



WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, DECEMBER 16, 2014, STARTING AT 5:30 PM**

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

ADOPTION OF AGENDA

Adoption of the Regular Council agenda of December 16, 2014.

ADOPTION OF MINUTES

Adoption of the Committee of the Whole and Regular Council minutes of November 4, 2014 and the Inaugural meeting minutes of December 2, 2014.

PUBLIC QUESTION AND ANSWER PERIOD

MAYOR'S REPORT

INFORMATION REPORTS

2014 Resort Municipality
of Whistler Election
Results
Report No. 14-036
File No. 3007.7

That Information Report No. 14-136 regarding the 2014 Resort Municipality of Whistler Election Results be received.

ADMINISTRATIVE REPORTS

RZ 1097 – Unit 1 – 4573
Chateau Boulevard –
Rezoning for Blackcomb
Liquor Store Expansion
Report No. 14-043
File No. RZ 1097

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014”; and further,

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 and to advertise for same in the local newspapers.

LLR 1203 - Fitzsimmons
Pub Relocation And
Capacity Increase
Report No. 14-041
File No. LLR 1203

That Council pass the resolution attached as Appendix "A" to Administrative Report No. 14-041 providing Council's recommendation to the Liquor Control and Licensing Branch regarding an Application from the Fitzsimmons Pub for a Structural Change to Liquor Primary Licence No. 147386 to relocate the establishment from Unit #1A of Strata Lot 102 to Unit #3 of Strata Lot 101 both within the Glacier Lodge and to increase the occupant load from 20 persons to 42 persons.

LLR 1208 - Listel Hotel
(Bearfoot Bistro) Ice
Room Expansion
Report No. 14-042
File No. LLR 1208

That Council pass the resolution attached as Appendix "A" to Administrative Report No. 14-042 providing Council's recommendation to the Liquor Control and Licensing Branch regarding an Application from the Listel Whistler Hotel (Bearfoot Bistro) for a Structural Change to Liquor Primary Licence No. 115993 to expand the Champagne Lounge area Vodka Ice Room with no increase in occupant load.

LLR 128 - Conference
Centre Extension of
Hours for Whistler Pride
and Ski Festival Event
Report No. 14-040
File No. LLR 128

That Council authorize hours of liquor sale to 4 a.m. on the night of Saturday, January 31, 2015 at the Whistler Conference Centre for a special Whistler Pride and Ski Festival event.

RZ 1096 – 4341 Village
Lane – Clocktower Hotel
Rezoning
Report No. 14-045
File No. RZ 1069,
Bylaw 2070

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014';

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for 'CC1 Zone – Clocktower Hotel), No. 2070, 2014', and to advertise for same in the local newspaper; and further

That Council direct staff to advise the applicant that before consideration of adoption of 'CC1 Zone – Clocktower Hotel), No. 2070, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Owner commitment to undertaking the improvements as generally shown on the architectural drawings A0.0, 1.0, 1.1, 3.0, 3.1, prepared by Urban Design Group Architects Ltd., dated re-issued November, 27, 2014, as presented in Appendix "A", with final design details to be addressed through Development Permit approval; and
- b) Registration of an encroachment agreement on title of the subject property regulating proposed development encroaching on adjacent lands owned by the Resort Municipality of Whistler.

DP 1386 - 4365
Northlands Boulevard –
Twin Peaks Renovation
Report No. 14-038
File No. DP1386

That Council approve Development Permit 1386 for exterior building renovations for the Twin Peaks Resort property as shown on the architectural plans prepared by DVAD Inc., dated December 3, 2014, and attached as Appendix B to Report No. 14-038, subject to the resolution of the following item to the satisfaction of the General Manager of Resort Experience:

1. Specification of the plant variety and plant size for the cedar hedge; and
2. Adherence to the Whistler Village Construction Management Strategy.

DVP 1091 - 3510 Falcon
Crescent – Frontage
Variance
Report No. 14-039
File No. DVP 1091

That Council authorize staff to issue Development Variance Permit DVP 1091 to vary the minimum required frontage from 24 metres to 12 metres, for a proposed dwelling located at 3510 Falcon Crescent, as shown on the Site Plan prepared by FWC Architecture and Urban Design Inc. attached as Appendix “B” to Administrative Report No. 14-039.

RZ 1084 - Zoning
Amendment Bylaw
(RTA17 - 4150 Tantalus
Drive). No. 2064, 2014
Report No. 14-044
File No. RZ 1084,
Bylaw 2064

That Council consider adoption of Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014.

Strata Title Conversion
Subdivision for
2257/2259 Olive Terrace
Report No. 14-037
File No. SA.04-2

That Council approve a Strata Title Conversion Subdivision of an existing residential duplex located at 2257/2259 Olive Terrace;

That Council authorize the Mayor and Corporate Officer of Whistler to execute all subdivision documents on their behalf; and further,

That the conversion approval be valid for one (1) calendar year.

Covenant Modification
0020 – 4325 Sunrise
Alley – Whistlerview
Accommodation
Redevelopment
Report No. 14-046
File No. CM0020

That Council approve the proposed redevelopment of the accommodation units located at 4325 Sunrise Alley as conceptually shown on the plans attached in Appendix “B” and described in Appendix “C” subject to:

1. Modification of Covenant H40053 to reflect the proposed development as shown conceptually in Appendix “A” and described in Appendix “B”, subject to further detailed design, and prior to issuance of a building permit to authorize construction of the proposed development; and further,

That Council authorize the Mayor and Corporate Officer of Whistler to execute the Covenant Modification documents.

MINUTES OF COMMITTEES AND COMMISSIONS

Measuring Up Committee	Minutes of the Measuring Up Committee meeting of February 5, 2014.
Forest and Wildland Advisory Committee	Minutes of the Forest and Wildland Advisory Committee meeting of October 8, 2014.
Liquor Licence Advisory Committee	Minutes of the Liquor Licence Advisory Committee meetings of September 4, 2014 and October 16, 2014.
Advisory Design Panel	Minutes of the Advisory Design Panel meeting of October 29, 2014, 2014.

BYLAWS FOR FIRST AND SECOND READING

Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014	The purpose of Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 is to permit retail liquor sales in 1-4573 Chateau Boulevard.
Zoning Amendment Bylaw (CC1 Zone – Clock Tower Hotel), No. 2070, 2014	The purpose of Zoning Amendment Bylaw (CC1 Zone – Clock Tower Hotel), No. 2070, 2014 is to permit additional density at the Clocktower Hotel in Whistler Village, allowing for 16.84 square metres of additional retail space.

BYLAWS FOR THIRD READING

Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014	In general terms, the purpose of the proposed Bylaw is to rezone the subject lands from RM1 (Residential Multiple One) to RM69 Zone (Residential Multiple Sixty-Nine), a new site specific zone to accommodate the existing development (21 townhouse units and a caretaker's suite).
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BYLAWS FOR ADOPTION

Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014	In general terms, the purpose of the proposed Bylaw is to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) Zone from 8,190 square metres of gross floor area to 12,138 square metres of gross floor area.
Vehicle for Hire Amendment Bylaw No. 2067, 2014	The purpose of Vehicle for Hire Amendment Bylaw No. 2067, is to clarify the chauffeur's permit application process and include reasons that a chauffeur's permit can be denied by the RCMP.

OTHER BUSINESS

Acting Mayor
Appointments 2015
File No. 3014.02

That Council appoint the following Acting Mayors for 2015:

January	Jack Crompton
February	John Grills
March	Jack Crompton
April	Andrée Janyk
May	Andrée Janyk
June	John Grills
July	Steve Anderson
August	Steve Anderson
September	Jen Ford
October	Jen Ford
November	Sue Maxwell
December	Sue Maxwell

CORRESPONDENCE

Flood Issues at Tapley's
Farm
File No. 3009

Correspondence from Bonnie Munster, dated November 26, 2014, regarding concerns with flooding issues at Tapley's Farm.

Firesmart
File No. 4815

Correspondence from Mike Suggett, dated November 24, 2014, regarding Firesmart.

BC Transit – Transit
Future Plan
File No. 3009

Correspondence from Johann van Schaik, Senior Regional Transit Manager, BC Transit, dated November 7, 2014, regarding BC Transit's development of a Transit Future Plan for the Sea to Sky region.

BC Transit
File No. 3009

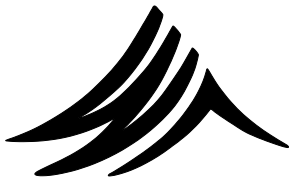
Correspondence from Manuel Achadinha, President and Chief Executive Officer, BC Transit, dated December, 2014, regarding information on BC Transit and offering to have a Regional Transit Manager present to Council.

Vancouver Coastal
Health
File No. 3009

Correspondence from Kip Woodward, Chair of the Board of Directors, and Mary Ackenhusen, President and chief Executive Officer of Vancouver Coastal Health (VCH) dated December 1, 2014, offering congratulations on the results of the municipal election and advising that information will be coming to Council in the near future regarding the accomplishments and achievements of Vancouver Coastal Health in the past year and an update on their operations.

Gas Tax Agreement Community Works Fund Payment File No. 3009	Correspondence from Sav Dhaliwal, President of UBCM, dated November 20, 2014, advising of the distribution of the first of two Community Works Fund payments of \$225,855.15 pursuant to the Gas Tax Agreement.
PRIMECorp Annual Report File No. 3009	Correspondence from David W. Guscott, Chief Executive Officer of PRIMECorp, dated November 21, 2014, regarding PRIMECorp's Annual Report.
Whistler Pride File No. 3009.1	Correspondence from Dean Nelson, CEO and Executive Producer of Alpenglowl Productions Corp, dated December 9, 2014, requesting the proclamation of Pride Week on January 24-31, 2015, and requesting information about other commitments related to the events for Whistler Pride.
Ugly Christmas Sweater Day File No. 3009.1	Correspondence from Jordan Birch, Chief Experience Officer, Now That's Ugly Society, requesting December 19, 2014 be proclaimed Ugly Christmas Sweater Day.

ADJOURNMENT



WHISTLER

MINUTES

COMMITTEE OF THE WHOLE
A MEETING OF MUNICIPAL COUNCIL
TUESDAY, NOVEMBER 4, 2014, STARTING AT 2:06 P.M.

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

PRESENT

Mayor N. Wilhelm-Morden

Councillors: J. Crompton, J. Faulkner, J. Grills, D. Jackson, A. Janyk, and
R. McCarthy

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, N. McPhail
General Manager of Infrastructure Services, J. Paul
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Transportation Demand Management Coordinator, E. DalSanto
Recording Secretary, A. Winkle

ADOPTION OF AGENDA

Moved by Councillor J. Crompton
Seconded by Councillor J. Faulkner

That Council adopt the Committee of the Whole agenda of November 4, 2014.
CARRIED

PRESENTATION/DISCUSSION

Walk Safe Awareness
Campaign

A presentation was given by Norm McPhail, General Manager of Corporate and Community Services, regarding the Walk Safe awareness campaign.

A discussion was held regarding the Walk Safe campaign.

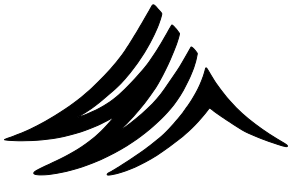
ADJOURNMENT

Moved by J. Crompton

That Council adjourn the meeting at 2:28 p.m.
CARRIED

Mayor N. Wilhelm-Morden

Corporate Officer: S. Story



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, NOVEMBER 4, 2014, STARTING AT 5:30 PM**

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

PRESENT:

Mayor N. Wilhelm-Morden

Councillors: J. Crompton, J. Faulkner, J. Grills, D. Jackson, A. Janyk,
and R. McCarthy

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, N. McPhail
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Fire Chief, S. Kirkwood
Director of Finance, K. Roggeman
Acting Director of Planning, J. Belobaba
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Manager of Special Projects, T. Battiston
Senior Planner, M. Laidlaw
Planner, F. Savage
Emergency Program Coordinator, E. Marriner
Transportation Demand Management Coordinator, E. DalSanto
Legislative Services Coordinator, N. Best
Recording Secretary, A. Winkle

ADOPTION OF AGENDA

Moved by Councillor J. Grills
Seconded by Councillor D. Jackson

That Council adopt of the Regular Council agenda of November 4, 2014.
CARRIED

ADOPTION OF MINUTES

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That Council adopt the Regular Council minutes and Public Hearing minutes
of October 21, 2014.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

Civic Service Awards

Mayor Wilhelm-Morden and Mike Furey, Chief Administrative Officer, presented the Civic Service Awards to Terry Deutscher and Gord Annand.

At 5:40 p.m. the meeting was recessed.

At 5:42 p.m. the meeting reconvened.

Audain Art Museum

A presentation was given by Hugh Ker, Project Manager, and Suzanne Greening, Executive Director, regarding an update on the Audain Art Museum.

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that this is the final meeting of Council before Whistler's general local election on Saturday, November 15. There will be two advance voting days: Wednesday, November 5 at the Whistler Public Library and Saturday, November 8 at Municipal Hall. Mail-in ballot packages are now ready for pickup at Municipal Hall. Registration for mail ballot voting ends on November 13. To find out more about voting options, visit whistler.ca/election.

Mayor Wilhelm-Morden reported that the BC Transit winter schedule is coming. Early winter transit service starts to ramp up on November 15 and full winter service will begin on November 27. Customer service hours at the Whistler Transit office are extended from November 15 until April 19 and those extensions include two additional hours per day, with hours of 7 a.m. until 5:30 p.m. and on weekends and holidays. This month, free keychain flashlights are being given away with November transit passes valid for one, six, and twelve months. These flashlights are being provided to help keep pedestrians in Whistler safe, especially when walking to and from bus stops. Pedestrians are often hard to see in rain and low light, and Mayor Wilhelm-Morden asked that pedestrians take precautions by crossing at crosswalks, facing traffic when walking beside a road, and by wearing reflectors to increase visibility. Please visit Whistler.ca/WalkSafe for more information.

Mayor Wilhelm-Morden reported that last week Meadow Park Sports Centre received new fitness equipment in the cardio and weight rooms. The equipment includes a state of the art treadmill, elliptical trainer, and new upright stationary bike, stepper, and stair mill. In the weight room there are two new benches and a new apparatus with a squat rack, monkey bars, a dip station, and pull-up bar. New dumbbells will arrive soon. Find hours of operation at whistler.ca/recreation.

Mayor Wilhelm-Morden reported an ongoing problem in Creekside parks with wire protection being removed from around landscaping trees. The municipality puts the wire there to protect the trees from the thriving local beaver population, and when it's removed, the beavers easily falls these trees. These trees are expensive, and take considerable time to establish in

the park. We are requesting that people respect the work done by our parks crew to plant and protect new trees and that everyone leaves the wire protection in place.

Mayor Wilhelm-Morden reported that the Whistler Disc Golf Course and surrounding trails at Lost Lake are closed from November 1 to 15 for tree pruning and vegetation management by BC Hydro. The vegetation removal is the routine maintenance required under hydro transmission lines. We thank you for your patience during this project.

Mayor Wilhelm-Morden reported that there is a Public Art Forum being held this Thursday, November 6 at 6 p.m. at Millennium Place to present a new sculpture project by Oliver Harwood, and to give an update on the Public Art Program. The forum is being hosted by the Resort Municipality of Whistler and the Public Art Committee. Oliver Harwood's sculpture project was selected in the 2014 Valley Trail Public Art Competition.

Mayor Wilhelm-Morden reported that the Government of B.C. is requesting transportation feedback for their new 10-year provincial transportation plan called "B.C. on the Move". Last week she, the CAO and the General Manager of Infrastructure Service attended a forum with Ministry officials to provide feedback on the plan. She encouraged everyone to complete the Province's online survey about transportation needs at engage.gov.bc.ca/TransportationPlan.

Mayor Wilhelm-Morden reported that the Sea to Sky Clean Air Society is running an Idle-Free campaign from November 1 to 15. Idle-free ambassadors will educate drivers in Whistler and ask them to sign a pledge not to idle. As the weather gets colder, I'd like to remind everyone that idling is never necessary, even in cold weather. Modern vehicles are best warmed up by gentle driving and windows can be defogged by only running the engine for 30 seconds.

Mayor Wilhelm-Morden reported that winter parking regulations are in effect from November 1 to March 31. Parking is permitted on the even side of the street only at night Monday to Friday (from 5 p.m. to 9 a.m.) and on weekends. Parking is not permitted on the odd side of the street anytime year-round.

Mayor Wilhelm-Morden reported that the Whistler Remembrance Day Committee invites the community as well as visitors to the Cenotaph for a Service of Remembrance on November 11 from 10:30 a.m. to 11:30 a.m. There will be two minutes of silence at 11 a.m. The ceremony is to offer remembrance to honour those who fell to defend our peaceful and democratic nation. This year the service will reflect on the contribution of Canadian women in war: from war time nursing, manufacturing, home defense, code breaking, front-line support roles and to full combat participation. There will be a parade with veterans who served in the Canadian Forces as well as first responders. The route will follow Village Gate Boulevard, Blackcomb Way, and onto the Cenotaph grounds at Fire Hall 1. Whistler Rotary will provide refreshments after the service. There will also be a reception by Whistler Rotary in the Firefighter's Mess for veterans and parade members.

Mayor Wilhelm-Morden reflected on what this Council has accomplished over the last three years. She commented on fiscal decisions, including three years of “zero and zero” with no increases to municipal property taxes and no increases to municipal utilities fees, the implementation of quarterly financial reporting statements, and the reserves policy.

She commented on work done to streamline municipal operations, reducing the number of municipal divisions from five to three, and the size of municipal staff. She commented on bringing in “the four big plans” and stated that the implementation of those plans are well underway.

She commented on projects such as working with Michael Audain to find land and permit the Audain Art Museum, reopening the library on Sundays, hosting UBCM this year, and securing IRONMAN.

She thanked the CAO Mike Furey, the general managers, and the communications department. She thanked her fellow Councillors and commented that it has been an honour and a pleasure to work with them.

Councillor R. McCarthy commented on serving on One Whistler as the RMOW elected representative. He commented on working on the Festivals, Events and Animation Committee with John Rae and Bob Andrea and other community members to build an events schedule that included Tough Mudder, IRONMAN, and extending the Vancouver Symphony Orchestra performances to two weeks. He sat on the HR committee which addressed hiring policies, contract negotiations, and salary scales. He worked on the Whistler Healthcare Foundation with volunteers who raised funds including money for the helipad reconfiguration and upgrades. He sat on the Tourism Whistler Board, which has the goal to fill commercial bed base and enhance business levels in the village. He commented that, upon reflection, there has been a lot of variety and diversity in his role and it has been a real inspiration.

He commented on the commitment and innovation of staff. He commented on the importance of the RMOW, Tourism Whistler, and the Chamber of Commerce working together deal with various issues while achieving budgeted occupancies.

He reflected on the work of this Council and commented on the quality of work and skillsets at the table. He commented on the rebound of real estate sales and the state of the economy and the initiatives that have been created and executed in the community. He commented on the complexity of the model of the RMOW as a “resort municipality.” He commented on the work of groups of committed and intelligent people in the community. He thanked voters for the privilege and opportunity of serving with this Council.

Mayor Wilhelm-Morden commented that this is the hardest working council she has sat on, with this being her fifth term on Council. On behalf of the other members of Council, she thanked Councillors Jackson, McCarthy and Faulkner for their service and the work that has been done and commented that they will be missed.

Councillor J. Faulkner commented on the journey of serving on Council. He commented on how much he has learned about the community.

He commented on the commitment and effort of hundreds of volunteers that keep the community going forward and are giving of their time, passion, energy, and expertise. Without them, Whistler would be a different place and work would be harder to do. He commented on the dedication, professional, hardworking, and intelligent staff and management at the municipality who care greatly about Whistler. He commented on the quality of work and a core group who are committed to striving to do better still.

He commented on serving on the committees for a full term. He served on the EPI Committee, the Museum Board, the Forestry and Wildlands Committee, as well as partial terms on the Tourism Whistler Board and Public Art Committee. He commented on the quality of people who live, retire and recreate in Whistler and provide the benefit of their expertise, experience, and knowledge on the boards. He commented on the impacts and outcomes as a result of those experts, and the savings from not having to bring in consultants. He commented on the achievements of the EPI committee and the strategies and initiatives going forward based upon sound research and measurable economic performance. He commented on the things left to be done for the next Council, including action items of the EPI committee. He thanked Ted Battiston as an important contributor to the work of the EPI committee.

He commented on the work of the Forest and Wildland Advisory Committee, and initiatives of the Community Forest to reduce the amount of logging that doesn't advance the values of the resort experience. He commented about other initiatives of the committee, including less motorized recreation, and the recent approval to sell carbon credits as a new revenue source for the Community Forest that could help reduce the pressure to cut down more trees. He commented on the promotion of hiking trails and trail access, and committee support for the work on the Sproatt side of the valley. He commented on the protection of the watershed from the illegal riding of snowmobiles, and the work with the local snowmobile operators for educating programs.

He commented on the Museum Board searching for a new home in the community and spoke to the value of protecting Whistler's heritage and history. He commented on the impact of the cultural plan, corridor plan, and addition of Audain museum. He thanked the board for their vision and hard work.

He listed challenges of the next four years ahead, including building relationship with First Nations partners in the community, and taking care of the core of the community as a destination for visitors and residents to enjoy. He commented that future decisions will be guided by the established baseline information. He urged the future Council to work together in the spirit of cooperation through intelligent understanding and respectful discourse. He commented that it has been an honour and pleasure to work with this Council. He thanked Mike Furey and his team for their trust and support. He thanked the community of Whistler for supporting Council in their work.

Councillor D. Jackson thanked Mayor Wilhelm-Morden for her leadership and complimented the skills she brought to the position, which he felt he learned from and were of benefit to the community. She provided a style of leadership which allowed the CAO to lead the organization to the successes we all share. He commented on Council as a group of individuals and how they worked together. He commented on the collaborative well-balanced, and diverse group of people, and the meaningful relationships that have been built at the Council table.

He commented on the respectful and productive relationship of Council and management and senior staff. He complimented Mike Furey on his approach as an administrator and leader to staff. He commented on the senior team's level of understanding of issues, explanations, and ability to get things done. He complimented Joe Paul, Jan Jansen, and Norm McPhail individually. He thanked Ken Roggeman for assistance with the understanding and planning of the municipal budget. He commented on the work of staff, including Ted Battiston, Shannon Story, Donna Wango, Wanda Bradbury and the others who have assisted Councillors in doing their job.

He thanked the voting public for the opportunity to be on Council, get to know management, and get to know the community on a deeper level. He commented that the current operating budget is aligned with the service levels that the visitors and residents expect and demand. He commented on the need to continue to challenge senior levels of government to shoulder the cost of running an all-season resort, and that property tax payers should not have to cover the full cost of municipal and resort operations.

He commented on the many people who contribute to decisions ultimately made by Council. He thanked the volunteers for their expertise and time. He commented on his work with the Whistler Housing Authority, and spoke to the need for their continued work on WHA and non-WHA housing. He commented on the work of the Whistler2020 Development Corporation (WDC) which has had time to contemplate the best use of lands, and thanked the board members for their ten year commitment: Eric Martin, Jim Moodie, Steve Bayly, Melissa McKay, and the other volunteers.

He commented on the Cheakamus Community Forest and called it the most challenging board he sat on given the complex task of managing the competing demands of logging, recreation, commercial tenure holders, wildfire risk, and the environment. He urged the community to provide input to balance the competing interests.

