company, wholly owned by the RMOW and governed by a board of directors. Today, WDC continues to operate with very little overhead, as it currently employs no permanent staff nor does it occupy office space. Only two temporary part time contract staff are employed for the sole purpose of administering and managing remaining warranty work in accordance with required contractual warranty obligations. Otherwise, volunteer directors manage the affairs of WDC, which may include handling any inquiries, transactions and management for the remaining serviced parcels of land.

### *Annual Review*

WDC will conduct at a minimum an annual review of the financial position, along with a presentation to council on WDC activities.

### *Corporate Structure*

The Board will ensure that the remaining assets, and any future development, are administered in a manner that minimizes the possibility of any financial risk to the RMOW and Whistler taxpayers. The Board will focus on the administration associated with the marketing and selling remaining Phase 1 parcels and lots.

WDC has been fortunate to retain its current board structure over the last decade, with many of the same board members still active in its operation. WDC is operated under the direction of a Board of Directors, all of whom are full time or part time Whistler residents, and includes two Council members. Assuming there are no major changes in the community's priorities, the WDC structure will be maintained and reviewed from time to time, as appropriate, in terms of Board size, composition, and mandate.



## 2.4 Conclusion

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WDC has for the most part achieved its original objectives. It met its Games obligations by creating an extraordinary Athletes' Village, a home away from home, for athletes from around the world during the 2010 Olympic and Paralympic Winter Games. It managed the transition from the Athletes' Village to Cheakamus Crossing, a new and vibrant neighbourhood designed to help meet the resident-restricted housing needs of Whistler's emerging workforce.

And now through this new Business Plan, WDC is continuing to move forward with the marketing and selling of the residual Cheakamus Crossing Phase 1 lands and lots with the intention of reducing to the greatest extent possible the outstanding debt. Any remaining debt will be more than offset by WDC's investment in providing major trunk services for Cheakamus Crossing Phase 2 lands and the land value of the undeveloped Cheakamus Phase 2 lands and the Lower Cheakamus lands.

The WDC Business Plan is intended to be an evolving, living document which is reviewed from time to time and amended as appropriate, very much as it has been since the original document was prepared and approved in 2006. As noted in the body of this plan, most of the risks originally identified and many others that arose throughout the development cycle, have been largely addressed and mitigated. The primary task going forward in the medium to long term is to properly manage the assets and consider opportunities that are aligned with the Business Plan and broader community principles and objectives. In this respect, the Business Plan will be revisited on an annual basis with Council to continue to ensure that it meets the needs of the community.



# APPENDIX





## Appendix A: Community Land Bank Maps Lower Cheakamus Legacy Lands and Remainder Lands



The Province transferred 300 acres of Provincial Crown land to the RMOW creating a Community Land Bank for Whistler.

The Legacy Neighbourhood (Lower Cheakamus) was transferred in 2006 as part of this larger land transfer.

The Community Land Bank Agreement between the Province and the RMOW has a number of encumbrances, including those related to the Land Act, Water Act, Mineral Tenures Act, Coal Act or Petroleum and Natural Gas Act.

**Lower Cheakamus Legacy Lands and Remainder Lands**



**Alpine Legacy Lands**



**Kadenwood Legacy Lands**

## Appendix B: Guiding Principles for the Design, Development and Operation of the Athletes' Village and Legacy Neighbourhood

### Master Planning and Design of the Athletes' Village Neighbourhood

- Respects Whistler's character and values
- Utilizes progressive design and best building practices
- Planned as a permanent neighbourhood that demonstrates sustainability and smart growth practices
- Identifies and celebrates natural features and places valued by the community
- Provides a range of housing types and price points
- Provides flexible spaces and buildings that are able to adapt to changing trends
- Provides a pedestrian orientation integrated with the natural environment. Connects to adjacent neighbourhoods and recreation areas, providing enhanced accessibility and reduced dependency on automobiles
- Integrated with long term plans for adjacent lands and recreation areas
- Enhances recreation opportunities in this area
- Assists in organizing and balancing land uses and use patterns in Whistler
- Adds lasting value by maximizing post-Olympic use
- Optimizes synergies between temporary overlay facility planning and the long term plan for the post Games neighbourhood
- Provides opportunities for arts, culture, education and local business opportunities

### The Development of the Athletes' Village Neighbourhood

- Limits RMOW's financial exposure
- Maximizes opportunities for the Organizing Committee to provide Canadian athletes access to the new venues
- Protects natural features and places valued by the community
- Limits negative environmental impacts to Village and adjacent lands
- Provides partnership opportunities for the local community
- Provides economic opportunities for First Nations

### The Operation of the Athlete's Village Neighbourhood

- Incorporates systems and infrastructure that demonstrate best practices in sustainable design and technologies
- Uses a range of energy systems that lead Whistler's transition from fossil fuels
- Is an educational demonstration center for successful and sustainable communities
- Showcases the 4R's in all we do
- Provides the local community opportunities to participate in sustainability initiatives, education, training, recreation, arts & culture, and distribution of local products
- Provides partnership and affordable business opportunities for the local community
- Provides economic opportunities with First Nations
- Provides affordable home ownership, rental and neighbourhood operation
- User conflicts are minimized
- Supports a diverse community and sense of well-being

These guiding principles have been used by WDC to direct the development of the Master Plan for the Legacy Neighbourhood and the Olympic and Paralympic Village.

## Appendix C: Range and Description of Housing Units

### Housing Units Developed by WDC

Unit Type	Description	Size	Status
<b>TOWNHOMES – RESIDENT RESTRICTED</b>			
THE HEIGHTS	27 townhomes with single car garages	2 and 3 bedrooms from 1,141 to 1,504 sq ft.	Sold
THE TERRACES	27 three story townhomes with single car garage		Sold
THE RISE	60 townhomes with shared car ports	40 – 2 bedrooms and 20 – 3 bedrooms	Sold
WHITEWATER	40 townhomes with single car garages	3 and 4 bedrooms + den from 1,560 to 2,050 sq ft.	Sold
<b>TOWNHOMES – MARKET</b>			
RIVER BEND	20 townhomes with single car garages	3 bedroom with upgraded finishes	Sold
<b>CONDOMINIUMS</b>			
WHA RENTAL - CHIYAKMESH	55 unit apartment building	40 studio and 15 1-bedroom apartments	Sold
THE SPRINGS	34 unit apartment building	Studio, 1 and 2 bedroom units from 510 to 911 sq ft.	Sold
THE FALLS	33 unit apartment building with street front commercial space	1 and 2 bedroom suites with 4,100 sq ft. of commercial space	Sold and leased
HOSTEL	55 room hostel	188 bed units	Presold
<b>TOTAL</b>			<b>351 dwelling units</b>

### Project Descriptions

#### THE HEIGHTS – 27 TOWNHOMES, ALL WITH SINGLE CAR GARAGE

13 of the homes at the Heights have 2 bedrooms and 2 bathrooms and range in size from approx. 1,141 sq ft. to approx. 1,471 sq ft. While 14 of the homes have 3 bedrooms and 3 bathrooms and range in size from approx. 1,398 sq ft. to approx. 1,720 sq ft. Each home has access to a private patio area from the open concept living space or kitchen.

#### THE TERRACE – 27 TOWNHOMES, ALL WITH SINGLE CAR GARAGE

These 3 bedroom, 3 bathroom townhomes range in size from approx. 1,460 sq ft to approx. 1,560 sq ft. The accommodation is distributed over 3 stories with master and second bedrooms on the third floor and living/dining/kitchen area on the second floor where there is also access to a private deck. The third bedroom/flex room is on the ground floor and has separate patio access.

#### WHITEWATER – 20 TOWNHOMES AND 20 DUPLEXES, ALL WITH SINGLE CAR GARAGE

The 20 townhomes all have 3 bedrooms and 3 bathrooms and range in size from approx. 1,560 to approx. 1,708 sq ft. The 20 duplexes have 3 bedrooms + den (4th bedroom) and 3 bathrooms and range in size from approx. 1,853 sq ft. to approx. 2,000 sq ft. Each home has access to a private patio area from the open concept living space.



### THE RISE – 60 TOWNHOMES

40 of these townhomes have 2 bedrooms and 2 bathrooms and are approx. 1,059 sq ft. in size. 20 of the townhomes have 3 bedrooms and 2 bathrooms and are approx. 1,429 sq ft. in size. These 3 bedroom homes feature the master bedroom and bathroom on the ground level. All the homes at The Rise include a patio at the rear and large storage room inside the entrance.

### THE SPRINGS – 4-STOREY APARTMENT BUILDING INCLUDING 34 PROPERTIES

The complex includes: 4 Studio apartments at approx. 510 sq ft. 19 One-bedroom apartments ranging in size from approx. 700 sq ft. to approx. 714 sq ft. 3 One bedroom + den apartments ranging in size from approx. 814sqft to approx. 845 sq ft. 8 Two bedroom apartments ranging in size from approx. 912 sq ft. to approx. 959 sq ft. All ground floor apartments have a private patio while the upper floors have balconies. All apartments have a large storage room inside the entrance. One parking space is allocated per property.

### THE FALLS – 4-STOREY APARTMENT BUILDING INCLUDING 33 PROPERTIES

The complex includes: 9 One bedroom apartments ranging in size from approx. 667 sq ft. to approx. 748 sq ft. 3 One bedroom plus den apartments at approx. 842 sq ft. 21 Two bedroom apartments ranging in size from approx. 942 sq ft. to approx. 1,017 sq ft. All ground floor apartments have a private patio while the upper floors have balconies. All apartments have a large storage room inside the entrance. One parking space is allocated per property.

### RIVER BEND – 20 TOWNHOMES, ALL WITH SINGLE CAR GARAGE

River Bend features 20 units featuring contemporary mountain architecture. The low-pitched roofs and large windows allowing full appreciation of dramatic mountain views and west exposure. Each unit has a single car garage and paver stone driveway, landscaped yards and large patio. Exteriors are fully landscaped and irrigated for maintenance free living. These homes are not price restricted and are available to the broad Whistler market.

### RIVER BEND – 9 LOTS, WITH UP TO 3,000 SQUARE FEET OF BUILDABLE AREA

The nine exclusive wooded lots are on Madely Place. These properties are fully serviced with gas, underground utilities and are connected to the District Energy System. Zoning allows for a buildable area of up to 3,000 sq ft. These spacious and well planned homes and single-family lots are not price restricted and are available to the broad Whistler market.

### CHIYAKMESH APARTMENTS – 55 RENTAL UNITS OWNED BY WHA

40 studio and 15 one-bedroom apartments available for rent through the WHA. The apartment building has an elevator, laundry facilities and some wheelchair accessible units. Surface parking adjacent to the front door. There is a large playing field in front of the building.

## Sustainable Design Features

### ENERGY

- The neighbourhood is serviced by a District Energy System (DES) that provides up to 90 percent of the energy needed for heating and domestic hot water requirements.
- Each strata unit is heated by a hot water radiant system.
- Kitchen appliances are Energy Star-rated.

- Energy efficient lighting was used, with most in-suite lighting being compact fluorescent.
- Windows are rated with a maximum overall u-value of 0.46 or less.
- The Cheakamus Crossing multi-unit buildings will achieve energy savings of 40-45 percent.

## **WATER**

- Low-flow plumbing fixtures and dual flush toilets minimize water consumption up to 50 percent.
- Clothes washers are water efficient and Energy Star-rated.
- Landscape focuses on drought-tolerant materials, and all irrigation is highly efficient.

## **INDOOR ENVIRONMENT**

- Paints and finishes carry an Ecologo label or were approved by the Master Painters Institute as being low VOC.
- Interior wood products were urea formaldehyde-free or all surfaces were sealed.
- Floor coverings met the standards of the Carpet and Rug Institute Green Label Indoor Air Quality Test Program or carry the Canadian Environmental Choice certification.

## **MATERIALS**

- 90 percent of the aggregate used in construction originated from waste material on-site.
- Framing lumber had a CSA rating and was not sourced from old growth forest. Structural framing materials from local suppliers were from engineered wood products with no urea formaldehyde resins.
- Exterior siding and paneling was from durable, engineered and low maintenance materials.

## APPENDIX D: Project Accomplishments, Lessons Learned

While the project has achieved its objectives and gone on to create a lasting legacy for Whistler, there are some additional accomplishments and lessons learned over the last decade that are worth referencing.

### PROJECT RISK MITIGATION

Building Cheakamus Crossing at the Athletes' Village instead of a temporary installation provided an opportunity for the community to permanently benefit from the free Crown land and the VANOC financial contributions to develop a sustainable resident community as a Games legacy. The development risks, many of them interrelated, were evaluated using early proforma scenarios based on the stated project goals and worked within the agreements in place between the RMOW, VANOC, and the Province of BC.

The 2008 economic downturn put pressure on market housing prices, particularly for second homeowners and developers. The economic impacts lasted several years, with disposable income shrinking and stressing Whistler's resort-based economy. The ripple effect continued pre-Games and the post-Games recovery was slow. Following the 2010 Games, there were eight development parcels and eight single-family lots plus four commercial spaces available. Since 2010, one parcel has been sold, three additional parcels are under contract, two single-family lots have been sold, and two commercial strata lots have sold (and one other leased). The prospect for land sales has improved somewhat since 2010, although it would be fair to say that values have been very slow to recover, thus WDC revenue projections have been dampened and continue to fall below the original expectations. What was initially thought to be project completion, sell out, and debt repayment by 2012, is now projected out to about 2017.

Lower interest rates charged by the MFA throughout the project had a positive effect on the budget, reducing projected financing cost from \$7.75M to \$1.94M. Rates from the MFA were in the range of 1.5 – 2 percent, whereas comparable commercial rates were 4 to 5 percent at that time. The budget also recognized the potential value of an additional eight market lots and associated real estate fees on the extra cleared land requested by VANOC for temporary facilities.

### LOCAL BUSINESS SUCCESS

Many local business owners secured contracts associated with building the Athletes' Village and retrofitting the units to residential homes for Cheakamus Crossing owners. This created a significant economic opportunity, contributed to local job creation and generated a sense of community pride among the business owners who built this important legacy.

### LEED ND CERTIFICATION

The neighbourhood was a pilot project for LEED-ND (Leadership in Energy & Environmental Design, a green building certification program that recognizes best-in-class building strategies and practices). The designation focused on smart growth principles and neighbourhood-specific issues like density, location, proximity to services, transit, storm water management, etc.

### RESORT MUNICIPALITY INITIATIVE FUNDING

Negotiations regarding financial tools began by the RMOW during the Bid phase culminated in the RMI funding program; which provides an ongoing incentive based funding stream to assist resort-orientated municipalities in maintaining and growing a robust regional tourism economy. It addresses and supports the unique challenges and opportunities faced by resort municipalities to help achieve financial sustainability. The RMI program is managed by

the Ministry of Jobs, Tourism and Innovation and the Ministry of Community Sport and Cultural Development. Funding for the program is confirmed on an annual basis, based on accommodation tax revenue generated in the previous calendar year, subject to approval by the Province.

### **DISTRICT ENERGY SYSTEM**

The municipality's District Energy System (DES) provides 95 percent of the heating energy required for the neighbourhood. Today, owners are finding that the system is reasonably complicated, especially compared against conventional systems, and the costs for maintenance and repairs can be significant. Offsetting this factor is the prospect that there are likely to be long-term operational savings as hydro (and gas) rates are projected to increase 28% over the next 5 years with a 9% increase alone in the spring of 2014. Also, the DES system is estimated to reduce GHG emissions by up to 95% or approximately 1600 tonnes of carbon dioxide per year, when compared to conventional technologies.

The DES was a requirement of the RMOW for the Athletes' Village/Cheakamus Crossing. These types of community energy systems have been initiated in other municipalities as well (City of North Vancouver, City of Vancouver, etc.) with mixed results. Because each system has different energy sources and system components, the design and installation of any DES system is basically a custom project. Whistler has one significant advantage over most others in the sense that it has a significant energy source (Whistler Wastewater Treatment Plant) in very close proximity. This has the dual advantage of delivering energy to the user at a higher temperature and reducing heat loss in the distribution system due to shorter network runs. The one shortcoming, however, is that the system is capable of accommodating significant increase loads at little or no additional cost, but this will occur only when further development is added to the current demand from approximately 350 homes.

In the past, consideration has been given to undertaking a study to examine the operational aspects, performance and merits of the DES system and hopefully such a study will be initiated in the near future.

### **ASPHALT PLANT AND QUARRY**

Many owners were disappointed with air and noise pollution during peak operating season at the nearby asphalt plant and quarry. Several homeowners were dissatisfied with plant emissions, albeit consistently in compliance with existing provincial standards, and the fact that the asphalt plant has a 10-year permit from the provincial government to occupy the Crown land on the edge of the Cheakamus Crossing neighbourhood. It also has a permit from the Ministry of Mines for the gravel quarry. The Crown land lease expires in 2017 and whether or not the lease will be renewed at that time is unknown. In 2012, the plant owner underwrote a significant upgrade to the plant including air quality and operational improvements.

## APPENDIX E: Proforma Financial Projections

Over the scope of the last ten years, WDC has adjusted the initial proforma to reflect revisions to VANOC requirements, completion of design documentation, construction pricing and site servicing costs and the need to maintain acceptable and affordable pricing while minimizing the financial risk to the taxpayers of Whistler.

The basis for the financial reporting is consistent with past reporting inasmuch as it reflects all historical revenues and expenditures and includes management's projections through to 2017; which is the estimated time horizon to complete the original Cheakamus Crossing neighbourhood.

The projections do not take into account the revenue potential for the Phase 2 lands (approximately 40 acres) immediately adjacent to the current development nor the Lower Cheakamus lands lying west of Bayly Park and east of the Cheakamus River (approximately 120 acres).

The proforma development for the project was guided by a number of assumptions, commitments and goals, including the following:

- Resident-restricted housing would be sold at costs similar to previous recent sales in 2010 dollars
- The development of resident-restricted housing would be subsidized by capital contributions from VANOC and the RMOW and by the Province's contribution of a land grant
- The size of the Athletes' Village was increased to accommodate more athletes and officials than originally projected
- The development of resident-restricted housing attempted to maximize opportunities to 'go green'
- Risk to the RMOW was to be minimized
- A significant amount of the total cost of development was to be borrowed and repaid from sales proceeds of resident-restricted and market housing and sale of the hostel and WHA rental buildings.

Issues that were considered in the proforma development process included:

- The mix of housing sizes to meet athlete accommodation needs as well as a range of housing quality, size and sale prices within a resident-restricted housing market
- The tenure of the housing product – focus on sales vs. rentals
- The absorption period for the housing product into the resident-restricted housing market
- Interest rates for the project financing
- Incorporation of market homes and/or lots
- Using a single developer to design, build and finance the project
- Having WDC take on the role as the master developer.

The proforma excludes the following:

- Project costs or revenue for the Whistler Athletes' Centre, except for costs to provide infrastructure servicing the facility
- Games-time overlay costs or revenues
- Costs for community amenities and facilities
- Costs and revenue for future residential and commercial development sites beyond what was needed for the Games (Phase 2 lands) but includes the costs of site services for these sites.

## September 30, 2014 Financial Report

	FUNDING & EXP. TO DEC 31, 2013	Jan 1 - Sept 30, 2014 FUNDING AND EXP.	Oct 1 - Dec 31, 2014 PROJECTIONS	2015 PROJECTIONS	2016 PROJECTIONS	2017 PROJECTIONS	PROJECTED FUNDING REC'D & EXP. TO DEC 31, 2017
<b>FUNDING</b>							
Resident Restricted	68,494,808						68,494,808
Market Townhomes	13,028,113						13,028,113
Lot 18 (9 Single Family Lots)	1,372,381		1,250,000	1,350,000			3,972,381
Lot 8, Retail Areas	252,800		940,000				1,192,800
Lot 12 (Rezoned, SF, Duplex, MF)	1,207,475						1,207,475
Lot 10 (Small Live/Work, 3 Units)	-		525,000				525,000
Lot 2 (Single Family Lots or Duplex Units)	-		1,275,000	1,275,000	1,275,000		3,825,000
Lot 14 (Compact Live/Work, 4-5 Units)	-	950,000	-				950,000
Road 7 (7 Riverfront Lots or 10 Duplex Units)	-			1,166,667	1,166,667	1,166,667	3,500,001
Lot 15 (Medium Live/Work, 5-6 Units)	-	1,025,000					1,025,000
Lot 1 (Sale vs. Commercial/Rental)	-			700,000	700,000	700,000	2,100,000
Lot 16 (Large Live/Work, 6-12 Units)	-				1,575,000		1,575,000
WHA Building	7,200,000						7,200,000
Hostel Building	8,900,000						8,900,000
<i>Subtotal: Funding from Sales</i>	100,455,577	1,975,000	3,990,000	4,491,667	4,716,667	1,866,667	117,495,578
VANOC Capital Contribution (Permanent Facilities)	31,000,000						31,000,000
VANOC - Athletes Centre Lands Services Contributor	4,500,000						4,500,000
RMOW contribution (Hotel Tax)	8,000,000						8,000,000
Other Revenue	928,244	42,662	14,000	56,400	56,400	56,400	1,154,106
Interest Revenue	812,114	209		13,000			825,322
<b>Total Funding</b>	<b>145,695,935</b>	<b>2,017,870</b>	<b>4,004,000</b>	<b>4,561,067</b>	<b>4,773,067</b>	<b>1,923,067</b>	<b>162,975,006</b>
<b>EXPENDITURES</b>							
Site Development	50,584,036	4,516	770,484	750,000	-	-	52,109,036
Residential Building	100,391,103	11,823	12,533	16,250	16,250	6,250	100,454,209
Overhead	4,773,794	30,055	31,842	50,039	40,750	40,750	4,967,230
Maintenance Costs	1,028,031	30,666	23,698	22,701	-	-	1,105,096
Real Estate Commissions	1,068,187	-	159,600	179,667	188,667	74,667	1,670,787
Insurance (Property & Casualty)	943,065		-	-	-	-	943,065
Interest	2,941,427		300,000	235,000	120,000	75,000	3,671,427
<b>Total Expenditures</b>	<b>161,729,644</b>	<b>77,059</b>	<b>1,298,157</b>	<b>1,253,657</b>	<b>365,667</b>	<b>196,667</b>	<b>164,920,851</b>
						Shortfall	(1,945,844)

## Notes to Financial Statements

## AVAILABLE INVENTORY

All parcels in Cheakamus Crossing were segmented into development phases as noted in the strategic plan. As of the September 30 proforma update, the following parcels remain as assets for future development.

- Lots 1, 2 adjacent to the Heights/ Terrace have not been developed or marketed,
- Lot 16 is available for sale,
- Six single-family lots are still on the market for sale (adjacent to River Bend),
- Road 7 parcel is available for sale.

The land slated for Phase 2 is not included in the current financial projections through to 2017.



Remaining Parcel Inventory	Type of Unit	Status as of September 30, 2014
PHASE 1		
LOT 1	Sale vs. Commercial / Rental	Undeveloped, Serviced to the PL
LOT 2	Single Family Lots or Duplex Units	Undeveloped, Serviced to the PL
ROAD 7	7 Riverfront Lots or 10 Duplex Units	Undeveloped, Serviced to the PL
LOT 16	Apartment / condo, 6 – 12 units	Undeveloped, Serviced to the PL
PHASE 2		
REMAINDER LOT A	Bare land (approximately 40 acres)	Undeveloped, Unserviced
LOWER CHEAKAMUS	Bare land (approximately 120 acres)	Undeveloped, Unserviced

## FORECASTED REVENUE PROJECTIONS

Revenue projections are based on information available to WDC at this time. There has been a gradual improvement in real estate market conditions and the general economy over the last 3-4 years but future market conditions are difficult to forecast.

## SITE DEVELOPMENT EXPENSE

Site development expenses relate to servicing of two parcels. The subject sites may be sold 'as is' in which case these expenses would not be incurred but there would be a corresponding reduction in revenue, as the obligation would be transferred to the purchaser. In summary, there would be no net effect.

## INTEREST EXPENSE

WDC has paid interest to the municipality to reflect the opportunity cost of investment income that would have been earned were it not for its investment in the development inventory for resale. Interest expense is based on realized investment returns of the municipality and is treated as a financing cost of WDC.



## APPENDIX F: Approved Ancillary Uses for Project Site

### Approved Ancillary Uses for Athlete Village Project Site (Cheakamus Crossing)

1. Public use, including roads, park, public and open space, playground, recreating area other than golf courses or golf driving range
2. Municipal or other public building or facility
3. Utility and services use, including electrical transformer station, municipality utility operations and other similar utility uses
4. Home occupation
5. Group home, including personal care home, social development centre licenses under the Community Care Facilities Act, youth home, crisis home or other group home
6. Assembly hall, including church and church grounds, elementary and secondary school and school ground, non-profit society and organization providing community services, public health care facility
7. Child care or preschool facility
8. Disposal of garbage and refuse, by sanitary landfill or otherwise
9. Cultural exhibit and activities
10. Community Centre
11. Public parking
12. Public transit facility

Each of which is non-commercial and must be ancillary to the primary use of the lands for affordable employee resident-restricted housing purposes.

The Province also agreed to amend the Provincial Covenant to allow for the development of the Hostel facility as part of the Athletes' Village. The provision to allow the RMOW to use portions of the Village lands for market housing as agreed in the Modification of Community Land Bank Agreement dated March 27, 2007. The covenant was also amended to provide for commercial or retail uses as designated in the plan.





Whistler 2020 Development Corporation

Contact: Eric Martin

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[www.cheakamuscrossing.ca](http://www.cheakamuscrossing.ca)



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** January 27, 2014

**REPORT:** 15-019

**FROM:** Corporate and Community Services

**FILE:** 4700

**SUBJECT:** COMMERCIAL VEHICLE PARKING PROGRAM

### 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 engage with Main Street merchants on the proposed changes to the Commercial Parking Program.

### PURPOSE OF REPORT

The purpose of this report is to advise Council of the proposed changes to the Commercial Parking program (Main Street).

### DISCUSSION

There is an increased demand on existing commercial loading zones along Main Street. Larger commercial vehicles are not able to utilize existing loading zones because smaller vehicles are parked blocking access to the area. This creates a delay or forces the larger vehicles to park in the roadway to unload their goods. Staff recommend that we create two different types of commercial loading zones, one for vehicles under twenty (20) feet and the second for vehicles over twenty (20) feet. Six (6) existing pay parking stalls will be converted to commercial loading zones for the smaller vehicles.

Staff will also initiate an application process to ensure that people are eligible for a commercial parking decal based on the following criteria:

- vehicles are used for the collection or delivery of goods, wares, merchandise or other commodities in the ordinary course of business
- insured for business use
- valid business licence
- no outstanding parking tickets

Vehicles used by businesses for administrative or sales-related tasks are not eligible for the commercial parking program.

A comprehensive communication plan and sign package has been developed. Staff will monitor the program and gather feedback to determine if the changes resolve the current issues.

## WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Transportation	Transportation preferences and options are developed, promoted and supported so that inter community mobility minimizes the negative impacts of traditional modes of travel.	Additional commercial parking spaces will help facilitate quicker, safer deliveries and minimize illegal stopping on roadways
Transportation	The transportation system efficiently meets both the short and long-term needs of all users.	Creating two types of commercial loading zones will meet the needs of small business operators and large delivery companies.

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

## OTHER POLICY CONSIDERATIONS

The changes to the commercial parking program are consistent with the powers delegated to the Municipal Engineer to establish commercial loading zones as set out in Section 17 (h) of *Parking and Traffic Bylaw No. 1512, 2001*.

## BUDGET CONSIDERATIONS

The advertising budget and sign changes will cost approximately \$2000.

## COMMUNITY ENGAGEMENT AND CONSULTATION

2014 commercial parking decals holders to be notified by either mail or a hand delivered vehicle notice. Information will be posted on the Whistler.ca website and ads will run in the Pique for two consecutive weeks.

## SUMMARY

The proposed changes to the Commercial Parking Program will add additional parking spaces to the inventory and provide better access to prime spaces for the larger vehicles.

Respectfully submitted,

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



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** January 27, 2015

**REPORT:** 15-024

**FROM:** Resort Experience

**FILE:** RZ1098, RZ1099,  
Bylaw 2072

**SUBJECT:** BLUEBERRY LAND USE CONTRACT AMENDMENT TO THE GROSS FLOOR  
AREA DEFINITION – 3506 AND 3510 FALCON CRESCENT

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**That** Council consider giving first and second readings to Land Use Contract 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.

### REFERENCES

**Appendices:** “A” – Location Map

**Location:** 3506 Falcon Crescent (RZ 1098)  
**Legal Description:** Strata Lot 2 D.L. 4757 Strata Plan LMS 3932  
**Applicant:** EVR Construction Inc. (Eric Von Rosen)  
**Zoning:** Blueberry Hill Land Use Contract (BB LUC)

**Location:** 3510 Falcon Crescent (RZ 1099)  
**Legal Description:** Strata Lot 1 D.L. 4751 Strata Plan LMS 3932  
**Applicant:** EVR Construction Inc. (Eric Von Rosen)  
**Zoning:** Blueberry Hill Land Use Contract (BB LUC)

### PURPOSE OF REPORT

This report presents a proposed land use contract amendment for the noted properties located at 3506 and 3510 Falcon Crescent. The owners of the two properties have applied to amend the existing Blueberry Hill Land Use Contract (BB LUC) to replace the existing gross floor area definition with the definition in Zoning Bylaw No. 303, which provides for excluded floor areas with respect to basements, crawlspaces and void spaces.

## DISCUSSION

### Background

On May 12, 2012, Council amended the Zoning Bylaw to permit basement floor areas to be excluded from the gross floor area calculation for all detached and duplex unit building types in the Municipality. At that time, Council also supported applying similar floor area exclusions within detached and duplex dwelling building types that were not regulated by the Zoning Bylaw, but controlled by other land use regulations (i.e. land use contracts, covenants, etc.) through the appropriate process. This report outlines the process to amend the existing BB LUC for these two properties consistent with this direction.

The subject parcels located at 3506 and 3510 Falcon Crescent, as shown on the location map in Appendix A, are currently vacant properties. In both of these cases, design concepts could incorporate an excluded basement floor area that would comply with the Zoning Bylaw No. 303 definition for exclusion from the GFA calculation. Therefore, the applicants have applied on behalf of the owners to have the GFA definition in the BB LUC amended so that they can prepare design concepts that would incorporate excluded basement floor area.

### Land Use Contract Amendment Proposal

The current BB LUC definition for gross floor area (GFA) is as follows:

“gross floor area means the total floor area of all buildings on a parcel or land within the boundaries of a strata plan measured to the outer limits of a building including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas, **but excluding auxiliary parking, unenclosed swimming pools, hot tubs or saunas or sundecks, elevators or ventilating machinery, unenclosed stairwells, balconies, porches, canopies, sun shades, and any other similar features to the extent which such features are permitted in the front, side, and rear setbacks under the Zoning By-law of the Municipality;**...” (Emphasis added by report author)

This means, properties with detached and duplex dwellings regulated by the BB LUC are controlled by this GFA definition and therefore the basement floor area exclusion from the GFA calculation under Zoning Bylaw No. 303 is not permitted.

The proposed Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2072, 2015 replaces the current land use contract GFA definition for the subject properties with the following:

“gross floor area” means gross floor area as defined in Resort Municipality of Whistler Zoning and Parking Bylaw No. 303 as amended from time to time, excluding areas specified in subsection 25.1 of Section 5 of the bylaw as amended from time to time.”

This amendment would permit these BB LUC properties to exclude floor areas from the GFA calculation where the floor area is consistent with the Zoning Bylaw No. 303 definition, including basements, void spaces and crawlspaces.

Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2072, 2015 takes the same approach as the zoning amendment bylaw adopted by Council on January 13, 2015 for five other detached dwelling parcels in the BB LUC.

## WHISTLER 2020 ANALYSIS

Overall, the proposal supports the Whistler 2020 strategies of built environment, economic and finance.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	The building modifications are consistent with Council direction for permitting excluded basement gross floor area for detached and duplex dwelling unit types.
	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	Many local contractors, designers and suppliers benefit from being able to assist property owners to improve their homes.
Finance	Financial principles, practices and tools employed by the municipality effectively and efficiently balance its costs and expenditures.	The fee and rate schedule is based on a cost recovery principle so that the applicant pays for the cost of processing the application.

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

## OTHER POLICY CONSIDERATIONS

### Blueberry Hill Land Use Contract

All other BB LUC regulations for these properties concerning building setbacks, height, site coverage, permitted uses, parking requirements, etc. remain in effect. It is the responsibility of the property owners for each property to ensure their proposals comply with these regulations and requirements.

### Other registered covenants on title

All registered building schemes, strata bylaws, statutory rights of way, easements, etc. on the properties remain in effect. It is the responsibility of the property owners for each property to ensure their proposals comply with all other registered requirements.

### Official Community Plan

Whistler's Official Community Plan Bylaw No. 1021, 1993 (1993 OCP), outlines specific items for review with respect to rezoning applications. The proposed land use contract amendment to amend the gross floor area definition is similar to a rezoning application. A brief summary follows in Table 1. The proposal is consistent with all applicable policies of the OCP.

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, resort or environment; and meets all applicable criteria set out in the OCP.	The proposal does not increase the bed unit capacity.
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.	Per Schedule M and N of the OCP, the site does not have any environmental constraints or development constraints.
Traffic volumes and patterns on Highway 99 and the local road system.	The proposal does not increase the number of units or the parking requirements.
Overall patterns of development of the community and resort	The lands are identified on Schedule B – Development Areas and per Policy 4.1.1, the lands outlined in Schedule B are designated for development of accommodation.
Municipal Finance	Works and service charges will be payable.
Views and Scenery	Building height and setbacks would not change from that permitted under existing zoning.
Existing Community and Recreation Facilities	Not applicable.
Employee Housing	Employee works and service charges are not payable.
Community greenhouse gas emissions	These are approved lots as part of the subdivision within the LUC. Any projected emissions increase for this minor amount of development does not require incorporation of extraordinary measures to minimize and/or mitigate any projected emissions other than adherence to the British Columbia Building Code.
Heritage Resources	Not applicable.
No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space.	No impact.

## BUDGET CONSIDERATIONS

Proposed renovations or new construction will be subject to building permit fees at time of building permit application.

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

## COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign is posted on each subject property to allow for public inquires about the applications. A public hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.



## **SUMMARY**

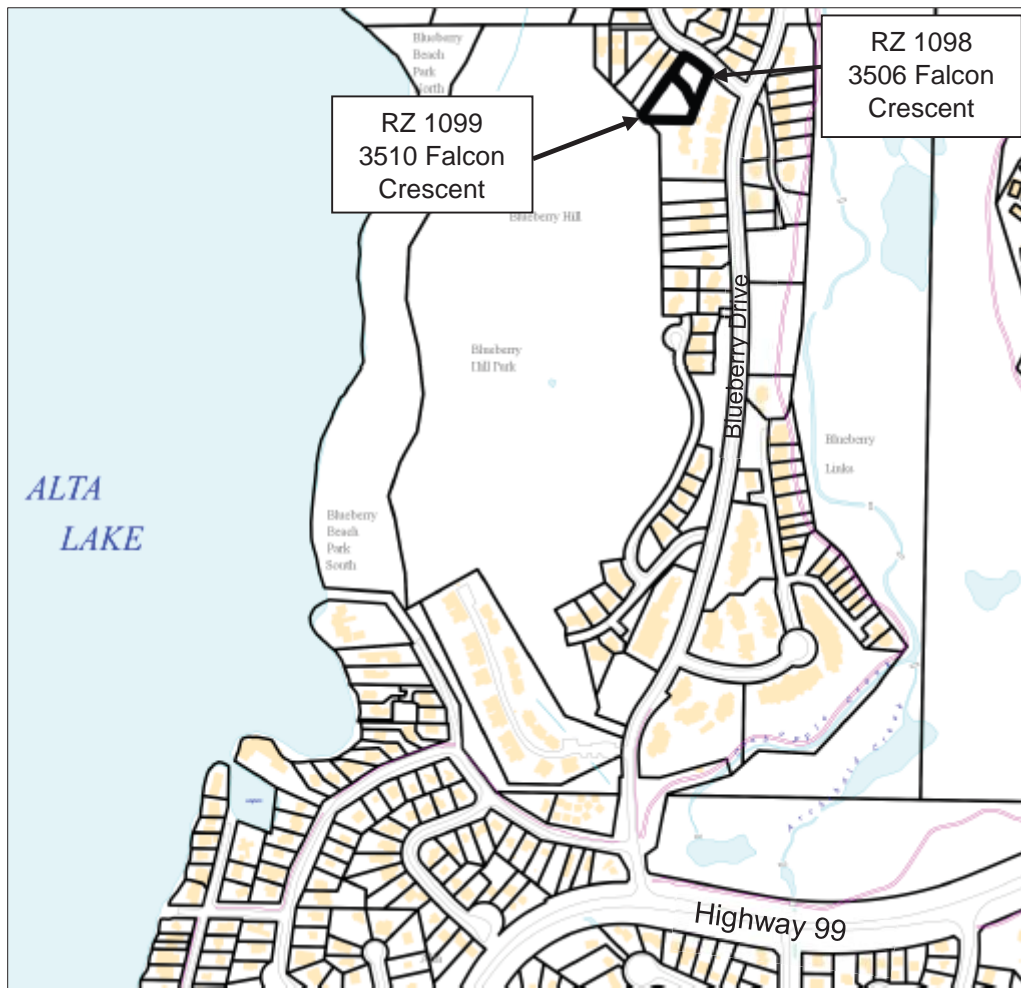
This report presents Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2072, 2015 for two land use contract amendment applications for properties located at 3506 and 3510 Falcon Crescent. The land use contract amendment will create a revised definition for gross floor area for the subject properties to permit excluded basement floor areas from the gross floor area calculation as permitted in other detached and duplex buildings regulated by the Zoning Bylaw No. 303. The report recommends Council consider first and second readings and scheduling of a public hearing.

Respectfully submitted,

Brook McCrady  
PLANNING ANALYST  
for  
Jan Jansen  
RESORT EXPERIENCE GENERAL MANAGER

Location Map

Blueberry Land Use Contract Amendment Application for Two Vacant Lots





## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** January 27, 2015

**REPORT:** 15-020

**FROM:** Corporate and Community Services

**FILE:** 7737.1

**SUBJECT:** BYLAW AMENDMENTS FOR THE WINTER USE OF LOST LAKE CROSS  
COUNTRY AND SNOWSHOE TRAILS

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** the recommendation of the General Managers of Corporate and Community Service be approved.

### RECOMMENDATION

**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.

### PURPOSE OF REPORT

The purpose of this report is to present proposed amendments to the Parks Use Bylaw 1526, 2002 with regard to use of the Lost Lake Cross Country and Snowshoe Trails during periods of winter operation, and to add prohibited activities to the schedule of bylaws that can be enforced utilizing the MTI ticketing system via an amendment to Municipal Ticket Information System Bylaw No 1719, 2005.

### DISCUSSION

The Lost Lake Cross Country and Snowshoe Trails are the responsibility of the Manager of Recreation reporting to the General Manager of Corporate and Community Services. In 1984, the RMOW began the operation of groomed for fee trails for cross country skiing. There is a need to set parameters around the use of this park facility for the safety and enjoyment of all cross country skiers and snowshoers. Specifically the prohibition of walking, hiking, running, cycling, and snowmobiling in the ski area including all associated trails within Lost Lake Park and on both the Nicklaus North and Chateau Golf Courses.

Walking and free cross country skiing is available for the public in the winter in a variety of other areas including the multiuse trails between Nicklaus North and Whistler Secondary School, as well as between Meadow Park and Rainbow Park which are groomed three times a week. Also, most of the valley trail network in the valley is plowed during the winter making it suitable for walking, running and cycling. Walkers, runners and cyclist that show up at the entrance to main entrance to Lost Lake Park (i.e. Lost Lake PassivHaus) can use the new relatively new trail that connects to White Gold and then back onto the plowed valley trail into Whistler village.

This amendment will create the necessity to amend the Ticketing Bylaw. The proposed additions to the MTI schedule are consistent with the existing fee structure.

### Proposed Amendment to Parks Use Bylaw 1526, 2002

The proposed amendment is an addition to section 24 “Activities” of sub section “f”  
“from the beginning and until the end of winter operations on Lost Lake Cross Country and Snowshoe Trails, the following is prohibited:

- walking, hiking and running
- cycling
- snowmobiling
- dogs

### Proposed Amendment to Municipal Ticket Information System Bylaw No 1719, 2005

The proposed amendment is an addition to schedule B7

DESIGNATED EXPRESSION	SECTION	FINE
Participating in the following prohibited activities: walking, running, hiking, cycling, snowmobiling	24 f	\$100.00

The proposed Bylaws are consistent with the goals and objectives of Whistler 2020 and the Official Community Plan

### WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Visitor Experience	Community members and organizations work collectively to ensure exceptional experiences that exceed visitor expectations	Visitors expect a high quality “Nordic experience” when cross country skiing or snowshoeing on the Lost Lake winter trail network.
Recreation and Leisure	All experiences reflect an appropriate balance between adventure, challenge and risk, and exist within the comfortable carrying capacity of the amenity	The Lost Lake Trail network consist of relatively narrow cross country and snowshoe trails which makes it difficult to allow for other uses during the winter months without significantly effecting a skier’s or snowshoer’s experience and safety.
Recreation and Leisure	All stakeholders use a collaborative and comprehensive approach to developing amenities and offerings, and to resolving user conflicts.	There are various other areas in the valley suitable for walking, hiking and running (i.e. plowed valley trail sections). Snowmobiling is permitted in various areas in the sea to sky corridor. Cycling (particularly “Fat biking”) can be done in other areas in the valley such as the Whistler Interpretive or Emerald forest areas. Whistler Olympic Park is presently promoting “Fat Biking” at their Nordic venue as a pilot program.

Economic	1. Whistler has a diversified and year- round tourism economy 2. Whistler proactively seizes economic opportunities that are compatible with tourism, and effectively adapts to changing external conditions.	Cross Country skiing and snowshoeing add to the diversity of recreational offerings in Whistler.
----------	--	--

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

Objective/Policy	Comments
Policy 5.5.1.1. Support increased cultural, arts, entertainment, events, sport tourism and health and wellness opportunities that diversify our tourism-based economy.	Cross Country and snowshoeing are key winter activities for the Resort community.

## BUDGET CONSIDERATIONS

The amendment in the Parks Use Bylaw will necessitate the need to produce signage adequate to ensure the users are aware of the Bylaw and its implications estimated to cost approximately \$500.

## COMMUNITY ENGAGEMENT AND CONSULTATION

The Recreation Leisure Advisory Committee gave unanimous support to the amendments in the form of a resolution at their meeting on November 13, 2014.

## SUMMARY

Additions to Park Use Bylaw No. 1526, 2002 are necessary to reduce the potential for user conflicts and increase the safety on Lost Lake Cross Country and Snowshoe Trails. Additions to Municipal Ticket Information System Bylaw No. 1719, 2005 will provide the authority to Bylaw staff to enforce the restrictions.

Approving the proposed amendments will be in keeping with the goal of providing a high quality and safe cross country skiing and snowshoeing experience for residents, second home owners and visitors using the Lost Lake Cross Country and Snowshoe trail network.

Respectfully submitted,

Roger Weetman  
Manager of Recreation  
for  
Norm McPhail  
General Manager of Corporate and Community Services



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** January 27, 2015

**REPORT:** 15-021

**FROM:** Community and Corporate Services

**FILE:** Vault

**SUBJECT:** WHISTLER.COM SYSTEMS INC. 2013 AND 2014 ANNUAL FILING

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**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.

### REFERENCES

Appendix A – Whistler.com Systems Inc. - 2013 Shareholders' Resolutions

Appendix B – Whistler.com Systems Inc. - Financial Statements ending June 30, 2013  
(CONFIDENTIAL)

Appendix C – Whistler.com Systems Inc. – 2013 Directors' Consent Resolution

Appendix D – Whistler.com Systems Inc. - 2014 Shareholders' Resolutions

Appendix E – Whistler.com Systems Inc. - Financial Statements ending June 30, 2014  
(CONFIDENTIAL)

Appendix F – Whistler.com Systems Inc. – 2014 Directors' Consent Resolution

### PURPOSE OF REPORT

The purpose of this report is to seek Council approval for the Mayor and Corporate Officer to sign the annual Shareholder's Resolutions of Whistler.com Systems Inc.

### DISCUSSION

Whistler.com Systems Inc.

The filing of the 2013 and 2014 Annual Report of Whistler.com Systems Inc. is now due for filing with the Registrar of Companies.

The Shareholders' resolutions for the 2013 Annual Report include:

1. Selecting December 11, 2013 as the annual reference date for the Company;
2. Acknowledging the receipt of the financial statements of the Company for its last completed fiscal year;
3. Waiving the appointment of an Auditor for the Company;



The company may consent in writing to waive the appointment of an auditor. Although the Company does not appoint an Auditor, the Financial Statements will be prepared for the fiscal year;

4. Appointing Barrett Fisher, Mike Furey and Duane Hepditch as Directors of the Company as of December 11, 2013.

The Shareholders' resolutions for the 2014 Annual Report include:

1. Selecting December 11, 2014 as the annual reference date for the Company;
2. Acknowledging the receipt of the financial statements of the Company for its last completed fiscal year;
3. Waiving the appointment of an Auditor for the Company:  
The company may consent in writing to waive the appointment of an auditor. Although the Company does not appoint an Auditor, the Financial Statements will be prepared for the fiscal year;
4. Appointing Barrett Fisher, Mike Furey and Duane Hepditch as Directors of the Company as of December 11, 2014.

## **POLICY CONSIDERATIONS**

Pursuant to Section 182 of the *Business Corporations Act*, the company may consent in writing to all of the business required at the annual meeting of the company.

Pursuant to Section 203 of the *Business Corporation Act*, the company may consent in writing to waive the appointment of an auditor, and under Section 182 the holding of the Annual General Meeting.

## **BUDGET CONSIDERATIONS**

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

## **SUMMARY**

The 2013 and 2014 Annual Report of Whistler.com Systems Inc. are now due to be filed with the Registrar of Companies. This report seeks the approval of the Shareholders' Resolutions of Whistler.com Systems Inc.

Respectfully submitted,

Nikki Best  
LEGISLATIVE SERVICES COORDINATOR  
for  
Shannon Story  
CORPORATE OFFICER  
for  
Norm McPhail  
GENERAL MANAGER, CORPORATE & COMMUNITY SERVICES

**WHISTLER.COM SYSTEMS INC.****SHAREHOLDERS' CONSENT RESOLUTIONS**

The undersigned, being all the voting shareholders of **WHISTLER.COM SYSTEMS INC.** (the "**Company**"), hereby consent in writing to the following resolutions as of December 11, 2013:

1. **ANNUAL MATTERS**

RESOLVED that:

- (a) the shareholders of the Company hereby select December 11, 2013 as the annual reference date for the Company;
- (b) the shareholders acknowledge receipt of the financial statements of the Company for its last completed fiscal year; and
- (c) the shareholders waive the appointment of an auditor for the Company.

2. **DIRECTORS**

RESOLVED that:

the shareholders appoint the following persons (each of whom has consented in writing to act) as directors of the Company to hold office in accordance with the Articles of the Company until the Company's next annual general meeting, until the date of the annual resolutions of the shareholders consented to in writing or until a successor is appointed in accordance with the Articles of the Company:

Barrett Fisher  
Mike Furey  
Duane Hepditch

These resolutions may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

Resort Municipality of Whistler

Whistler Resort Association

Per: \_\_\_\_\_  
Nancy Wilhelm-Morden, Mayor

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Shannon Story, Corporate Officer

Per: \_\_\_\_\_  
Authorized Signatory

**WHISTLER.COM SYSTEMS INC.**

**DIRECTORS' CONSENT RESOLUTION**

The undersigned, being all the directors of **WHISTLER.COM SYSTEMS INC.** (the "**Company**"), hereby consent in writing to the following resolution as of December 11, 2013:

**FINANCIAL STATEMENTS**

RESOLVED that:

the directors approve the financial statements of the Company for its last completed fiscal year and that any one director of the Company is authorized to sign the balance sheet included in the financial statements as evidence of such approval.

This resolution may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

\_\_\_\_\_  
Barrett Fisher

\_\_\_\_\_  
Mike Furey

\_\_\_\_\_  
Duane Hepditch

**WHISTLER.COM SYSTEMS INC.****SHAREHOLDERS' CONSENT RESOLUTIONS**

The undersigned, being all the voting shareholders of **WHISTLER.COM SYSTEMS INC.** (the "**Company**"), hereby consent in writing to the following resolutions as of December 11, 2014:

1. **ANNUAL MATTERS**

RESOLVED that:

- (a) the shareholders of the Company hereby select December 11, 2014 as the annual reference date for the Company;
- (b) the shareholders acknowledge receipt of the financial statements of the Company for its last completed fiscal year; and
- (c) the shareholders waive the appointment of an auditor for the Company.

2. **DIRECTORS**

RESOLVED that:

the shareholders appoint the following persons (each of whom has consented in writing to act) as directors of the Company to hold office in accordance with the Articles of the Company until the Company's next annual general meeting, until the date of the annual resolutions of the shareholders consented to in writing or until a successor is appointed in accordance with the Articles of the Company:

Barrett Fisher  
Mike Furey  
Duane Hepditch

These resolutions may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

Resort Municipality of Whistler

Whistler Resort Association

Per: \_\_\_\_\_  
Nancy Wilhelm-Morden, Mayor

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Shannon Story, Corporate Officer

Per: \_\_\_\_\_  
Authorized Signatory

**WHISTLER.COM SYSTEMS INC.**

**DIRECTORS' CONSENT RESOLUTION**

The undersigned, being all the directors of **WHISTLER.COM SYSTEMS INC.** (the "**Company**"), hereby consent in writing to the following resolution as of December 11, 2014:

**FINANCIAL STATEMENTS**

RESOLVED that:

the directors approve the financial statements of the Company for its last completed fiscal year and that any one director of the Company is authorized to sign the balance sheet included in the financial statements as evidence of such approval.

This resolution may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

\_\_\_\_\_  
Barrett Fisher

\_\_\_\_\_  
Mike Furey

\_\_\_\_\_  
Duane Hepditch



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** January 27, 2015

**REPORT:** 15-023

**FROM:** Community and Corporate Services

**FILE:** Vault

**SUBJECT:** TOURDEX.COM SYSTEMS INC. 2013 AND 2014 ANNUAL FILING

### COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

### RECOMMENDATION

**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.

### REFERENCES

Appendix A – Tourdex.com Systems Inc. - 2013 Shareholders' Resolutions

Appendix B – Tourdex.com Systems Inc. - Financial Statements ending June 30, 2013  
(CONFIDENTIAL)

Appendix C – Tourdex.com Systems Inc. – 2013 Directors' Consent Resolution

Appendix D – Tourdex.com Systems Inc. - 2014 Shareholders' Resolutions

Appendix E – Tourdex.com Systems Inc. - Financial Statements ending June 30, 2014  
(CONFIDENTIAL)

Appendix F – Tourdex.com Systems Inc. – 2014 Directors' Consent Resolution

### PURPOSE OF REPORT

The purpose of this report is to seek Council approval for the Mayor and Corporate Officer to sign the 2013 and 2014 annual Shareholders' Resolutions of Tourdex.com Systems Inc.

### DISCUSSION

The filing of the 2013 and 2014 Annual Report of Tourdex.com Systems Inc. is now due for filing with the Registrar of Companies.

The Shareholders' resolutions for the 2013 Annual Report include:

1. Selecting December 31, 2013 as the annual reference date for the Company;
2. Acknowledging the receipt of the financial statements of the Company for its last completed fiscal year;
3. Waiving the appointment of an Auditor for the Company;

The company may consent in writing to waive the appointment of an auditor. Although the Company does not appoint an Auditor, the Financial Statements will be prepared for the fiscal year;

4. Appointing Barrett Fisher, Mike Furey and Duane Hepditch as Directors of the Company as at December 31, 2013.

The Shareholders' resolutions for the 2014 Annual Report include:

1. Selecting December 31, 2014 as the annual reference date for the Company;
2. Acknowledging the receipt of the financial statements of the Company for its last completed fiscal year;
3. Waiving the appointment of an Auditor for the Company:  
The company may consent in writing to waive the appointment of an auditor. Although the Company does not appoint an Auditor, the Financial Statements will be prepared for the fiscal year;
4. Appointing Barrett Fisher, Mike Furey and Duane Hepditch as Directors of the Company as at December 31, 2014.

## **POLICY CONSIDERATIONS**

Pursuant to Section 182 of the *Business Corporations Act*, the company may consent in writing to all of the business required at the annual meeting of the company.

Pursuant to Section 203 of the *Business Corporation Act*, the company may consent in writing to waive the appointment of an auditor, and under Section 182 the holding of the Annual General Meeting.

## **BUDGET CONSIDERATIONS**

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

## **SUMMARY**

The 2013 and 2014 Annual Report of Tourdex.com Systems Inc. are now due to be filed with the Registrar of Companies. This report seeks the approval of the Shareholders' Resolutions of Tourdex.com Systems Inc. and Tourdex.com Systems Inc.

Respectfully submitted,

Nikki Best  
LEGISLATIVE SERVICES COORDINATOR  
for  
Shannon Story  
CORPORATE OFFICER  
for



Norm McPhail  
GENERAL MANAGER, CORPORATE & COMMUNITY SERVICES

TOURDEX.COM SYSTEMS INC.**SHAREHOLDERS' CONSENT RESOLUTIONS**

The undersigned, being all the voting shareholders of **TOURDEX.COM SYSTEMS INC.** (the "**Company**"), hereby consent in writing to the following resolutions as of December 31, 2013:

1. **ANNUAL MATTERS**

RESOLVED that:

- (a) the shareholders of the Company hereby select December 31, 2013 as the annual reference date for the Company;
- (b) the shareholders acknowledge receipt of the financial statements of the Company for its last completed fiscal year; and
- (c) the shareholders waive the appointment of an auditor for the Company.

2. **DIRECTORS**

RESOLVED that:

the shareholders appoint the following persons (each of whom has consented in writing to act) as directors of the Company to hold office in accordance with the Articles of the Company until the Company's next annual general meeting, until the date of the annual resolutions of the shareholders consented to in writing or until a successor is appointed in accordance with the Articles of the Company:

Barrett Fisher  
Mike Furey  
Duane Hepditch

These resolutions may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

Resort Municipality of Whistler

Whistler Resort Association

Per: \_\_\_\_\_  
Nancy Wilhelm-Morden, Mayor

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Shannon Story, Corporate Officer

Per: \_\_\_\_\_  
Authorized Signatory

**TOURDEX.COM SYSTEMS INC.**

**DIRECTORS' CONSENT RESOLUTION**

The undersigned, being all the directors of **TOURDEX.COM SYSTEMS INC.** (the "Company"), hereby consent in writing to the following resolution as of December 31, 2013:

**FINANCIAL STATEMENTS**

RESOLVED that:

the directors approve the financial statements of the Company for its last completed fiscal year and that any one director of the Company is authorized to sign the balance sheet included in the financial statements as evidence of such approval.

This resolution may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

\_\_\_\_\_  
Barrett Fisher

\_\_\_\_\_  
Mike Furey

\_\_\_\_\_  
Duane Hepditch

**TOURDEX.COM SYSTEMS INC.****SHAREHOLDERS' CONSENT RESOLUTIONS**

The undersigned, being all the voting shareholders of **TOURDEX.COM SYSTEMS INC.** (the "**Company**"), hereby consent in writing to the following resolutions as of December 31, 2014:

1. **ANNUAL MATTERS**

RESOLVED that:

- (a) the shareholders of the Company hereby select December 31, 2014 as the annual reference date for the Company;
- (b) the shareholders acknowledge receipt of the financial statements of the Company for its last completed fiscal year; and
- (c) the shareholders waive the appointment of an auditor for the Company.

2. **DIRECTORS**

RESOLVED that:

the shareholders appoint the following persons (each of whom has consented in writing to act) as directors of the Company to hold office in accordance with the Articles of the Company until the Company's next annual general meeting, until the date of the annual resolutions of the shareholders consented to in writing or until a successor is appointed in accordance with the Articles of the Company:

Barrett Fisher  
Mike Furey  
Duane Hepditch

These resolutions may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

Resort Municipality of Whistler

Whistler Resort Association

Per: \_\_\_\_\_  
Nancy Wilhelm-Morden, Mayor

Per: \_\_\_\_\_  
Authorized Signatory

Per: \_\_\_\_\_  
Shannon Story, Corporate Officer

Per: \_\_\_\_\_  
Authorized Signatory

**TOURDEX.COM SYSTEMS INC.**

**DIRECTORS' CONSENT RESOLUTION**

The undersigned, being all the directors of **TOURDEX.COM SYSTEMS INC.** (the "Company"), hereby consent in writing to the following resolution as of December 31, 2014:

**FINANCIAL STATEMENTS**

RESOLVED that:

the directors approve the financial statements of the Company for its last completed fiscal year and that any one director of the Company is authorized to sign the balance sheet included in the financial statements as evidence of such approval.

This resolution may be executed in any number of counterparts or pdf or fax counterparts, each of which when executed and delivered (by email, fax or otherwise) shall be deemed to be an original, and all of which together shall constitute one and the same document.