He commented on the Audain Art Museum board, the Whistler Public Library Board, the Finance and Audit Committee, and the Illegal Space Task Force. He commented on the progress being made and the increase in renovation permits at Municipal Hall.

He commented on the cost to tax payers of operating a resort municipality, the assistance of RMI dollars, and the gap in costs for amenities shared with visitors.

He commented on the OCP decision, and the amount of community input and staff time put into the project, and the goal of having it be adopted. He commented on the balance between new development and redevelopment, attracting business, and optimizing resort needs within the existing footprint. He gave advice to voters and future candidates.

Mike Furey, CAO, commented to the three Councillors who are not running for re-election that it has been an honour to work with them and thanked them for their respect of staff. He expressed appreciation for challenging staff and providing the opportunity to learn from one another. He commented that they were able to balance using their heads to make decisions, but never forgot the love of Whistler in their hearts.

INFORMATION REPORTS

Customer Service
Strategy
Report No. 14-135
File No.
4122

Moved by Councillor J. Faulkner
Seconded by Councillor R. McCarthy

That Council receive the Resort Municipality of Whistler Customer Service Strategy as attached to Information Report Number 14-135.

CARRIED

ADMINISTRATIVE REPORTS

LLR 128 – Listel Hotel
Extension of Hours for
Cornucopia
Report No. 14-127
File No. LLR 128

Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That Council authorize hours of liquor sale to 4:00 am on the night of Saturday, November 15, 2014 at the Listel Whistler Hotel for a Special Occasion Licence for the Revolutions event as part of the Cornucopia festival.

CARRIED

LLR 1200 – Dubh Linn
Gate Pub Permanent
Changes to Liquor
Primary Licence
Report No. 14-128
File No. LLR 1200

Moved by Councillor R. McCarthy
Seconded by Councillor J. Faulkner

That Council authorize the resolutions attached as Appendix “A” to Administrative Report No. 14-128 providing Council’s recommendation to the BC Liquor Control and Licensing Branch in support of an application from the Dubh Linn Gate Irish Pub for a Structural Change to Liquor Primary Licence No. 182897 to increase the interior liquor primary capacity from 148 to 236 persons by converting an existing food primary area to liquor primary and by including a previously unlicensed area into the liquor primary licence; and further,

That Council pass the resolutions attached as Appendix “B” to Administrative Report No. 14-128 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Dubh Linn Gate Irish Pub for a Structural Change to Liquor Primary Licence No. 182897 to increase the outdoor patio liquor primary capacity from 58 to a maximum of 151 persons by converting an existing food primary patio area to liquor primary, by including a previously unlicensed area into the liquor primary licence and by increasing the occupant loads of the existing liquor primary licensed patio area to that permitted by municipal policy.

CARRIED

DVP 1090 – 4330/4340
Blackcomb Way –
Audain Art Museum
Sign Variances
Report No. 14-129
File No. DVP 1090

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

That Council approve Development Variance Permit DVP 1090 for the proposed freestanding sign located at 4330/4340 Blackcomb Way to:

1. Install and maintain an electronic projection sign (LCD digital display); and
2. Increase the area of a freestanding sign fronting onto a street from 2.0 m² to 3.2 m², and increase the overall structure of the sign from 3.0 m² to 5.5 m².

as shown on the Sign Permit drawings prepared by Patkau Architects Inc., numbered A-Sign 1.1 through 1.6, dated September 4, 2014, attached as Appendix A to Administrative Report No. 14-129.

CARRIED

CM41 - 3839 Sunridge
Drive Covenant
Modification
Report No. 14-130
File No. CM 41

Moved by Councillor D. Jackson
Seconded by Councillor A. Janyk

That the building envelope and tree preservation covenant BJ342510 for 3839 Sunridge Drive be modified as shown in the Proposed Site Plan attached as Appendix B to Administrative Report No. 14-130; and further,

That Council authorize the Mayor and Corporate Officer to execute the covenant modification.

CARRIED

SEC 0012 – 8424
Indigo Lane Flood
Proofing Exemption
Report No. 14-131
File No. SEC 0012

Moved by Councillor R. McCarthy
Seconded by Councillor J. Crompton

That Council grant an exemption per Section 910 of the *Local Government Act*– “Construction requirements in relation to flood plain areas”, to allow for the construction of a new detached dwelling at 8424 Indigo Lane; and further,

That Council authorize the Mayor and Corporate Officer to execute a Section 219 covenant on the title of the subject property for this exemption, attaching the engineering reports prepared for 8424 Indigo Lane prepared by Exp. Services Inc. stamped received October 2nd, 2014 that confirms the property is safe for the use intended.

CARRIED

RMOW Comprehensive
Emergency
Management Plan
Report No. 14-132
File No. 851

Moved by Councillor J. Faulkner
Seconded by Councillor J. Crompton

That Council endorse the “*Comprehensive Emergency Management Plan*”, “*Annex 1 Emergency Operations Centre Activation Guide*”, and “*Annex 2 Emergency Operations Centre Quick Action Checklists and Forms*” attached as Appendices ‘A’ through ‘C’, to replace the 2005 Emergency Plan and 2005 Emergency Operations Centre Plan.

CARRIED

Gateway Loop
Enhancement Options –
Additional Engagement
Report No. 14-133
File No. A0590

Moved by Councillor J. Grills
Seconded by Councillor D. Jackson

That Council direct staff to schedule a community engagement session in order to solicit additional stakeholder community input on the range of potential enhancement options currently under consideration for the Gateway Loop area.

CARRIED

Vehicle for Hire
Amendment Bylaw No.
2067, 2014
Report No. 14-134
File No. 4700

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That Council consider giving first, second and third reading to Vehicle for Hire Amendment Bylaw No. 2067, 2014.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Transit Management
Advisory Committee

Moved by Councillor J. Crompton
Seconded by Councillor R. McCarthy

That minutes of the Transit Management Advisory Committee meetings of April 25, 2014 and July 14, 2014 be received.

CARRIED

BYLAW FOR FIRST, SECOND AND THIRD READINGS

Vehicle for Hire
Amendment Bylaw No.
2067, 2014

Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That Vehicle for Hire Amendment Bylaw No. 2067, 2014 receive first, second and third readings.

CARRIED

BYLAW FOR ADOPTION

Municipal Ticket and
Information System
Amendment Bylaw No.
2054, 2014

Moved by Councillor J. Crompton
Seconded by Councillor R. McCarthy

That Municipal Ticket and Information System Amendment Bylaw No. 2054, 2014 be adopted.

CARRIED

Zoning Amendment
Bylaw (CL5 Zone –
Commercial Local Five)
No. 2063, 2014

Moved by Councillor J. Grills
Seconded by Councillor D. Jackson

That Zoning Amendment Bylaw (CL5 Zone – Commercial Local Five) No. 2063, 2014 be adopted.

CARRIED

Five-Year Financial Plan
2014-2018, Amendment
Bylaw No. 2068, 2014

Moved by Councillor D. Jackson
Seconded by Councillor R. McCarthy

That Five-Year Financial Plan 2014-2018, Amendment Bylaw No. 2068, 2014 be adopted.

CARRIED

CORRESPONDENCE

Songs of War and
Peace
File No. 3009

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That correspondence from Alison Hunter, Music Director for the Whistler Children's Chorus and the Whistler Singers, regarding an upcoming concert on Monday, November 10, 2014 at 7:30 pm at Millennium Place titled Songs of War & Peace be received.

CARRIED

UBCM Convention
File No. 2014

Moved by Councillor J. Faulkner
Seconded by Councillor J. Grills

That correspondence from Sav Dhaliwal, President of the Union of BC Municipalities (UBCM), dated October 17, 2014, thanking the Resort Municipality of Whistler for acting as the Host Community for the 2014 Convention be received.

CARRIED

Provincial Commitments
Made at Convention
File No. 9004

Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That correspondence from the Honourable Coralee Oakes, Minister of Community, Sport and Cultural Development, dated October 23, 2014, regarding provincial commitments made at the 2014 UBCM Convention in Whistler, BC be received.

CARRIED

B.C. on the Move: A 10-
Year Transportation
Plan
File No. 9004

Moved by Councillor R. McCarthy
Seconded by Councillor J. Faulkner

That correspondence from Kristen Pedersen, Executive Director of B.C. on the Move, dated October 15, 2014, regarding opportunities to meet with the Ministry of Transportation and Infrastructure Officials regarding B.C. on the Move: A 10-Year Transportation Plan be received.

CARRIED

OTHER BUSINESS

Proclamation of Buy
Local Week

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

WHEREAS LOCO BC presents Buy Local Week to celebrate and bring awareness to the economic, social and environmental impact of supporting local businesses;

THEREFORE be it resolved that the week of December 1 to 7, 2014 be proclaimed as "Buy Local Week."

CARRIED

ADJOURNMENT

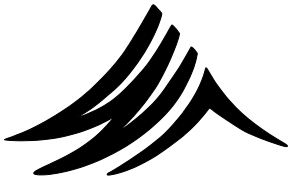
Moved by Councillor J. Crompton

That Council adjourn the November 4, 2014 Council meeting at 7:47 p.m.

CARRIED

MAYOR: N. Wilhelm-Morden

CORPORATE OFFICER: S. Story



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, DECEMBER 2, 2014, STARTING AT 5:30 PM**

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

PRESENT:

The Honourable Judge David St. Pierre

Mayor N. Wilhelm-Morden

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

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, N. McPhail
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Recording Secretary, A. Winkle

RCMP Inspector N. Cross
RCMP Staff Sergeant S. LeClair

Swearing in of Mayor
and Council

The Mayor and Councillors were sworn in by the Honourable Judge David St. Pierre.

Singing of O Canada

O Canada was sung by The Whistler Singers and Whistler Children's Chorus.

Inaugural Address

The Inaugural Address was given by Mayor Wilhelm-Morden:

Thank you everyone for coming tonight and thank you to the Whistler Singers and the Whistler Children's Chorus. It was great to have you here this evening.

In preparing these remarks for tonight, I went back and reread the speech I gave three years ago. I quoted from a book at that time by French polemicist Stéphane Hessel called Time for Outrage! In his book Hessel said, "If you spend a little time searching, you will find your reason to engage. The worst attitude is indifference." Then and now those words ring true.

Three years ago in this election there were over 30 candidates; this time there were 11. Three years ago there was a 54 per cent voter turnout; this time half that amount. Those statistics would suggest indifference. I think not.

Three years ago I asked all of you to stay engaged. I said we were going to use an effective and hands-on committee system. We did that and you kept up your side of the bargain, too. From the big brains on the Learning and Education Strategy Taskforce, to the leaders of our resort partners on the EPI committee, to industry representatives on the Illegal Space Taskforce, community members were significantly involved.

The engagement went beyond the committee system. When we consulted the community at large, we received great and thoughtful input. Whether it was during budget workshops, consultations in relation to the four big plans, or Whistler 3.0, locals and second homeowners alike turned out and spoke to us with passion. Then we did things that had never been done before, like meeting with commercial landlords here in the Village, fully reporting out to the community at large the municipal financial position every three months, and inviting input back.

So I repeat: in my life, I have never been indifferent and neither has this town. Whistler and engagement are synonymous. The low voter turnout this time around, I believe, was a signal: that many in this community are satisfied with the work done so far. So thank you to those who voted, and thank you to those who did not.

In making these remarks, please do not think that I'm being complacent for a minute. There are exciting times ahead and lots of work to do, and we will need your engagement to get that done. I would like to start on that work by welcoming those who will help me over the next four years: Sue Maxwell, Steve Anderson and Jen Ford, you each bring distinct and different skills. And, of course, welcome back Jack Crompton, Andree Janyk and John Grills. It's been great getting to know you over the course of the last three years and I'm delighted that you're carrying on.

I also want to acknowledge and thank our professional staff. Three years ago I recognized many familiar faces at the staff table, but I didn't know Mike Furey from Adam. But we've worked extraordinarily well over the course of the last three years and we brought in the results that we did. I have every expectation that the excellent working relationship will continue.

Looking ahead then, we have climbed out of the recession and by working with our partners have come off some of the busiest winter and summer seasons on record. And there's every reason to believe that kind of success will continue. The implementation of the recommendations from the four big plans will continue and will start changing the face of Whistler: Village enhancement and rejuvenation, improvements to the Village bus and taxi loop, construction of the gateways and portal project, completion of the Cultural Connector, inauguration of the VSO Institute at Whistler, and so on.

And then of course, the opening of the Audain Art Museum next fall. With that facility coming on, it's going to be a case of fasten your seatbelts, hang on, and get ready for the ride.

Taking a minute to look inside the Hall itself, in the immediate short term we will consider the municipal corporate plan at our two-day retreat a couple of weeks from now, and we will update it to reflect the priorities of this Council. Over the next short while, we will see implementation of the customer service project. We will want to continue the good work on the financial side of the ledger with quarterly reporting, implementation of the reserves policy and responsible budgeting and taxation programs. I want to see phase two of the illegal space initiative, so that more of the life and safety issues that we know to be out there can be addressed. We will receive the strategic plan of Whistler Development Corporation and make some decisions about that significant legacy of the Games, the municipal land bank. We need to take a look as well at our affordable housing stock and what, if anything, should be planned for in that regard. And then we have to take care of that little piece of business known as the OCP.

Plus, we will have to have a party next year to celebrate the municipality's 40th anniversary.

I have only just scratched the surface of the many actions that we will be taking in the weeks, months, and years to come. Thank you to my family and the families of members of Council. There is a significant demand placed on them by virtue of the fact they have a partner who is an elected official. And if I could just take a minute, it was interesting, Your Honour, to hear that you do marriage ceremonies. This is my husband and my 37th wedding anniversary today. And someone had suggested that we might renew our vows, but I'm a little concerned that my husband Ted might say no to the critical question.

So thank you everybody for coming out tonight and please join us for a reception in the Scotia Creek lobby paid for, by the way, by your new Council. Thank you again, and please stay engaged.

Appointments to
Standing Committees of
Council

Mayor Wilhelm-Morden announced appointments to the following Standing Committees of Council as per the meeting agenda:

Audit & Finance Standing
Committee

Nancy Wilhelm-Morden
Jack Crompton
John Grills

Human Resources Standing
Committee

Andrée Janyk
John Grills
Sue Maxwell

Appointments to
Select Committee of
Council

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

That members of Council be appointed to the following Select Committees of Council as per the meeting agenda:

Advisory Design Panel	Steve Anderson
Coat of Arms Committee	Nancy Wilhelm-Morden
Economic Partnership Initiative Committee	Nancy Wilhelm-Morden John Grills
Emergency Planning Committee	Jen Ford Nancy Wilhelm-Morden
Festivals, Events, and Animation Oversight Committee	Andrée Janyk
Forest and Wildland Advisory Committee	Steve Anderson
Illegal Spaces Task Force	Steve Anderson
Liquor License Advisory Committee	Andrée Janyk
May Long Weekend Committee	John Grills
Measuring Up Committee	Jen Ford
Public Art Committee	Andrée Janyk
Recreation and Leisure Advisory Committee	Andrée Janyk
Transit Management Advisory Committee	Steve Anderson

CARRIED

Appointments to
Boards and Partner
Organizations

Moved by Councillor S. Maxwell
Seconded by Councillor S. Anderson

That members of Council be appointed to the following RMOW Boards and Partner Organizations as per the meeting agenda:

Audain Art Museum	Nancy Wilhelm-Morden, John Grills
AWARE	Sue Maxwell
Bear Working Group	Sue Maxwell
Cheakamus Community Forest	Nancy Wilhelm-Morden, Sue Maxwell
Environmental Legacy Fund Committee	Andrée Janyk
Municipal Insurance Association	Nancy Wilhelm-Morden Jack Crompton (alternate) John Grills (alternate)
One Whistler	Jack Crompton
Squamish Lillooet Regional District	Jack Crompton Andrée Janyk (alternate)
Tourism Whistler	Nancy Wilhelm-Morden
Whistler Arts Council	Nancy Wilhelm-Morden
Whistler Animals Galore	Jen Ford
Whistler Chamber of Commerce	Andrée Janyk
Whistler Centre for Sustainability	Jack Crompton
Whistler Community Services Society	Sue Maxwell
Whistler Health Care Foundation	Sue Maxwell
Whistler Housing Authority	Jack Crompton, Jen Ford, John Grills
Whistler Museum and Archives Society	Steve Anderson
Whistler Public Library Board of Trustees	Jen Ford
Whistler 2020 Development Corporation	Nancy Wilhelm-Morden Jack Crompton

CARRIED

2015 Council Meetings
File No. 3014.02

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

That Council of the Resort Municipality of Whistler endorse the following Regular Meeting Schedule for 2015 as per the meeting agenda:

January 13
January 27

February 3
February 17

March 3
March 17
March 31

April 14
April 28

May 12
May 26

June 9
June 23

July 7
July 21

August 11

September 1
September 15

October 6
October 20

November 3
November 17

December 1
December 15

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the December 2, 2014 Council meeting at 6:01 p.m.

CARRIED

Mayor N. Wilhelm-Morden

Corporate Officer: S. Story



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-036

FROM: Corporate and Community Services

FILE: 3007.7

SUBJECT: 2014 RESORT MUNICIPALITY OF WHISTLER ELECTION RESULTS

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Information Report No. 14-136 regarding the 2014 Resort Municipality of Whistler Election Results be received.

REFERENCES

Appendix A – Determination of Official Election Results – Mayor and Councillors

PURPOSE

The *Local Government Act* states:

148 (1) Within 30 days after the declaration of Official election results for an election by voting, the chief election officer must submit a report of the election results to the local government.

The Official Declaration of the 2014 Local Government Election was made on November 19, 2014. A copy is attached as Appendix A to this report.

DISCUSSION

General Voting Day was on November 15th and was held at Myrtle Philip Community School as Cornucopia was being held at the Whistler Conference Centre and there would have been issues with noise and alcohol being served.

Advance Voting was held on November 5th at the Whistler Public Library and on November 8th at Municipal Hall.

Mail in voting was also available and procedures around it were streamlined to ensure easy access for eligible voters and to ensure that vote tabulating was not held up at the close of voting on General Voting Day.

The 2014 election resulted in a total of 2303 votes cast, of which 69 were mail in votes. An additional 50 mail ballots were mailed and not returned.

BUDGET CONSIDERATIONS

The budget for the 2014 Municipal Election is \$80,000 which includes rental of the electronic vote tabulators, all staffing, statutory advertising, mail ballot costs and general supplies.

COMMUNITY ENGAGEMENT AND CONSULTATION

A variety of notices were placed in the Pique newspaper including Notice of Nominations, Notice of Mail In Voting, Notice of Advance Voting, and Notice of Election.

The RMOW also introduced an Online Voters Guide which is an innovative online tool designed to simplify the voting process and better prepare electors to vote. The Whistler Online Voter Guide allows electors to determine in a few clicks if they are eligible to vote, how, and where to vote.

There are approximately 8423 eligible voters in the RMOW. The number of eligible residents who voted was 2303. The percentage of eligible voters who cast their ballot was 27.3%.

A free Shuttle service was provided to Myrtle Phillip Community School on General Voting Day, November 15, 2014.

SUMMARY

This report presents the official election results for the 2014 Local Government Election for the Resort Municipality of Whistler.

Respectfully submitted by,

Lorna Dysart,
Chief Election Officer

For

Shannon Story,
Manager of Legislative Services

For

Norm McPhail
General Manager of Corporate and Community Services

**RESORT MUNICIPALITY OF WHISTLER
DETERMINATION OF OFFICIAL ELECTION RESULTS
OFFICE OF MAYOR**

GENERAL LOCAL ELECTION – 2014

	Bennett Shane	Wilhelm-Morden Nancy
Advance Voting Opportunity: November 5, 2014 Whistler Public Library	6	154
Advance Voting Opportunity: November 8, 2014 Whistler Municipal Hall	15	191
Myrtle Phillip Community School	139	1673
Mail Ballots: November 13, 2014	2	50
Mail Ballots: November 15, 2014	0	15
TOTAL NUMBER OF VOTES	162	2083

This determination of official election results was made by the Chief Election Officer on November 19, 2014 and is based on ballot accounts as amended or prepared by the Chief Election Officer.



Chief Election Officer, Lorna Dysart

**RESORT MUNICIPALITY OF WHISTLER
DETERMINATION OF OFFICIAL ELECTION RESULTS
OFFICE OF COUNCILLOR**

GENERAL LOCAL ELECTION – 2014

	Crompton Jack	Janyk, Andée	Grills, John	Maxwell Sue	Anderson Steve	Ford Jen	d'Artois Michael	Crutchfield Pete	Galbraith Tristen
Advance Voting Opportunity: November 5, 2014 Whistler Public Library	144	138	135	125	75	87	81	61	7
Advance Voting Opportunity: November 8, 2014 Whistler Municipal Hall	169	161	150	162	98	103	100	87	12
Myrtle Phillip Community School	1517	1390	1348	1235	943	909	896	824	138
Mail Ballots: November 13, 2014	43	45	41	34	24	15	26	16	5
Mail Ballots: November 15, 2014	15	12	11	13	6	7	6	5	0
TOTAL NUMBER OF VOTES	1888	1746	1685	1569	1146	1121	1109	993	162

This determination of official election results was made by the Chief Election Officer on November 19, 2014 and is based on ballot accounts as amended or prepared by the Chief Election Officer.



Chief Election Officer, Lorna Dysart

THE RESORT MUNICIPALITY OF WHISTLER
DECLARATION OF OFFICIAL ELECTION RESULTS
GENERAL LOCAL ELECTION – 2014

MAYOR

I, Lorna Dysart, Chief Election Officer, do hereby declare elected, Nancy Wilhelm-Morden,
who received the highest number of valid votes for the office of Mayor.

Dated at Whistler, BC
this 19th day of November, 2014.



Chief Election Officer

THE RESORT MUNICIPALITY OF WHISTLER
DECLARATION OF OFFICIAL ELECTION RESULTS
GENERAL LOCAL ELECTION – 2014
COUNCILLOR

I, Lorna Dysart, Chief Election Officer, do hereby declare elected the following candidates,
who received the highest number of valid votes for the office of Councillor.

1. Anderson, Steve
2. Crompton, Jack
3. Ford, Jen
4. Grills, John
5. Janyk, Andrée
6. Maxwell, Sue

Dated at Whistler, BC
this 19th day of November, 2014.



Chief Election Officer



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-043, Bylaw 2069

FROM: Resort Experience

FILE: RZ 1097

SUBJECT: RZ 1097 – UNIT 1 – 4573 CHATEAU BOULEVARD – REZONING FOR
BLACKCOMB LIQUOR STORE EXPANSION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to “Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014”; and further,

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 and to advertise for same in the local newspapers.

REFERENCES

Location: 1-4573 Chateau Boulevard

Legal Description: Strata Lot 102, District Lot 3866, Strata Plan VR. 2266, together with an interest in the common property.

Owners: Bosa Development Corporation

Current Zoning: Blackcomb Land Use Contract

Appendices: “A” - Location Map
“B” – Administrative Report 14-125

PURPOSE OF REPORT

This report presents Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014, a bylaw to amend Section 23, Schedule D – List of Retail Outlets of Zoning Bylaw 303, 1983 to allow for liquor sales in the additional floor space at Unit 1 – 4573 Chateau Boulevard. The report recommends that Council consider giving first and second readings to the Bylaw and direct staff to schedule a public hearing.