\_\_\_\_\_  
Barrett Fisher

\_\_\_\_\_  
Mike Furey

\_\_\_\_\_  
Duane Hepditch



## REPORT | ADMINISTRATIVE REPORT TO COUNCIL

**PRESENTED:** January 27, 2015

**REPORT:** 15-022

**FROM:** Corporate & Community Services

**FILE:** Vault

**SUBJECT:** WHISTLER HOUSING AUTHORITY LTD. 2014 ANNUAL FILING

### **COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER**

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

### **RECOMMENDATION**

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

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

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

## REFERENCES

Appendix A – Shareholders’ Resolutions - Whistler Housing Authority Ltd.

Appendix B - Financial Statements - Whistler Housing Authority Ltd., ending December 31, 2013

Appendix C – Directors’ Consent Resolution - Whistler Housing Authority Ltd.

## PURPOSE OF REPORT

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

## DISCUSSION

The filing of the 2014 Annual Report of Whistler Housing Authority Ltd. with the Registrar of Companies is now due.

The Shareholders’ Resolutions for the 2014 Annual Report include:

1. The appointment of Directors, namely:

Jonathan Decaigny, Community Member-at-Large  
Brian Good, Community Member-at-Large  
Michael Hutchison, Community Member-at-Large  
Sharon Fugman, RMOW Representative  
Duane Jackson, RMOW Councillor  
Nancy Wilhelm-Morden, RMOW Councillor  
John Grills, RMOW Councillor

2. The appointment of an Auditor:

Appointment of BDO Canada as auditor for the company.

3. Waive the holding of the 2014 Annual General Meeting:

The holding of the Annual General Meeting may be waived by a unanimous resolution of the shareholder of the Company. The Company’s annual reference date that would have been deemed to be appropriate for the holding of the Annual General Meeting is December 7, 2014.

4. Financial Statements:

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

## OTHER POLICY CONSIDERATIONS

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



## **BUDGET CONSIDERATIONS**

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

## **SUMMARY**

The 2014 Annual Report of Whistler Housing Authority Ltd. must be filed with the Registrar of Companies. This report seeks Councils approval of the Shareholders' Resolutions of Whistler Housing Authority Ltd. as attached to this report.

Respectfully submitted,

Nikki Best  
LEGISLATIVE SERVICES COORDINATOR  
for  
Shannon Story  
CORPORATE OFFICER  
for  
Norm McPhail  
GENERAL MANAGER CORPORATE & COMMUNITY SERVICES

Certificate of Incorporation  
No. BC0810519

**WHISTLER HOUSING AUTHORITY LTD.**  
(the "Company")

**SHAREHOLDER'S RESOLUTIONS**

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

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

**That** Council waive the requirement of holding an Annual General Meeting of the Shareholder of Whistler Housing Authority Ltd., deemed to be held on December 7, 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  
Brian Good  
Michael Hutchinson  
Sharon Fugman

Duane Jackson  
Nancy Wilhelm-Morden  
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 Shareholder's Resolutions as attached (in lieu of the 2014 Annual General Meeting) of Whistler Housing Authority Ltd.

Signed by the Mayor and Corporate Officer of the Resort Municipality of Whistler on the \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor, Nancy Wilhelm-Morden

\_\_\_\_\_  
Corporate Officer, Shannon Story

**Whistler Housing Authority Ltd.  
Financial Statements  
For the year ended December 31, 2013**

**Whistler Housing Authority Ltd.**  
**Financial Statements**  
**For the year ended December 31, 2013**

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**Contents**

**Auditor's Report**

**Financial Statements**

Statement of Financial Position	2
Statement of Operations	3
Statement of Changes in Net Debt	4
Statement of Cash Flows	5
Summary of Significant Accounting Policies	6
Notes to Financial Statements	8 - 12
Schedule of Discretionary Reserves (Schedule 1)	13
Schedule of Office Expenses (Schedule 2)	14
Schedule of Tangible Capital Assets (Schedule 3)	15

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## Independent Auditor's Report

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### To the Board of Directors of Whistler Housing Authority Ltd.:

We have audited the accompanying financial statements of Whistler Housing Authority Ltd., which comprise the statement of financial position as at December 31, 2013 and the statements of operations, changes in net debt and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

#### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

#### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### Opinion

In our opinion, the financial statements present fairly in all material respects, the financial position of Whistler Housing Authority Ltd. as at December 31, 2013 and the results of its operations, changes in net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

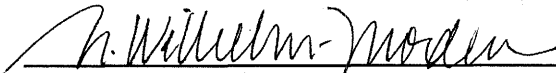
*BDO Canada LLP.*

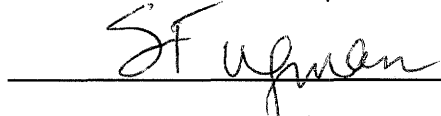
Chartered Accountants  
Whistler, British Columbia  
February 24, 2014

**Whistler Housing Authority Ltd.**  
**Statement of Financial Position**

December 31	2013	2012
		(restated - Note 9)
<b>Financial Assets</b>		
Cash (Note 1)	\$ 693,973	\$ 560,430
Short term investments (Note 2)	998,799	985,091
Accounts receivable (Note 3)	46,180	45,501
Building deposit receivable (Note 9)	-	107,200
	<u>1,738,952</u>	<u>1,698,222</u>
<b>Liabilities</b>		
Accounts payable and accrued liabilities	182,347	141,731
Tenant deposits (Note 1)	130,152	122,739
Long term debt (Note 5)	11,371,351	12,048,089
	<u>11,683,850</u>	<u>12,312,559</u>
<b>Net debt</b>	<u>(9,944,898)</u>	<u>(10,614,337)</u>
<b>Non-financial assets</b>		
Tangible capital assets (Note 4)	20,664,144	21,408,041
Prepaid expenses	206,156	208,598
	<u>20,870,300</u>	<u>21,616,639</u>
<b>Accumulated surplus (Note 6)</b>	<u>\$ 10,925,402</u>	<u>\$ 11,002,302</u>

Approved on behalf of the Board of Directors:

 Director

 Director

**Whistler Housing Authority Ltd.**  
**Statement of Operations**

For the year ended December 31	Budget 2013 (Note 8)	2013	2012 (restated - Note 9)
<b>Revenues</b>			
Rental revenue	\$ 2,731,978	\$ 2,787,295	\$ 2,719,875
Waitlist fee revenue	29,000	8,012	26,181
Interest revenue	8,000	28,719	16,990
Other income	-	-	6,826
	<u>2,768,978</u>	<u>2,824,026</u>	<u>2,769,872</u>
<b>Rental Expenses</b>			
Bank charges and interest	2,475	2,765	2,082
Insurance	83,848	90,051	75,783
Interest on long term debt	575,777	571,943	731,330
Management fees	145,500	143,943	141,328
Professional fees	20,332	25,468	16,185
Property taxes and fees (Note 7)	312,324	316,284	310,257
Recycling and garbage removal	52,132	46,320	48,087
Repairs and maintenance	267,045	274,444	254,775
Snow removal	42,945	29,273	32,062
Utilities	113,724	110,506	108,900
	<u>1,616,102</u>	<u>1,610,997</u>	<u>1,720,789</u>
<b>Capital Expenses</b>			
Amortization	-	743,897	775,090
Capital reserve expenses	397,692	300,133	127,189
	<u>397,692</u>	<u>1,044,030</u>	<u>902,279</u>
<b>Administrative Expenses</b>			
Office expenses (Schedule 2)	259,400	245,899	243,276
	<u>2,273,194</u>	<u>2,900,926</u>	<u>2,866,344</u>
<b>Total Expenses</b>			
	<u>2,273,194</u>	<u>2,900,926</u>	<u>2,866,344</u>
<b>Annual Surplus (deficiency)</b>	<u>495,784</u>	<u>(76,900)</u>	<u>(96,472)</u>
<b>Accumulated surplus, beginning of year</b>	<u>11,002,302</u>	<u>11,002,302</u>	<u>11,098,774</u>
<b>Accumulated surplus, end of year</b>	<u>\$ 11,498,086</u>	<u>\$ 10,925,402</u>	<u>\$ 11,002,302</u>



**Whistler Housing Authority Ltd.**  
**Statement of Changes in Net Debt**

<b>For the year ended December 31</b>	<b>Budget 2013</b>	<b>2013</b>	<b>2012</b>
	(Note 8)		(restated - Note 9)
<b>Annual surplus (deficiency)</b>	<b>\$ 495,784</b>	<b>\$ (76,900)</b>	<b>\$ (96,472)</b>
Acquisition of tangible capital assets	-	-	-
Amortization of tangible capital assets	-	<b>743,897</b>	775,090
Change in prepaid expenses	-	<b>2,442</b>	(4,310)
	-	-	-
<b>Change in net debt</b>	<b>495,784</b>	<b>669,439</b>	674,308
<b>Net debt, beginning of year</b>	<b>(10,614,337)</b>	<b>(10,614,337)</b>	<b>(11,288,645)</b>
 <b>Net debt, end of year</b>	 <b><u>\$(10,118,553)</u></b>	 <b><u>\$ (9,944,898)</u></b>	 <b><u>\$ (10,614,337)</u></b>

**Whistler Housing Authority Ltd.**  
**Statement of Cash Flows**

<b>For the year ended December 31</b>	<b>2013</b>	<b>2012</b>
<b>Cash provided by (used in)</b>		
<b>Operating activities</b>		
Annual surplus (deficit)	\$ (76,900)	\$ (96,472)
Items not involving cash:		
Amortization of capital assets	<u>743,897</u>	<u>775,090</u>
	<b>666,997</b>	<b>678,618</b>
<b>Changes in non-cash working capital balances:</b>		
Accounts receivable	(679)	(7,004)
Prepaid expenses	2,442	(4,310)
Building deposit receivable	107,200	-
Accounts payable and accrued liabilities	40,616	(14,811)
Tenant deposits	<u>7,413</u>	<u>672</u>
	<b>823,989</b>	<b>653,165</b>
<b>Investing activities</b>		
Sale (purchase) of short term investments	<u>(13,708)</u>	<u>(200,799)</u>
<b>Financing activities</b>		
Proceeds (repayment) of long term debt	<u>(676,738)</u>	<u>(428,591)</u>
<b>Increase (decrease) in cash during the year</b>	<b>133,543</b>	<b>23,775</b>
<b>Cash, beginning of year</b>	<u><b>560,430</b></u>	<u><b>536,655</b></u>
<b>Cash, end of year</b>	<u><b>\$ 693,973</b></u>	<u><b>\$ 560,430</b></u>
<b>Supplemental Information</b>		
Interest Paid	<u><b>\$ 574,673</b></u>	<u><b>\$ 731,330</b></u>

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**Whistler Housing Authority Ltd.**  
**Summary of Significant Accounting Policies**

**December 31, 2013**

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**Management's  
Responsibility for the  
Financial Statements**

The financial statements of the Whistler Housing Authority Ltd. (the "WHA") are the responsibility of management. They have been prepared in accordance with Canadian public sector accounting standards.

**Nature of Business**

WHA was incorporated in 1988 to construct and operate affordable housing units in the Resort Municipality of Whistler (the "RMOW") and facilitate the resale of restricted housing units. WHA is wholly owned by the Resort Municipality of Whistler.

WHA owns 202 rental units in the Whistler area and manages another 29 units owned by the Whistler Valley Housing Society and the RMOW.

**Financial Instruments**

WHA's financial instruments consist of cash, short term investments, accounts receivable, accounts payable and accrued liabilities, tenant deposits, and long-term debt. Unless otherwise indicated, it is management's opinion that WHA is not exposed to any significant interest, credit or currency risks arising from these financial instruments.

**Use of Estimates**

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements. Significant items subject to such estimates and assumptions include the useful life of property and equipment and provision for uncollectible receivables. Actual results could differ from those estimates and may impact the results of future periods.

**Revenue**

Rental revenue is recognized monthly when received or receivable, on the first day of each month for all occupied units, as per rental agreements.

Interest revenue is recognized as earned.

Waitlist revenue is non refundable and is recognized when proceeds are received.

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**Whistler Housing Authority Ltd.**  
**Summary of Significant Accounting Policies**

**December 31, 2013**

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<b>Government Transfers</b>	Government transfers which include government grants are recognized in the financial statements in the period in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amount can be made.
<b>Tangible Capital Assets</b>	<p>Tangible capital assets are recorded at cost less accumulated amortization. Costs includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs.</p> <p>Buildings are recorded at cost, including interest capitalized on construction, and amortized at 4% on a diminishing balance.</p> <p>Equipment and furniture and fixtures are recorded at cost and amortized at 20% on a diminishing balance.</p> <p>The half year rule applies in the year of initial purchase.</p>
<b>Discretionary reserves</b>	WHA allocates its accumulated surplus to reserve accounts for capital items, projects, maintenance and operating as directed by the board of directors (Note 6). Expenses for each reserve account are recorded separately.
<b>Income Taxes</b>	WHA is wholly owned by the Resort Municipality of Whistler, and as such, is not subject to income tax per section 149(1)(d.5) of the income tax act.

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**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2013**

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**1. Cash**

Cash includes WHA's bank accounts and any money market instruments that have maturities of 90 days or less.

WHA's bank accounts are held at two financial institutions and earn interest at prevailing market rates. Included in this amount is \$126,137 of tenant deposits held in a separate interest bearing account.

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**2. Short term Investments**

Short term Investments include two term deposits that are held at separate financial institutions. The amounts of the investments are \$279,461 and \$719,338 earning 2.0% and 1.45% respectively. Both of these term deposits mature in 2014. They are both recorded at cost plus accrued interest to date.

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**3. Accounts receivable**

	<u>2013</u>	<u>2012</u>
GST/HST Rebates	\$ 39,727	\$ 39,596
Tenant receivables	4,307	2,140
Other	2,146	3,765
	<u>46,180</u>	<u>45,501</u>

**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2013**

**4. Tangible Capital Assets**

	Open Net Book Value	Additions	Disposals	Amortization	Close Net Book Value
Land	\$ 2,829,968	\$ -	\$ -	\$ -	\$ 2,829,968
Buildings	18,573,240	-	-	(742,930)	17,830,310
Equipment	4,833	-	-	(967)	3,866
	<u>\$ 21,408,041</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (743,897)</u>	<u>\$20,664,144</u>

Net book value at December 31, 2013 consists of:

	Cost	Accumulated Amortization	Net Book Value
Land	\$ 2,829,968	\$ -	\$ 2,829,968
Buildings	26,194,441	(8,364,131)	17,830,310
Equipment	31,661	(27,795)	3,866
	<u>\$ 29,056,070</u>	<u>\$ (8,391,926)</u>	<u>\$ 20,664,144</u>

Net book value for the comparative period, December 31, 2012, consists of:

	Cost	Accumulated Amortization	Net Book Value
Land	\$ 2,829,968	\$ -	\$ 2,829,968
Buildings	26,194,441	(7,621,201)	18,573,240
Equipment	31,661	(26,828)	4,833
	<u>\$ 29,056,070</u>	<u>\$ (7,648,029)</u>	<u>\$ 21,408,041</u>

**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2013**

**5. Long Term Debt**

	<u>2013</u>	<u>2012</u>
Addenda Capital Inc. Mortgage on Lorimer property, interest at 4.12%, repayable at \$9,126 per month, due March 1, 2015	\$ 712,268	\$ 790,935
Royal Bank Term Loan on Dave Murray Place property, interest at 3.95%, repayable at \$32,845 per month, due July 5, 2017	2,890,969	3,165,895
Royal Bank Mortgage on 1060 Legacy Way property, interest at 3.886%, repayable at \$21,107 per month, due October 1, 2020	3,734,757	3,841,820
Sunlife Assurance Company of Canada Mortgage on Seppo's property, interest at 6.8%, repayable at \$41,206 per month, due October 1, 2025	4,033,357	4,249,439
	<u>\$ 11,371,351</u>	<u>\$ 12,048,089</u>

The mortgages are secured by a first charge on the land and buildings for each loan, a General Security Agreement and an assignment of rents.

Mortgage payments due in the next five years are as follows:

	Interest	Principal	Total
2014	\$ 542,110	\$ 709,300	\$ 1,251,410
2015	489,094	1,289,493	1,778,587
2016	449,182	692,713	1,141,895
2017	378,744	2,408,112	2,786,856
2018	316,103	431,652	747,755
Thereafter	888,426	5,840,081	6,728,507
	<u>\$ 3,063,659</u>	<u>\$ 11,371,351</u>	<u>\$ 14,435,010</u>

**6. Accumulated Surplus**

Accumulated Surplus consists of:

	<u>2013</u>	<u>2012</u>
Share Capital	\$ 1	\$ 1
Invested in tangible capital assets	9,292,793	9,359,952
Discretionary reserves (Schedule 1)	608,905	772,374
Unrestricted	1,023,703	869,975
	<u>\$ 10,925,402</u>	<u>\$ 11,002,302</u>



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**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2013**

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**7. Related Party Transactions**

WHA is wholly owned by the Resort Municipality of Whistler and has the following transactions with them:

Property taxes

WHA pays taxes on the rental properties it owns.

**Related party transactions for the year include:**

	<u>2013</u>	<u>2012</u>
<b>Expenses</b>		
Property tax expense	\$ 316,284	\$ 310,257

During the year, the Resort Municipality of Whistler refunded \$107,200 in building permit damage deposits to WHA as described in Note 9.

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**8. Budget**

Budget amounts represent the 2013 Financial Plan approved by the board on November 26, 2012 as adjusted to a "PSAB basis" in order to match the required presentation in the Statement of Operations and the Statement of Changes in Net Debt. This adjustment is necessary because certain revenue items in the financial plan are not considered revenues and expenditures for PSAB purposes. Certain budget figures in these financial statements are categorized by management differently than presented in the 2013 Financial Plan to ensure consistency with the classifications of actual results presented in these financial statements.

The following shows how these two different bases are reconciled:

	<u>2013</u>
Excess of revenue over expenditure per budget	\$ (132,550)
HST Rebate	(47,300)
Debt principal repayments	<u>675,634</u>
<b>Annual surplus on a PSAB basis</b>	<u>495,784</u>
<b>Change in net financial assets</b>	<u><u>\$ 495,784</u></u>

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**Whistler Housing Authority Ltd.**  
**Notes to the Financial Statements**

**December 31, 2013**

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**9. Prior Period Adjustment**

The prior year comparative amounts have been restated retroactively for refundable building permit damage deposits paid which were previously recorded as part of the capital cost of three of WHA's buildings in error and subject to annual amortization. The deposits paid were refunded to the WHA in 2013.

The effect of the restatement on the financial statements is disclosed below:

**Tangible capital assets (Statement of Financial Position)**

There is a decrease in the cost of tangible capital assets in the amount of \$107,200 and a decrease in accumulated amortization in the amount of \$42,543, resulting in a net decrease in tangible capital assets of \$64,657.

**Building deposit receivable (Statement of Financial Position)**

Building deposit receivable has increased in the amount of \$107,200.

**Amortization (Statement of Operations)**

Amortization expense for 2012 has decreased by \$2,694 as a result of the reduction to the net book value of tangible capital assets.

The impact of these changes on previously reported balances are:

	2012 As previously stated	Adjustment	2012 Restated
<b>Statement of Financial Position:</b>			
Tangible capital assets (net of accumulated amortization)	21,472,698	(64,657)	21,408,041
Building deposit receivable	-	107,200	107,200
<b>Statement of Operations:</b>			
Amortization expense	777,784	(2,694)	775,090
Annual surplus (deficiency)	(99,166)	2,694	(96,472)
Accumulated surplus, beginning of year	11,058,925	39,849	11,098,774
Accumulated surplus, end of year	10,959,759	42,543	11,002,302
<b>Statement of Changes in Net debt:</b>			
Net debt, beginning of year	11,395,845	(107,200)	11,288,645
Net debt, end of year	10,721,537	(107,200)	10,614,337

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**Whistler Housing Authority Ltd.**  
**Schedule of Discretionary Reserves (Schedule 1)**

**For the year ended December 31, 2013**

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Included in Reserve Funds are the following:

	Capital Project Reserve	Capital Maintenance Reserve	Operating Reserve	2013	2012
Balance, beginning of year	\$ 482,965	\$ 89,409	\$ 200,000	\$ 772,374	\$ 762,899
Excess (deficiency) of revenues over expenses	-	(300,133)	-	(300,133)	(127,189)
Interfund transfers	-	136,664	-	136,664	136,664
Balance, end of year	\$ 482,965	\$ (74,060)	\$ 200,000	\$ 608,905	\$ 772,374

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**Whistler Housing Authority Ltd.**  
**Schedule of Office Expenses (Schedule 2)**

<b>For the year ended December 31</b>	<b>Budget 2013</b>	<b>2013</b>	<b>2012</b>
<b>Office Expenses</b>			
Administrative office	\$ 11,000	\$ 7,548	\$ 16,073
Advertising	500	335	839
Board expenses	600	417	385
Banking fees	300	253	223
Professional fees	35,000	38,767	28,607
Research	15,000	10,100	10,100
Telecommunications	2,000	4,339	2,791
Wages and benefits	190,000	182,991	177,503
Training and conferences	5,000	1,149	6,755
	<u>\$ 259,400</u>	<u>\$ 245,899</u>	<u>\$ 243,276</u>

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**Whistler Housing Authority Ltd.**  
**Schedule of Tangible Capital Assets (Schedule 3)**

For the year ended December 31		2013		2012
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land - 6320 Lorimer	\$ 514,656	\$ -	\$ 514,656	\$ 514,656
Land - 2400 Dave Murray Pl	460,826	-	460,826	460,826
Land - 7325 Seppo's Way	1,633,885	-	1,633,885	1,633,885
Land - 2110 Sarajevo #3	61,863	-	61,863	61,863
Land - 2120 Nordic Court	122,451	-	122,451	122,451
Land - 1060 Legacy Way	36,287	-	36,287	36,287
Building - 6320 Lorimer	1,730,037	770,848	959,189	999,156
Building - 2400 Dave Murray Pl	7,346,163	2,913,229	4,432,934	4,617,639
Building - 7325 Seppo's	6,756,387	2,559,579	4,196,808	4,371,675
Building - 2110 Sarajevo #3	26,512	9,238	17,274	17,993
Building - 2120 Nordic Court	2,782,710	1,057,158	1,725,552	1,797,450
Building - Balsam	342,532	95,433	247,099	257,395
Building - 1060 Legacy Way	7,210,100	958,646	6,251,454	6,511,932
Equipment & furniture	31,661	27,795	3,866	4,833
	<b>\$29,056,070</b>	<b>\$ (8,391,926)</b>	<b>\$ 20,664,144</b>	<b>\$ 21,408,041</b>

Certificate of Incorporation  
No. BC0810519

**WHISTLER HOUSING AUTHORITY LTD.**  
(the "Company")

**DIRECTORS' RESOLUTIONS**

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

BE IT RESOLVED:

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

Michael Hutchison - President; and  
Nancy Wilhelm Morden - Vice-President / Secretary

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

DATED this 24<sup>th</sup> day of February, 2014.

\_\_\_\_\_  
Brian Good

\_\_\_\_\_  
Duane Jackson

\_\_\_\_\_  
Jonathan Decaigny

\_\_\_\_\_  
John Grills

\_\_\_\_\_  
Michael Hutchison

\_\_\_\_\_  
Nancy Wilhelm-Morden

\_\_\_\_\_  
Sharon Fugman



# WHISTLER

## MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL  
WEDNESDAY, NOVEMBER 19, 2014, STARTING AT 3:00 P.M.**

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

**PRESENT:**

MAIBC, Dennis Maguire  
MAIBC, Doug Nelson  
MBCSLA, Co-Chair, Crosland Doak  
MBCSLA, Pawel Gradowski  
UDI, Dale Mikkelsen  
Member at Large, Chris Wetaski  
Member at Large, Eric Callender  
Councillor, John Grills  
Senior Planner & ADP Secretary, Melissa Laidlaw  
Recording Secretary, Kay Chow

**REGRETS:**

MAIBC, Dennis Maguire  
MAIBC, Chair, Tom Bunting

Doug Nelson assumed the role of Chair in Tom Bunting's absence.

**ADOPTION OF AGENDA**

Moved by Pawel Gradowski  
Seconded by Chris Wetaski

**That** Advisory Design Panel adopt the Advisory Design Panel agenda of November 19, 2014.

CARRIED

**ADOPTION OF MINUTES**

Moved by Pawel Gradowski  
Seconded by Chris Wetaski

**That** Advisory Design Panel adopt the Regular Advisory Design Panel minutes of October 29, 2014.

CARRIED

**COUNCIL UPDATE**

Councillor Grills provided an update on the recent municipal election results. Committee appointments will be made at the December 2 Council meeting.

## PRESENTATIONS

Crosland Doak declared a conflict and stepped away from the Panel table.

1030 Legacy Way  
The Cinque Townhouse  
Development  
2<sup>nd</sup> Review  
File No. DVP1092

*The applicant team of Brent Murdoch, Murdoch + Company Architecture, Crosland Doak, Crosland Doak Design and Rob Velenosi, Westport Construction Ltd. entered the meeting.*

Melissa Laidlaw, Senior Planner, RMOW introduced the project which was reviewed by Panel October 29, 2014. The applicant has addressed Panels' comments, key changes: the building is now staggered along Legacy Way, 2 m front setback variance request, parking requirements achieved with a variance request for 2 of the parking stalls. Staff seeks panel comments regarding the variances and all aspects of the design.

Brent Murdoch advised on the following.

1. Agreement with staff comments regarding the optional parking space on the west side; the space is better left as landscaping.
2. Refined elevation treatments.
3. From an urban design perspective an enclosed garage vs. a carport provides a superior condition, reduces visual clutter.
4. Flexibility to modify the garage/storage space to suit live/work needs.

Crosland Doak advised on the following.

5. Major changes: building shifted, no parking variance, increased storage.
6. Each of the units moved 2 ft., this provides a relaxation at the back of the units.
7. Greater front setback variance, previous 2.5 m, current proposal 2 m setback.
8. 1 optional parking space or potential on site snow storage.
9. Ground floor plan changes, 2 ft. offsets creates building cadence and parking at rear of the building.
10. Mud room and garage consolidated into a flex space.
11. Level 2 no changes.
12. Level 3 extension of fin wall and saw tooth roof feature.
13. Front elevation changes, stepping of units.
14. Rear elevation saw tooth roof comes forward and down to deck plane creating privacy between the decks.
15. East and west elevations cadence and stepping of the building.
16. Access hatches to attic storage spaces.
17. Ground floor bathroom will be plumbed and the use as either a bathroom or as storage can be determined by the purchaser.
18. Landscape plan changes: ornamental pear, evergreens, mountain hemlock.

Panel offers the following comments.

### Site Context and Landscaping

1. Panel supports Staff comment regarding removal of the optional parking stall on the west side of the property.



2. Panel recommended shifting the building en mass northward to better accommodate additional regulation parking stalls on the south side subject to support by Staff.
3. A member suggested ensuring year round access to the electrical closet at the east walkway.

### **Form and Character**

1. Panel supports the basic design of the project.

Moved by Eric Callender  
Seconded by Dale Mikkelsen

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

CARRIED.

*The applicant team left the meeting.*

### **OTHER BUSINESS**

Next Meeting

Next meeting December 17, 2014 potentially 2<sup>nd</sup> review of Clocktower.

### **ADJOURNMENT**

Moved by Doug Nelson

**That** Advisory Design Panel adjourn the November 19, 2014 committee meeting at 3:58 p.m.

CARRIED

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CHAIR: Doug Nelson

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SECRETARY: Melissa Laidlaw

**RESORT MUNICIPALITY OF WHISTLER  
LAND USE CONTRACT AMENDMENT BYLAW (BLUEBERRY HILL) NO. 2072, 2015**

**A BYLAW TO AMEND A LAND USE CONTRACT**

**WHEREAS** a land use contract may, under s.930 of the *Local Government Act*, be amended by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the amendment; and

**WHEREAS** the owners of strata lots in the Resort Municipality that are subject to a land use contract have consented in writing to the amendment of a land use contract charging those strata lots, in order that certain provisions of the contract will be consistent with the provisions of the Resort Municipality's Zoning and Parking Bylaw;

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

1. This bylaw may be cited for all purposes as "Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2072, 2015"
2. This bylaw applies to lands whose legal descriptions are set out on Schedule A.
3. That certain land use contract registered in the Vancouver Land Title Office under No. G2947 on January 11, 1979, as subsequently amended under Nos. M1301, GC43586 and BG279304, is further amended as set out in Schedule B in respect of the lands to which this bylaw applies, and the Corporate Officer shall register a certified copy of this bylaw in the Land Title Office in accordance with the *Land Title Act* and Section 930(9) of the *Local Government Act*.

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

\_\_\_\_\_  
Shannon Story,  
Corporate Officer

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

**SCHEDULE A**

<b>Parcel Identifier and Legal Description</b>	
PID 024-551-287	Strata Lot 2 D.L. 4757 Strata Plan LMS 3932
PID 024-551-279	Strata Lot 1 D.L. 4751 Strata Plan LMS 3932

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

**SCHEDULE B**

Section 2(h) of the Land Use Contract is replaced with the following:

“gross floor area” means gross floor area as defined in Resort Municipality of Whistler Zoning and Parking Bylaw No. 303 as amended from time to time, excluding areas specified in subsection 25.1 of Section 5 of the bylaw as amended from time to time;

**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**

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**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 \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

GIVEN SECOND READING this \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

GIVEN THIRD READING this this \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

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

---

Nancy Wilhelm-Morden, Mayor

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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**

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**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 \_\_ day of \_\_\_\_\_, \_\_\_\_.

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



## 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

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**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 RI1 Residential Infill One zone.

Given first and second reading this 13<sup>th</sup> day of January, 2015.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Given third reading this \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Approved by the Minister of Transportation and Infrastructure this \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Adopted by the Council this \_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Nancy Wilhelm-Morden  
Mayor

\_\_\_\_\_  
Shannon Story  
Corporate Officer

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

\_\_\_\_\_  
Shannon Story  
Corporate Officer



**Association of Whistler Area Residents for the Environment  
Zero Waste Station at Whistler Farmers Market 2014  
Project Report**

**Presented to funding partners  
The Resort Municipality of Whistler  
30<sup>th</sup> November 2014**

Prepared by Claire Ruddy, Executive Director (AWARE)  
& Stephanie Hubbard, 2014 Zero Waste Station Coordinator

**Synopsis:**

Throughout the summer of 2014 a Zero Waste Station (ZWS) was hosted at the Whistler Farmers Market as a waste reduction awareness project. The project was developed by the Association of Whistler Area Residents for the Environment (AWARE), funded through the Resort Municipality of Whistler's Community Enrichment Program and delivered in partnership with Regional Recycling and the Whistler Farmers Market.

Whilst providing the physical infrastructure to divert compostable materials from the street cans the Zero Waste Stations greatest impact was as a tool for waste education in a period of change with the implementation of Multi-Materials BC. Over 19 markets the ZWS was utilized by over 1000 people, with compostable materials being the greatest volume of material collected.

**Project Overview:**

An overview of the 2014 Zero Waste Station is detailed below:

- A ZWS was hosted at the 19 Sunday Farmers Markets held in Whistler in the summer of 2014. At each market compost, plastic, glass, metals, paper and card were collected.
- At the ZWS members of the public visiting or local to Whistler were able to ask questions relating to the items they were seeking to dispose of in the instance but also local, regional and global issues around waste and waste management.
- It was important that the ZWS be staffed by a trained individual in order to be able to answer the range of questions presented. This was especially relevant in the context of local and regional household waste management changes introduced in spring 2014 under Multi Materials BC and the resulting changes for residents and guests.

**Project Outcomes:**

A number of key deliverables were identified under the project plan. The outcomes of each are detailed below.

**Host Zero Waste Station at 19 Farmers Markets**

- The ZWS directly offered 162 hours of support to community members, including the general public and market vendors. This support consisted of time spent at markets and following up individual enquiries outside on-site time.
- Status: Achieved

**Ensure the station host is knowledgeable, trained on the principles of waste management, local infrastructure availability and MMBC implications.**

- During planning the intention was to utilise existing expertise through using staff from project service partner Regional Recycling. However, with the MMBC implementation and requirement for staffing of depots many RR staff were moving to Carneys and there was no capacity within either organisation to assign staff for the ZWS. This led to an increase in the hiring timeline and an increased need for training.
- We hired Stephanie Hubbard as Zero Waste Station Coordinator. Bringing an academic background in Environmental Studies she had good waste awareness and simply needed training on our local infrastructure, the changes underway through MMBC and the questions asked around the various materials created at the market.
- A major factor we sought out during hiring was a positive, friendly and approachable personality as this ensures avoidance of messaging being delivered without any negativity. Ensuring waste education focused on increasing awareness and encouraging a change of habits rather than trying to force behaviours.

- A list of frequently asked questions and points raised is included as Appendix 1.
- Status: Achieved

**Provide market vendors with purchasing support prior to the market season.**

- A number of food vendors highlighted they had opted to buy compostable packaging for the 2014 season on the basis that there would be infrastructure to allow for composting and as a result of increased clarity of options created during conversations at the end of the 2013 market season.
- During the 2014 market season we created an information sheet which detailed preferred packaging options (eg. Avoidance of biodegradable in favour of compostable, etc) and which also provided a shortlist of packaging providers with high quality products at affordable prices.
- We have also created a bulk purchase option survey for the beginning of the 2015 market season. This was a response to vendor feedback and we hope the reduced price per unit will make a switch to compostable achievable. We would like to focus on a number of items that have continued to be a challenge, especially cutlery and straws.
- Status: Achieved (with ongoing action for spring 2015)

**Support increased home composting and provide free home composting buckets.**

- We had great success with providing restaurant bulk sauce buckets (of the type used for sour cream purchase) as compost buckets. Despite their utilitarian appearance (plain white, square with a handle) people liked them for the following reasons: lids snap closed so securely they stay on if the bucket is tipped over in transportation; lid closure prevents smells escaping; the buckets fit into standard dishwashers; two buckets can stack on top of each other and still fit in a standard under-sink kitchen cupboard.
- A number of people took two buckets in order to be able to rotate one thorough emptying & cleaning, while using the other.
- In total 28 compost buckets were distributed over the summer. The greatest challenge was sourcing enough buckets and there were a number of weeks we were without adequate supply. A future option would be to work with restaurants in town to place buckets like this to one side for collection and then posting buckets as free compost containers next to the compost bins at the two main depots.
- Status: Achieved (but would have achieved higher numbers with increased supply sources)

**Increase profile of ZWS through engagement signage at the entrances to market.**

- It was determined that recognition of the vendors electing to use compostable packaging was preferable to putting signage at the entrances to the market. Observation of both entrances to the market highlighted that these areas are transitional areas, where friends and families look for each other 'entering' the market, the areas are extremely heavy with the flow of people and it seemed people would pass the signage unawares.
- An alternative option was pursued where signage was placed on all garbage totes and was given to the vendors using compostable packaging. The later option served two purposes, building awareness that there was a specific disposal option for the packaging customers were receiving but also providing recognition to the vendors making conscientious choices. The value of this was tangible at the ZWS when a number of regular market users highlighted that they were looking for the signs when deciding what food choices to make.
- Status: Alternative Option Delivered

**Explore potential to host ZWS at large Whistler events.**

- The use of the zero waste station was discussed with a number of local event producers. In 2014 the ZWS was present at two events outside the weekly markets. The main barrier to hosting a zero waste station at major events will be the costs associated with staffing and the complexity and spread of locations for some of the multi-day events. However, a number of options were evaluated and we plan to host the station at four major events in the summer of 2015. We are currently working with event planners around vendor support for purchasing choices.
- Status: Achieved and ongoing

### Statistical Outputs:

The ZWS offers a great opportunity to connect with individuals around issues related to waste management. In line with previous experience AWARE would strongly suggest that the ZWS is predominantly about communication and building awareness, while having the added benefit of also providing a collection point for materials.

Over 1000 people used the ZWS through the 2014 markets. The table below shows the number of users of the station at each market as well as indicating the number of 'in-depth conversations'. An in-depth conversation was defined as being in excess of two minutes and where there was clear 'take away' piece of information. As can be seen below, the zero waste station coordinator was able to convert around a third of ZWS usages into more in-depth conversations.

The results for the final market are anomalous due to the fall soup festival, excluding results from this date gives an average ZWS usage of 41 users per market or 8 users per hour.

Date	Number of Station Users		In-Depth Conversations		People Taking Photos of Banner Info
	Adult	Youth	Adult	Youth	
12/10/2014	107	36	14	6	3
11/10/2014	53	12	3	2	0
05/10/2014	28	8	5	1	2
28/09/2014	43	11	9	3	0
21/09/2014	41	6	11	0	2
14/09/2014	55	13	9	8	1
07/09/2014	43	11	8	0	1
31/08/2014	58	27	27	9	5
24/08/2014	52	13	16	4	2
17/08/2014	44	16	9	5	6
10/08/2014	56	19	14	4	3
03/08/2014	47	11	18	6	4
27/07/2014	20	8	15	5	1
20/07/2014	24	16	18	3	6
13/07/2014	29	7	28	4	15
06/07/2014	33	8	28	2	13
29/06/2014	61	6	35	3	0
22/06/2014	40	7	12	0	2
15/06/2014	13	7	12	2	0
<b>Totals</b>	<b>847</b>	<b>242</b>	<b>291</b>	<b>67</b>	<b>66</b>
<b>Conversation Conversion</b>			<b>34%</b>	<b>28%</b>	



Also of interest and included in the previous table is the number of people who used their cell phones / cameras to take pictures of the information banners used in the ZWS, a total of 6% of station users. The main subject of these photos was the banner, which pictorially illustrates items which can be composted.

Diversion of waste streams is an important function of the ZWS. Consistently, the majority of material collected at the station is compostable. In total 127kg of compostable materials were collected, with the bulk being packaging, leading to a lower weight to volume ratio than normal compostable collections.

#### Final Project Expenditure:

Item / Task Description	Time	Expenditure (non-CEP)	Expenditure (CEP)	Budget Variance
Whistler Farmers Market Space		\$900		0
Regional Recycling Service Provision (38 x drop off / collections)		\$1,520		+\$20
ZWS Station Coordinator (including training, hosting 19 markets, tracking and logging data and following up public enquiries)	205hrs		\$3690	+\$60
A-frame Signage Board			\$10	-\$340
Engagement Activities	20hrs		\$500	0
Provision of support specific to market vendors	24hrs		\$600	+\$100
Project Management	28hrs		\$700	0
Exploration of Business Case to Integrate Provision of ZWS at Whistler Events	30hrs		\$750	0
Totals	307hrs		\$6,250	-\$180

#### Conclusions:

- Having a staffed ZWS at events, such as markets, encourages small local businesses to invest in more sustainable packaging options, both because the products will be diverted from regular landfill and in pre-purchase option support.
- The strength of a ZWS at busy community events is its role as an education tool, as much as an avenue for diverting waste. The ability to maximise the diversion of waste is tied to the opportunity to influence purchasing decisions in advance of events.
- It is important that a ZWS is highly visible in order to make its use 'easy'.
- A number of gaps were identified through the project with continual questions about waste reduction in strata managed multi-unit housing and options to provide education tools around the materials that can go into the compost.

**Recognitions & Acknowledgments:**

AWARE would like to thank the Resort Municipality of Whistler, Mayor and Council and the staff who oversee the Community Enrichment Program for their support of this project.

We would also like to thank the team at Regional Recycling, especially Joanne MacDonald and Jason Dault for their commitment the ZWS project, through the in-kind contribution of staff time, collections and provision of totes for each market.

Without these partners we could not have provided the  
2014 Whistler Farmers Market Zero Waste Station.





## Appendix 1

### Frequently Asked Questions / Discussion Points:

The following is a list of frequently asked questions that came up at the ZWS. These are of interest as they may indicate gaps in current understanding and therefore are useful when reviewing public information materials.

- The most frequent discussions were around the importance of composting and overcoming logistical challenges in the home (managing odors / fruit fly, transportation, local infrastructure availability).
- The second most frequent discussion was around the importance of differentiating between biodegradable materials versus compostable materials. The sale of Tatterware cutlery to many vendors created an opening for this discussion and highlighted the importance of differentiating.
- Showing people how to identify compostable 'plastics' was a new to many station users and something that was useful in demonstrating the range of 'plastics' that are coded 1-7 and the challenges that presents to recycling. Showing people the symbol to the right on their compostable cups, etc means they know what to look for next time.
- In the ZWS information banners are intended to prompt discussion and we continually sought opportunities to discuss the graphic relating to alternative consumption patterns, suggesting: rethinking; regifting; repurposing; reducing; repairing, etc.
- Changes underway at the depot and clarity around particular items (Ziplock bags, plastic cutlery, non-can metals). There were a number of instances where locals reported trying to recycle items and being told they were no longer recyclable under MMBC, whose focus is residential packaging. An example given was from the function depot where the member of the public was advised some metal chain could not go in the metal containers bin and needed to go in the general garbage. The alternative disposal option would have been the scrap metals container at the Nesters depot, but this suggestion was not made. In these instances we were able to relay the comments back to RMOW staff to work on refining with Carneys.
- Discussions about the importance of materials like paper, card and plastic being clean. These discussions came up a lot due to the number of pizza boxes coming through the ZWS and the lack of cleaning facilities for our plastics collection (which resulted in our not accepting plastic film).



Other questions raised demonstrate the variety and depth of questions raised:

#### Local Infrastructure Questions / Comments:

- Frequently asked about the hours at the recycling centres and why those times had been selected.
- Asked which plastic number are recycled in Whistler
- Would like to see staggered hours between the two centres
- Resistance at depots to taking non-packaging items
- Why are plastics and cans now going into the same bin
- Why are they not taking Zip lock bags at depot

#### 'Where' Questions:

- Where and how to recycle lighters
- Where to recycle TV's
- Where to recycle tires
- Asked how to recycle paint and vegetable oil
- How to recycle hangers with metal and plastic
- Starbuck Cups

- Batteries and where they are taken
- Tetrapak, composting and avoiding waste of space in totes
- Where do you recycle fluorescent tubes
- Wax paper
- Where to take broken glass window (not accepted at depot)

#### 'How' Questions:

- Is it still necessary to separate bottles and lids and if so why
- What percentage of aluminium gets recycled in Canada
- Hard plastics versus plastic film, how much actually gets recycled
- Are all compostable forks marked, (asked after some blank forks were introduced by vendor)
- Can fire extinguishers be recycled

#### Other Communities

- Question raised about how to get a zero waste station at Coquitlam market
- Squamish market wants to know how to get funding for a monitored waste station **as** after having a manned station in 2013 they have really high contamination rates running an unmanned market waste station
- Questions relating to ways to start a zero waste tent. We offered to share banner designs
- How to get home in Saskatchewan to do compost and glass at home. We referred to Whistler path for composter and sea to sky soil for small start up info

#### Strata

- Why is there no composting with Strata / Hotel proprietor
- Cay Heights strata not composting and wish to get segregation into individual containers in units
- No recycling in Strata staying at while visiting
- Strata and question of why don't Whistler condo's don't have compost in the room
- Strata with lack of compost and recycling
- Plastic film not accepted in condo bins

#### Open Comments:

- Shocked by paper coffee cups not being recyclable
- General amazement at plant starch alternative to plastics
- Vendor asking about companies to use for reusable bags



BC Luge Association  
4910 Glacier Lane  
Whistler, BC V0N 1B4  
604-964-0038  
[admin@bcluge.ca](mailto:admin@bcluge.ca)  
[www.bcluge.ca](http://www.bcluge.ca)

November 30, 2014

Nikki Best  
Legislative Services Coordinator  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V0N 1B4  
[nbest@whistler.ca](mailto:nbest@whistler.ca)

Dear Ms. Best,

On behalf of BC Luge Association, I would like to thank the Resort Municipality of Whistler for their generous contribution of \$2,500 through the Community Enrichment Program to help purchase much needed training sleds for our Learn to Luge programs.

We have just run our first Learn to Luge session of the season and the smiles on the young athletes' faces were worth more than words can describe. We are looking forward to watching the many more happy faces of youth trying a new sport for the first time as the season continues.

Following this letter you will find a more detailed description of the how the grant was used. Unfortunately for the financial statements, this grant will not show up until our March 31, 2015 year end statements, which we can show after that point of time when they are completed. I have attached a copy of the receipt that proves the purchase of the sleds for the time being.

Thank you again for your support of BC Luge and we look forward to continuing this partnership in the upcoming years.

Kind regards,

Alana Parno  
BC Luge Association  
604-964-0038  
[admin@bcluge.ca](mailto:admin@bcluge.ca)



BC Luge Association  
4910 Glacier Lane  
Whistler, BC V0N 1B4  
604-964-0038  
[admin@bcluge.ca](mailto:admin@bcluge.ca)  
[www.bcluge.ca](http://www.bcluge.ca)

### RMOW's Community Enrichment Program

The grant funds received from the Resort Municipality of Whistler's Community Enrichment Program (CEP) was used to help purchase new training sleds, which are more suitable for beginners and recreational sliders. With increased participation and interest in our Learn to Luge programs, these sleds are necessary in order to reduce the wear and tear on our high performance program sleds.

BC Luge purchased and built ten (10) new Luge sleds specifically for beginner athletes in our Learn to Luge program. These new training sleds were purchased from SIA Fiberglass through the Canadian Luge Association's account. The total cost of the sleds was 8,398.00 EUR (\$12,806.95 CDN). A portion of this cost was paid for by the RMOW's generous contribution.

The Learn to Luge program is a series of Talent Identifications Camps and School Programs have been offered to Sea to Sky youth for a number of years. We always see a jump in interest during an Olympic year and the year following. Our Learn to Luge programs offer residents the opportunity to try a sport that would otherwise seem somewhat out of reach. There is no experience required for this program so all youth aged 7-14 are welcome to participate. With the acquisition of these training sleds, we are also able to open up the Learn to Luge opportunity to any interested adults, in addition to youth.

For the Learn to Luge School Program, students within School District 48 (Howe Sound) from grades 3 to 7 will come to the Whistler Sliding Centre for an afternoon of sliding. Students will learn the basics of the sport of luge and slide on the new track with instruction from the BC Provincial Coach. It is important for these students to learn about the new facility located in their own backyards, and to be exposed to the new sports readily available to them as a result of the 2010 Olympics in Vancouver and Whistler.

The Learn to Luge Talent Identification Camps run in a similar fashion but they are open for youth from the local and surrounding community to come out to the track during our monthly session to try sliding outside of a designated school group. We are also looking to have the local Scouts, Girl Guides, and Whistler Youth Soccer Association come out for a Learn to Luge camp this season.

---

**From:** Sylvia Dolson <sylvia\_dolson@telus.net>  
**Sent:** Friday, November 28, 2014 10:10 AM  
**To:** Nikki Best  
**Subject:** RE: Get Bear Smart Society - Community Enrichment Program Report Back  
**Attachments:** 2014-11-20 P&L.pdf; Invoice-STS Web&Print.pdf; DigitalCommunicationsBudget2014.xls

Dear Mayor and Council, RMOW staff: First and foremost, we would like to express our deep appreciation for your support of Phase II of our Digital Communications plan.

Our original request for funding was for \$15,000 from the RMOW Community Enrichment Program and an additional \$15,000 from the Community Foundation of Whistler (CFOW). Funding in the amount of \$6,075 was received from the RMOW and an additional grant of \$10,000 was received from the CFOW. With reduced funding, we had to scale back our original plan. The budget for social media outreach (including blog writing) was reduced the most – we recycled some old blogs by revising the content slightly.

Nonetheless, we were successful in re-designing and updating our website with improved functionality; upgrading it to use a more efficient and more user-friendly software; and be functional with mobile devices. The work involved considerable editing, removing redundancy and updating content. It was a HUGE site and we needed to get it down to the basics to make it easier for people to find the information they really needed. The site, once live, will have a completely different look. The work is expected to be completed shortly – we are just adding some final touches.

You can view the mock-up of the home page here: <https://www.dropbox.com/s/y9tuxzb6sac97es/bearsmart-mockup.pdf?dl=0>. Please note that this is a .pdf and not an operational model.

In addition, we were able to create a number of videos. We are actually still working on the last one, which should be uploaded in December. The videos have had hundreds of views and lots of uptake on social media channels. Please do take a moment to have a look at them – just click on the title below to view. We are very pleased with what we were able to accomplish on a small budget.

**Caring for orphaned bear cubs** 464 views (2:32)

Ever wonder what happens to a bear cub when they no longer have a mamma bear to teach & protect them? In Whistler, we send them to Critter Care Wildlife Society in Langley, BC.

Critter Care Wildlife Society specializes in the treatment, care and release of sick, injured and orphaned native mammal species of British Columbia's Southern and Lower Mainland. Critter Care is the only facility in BC specializing in the care of mammals and one of only four Bear Rehab facilities in the province. For more information or to donate to Critter Care, check out their website: <http://www.crittercarewildlife.org>

**Bears Are....?** 325 views (1:30)

Get Bear Smart hit the Whistler Village stroll with one question in mind: What do people think about bears? It was quite amazing to hear the responses and also quite surprising at how many people had never seen a bear before!

**How to Live in Bear Country** 425 views (1:37)

Get Bear Smart Society hit the Whistler Village stroll with a camera and asked regular people things they've learned about bears while living in bear country. Also, we asked "Why do bears hibernate during the SUMMER?" and we received a very entertaining selection of answers. Maybe we'll show you that footage someday.

Here are the basics:

- Never feed a bear.
- Dispose of your garbage in a bear safe manner.
- Respect a bear's personal space, give them 100 metres of space.
- Don't let bears in your house or car by providing incentive or easy access.

More info at [www.bearsmart.com](http://www.bearsmart.com)

**Bear Smart in the Whistler Bike Park with Brian Finestone** 311 views (0:45)

Here's a quick head's up about Whistler bear's from Whistler bike park manager, Brian Finestone.

**Fairmont Whistler Black Bear Plunge** 531 views (2:43)

On May 20, 2014 staffers from the beautiful Fairmont Chateau Whistler got up early, dressed up fun, and converged upon Lost Lake in Whistler, BC for its inaugural Black Bear Plunge.

Whistler lakes are still COOOOLD this time of year but everyone had a great time and the Get Bear Smart Society is very thankful for the money raised through this event for GBS programming!! Thanks to everyone who came out and had a great time! You're doing good for Whistler bear's.

The Fairmont Chateau Whistler located in beautiful Whistler, British Columbia is neighbored by stunning mountain peaks, beautiful valley lakes, and a healthy population of resident black bears. For more info on visiting the Fairmont please check out

<http://www.fairmont.com/whistler/>

**Happy Mother's Day From Bear Smart** 838 views (0:52)

Mom's are the best! We love you, we think you're beautiful, and we're so thankful that you've helped us move out into the world. It's a big & scary place, without you we'd be lost! Happy Mother's Day!

I have attached our Profit and Loss Statement to date showing the expenditures that have taken place. But because our accounting system doesn't categorize items exactly the same way as the budget for this project, I have also attached and .xls spreadsheet showing expenditures to date. There are numerous invoices associated with this program. I have attached one which more than covers the grant received from the RMOW. Please let me know if you require the rest.

With much gratitude for your ongoing support of bear smart programs,

Sylvia Dolson

Executive Director

Get Bear Smart Society

PO Box 502, Whistler, BC V0N 1B3

ph: 604-905-4209 | Skype: sylvia.dolson

Twitter/Instagram: @bearsmart

Facebook: Bear Smart

YouTube: GetBearSmartTV

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

Order your copy of *Joy of Bears* by Sylvia Dolson today!



## North Shore Schizophrenia Society



November 26, 2014

Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler BC V0N1B4

**Re: 2014 Community Enrichment Program**

Dear Shannon,

On behalf of the Board and members of the North Shore Schizophrenia Society I would like to thank you for generous and continued support.

Please find attached a report for 2014. It's been a busy year with the hire of both a Whistler and a Squamish Outreach Coordinator. Our vision is to build capacity in the Whistler families whose relative is dealing with a serious mental illness. Based on the success of the NSSS model of peer-to-peer support, Whistler families are now providing support through Partnership Presentations in the schools and community, facilitating monthly support groups and leading a Family-to-Family 12 week education course.

We are delighted to acknowledge The Resort Municipality of Whistler as a supporter of this very important work in all of our advertising, website, and publications, including our newsletter, *The Notepad*, which we issue five times a year. We participate in a number of community awareness events through the year and will be sure to acknowledge the funding.

Sincerely,

Nancy Ford  
Executive Director

604-926-0856

[nancy@northshoreschizophrenia.org](mailto:nancy@northshoreschizophrenia.org)





## **2014 Activities & Community Benefit Report for the Resort Municipality of Whistler**

- **Direct Personal support and Crisis Counselling**

This ongoing work delivered out of Whistler by Chris Dickinson with support from Marguerite Hardin in the NSSS West Vancouver office involved assisting families with getting their ill family member admitted to hospital or into other treatment, including referrals to programs and services and housing. Community benefits from this program included earlier intervention for people with severe mental illness, which may have prevented tragic outcomes, including violence, suicide, criminal involvement or homelessness. This support increased the ability for families to cope and care for their ill loved ones and themselves; and reduced the use of acute care beds by treating the illness early, which is shown to improve outcomes.

- **Support for young workers in Whistler**

This support was directed to workers who were away from home when they fell ill. When possible, contact is established with their family members, with benefits as above.

- **Family-to-Family education course**

This intensive twelve-week program for families covered everything from symptoms and treatment to problem-solving and self-care. The program has been shown to increase family coping skills and, by helping caregivers, also improve outcomes for the person with the illness. The course was taught February 2014 through to May 2014 in Squamish for the Sea to Sky corridor, with several Whistler residents participating. The two course facilitators are Whistler residents.

- **Whistler Monthly Support Group**

As a direct outcome of the Family-to-Family education course Whistler now hosts a peer to peer support group for families. Held monthly and facilitated by a past graduate of the Family-to-Family education course, with the outreach of the NSSS Coordinator, the group is steadily building. As a result new space is needed to respond to the growing numbers.

- **Outreach, education and partnerships with service providers**

NSSS continues its partnership service providers in the corridor on a range of topics of importance at the monthly Sea to Sky Mental Health Partnership Table. Over the past few months we have explored innovative practises around care, housing and other services with a view to collaboratively strengthening services to individuals living with and affected by mental illness in Sea to Sky.

- **RCMP Outreach and Training**

Presentation was delivered to the Whistler RCMP Block Watch team, with an emphasis on early intervention, involuntary admission as required, Section 28, NSSS support, the Whistler Outreach



coordinator as a referral for families and most important, family engagement as a critical component of the care team.

- **Suicide Awareness**

NSSS and partners determined that a focus on suicide awareness and prevention was needed in the Whistler and Pemberton area. NSSS continues its partnership with the Whistler/Pemberton Suicide Awareness and Prevention Working Group. In many cases suicide is the result of inadequately treated mental illness and addiction.

- **Partnership Program**

Two presenters, a parent with a mentally ill child and a person with a serious mental illness continue to tell their stories of illness, hope and recovery to schools in District 48. They speak openly about their experiences, demystifying mental illness while raising awareness so that if one of the students saw a classmate showing symptoms, they would know to ask for help, minimizing treatment delays. Additional work with the schools provides education to teachers and parents. This helps to encourage early intervention when a student begins to show signs of a mental illness, leading to earlier diagnosis and treatment and improving outcomes. This past year the Partnership Presentation has been updated to include additional information on bipolar and depression with a new approach to empathy and understanding as well as symptoms and diagnosis.

- **Public Awareness and Outreach**

Chris Dickinson, the new Outreach Coordinator for North Shore Schizophrenia Society was present at public events such as Whistler Welcome Week, to raise awareness about serious mental illness and the services available to families, friends and employers through NSSS.

- **Please see attached documents for reference**

## Notes from the Family Support Centre and Sea to Sky

### NSSS welcomes two new Sea-to-Sky outreach coordinators:

We are delighted to introduce you to Martina Page and Chris Dickenson, who have joined our team this month as Sea to Sky outreach coordinators. Martina will be providing local support in Squamish, and Chris in Whistler. Both bring a wealth of energy, experience and passion to the table.

In the coming months, they will raise awareness and promote education in order to help families build capacity in the Sea to Sky corridor. They will do this through public education and awareness events focusing on serious mental illness, and provide referrals to our one-on-one support team. Chris and Martina will also refer families to our monthly support groups in Squamish and Whistler and help spread the word about Family-to-Family education. NSSS President Cheryl Zipper will also work closely with them as they provide onsite support for our Partnership Presentations in the schools.



Martina Page, outreach coordinator in Squamish, has extensive experience working in private and public sectors, in both for-profit and not-for-profit organizations. Her resourcefulness and problem-solving skills should help make a positive impact in the Sea to Sky. Martina has already started connecting with the people of Squamish through social media efforts

and looks forward to connecting with local families and creating awareness about serious mental illness to community members.



Chris Dickenson, outreach coordinator in Whistler, is presently a support worker and behavioral interventionist at the Whistler Waldorf School, where he provides guidance and assistance to youth with cognitive disabilities and mental illness. Originally from Ontario, Chris completed his Bachelor's degree at McMaster University in 2008 and a Master's in Urban Planning at Ryerson University.

### NSSS welcomes Family-to-Family administrative support assistant:

Joining us at the Family Support Centre one day a week is Danielle Gordon. Danielle is in a contract position to help us prepare materials for our Family-to-Family courses, as part of the Vancouver project.