DISCUSSION

The Blackcomb Liquor Store has applied to increase the overall square footage of its retail store by 426 square feet from 1185 square feet (110 square metres) to 1611 square feet (150 square metres). The existing zoning for liquor stores restricts the space to the current store footprint, which is a portion of Unit 1 – 4573 Chateau Blvd. Currently the other portion, 426 square feet, is occupied by the Fitzsimmons Pub. With the proposed rezoning, the Fitzsimmons Pub is planned to move

from this portion to increase the liquor store size, and relocate to an adjacent vacant commercial unit within the Glacier Lodge property. Council approved further consideration of the proposed rezoning at the October 21, 2014 council meeting and directed staff to bring forward the necessary zoning amendment bylaw for 1st and 2nd reading.

WHISTLER 2020 ANALYSIS

The Whistler 2020 Analysis was provided in Administrative Report No. 14-125 to Council on October 21, 2014 attached as Appendix B.

OTHER POLICY CONSIDERATIONS

Official Community Plan

The proposed zoning bylaw amendment is consistent with the Municipality's Official Community Plan Bylaw No. 1021, 1993. A summary was provided in Administrative Report No. 14-125 to Council on October 21, 2014.

Green Building Policy

The Green Building Policy was referenced in Administrative Report No. 14-125 to Council on October 21, 2014 attached as Appendix B.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

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

SUMMARY

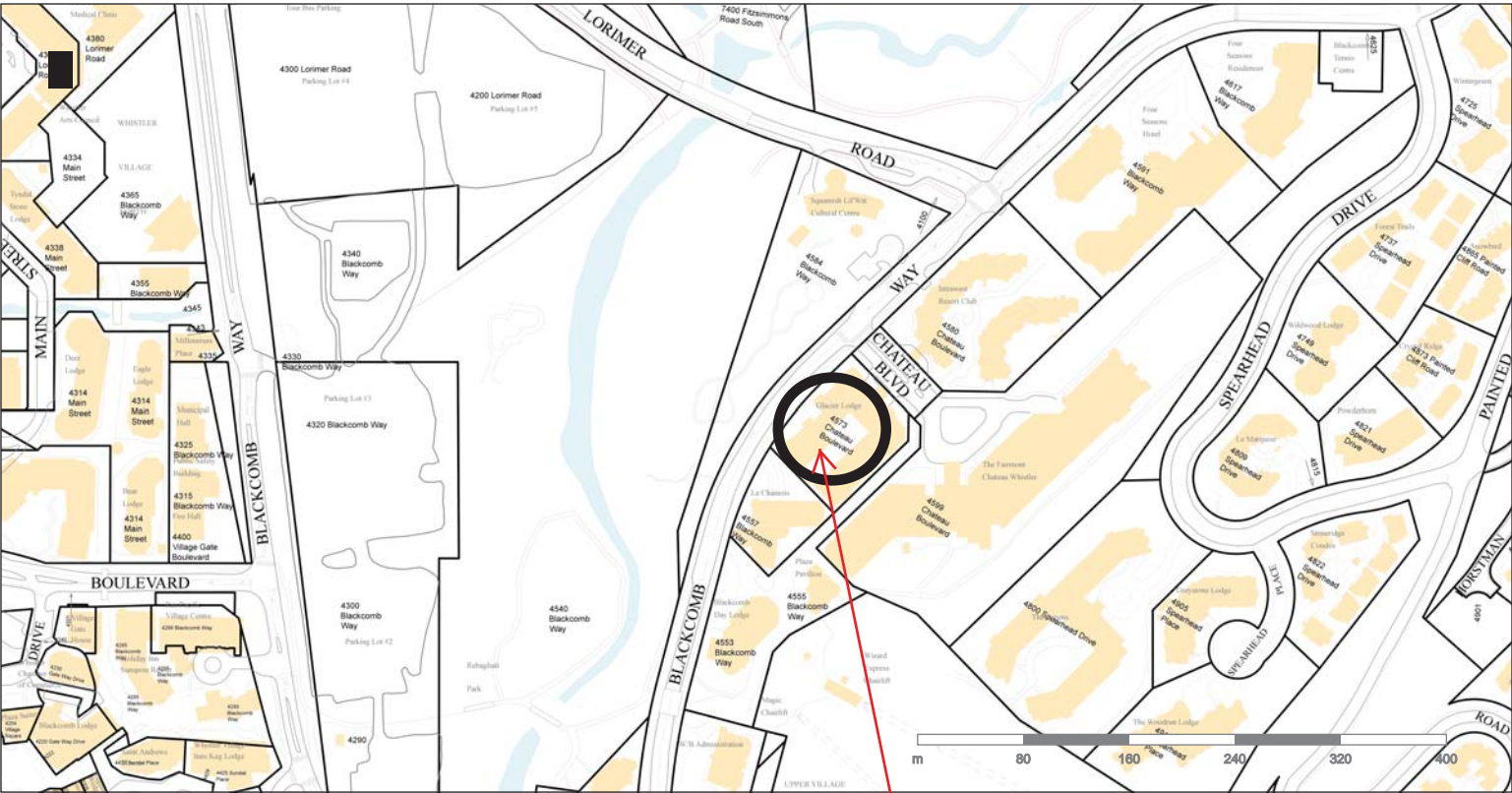
This report presents draft Zoning Amendment Bylaw (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014 for a rezoning application for the property located at Unit 1 – 4573 Chateau Boulevard. The rezoning application will amend Section 23, Schedule D – List of Retail Outlets of Zoning Bylaw 303, 1983 to allow for liquor sales in the additional floor space at Unit 1 – 4573 Chateau Boulevard. The zoning amendment bylaw is presented for Council consideration of first and second reading and scheduling of a public hearing.

Respectfully submitted,

Kevin Creery
PLANNING ANALYST

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Location Map



Subject Property



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: October 21, 2014

REPORT: 14-125

FROM: Resort Experience

FILE: RZ 1097

SUBJECT: RZ 1097 – UNIT 1 - 4573 CHATEAU BOULEVARD REZONING FOR
BLACKCOMB LIQUOR STORE EXPANSION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse the continuing review of Rezoning Application RZ 1097; and further,

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

REFERENCES

Location: 1-4573 Chateau Boulevard

Legal Description: Strata Lot 102, District Lot 3866, Strata Plan VR. 2266,
together with an interest in the common property.

Owners: Bosa Development Corporation

Current Zoning: Blackcomb Land Use Contract

Appendices: "A" - Location Plan
"B" - Proposed Plans

PURPOSE OF REPORT

The purpose of this report is to describe a rezoning application for a small increase in gross floor area for the Blackcomb Liquor Store. This report seeks Council's endorsement for further review and preparation of the necessary zoning amendment bylaw for Council's consideration.

DISCUSSION

The Blackcomb Liquor Store has applied to increase the overall square footage of its retail store by 426 square feet from 1185 square feet (110 square metres) to 1611 square feet (150 square metres). The existing zoning for liquor stores restricts the space to the current store footprint, which is a portion of Unit 1 – 4573 Chateau Blvd. Currently the other portion, 426 square feet, is occupied by the Fitzsimmons Pub. With the proposed rezoning, the Fitzsimmons Pub is planned to move from this portion to increase the liquor store size, and relocate to an adjacent vacant commercial unit within the Glacier Lodge property.

The current store is limited in size and the store owners would like to improve the use of the space, improve sightlines, have additional window displays and product merchandising and better serve customers. With the relocation of the Fitzsimmons Pub, the proposal also helps to improve the commercial tenancy of the Glacier Lodge and existing vacant storefronts.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	The rezoning proposal will not increase the bed unit capacity. Existing constructed space will be renovated to allow for the expansion of the Blackcomb Liquor Store.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views, and evoking a dynamic sense of place	There are no exterior changes associated with the rezoning proposal.
	Continuous encroachment on nature is avoided.	Existing building footprint remains the same.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	Additional gross floor areas will be created within already existing structures.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix	This expansion would be of an existing long term family-operated business and would increase the number of employees at the business. Better utilize existing retain space in the property.

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

OTHER POLICY CONSIDERATIONS

Liquor Licensing and Council Policy G-17

The Liquor Control and Licensing Branch (LCLB) does not require comment from local government on a structural change (including expansion) of an existing Licensee Retail Store (LRS). Further, Council Policy G-17, Municipal Liquor Licensing Policy, states any change in size of a LRS shall be subject to a rezoning process.

It is anticipated that there will be a subsequent application to move the Fitzsimmons Pub to a new location in the same building. Such an application would be subject to municipal review, public notification and formal comment to the LCLB from Council.

Zoning and Parking Bylaw 303

Section 23 – Schedule D – Liquor Sales – List of Retail Outlets of Zoning and Parking Bylaw 303, 1983 will have to be amended to allow for liquor sales in the additional floor space. Liquor License #193467 has an approved floor plan of as December 16, 2002. Schedule D lists the specific 12 locations of liquor sale retail outlets within the Municipality. The floor plan would have to be

amended for Unit 1 - 4573 Chateau Blvd to account for the proposed additional 426 square feet of liquor retail space.

Blackcomb Land Use Contract

The Zone 1 Area of the Blackcomb Land Use Contract permits the commercial uses for licenced facilities.

Official Community Plan (OCP)

Whistler's 1993 OCP outlines specific items for review with respect to rezoning applications. A brief summary follows in Table 1. The proposal complies with applicable policies of the OCP.

Table 1: 1993 OCP Criteria for Evaluating Proposals for Zoning Amendments

OCP Criteria	Comments
Proposals that increase the bed unit capacity of the Municipality will only be considered if the development: provides clear and substantial benefits to the resort; is supported by the community in the opinion of Council; will not cause unacceptable impacts on the community, 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	Overall pattern of development is unchanged as the development will occur in existing building.
Municipal Finance	Works and service charges will be payable on the additional gross floor area at time of building permit.
Views and Scenery	Building height and setbacks would not change from that permitted under existing zoning.
Existing Community and Recreation Facilities	n/a
Employee Housing	n/a
Community greenhouse gas emissions	The proposal is consistent with Policy 4.14.5 in that the property is in an existing settled area that is well-served by transit, pedestrian & cycling routes, amenities and services. Impact on community greenhouse gas emissions is considered negligible.as the additional gross floor area will be created within existing structures.
Heritage Resources	n/a
The project must exhibit high standards of design, landscaping and environmental sensitivity.	The property is located in the Whistler Village Development Permit Area and any exterior changes would require a development permit.

No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space.	No impact.
--	------------

Green Building Policy

Per the municipality's Green Building Policy G-23, the following information is required for the processing and adoption of a zoning amendment:

- Registration of a Section 219 covenant to ensure future development is consistent with any project checklist and with the objectives and goals of the Green Building Policy; and
- A project completion report detailing the implementation of the green building practices required by the Section 219 covenant.

It is not recommended that a green building covenant be a condition of adoption of the zoning amendment bylaw as the additional gross floor area will utilize developed space.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign is posted on the property. No inquiries have been received at the time of writing this report.

No formal community engagement has been undertaken to date with respect to the application. A Public Open House is not proposed as the additional gross floor area is proposed within existing building envelopes with limited negative impacts.

The proposed zoning amendment bylaw will be subject to a public hearing adhering to statutory public notice requirements.

SUMMARY

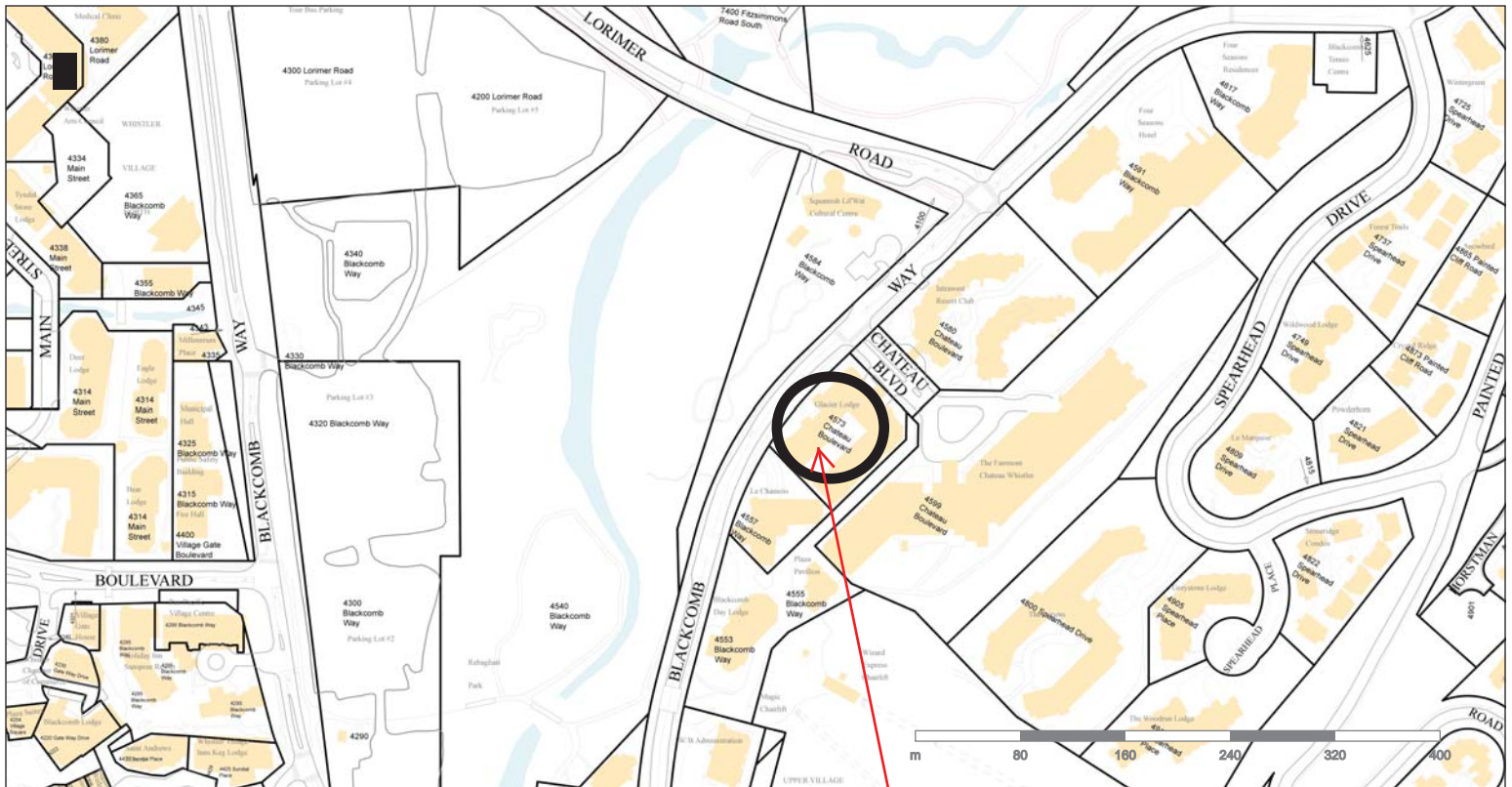
This report describes rezoning application RZ 1097 and seeks Council's endorsement for further review of the application and preparation of the necessary zoning amendment bylaw for Council's consideration.

Respectfully submitted,

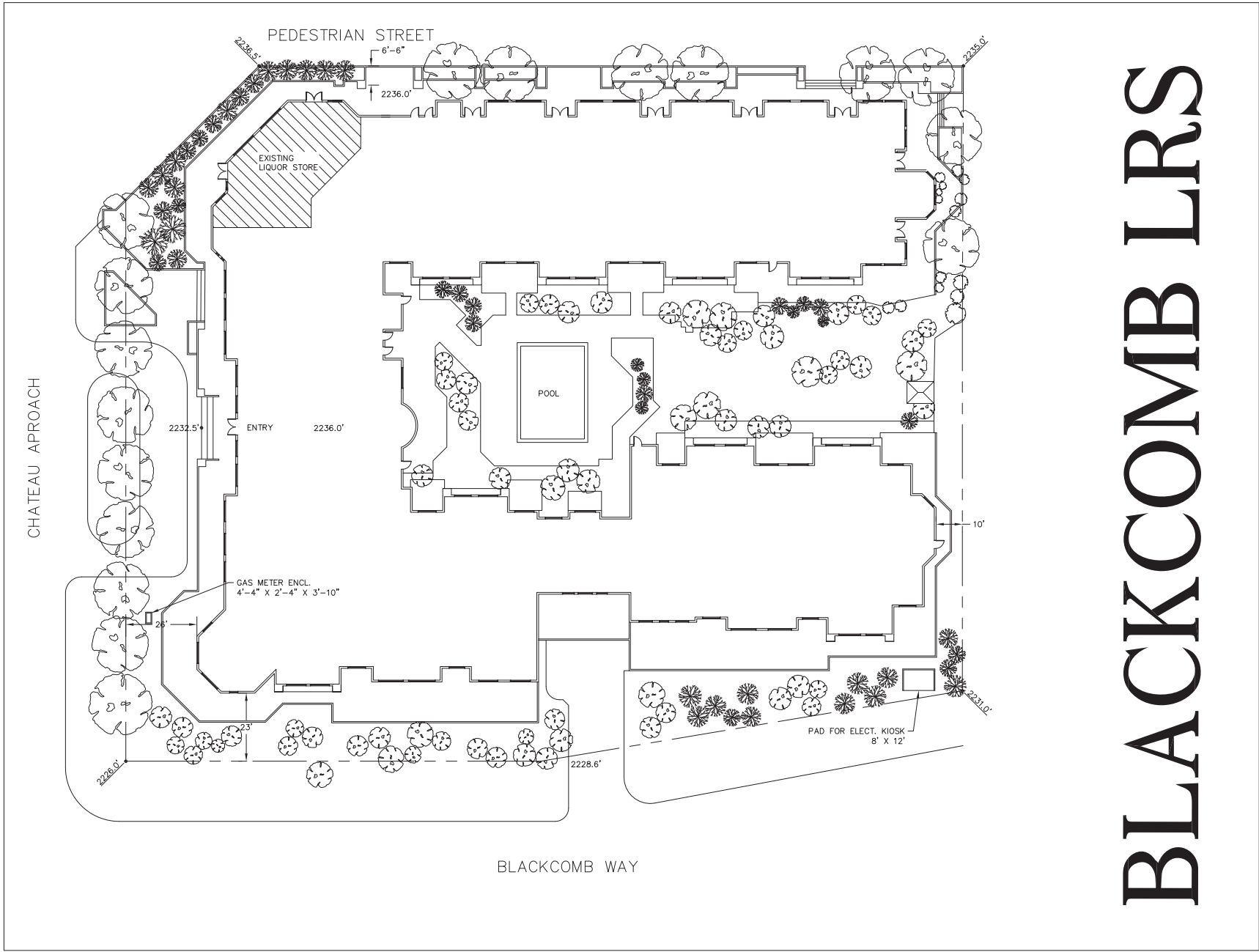
Kevin Creery
PLANNING ANALYST
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Location Map

APPENDIX A



Subject Property



BLACKCOMB LRS

JAMES BRADLEY CONSULTING INC.

Specializing In Pubs
Restaurants & Liquor Stores

15123 88A Avenue, Surrey, BC V3R 9V1
Ph: 604.781.1477
email: james@jbradleyinc.com
webpage: www.jbradleyinc.com

1. SEPT. 5/13 ISSUED FOR BUILDING PERMIT

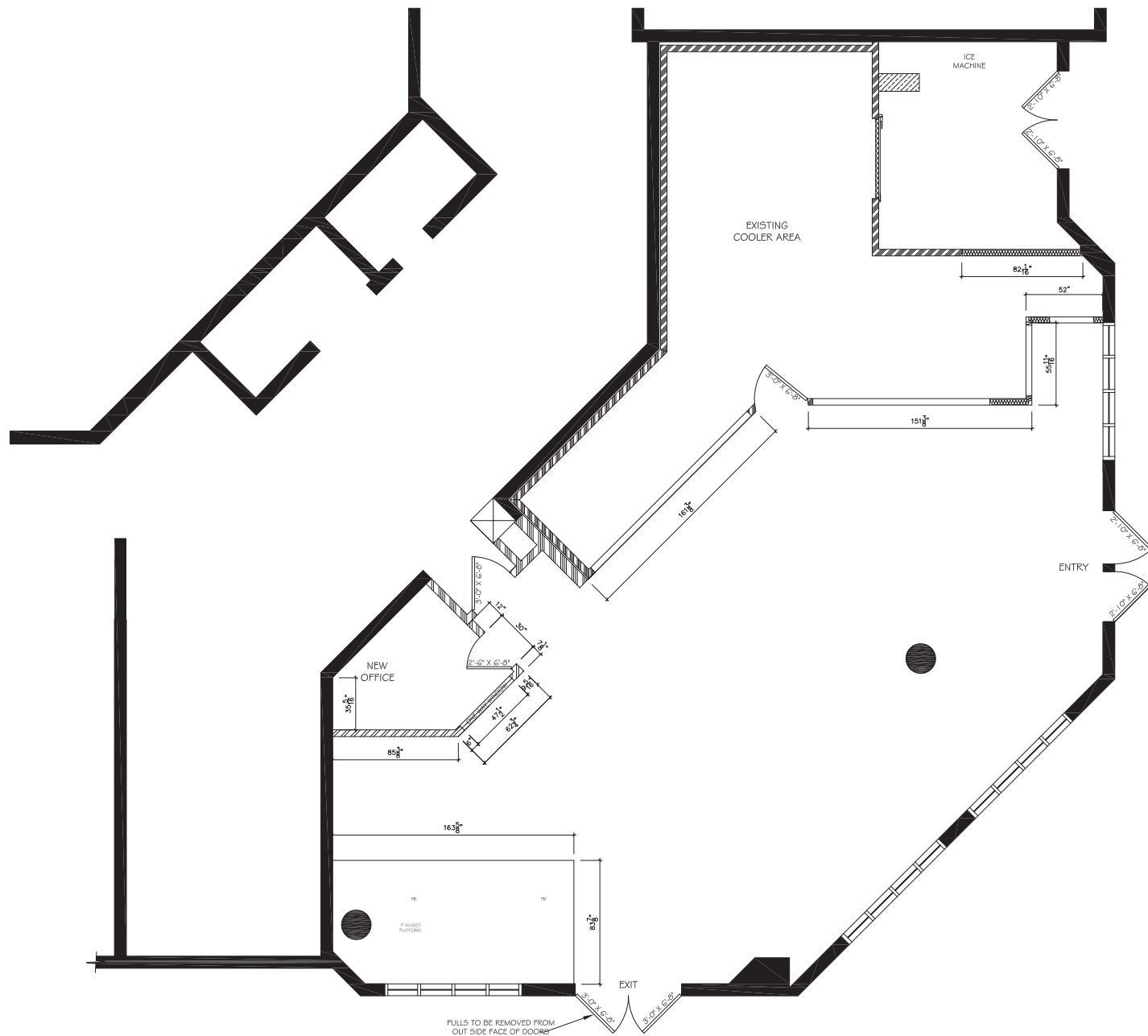
SCALE: 1/16" = 1' - 0"

BLACKCOMB LIQUOR
STORE 1-4573 CHATEAU
AVE. BOULEVARD
WHISTLER, BC, V0N 1B4

SITE PLAN

JOB NO: 5500
DRAWN: CS
CHECKED: N/A
DATE: AUG 2013

REV: 00
JB.0.1



CONSTRUCTION PLAN

JAMES BAROILE CONSULTING INC.

Specializing In Pubs
Restaurants & Liquor Stores

15123 88A Avenue, Surrey, BC V3R 9V1
Ph: 604.781.1477
email: james@jbaroileinc.com
webpage: www.jbaroileinc.com

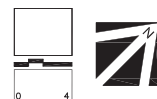
WALL LEGEND:

- DENOTES EXISTING SERVING WALL
- DENOTES EXISTING EXTERIOR WALL
- DENOTES COOLER WALL
- DENOTES WALLS TO BE REMOVED
- DENOTES NEW WALL
 - SHOWN & 20" WIDE STEEL STUDS
 - SPACED @ 16" O.C.
 - 1/2" GIB ON BOTH SIDES

6. "	+
5. "	+
4. "	+
3. "	+
2. "	+
1. "	+
0. "	+

ISSUED FOR BUILDING PERMIT

SCALE: 3/8" = 1' = 0"



BLACKCOMB LIQUOR
STORE 1-4573 CHATEAU
AVE. BOULEVARD
WHISTLER, BC, V0N 1B4

CONSTRUCTION PLAN

JOB NO: 5500
DRAWN: CS
CHECKED: N/A

DATE: AUG 2013

REV: 00

JB.1.1



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-041

FROM: Resort Experience

FILE: LLR 1203

SUBJECT: LLR 1203 - FITZSIMMONS PUB RELOCATION AND CAPACITY INCREASE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council pass the resolution attached as Appendix “A” to Administrative Report No. 14-041 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Fitzsimmons Pub for a Structural Change to Liquor Primary Licence No. 147386 to relocate the establishment from Unit #1A of Strata Lot 102 to Unit #3 of Strata Lot 101 both within the Glacier Lodge and to increase the occupant load from 20 persons to 42 persons.

REFERENCES

Applicant: 380445 B.C. Ltd., Glacier Lodge Hotel (Fitzsimmons Pub)
Location: #3 – 4573 Chateau Blvd.

Appendices:

- “A” – RMOW Resolution – Structural Change to a Liquor Primary Licence
- “B” – Location Plan
- “C” – Letter from Michael Kompass dated September 7, 2014
- “D” – Fitzsimmons Pub Occupant Load Stamped Plan
- “E” – Minutes of December 4, 2014 LLAC Meeting (relevant excerpts)

PURPOSE OF REPORT

This report presents a recommendation for Council’s consideration of an application from the Fitzsimmons Pub for a structural change to a liquor primary licence to relocate the establishment to another unit in the same building and to increase the capacity. For such an amendment to a liquor primary licence the provincial Liquor Control and Licensing Branch (LCLB) requires local government comment in the form of a resolution from Council regarding the suitability of the licence change and specifically addressing the potential for noise, the impact on the community and the views of residents. The proposed resolution in favour of the application, including the rationale for support in the prescribed form, is attached as Appendix “A”.

DISCUSSION

Current Fitzsimmons Pub

The Fitzsimmons Pub is currently located in Unit #1A of Strata Lot 1 in the Glacier Lodge in the Upper Village at 4573 Chateau Boulevard (shown on Appendix “B”) and operates with liquor primary licence No. 147386. The current interior licenced capacity is 20 persons, and there is no patio. The hours of liquor service are 11 a.m. to 1 a.m. Monday through Saturday and 11 a.m. to midnight on Sunday. Currently, the pub is located adjacent to and in the same strata lot as the

Blackcomb Liquor Store, which has submitted a re-zoning application to expand into the space occupied by the pub.

Relocated Fitzsimmons Pub

The establishment is applying to move from Unit #1A to Unit #3 in Glacier Lodge, a move of approximately 25 metres. In conjunction with the move the pub is applying to increase its licensed capacity to make full use of the new space. The occupant load (capacity) would increase from its current 20 persons to a proposed occupant load in its new location of 42 persons, as permitted by municipal policy for the area to be licensed. The hours of liquor service would not change. The applicant letter of Appendix "C" explains that the larger capacity would increase hospitality service in the Upper Village area and would be able to accommodate guests who otherwise may have been turned away. The proposed floor plan is shown on the occupant load stamped plan of Appendix "D".

LCLB Review Process

The pub has submitted an application to the LCLB for a structural change to a liquor primary licence to relocate within the same building and to increase its physical size and capacity. For this type of application the LCLB requires comment from local government in the form of a resolution from municipal Council. That resolution must address the potential for noise, the impact on the community, the views of the residents and a recommendation as to whether the licence amendment should be approved.

Municipal Review Process

For this type of application Council Policy G-17 *Municipal Liquor Licensing Policy* specifies a public advertising period, a good standing review, a Liquor Licence Advisory Committee (LLAC) referral/report/recommendation, a staff report to Council and a Council resolution to the LCLB in a prescribed format. Also part of the municipal review is a referral of the proposed floor plan drawing of the establishment for building code compliance and a determination of occupant load.

A summary of the applicant's proposal was referred by e-mail to LLAC members on October 28, 2014 and members were asked to provide their initial comments on the application. The comments received were positive, citing improved customer service in the Upper Village and no problems anticipated.

Current Good Standing Status

In order for the Municipality to give consideration to an application requesting a permanent change to a licence the applicant must be in "Good Standing" with respect to the compliance and enforcement history of the establishment. The application was referred to the LCLB inspector, the Whistler Detachment of the RCMP, the Whistler Fire Rescue Service and the RMOW Building and Bylaws Departments. Each was asked to provide a written list of any contraventions and their disposition for the 12-month period preceding the date of the application and any other comments considered to be relevant. There were no compliance issues identified, so the applicant is considered to be in Good Standing.

Liquor Licence Advisory Committee (LLAC) Review Process

A summary of the applicant's proposal was referred by e-mail to LLAC members on October 28, 2014 and members were asked to provide their initial comments. Those comments were incorporated into a report to the LLAC, which was presented at the December 4, 2014 meeting of the committee. The report addressed the municipality's review criteria for proposed licence changes listed as follows: new or underserved demand; overall benefit to the community; minimal adverse impacts on the community including neighbouring uses, traffic, noise, safety, crowd control and

ability to police; and level of community support/opposition. The application addressed and was found to satisfy these criteria. A representative of the applicant then provided further rationale for the proposed licence change and addressed LLAC member questions about the application. (Relevant excerpts of the minutes of the LLAC meeting are attached herein as Appendix “E”.) The committee then passed the following motion:

That the Liquor Licence Advisory Committee supports the application from Fitzsimmons Pub to increase the liquor primary interior capacity from 20 persons in its current location to a capacity of 42 persons in its new location.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again	The small size of the Fitzsimmons Pub (40 patrons plus two staff) offers a unique hospitality experience in the Upper Village area. There are relatively few choices in the area for a small pub or lounge type experience. The expanded pub in the new location would be able to accommodate more patrons seeking its intimate atmosphere. The new space has been vacant for several years and the pub would add vitality to the area.
Economic	The Whistler economy provides opportunities for achieving competitive return on invested capital	The increased capacity would permit the establishment the opportunity to provide additional services and to operate their business within the limits of municipal and provincial policies.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution	The main concern of liquor primary licensed establishments is late night noise at dispersal time, especially when nearby accommodation units can be disturbed. If the application is approved there is not expected to be a significant increase in noise from the establishment. The Fitzsimmons Pub does not have history of noise or disturbances, and the proposed 22 person increase in capacity is unlikely to be a source of additional noise. The Good Neighbour Agreement commits the establishment to limit noise disturbances, to close doors and windows by 10 p.m. and to comply with the municipal Noise Control Bylaw No. 1660, 2004. The establishment has been determined to be in Good Standing with respect to its compliance history.

Health & Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health	Any new liquor service area has the potential for over-service and/or excessive consumption. The Fitzsimmons Pub has signed a Good Neighbour Agreement that commits it to procedures and training to avoid potentially adverse effects of their products and services.
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OTHER POLICY CONSIDERATIONS

Under policies developed and supported by the Liquor Licence Advisory Committee and in Council Policy G-17 a structural change to add a new licensed area to a liquor primary licence specifies a public advertising period, a good standing review, a LLAC referral/report/recommendation, a staff report to Council and a Council resolution to the LCLB in a prescribed format.

COMMUNITY ENGAGEMENT AND CONSULTATION

In conformance with municipal policy the applicant advertised the proposed permanent change to Fitzsimmons Pub liquor primary licence in the October 30, November 6, 13, 20 and 27, 2014 editions of Pique Newsmagazine, and posted a sign at the establishment (commencing October 30, 2014) in order to provide opportunity for public comment. The advertisements and sign requested that any comments be provided in writing to municipal staff on or before November 29, 2014. No comments were received.

SUMMARY

This report presents an application from the Fitzsimmons Pub for a structural change to a liquor primary licence to relocate the establishment to another unit in the same building and to increase the capacity. The report also provides a resolution in support of the application for Council's consideration that addresses criteria specified by the LCLB. The resolution is a result of the application of municipal policy and consultation with the community.

Respectfully submitted,

Frank Savage
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

General Manager,
Liquor Control and Licensing Branch

RE: Application for a Structural Change to a Liquor Primary Licence to relocate the establishment to another unit within the same building and to increase the interior occupant load from 20 to 42 persons as an amendment to Fitzsimmons Pub liquor primary licence No. 182897.

At the Council meeting held on December 16, 2014 the Council passed the following resolution with respect to the application for the above named amendment:

“Be it resolved that:

1. The Council recommends the amendment to the licence for the following reasons:
The proposed licensing will provide for improved customer service for both visitors and residents and will not have any significant negative impacts on the resort community. The applicant has entered into a Good Neighbour Agreement and Noise Mitigation Plan with the Municipality.
2. The Council's comments on the prescribed considerations are as follows:
 - (a) The potential for noise if the application is approved:
If the application is approved there is not expected to be a significant increase in noise from the establishment. The Fitzsimmons Pub does not have history of noise or disturbances, and the proposed increase in interior capacity is unlikely to be a source of additional noise. The establishment is subject to the provisions of the *RMOW Noise Control Bylaw No. 1660, 2004*. The Good Neighbour Agreement commits the establishment to limit noise disturbances, to close doors and windows by 10 p.m. and to comply with the municipal Noise Control Bylaw.
 - (b) The impact on the community if the application is approved:
If the application is approved the impact on the community will likely, on balance, be positive by meeting the service expectations of both visitors and residents. The small size of the Fitzsimmons Pub (40 patrons plus two staff) offers a unique hospitality experience in the Upper Village area. There are relatively few choices in the area for a small pub or lounge type experience. The expanded pub in the new location will be able to accommodate more patrons seeking its intimate atmosphere. The new space has been vacant for several years and the pub will add vitality to the area. Negative impacts on the community are not anticipated as a result of the requested change to the licence.
 - (c) The views of residents:
Council believes that residents are in favour of the application and that residents are not opposed to the application. The method used to gather the views of residents was placement of an information sign at the front of the establishment (commencing October 30, 2014) and advertisements in the October 30, November 6, 13, 20 and 27, 2014 editions of *Pique Newsmagazine*. No comments were received. Further, the municipal Liquor Licence Advisory Committee, comprising various community representatives, voted to support the application.”

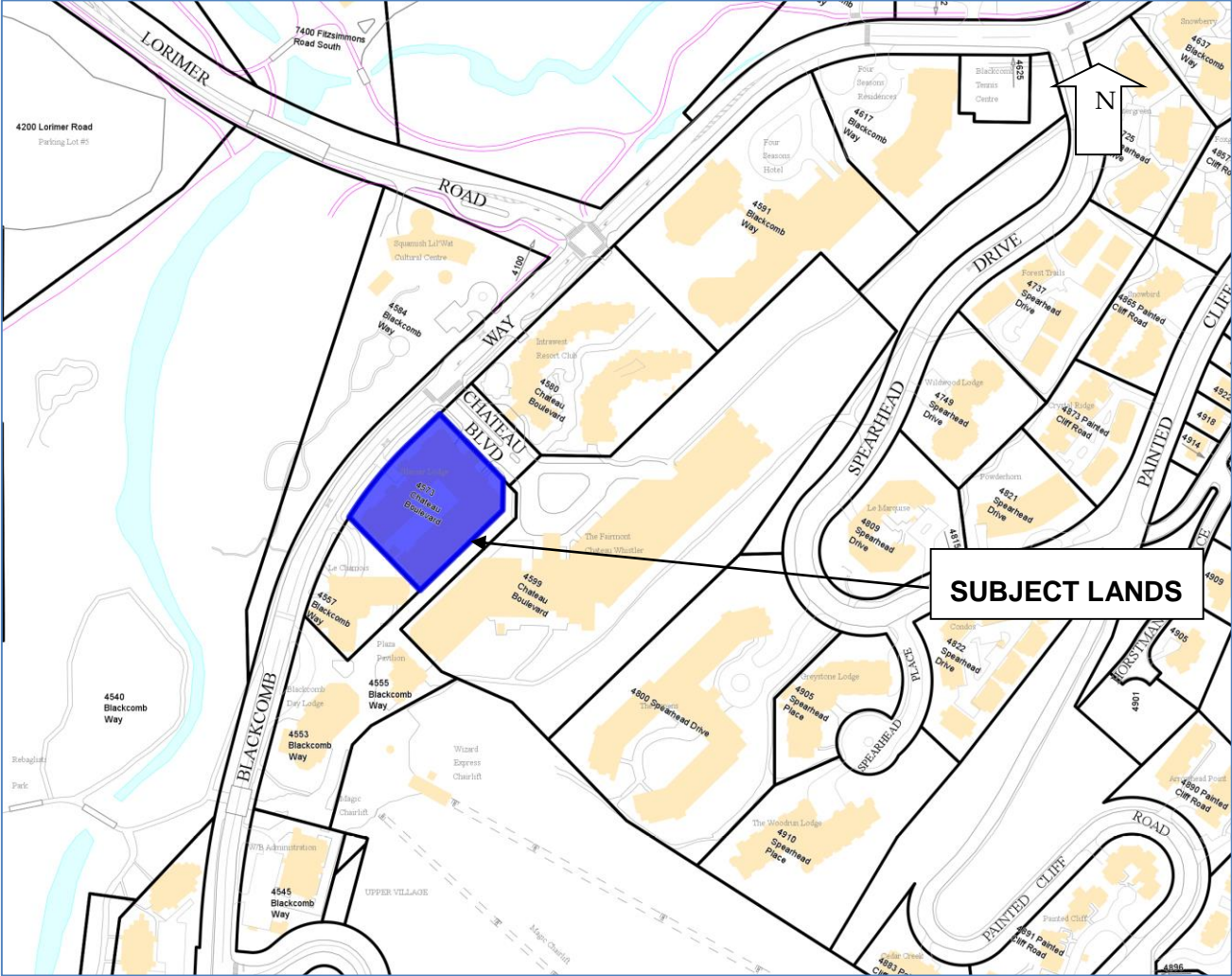
The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the Council of the Resort Municipality of Whistler on December 16, 2014.

Sincerely,

Shannon Story
CORPORATE OFFICER
Resort Municipality of Whistler

APPENDIX B

LOCATION PLAN – FITZSIMMONS PUB



THE BLACKCOMB LIQUOR STORE

Whistler, B.C.

September 7, 2014.

To Mayor and Council of Whistler,

I am writing to express our intent in applying for an expansion of our Liquor Primary establishment, The Fitzsimmons Pub, inside the Glacier Lodge. We have been operating in the Upper Village for over 20 years, and we are working toward our goal of no longer being "Canada's Smallest Pub". As small business operators we would like to transition from the unit in the Glacier Lodge that we currently occupy with the Blackcomb Liquor Store, and move into the vacant unit in the Glacier Lodge. In our opinion this will allow for a wide variety of improvements including:

- Growing our capacity from 20 patrons to 40 patrons.
- Allowing the growth of long-time family operated small business.
- Creating a minimum of 2 new jobs.
- Increased hospitality service in the Upper Village neighbourhood as we move from a 'beer hall' style to a mountainside lounge concept.
- Increasing happiness as we are far more able to accommodate guests that otherwise may well have been turned away.
- Continue to offer a vibrant and welcoming atmosphere in the Upper Village.
- Make use of a space that has been sitting vacant for 6 years, providing a viable tenancy, and improving the appearance and attraction of the commercial sector.
- Opening up the space we previously occupied, in conjunction with the Blackcomb Liquor Store renovating, to effectively utilize the whole unit.
- The further fostering of local BC craft beer culture as we continue the exclusively local craft focus draught beer concept we began 8 years ago.
- Offer an outstanding hospitality experience to both locals and tourist visitors alike.
- Continue to support local artists and photographers with our 'gallery walls' concept.
- Continued support of community interest groups: Whistler Wine Club, Slo-Pitch, Rugby, Whistler Farmers' Market, Whistler Rotary, Whistler Food Bank and more.

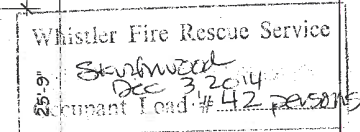
Thank you for your attention to this matter, and I would be more than happy to discuss this in greater detail at any time.

Sincerely,



Michael Kompass
Owner & Sommelier
Kompass Merchantry Ltd.

KOMPASS MERCHANTRY LTD.
Blackcomb Liquor Store
The Fitzsimmons Pub
1-4573 Chateau Blvd, Whistler B.C. Canada V0N 1B4
www.blackcombliquorstore.com



FITZSIMMONS PUB
#3-4573 CHATEAU BLVD, WHISTLER

RE: SDC-0
EECOP-8A E/M/UL
COMMITTEE PERIOD TO:
THIS DRAWING AND DESIGN ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE ARCHITECT'S
CC PROJECTS
LEITH ANDERSON ARCHITECTURE 1017 EIGHTH AVE. WEST - SUITE 601 - ST. LOUIS MISSOURI 63101-4900 TEL: 314-526-5853
DRAWING TITLE: GROUND FLOOR PLAN
DRAWN BY: TOS CHECKED BY: JAH
SCALE: AS SHOWN SPEED NO.
DATE: AUGUST 21, 2014 AOI

1 GROUND FLOOR PLAN
1/4" = 1'-0"

Minutes of December 4, 2014 LLAC Meeting (Relevant Excerpts)

File No. LLR1203 Fitzsimmons Pub Relocation and Capacity Increase

Frank Savage presented on the Fitzsimmons Pub application and advised of the following:

- The Fitzsimmons Pub is applying for a structural change to a liquor primary licence to relocate from its current location in the Glacier Lodge to an existing unit in the same building. Relocating would increase the liquor license capacity to 42 persons from the current capacity 20 persons.
- The relocation is necessary because the Blackcomb Liquor Store is in a re-zoning process to expand into the current pub space. The new unit is a couple of doors down in the Glacier Lodge.
- The current hours of liquor service are 11 a.m. to 1 a.m. Monday through Saturday and 11 a.m. to midnight on Sunday. These would remain unchanged in the new location
- Local community input: applicant posted an ad in consecutive editions of Pique Newsmagazine and a sign was posted for at the site for 30 days, with comments due by November 29. No comments were received.
- Good Standing review was referred to LCLB, RCMP, Fire department, Building department and Bylaw department. No compliance issues were identified, so the Fitzsimmons Pub is deemed to be in Good Standing.
- Analysis of LLAC review criteria: The capacity increase will benefit the community, including residents and visitors. Not likely to be parking issues, traffic impacts or policing/crowd control concerns. As for potential noise impacts, the establishment in its existing location has not been a problem for the community, and it is not likely the additional 22 person capacity increase will be a source of additional noise.

Michael Kompass, owner/operator of the Fitzsimmons Pub and Blackcomb Liquor Store elaborated on the application and benefits of the pub relocation

- The increasing to a capacity of 42 persons from its current small capacity of 20 will allow for financial growth of the locally owned business.
- Guest experience will benefit by not having to turn away groups of patrons. The expanded business will better satisfy the market demand for an après ski lounge atmosphere.
- The relocation of the pub will permit the Blackcomb Liquor Store to expand and meet demand.

LLAC Member Questions and Comments

- Q: How will the change affect the Upper Village? A: The changes will add life to the commercial area along the Upper Village stroll and support a small local business
- Q: How will staffing be affected by the change? A: Plan one additional staff person to supplement the current two staff with overlapping shifts. If there are any challenge then staffing will be increased.
- Q: What is the food program for the pub? Q: Catering has been used in the past, a cold food menu is offered at the moment and the Fitzsimmons pub is in discussion with the landlord to use the kitchen at the former Ciao Thyme establishment next door. The LCLB liquor inspector clarified that food service is not an LCLB requirement of the liquor primary licence.
- Q: How will noise impacts on the accommodation unit above be managed? A: Live music was discontinued two years ago after noise complaints were received; no issues since. There is a concrete floor on the second level and insulation will be installed in the pub

ceiling space to provide a further sound barrier. Signs will be posted at the door to advise guests to keep the noise down when leaving the pub.

- Q: Will there be a patio? A: Currently there is no plan for a patio, but may investigate in future.
- Q: Does the liquor store size increase come to LLAC? Q: No, it goes to Council through the rezoning process.
- Q: Has parking space been considered? A: There are a number of parking options in the area, but only a small number of spaces assigned to the liquor store and pub. Many customers walk from accommodation units.

There were no further comments or questions from LLAC members.

Moved by Brenton Smith
Seconded Sheila Kirkwood

That the Liquor License Advisory Committee supports the application from Fitzsimmons Pub to increase the liquor primary interior capacity from 20 persons in its current location to a capacity of 42 persons in its new location.

CARRIED.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-042

FROM: Resort Experience

FILE: LLR 1208

SUBJECT: LLR 1208 - LISTEL HOTEL (BEARFOOT BISTRO) ICE ROOM EXPANSION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council pass the resolution attached as Appendix “A” to Administrative Report No. 14-042 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Listel Whistler Hotel (Bearfoot Bistro) for a Structural Change to Liquor Primary Licence No. 115993 to expand the Champagne Lounge area Vodka Ice Room with no increase in occupant load.

REFERENCES

Applicant: Listel Whistler Hotel (Bearfoot Bistro)
Location: 4121 Village Green

Appendices:

- “A” – RMOW Resolution – Structural Change to a Liquor Primary Licence
- “B” – Location Plan
- “C” – Bearfoot Bistro Ice Room Expansion Occupant Load Stamped Plan
- “D” – Bearfoot Bistro letter dated October 23, 2014

PURPOSE OF REPORT

This report presents a recommendation for Council’s consideration of an application from the Listel Whistler Hotel for a structural change to a liquor primary licence to increase the physical size of the Champagne Lounge area Vodka Ice Room with no increase in occupant load (capacity). For such an amendment to a liquor primary licence the provincial Liquor Control and Licensing Branch (LCLB) requires local government comment in the form of a resolution from Council regarding the suitability of the licence change and specifically addressing the potential for noise, the impact on the community and the views of residents. The proposed resolution in favour of the application, including the rationale for support in the prescribed form, is attached as Appendix “A”.

DISCUSSION

Current Listel Whistler Hotel (Bearfoot Bistro) Liquor Licences

The Listel Whistler Hotel is located at 4121 Village Green in Whistler Village (shown on Appendix “B”) and provides liquor service with food primary licence No. 116358 and liquor primary licence No. 115993. The food primary area includes the renowned Bearfoot Bistro restaurant and two licenced meeting rooms, and the hours of liquor service are 9 a.m. to 1 a.m. daily. The liquor primary licence includes the Champagne Lounge, a wine cellar, an outdoor patio and the Vodka Ice Room, and the liquor primary hours of liquor service are 11 a.m. to 1 a.m. daily. See Appendix “C” for an occupant load stamped plan showing the licenced areas.