Danielle is a girl of many talents and jumped right in to help us paint the office. She is a second-year Langara student working towards finishing an Associate of Arts Degree by this December. After Langara, Danielle wants to spend a semester working and travelling, and later continuing

her education in either England or Canada, eventually earning a law degree. Besides working (she has two jobs), and being at school or doing homework, Danielle spends her time discovering new restaurants, working out, and relaxing with her boyfriend and friends.

### New to the NSSS library:

Two new books are available for loan in the NSSS library: *Shot in the Head: A Sister's Memoir, A Brother's Struggle*, by Katherine Flannery Dering, a powerful true story of a family coping with schizophrenia, and *High Clear Bell of Morning*, a novel by B.C. author Ann Eriksson. For more on Eriksson's book, please see Janet Blue's review in the May 2014 issue of the *Notepad*.

North Shore Schizophrenia Society

## Whistler Family Support Group

Join us for the monthly support group. Working with serious mental illness

**For family and friends of those with serious mental illnesses including: Schizophrenia, Depression, Bipolar Disorder, Anxiety Disorder and others.**

**TOPICS COVERED INCLUDE:**

- problem solving and how to cope
- communication with someone who is ill
- advice on working with the system
- looking after yourself as a caregiver
- access to a family support coordinator for personal support


**Third Wednesday of every month, 7:30pm—9:30pm**

**Offered without charge—As space is limited, please register a.s.a.p.**

**For more information or to register please call:**

**604-926-0856**

The North Shore Schizophrenia Society receives gratefully acknowledged support of the J.H. McMillan Foundation and Community Foundations of Whistler





## North Shore Schizophrenia Society

Supporting families dealing with all serious mental illness



### Whistler Family Support Group

**For family members of those with serious mental illnesses**

**(Depression, Bipolar Disorder, Anxiety Disorder, Schizophrenia, and others)**

*"I began to understand what might be going on inside our son, not just what I was feeling.  
My anger finally gave way to compassion." - A past participant*

#### **Discussions include:**

- Problem solving and how to cope
- Communication with someone who is ill
- Advice on dealing with the system
- Looking after yourself as a caregiver
- Access to the Family Support Coordinator for personal support

Facilitated by trained family members who themselves have an ill relative.

**Third Wednesday of each month at 7:30 p.m.**

**Offered without charge, registration required.**

**For information and to register, please contact Chris Dickinson:**

**1-888-681-1999/1-604-926-0856**

**or [Chris@northshoreschizophrenia.org](mailto:Chris@northshoreschizophrenia.org)**

**More details: [www.northshoreschizophrenia.org/groups.htm](http://www.northshoreschizophrenia.org/groups.htm)**

The North Shore Schizophrenia Society gratefully acknowledge the support of the Jill Ackhurst Foundation, Community Foundations of Whistler, and Resort Municipality of Whistler.



## **Family-to-Family Education**

### **An Intensive Education Course for Families Dealing with Serious Mental Illness**

Taught by trained family members who themselves have ill relatives and many years' experience dealing with the system. It will be of particular interest to families whose relatives have recently been diagnosed.

**Tuesdays, February 10 – April 28, 2015**  
**7—9:30 p.m.**

**Sea to Sky Community Services**  
**38144 Second Ave., Squamish**

#### **TOPICS COVERED INCLUDE:**

- symptoms of the illnesses (schizophrenia, bipolar disorder, clinical depression, obsessive compulsive disorder) and their biological causes
- medications used to treat these brain disorders
- problem solving and how to cope; communication with someone who is ill
- advice on working with the system
- looking after yourself as a caregiver

**Presented by North Shore Schizophrenia Society**

***"I began to understand what might be going on inside our son, not just what I was feeling. My anger finally gave way to compassion...take the Family-to-Family course, it will change your lives".***

**Offered without charge. As class size is limited, please register as soon as possible.**

**Contact: Chris Dickinson, 1-888-681-1999 or Susanna Junnikala, 604-926-0856.**

**Course details: [www.northshoreschizophrenia.org/education.htm](http://www.northshoreschizophrenia.org/education.htm)**



**North Shore  
Schizophrenia Society**





North Shore Schizophrenia Society Presents:

## Healthy Workplaces in Sea to Sky

Improving Bottom Line Results and Employee Psychological Well-Being

Environmental stressors, financial barriers, substance use, living arrangements, sexual identity issues, traumatic experiences, and social isolation, (living far from home), can magnify an underlying illness that may not have been diagnosed. Workplaces that are proactive and aware of signs and symptoms of mental illness can provide a vital link to professional help.

*"Despite the recognition that education and training are important, 44% of managers have not had any training on how to manage employees with mental ill-health and only 17% of managers receive training on how to have a difficult conversation with an employee regarding mental health. In addition, only 18% have had training on how to recognize mental ill-health."*

Psychologically Healthy Workplaces, Vancouver Board of Trade

Please join us for this interactive dialogue as we explore challenges and share solutions relevant to our community and its workforce.

### Guest Panel Includes:

- Dr. Kathryn Wynn, MD, FRCPC, Mental Health and Addiction Services VCH
- Cheryl Zipper, President, North Shore Schizophrenia Society
- Nancy Ford, ED, North Shore Schizophrenia Society
- Christine Buttkus, Coordinator Sea-to-Sky

### Learn how to:

- Differentiate between mental illness and basic performance issues
- Hold a conversation with an employee about mental illness
- Access professional help for employees

**Date:** Wednesday, February 19, 2014

**Time:** 10:30am-12noon **Location:** Whistler Public Library

**To register:** [christine@northshoreschizophrenia.org](mailto:christine@northshoreschizophrenia.org)



We gratefully acknowledge the support of  
Resort Municipality of Whistler and Community Foundation of Whistler



**PRESENTED BY:** North Shore Schizophrenia Society's Family Support Services  
[www.northshoreschizophrenia.org](http://www.northshoreschizophrenia.org) 604-926-0856 or 604.849.2252.

## Sea to Sky Invasive Species Council

Box 845, Whistler BC V0N 1B0

604-698-8334








ssinvasives@gmail.com

www.ssisc.info



### Attn: Manager of Legislative Services

The RMOW's Community Enrichment Program generously provided \$4,000 of funding to support the SSISC's goal to minimize the further introduction and spread of invasive species in the area through early detection and control, and coordinated integrated invasive species management efforts. In 2014, SSISC used these funds to pay for on-the-ground field work for high priority invasive species. SSISC field crews and a local contractor carried out inventory, control and monitoring work at sites throughout the municipality, and data was entered into Whistler's Biodiversity Project database. The funds from CEP allowed us to achieve measurable, on-the-ground results, the highlights of which are outlined below (Photos courtesy of Bob Brett / Whistler Biodiversity Project). We see great value in this work and hope to continue our partnership in the future.

Species	Photo	Reason for concern	Whistler field work 2014	Notes
<b>Yellow flag iris</b>		Chokes waterways and limits native vegetation, is toxic if ingested.	Yellow flag iris was removed from 8 sites during 2014. 2 of these sites were new. Above ground plant material & rhizomes were removed at all sites. More new sites were also reported & will be high priority for control in 2015.	Yellow Flag Iris spread to new locations this year, including Alta and Green Lakes and the River of Golden Dreams. These locations will be high priority for early season control in 2015 to prevent further spread.
<b>Scotch broom</b>		Impacts biodiversity, impacts human health (allergies to pollen), fire hazard	2016 stems/shrubs were removed at 66 sites. Removals were timed so that plants were pulled before seeds were produced or matured. We aim to continue to exhaust the seedbank at these established sites. 3 new sites were reported to us at Cheakamus Crossing, likely arrived via infested fill.	There was a revival of previously dormant Scotch and Spanish broom sites, with 13 new sites added (an increase of ~20%). This increased activity is likely due to: (a) continued introduction of contaminated soil and fill; and (b) a particularly warm summer which may have triggered growth of dormant seeds in the soil.
<b>Spanish Broom</b>		Impacts biodiversity, impacts human health (allergies to pollen), fire hazard	Spanish Broom was removed from 5 sites in 2014. All 3 sites that became active in 2013 after years of dormancy remained active, though diminished this year.	On a positive note, 28 broom sites have remained inactive for at least one year and the biomass removed on many active sites decreased since extensive removals last year. We will continue to monitor all known sites.
<b>Japanese Knotweed</b>		Impacts biodiversity, damages built structures & can reduce property values	Japanese Knotweed was monitored at all 14 sites in Whistler, removed manually at 2 sites, and treated with herbicide at 1 site this year. No regrowth was observed at the Rainbow Park site, for the first time this year.	We are monitoring a number of sites on private land, and working with landholders to initiate treatment programs.
<b>Himalayan blackberry</b>		Impacts biodiversity and can impede recreation	7 sites were monitored in 2014, with removals done at 3 sites (2 of which were new). No regrowth observed at 1 site. Removed 20 non-flowering shoots from site in Creekside (Highland Lodge).	Two new sites were reported and promptly removed this year at Rainbow and Cheakamus subdivisions. These were likely the result of infested fill.
<b>Purple loosestrife</b>		Impacts biodiversity, restricts water flow and increases sedimentation	We continued to monitor the only known occurrence of this species in Whistler (wetland south of Nancy Green Drive). No regrowth was observed for a 2 <sup>nd</sup> year running. This plant is likely dead.	Annual removals of this plant occurred from 2006-2012. This species has not been observed at this site since 2012, so we can gladly claim that, as far as we know, Whistler is Purple-loosestrife free!
<b>Canadian horseweed</b>		Impacts biodiversity	This is the only infestation of this species in Whistler. 2014 was our 4 <sup>th</sup> year of removals and while we pulled over 50m <sup>2</sup> of plant material, the infestation continues to spread south towards Function Junction.	This dandelion-like plant was first recorded in 2010 on Highway 99 north from the Alta Lake Road intersection. With a larger crew and a dedicated effort before seed-set in mid-July next year, we are confident that this plant can be controlled eventually with continued efforts.

**Financial Statement:** Below is our most recent financial statement. The entirety of the \$4,000 from CEP went towards covering costs for work on the ground (staff time and contractor's fees).

REVENUE			
FUNDER CATEGORY	FUNDING SOURCE	2014 Budget	End Sept Actual
Deferred from 2013	Various	2,752	2,752
Federal Government	CRA (HST refund)	4,000	0
Provincial Government	MOTI	30,716	29,800
	FLNRO - Coordination & Awareness	16,000	16,000
	FLNRO - Operational	24,000	24,000
	MFLNRO - Fish & Wildlife (WMA)	5,000	0
	BC Parks	4,000	4,000
Local / Regional Government	Resort Municipality of Whistler (CEP)	4,000	4,000
	Resort Municipality of Whistler (Enviro Stewardship Dept)	3,000	3,000
	Squamish Nation	4,000	4,000
	District of Squamish - Education & Outreach	4,000	4,000
	District of Squamish - Operational	25,000	0
	Village of Lions Bay	350	0
Industry	BC Hydro	7,500	7,500
	FortisBC	3,000	3,000
Grants	Community Foundation of Whistler - Certification	9,950	4,975
	Community Foundation of Whistler - Education & Outreach	15,462	7,731
	Community Foundation of Whistler - Inventory & Control	21,464	10,732
	Kathy Barnett Leadership Grant	1,365	683
	Sea to Sky Clean Air Society	3,000	3,000
Earned Revenue	Certification & Training Programs	1,700	1,460
	Innergex	2,500	0
	Private Landholder Program	1,700	300
TOTAL REVENUE		194,459	130,933
EXPENSES			
EXPENSE TYPE	EXPENSE CATEGORY	2014 Budget	End Sept Actual
Admin	Accounting & Legal	900	525
	Insurance	800	800
	Interest & Bank Charges	94	76
	Licences, Fees & Permits	275	275
	Home Office Expense	4,873	3,109
	Office Supplies	813	663
	Postage, courier, mail box rental	95	63
	Cell phone	831	580
	Software	914	905
	Website	186	123
HR	SSISC ED Wages	49,147	31,091
	Mileage	3,198	1,980
	Program Assistant Wages	15,962	6,887
	Mileage	1,350	618
	Field Operations Field crew wages for 2 field crews	71,000	60,235
	Vehicle & cell phones	14,803	14,559
	Tools & supplies	8,137	8,001
Contractors	Field contractors	4,898	2,231
	Other contractors	433	433
Other	Honorariums/board expenses	82	82
	Adverts & Promo	346	278
	Meetings	1,027	736
	Travel	431	431
	Professional Development	1,367	267
Program Expenses	Outreach Materials General	2,893	468
	Certification Supplies	4,130	3,812
	Yellow Flag Iris Eradication Patrol supplies	124	124
	Pemberton Weeds & Agriculture Supplies & Advertising	1,800	0
	Community Weed Pull Supplies & Advertising	1,050	253
	Regional Strategy Expenses	2,500	0
TOTAL EXPENSES		194,459	139,606



**Spring Creek**  
COMMUNITY SCHOOL

## **Spring Creek Community School**

1509 Spring Creek Drive, Whistler BC V0N 1B1

Telephone: 604-935-3822

Fax: 604-935-3872



**Spring Creek**  
COMMUNITY SCHOOL

December 9, 2014

Attention: RMOW -Manager of Legislative Services

Re: Community Enrichment Program grant to Spring Creek Community School and L'Ecole La Passerelle students attending Outdoor School

We greatly appreciate the support of the Resort Municipality of Whistler through the Community Enrichment Program for our students' Outdoor School experience this year. Please find below a summary of our experience and how the students, adults and community benefitted.

In spite of the postponement due to the 2014 teachers strike, we managed to secure a date in October 2014 and were accommodated at the YMCA camp in Langdale rather than Gambier Island as planned. Overall the learning met and exceeded our expectations. Below we have identified the outcomes that were met during the trip, based on our original goals:

- Educated youth about the essential issues of environmental sustainability. Based on the 4 points of a compass – from the “old” to the “new” - NSEW (moving from: normal to nature, selfish to sustainability, easy to ethics, “whatever” to work)
- Imparted a sense of personal and global responsibility, the ability to be critical thinkers and the confidence to make positive energy saving changes
- Raised students' awareness of their role in global issues and their impact on the environment by using a variety of experiential learning activities including: limited resources activity and the green star initiative (water, toxins, garbage, carbon and food).
- Sensitized the students to the excess in our world, increased awareness of a “less is more” philosophy
- Used “catchy” songs, to focus on sustainability. Through this type of engagement the Sea to Sky Outdoor School staff were able to reinforce the sustainability message. (“Look to the north, let nature be your guide, south to, sustain all the wonders of life, east lie the ethics and the choices that come, then take a step to the west ‘cause there’s work to be done...”, “Green, star, learning how to live with less...”, “Just me and my bike, just me and my red, shiny hand me down bike...”)
- Increased ecological knowledge/literacy – both forest and intertidal zone ecology
- Experiential learning – living sustainably for 4 days, group living in the cabin, no food waste, no electronics, high percentage of time spent outdoors. There were no distractions like clocks (we were on island time!) at Camp Elphinstone, so it was not that difficult. What a great experience.
- Promoted collaboration/teamwork



Because the trip was held at the start of a school year, an unintended consequence was that it allowed the students to bond with their new classes, and teachers to get to know their students in a fun and relaxed environment.

We believe that every member of our group has an increased awareness and sensibility of environmental issues since attending the Sea to Sky Outdoor School. Students returned home with a new outlook on consumerism, waste and protection of the environment. The students have demonstrated a desire to act more ethically, and make more responsible choices.

As another example of how Sea to Sky Outdoor School staff taught the principles of sustainability, the Food Waste Challenge and all the interesting facts we learned about food sustainability provided a very powerful message to the students (and adults present).

The school highly values sustainability and plans to continue this program every second year including grade six and seven students. The school community will start fundraising for the next program next year. The students recognize the importance of ongoing projects in the school which connect to their Outdoor School experience, such as the gardens, recycling and composting they take part in on a regular basis.

Once again, we are very grateful for your support.

Sincerely,

Jane Millen

On behalf of the students at Spring Creek Community School and L'Ecole La Passerelle



November 29, 2014

Legislative Services  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC  
V0N 1B4

**RE: 2014 Community Enrichment Program Grant Report**

*The Whistler Adaptive Sports Program Society (WASP) wishes to thank the Resort Municipality of Whistler (RMOW) for its support through the Community Enrichment Program Grant in the amount of \$11,000. As an organization wishing to continue to expand its capacity to provide sports and recreational opportunities to individuals with disabilities, the Whistler Adaptive Sports Program sees the tremendous value in the continued support of the RMOW.*

The 2014 RMOW funding helped the Whistler Adaptive Sports Program to specifically provide:

- ✓ \$11,000 in much needed bursaries to individuals residing in Whistler to access our sport and recreation programs. Over 11 individuals were able to apply for up to \$1000 per year across our four season programming. The funding provided the ability for the individual to access approx. 12 to 25 days of programming. The majority of the bursary recipients participated in our year-round Sport Academy which provides 5 day a week sport, recreational, life skills and vocational training for children, youth and adults living with cognitive disabilities in Whistler. There were 27 sport academy participants in 2013 including 17 Whistler Residents, 3 individuals living in Pemberton but attending Whistler Schools, 2 athletes whose parents have second homes in Whistler, and 5 individuals who commute from Pemberton for Sport Academy programming. The Individuals participated in the following sports and recreational activities: kayak, canoe, row, swim, run, triathlon, strength and conditioning, yoga, Nordic, ski and snowboard, alpine ski racing, hiking as well other activities. The Sport Academy is staffed by a Sport Academy Coordinator, numerous volunteers, some sport specific coaches and administrated by our Executive Director (who is working part-time while on mat leave) and Program Manager (who was hired to help during the mat leave period).

Please find enclosed our Financial Statements for Fiscal Year 2014.

On behalf of the Whistler Adaptive Sports Program, I would like to thank the RMOW for its previous support and its funding of the Whistler Adaptive Sports Program in 2014. Any questions can be directed to Chelsey Walker, Executive Director, Whistler Adaptive Sports Program at 604-905-4493 or [cwalker@whistleradaptive.com](mailto:cwalker@whistleradaptive.com).

Sincerely,

Chelsey Walker  
Executive Director  
Whistler Adaptive Sports Program

## RMOW Community Enrichment Program 2014 – Report Back

Organization: **Whistler Centre for Sustainability**  
Project: **Strategic Planning Workshop for Whistler Non-Profit Organizations**  
Grant: **\$2,000** (amount requested: \$8,000)

The \$2,000 grant was used to support a three-hour workshop on June 25<sup>th</sup> delivered to the Whistler Non-profit Network members to introduce them to strategic planning – what it is, what the benefits are, and some tools and techniques for designing and delivering a strategic planning process for their organizations. The workshop emphasized the importance of shared vision, goals and direction - within individual organizations, between organizations and throughout the community. In addition to the workshop information presented, the following tools and resources were also shared with all participants:

1. SWOT (strengths, weaknesses, opportunities, threats) survey questions
2. Sample strategic planning session agenda
3. Session evaluation form
4. Some good strategic plan examples
5. Strategic planning worksheet
6. Plan on a page template

Sixteen participants attended, representing the following organizations:

1. AWARE
2. WORCA
3. Moving Mountains for Children
4. Community Foundation of Whistler
5. Whistler Community Services Society
6. Sea to Sky Invasive Species Council
7. Sea to Sky Clean Air Society
8. Squamish Hospital Foundation
9. Whistler Museum and Archives Society
10. Whistler Nordics Ski Club
11. Whistler Adaptive Sports Society
12. Howe Sound Women's Society

A workshop evaluation form was used to capture feedback from the participants who reported a high level of satisfaction and there was interest amongst the participants to hold a longer, more in-depth session in the future. We would be pleased to offer this with funding support from the RMOW CEP program.

Thank you,



Shannon Gordon

**Whistler Children's Chorus**  
**Community Enrichment Program**

**Report of funding use September 1, 2013 to August 31, 2014**

Our application for funding through the 2014 Community Enrichment Program requested \$1800 to be used for:

<b>General Operations</b>	<b>\$ 600</b>
<b>Physical Asset</b>	<b>\$1200</b>
<b>Total</b>	<b>\$1800</b>

The actual total expenses for these accounts were:

<b>Budget Item</b>	<b>Description</b>	<b>Amount</b>
<b>General Operations</b>	Directors Workshops Advertisements for concerts and Christmas Carol Service Photocopy charges Carol Service Programs	<b>\$1474.04</b>
<b>Physical Asset</b>	Music – sheets and CD's Speaker for monitor	<b>1283.89</b>
<b>Total</b>		<b>\$2,757.93</b>

Thank you for the support and encouragement!

[www.whistlerchorus.org](http://www.whistlerchorus.org)



November 20, 2014

Nikki Best  
Legislative Services Coordinator  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V0N 1B4  
Email: [nbest@whistler.ca](mailto:nbest@whistler.ca)

Re: Community Enrichment Grant 2014 report from Whistler Gymnastics \$4,750.

Dear Nikki

The Whistler Gymnastics Club would like to thank the Resort Municipality of Whistler for their generous support of \$4,750 from the Community Enrichment Program Funding 2014.

The funds have been used to assist athletes travel to provincial and western championships, to continue supporting the new Air Kidz program and to subsidize our Exploration Gym program for pre-schoolers in Whistler. Please find attached the financials to Nov 30 which acknowledges the receipt and expenditures of the grant.

The sixteen athletes who qualified and attended provincial championships were each given \$100 toward their travel expenses. The subsidy for travel was gratefully appreciated by the competitive parents on whom financial impact on training and travel to competitions is heavy. The amount of \$1600 was credited from the comp travel- out of province subsidy account.

The Exploration Gym program received \$1200 from the CEP grant. The Exploration Gym program is a program for kids from the age of 14m to 5 years. We subsidize \$10 on each 10time pass a Whistler family purchases and \$5 on each 5time pass a Whistler family purchases. This is very well received in the community and they appreciate the discount.

The CEP funding of \$2150 helped to continue the AirKidz program – which is a joint project with Canadian Freestyle Ski Association. We trained 3 new coaches in NCCP level 2 trampoline. Not from the lack of trying the NCCP level 2 trampoline course was not held in Whistler due to low registration. Our coaches travelled to Kamloops and Vancouver to take the course. We advertised in the fall to fill the class which was very successful with 18 kids in the Saturday class. We had a waitlist and then decided to open a second class on Mondays which has another 8 kids in the program. The last portion of the CEP grant help pay the program costs.

Whistler Gymnastics was awarded the Ed Broughton award by Gymnastics Canada. The criteria used for selecting the winning club reflect the principles which guided Ed's leadership in gymnastics. A former G.O. and G.C.G. Board Member and President, Ed worked his way up through the gymnastics system, working tirelessly in a wide variety of roles, collecting many

awards and accolades along the way. Whistler Gymnastics is very proud to be the recipient of this award.

Karin Jarratt, our competitive head coach was awarded BC Regional/Provincial Coach of the Year by Gymnastics BC and our last award this year was given to our head Recreation coach Tami Mitchell, she was awarded Sports BC's community Sport Hero Award.

Whistler Gymnastics depends on fundraising and grants like the CIP funds to assist in keeping our non-profit organization with a balanced budget and not impacting increases on our members

Again thank you for your support. We very much appreciate it.

Regards

Sandy Belczyk  
Business Manager  
Whistler Gymnastics Club  
[info@whistlerymnastics.com](mailto:info@whistlerymnastics.com)  
604 702 3547

Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler BC V0N 1B4

November 29, 2014

**Attn: Manager of Legislative Services**  
**Re: Community Enrichment Program Funding Report**

On behalf of the Whistler Naturalists, I would like to thank the Resort Municipality of Whistler for their generous support in 2014. The Community Enrichment Program grant allowed the Naturalists to deliver two key programs that build local knowledge of, and appreciation for, the natural environment:

**1) 8<sup>th</sup> Annual BioBlitz August 23 & 24 at Alpha Lake Park**

BioBlitz brings provincial experts to Whistler to conduct scientific inventory of local species. We hosted 49 visiting provincial experts during the event plus 25 local scientists and naturalists. In total 469 species were found during one day of surveying in Whistler, and 105 (22%) were NEW to list! It continues to astound us that the percentage of new records remains relatively constant each year. This result demonstrates how much is still left to learn about Whistler's biodiversity.

This was also the first year we partnered with the SLRD and Stewardship Pemberton and arranged for BioBlitz scientists to survey an area outside of Whistler. Our scientists visited the new Riverside Wetlands conservation area Sunday morning and preliminary data shows an inventory of over 350 species, many of which will be new records. It is interesting to note that 50 species (15%) are not found in Whistler, demonstrating how different habitat in Pemberton can be.

The BioBlitz headquarters at Alpha Lake Park is where we provided learning opportunities through nature interpretation. Hundreds of people came by as BioBlitz scientists showcased common and curious species collected right here in Whistler.

All our offerings raise awareness of how many different species call Whistler home and supports education through interpretation. Our goal is for BioBlitz to help promote understanding *about* our natural world; which helps develop appreciation *for* our natural world; which ultimately encourages environmental stewardship.

**2) Christmas Bird Count and Breeding Bird Survey**

There is now more than 30 years of data from Naturalists bird surveys, and the two main counts are at Christmas and in June for the Breeding Bird Survey. These fully volunteer surveys have produced the best, long-term information on wildlife in Whistler. The data is of such good quality it has been added to the Whistler GIS system to aid environmental planning. Volunteer scientist time totals well over 300 hours.

Thank you again for your generous contribution to these Naturalist events and we look forward to continuing our partnership in the future. Also attached I have included BioBlitz media coverage and photos as extra information.

Sincerely,



Kristina Swerhun, President  
For the Whistler Naturalists Board





Nikki Best  
Legislative Services Coordinator  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V0N 1B4

November 30, 2014

Dear Ms Best:

The Whistler Nordics would like to thank the RMOW for the \$7,000 of Community Enrichment Program funds received in 2014. These funds were requested to assist with the costs associated with running the youth skill development program along with the cost of hosting events, fundraising and building community awareness of Cross Country Skiing. The Whistler Nordics financial year runs from April 2014 to March 2015 and due to the seasonal nature of the sport the majority of the activities of the club take place over the winter season which has only recently commenced, therefore the funds have not yet been spent. The club's financial statement shows a healthy income due to the receipt of grants and program fees; this income will be spent over the next 4 months as the club conducts its activities.

The Whistler Nordics executive spent time over the summer season working with local XC clubs in the corridor and Whistler Olympic Park to better understand the needs of the XC community and grow youth participation in the sport. Enrollment in the youth Skill Development Program has historically been restricted by the small number of local XC coaches in the area and the cost of retaining and training those coaches to meet the standards regulated by the National Coaching Certification Program and Cross Country Canada. This coming season the three local clubs (Whistler, Spud Valley and Sea to Sky) and Whistler Olympic Park will work together to share coaching resources, reduce the burden of coaching costs, and through facility partnerships introduce discounted trail passes to bring cross country skiing to as many children as possible in the corridor (our registration numbers to date have exceeded last year). The collaboration enables the club to meet the needs of competitive racers who compete at Provincial and Regional levels whilst balancing the needs of recreational skiers and children new to the sport - the diverse spread of skiers requires diverse programs and many coaches with different levels of certification.

The Whistler Nordics are a non-profit organization operated by a volunteer executive. The annual membership has settled at around 160 after a temporary boom around the 2010 Winter Olympics. The 2014/15 season sees the club reintroduce the winter Toonie Races to create a more social ski environment for recreational skiers, this demographic is a potential area of growth for the club and will complement the existing focus on youth athlete development. As well the club will assist in the hosting of the Daywood NorAms World Junior Trials & Canada Winter Games Trials in December, the Regional Coast Cups and Sigge's Payak in January and February. These events that the club helps to host and/or organize raise the profile of XC skiing within the community and as well as bringing destination visitors to Whistler.

The level of programming, activities and events offered by the club has associated coaching and administrative responsibilities which have surpassed the commitment that could be asked of volunteers. The cost of coaching and program administration and coordination remain the greatest outgoings of the club and they are essential to the operation of the club, CLIP funds will be allocated to these positions over the winter.

The Municipality's continued long term investment in youth programming and coaching is delivering young enthusiastic skiers who are learning the skills to enable them to participate in a sport throughout their entire lifetime, irrespective of their skill level. For those talented and driven athletes the funding provides coaching and opportunities to compete at both regional and provincial events as laid out by Canada's Long Term Athlete Development Program.

The Whistler Nordics remain immensely grateful to the RMOW for the Community Enrichment Grants we receive and to the RMOW, Austrian Passive Group, Austrian government and Whistler Blackcomb Foundation for space and complimentary time set aside for use of the Passive Haus at Lost Lake.

We are focused on serving the needs of our community and have the enrollment and participation numbers to support our claim that we offer a benefit and enjoyment to all age groups and abilities within our community. We hope we will continue to receive your valuable support.

Suki Cheyne  
Executive Administrator  
Whistler Nordics Ski Club



RE: \$1,000 Grant received in April 2014, for floor transport costs and palette jack purchase as outlined in Tasks 3 and 4 of our application.