The Vodka Ice Room was added to a corner of the Champagne Lounge in 2010. The ice room is a much publicized feature of the Bearfoot Bistro and receives high profile media attention. It is kept at -32 °C, and guests are equipped with parkas and escorted by staff into the room for a short period of time for vodka tastings. During the tasting, guests take photos and videos of their experience to share with friends and families.

Proposed Ice Room Expansion to Liquor Primary Licence

The Bearfoot Bistro proposes to expand the Vodka Ice Room by 4.5 m² to a total of 14.1 m² and add a new entrance from the hotel lobby, but would not change the Champagne Lounge and ice room area capacity of 70 persons. The applicant has stated that the high demand for the ice room experience has resulted in long wait times and guests missing the experience. The only entrance has been through the Champagne Lounge, which can be an inconvenience for lounge patrons. The proposed larger size ice room would reduce wait times by accommodating more guests at one time, and the separate entrance from the hotel lobby would provide more convenient access to the room. For a further explanation see applicant letter of Appendix "D".

As noted above this application would not increase the total person capacity of the Champagne Lounge and Vodka Ice Room beyond the current 70 persons (patrons plus staff).

LCLB Review Process

The Listel Whistler Hotel has submitted an application to the LCLB for a structural change to a liquor primary licence to increase the size of the Vodka Ice Room with no increase in occupant load. For this type of application the LCLB requires comment from local government in the form of a resolution from municipal Council. That resolution must address the potential for noise, the impact on the community, the views of the residents and a recommendation as to whether the licence amendment should be approved.

Municipal Review Process

For this type of application Council Policy G-17 *Municipal Liquor Licensing Policy* specifies a public advertising period, a good standing review, a referral to Liquor Licence Advisory Committee (LLAC) members for comment, a staff report to Council and a Council resolution to the LCLB in a prescribed format. Also part of the municipal review is a referral of the proposed floor plan drawing of the establishment for building code compliance and a determination of occupant load.

A summary of the applicant's proposal was referred by e-mail to LLAC members on November 12, 2014, and members were asked to provide their comments on the application. The comments received were positive, noting the unique offering of the ice room and citing improved experience and convenience for the target market of customers. No objections were raised by LLAC members who provided comment on the application.

Current Good Standing Status

In order for the Municipality to give consideration to an application requesting a permanent change to a licence the applicant must be in "Good Standing" with respect to the compliance and enforcement history of the establishment. The application was referred to the LCLB inspector, the Whistler Detachment of the RCMP, the Whistler Fire Rescue Service and the RMOW Building and Bylaws Departments. Each was asked to provide a written list of any contraventions and their disposition for the 12-month period preceding the date of the application and any other comments considered to be relevant. There were no compliance issues identified, so the applicant is considered to be in Good Standing.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again	The Bearfoot Bistro Vodka Ice Room is a much publicized feature of the Bearfoot Bistro, is unique to the resort community and receives high profile media attention. The expanded ice room would permit more resort guests and residents to enjoy the vodka tasting experience, with less waiting time to visit the room.
Economic	The Whistler economy provides opportunities for achieving competitive return on invested capital	The investment to expand the ice room and construct a new entrance would provide the establishment with the opportunity to serve additional customers and increase their media exposure.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution	The main concern of liquor primary licensed establishments is late night noise at dispersal time, especially when nearby accommodation units can be disturbed. If the application is approved there is not expected to be a significant increase in noise from the establishment. The Bearfoot Bistro does not have history of noise or disturbances, and there is no increase in capacity associated with this application. The Good Neighbour Agreement commits the establishment to limit noise disturbances, to close doors and windows by 10 p.m. and to comply with the municipal Noise Control Bylaw No. 1660, 2004. The establishment has been determined to be in Good Standing with respect to its compliance history.
Health & Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health	Any expanded liquor service area has the potential for over-service and/or excessive consumption. The Bearfoot Bistro has signed a Good Neighbour Agreement that commits it to procedures and training to avoid potentially adverse effects of their products and services.

OTHER POLICY CONSIDERATIONS

Under policies developed and supported by the Liquor Licence Advisory Committee and in Council Policy G-17 a miscellaneous structural alteration to a liquor primary licence with no increase in occupant load specifies a public advertising period, a good standing review, a LLAC referral for comment, a staff report to Council and a Council resolution to the LCLB in a prescribed format. For this type of application Council Policy G-17 requires a referral to the LLAC for a two-week comment period, but there is no formal report to or recommendation from the committee.

COMMUNITY ENGAGEMENT AND CONSULTATION

In conformance with municipal policy the applicant advertised the proposed permanent change to the Listel Whistler Hotel liquor primary licence in the November 13 and 20, 2014 editions of Pique Newsmagazine, and posted a sign at the establishment (commencing November 13, 2014) in order to provide opportunity for public comment. The advertisements and sign requested that any comments be provided in writing to municipal staff on or before December 13, 2014. No comments have been received to date; any comments received by the deadline will be brought to the attention of Council.

SUMMARY

This report presents an application from the Listel Whistler Hotel for a structural change to a liquor primary licence to increase the physical size of the Champagne Lounge area Vodka Ice Room with no increase in occupant load. The report also provides a resolution in support of the application for Council's consideration that addresses criteria specified by the LCLB. The resolution is a result of the application of municipal policy and consultation with the community.

Respectfully submitted,

Frank Savage
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

General Manager,
Liquor Control and Licensing Branch

RE: Application for a Structural Change to a Liquor Primary Licence to expand the Champagne Lounge area Vodka Ice Room with no increase in occupant load as an amendment to Listel Whistler Hotel (Bearfoot Bistro) liquor primary licence No. 115993.

At the Council meeting held on December 16, 2014 the Council passed the following resolution with respect to the application for the above named amendment:

“Be it resolved that:

1. The Council recommends the amendment to the licence for the following reasons:
The proposed licensing will provide for improved customer service for both visitors and residents and will not have any significant negative impacts on the resort community.
The applicant has entered into a Good Neighbour Agreement and Noise Mitigation Plan with the Municipality.
2. The Council's comments on the prescribed considerations are as follows:
 - (a) The potential for noise if the application is approved:
If the application is approved there is not expected to be a significant increase in noise from the establishment. The Listel Whistler Hotel does not have history of noise or disturbances, and there is no increase in occupant load associated with this application. The establishment is subject to the provisions of the RMOW *Noise Control Bylaw No. 1660, 2004*. The Good Neighbour Agreement commits the establishment to limit noise disturbances, to close doors and windows by 10 p.m. and to comply with the municipal Noise Control Bylaw.
 - (b) The impact on the community if the application is approved:
If the application is approved the impact on the community will likely, on balance, be positive by meeting the service expectations of both visitors and residents. The Vodka Ice Room is a unique offering for customers of the Bearfoot Bistro and for the Whistler resort community. The expanded ice room and new entrance will provide for improved experience and convenience for the target market of customers. Negative impacts on the community are not anticipated as a result of the requested change to the licence.
 - (c) The views of residents:
Council believes that residents are in favour of the application and that residents are not opposed to the application. The method used to gather the views of residents was placement of an information sign at the front of the establishment (commencing November 13, 2014) and advertisements in the November 13 and 20, 2014 editions of *Pique* Newsmagazine. No comments were received. Further, the municipal Liquor Licence Advisory Committee, comprising various community representatives, provided comments in support of the application.”

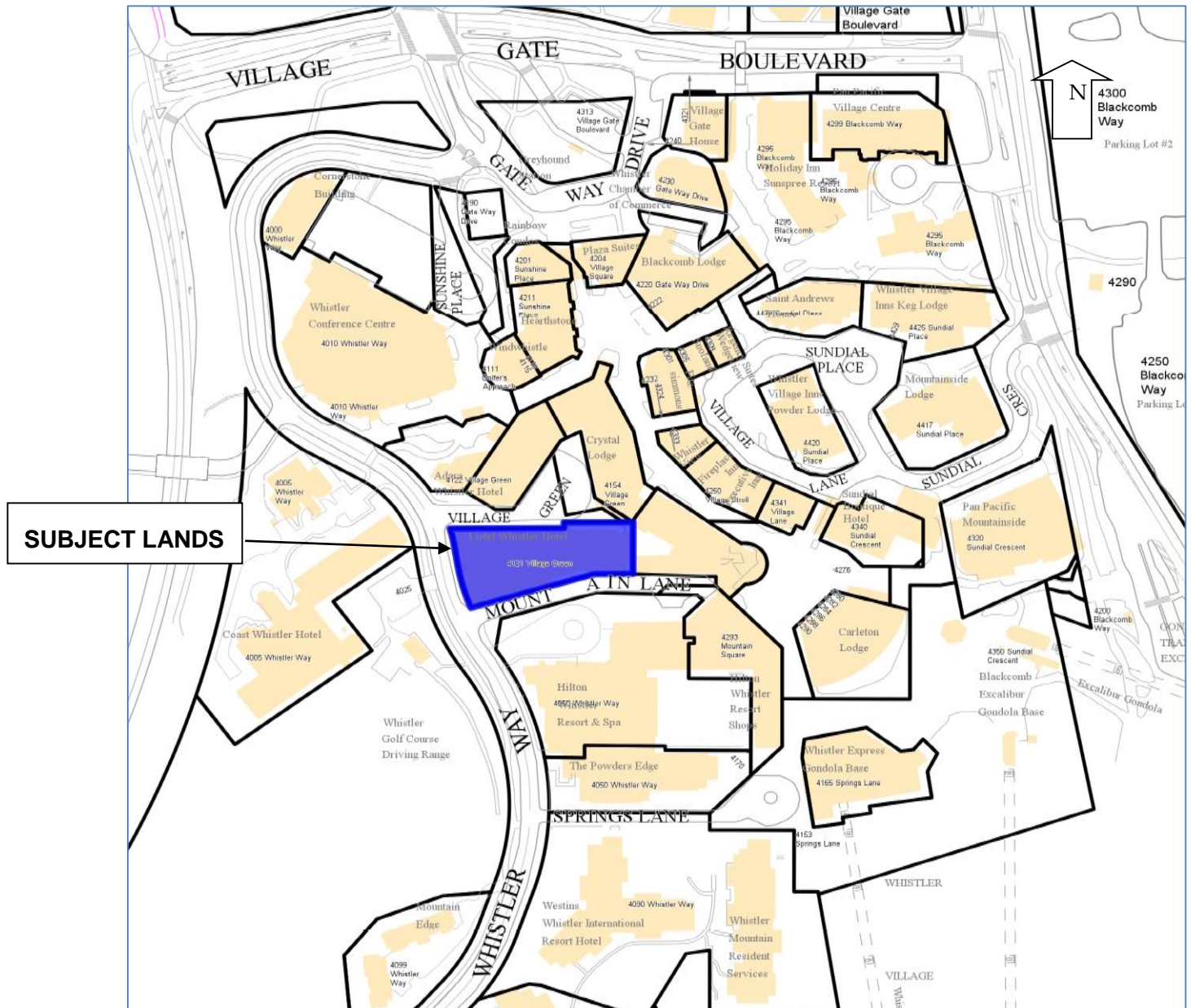
The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the Council of the Resort Municipality of Whistler on December 16, 2014.

Sincerely,

Shannon Story
CORPORATE OFFICER
Resort Municipality of Whistler

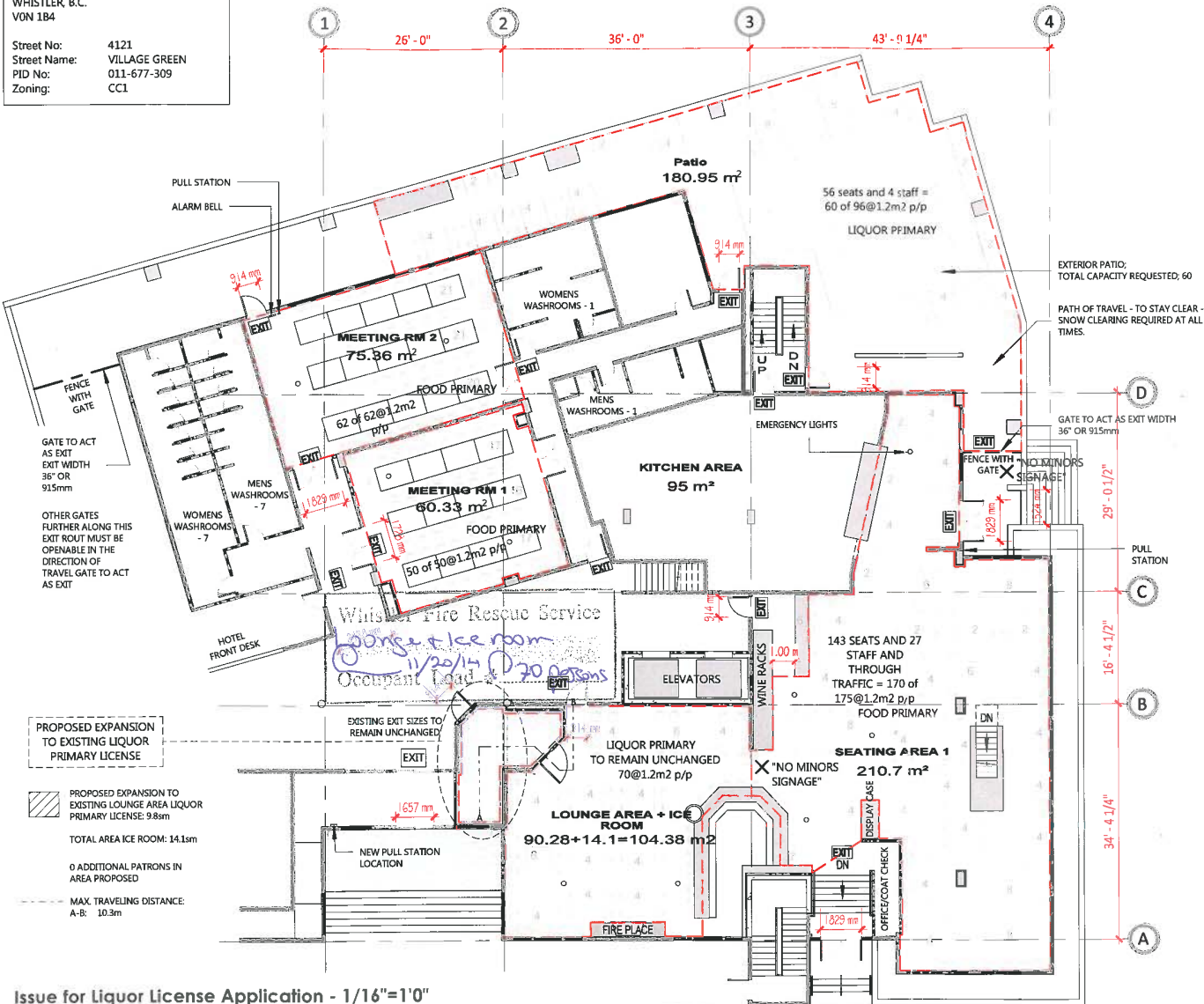
APPENDIX B

LOCATION PLAN – LISTEL HOTEL (BEARFOOT BISTRO)



THE LISTEL HOTEL - BEARFOOT BISTRO
4121 VILLAGE GREEN
WHISTLER, B.C.
VON 1B4

Street No: 4121
Street Name: VILLAGE GREEN
PID No: 011-677-309
Zoning: CC1



DVAD inc.

PO BOX 794 Whistler
British Columbia, CA VON1B0
info@dvad.org www.dvad.org
p.604 962 1177 f.604 962 1178



20 OCT 2014

BEARFOOT BISTRO -ICE ROOM EXPANSION



October 23rd, 2014

Resort Experience Department
THE RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, BC
V0N 1B4

The Listel Whistler Hotel, dba Bearfoot Bistro, is pursuing the permanent expansion of the Liquor Primary by 14.1 square meters with no addition to the occupant load.

The need for this license request is to expand the current size of the Vodka Ice Room in the Champagne Lounge area of the Bearfoot Bistro. An expansion to the Ice Room will allow us to better accommodate our lounge and dining patrons who wish to visit this area of our facility which currently incurs high demand throughout the year and long waiting period when the Bearfoot Bistro is busy. On many occasions, the demand for the vodka room experience is such that many guests walk away because we are not able to accommodate them in a timely manner due to the waiting time. On weekends, the wait is normally 1.25 hour.

The Vodka Room first opened in February 2010 for the Winter Olympics, and quickly became an experience not to be missed when visiting Whistler resort. We are proud to say that the Bearfoot Bistro vodka room is the coldest vodka tasting room worldwide. Canada Goose and Belvedere Vodka have been founding partners of the vodka room since its inception.

The customer base being served are those patrons of the Bearfoot Bistro, a world-renowned food and beverage establishment recognized as one of the top dining experiences in North America. The customers are well-respectable affluent visitors of Whistler, paying premium pricing for a first-class dining experience.

The benefit to the community will be providing capacity for additional leisure travellers to visit a one-of-a-kind experience during their time in Whistler, further adding to their positive vacation time in Whistler. The uniqueness of the Ice Room draws many guests of Whistler, and is consistently visited by various international media and other guests of Tourism Whistler and Whistler Blackcomb. As an integral part of the Bearfoot Bistro dining experience, the vodka room consistently gets media exposure and is always mentioned in all restaurant reviews. The ice environment and the high quality outerwear provided create a desire for patrons to post and share photos of their visit to the Ice Room on social media platforms. This expansion will allow us to better accommodate these visits.

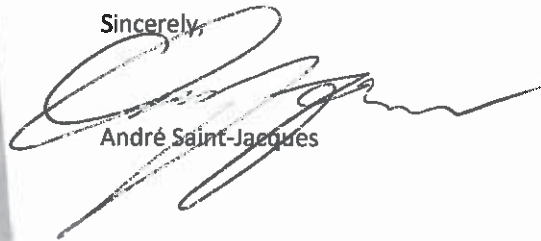
The Bearfoot Bistro has been in operations with its current leadership team for over 19 years and is recognized as a community leader, exceeding expectations of guests throughout that time. As well, the Bearfoot Bistro has brought much positive media exposure to the resort, further benefiting the community at an international level. Lastly, the Bearfoot Bistro has been a consistent supporter of the local community through



partnerships, fundraising, and donations with numerous events, including the recent SkyHigh dinner supporting the Whistler Blackcomb Foundation.

We believe there will be no adverse impacts to the Whistler community, and that this investment in a well-enjoyed Whistler experience will be positive to all.

Sincerely,



André Saint-Jacques



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-040

FROM: Resort Experience

FILE: LLR 128

SUBJECT: LLR 128 - CONFERENCE CENTRE EXTENSION OF HOURS FOR WHISTLER PRIDE AND SKI FESTIVAL EVENT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize hours of liquor sale to 4 a.m. on the night of Saturday, January 31, 2015 at the Whistler Conference Centre for a special Whistler Pride and Ski Festival event.

REFERENCES

Appendices:

“A” – Conference Centre 2015 Snowball event information

PURPOSE OF REPORT

Municipal policy requires Council approval for any sale of liquor past 2 a.m.. This report requests that Council authorize hours of liquor sale to 4 a.m. on the night of January 31/February 1, 2015 for the Snowball event at the Whistler Conference Centre, part of the annual Whistler Pride and Ski Festival (the new name for the WinterPride festival). Existing Council policy supports a WinterPride festival event at the Whistler Conference Centre with a 4 a.m. closing time for liquor service, subject to annual review, Council approval and plans approved by the Municipality for the mitigation of potential negative impacts.

DISCUSSION

Proposed Revolutions Event

Tourism Whistler's liquor primary licence No. 106769 at the Whistler Conference Centre permits hours of liquor sale from 11:30 a.m. to 1:30 a.m., Monday through Saturday and 11 a.m. to 1 a.m. on Sunday. TW has applied to the Municipality and to the Liquor Control and Licensing Branch (LCLB) for a temporary extension of hours of liquor sale until 4 a.m. on the night of Saturday, January 31, 2015. The Snowball event will have approximately 1,200 guests for the final event of the January 24 to February 1, 2015 Whistler Pride and Ski Festival. This is the 23rd annual Gay & Lesbian Ski/Snowboard Week, a festival that attracts visitors to the resort from across North America and internationally.

Tourism Whistler's application states that the festival second weekend dance events at the Conference Centre, anchored by the Snowball event, bring an additional 1,000+ room nights to the resort over and above the week-long festival events. The applicant's event information of Appendix “A” describes the benefits of the proposed extension of hours and the measures proposed to manage potential negative impacts.

Noise Mitigation

Noise from the Snowball event and from dispersing attendees is not likely to be a problem for the following reasons:

- Noise from the event itself will be substantially confined to the Conference Centre and should not be objectionable outside of the building.
- Attendees will be advised by signage at the exit doors and in the washrooms to be respectful of accommodation units in the Village.
- Exiting attendees will be reminded by event and security staff to encourage quiet and respect.
- Event organizers will communicate with taxi companies as taxis are needed and advise them to pick up passengers at the surface parking lot.
- With the late closing time attendees tend to leave the event throughout the evening instead of all at the same time. Most event attendees stay at nearby hotels and disperse quickly and quietly after the event.
- WinterPride festival attendees are mature (age 35-55) and respectful of the resort and each other.
- The event organizers are also exploring the possibility of providing guests with an early breakfast event at a nearby restaurant. This was done for previous events and provided guests with a venue until regular bus service was available.
- Patrons leaving after 3 a.m. will not likely interact with those leaving nightclubs, which end liquor sales at 2 a.m.

The Snowball event has been conducted in past years without problems, and the 4 a.m. closing of liquor sale has the support of the Whistler Detachment of the RCMP.

The proposed measures should mitigate the potential for noise and disturbances from patrons leaving the event. Council has previously authorized 4 a.m. closing times at the Conference Centre for Winter Pride events (2009 – 2014) and for World Ski & Snowboard Festival events (2008 – 2014), and there were no negative impacts on the community.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Economic	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services	The Whistler Pride and Ski festival provides a unique combination of mountain recreation and innovative leisure activities, including the Snowball event.
Visitor Experience	Community members and organizations work collectively to ensure exceptional experiences that exceed visitor expectations	The Snowball event provides an opportunity for the food and beverage sector, local government and enforcement agencies to work together to enable memorable visitor experiences while maintaining order and respecting the rights of other residents and visitors.
Recreation & Leisure	Recreation and leisure is a core contributor to the Whistler economy	Snowball is the concluding event of the Whistler Pride and Ski Festival, an annual event that generates a large number of room nights and maintains Whistler's leadership in the gay and lesbian travel market.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution	Noise from patrons leaving an event serving alcoholic beverages can be disruptive to visitors staying in the Village. Event organizers are arranging taxi service to be available at the Conference Centre so that patrons will not have to walk through the Village to the taxi loop. The taxi line-up will be indoors. Patrons leaving after 4 a.m. will not likely interact with those leaving nightclubs, which close at 2 a.m. The Snowball event clientele have not been a problem in the past, and the RCMP support the late closure for the event.
Health & Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health	Any extended opportunity for the sale of alcohol has the potential for over-service. The applicant has signed a Good Neighbour Agreement that commits the establishment to procedures and training to avoid potentially adverse effects of their products and services. TW staff and managers are Serving It Right certified.

OTHER POLICY CONSIDERATIONS

Council policy on extended hours of liquor sale was established by the adoption of Business Regulation Amendment Bylaw (Licensed Premises) No. 1616, 2002. This regulation restricts the hours of liquor sale to between 9 a.m. and 2 a.m. except to the extent that Council may authorize extended hours for specified dates, either generally or in respect of individual premises specified in the authorizing resolution. This exception was included in the regulation as recommended by the municipal Liquor Licence Advisory Committee specifically to accommodate special dates, such as New Year's Eve, or special events that have a community-wide benefit.

Council Policy G-17 includes a policy on temporary extension of closing hours. The policy states, "The Municipality does not support extensions of closing hours for licensed establishments past 2 a.m., except for specific dates/events established by policy or for proposals that are determined by Council to generate extraordinary benefits to the resort community and do not have any unacceptable negative impacts on the community or the resort." One of the specific events/dates established by the policy is:

"WinterPride Festival event at the Whistler Conference Centre – permitted closing to 4 a.m. for a single weekend night event, subject to annual review, Council approval, plans approved by the Municipality for the mitigation of potential negative impacts and the applicant being in Good Standing."

The Snowball event satisfies these criteria and is appropriate for Council consideration.

The RMOW liquor licence application review process takes into consideration the compliance and enforcement history of the licensee and operator of the establishment. The Whistler Detachment of the RCMP has reviewed the applicant's compliance history and determined them to be in "Good Standing".

COMMUNITY ENGAGEMENT AND CONSULTATION

In accordance with Council Policy G-17, the request for extended hours has been referred to individual members of the municipal Liquor Licence Advisory Committee for their comment. (Under the LLAC process, the committee as a whole does not consider the application and there is no formal recommendation from the committee.) There were no concerns expressed by LLAC members.

SUMMARY

This report presents an application from Tourism Whistler for a temporary extension of hours of liquor sale until 4 a.m. on the night of Saturday, January 31, 2015 for the Snowball event as part of the Whistler Pride and Ski Festival. Staff recommends that Council approve the extension of hours of sale for the event.

Respectfully submitted,

Frank Savage
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

Excerpt from Council Policy G-17 Municipal Liquor Licensing Policy

C. Applicants for extensions of closing hours must complete the following:

1. Reason Extension of Hours Requested

Description of the event and why an extension of hours is requested
<p>Friday, Jan. 30th 9PM-2AM Whistler Conference Centre Furrocious Dance Party, approx. 500 male guests age 30-55 The WCC is the only venue space large enough to accommodate this type of party in a safe, welcoming environment.</p> <p>Saturday, Jan 31st 10PM-4AM Whistler Conference Centre Snowball Dance, approx. 1,200 guests Snowball is the final social / dance event of the week long festival that celebrates diversity.</p>
<input type="checkbox"/> Check here if an extension of licensed area is also proposed for the event. If so, applicants are encouraged to contact Whistler Fire Services in advance.

2. Benefits of Proposed Extension of Hours

Check all that apply	Benefit to Resort Community	Explanation for each boxed checked (quantify where possible)
<input checked="" type="checkbox"/>	Unique and critical benefit to a recognized festival /event	Specific dance/social theme for the LGBT community to celebrate diversity.
<input checked="" type="checkbox"/>	Incremental room nights generated	Weekend dance events brings an additional 1000+ Room Nights to the resort, over and above the weeklong festival guests.
<input checked="" type="checkbox"/>	Exceptional entertainment (live or other)	World class leading DJ's and special guest performances with exceptional visuals and lighting effects.
<input checked="" type="checkbox"/>	Positive media attention	Festival continues to showcase Whistler as a community that embraces diversity and has been able to drive additional business and employees year round.
<input checked="" type="checkbox"/>	Favourable audience demographic	Mature audience, average age 30-55, above average household incomes, respectful of the resort, property and each other. Polite, upon departure.
<input type="checkbox"/>	Corporate group	
<input checked="" type="checkbox"/>	Charitable benefit	Festival generates thousands of dollars to various LGBT and community charities including: QMUNITY, Vancouver Pride Society, Camp Mooniba - Canadian Paediatrics AIDS Society.
<input checked="" type="checkbox"/>	Benefit to multiple business sectors	Additional spend on activities such as spa, snowmobile, dog sled, ziptrek, dining, retail, ski/snowboard.

<input checked="" type="checkbox"/>	Other benefit to Resort Community (specify)	Helps to demonstrate the community's involvement in celebrating diversity.
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3. Mitigation/Management of Potential Negative Impacts of Proposed Extension of Hours

Potential Noise Impacts	Measures Proposed
Noise impacts on accommodation units from establishment – interior areas	Posters at exits and washrooms to remind guest to leave quietly, DJ at the close will remind verbally to depart quietly, security upon exit will remind guests to leave quietly. Host hotels (Hilton, Aava, Crystal Lodge) are centred around the Venue (Conference Centre) for short walk back to the accommodations; taxis on standby.
Noise impacts on accommodation units from establishment – patio	N/A
Noise impacts on accommodation units from dispersing patrons	Posters at exits and washrooms to remind guest to leave quietly, DJ at the close will remind verbally to depart quietly, security upon exit will remind guests to leave quietly. Host hotels (Aava, Hilton, Crystal Lodge) are centred around the Venue (Conference Centre) for short walk back to the accommodations; taxis on standby. - Have not had a negative report in the last 20+ years in running the event
Policing Resources	Measures Proposed
The RCMP may determine that additional policing resources are required if extended hours are approved. If so, do you agree to pay for the additional policing costs?	For the past 20+ years we have not had any significant disturbances or issues. Our guests are well behaved and respectful.
<input type="checkbox"/> Yes <input type="checkbox"/> No Have you contacted the RCMP regarding the need for additional policing resources for the proposed event?	
Late Night Transportation	Measures Proposed
Late night transportation services (transit and taxis) are limited. Explain the transportation measures you intend to take so that dispersing patrons do not cause unacceptable noise impacts on those staying in accommodation units.	Annually we work with the local taxi providers to be available to take our guests away if needed. Most of our accommodations are centred around the conference centre and therefore our guests tend to walk back to their accommodations. Having a 4AM closing time also allows our guests to leave a stagger times where the crowd will start to thin out in waves at 12-Midnight, 1AM, 2AM, 3AM and 4AM.
Other	Measures Proposed
In the box provided explain any other measures you propose to mitigate the potential negative impacts associated with an extension of hours	We will do the same as in previous years and work with some of our key partners to open up a breakfast service earlier for guests to unwind after a night out, work with local transportation providers to offer safe options to get home, remind our guests in our program guide, social media, posters and in-person to be respectful and quiet upon leaving our venue throughout the week.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-045

FROM: Resort Experience

FILE: RZ 1096

SUBJECT: RZ 1096 – 4341 VILLAGE LANE – CLOCKTOWER HOTEL REZONING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014';

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for 'CC1 Zone – Clocktower Hotel), No. 2070, 2014', and to advertise for same in the local newspaper; and further

That Council direct staff to advise the applicant that before consideration of adoption of 'CC1 Zone – Clocktower Hotel), No. 2070, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Owner commitment to undertaking the improvements as generally shown on the architectural drawings A0.0, 1.0, 1.1, 3.0, 3.1, prepared by Urban Design Group Architects Ltd., dated re-issued November, 27, 2014, as presented in Appendix "A", with final design details to be addressed through Development Permit approval; and
- b) Registration of an encroachment agreement on title of the subject property regulating proposed development encroaching on adjacent lands owned by the Resort Municipality of Whistler.

REFERENCES

Owners: Vacation Internationale, Inc. and Madison Development Corporation

Location: 4341 Village Lane, Whistler, BC

Legal Description: Strata Lots 1-16, District Lots 1902 and 3020 Strata Plan VR 883, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

Current Zoning: CC1 (Commercial Core One)

Appendices: 'A' Plans of Proposed Development

PURPOSE OF REPORT

Owners of the Clocktower Hotel have applied for a rezoning to amend the maximum permitted Gross Floor Area (GFA) of the property, to permit additional retail space to be enclosed at the front of the building with an increase of 16.84 square metres. The report recommends that Council consider giving first and second readings to Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014', and direct staff to schedule the public hearing.

DISCUSSION

Background

The Clocktower Hotel is an existing development located at 4341 Village Lane in Whistler Village (see Appendix A) with frontage on Village Lane, Brandywine Alley, and Village Stroll. The applicant proposes to extend the existing storefront outwards by 0.7 metres to achieve an additional 16.84 square metres of retail space, as part of a comprehensive renovation of the retail level building frontage. The proposed improvements include new wood storefront, improved arcade lighting, refurbishing and painting of existing concrete columns, new retail access stairs, new accessibility ramp, stone cap on existing planter, and landscape pruning and maintenance. The storefront would extend into the existing covered arcade by a maximum of 0.7 metres, preserving established guidelines for minimum walkway widths.

Zoning Amendment Bylaw CC1 Zone – Clocktower Hotel), No. 2070, 2014

This zoning amendment bylaw proposes to amend the density provisions of the CC1 zone regarding permitted Gross Floor Area for the Clocktower Hotel parcel from 1,179 square metres to 1,196 square metres to accommodate the proposed addition of 16.84 square metres.

ADP Review

The proposed renovation was reviewed by the Advisory Design Panel in October 2014. As a result of ADP comments, several improvements were incorporated into the design primarily related to accessibility and pedestrian circulation. The proposed renovation is subject to Development Permit approval.

WHISTLER 2020 ANALYSIS

Table 1

W2020 Strategy	TOWARD Description of success that resolution moves us toward	Comments
Built Environment	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	The proposed expansion to retail space is located within the existing footprint of the building and furthers the fundamental design principles of Whistler Village.
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	The proposed expansion to retail space provides a cost effective means of expansion that supports this existing business.
Energy	The energy system is continuously moving towards a state whereby a buildup of emissions and waste into air, land and water is eliminated	New windows will be installed, potentially improving the energy efficiency of the building.
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behavior that moves Whistler toward success and sustainability.	The proposed renovations will enhance the financial success and sustainability of the businesses, and thus Whistler.

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

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw 303

The proposed expansion to retail space is consistent with the CC1 zone as a permitted use. No additional parking stalls are required for the proposed expansion under Zoning and Parking Bylaw 303. The maximum permitted density for the property is proposed to be amended by 'Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel), No. 2070, 2014' from

Whistler Village Rejuvenation and Reinvestment Initiative

On July 15, 2014 Council endorsed staff recommendations for implementing this initiative, with the goal of supporting and facilitating reinvestment in upgrades to the existing infrastructure of Whistler Village. These recommendations supported selective use of available tools to achieve reinvestment that adds value to the Whistler Village experience, representing benefit to the village as a whole.

The proposed improvements to the Clocktower retail frontage represent a comprehensive rejuvenation in a high profile location on Village Stroll and on the edge of Mountain Square. The tools that are supported to facilitate the improvements are the rezoning for the additional small increase in retail floor area of 16.84 square metres, and encroachment of the new accessibility ramp and property access stairs onto municipal property.

The policy framework for the Rejuvenation Initiative includes consideration of the Municipality's Whistler Village Density Policy G-24 which specifically contemplates requests from property owners for limited additional density in the CC1 zone. The policy applies to all rezoning applications for parcels within the CC1 zone that propose to amend the permitted density of the parcel as established for that parcel in Zoning Bylaw Section 8 subsections 1.2.1, 1.2.3 and 1.2.4.

Given the request for 16.84 square metres of additional gross floor area, a rezoning application was required. Per the policy, a proposal must not violate the Whistler Village Design Guidelines, View Protection Guidelines or Solar Access Protection Guidelines. The proposal must also achieve targeted community benefits.

The proposal meets the requirements of the Whistler Village Density Policy; the added density is within the existing building footprint and provides an opportunity to improve the façade of the building and assist the financial viability of the retail operations.

The proposal

Official Community Plan

Whistler's OCP outlines specific items for review with respect to rezoning applications. A summary evaluation is provided in the table below.

Table 2

Policy No.	Policy	Comments
4.3.1	The development of restaurant and licensed premises and retail space will be focused primarily in the commercial areas shown on Schedule D.	The proposed renovation optimize use of an existing commercial area.
4.13.3	<p>All proposed developments must meet the following mandatory conditions:</p> <ul style="list-style-type: none"> a) The project must be capable of being served by Municipal water, sewer and fire protection services, or by an alternate means satisfactory to the Municipality. b) The project must be accessible via the local road system. c) The project must comply with all applicable policies of the OCP. d) The applicant must have complied with the Environmental Impact Assessment process in Schedule O and in addition all proposed developments must be evaluated, to the satisfaction of the Municipality, to assess impacts on: <ul style="list-style-type: none"> - traffic volumes and patterns on Highway 99; - traffic volumes and patterns on the local road system; - overall patterns of development of the community and resort; - Municipal finance; - views and scenery; - existing community and recreation facilities; - employee housing; - community greenhouse gas emissions; and - heritage resources. e) The project must exhibit high standards of design, landscaping, and environmental sensitivity. 	The development proposed meets the criteria set out in Section 4.13 of the OCP 'EVALUATING PROPOSALS FOR OCP AND ZONING AMENDMENTS'.
Development Permit Area #1 and Whistler Village Design Guidelines	The subject property is designated as a development permit area for the establishment of three objectives: 1) form and character of commercial and the multi-residential development, 2) the protection of development from hazardous conditions, and 3) protection of the natural environment.	The development proposed meets the criteria set out in Development Permit Area #1 and Whistler Village Design Guidelines.

Green Building Policy

The Municipality has an opportunity to require specific commitments in respect of green building features through its discretionary authority to enact and amend zoning bylaws. The Municipality's Green Building Policy has six broad green building objectives, as well as performance goals by building type. Staff recommends that given the minor amount of construction required for the

conversion of the existing building footprint to gross floor area, that the registration of a S219 Covenant regarding green building objectives in Policy G-23 not be required as a rezoning condition.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

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

SUMMARY

The owners of the Clocktower Hotel have applied for a rezoning to amend the maximum permitted Gross Floor Area (GFA) for the property to permit additional retail space to be enclosed at the front of the building. The total floor area to be converted to gross floor area is 16.84 square metres. The report recommends that Council consider giving first and second readings to a zoning amendment bylaw, and direct staff to schedule the public hearing.

Respectfully submitted,

Amica Antonelli
PLANNER
For
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE



GROUND FLOOR,
COMMERCIAL BUILDING
WHISTLER, B.C.

KEY PLAN



KEY PLAN
SCALE: NTS
1/1000

SUBJECT PROPERTY

CONTACT LIST

CONSULTANTS

ARCHITECT
URBAN DESIGN GROUP ARCHITECTS LTD.
1000-100 West Pender Street,
Vancouver, BC V6E 4C3
Phone: 604-688-7224
Fax: 604-688-7225

DRAWING LIST

ARCHITECTURAL

- A-00 COVER SHEET
- A-10 CONTEXT PLAN
- A-11 FLOOR PLAN
- A-30 EXTERIOR ELEVATION - PARTIAL
- A-31 VIEW 1 & VIEW 2

CIVIC ADDRESS

4341 VILLAGE LANE, WHISTLER BC

LEGAL DESCRIPTION

PLAN VAS883 LOT 2 DISTRICT LOT 1902 NEW WESTMINSTER DISTRICT GROUP 1, & DL 3020, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

ZONING

CC1 COMMERCIAL CORE ONE

DEVELOPMENT &
BUILDING PERMIT
SUBMISSION
APPLICATION FOR
GROUND FLOOR
COMMERCIAL BUILDING

STOREFRONT RENOVATIONS
4341 VILLAGE LANE, WHISTLER CLOCK TOWER BUILDING
For MADISON PACIFIC PROPERTIES INC.

architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE: 604-688-7224
FACSIMILE: 604-688-7225

project number: 3886
sheet title: COVER SHEET
date: 2014-01-28
drawn: AS NOTED
checked: [signature]
scale: A-0.0



2



3



1



4



5

STOREFRONT RENOVATIONS
4341 VILLAGE LANE WHISTLER CLOCK TOWER BUILDING
For MADISON PACIFIC PROPERTIES INC.



architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE: 604-687-2334
FACSIMILE: 604-688-7481

project number **3886**
sheet title
CONTEXT PLAN

date 2014-01-16 sheet number
drawn AS NOTED
checked LK
approved AS
A-1.0

SIGN IMAGE REFERENCE

SUSPENDED SIGNAGE BETWEEN EXIST COLUMNS, LIT FROM CEILING



LIGHT MAPLE WOOD TRIM BOARD
STORE FRONT REFERENCE IMAGE



4	10/11/2014	Revised for SP
3	10/11/2014	Revised for SP
2	10/11/2014	SP AGREEMENT
1	10/02/2014	SPR SUBMISSION
NO SIGNATURE REQUIRED		
REVISIONS		

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consultant

STOREFRONT RENOVATIONS
4341 VILLAGE LANE WHISTLER CLOCK TOWER BUILDING
For MADISON PACIFIC PROPERTIES INC.



architects ltd.
600-1140 WEST PENDER
VANCOUVER, BC V6E 4C3
TELEPHONE: 604-687-2234
FACSIMILE: 604-688-7481

project number **3886**

sheet name
**EXTERIOR ELEVATIONS
PARTIAL**

date 2014-01-16 sheet number
drawn AS NOTED
check PG
designed PG

A-3.0



VIEW 2
SCALE: N/A



VIEW 1
SCALE: N/A





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-038

FROM: Resort Experience

FILE: DP1386

SUBJECT: DP 1386 - 4365 NORTHLANDS BOULEVARD – TWIN PEAKS RENOVATION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Permit 1386 for exterior building renovations for the Twin Peaks Resort property as shown on the architectural plans prepared by DVAD Inc., dated December 3, 2014, and attached as Appendix B to Report No. 14-038, subject to the resolution of the following item to the satisfaction of the General Manager of Resort Experience:

1. Specification of the plant variety and plant size for the cedar hedge; and
2. Adherence to the Whistler Village Construction Management Strategy.

REFERENCES

Location: 4365 Northlands Boulevard

Legal Description: Lots 1-28 District Lot 7310 Plan LMS2027

Owner: Whistler Vacation Club

Zoning: LNR (Lands North Residential)

Appendices: “A” Location Map

“B” Architectural Plans

“C” Advisory Design Panel Minutes, October 29, 2014

PURPOSE OF REPORT

This report seeks Council’s consideration of Development Permit 1386, an application by the Whistler Vacation Club for exterior building renovations consisting of a new covered entryway, outdoor barbeque area, roof replacement, and privacy screen, at the Twin Peaks Resort, located in Whistler Village North.

DISCUSSION

This is a proposal for comprehensive exterior improvements to Twin Peaks Resort, an existing 28 unit multi-family tourist accommodation development located at 4365 Northlands Boulevard in Whistler Village. The improvements include a new covered entry incorporating an outdoor fireplace, addition of an outdoor barbeque area with a planted “green roof”, roof replacement for the entire development with a new roof material, and the addition of a pool deck cedar privacy screen. The purpose of the proposed improvements is to add to the amenity of the development, improve the guest arrival experience, and improve the privacy for use of the pool area.

Advisory Design Panel Review

The proposal was presented to the municipal Advisory Design Panel on October 29, 2014. Panel supported the proposal with comments pertaining to the outdoor barbeque structure, roof material, and wood privacy screen that were to be resolved by the applicant working with staff. The applicant has addressed Panel's comments by selecting a thicker profile asphalt shingle roofing product, designed to replicate the look of cedar shingles. The barbeque structure has been reduced in size and steel detailing has been added to better integrate it with the existing building. The wood construction of the privacy screen is preferred by the applicant and the desired design aesthetic for the property. It is consistent with supported materials within the design guidelines and will be regularly maintained.

The minutes of the Advisory Design Panel meeting are attached as Appendix C.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewsapes and evoking a dynamic sense of place.	Renovations improve the Resort's amenity while materials and design is consistent with that for Whistler Village.
	To maintain vibrancy, Whistler Village is the core of the resort community.	The proposal continues the high standard of urban design that characterizes Whistler Village.
Economic	Whistler has a diversified and year-round tourism economy.	Outdoor activity improvements support use of the resort in the Summer season.
Visitor Experience	Visitors feel genuinely welcome	High quality natural timber and stone finishes identify the covered walkway as the primary entry to the building for guests arriving by car or on foot from Whistler Village, as will a new double-sided fireplace that guests will pass upon arrival.

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

OTHER POLICY CONSIDERATIONS

Zoning Analysis

The property is located in the LNR zone. The proposal conforms to all applicable regulation of the LNR zone and Zoning and Parking Bylaw No. 303, 1983.

OCP Development Permit Guidelines

The property is located in the Whistler Village Development Permit Area and is subject to the Whistler Village Design Guidelines. Generally, the proposal provides a high quality of design. Based on review of the applicable design guidelines, staff note the following:

- The design guidelines do not generally support asphalt shingles. However, staff recommends that a high quality architectural asphalt shingle is suitable for this proposal. The product is designed to replicate the look of cedar shake roofing material, while providing the performance of fiberglass construction. This material is of high quality, with architectural dimension and texture, and is sufficiently durable to withstand Whistler's harsh climate. In terms of fire smart guidelines, asphalt is a superior choice to a wood product. Further, Twin Peaks is not located on the Village Stroll and the roof is at a third storey height.
- The new outdoor barbeque amenity creates an outdoor activity area providing a guest amenity and opportunities for social activity.
- The upgrades to the pool deck and covered walkway enhance the existing outdoor activity areas. The pool deck provides a sunny outdoor space.
- The new covered walkway is better integrated with the pedestrian environment, as it will extend to connect directly with the sidewalk.

Council Policy G-9 Landscape Security for Development Permit

The landscape security is waived pursuant to the policy, as the approved cost estimate for the hard and soft landscaping is valued at less than \$25,000.

BUDGET CONSIDERATIONS

The Municipality's direct costs of processing and reviewing this application are recovered through the development permit application fees.

COMMUNITY ENGAGEMENT AND CONSULTATION

A project information sign has been posted on the property in accordance with the Development Permit application requirements.