Excerpt of project budgets is below. Approved budgets are in yellow:

WRGS 2014							
PROJECT BUDGETS BY TASK							
TASK	TASK DESCRIPTIONS	LABOUR COST	EQUIP/MAT COST	SPACE COST	TRAVEL COST	MISC. COST	TASK TOTAL COST
PROJECT 3							
SECURE TRANSPORT FINANCE UNDERLAY & FLOOR TRANSPORT TO/FROM 2014 BOUT VENUES							
TASK 3.1	CONTRACT OLR SPONSOR FONA TO TRANSPORT UNDERLAY APR 19 & 22				200.00		200.00
TASK 3.2	CONTRACT W/B TRANSPORT TO MOVE FLOORING APRIL 20 & 21				292.50		292.50
COST SUBTOTALS PROJECT 3		0	0	0	492.50	0	492.50
PROJECT 4							
PURCHASE A MID-GRADE USED PALETTE JACK TO HANDLE FLOOR TRANSPORT INSIDE 2014 BOUT VENUES							
TASK 4.1	SOURCE USED JACKS VIA CRAIGSLIST / BUY & SELL	0					0
TASK 4.2	SOLICIT WRGS VOLUNTEERS TO INSPECT & TRANSPORT JACK	0					0
TASK 4.3	PICK ONE & TAKE IT HOME	0	475		25		500.00
COST SUBTOTALS PROJECT 4		0	475	0	25	0	500.00
TOTALS		7000	3477.16	1500	517.5	0	12494.66

#### Task 3:

In May 2014, WRGS used \$500 of the CEP Grant towards the attached \$551.25 invoice for floor transport to/ from our signature event during WSSF at the Whistler Conference Centre. WRGS used its own funds towards the remaining \$51.25.

#### Task 4:

In October 2014, WRGS used \$359.35 of the allotted \$500 for Task #4, towards the purchase of a palette Jack. Invoice #852475 is also attached. We were fortunate to be able to order a new Jack through Whistler Blackcomb's volume discount, which yielded a much cheaper purchase price than original quotes of \$475. The \$25 fuel allowance was not needed, as the vendor provided free shipping to Whistler Blackcomb's warehouse. The Jack has been used for lifting & moving the wooden crates that house our portable sports floor. The Jack is stored with our floor crates, in our rented storage in Spring Creek Community School.

Note: 1 added bonus of having our Palette Jack on site at Spring Creek Community School:

Custodians have asked to borrow our Jack should the need arise. The league is very pleased to be able to offer the use of our jack to the school when needed.

Note: WRGS is returning the unused portion of the \$500 allotted in Task 4 for palette jack purchase, at \$140.65. We are aware that we could have requested council approval to put this \$ towards other floor transport expenses from 2014, but we were just unable to get that done during the few weeks between the jack purchase & Municipal elections. We will therefore leave a cheque for \$140.65 with Nikki Best on Monday, December 1.

With the help of the CEP grant & other fundraisers, WRGS was able to run its WSSF 2014 Exhibition Event in front of 1,000 people, compete in our own town, showcase our sport & generate more interest from new recruits than ever before. As a result, our league is growing. Also, the WSSF Event generated over \$6,000 towards Loan payments re: the purchase of our own SkateCourt floor in Jan 2014. Thanks in part to the CEP Grant, our league met its goal last August, of repaying all loans by 2015.

# **WHISTLER SAILING ASSOCIATION**

TO: Manager of Legislative Services, RMOW

RE: Community Enrichment Program

Submitted November, 2014, by

Patrick McCurdy, President, & Francois Hebert, Director & Head Coach,  
6468 Balsam Way, Whistler, (604) 932-7782, info@whistlersailing.com



## **THE CEP GRANT SUPPORTED "DISCOVER SAILING" for local school students, during the teacher strike:**

"Discover Sailing", with the help of the CEP grant, supported \$35 and later \$25 "day-camps" to students during the spring and fall "Teacher's Strike", with up to 40 students per day. Class outings were not possible because schools were closed in June and part of September. Instruction is given by CYA certified instructors and 1 volunteer. Our programs meet all the safety and risk criteria of the local schools and of the Superintendent of Schools, District 48.

### **USE OF CEP FUNDS:**

1. CYA instructors full-day "Discover Sailing" coaching and special safety guidelines for each age group
2. Assistant Instructors and volunteers; courses, safety & EAP (Emergency Action Plan) training
3. Transportation, set up, safety check, launch 10 sailboats and 3 coach boats for on-the-water instruction
4. Payment for 1 Head Coach & 2 Instructors for "on-land" & "on-the-water" instruction
5. Payment for coach-boat fuel, teaching aids
6. Repairs to boats to make them safer and "kid friendly".

### **SHORT & LONG TERM BENEFITS:**

1. Funding permitted WSA to offer sailing lessons to students at 3 local schools
2. Participation was 311 students in the spring, and 104 in the autumn. Total 415 participants.
3. Several students returned during the summer to develop single-handed and competitive racing skills.
4. Overall awareness of the Whistler Sailing Programs increased, and total participation this season was 1065 student/days compared to 712 last summer
5. WSA has piqued the interest of local sailing enthusiasts and now has a race team training

Our community benefits by having children excited about sailing. Learning this "new" sport offers a skill that will last a lifetime! Teens were instructed in a fun but disciplined manner and in the process learned team building skills, weather forecasting and sailing skills. All students learn water and boat safety, planning strategies, and must exercise self-discipline and team communication under pressure. Whistler now offers sailing as a "core" sport for recreation and competition. Both residents and visitors are invited to participate at all levels of enjoyment, thus enriching our community. Thank you for supporting sailing

### **EXPENDITURES:**

CYA Head Coach-Francois Hebert & 6 weeks @ \$1000/week- 50% of wage	\$ 2,496.00
CYA Assistant Coaches-Meg, Chantal Incl. 3 x intense instruction days @ \$152/day	\$ 2,897.63
CYA Certified Instructors -60% of instruction wage to provide the Discover Sailing classes	\$ 789.36
Fuel for coach-boat outboard engines 3 x \$40	\$ 138.51
Outboard engine professional tune-ups and testing (3 engines)	\$ 493.92
Teaching Aids: office supplies, TV flip chart & paper, markers, weather station	\$ 454.72
Sailboat Safety: junior life jackets	\$ 293.96
<b>TOTAL EXPENDITURES DIRECTLY ATTRIBUTABLE TO "DISCOVER SAILING"</b>	<b>\$7,564.10</b>
<b>AMOUNT OF CEP GRANT</b>	<b>\$7,500.00</b>

Attachment: copies of receipts.

END



Nikki Best  
Legislative Services Coordinator  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V0N 1B4

November 30, 2014

Dear Ms. Best/RMOW Mayor and Council:

The Whistler Sea Wolves Swim Club (WSWSC) would like to thank the RMOW very much for its \$4,555.00 CEP grant. Our 2014 grant funds were used to assist the Whistler Sea Wolves Swim Club in the following ways -

- Purchased training equipment for the swimmers
- Purchased web design, development and hosting of a new website to improve our communication ability and visibility online
- Supported ongoing training and development of our coach – attended Part 2 of NCCP Course and the BCSCA Fall Conference 2014
- Family/Athlete support for provincial competition – AA & AAA LC Provincial Championships

The 2013/2014 year was very successful for the WSWSC. Our membership numbers continued to increase from 42 swimmers in the 2012/2013 season to 50 swimmers in the 2013/2014 consistently from October 2013 to June 2014. On the competitive side of things our swimmers did very well. Our athletes attended the 2013/2014 Short Course and Long Course BC Provincial Championships (AA's and AAA's). Many of the attending swimmers had top three age group finishes during these competitions, setting both personal best times, as well as club records. In fact, one of our competitive swimmers just qualified for Western Championships – a first for our club!

The funds helped us purchase invaluable training equipment for our swimmers - specifically, fins, nose plugs and a pace clock. These items allow our swimmers to focus on specific training techniques which in turn improve their strokes and physical strength.

This grant allowed us to help pay for a brand new website which was important to increase our communication abilities with new and returning members, as well as increasing our online visibility for Whistler and surrounding communities and other swim clubs within British Columbia and beyond. This new website has allowed us to be able to conduct business online which is a huge asset for our club.

This grant also allowed us to support our coaching staff in furthering their education and professionalism – specifically the Level 2 NCCP Course as well as the BCSCA Conference in the Fall 2014. The continuing support of our coaches is one of the top priorities for our club.

Finally, the funds were used to help support 5 families and their swimmers attend Provincial SC and LC AA and AAA Championships in March, June and July 2014. Total funding for the families was \$1,000.00 – each swimmer received \$100.00 for each championship that they attended. This certainly helped with transportation and food expenses for the swimmer.

In closing, please find attached our year end financials and balance sheet, as of June 30, 2014 as well as a copy of receipts for expenses.

Thanks & Kind Regards,

Gwen Milley – President  
Whistler Sea Wolves Swim Club  
63 Tusk Lane, Whistler BC, V0N1B1  
604 902-1464  
[www.whistlersawolves.com](http://www.whistlersawolves.com)



## Whistler Sea Wolves Swim Club



**October 2013- June 2014**

**50 registered swimmers per session**

**(Fall, Winter & Spring)**





## Whistler Sea Wolves Swim Club



**SPRING 2014**

**AAA LONG COURSE PROVINCIAL  
CHAMPIONSHIPS**

**FIRST YEAR 6 SWIMMERS QUALIFY FOR AA AND  
AAA SHORT COURSE AND LONG COURSE  
PROVINCIAL CHAMPIONSHIPS**

The Whistler Skating Club would like to take this opportunity to thank the RMOW for its ongoing support for the children and youth skaters. With your support we are able to provide skating lessons and training locally that otherwise we might have to travel extensively to the Lower Mainland.

The Club season runs Sept - May, with a brief summer program. For this reason the CEP funding was not used until after our fiscal year end of July 31, 2014, and is carried forward to the current fiscal period.

As our season runs through to May 2015, some of the funding will not be used until the season is completed. Below, I have detailed the spending to date, plus identified the planned spending for the balance of the funds through to the end of our current season.

Please do not hesitate to contact me with any questions.

Thanks again for your continued support.

Respectfully submitted,

Robert Risso

Treasurer, Whistler Skating Club

**Whistler Valley Quilters' Guild**

**CEP 2014 Final Report**

**November 10, 2014**

Quilt designer, teacher, and author, Marianne Haak of Edmonton, Alberta, taught a 2 ½ day workshop to members of the Whistler Valley Quilters' Guild. The workshop was held at the Whistler Sports Legacies building in Cheakamus Crossing on October 24, 25 & 26<sup>th</sup>, 2014. The workshop was a wonderful success! Marianne's teaching expertise, organizational skills and calm approachable manner resulted in great learning and productivity by workshop participants. The improv design and quilt as you go process taught by Marianne will prove very useful in the making of future community quilts by our members.

Workshop evaluations handed in by all participants confirmed that all components of the workshop – teacher, workspace, venue and cost were ideal and that the workshop was a tremendous learning experience for all participants.

Thank you to the RMOW for the support that the CEP grant has provided to enable our group to continue teaching this beautiful and historic art form to others in the community and to continue providing handmade quilts to so many community service organizations in Whistler and Pemberton.

Attached please find copies of instructor receipts and financial information reflecting the spending of the grant funds.

Kind regards,



Jean MacDonald,

President,

Whistler Valley Quilters' Guild





Box 1501, 7324 Kingsbridge Way  
Whistler, BC, V0N 1B0  
Phone: (604) 932-1885  
Fax: (604) 932-1876  
Email: [info@whistlerwaldorf.com](mailto:info@whistlerwaldorf.com)  
[www.whistlerwaldorf.com](http://www.whistlerwaldorf.com)

November 20, 2014

Attention:  
Legislative Services  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V0N 1B4

Dear Mayor and Council,

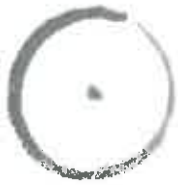
The Whistler Waldorf School would like to thank you for providing funds through the Community Enrichment Grant to support hosting renowned Lecturer and Educator Kim John Payne this past August.

Kim John Payne, of the Centre for Social Sustainability, facilitated an intensive professional development workshop over three days for Faculty prior to the start of classes in September. Kim's work on student support through The Social Inclusion Approach, which is focused on the development of social harmony, is fundamental to student experience at the Whistler Waldorf School and it was wonderful to have him lead the workshop for all Faculty in person.

Thank you for your continued support.

Sincerely,

Diane Riley  
Acting Director of Development  
Whistler Waldorf School



# The Center for Social Sustainability

## **INVOICE # 58272** **Professional Fees**

**Date:** 8/6/14

**From:** The Center for Social Sustainability

**To:** Whistler Waldorf School

**For:** Professional fees: \$4950

**On:** August 28<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>, 2014

**Subtotal:** \$4950  
-\$400 deposit paid 5/15/14 Thank you!

**TOTAL:** \$4550 USD

Please make check payable to: *The Center for Social Sustainability* and hand to Kim or mail to the address below.

Thank you!

Best,

Katharine Payne  
(Administrative Coordinator)

65 Laurel Park  
Northampton, MA 01060  
Kim John Payne M.Ed (Director)  
Phone & Fax 413.727.8086  
[www.socialsustain.com](http://www.socialsustain.com)

This booking has been completed.

Your Hotels.com confirmation number: 118273518710. Thank you for booking with Hotels.com

**Booking details**



**Holiday Inn Whistler Village Center**  
4295 Blackcomb Way  
Whistler, BC  
V0N1B4  
CA  
+16049380878

**Summary & Room Charges**

Check in: **Thursday, August 28, 2014**  
Check out: **Saturday, August 30, 2014**  
Duration: **2 nights**  
Room type: **Standard Studio, 1 Queen Bed, Non Smoking**  
Total rooms: **1**

**Room 1 Standard Studio, 1 Queen Bed, Non Smoking**

Number of nights:	<b>2 nights</b>	
Number of guests:	<b>Kim Payne , 1 adult</b>	
Preferences*:	<b>Non Smoking, Queen Bed</b>	
Nightly charges:	<b>Thursday, August 28, 2014</b>	<b>\$130.00 CAD</b>
	<b>Friday, August 29, 2014</b>	<b>\$140.00 CAD</b>
<b>Taxes &amp; fees</b>		
<b>Total</b>		<b>\$43.86 CAD</b>
		<b>\$313.86 CAD</b>

\* Please note: Room preferences and Special requests cannot be guaranteed. Special requests are subject to availability upon check-in and may incur additional charges.

**Payment information**

Name on card: **Vicky Bunkury**  
Card type: **Visa**  
Card number: **451807XXXXXX5681**  
Billing address: **V0N 1B0**  
**CA**

**Additional hotel information**

**Checking in:**

Extra-person charges may apply and vary depending on hotel policy.

Government-issued photo identification and a credit card or cash deposit are required at check-in for incidental charges.

Special requests are subject to availability upon check-in and may incur additional charges. Special requests cannot be guaranteed.

**Amenity highlights:**

Holiday Inn Whistler Village Center features a spa tub and a fitness center. High-speed wireless Internet access is complimentary. This Whistler hotel also offers multilingual staff, ski storage, and complimentary newspapers in the lobby. Onsite parking is available (surcharge).

Holiday Inn Whistler Village Center is a smoke-free property.

**Notification and fees:**

Self parking costs CAD 15 per night (a different rate applies for extended parking)

**Hotel Terms & Conditions**

Extra-person charges may apply and vary depending on hotel policy.

Government-issued photo identification and a credit card or cash deposit are required at check-in for incidental charges.

Special requests are subject to availability upon check-in and may incur additional charges. Special requests cannot be guaranteed.

**Cancellation Policy**

Free cancellation until 08/27/2014

• If you change or cancel your booking after 6:00 PM, 08/27/2014 (GMT-08:00) Pacific Time (US & Canada); Tijuana you will be charged for 1 night (including tax)  
We will not be able to refund any payment for no-shows or early check-out.

**Map to your hotel**

This booking has been completed.

Your Hotels.com confirmation number: 118274435788. Thank you for booking with Hotels.com

**Booking details**



**The Fairmont Vancouver Airport**  
3111 Grant McConachie Way  
Richmond, BC  
V7B 0A8  
CA  
+16042075200

**Summary & Room Charges**

You are receiving this special offer: Seasonal deal: save 15%

Check in: Saturday, August 30, 2014  
Check out: Sunday, August 31, 2014  
Duration: 1 night  
Room type: Fairmont King Non Smoking - Summer Offer 15% Off  
Total rooms: 1

**Room 1 Fairmont King Non Smoking - Summer Offer 15% Off**

Number of nights: 1 night  
Number of guests: Kim Payne, 1 adult  
Preferences\*: Non Smoking, King Bed  
Nightly charges: Saturday, August 30, 2014

**\$270.84 CAD**

Taxes & fees  
Total:

**\$40.65 CAD**  
**\$311.59 CAD**

\* Please note: Room preferences and Special requests cannot be guaranteed. Special requests are subject to availability upon check-in and may incur additional charges.

**Payment information**

Name on card: Vicky Bunbury  
Card type: Visa  
Card number: 451687XXXXXX5681  
Billing address: V0N 1B8  
CA

**Additional hotel information**

**Checking in:**

Extra-person charges may apply and vary depending on hotel policy.  
Government-issued photo identification and a credit card or cash deposit are required at check-in for incidental charges.  
Special requests are subject to availability upon check-in and may incur additional charges. Special requests cannot be guaranteed.

**Amenity highlights:**

Guests at the Fairmont Vancouver Airport enjoy 24-hour room service as well as wireless internet access in the lobby, lounge, and restaurant (surcharge). The hotel also has a well-equipped health club, indoor pool, children's wading pool, spa, and 2 saunas. The business center features 2 computer workstations with high-speed internet access (surcharge), a printer, photocopier, and fax machine. 8800 square feet of meeting space is available for group events and functions. Video conferencing and a plasma screen are available. The Vancouver Fairmont Hotel also offers complimentary storage of boxed fish in the hotel's "fish freezer." The hotel made the Conde Nast Gold List in 2013. Hotel guests may self park their vehicles in YVR Terminal Parkade for a discounted rate.

**Notification and fees:**

Self parking costs CAD 15 per day (a different rate applies for extended parking)  
Valet parking costs CAD 28.50 per night with valet privileges  
Breakfast costs between CAD 21 and CAD 28 per person (approximately)  
Pets are allowed for an extra charge of CAD 25 per pet, per stay  
WiFi is available in guestrooms for CAD 15.62 for 24 hours (rates may vary)  
WiFi is available in public areas for CAD 15.62 for 24 hours (rates may vary)  
High-speed internet access (wired) is available in guestrooms for CAD 15.62 for 24 hours (rates may vary)

**Hotel Terms & Conditions**

Extra-person charges may apply and vary depending on hotel policy.  
Government-issued photo identification and a credit card or cash deposit are required at check-in for incidental charges.  
Special requests are subject to availability upon check-in and may incur additional charges. Special requests cannot be guaranteed.

**Cancellation Policy**

**Special non-refundable rate**

This special discounted rate is non-refundable. If you choose to change or cancel this booking you will not be refunded any of the payment.

November 1, 2014

Shannon Story  
Manager of Legislative Services  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, B.C. V0N 1B4

Dear Shannon;

The Whistler Writer in Residence Program has just completed for another year. I would like to take this opportunity to thank Mayor and Council for their support through the Community Enrichment Program. We could not hold this program in our community that is cost shared with the Canada Council without the ongoing support of the Municipality.

Attached you will find our final report and supporting documents including:

1. A summary of the program.
2. A copy of feedback from both participants and our writer in residence.
3. A copy of the financials for the writer in residence program.
4. A copy of our festival program, poster and card we created to promote the writer in residence program along with the festival.

Please contact me at 604-932-4518 if you have any questions about this material.

Thanks again for your ongoing support of our efforts to promote the literary arts in Whistler and in the Sea to Sky corridor.



Stella Harvey  
Founder, Whistler Writers Group

**Final Report – Community Enrichment Program  
Author Residency of Genni Gunn with the Whistler Writers Group  
Dates: September 2 – November 1, 2014**

**Outline of Events/Activities Author Was Involved In:**

The Whistler Writers Group hosted a two-month **Writer in Residence program** featuring the **author, Genni Gunn** working with non-fiction and fiction writers that began on September 2<sup>nd</sup> and ran until November 1, 2014. Genni provided one-to-one feedback to 12 program participants as well as seminars on different aspects of craft (weekly). We feel that all the communities in the Sea to Sky corridor were exposed to Genni and her work during the residency and through her involvement in the 13<sup>th</sup> annual Whistler Readers and Writers Festival.

Her work with the participating emerging writers has helped them take their projects to the next level.

Genni's background in writing fiction and non-fiction, teaching writing and editing allowed us to offer the residency program to a diverse group of writers, i.e., both the experienced and the new writer, which is the typical writer found in our community.

The **Canada Council grant of \$3,000** was used to fund part of the fee paid to Genni. A **Community Enrichment Grant from the Resort Municipality of Whistler** matched this funding. This allowed us to pay Genni \$3,000 for each month she was in Whistler. The Whistler Writers Group covered Genni's travel expenses to Whistler, provided a house for her to live and work in while she was in Whistler (a value of \$3000 for the two months she was in Whistler), marketing and promotion of the residency program and handled the administration of the program.

**Description of How the Residency Benefited the Community and What Was Achieved as a result of Residency**

- Allowed us to provide interested writers in the Sea to Sky corridor with one on one mentor support with their writing projects along with group lecture sessions. Twelve students participated in the residency component of the program.
- Helped us to continue to **build the traction** we have developed through the past seven years of our Writer in Residence Program and further build our capacity.
- Provided **ongoing training and development** to individual writers and groups of writers locally.
- Raised the profile of local writers.
- Continued to improve the **community's access to the literary arts** through having Genni participate in our annual writers festival.
- Allowed writers of different genres to participate in the program because of Genni's teaching history and writing in both fiction and non-fiction.
- Offered **accessible opportunities for dialogue**.

<b><i>Where Did You Hear about the W in R</i></b>	<b><i>What Did You Like about the W in R</i></b>	<b><i>What Didn't You Like about the W in R</i></b>	<b><i>Suggestions for improvements</i></b>	<b><i>How Likely Are You to Attend Another Writer in Residence Program</i></b>	<b><i>Any Other Comments</i></b>
	Loved that it was spread out over a longer period of time. It gave us more time to write.	N/A		Very likely	Genni was awesome, most helpful, super organized and on time. She is very knowledgeable about the craft of writing. Her topics were well chosen and very helpful. She was a joy to work with.
Past participant	Genni is a super teacher. Warm and knowledgeable, flexible and gave very helpful advice on my manuscript. The venue was excellent and very easy to get to, good parking. I enjoyed the craft sessions and sharing of work at the reading session. Enjoyed the glass of wine, too! The whole experience was very warm and sociable, quite fun really.	I have nothing to say about this. It was terrific.		Yes very likely.	I think it's a great mix when we have a published author who also has teaching experience. Thank you for putting this on, it's a masters level class.
Stella email	Genni's mentorship has been nothing short of inspiring. She is encouraging, innovative, constructive, and incredibly organized and diligent. I cannot say enough good things about her and this opportunity to work with her will have a lasting impact on my writing.	My experience with this program, my first time, was very positive. I feel that much was accomplished over two months/4 classes/4 one on ones.	Two authors and excellent teachers/mentors who came to mind immediately were Betsy Warland and Wayde Compton.	Very likely.	Thank you.

<i><b>Where Did You Hear about the W in R</b></i>	<i><b>What Did You Like about the W in R</b></i>	<i><b>What Didn't You Like about the W in R</b></i>	<i><b>Suggestions for improvements</b></i>	<i><b>How Likely Are You to Attend Another Writer in Residence Program</b></i>	<i><b>Any Other Comments</b></i>
	I loved the combination of group classes/lectures and one-on-ones. I liked the way Genni spaced out the four submissions and it was fantastic to be able to submit 20 pages each time for feedback. It has definitely helped my manuscript progress.				
Participated in the festival last year	The one on ones were incredibly helpful. The sessions were interesting and the group was wonderful. I knew some women beforehand but the "new" ones I met were very nice, as well. So, I guess the answer is everything.	I do not know of any improvements that could be/have been made.	Maria Semple is an Author who lives in Seattle. I would LOVE to meet and work with her... ("This one is yours." and "Where'd you go, Bernadette."	Very likely	
	Very reasonable price. Very convenient location. Flexible scheduling. Professional, helpful, funny, caring, hard-working writer in residence. Two weeks percolation period between one-on-one sessions. Genni was generous with her time and the one-on-one sessions were not limited to one hour. Getting to know other writers and their projects. Helpful and interesting essays and sample writing provided	I honestly cannot think of anything. Hire someone so Stella doesn't have to work so hard.		Very likely	Keep it going.



<i><b>Where Did You Hear about the W in R</b></i>	<i><b>What Did You Like about the W in R</b></i>	<i><b>What Didn't You Like about the W in R</b></i>	<i><b>Suggestions for improvements</b></i>	<i><b>How Likely Are You to Attend Another Writer in Residence Program</b></i>	<i><b>Any Other Comments</b></i>
	for our seminars. Free books! Well organized.				
	<p>I like the choice that you made for the writer in residence. I felt that Genni Gunn was extremely good at pointing out where more work was need.</p> <p>Her instructions were detailed. She also was very considerate in letting me take the seminars and the one to one meetings via Skype.</p> <p>So I feel the fact that there was flexibility worked for me.</p>			Not likely as it is difficult to travel to Whistler	I would like to add that it was extremely beneficial for me and I thank you very much again for your hospitality and accepting me for the program. Good luck with the festival.
	<p>It was well thought out.</p> <p>The time to write in between the one on ones was great, I can't imagine doing it in a shorter time. Genni was clear effective with her feedback and suggestions and very generous with her time and flexible with her schedule. She is also very approachable, her seminars where helpful, her reading exceptional and her feedback was typed, which was phenomenal.</p>		Maps of the village and key locations.	Very likely	JJ Lee; Zsuzsi Gartner; Marilyn Simmonds
	The program gave me the opportunity to gain direct feedback on major sections of my manuscript while also getting to know others in the Whistler writing community.		This fall's program was great. If anything I'd love to have two more visits with Genni but that's just a	Likely depending on timing or Very Likely because I thought it was very valuable.	Thank you so much for putting a great group of writers with a great coach. Genni was great.

<b><i>Where Did You Hear about the W in R</i></b>	<b><i>What Did You Like about the W in R</i></b>	<b><i>What Didn't You Like about the W in R</i></b>	<b><i>Suggestions for improvements</i></b>	<b><i>How Likely Are You to Attend Another Writer in Residence Program</i></b>	<b><i>Any Other Comments</i></b>
			reflection of where my work is at and the goals I have for the end of the year.		
Press Release	I love the feedback from a published, experienced author. It's also an unbiased opinion since the author doesn't know me.	I felt the seminars could cover more advanced topics. However, I recognize that the author may account for the medium of the group so that's ok.			A contemporary YA writer. Or writers of YA for the festival or sessions on advanced writing.
<b>Instructor Feedback</b>	See Attached				

**Whistler Writer-in-residence Question and Answers**  
**Genni Gunn**

*What did you like about being our Writer in Residence?*

This has been the residency I have most enjoyed of all the ones I have done over the years. The reasons for this are many:

- First of all, the participants are all excellent writers, with interesting stories to tell. They are also fabulous women, and I have so enjoyed interacting with them. Their dedication and work ethic have made my job very satisfying – I have been watching them grow, and revise their work to polish it; they are dedicated and it has been such a pleasure working with them.
- The accommodation here has been spectacular. The house is gorgeous, warm and cozy, and couldn't be better located. I have taken full advantage of the Valley Trail, the lakes, and the incredible natural beauty here.
- The organizational part has been terrific. I have needed nothing. Everything was thought about ahead of time.
- The location: Whistler – oh what a wonderful place for a residency!

*What improvements could be made to the program?*

I really can't imagine any improvements to the program itself.

*What could we do better or differently re: format, preparation of material, and communication, etc.?*

The only thing I can think of is the time line – while it was left open for the writer to decide, I think that the participants got more out of it by having more time to write in. At least that's what they've been telling me. So I might suggest that in future, the time line be stretched out, so participants have a chance to write over a week or 10 days. This has worked very well for us, and I think the participants benefitted more this way, because they were able to take the comments about craft and apply them.

*Other comments?*

As I said, this has been a terrific opportunity, and a very enjoyable residency.

Thank you so much, Stella and The Vicious Circle writers.