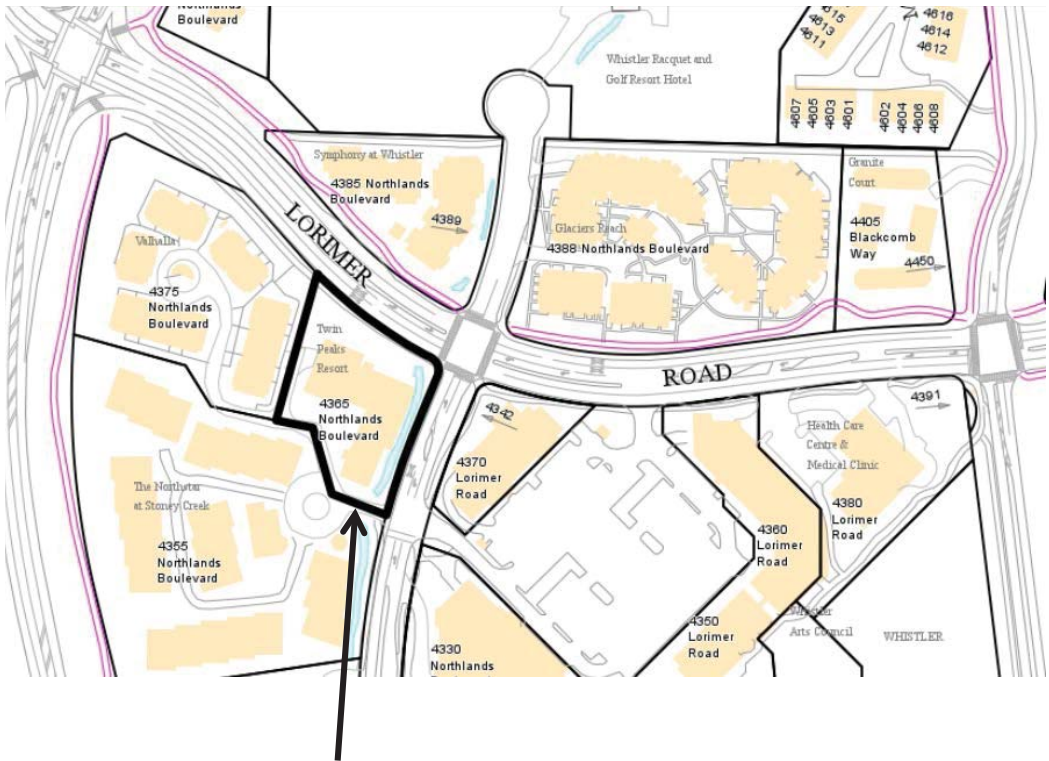
SUMMARY

This report seeks Council's approval of Development Permit 1386, an application by the Whistler Vacation Club, for exterior building renovations, at the Twin Peaks Resort.

Respectfully submitted,

Brook McCrady
PLANNING ANALYST
for
Jan Jansen
RESORT EXPERIENCE GENERAL MANAGER

Location Map



Subject Lands

TWIN PEAKS RESORT

4365 NORTHLANDS BOULEVARD, WHISTLER

PLAN: LMS2027, LOT 1-28

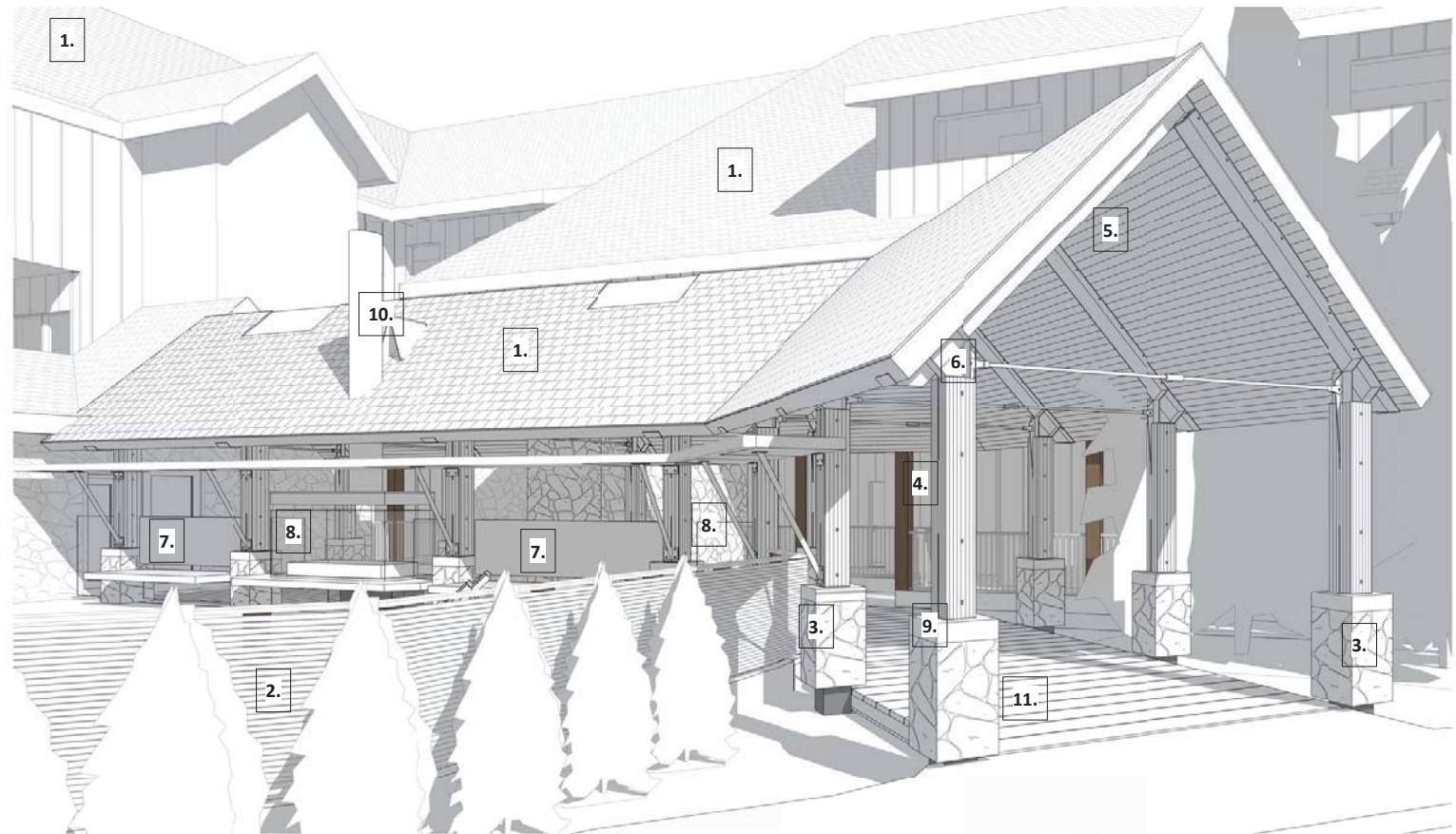
PID# 023-109-904

-> 023-110-171

ZONING: LNR



IMAGES OF EXISTING COVERED ENTRY AND BBQ AREA



1
DP 1.0

DP - PERSPECTIVE 1

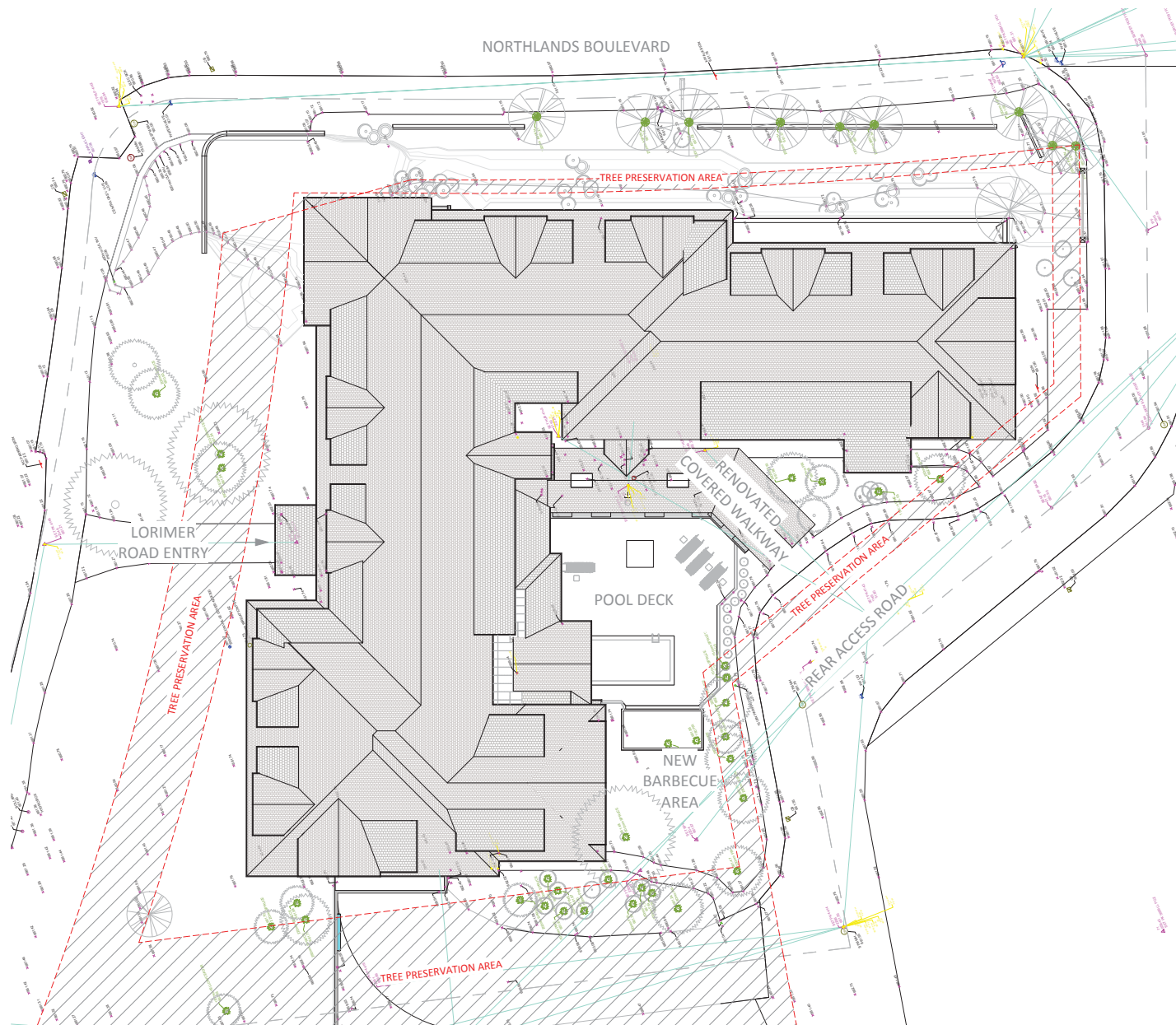
RENOVATED COVERED ENTRY

MAX. SITE COVERAGE UNDER ZONING: 35%
EXISTING SITE COVERAGE*: 29.02%
PROPOSED SITE COVERAGE*: 29.06%
*see DP1.3

1. Presidential Shake Luxury Shingles by CertainTeed Corp. Dark Grey.
2. Cedar fence to enhance privacy
3. Granite finish to match existing
4. Timber post - colour to contrast CLT
5. Cross laminated timber panels (3-ply)

6. Steel truss - matte black finish
7. CLT bench seating
8. Tempered glass guard
9. Concrete cap
10. Metal chimney - black finish
11. 2" x 12" Fir decking.





1 DP - SITE PLAN
DP 1.1 1:300

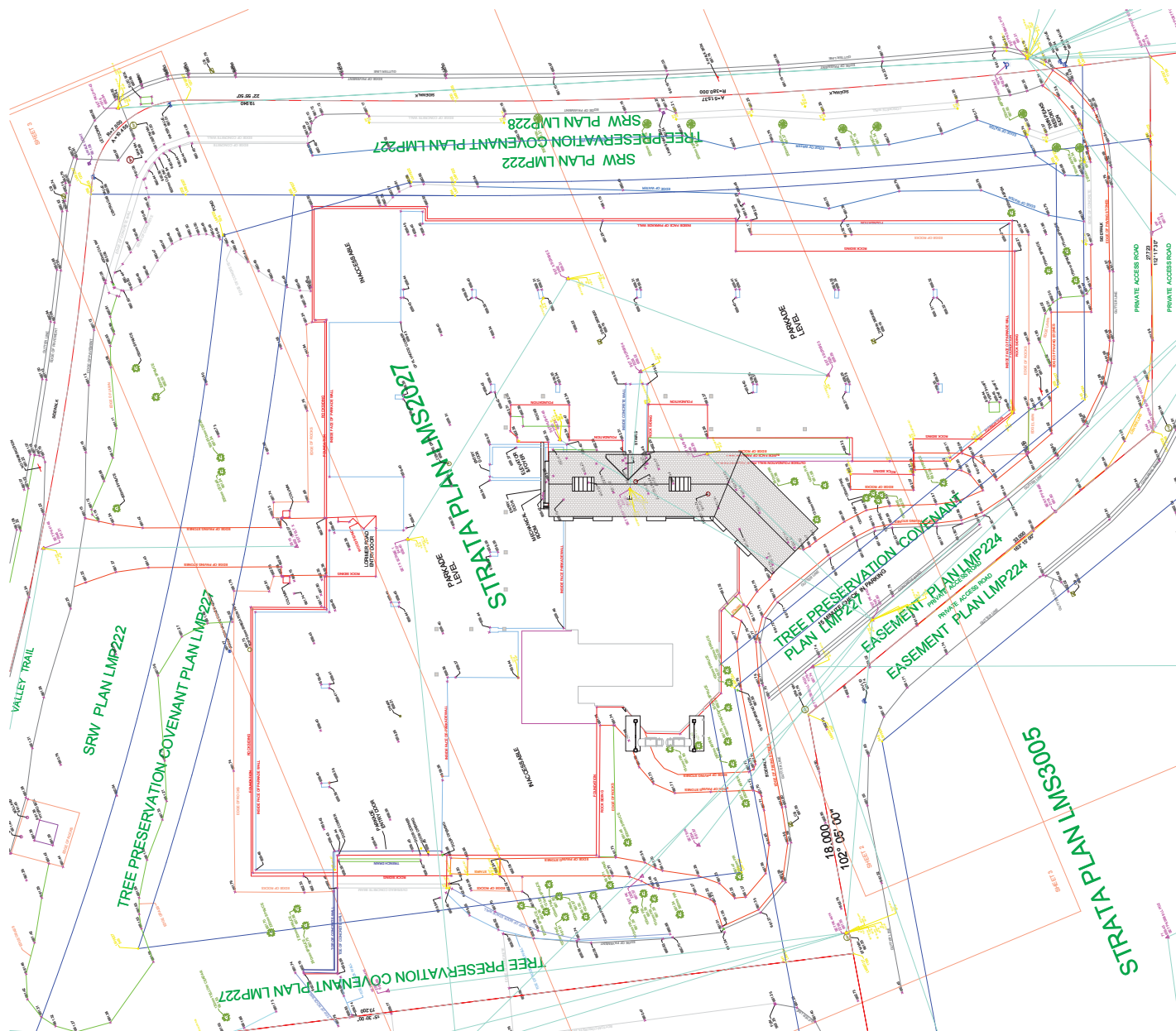
DVAD Inc.
P: +1.604.962.1177 F: +1.604.962.1178
info@dvad.org P.O. BOX 794 Whistler
BC, CANADA, V0N1B0