Genni Gunn



Niki Best (by email to [nbest@whistler.ca](mailto:nbest@whistler.ca) and by hand)  
Legislative Services Coordinator  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, BC V0N 1B4

November 24<sup>th</sup>, 2014

Dear Ms.Best/RMOW Mayor and Council:

*On behalf of the Coaches, Board of Directors and over 450 youth participants of the Whistler Youth Soccer Club, we would like to thank the RMOW for its 2014 CEP grant in the amount of \$9,500.. Our grant application funding request was used in: 1) offering all-year-round soccer training by subsidizing its costs for non-RMOW indoor practice facilities during the winter months (\$3000); 2) providing assistance with fees associated with sending our local teams to regional tournaments (\$2500); 3) purchasing equipment for the new gravel field at Bayly Park (\$2000); 4) to off-set the costs of re-certificating our 75+ volunteer coaching staff (\$1000); and 5) finally to allow us to expand the role of our new Head Coaching position to assist with coach certification and training (\$1000).*

*First, with your support and funding, we have been able to utilize the local indoor tennis facility to hold practices when our outdoor fields are not available due to winter weather conditions. This additional training time has enabled all of our athletes to maintain their skills year-round and engage in soccer on a continuous basis.*

*Second, we have been able to continue our policy of paying tournament fees and expenses for teams attending indoor and outdoor tournaments throughout the year. We encourage all teams to participate in tournaments, as is continually cited by coaching experts as a great way to dramatically improve player skills and build team work, in order to develop more well-rounded youth athletes. Player, parents, and coaches alike, all enjoy and are proud to represent Whistler throughout the Sea-to-Sky-Vancouver area and BC.*

*Third, we used our CEP grant to purchase soccer equipment and supplies that will be used for practices and games at the new gravel field at Bayly Park in Cheakamus, as well as replace equipment that was relocated to this new facility from our existing sheds at Myrtle Philip.*

*Finally, our club could not exist without the local community support of our volunteer coaches and our Head Coach. Training support for these personnel is one of the highest priorities in our organization. Through your generous funding, we are able to maintain and enhance their skills and knowledge through general meetings, on-going classroom presentations and on-field sessions.*

*In closing, please find attached our current Balance Sheet and 9-month Profit & Loss Statement, as of September 30, 2014. Copies of paid receipts and cancelled checks for Grant Expenses can be provided upon request.*

Thanks & Kind Regards,

Lynda J. Harnish – Treasurer  
Whistler Youth Soccer Club  
Box 1203, Whistler BC, V0N 1B0  
604 698 8075  
[www.whistlersoccer.com](http://www.whistlersoccer.com)



WYSC--SAMPLING OF OUR FALL 2014 TEAMS





WYSC--SAMPLING OF OUR FALL 2014 TEAMS



WYSC--SAMPLING OF OUR FALL 2014 TEAMS



November 26, 2014

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

Attention: Manager of Legislative Services

Thank you for your continued funding for our parent-tot drop-in program running at Myrtle Philip Community School. What follows is a brief report on how the Community Enrichment Program grant you gave us for 2014 was well used to enrich community life. I've also enclosed a financial statement for the program.

Please get in touch if you have any questions.

Best regards,

A handwritten signature in black ink that reads "Suzie Soman".

Suzie Soman,  
Director Early Child Development  
Direct: [suzie.soman@sscs.ca](mailto:suzie.soman@sscs.ca), 604 892 5796, ext 239





## **‘Purposeful play’ benefits local and visiting children and parents**



With the Resort Municipality of Whistler's generous support of \$10,000 in 2014 we were able to offer the Whistler Parent-Tot Drop In to resident and visiting families in Whistler.

RMOW funding to this program is helping it to move Whistler towards success by:

- Meeting the early learning needs of children
- Maintaining and improving the health of community members and visitors
- Offering learning opportunities that foster collaboration, trust and community engagement
- Providing residents with affordable goods and services that meet their needs

**“Whistler does not have many options for small children so this is fantastic!”  
- a participant**

### **228 programming hours a year**

The program runs two hours a day, three days a week, for the 38 weeks a year of the school calendar.

### **Thousands of participant visits to the program**

Some children attend almost every session, with their parent or caregiver, while other attend only occasionally. In all, about 400 different people were helped in this program this year, creating thousands of participant visits.

The RMOW support this year also enabled us to:

- Train staff in a program called Family Fundamentals, which we intend to run for parents (for free) in the new year. Family Fundamentals is an early childhood development program for parents/caregivers and their preschoolers, using food and activity to promote the healthy growth and development of children
- Connect with and provide information to 55 families at a community information day called Ready Set Learn.

### **Widely supported... but RMOW funding is absolutely critical**

RMOW support provides half the operational funding for this critical program, covering two-thirds of the cost of salaries. The Ministry of Children and Family Development is another large funder. Parents donated \$1,140 this year.

November 24, 2014

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

Attention: Nikki Best, Legislative Services Coordinator

Dear Madam,

**Re: Community Enrichment Program Funding Report 2014 – Whistler Women's Drop-In Centre**

On behalf of the Howe Sound Women's Centre Society, I would like to thank the Resort Municipality of Whistler for the Community Enrichment Program funding support of the Whistler Women's Drop-In Centre, located at 1519 Spring Creek Drive. With your support, we are able to continue to offer essential services to women and children who are experiencing violence, abuse, and difficulty through separation and divorce.

Key activities of the Whistler Women's Drop-In Centre include:

- Intake and access to emergency safe housing at Pearl's Place Transition House (Squamish) or Pearl's Safe Home (Pemberton)
- Outreach support, advocacy, counselling, and referrals to other resources to help mitigate the effects of violence and abuse against women and their children
- Helping women understand their and their children's legal rights when facing abuse
- Support and referrals for women who are suffering from physical, emotional and mental health issues
- Front-line support for survivors of sexual assault
- Advocacy, awareness and education for the prevention of gender violence against women and girls
- Community clothing swap for gently used infant and child clothing and equipment

The Community Enrichment Program grant of \$5,000 allows us to operate the Whistler Women's Drop-In Centre Monday through Thursday from 12 pm – 4 pm. So far this fiscal year (since April 1, 2014), there have been 610 drop-in visits by women and 235 drop-in visits by children and youth, we have provided 112 one-on-one support sessions to women, and fielded 32 support calls. The Whistler Women's Drop-In Centre also houses the Children Who Witness Abuse Counselling program. Without the support of the Community Enrichment Program, many of these women and children would not have been helped.

I have attached for your reference an interim financial update, which reflects our year to date expenses (April 1, 2014 – September 30, 2014) plus remaining budget, to provide a year-end forecast to March 31, 2015. Audited financial statements for fiscal year ending March 31, 2015 will be available in June 2015.

If you have any questions regarding the program or this report, please do not hesitate to contact me.

With kind regards,

Sheila Allen, MBA, BBA, PIPD  
Executive Director

November 24, 2014

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

Attention: Nikki Best, Legislative Services Coordinator

Dear Nikki,

**Re: Community Enrichment Program Funding Report 2014 – Children Who Witness Abuse Counselling**

On behalf of the Howe Sound Women's Centre Society and the Children Who Witness Abuse Counselling staff and clients, I would like to thank the Resort Municipality of Whistler for your support through the Community Enrichment Program funding in 2014. With your help, we are able to support children and youth who have experienced high conflict, violence and abuse in the home by working with them on problem solving skills, expressing feelings in healthy ways, safety planning, increasing self-confidence, and increasing self-esteem.

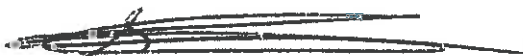
The Children Who Witness Abuse Counselling program is an important part of our fight to end violence against women. We know that in Canada, 39% of women who experience marital violence report that their children also witness the abuse. We also know that children who are exposed to violence in the home suffer from emotional trauma, have poor educational outcomes, and are at risk of using violence to solve problems. By helping children and youth deal with traumatic life events, develop coping skills, and better understand the context of healthy relationships, we can help end the cycle of violence for those children.

Our counsellors offer individual and group counselling for children and youth ages 3 – 18, and their families. Clients are referred by their parents and other caregivers, through Victim Services, RCMP, the Ministry of Children & Family Development, schools and other social services providers. Our counselling sessions take place at the Whistler Women's Drop-In Centre in a specific children's room equipped with art supplies, musical instruments and toys. Our psycho educational approach utilizes a variety of tools such as art, play and discussion to create an opportunity for children to deal with trauma in a safe, confidential and nurturing environment.

Currently, our contract funding for this program allows for 8 hours/week of counselling in both Whistler and Pemberton. The incremental \$3,500 received from the Resort Municipality of Whistler has enabled us to enhance our counselling hours and keep the list of children waiting to access the program to a minimum. In addition, we have been able to develop creative solutions to reach more children by facilitating group sessions focused on empowering children and increasing self-esteem for young girls. So far this fiscal year, we have facilitated 61 hours of individual counselling, 20 hours of parent counselling, 2 hours of family counselling, and 24 hours of group counselling.

I have attached for your reference an interim financial update, which reflects our year to date expenses (April 1, 2014 – September 30, 2014) plus remaining budget, to provide a year-end forecast to March 31, 2015. Audited financial statements for fiscal year ending March 31, 2015 will be available in June 2015.

With kind regards,



Sheila Allen, MBA, BBA, PIPD  
Executive Director

**Squamish Women's Centre**  
38021 Third Avenue  
PO Box 2052 Squamish, BC V8B 0B4  
T: 604-892-5748 F: 604-892-5749

**Whistler Women's Centre**  
1519 Spring Creek Drive  
Whistler, BC V0N 1B1  
T: 604-962-8711 F: 604-932-0599

[www.hswc.ca](http://www.hswc.ca)

November 30, 2014

ATTN: Nikki Best  
The Resort Municipality of Whistler (RMOW)  
4325 Blackcomb Way  
Whistler BC  
V0N 1B4

### **2014 Community Enrichment Program (CEP) Report for Whistler Off Road Cycling Association (WORCA)**

WORCA received a \$30,000 CEP Grant for two key areas of the association: youth programs and trail building & maintenance.

#### **Youth Programs**

WORCA utilized \$10,000 of the CEP for two of our youth programs, the High School Mountain Bike Team and the Dirt Camps.

The High School Mountain Bike Team has approximately 30 student participants, whose coaches WORCA reimburses. The team is a member of a league from Pemberton to the Sunshine Coast and Vancouver. Each team hosts a local race in the spring, culminating to the Provincial Championship during the last weekend of June.

In 2014 WORCA's weeklong Dirt Camps developed the skill sets of 379 youth, ages 6 to 14. From 2010 to 2014 WORCA increased Dirt Camps capacity from 250 to 379 spaces, an increase of 52%. WORCA pays its coaches a competitive living wage of \$21 to \$25 / hour.

#### **Trails**

WORCA invested \$57,152 into the Sproatt Project & maintaining trails in 2014, \$20,000 of which was derived from the CEP. Limited trail maintenance was required this year, such as early season clearing and bridge repairs, thus permitting WORCA to allot the \$20,000 directly to the Sproatt Project. By season end WORCA had built and completed 1.6 km of the 2 km target for 2014; this phase was some of the most difficult of the project, in which considerable, challenging elevation was gained above the Flank Trail.

Much of trails success is based on over 100 volunteers, over 1,300 volunteer hours, and more than 15 volunteer trail days. The CEP supported volunteer trail days by compensating leaders such as Dan Raymond, WORCA's paid trail builder. These initiatives translated into an additional \$20,000 worth of labour on WORCA's Trails.

A unique initiative that combined youth programs and trails was a volunteer trail day with Ecole Passerelle, where students spent a day working on trails with WORCA's paid trail builders. WORCA has since been approached by other teachers and schools who would like to have their students involved in trail maintenance and

building initiatives. WORCA is excited to explore these programs further in 2015 and educate youth with the concept of build before you ride.

Thank you kindly for the support, we look forward to engaging more youth and accomplishing Phase 2 of the Sproatt Project in 2015.

Mandy Rousseau  
Fundraising Director, Whistler Off Road Cycling Association (WORCA)



## COMMUNITY ENRICHMENT PROGRAM REPORT

November 30, 2014

In April of 2014, Zero Ceiling was awarded a \$4500.00 grant from the Community Enrichment Program (CEP) to help support the execution of the 2014/15 Work 2 Live Program.

The funding provided has helped four at-risk youth move to Whistler to begin a new life in our inspiring mountain community. The *Work 2 Live* program helps disadvantaged youth, ages 19 to 24, learn valuable life skills, secure employment, housing, and build the foundations to live successful and independent lives.

### Key aspects of the Work 2 Live Program include:

- Life Skills Program
- Life Coaching Program
- One-to-One Mentor Program
- Outreach Services
- Community Volunteer Program
- Counseling Opportunities
- Snowboard, Ski and/or Bike Development
- Yoga Outreach
- Adventure-based Incentive Program

The funding provided by the Community Enrichment Program grant is supporting the following expenses:

- Outreach expenses for 2014/15 paid to Whistler Community Services Society
- Partial expenses for Work 2 Live program coordination
- Insurance to cover the Work 2 Live program
- Training/Certifications for Work 2 Live youth

The following is a breakdown of how the Community Enrichment Program funds are being allocated:

Outreach Services	\$ 2,300
Program Coordination	\$ 1,050
Insurance	\$ 750
Training /Certifications	\$ 400
<b>TOTAL:</b>	<b>\$ 4,500</b>

NOTES:

- Zero Ceiling will pay Whistler Community Services Society a fee of \$2,300 in exchange for providing dedicated outreach service for four Work 2 Live youth over a six-month period. An invoice will be issued every two months by WCSS for services rendered up to and including Dec. 31, 2014, Feb. 28, 2015 & April 30, 2015.
- \$ 1,050 has been allotted towards program coordination contract fees
- \$ 750 has been applied towards Work 2 Live insurance costs
- \$ 400 will be applied towards training and certification courses offered to Work 2 Live participants throughout the season. The youth choose which courses they want to participate in. These courses can be anything from Serving it Right, CASI Snowboard Instructor Certification, First Aid Certification, Back Country Awareness courses, etc.

On behalf of Zero Ceiling, we sincerely thank the Resort Municipality of Whistler for its long-standing and continued support of our organization. Your generosity and the support of our community is a big reason why our programs have been so successful over the past 17 years.

With kind regards,



Kasi Lubin  
Executive Director  
Zero Ceiling Society of Canada



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**From:** Erica Finnsson [<mailto:ericafinnsson@gmail.com>]  
**Sent:** Tuesday, January 20, 2015 12:32 PM  
**To:** Mayor's Office  
**Subject:** Cheakamus Crossing Heating System - Follow Up

Dear Mayor and Council,

This letter is follow up to the letter from me that you received at your last council meeting.

I have compiled the results of a survey which residents of Cheakamus Crossing completed between January 17 and January 20, 2015. You will see in the results that it is very apparent that the amount of residents who have suffered financial hardship and are not satisfied with the DES is significant enough that you, along with WDC, need to take some kind of action on our behalf to find a solution to the problematic DES. We hope that action would be to hold DEC Engineering accountable for selling us a system that has not lived up to the standards that were promised in the development stage of Cheakamus Crossing.

I am aware that you plan to produce a maintenance manual and schedule. I have consulted with technicians who are endorsed by the RMOW to address any maintenance issues. All of them have said the same thing; there is no maintenance protocol for our systems. If there is nothing broken, there is no work for them to do. Low and behold, every year shortly after that conversation, we have had a system failure. The same technicians have stated that there was no way they could have addressed the failure with any preventative maintenance. (A back flow valve check is the only exception, and has nothing to do with reliability of the systems.)

It has been stated that you intend to complete an efficiency study on select units within Cheakamus Crossing. An efficiency study is not the correct course of action. We would like to see you engage an engineer who is not affiliated with DEC Engineering to conduct a thorough analysis of the entire system to determine the causes of the problems. Following that, we would like you and WDC to implement a permanent solution that will address and eliminate all of our costly DES repairs. If that means coming to the realization that the DES is not all that it was touted be, and that our homes must be converted to a more reliable heating system, then so be it. We are open to discussing potential solutions with you.

Please find two documents attached which will show the results of the survey. Out of a total of 174 units with a similar system, 85 of them have completed the survey. Of those 85, 68 responded to the question "are you satisfied with the DES?" with "No." In short, 80% of survey respondents are not satisfied with the DES.

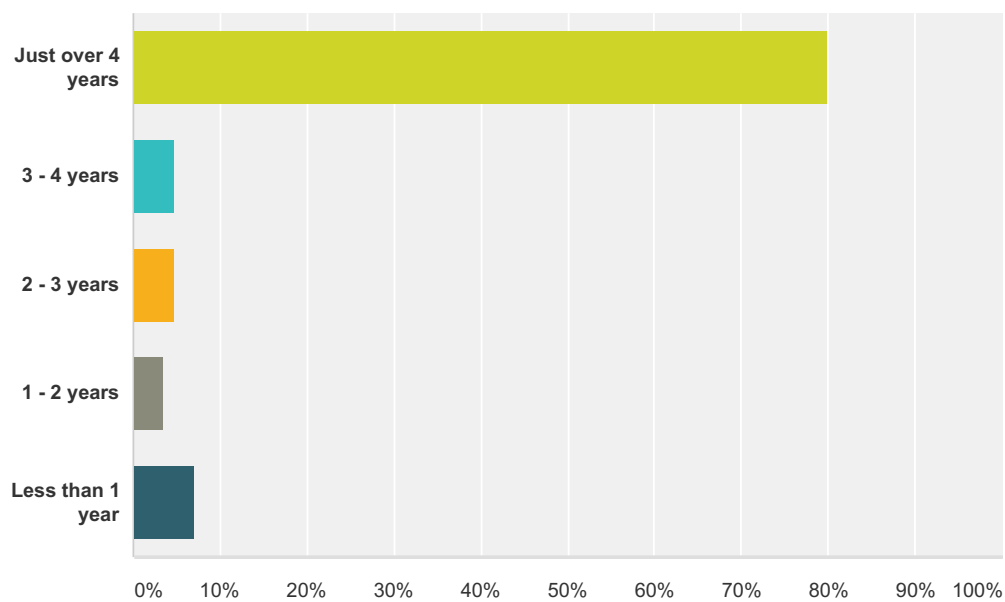
Thank you for your time.

Erica Finnsson  
[ericafinnsson@gmail.com](mailto:ericafinnsson@gmail.com)  
604-938-3518  
#57 - 1275 Mount Fee Road  
Whistler BC  
V0N1B1



### Q1 How long have you owned and lived in your home in Cheakamus Crossing?

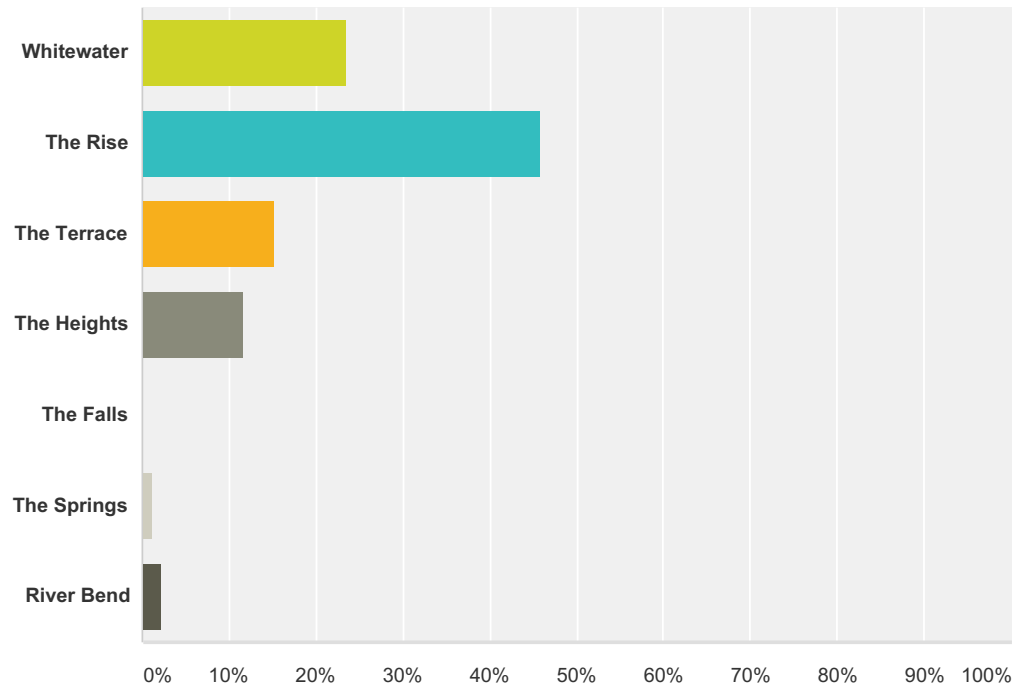
Answered: 85 Skipped: 0



Answer Choices	Responses
Just over 4 years	80.00% 68
3 - 4 years	4.71% 4
2 - 3 years	4.71% 4
1 - 2 years	3.53% 3
Less than 1 year	7.06% 6
Total	85

Q2 I live in

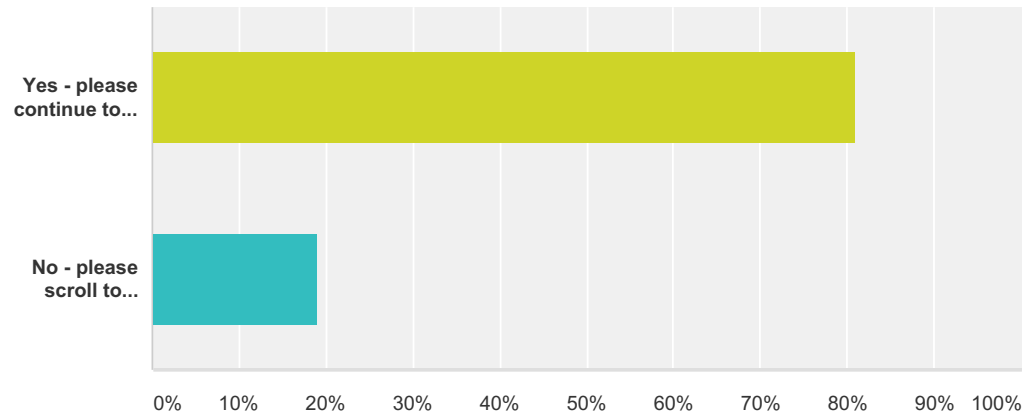
Answered: 85 Skipped: 0



Answer Choices	Responses	
Whitewater	23.53%	20
The Rise	45.88%	39
The Terrace	15.29%	13
The Heights	11.76%	10
The Falls	0.00%	0
The Springs	1.18%	1
River Bend	2.35%	2
Total		85

Q3 Have you ever experienced a DES failure in your home?

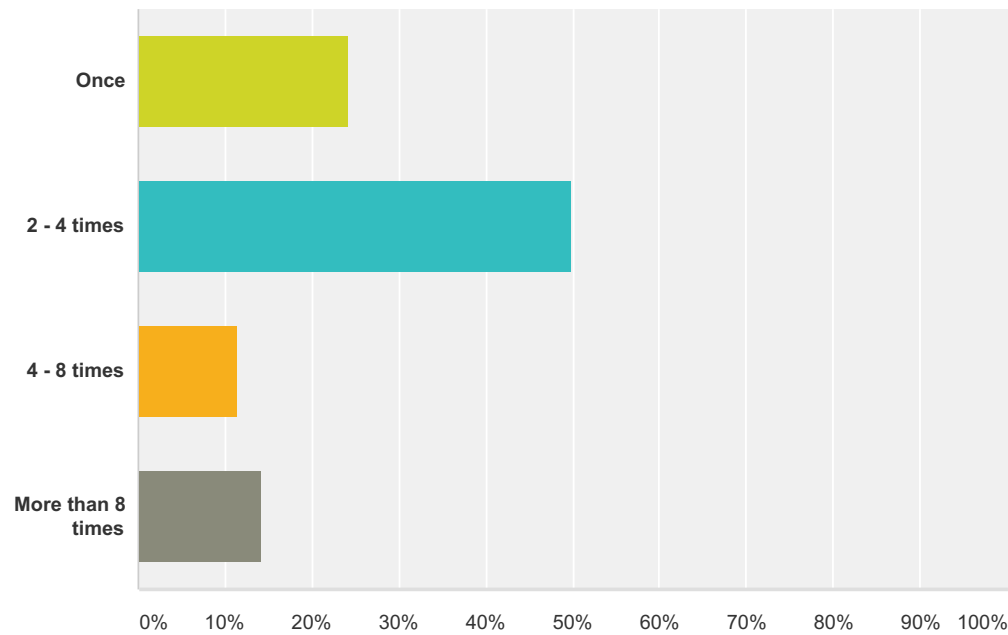
Answered: 84 Skipped: 1



Answer Choices	Responses	
Yes - please continue to question 4	80.95%	68
No - please scroll to question 6	19.05%	16
Total		84

Q4 How many times have you experienced a failure with the DES in your home?

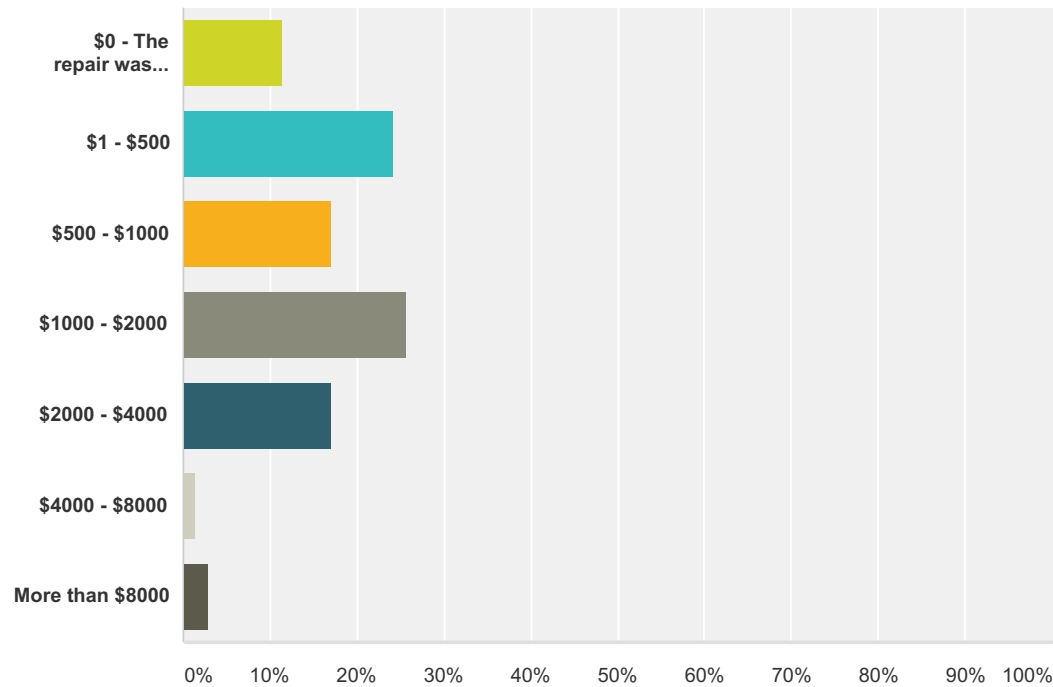
Answered: 70 Skipped: 15



Answer Choices	Responses	
Once	24.29%	17
2 - 4 times	50.00%	35
4 - 8 times	11.43%	8
More than 8 times	14.29%	10
Total		70

Q5 Approximately how much money have you spent repairing your DES since you have owned your home?

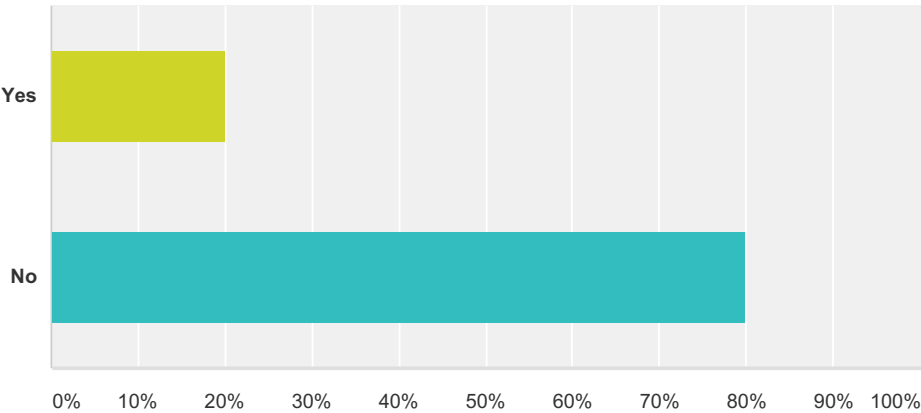
Answered: 70 Skipped: 15



Answer Choices	Responses	
\$0 - The repair was under warranty	11.43%	8
\$1 - \$500	24.29%	17
\$500 - \$1000	17.14%	12
\$1000 - \$2000	25.71%	18
\$2000 - \$4000	17.14%	12
\$4000 - \$8000	1.43%	1
More than \$8000	2.86%	2
Total		70

Q6 Are you satisfied with the DES?

Answered: 85 Skipped: 0



Answer Choices	Responses	
Yes	20.00%	17
No	80.00%	68
Total		85

**Q7 Please add your comments below**

Answered: 66 Skipped: 19

## Q7 Please add your comments below

Answered: 66 Skipped: 19

#	Responses	Date
1	this DES is not living up to the expectations that were promised. It only makes sense for WDC and RMOW to go after the engineer for these problems. Hopefully they will find a way to replace this system with something more reliable. I for one am tapped out. We would consider selling, but we'd have to disclose the defective system, so we'd end up paying for it even if we did. This is a sad, sad situation for us.	1/20/2015 10:55 AM
2	So far so good but too many unknowns. Waiting for something major to happen is unsettling. Too complicated to fix and maintain ourselves.	1/19/2015 5:08 PM
3	Our Hydro bill has gone up in the same period last year to this year- Dec/January - from \$383 to \$727 - because the unit has been red-screening constantly for most of the winter.	1/19/2015 1:57 PM
4	My problems are associated with scaling due to the minerals in the water in the closed loop. This to me is a installation defect.	1/19/2015 12:05 PM
5	My system is not configured the same as other units	1/19/2015 10:45 AM
6	I would say that i am somewhat satisfied with the operation of my DES. However, i am not satisfied with the lack of information about the system and its upkeep. Also, I feel like we do not have any knowledgeable options to turn to for service. I had an inspection done in October 2014 for \$600 and i know that a lot was missed by Custom Air during that inspection. These things that were overlooked have the potential for greater issues in the short term that could cost a lot of money.	1/19/2015 10:38 AM
7	Although I answered yes to Question 6, it would have been nice to have a troubleshooting guide when we moved in. Last year I had no hot water in my house for 5 days until a technician came to make some adjustments to my system. It's not fun going into the village to have a shower for 5 days straight. Thanks	1/19/2015 9:18 AM
8	Concerned that our unit will fail one day as many others already have. Seems like it's just a matter of time!	1/18/2015 9:08 PM
9	Pump failed due to air in the system only six months after we bought our place at the Rise. Dave from Western Technical Services couldn't believe that their wasn't an air bleeder valve above the pump. He believed that if that was there the pump wouldn't have failed. Upon further inspection he determined that scaling was forming as the PH level was way off. He recommended a chemical flush. The total bill was \$1500 for the pump install, air bleeder valve, and chemical flush. I am happy with my monthly hydro bills but when you factor in the muni fees and the repairs I am paying more then my last place with baseboards.	1/18/2015 7:43 PM
10	While we've been lucky to have survived todate without incident, the system is ridiculously complex and I'm always worried it could fail at anytime. It's also unnerving that due to its complex nature there is no technician that we the community have faith in and each component is wickedly expensive.	1/18/2015 7:15 PM
11	Custom Air fixed our DES but unfortunately they were ripping off your money! Im just being tired of paying for nothing since we just had a place we have lot of extra stuff to pay. Hope the Contractor will do something about this. I hate paying for nothing!	1/18/2015 3:51 PM
12	question 4-do you mean red screening? if yes, more then 8 times. if no, then 4 times. had to call a technician each time when no hot water. we are currently pending on how much more to pay, as the system has failed again. and awaiting the company to let us know of the charge. and it is no guarantee for a fix :( Thank you for all your help	1/18/2015 2:02 PM
13	I like the idea. I think it could work well. I am very disappointed that the person who installed our DES used cheap components, incorrectly installed some of those components, and that there was no manual provided.	1/18/2015 2:01 PM
14	While still under warranty we reported issues and failures with the system to WDC. After three years we are still waiting for their reply and service. As a result we are a very small step from taking WDC and RMOW to Small Claim Court.	1/18/2015 1:36 PM
15	I like the system I just wish it worked properly, and we had a manual and understood it :( I'd like to belive in the system but is shouldn't cost us sooooo much miney time after time to fix it	1/18/2015 12:37 PM
16	I love the heat and DES when it works. I am nervous about upcoming service costs because I keep getting a E2 High Pressure faults. I have been able to drop the temp so it will work but know that a big bill is coming.	1/18/2015 12:06 PM



17	So far so good, though I know I'm lucky, nervously waiting for the shoe to drop.	1/18/2015 12:00 PM
18	We have had a minimum of 1 failure a year every year that we have lived in our house. Our first year here we had multiple failures. Some more costly than others.	1/18/2015 11:44 AM
19	You live in fear of something major going wrong and having to spend a fortune fixing it if anyone can figure out what the problem is.	1/18/2015 10:44 AM
20	We have not had heat upstairs in our house since shortly after purchasing our home. We simply do not have the money to have it repaired, so we just make due. Overall I'm very disappointed in the system.	1/18/2015 10:24 AM
21	When it works, I love that we have in floor heating. It is, however, expensive and stressful to find someone to come fix it. None of the companies locally seem to know exactly what to do anymore and we couldn't get anyone out to see our house for several weeks in November. They are complicated, and I think beyond the scope of the average homeowner to understand and maintained in good working order.	1/18/2015 10:07 AM
22	I would like our systems to not only be working properly but to be working optimally! I am always fearful of the system going down. Not reliable.	1/18/2015 9:53 AM
23	I say this no only because our latest issue we've had was resolved by a neighbor kind enough to remedy for the short term (we had no heat upstairs for a few days). He came and turned off some device that was faulty which allows heat now. But will need to be fixed in the spring. Apparently whomever installed this device did not do so properly and hence the reason it is no longer working.	1/18/2015 9:37 AM
24	While we have been fortunate not to have too many problems thus far, it is scary to hear the stories of other Cheakamus neighbours and to think about what may happen in the future!	1/18/2015 8:18 AM
25	I had about 4 times that I had to shut the breaker to get the fan coil working. Also 2 x parts replaced in the climate master, costed about \$400 including labour. I think I posted in Cheakamus FB page. Junichi	1/18/2015 7:51 AM
26	Our heaters are blowing out cold air upstairs. A specialist came and told us he had fixed it. \$800 later, nothing is fixed - still blowing cold air.	1/18/2015 7:37 AM
27	This system makes me loose sleep at night! Our house is always cold. With two young children I feel horrible that we cannot provide them with a warm room at night. Whenever this system fails it takes a week plus to get someone qualified to look at it and I always feel that I am bring scammed into replacing more parts than necessary. I was warned before purchasing our place of the nightmare system but really love the neighbourhood. Wishing we bought in rainbow now..	1/18/2015 4:00 AM
28	I have not had an actual failure but I did have the backflow device replaced this year during my annual maintenance. It is very important to have these parts checked and certified yearly. The tag should be updated. I used Spearhead for the first time this year and we discovered that WTS had never checked. The tags were dated 2010. WTS was our first mistake but then we were told to use them during our first year. Now my red pump is overheating. I definitely have more repairs coming soon.	1/18/2015 3:37 AM
29	I feel that it is a good system when running properly. It's quite obvious that rushed installation has caused many problems that should not exist. I think the municipality(WDC) should step up and retrofit our units to the standard we had expected would have been implemented in the first place. Who signed off on this? One of our whistler neighbors? Feel shame!	1/18/2015 2:35 AM
30	Very Frustrating with little help or guidance to rectify this MAJOR PROBLEM. Hello is there anybody out there?	1/18/2015 2:14 AM
31	I get a repeated red screen on the DHW side of the system. So I no longer use the heat pump for DHW. Every year there is an abnormal amount of air in the system. I have to manually bleed the system in order to clear the air. I have had my pump worked on twice. I have also had flow valves replaced but they still don't work and I just let upstairs run on a continuous loop. All bills have resulted in about \$2000 in with no change in the regular red screens. Generally I am not happy with the systems performance or cost of repair, knowledge of technicians, design and layout of components. The biggest compliment I can give it is that the room is so warm and dry from the 2 hot water tanks that dries gear out instantly. I would have much rather had baseboards or a more reliable common heat source installed.	1/17/2015 11:37 PM
32	Our only major problem was covered under warranty however at that start of the season we were not getting heat upstairs and tried to trouble shoot it with very little info to go by. Lucky for us it kicked in on its own within a couple weeks but now we have no idea what to expect from it. We have been lucky compared to others but are nervous what's in store for us especially with no experts in town to deal with issues. In the next couple of years we will be looking to buy a larger WHA unit but due to the uncertainties of the DES we do not know if we want to risk buying another Cheakamus unit.	1/17/2015 11:28 PM

33	We originally lived in the Terrace and had many problems there, but luckily all under warranty. Recently moved to Whitewater, and within 1st month had to replace the heat pump and flush the system... \$1,000 bill and we understand this isn't the first time (likely not the last) in this unit.	1/17/2015 11:10 PM
34	Single mom, two kids I don't have thousands of dollars to spend on this. I would support a class action against those responsible.	1/17/2015 10:57 PM
35	While I haven't had a failure I currently have an extremely noisy system - rushing, flushing water whenever the heating kicks in. Still waiting for Spearhead to get back to me for appointment. Also, have spent \$420 on maintenance - replacement of capacitor & another piece in Climate Master unit.	1/17/2015 10:51 PM
36	I as well, feel that we should not have the burden of these poorly designed/installed systems that require far too much costly maintenance and repair, and do not have ANY qualified experts that can HONESTLY service them, let alone provide a manual. Pathetic.	1/17/2015 10:36 PM
37	The heating is never consistent on the ground floor, with patchy heat spots. The upper floor has never had heat to the fan unit in two rooms and the bathroom floor is constantly warm summer or winter. This system is not performing as it was said to be. Baseboard heating/ warm air duct from furnace or electric under floor mats would be far more reliable and probably as cost effective as we owner a house in Squamish with baseboard heating and the cost was comparable to this with out the expense of heat pump failures. Gas fired would be far better and more reliable	1/17/2015 10:31 PM
38	Satisfied so far till it's our turn for DESasure.	1/17/2015 10:15 PM
39	Haven't had an issue yet. Fingers crossed.	1/17/2015 9:55 PM
40	We are very disappointed with a poor installation and lack of inspection with proper testing and with documentation. We are concerned with what the future costs of repair will be as we are still getting red screens frequently. For a home that is only 4 years old this is unacceptable!	1/17/2015 9:54 PM
41	On a scale of 1 to 10 where 1 is a disaster and 10 is perfect my system is no more than a 4.	1/17/2015 9:28 PM
42	Cost is too high for annual maintenance and living. Does not heat the room evenly. The thought of fixing any future damage or failure is troubling. We have no back up option to heat our house if the system fails.	1/17/2015 9:24 PM
43	Even if the system appears to be working for our unit, we are concerned about the system based on the amount of incidents as this should not be seen as isolated problems. As a young family we fear the day when our system might fail. We were sold on a solid that was supposed to be top of the line, green, and that would save us money on the long run. Is it really?	1/17/2015 9:01 PM
44	I had a couple of red screens but pressing the reset button solved the problems (lucky so far) however, I don't think the system save me any money on heating as it was sold us. Plus, many of my neighbours are experience high cost repairs due to DES failures, which made me really worried. thanks for taking the lead, Eirca!	1/17/2015 8:57 PM
45	the first failure was a flood due to faulty valve but was in the first two years and was covered under warranty,the second failure was not covered and was expensive. I'm somewhat satisfied at this point but nervous as time moves on to the potential expensive of a failing system.I hope I had the good guys installing my system,shouldn't have that worry.	1/17/2015 8:35 PM
46	The system doesn't save us money as promised even if we didn't have any issues by the time you pay the tax. We just replaced the compressor in our DES which blew because of a cheaper smaller part failing - westen tech stated that one of the reasons was the part that failed was a cheap version when a better component could have cost about \$1 more!	1/17/2015 8:17 PM
47	Had a home inspection before we moved in and had all issues taken care of under warranty. Since then, only cost has been yearly maintenance. Like any home heating system, it is only as good as its maintenance.	1/17/2015 8:16 PM
48	I think the system would be great - had it been installed properly. During our most recent issue we were told that a numberof items hadn't been installed to spec, causing the system to operate at 2/3 efficiency and fail. It makes me sick that we were allowed to move and forced to live with a system that was not installed properly, with no one taking responsibility.	1/17/2015 8:10 PM
49	We would be satisfied if it worked properly. Unfortunately it is not our case. We wish we didn't have this system. It is very expensive on repairs. In a long run we are not saving anything.	1/17/2015 8:10 PM
50	Doesn't save us any money, valves are starting to corrode, we seem to be one of the lucky units that haven't had major issues yet, but we are trying to be proactive with maintenance	1/17/2015 8:09 PM

51	I lived in the falls and our boiler blew and was approx 2 weeks out of warranty. We paid something liked and extra \$70-80 per mth to get a new one. I have now moved to 24 The Terrace and am EXTREMELY worried about the ticking time bomb that is DES. You simply can't budget for this scale of issue, it's like running repairs on a car.....only you chose to have a car!!!	1/17/2015 8:04 PM
52	I would love to be satisfied with the dream of energy efficient and cheap heat. However this is not the case. My concern is mainly with the maintenance issue of these machines	1/17/2015 8:03 PM
53	As well as the money we have spent so far our system was repaired twice under warranty. We are hesitant to take vacation in the winter as we do not trust the system. We have never had a "red screen", we have been living in ignorant bliss. On our last repair visit we were told the technician could not make our system "red screen" as some computer part is faulty, the replacement of which would be an additional \$300 to \$500. I wonder how many others that think they are not having problems also have a flawed control panel. We also have a circulation pump that stuck on for two days and now is noisy, its days are numbered.	1/17/2015 8:00 PM
54	Though we have had few problems to date, mostly ones that friends and neighbors had help fix. ... we live in constant fear something major will happen and we will not be able to fix it. It is the worst anxiety to have about your home.	1/17/2015 7:53 PM
55	I do not want to replace this system but rather have all issues taken care of and reimbursed for the money I have sent on repairs.	1/17/2015 7:50 PM
56	We haven't had major problems but it feels like it could happen at any time. I'm not confident that the water that is in the closed loop isn't causing problems.	1/17/2015 7:45 PM
57	This system hasn't worked since we moved in, should have been fixed at their cost (WDC) until it works. This system sucks so far, creates worries, lost of sleeps, hardships on my family and costing us a lot of money we don't have.	1/17/2015 7:33 PM
58	It has not been the cheaper alternative and when it does go sideways, I dread the next steps with no real technicians available to work us through it. I feel like we have been abandoned by the MUNI and the Development Corp once the Olympics were over.	1/17/2015 7:29 PM
59	We have been very fortunate with our system. I perceive it to be a ticking time bomb that I know very little about and suspect that it will soon blow at a very, very hefty price tag of which we cannot afford. Thanks for taking this on, it's a ginormous task and I really appreciate it.	1/17/2015 7:27 PM
60	When we bought the house there was no details of looking after the system or about regular maintenance. So far and fingers crossed the only issue we have had was caused by an air bubble and most of the advise we have got is via the Facebook group	1/17/2015 7:25 PM
61	please let us opt out of this horrid system. WDC is punishing the workers of Whistler. None of us can afford this bs.	1/17/2015 7:22 PM
62	No hear upstairs due to air getting into the system and burning out our pump. Called contractor and he diagnosed that there was excessive scaling and had to perform a chemical flush. Pump replacement and chemical flush totaled \$1400.	1/17/2015 7:13 PM
63	every time I enter our shed I look over in fear that the system will red screen...always worry about it...with regular maintenance and our quarterly "tax" to the RMOW to protect them its hard to believe we are actually saving any money using this system. Fingers crossed.	1/17/2015 7:11 PM
64	The simple fact it was pushed as a "green" alternative is disgusting... The fact we cannot find a single professional that is accredited or educated on this system is all telling... Epic failure... But a wonderful thought.	1/17/2015 7:07 PM
65	Spending money on my DES bills every 3 months is a slap in the face when the system does not work and the maintenance people who come to fix my system blame WDC and the current DES system for ALL of the problems.	1/17/2015 7:05 PM
66	We are really disappointed in the system that was sold to our whole town as being this state of the art, environmentally friendly, super efficient way to heat our homes. We think the RMOW and WDC were fooled by DEC Engineering, and should hold them accountable for the costs that so many have incurred. We also think the RMOW and WDC need to come up with a solution that will be more reliable for its constituents living in Cheakamus Crossing. If that is complete removal of the DES and conversion, then so be it. We are tired of losing sleep over this because we are wondering when the heat will come on, and how much it's going to cost us this year.	1/17/2015 7:04 PM

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Dear Editor(s), and Municipal Staff:

The District Energy System or DES is a good example of the Resort Municipalities lack of a good judgment, admiralty and courage in the decision making process. Furthermore, it vilifies self control, a historic past and Sea to Sky culture and thru this a tragic stab in the loss of iconic Whistler identities. Not only is municipal business, and there business decision making process flawed, the RMOW and Resort District Energy Service System (DES) is not more environmentally friendly and yet has an increased monetarily cost. It is more costly then regular baseboard heat and a fireplace and not environmentally sane when repair men are driving from Squamish everyday on unrepairable boilers or systems that kept freezing up and breaking. Not only is this whole dilemma at an increasing legal and environmental cost, the decision making process and our strive to be livable has failed, and the whole process incites a re-evaluation of our decision making standards.

Servicing Solid Fuel Heating in Whistler, amongst many other things, a number of years, where there are mountain employees, and village staff post that working hard, being self sufficient and cost effective, with a minimum heating arrangement is met, ensures a tough standard of successful survival. As for business people, or our elected leaders who manage debt, costs, and monetary issues, poor judgment was exercised in these systems. Through increasing global complexities, legalisms and a deeply enthused social structure, it is vindicated our elected leaders are unwilling to cite any true substance regarding there system or design. The involved parties include: Whistler Town Council, Vancouver Olympic Committee 2010, Four Host First Nations, Province of BC, Federal Government of Canada, Whistler Sport Legacies Society, and the Whistler Housing Authority. Many of these parties have staff no longer in office or are hidden behind a surreptitious number of organizations and office staff for any legal team to counter what really went on, who is responsible and how it is prevented in the future. It is sad and especially vindicates a tragic loss of our identity when someone takes so long to speak up or stand up about something as important as heating your home.

I need not get into greater details about the heating arrangements in Cheakamus Crossings Whitewater other than what was promised environmentally efficient and low cost and they are not, and have since moved to Alpine where we are burning lots of wood at a much lower cost, as well as environmental impact. Not long after here realizing that greater town leadership potential is needed I made my first run at council campaigning on Whistler, a founding forefather, iconic identity and most importantly the youth.

As for the Whistler business people and elected partisans that manage hundreds of millions of dollars every-year, on-goingly, we need not mention that someone needs to step it up, and this an excellent opportunity for the community and newly elected town council(ers). Here is a hint. For good certifiable wood fireplaces, they start at about \$900. Much of our village and surrounding communities were and still are heated this way, and you can contact me at Whistler Chimney or Critter Get Ritter any-time.

Cheakamus crossing left behind a decent Olympic legacy. So did Calgary and Bragg Creek; and Salt Lake, Beaver Flats. We all should be honored to have the building projects complete, sports facility housing, and an increase in develop-able land and real estate. Although the DES is more costly, there are more breakdowns and

inefficiencies than was previously discussed and brought to the general public's attention, a select group did capitalize however lets not let it be at the cost of real risk takers, entrepreneurs as well as future leaders.

Sincerely, Thank you, Tristan Andrew Galbraith  
8160 Alpine Way Whistler, BC V0N 1B8 (604) 902-7417

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**From:** Beau [<mailto:beau@wrm.bc.ca>]  
**Sent:** Friday, January 09, 2015 2:34 PM  
**To:** Mayor's Office  
**Subject:** Northern Lights Rezoning completion

Dear Mayor and Council,

I am writing on behalf of the Northern Lights Strata Corporation. The Strata Council would like to extend their thanks to the RMOW Council (past and present) for reviewing and eventually approving the re-zoning application at Northern Lights. This will allow the owners at Northern Lights (and many other Strata Corporations in Whistler in years to come), the ability to bring non-conforming alterations back into compliance with the RMOW building department regulations. The process that the Owners at Northern Lights have undertaken was a drawn out and expensive procedure but through the guidance of the planning department (Melissa Laidlaw especially), one that was easy to navigate.

I do hope that other Strata Corporations in Whistler take notice of the process that Northern Lights has just completed and encourage their owners to go down a similar path if they have similar issues to deal with. The non-conforming alterations that exist all throughout Whistler pose a potential risk to owners, guests, and tourists. I truly hope that this decision by the RMOW Council will "open the floodgates" to similar applications being made by Strata Corporations all through the Sea to Sky corridor.

Thanks again for your work in this regard!

Sincerely,

Beau Craig

Beau Craig  
Strata Property Agent  
call direct: 604-972-1704

**wrm** strata management & real estate services ltd.  
[www.wrm.bc.ca](http://www.wrm.bc.ca)

Whistler Office: 202-1410 Alpha Lake Road 604-932-2972  
Squamish Office: #1-38003 Second Avenue  
Toll Free Fax: 1-855-673-6414



Please consider the environment before printing this e-mail

Mayor & Council  
Resort Municipality of Whistler  
4325 Blackcomb Way  
Whistler, B.C.  
VON 1B4

December 17, 2014.

Dear Mayor & Council:  
I have a special request.

I hope that the Resort Municipality of Whistler will consider making a special one time gift to the Walter Zebrowski Memorial Scholarship Fund. The Scholarship Fund was begun in memory of my late father in 1997 and has been administered by the Rotary Club of Whistler since its inception.

My father, Wladyslaw (Walter) Zebrowski arrived at Whistler in the early sixties. For three decades, Walter was instrumental in Whistler's growth and development. He founded the Garibaldi Whistler Development Company and created Eva Lake Park, a man-made, trout-filled lake that he donated to the RMOW in the seventies. Today the park, maintained beautifully by the Municipality, is enjoyed by Whistler residents and visitors alike. He founded the Whistler Water Works and Whistler Volunteer Fire Department. He was a charter member of the Rotary Club of Whistler and co-founder of the Whistler Chamber of Commerce. He was responsible for bringing television to the Valley. In 1971 he was named Citizen of the Year. In 2010 the RMOW named the bridge which leads into the Olympic Village in his honor. He made a difference through his actions and his ongoing commitment to the community.

The Walter Zebrowski Memorial Scholarship honors his legacy. It reflects his belief in history, in community, and in giving back. To date there have been 17 scholarship winners, all graduates of the local high school. These young scholarship recipients have all demonstrated exceptional community involvement. Currently, we are hoping to raise enough funds to guarantee the existence of the Scholarship Fund for the years to come. We are also hoping to increase the annual Scholarship gift from \$500 to \$1000 per student per year.

The Whistler Blackcomb Foundation generously contributed an additional \$10,000 to the Fund this Fall and I am looking to raise another \$10,000. Given my father's involvement with the community of Whistler and his generosity to the Resort Municipality of Whistler in particular, I am hoping that the Municipality will want to become involved.

My father was a man with vision. He loved Whistler and wanted it to flourish. I include a copy of the Press Release recently issued by the Rotary Club of Whistler following the Whistler Blackcomb gift as well as a piece I wrote about my father for his Memorial in 1996. .

It would be significant and meaningful to have the participation and support of the Resort Municipality of Whistler in this worthwhile endeavor. Please do not be hesitant to be in touch if you have any questions or require any further information.

I wish you all the best for the Holiday Season.

Best Regards,

Ewa Zebrowski

cc Marg Pallot

December 8, 2012

Rotary Club of Whistler  
PO Box 1121, Whistler, BC  
V0N 1B0



***PRESS RELEASE:*** Walter Zebrowski Scholarship Fund - a legacy for the future

The Rotary Club of Whistler and the Zebrowski-Rubin Family wish to express sincere appreciation to the Whistler/Blackcomb Foundation for awarding a \$10,000 Grant towards the legacy of honoring one of Whistler's visionary and iconic pioneers, Wladyslaw (Walter) Zebrowski.

For three decades, Walter was instrumental in Whistler's growth and development. He founded the Garibaldi Whistler Development Company and created Eva Lake Park, a man-made, trout-filled lake that he donated to the RMOW in the 70's. He also founded the Whistler Water Works and Whistler Volunteer Fire Department. He was a charter member of the Rotary Club of Whistler and co-founder of the Whistler Chamber of Commerce and was responsible for bringing television to the Valley. In 1971 he was named Citizen of the Year.

The Walter Zebrowski Scholarship has been awarded annually to a Whistler Secondary graduate who demonstrates leadership and outstanding community service since 1997. To date, 17 scholarships have been granted with the most recent recipient being Lauren McIvor who is currently pursuing a career in Journalism at Carleton University. The Whistler/Blackcomb Grant will help sustain the Walter Zebrowski Scholarship Fund in the years to come.

Additional funds are currently being raised by the family and Rotary in order to maintain the future of this Scholarship. The Zebrowski-Rubin Family and the Rotary Club have each contributed an additional \$1,000 and welcome future involvement from the public. If you are interested in the Walter Zebrowski Scholarship Fund please contact the Rotary Club Whistler for details.

Submitted by: Ewa Zebrowski and Jenny Perez, President, Rotary Club of Whistler



Wladyslaw (Walter) Zebrowski  
A Man with a Vision  
Whistler: Home Sweet Home

*Walter Zebrowski brought television to Whistler in 1970.  
In 2010 the whole world will be watching the Whistler Olympics on television.*

Wladyslaw Zebrowski was a man with a vision. In the mid-60s he fell in love with Whistler Mountain.

Having immigrated to Canada in 1948 after the end of World War II, Captain Zebrowski found himself the owner of a chicken farm, a far cry from an army career! He had had an illustrious war career as a soldier in the Polish Army under British Command and had visited many place with exotic-sounding names like Dzalalabad, Arkangelsk, Uzbekstan, Monte Cassino. He had been awarded numerous medals for bravery, having been a prisoner of war on a few occasions. He was idealistic, hard-working and dedicated. He had no interest in returning to a Poland under communist rule and so decided to come to Canada in search of freedom and a new life. He always remained proud of is Polish roots and traditions.

In the mid-60s, Walter, as he was known to his English friends, decided to move to Whistler. Whistler barely existed. There was no highway, no electricity, no running water, no sewage system. There was only this big beautiful mountain waiting to be discovered !

Walter had always loved the mountains. Having had enough of city life, he decided to leave Vancouver. He found the idea of settling in this virgin territory exciting. He wanted to be a pioneer, to experience the beauty of the Canadian wilderness. As a child I remember him trying desperately to find a partner to join him in the adventure of developing the crown land that he had purchased in the valley. There were no takers. So alone he accepted the challenge.

He lived at Whistler for 30 years. During that period he founded Garibaldi Whistler Development Company Limited, developed his land, built condominiums and homes with Arthur Erickson, created a park with a trout-filled lake, founded the Whistler Water Works, the Whistler Volunteer Fire Department, was a charter member of the Whistler Rotary Club, was co-founder of the Chamber of Commerce, and even succeed in bringing television to the valley, against all odds and much criticism. In 1971 he was named Citizen of the Year.

He became the community watchdog, often protesting vociferously when he did not agree with Municipal or Provincial politics. He was respected and appreciated for his determination and energy. Walter knew how to get things done.

Walter saw Whistler evolve from a quiet ski hill to a world-class ski resort. He himself often remarked that the changes were unbelievable! He was proud of Whistler.

In later years I often heard him speak about how important he felt it was to give back to one's community. For him, Whistler had represented a dream. He liked the idea of

belonging and contributing to a new, vital and growing community. He liked the idea of making a difference. He felt he was part of Whistler's success, of Whistler's history.

My father was not an engineer, nevertheless he took it upon himself to find out what was needed to bring television to Whistler. He went to the CRTC offices in Victoria to obtain information and permission for a TV rebroadcasting station for Whistler. For months he searched the mountains by helicopter or on skidoo for a TV signal. He found the best TV signal on Sproat Mountain, and brought the necessary equipment to the top of Sproat, Sproat being accessible only by helicopter. The original TV receiver was housed in an old refrigerator! Early recycling! My father was a budget-minded man. The station had to be serviced and the batteries changed periodically. In winter the antennas had to be de-iced. My dad organized the crews and the helicopters to do the work and during the later years of his life gave orders to the top of the mountain via walkie-talkie. In order to have the necessary funds to maintain the equipment in good working order my father founded the Whistler Mountain TV Society. And so in 1970 Whistler inhabitants could watch the news on television!

The book he wrote, In Search of Freedom, has an interesting chapter on Whistler. The lake and the park that he named after me, Eva Lake, was donated by him to the community of Whistler in the early 1970s. Initially he stocked the lake with trout. Today the park is enjoyed by residents and the fish are still jumping, the park being maintained by the RMOW.

On May 15, 2009 the new bridge at Cheakamus Creek which leads to the Olympic Village will be named after my father.

Thus Walter Zebrowski will be remembered in the valley that meant so much to him, the valley that he called home.

*A man's character is his fortune. Polish Proverb*

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