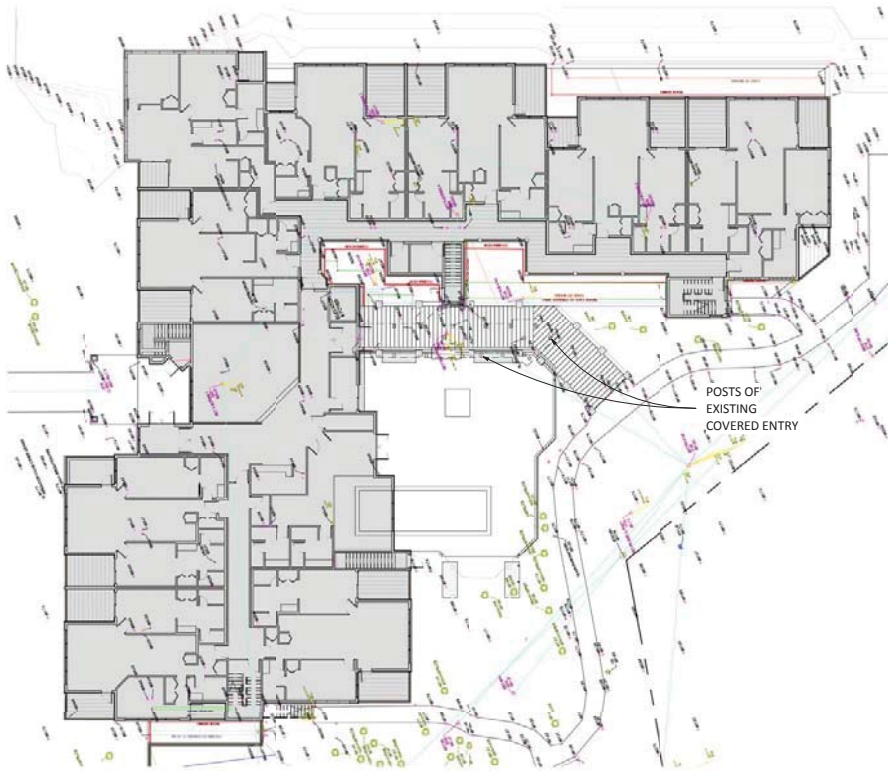


DEVELOPMENT PERMIT
3 Dec, 2014

TWIN PEAKS EXTERIOR ENTRY
4365 NORTHLANDS BOULEVARD, WHISTLER

SITE PLAN DP 1.1
Scale: 1:300





1
DP 1.3
1" = 30'-0"

**1ST FLOOR PLAN - SITE COVERAGE -
EXISTING - 29.02%**



2
DP 1.3
1" = 30'-0"

**1ST FLOOR PLAN - SITE COVERAGE -
PROPOSED - 29.06%**





EXISTING COVERED ENTRY



EXISTING SNOW SHED AREA TO RIGHT OF ENTRY



EXISTING POOL DECK



VIEW OF APPROACH FROM PARKING BAY



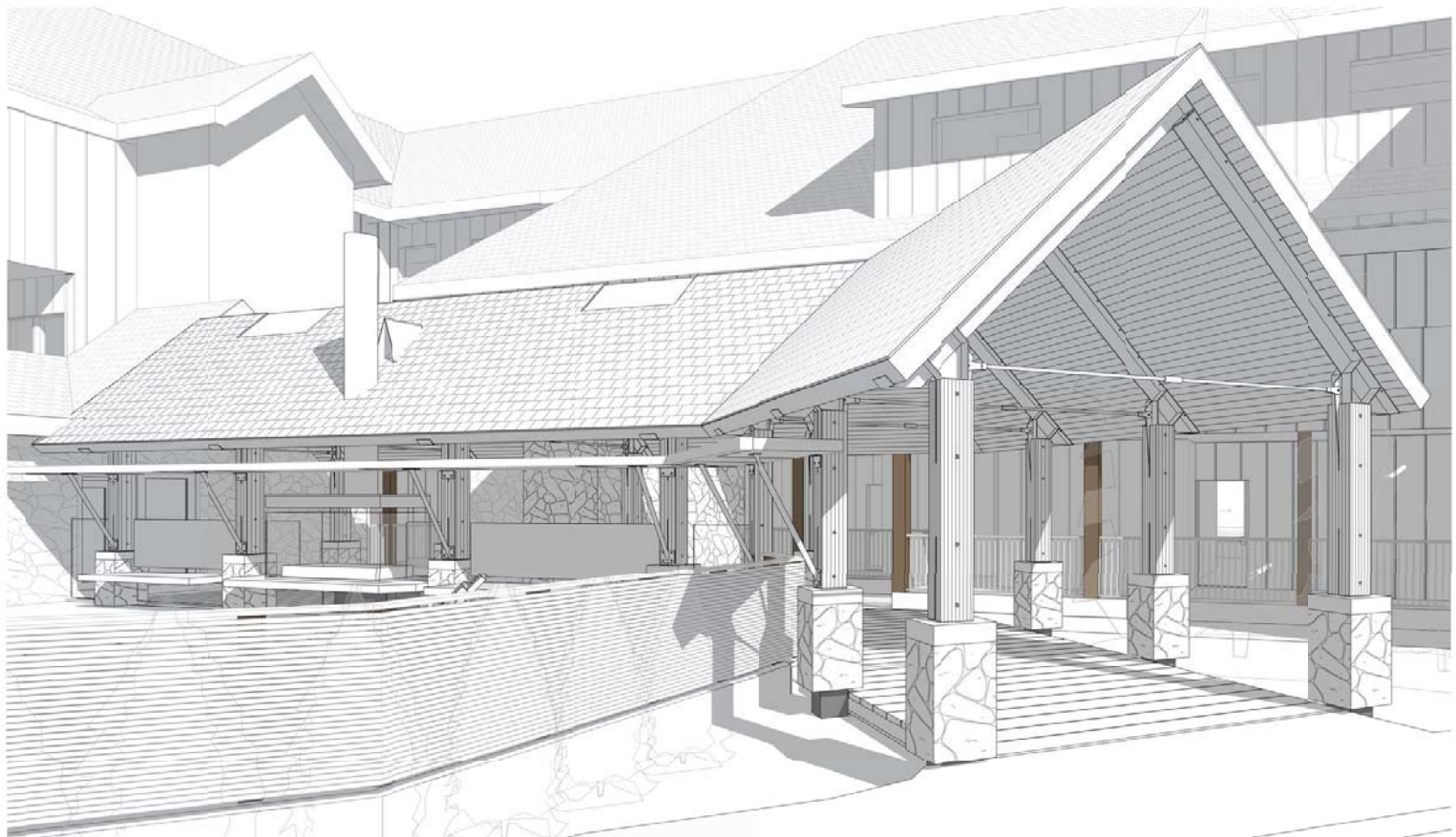


2
DP 1.5

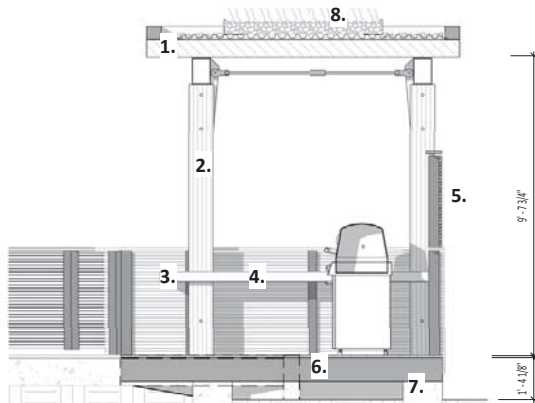
DP - PERSPECTIVE 1 - EXISTING

1
DP 1.5

DP - PERSPECTIVE 1 - PROPOSED







1 DP - BARBECUE AREA SECTION
DP 2.1 1/4" = 1'-0"

2 DP - BARBECUE AREA 3D
DP 2.1

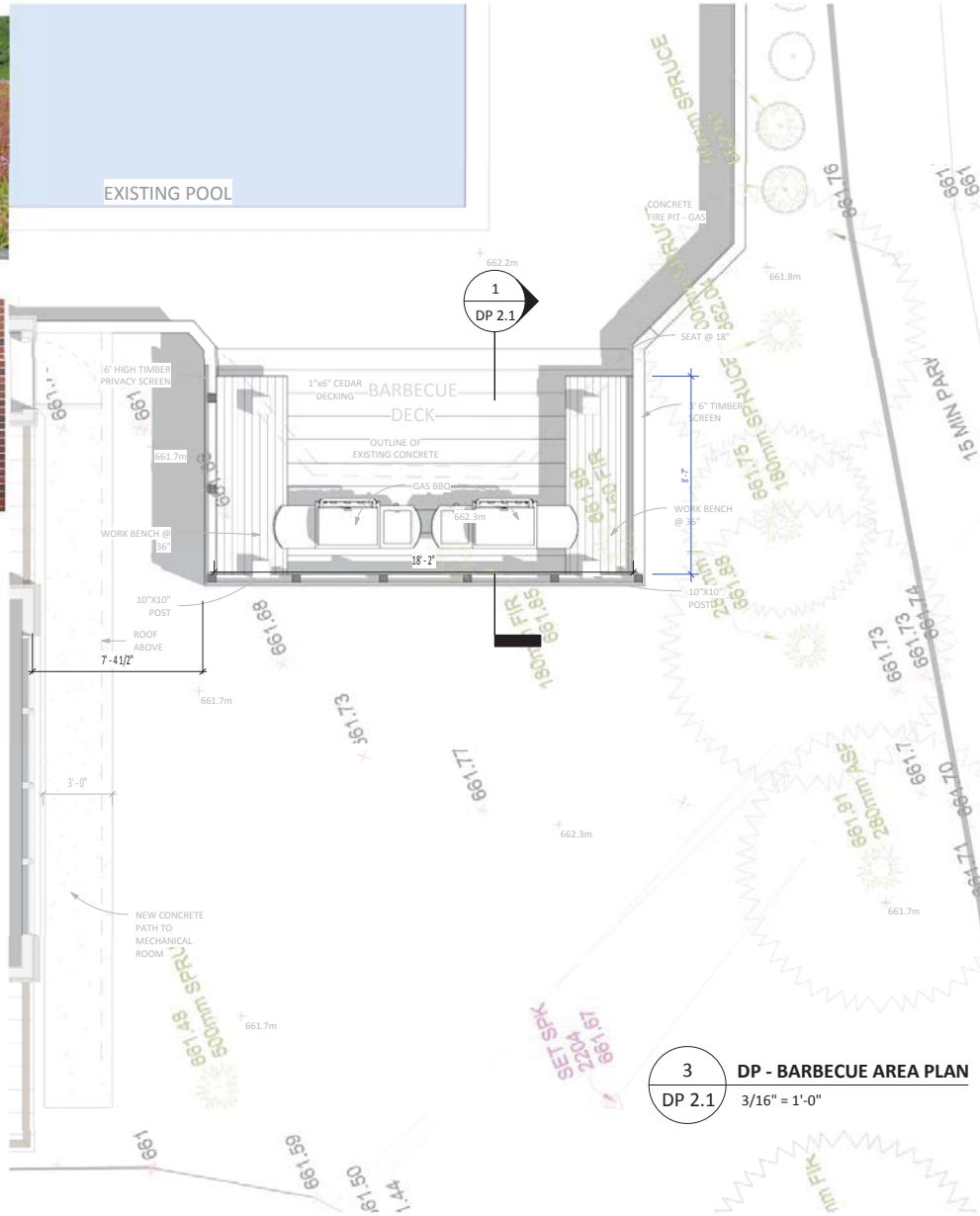


8. SEDUM GREEN ROOF



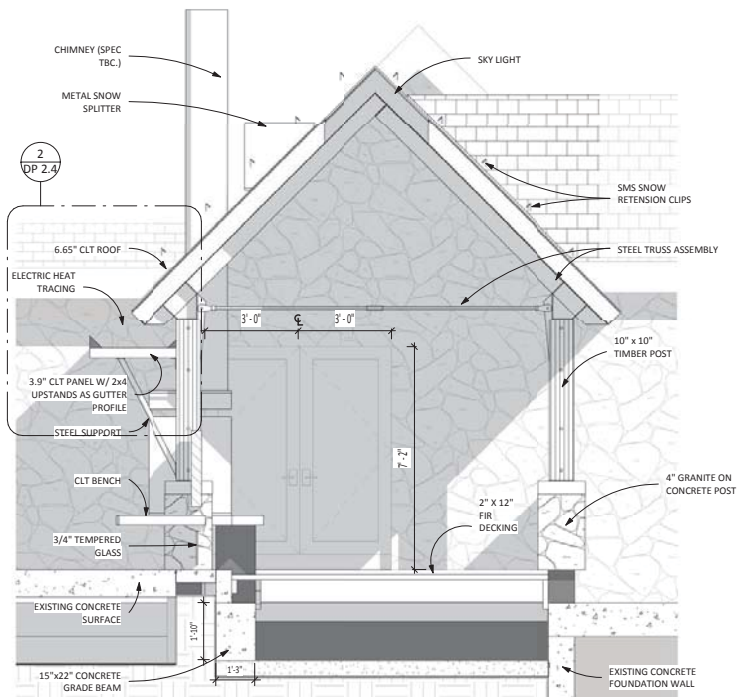
5. CEDAR SCREEN

1. Cross-Laminated Timber (CLT) roof
2. Timber post on steel connectors to match entry
3. CLT bench seating
4. CLT worktop
5. Stained cedar fence
- 4"x4" posts + 1"x1" slats
6. 2"x12" FIR decking.
7. New concrete piles and ring beam
8. Planted 'green roof'

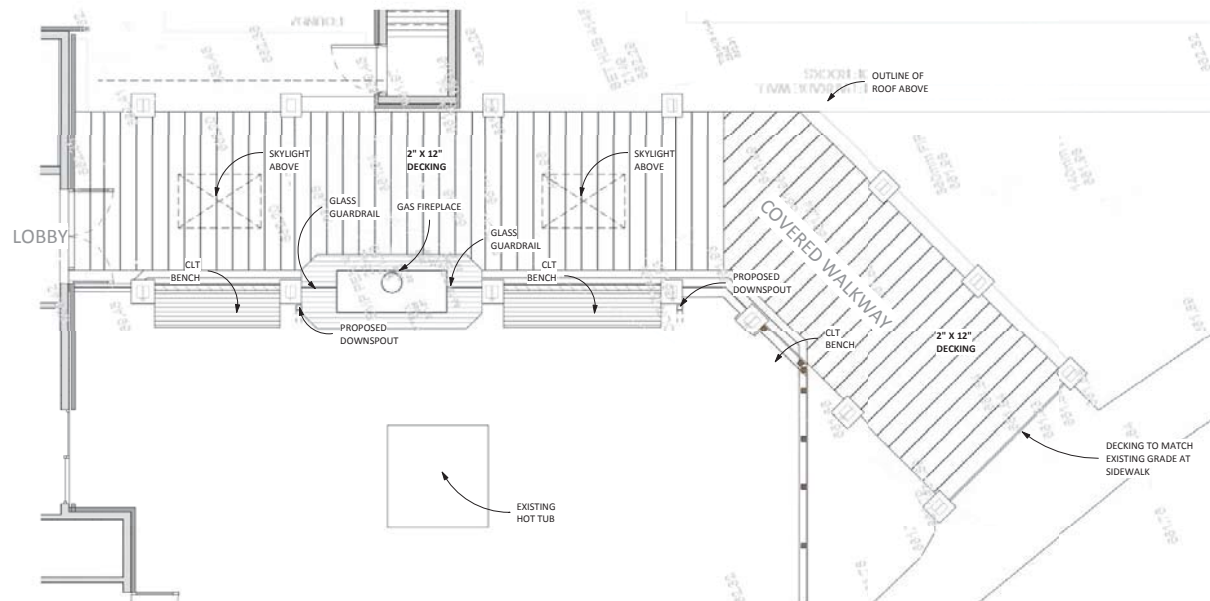


3 DP - BARBECUE AREA PLAN
DP 2.1 3/16" = 1'-0"





1 DP 2.2
DP 2.2 1/4" = 1'-0"



2 DP 2.2
DP 2.2 1/8" = 1'-0"

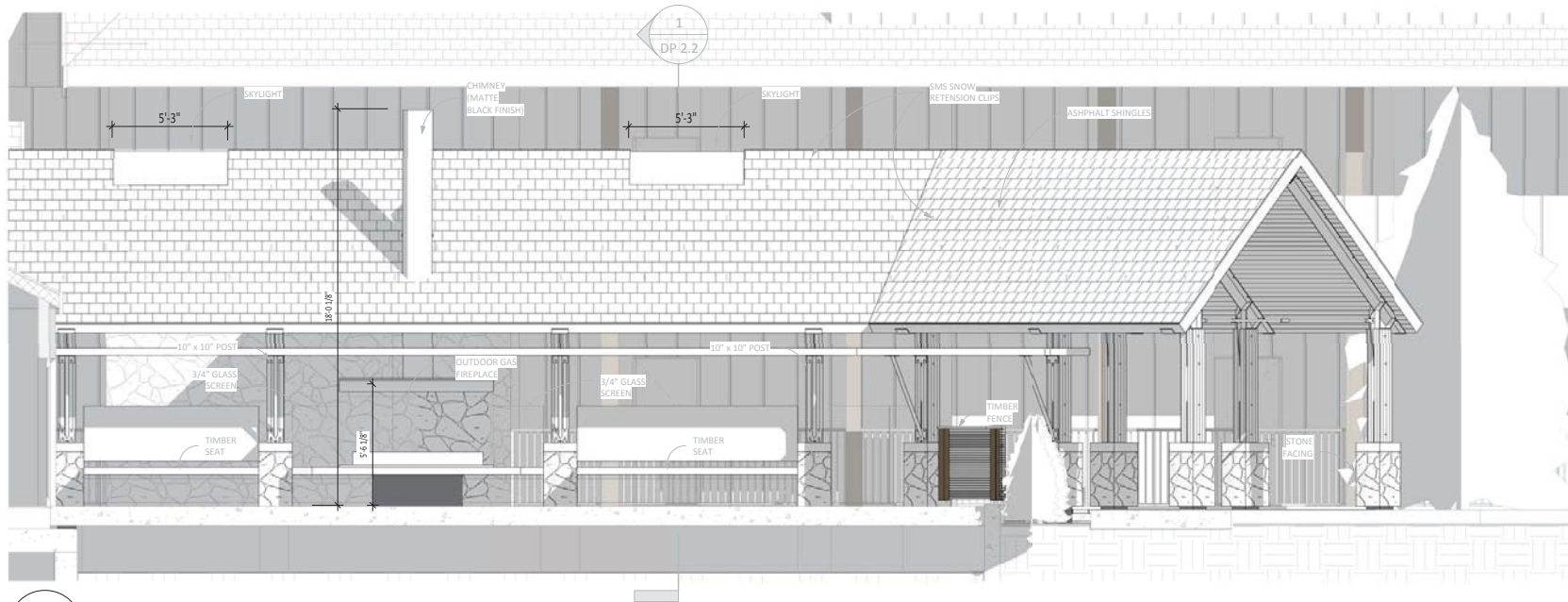


EXISTING COVERED ENTRY



3 DP 2.2
DP 2.2 DP - COVERED ENTRY PERSPECTIVE





1
DP 2.3
DP - COVERED ENTRY ELEVATION
3/16" = 1'-0"



5-PLY CROSS LAMINATED TIMBER CEILING



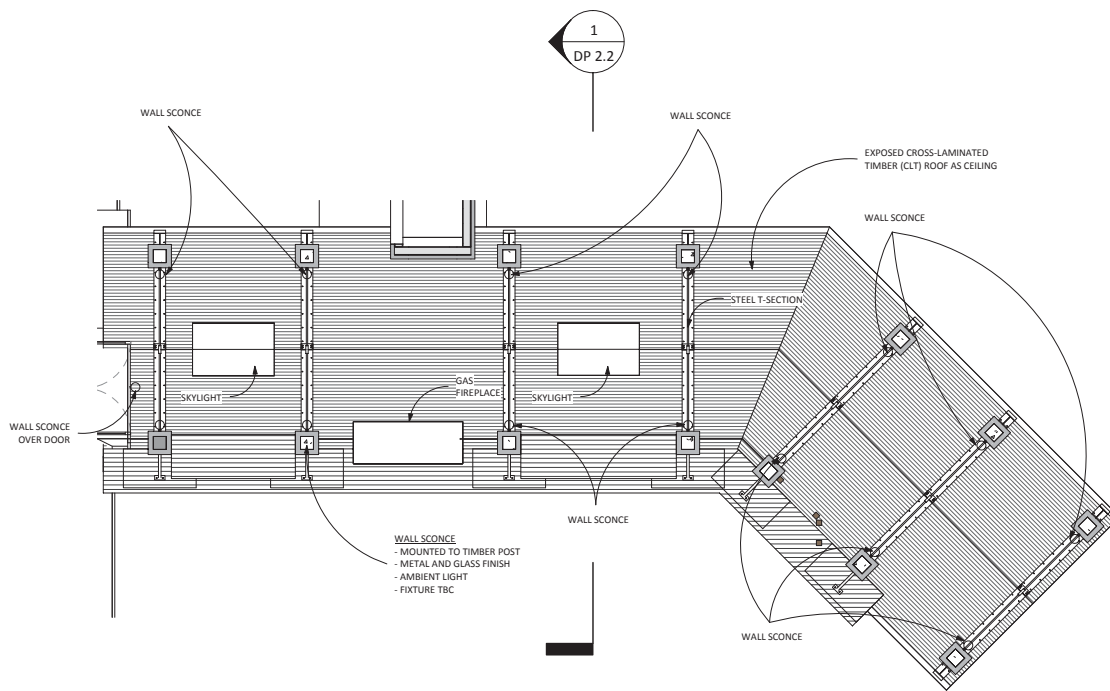
GRANITE STONE TO MATCH EXISTING



10" x 10" POSTS

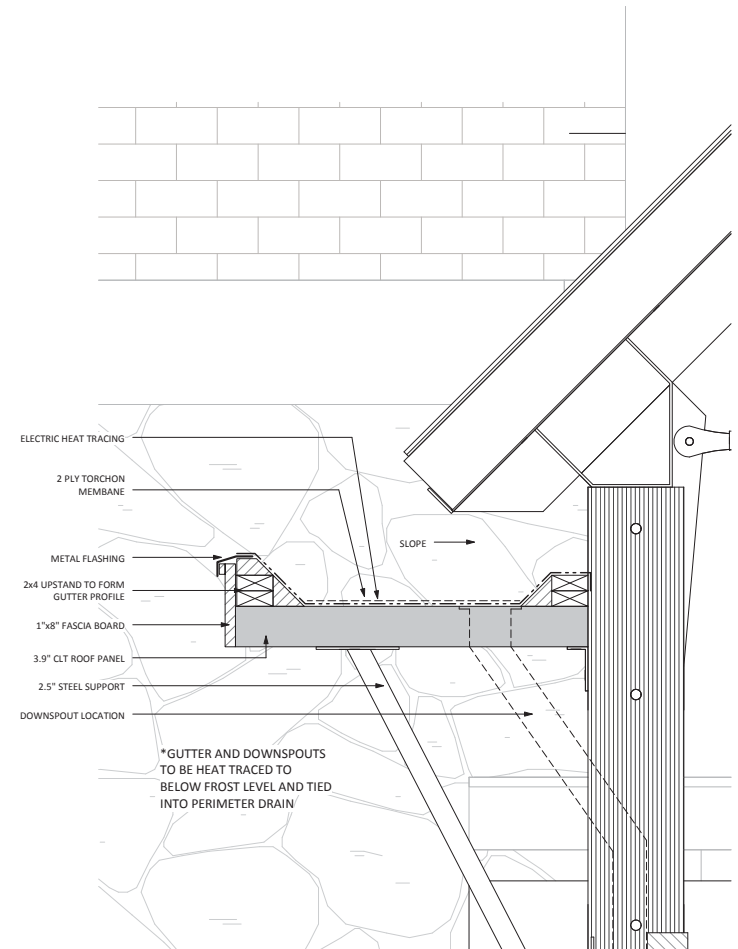
2
DP 2.3
DP - COVERED ENTRY 3D





1
DP 2.4
1/8" = 1'-0"

DP - RCP COVERED ENTRY



2
DP 2.4
1" = 1'-0"

**DP - COVERED ENTRY SECTION -
Callout 1**



4365 Northlands Blvd.

Twin Peaks

1st Review

File No. DP1386

Crosland Doak returned to the Panel table.

The applicant team of Derek Venter, Jamie Harte, DVAD Inc., and Marlene Scott, Whistler Vacation Club entered the meeting.

Brook McCrady, Planning Analyst, RMOW introduced the project for exterior building improvements. The 28 unit multi-family development is located in Whistler Village; the Whistler Village Design Guidelines apply.

Derek Venter advised on the following.

1. The existing walkway has already been demolished as it was not going to survive another winter.
2. Proposing a new, light, open pitched roof, CLT (cross laminated timber) and steel truss, snow stops on each side.
3. No change to roof location.
4. Difficult ground conditions limit what can be done.
5. The existing roof is nearing end of life; request Panel feedback on the roof finishes.
6. Recently, The Four Seasons changed their roofing material to Duroid Asphalt Shingle; the product has a 50 year life span and has the ability to keep the snow on the roof. This is the direction the Twin Peaks owners wish to take.
7. Propose to replace the existing 2 BBQ's with a gas fireplace (on timer).
8. Substantially wider walkway.
9. Change to floor finish.
10. Match existing granite.
11. Glass railing onto the pool side, friendly and open.

Panel offers the following comments.

Site Context and Landscaping

1. Panel felt the proposed alterations are a good improvement; broader, more open and welcoming.
2. A panel member recommended protecting the existing landscaping during construction.
3. A panel member suggested placing greenery on the patio, as it appears bare.

Form and Character

1. Panel felt the BBQ structure was not at the same level of quality as the rest of the project. It seemed carport-ish. A panel member suggested adding a beam or cross bracing to give a more structural look.

Materials, Colours and Details

1. A panel member had concerns regarding the choice of roof material in relation to the environment. Other panel members felt a product with a thicker, richer profile would be more visually appealing. Is it the right asphalt shingle?
2. Panel did not support replacing the metal railing with a wood railing due to wood's high maintenance requirements in Whistler's climate.

Moved by Tom Bunting
Seconded by Eric Callender

That the Advisory Design Panel supports the project as presented and does not need to see this project return for further review; the applicant to resolve concerns with Staff.

CARRIED.

The applicant team left the meeting.

4341 Village Lane
Clock Tower
1st Review
File No.DP1390 /
RZ1096

The applicant team of Marvin Haasen, President, Madison Pacific Properties and Aaron Vornbrock, Architect, Urban Design Group entered the meeting.

Mike Kirkegaard, Director of Planning introduced Amica Antonelli, Planner, RMOW. Amica introduced the project to upgrade the storefront, enclose 24 m² of additional space into the existing walkway, new seating area and decorative pavers. The Whistler Village Design Guidelines apply for form and character. Staff seeks Panel comments regarding the overall design, the 1.8 m walkway as specified in the design guidelines vs. the proposed 1.4 m wide walkway and how it might affect pedestrian movement.

Marvin Haasen advised on the following.

1. Madison Pacific Properties owns the 2 retail units in the Clock Tower, currently occupied by Whistler Village Sports and Whistler/Blackcomb Ziptrek. The hotel units are owned by Vacation Internationale.
2. There is support from the 2 tenants and Vacation Internationale.
3. The intent is to upgrade and beautify the retail façade, increase visibility, brighten the storefront, and fit in with the existing urban context.
4. The proposal is consistent with the Whistler Village Design Guidelines with the exception of the walkway width.
5. High standard of urban design.
6. Preserves the majority of the natural landscape.
7. Contributes to a cohesive image of the resort while providing individuality and new and upgraded storefronts.

Aaron Vornbrock advised on the following.

8. Open up southeast corner with relocated ramp, plaza stair, and entrance; mimics east side of pedestrian stroll. Draw people into the retail corridor.
9. There are 6 support columns in the middle of the walkway.
10. The current proposal proposes a 1.41 m wide walkway between the storefront side and column and a 1.5 m wide walkway between the column and outer edge of the walkway. 3.2 m clear everywhere else along the walkway.
11. Expanded retail space needed for project viability.
12. Scope of work: re-construct the walkway & plaza; replace planter wall wood caps with a more durable stone cap; paint east side retail space windows; enhance soffits; upgrade to LED lighting; blade signs; tenant signage improvement opportunities.
13. Minor landscaping, removal of a couple trees for a proposed seating area with bench seating and decorative pavers. (The proposed seating area is not part of Madison Pacific's space.)



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-039

FROM: Resort Experience

FILE: DVP 1091

SUBJECT: DVP 1091 - 3510 FALCON CRESCENT – FRONTAGE VARIANCE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize staff to issue Development Variance Permit DVP 1091 to vary the minimum required frontage from 24 metres to 12 metres, for a proposed dwelling located at 3510 Falcon Crescent, as shown on the Site Plan prepared by FWC Architecture and Urban Design Inc. attached as Appendix “B” to Administrative Report No. 14-039.

REFERENCES

Location: 3510 Falcon Crescent

Legal Description: Strata Lot 1 District Lot 4751 Plan LMS 3932

Owners: 0980809 BC Ltd.

Zoning: Blueberry Hill Land Use Contract Development Area Six

Appendices: “A” Location map

“B” Site Plan and site sections

“C” Letter from property owners at 3502 Falcon Ridge

PURPOSE OF REPORT

The report seeks Council’s consideration to vary the minimum lot frontage requirements of the Blueberry Hill Land Use Contract Development Area Six to allow for a proposed dwelling with a gross floor area greater than 325 square metres at 3510 Falcon Crescent.

DISCUSSION

The subject property at 3510 Falcon Crescent is a vacant lot located in the Blueberry Hill neighbourhood (see Appendix A). It is a large lot that is located behind 3506 Falcon Crescent. The subject property is bounded by detached dwelling lots to the north and west, multi-family residential development to the east and south, and Blueberry Hill Park to the southwest.

The applicant is proposing to vary the minimum required frontage from 24 metres to 12 metres, for a proposed dwelling with a gross floor area greater than 325 square metres.

The intent is that if approved, a 465 square metre residence would be constructed. The approximate layout of the proposed residence is illustrated by the Site Plan and Site Sections attached as Appendix B. The manner in which this lot was subdivided provides for a common property “panhandle” that allows the subject property access to Falcon Crescent through the adjacent lot, 3506 Falcon Crescent. As shown in the Site plan of Appendix B, the common property would be used as a driveway to connect the subject property to Falcon Crescent. While the common property panhandle is narrow to accommodate only the driveway, the lot for the residence is very large and sufficiently dimensioned to accommodate the residence. It has been demonstrated by the applicant that a residence of this size would meet all other Blueberry Hill Land Use Contract Development Area Six development regulations for a detached dwelling greater than 325 square metres (e.g. minimum lot size, minimum useable site area to develop beyond 325. sq. m.).

The requested variance is described below:

Requested Variance	Resort Municipality of Whistler Bylaw No. 108, 1978	
1. Vary the minimum required frontage from 24 metres to 12 metres, for a proposed dwelling with a gross floor area greater than 325 square metres.	Schedule I – Regulations for Development in Area 6	
	Each lot must have a minimum lot frontage of the following:	
	<u>Gross Floor Area of Dwelling</u>	<u>Minimum Lot Frontage</u>
	325 Square metres Or less	18.2 metres
	Greater than 325 Square metres	24 metres

It is staff’s opinion that this variance proposal is reasonable and in keeping with the original intent of the lot’s development by review of the development regulations and as evidenced by the way the lot has been subdivided. Any potential negative impacts on neighbours or the streetscape would be minimal.

Staff have developed internal evaluation criteria for DVP applications. The table below shows how DVP 1091 compares to these criteria.

Potential Positive Impacts	Comment
Complements a particular streetscape or neighbourhood	There are several other parcels in the Blueberry Hill neighbourhood with the sufficient lot size and parcel frontage to build beyond 325 sq. m.
Works with the topography on the site, reducing the need for major site preparation or earthwork	Manner of subdivision allows for a more efficient building and driveway placement, with respect to earthwork or topography alterations

Maintains or enhances desirable site features, such as natural vegetation, trees, and rock outcrops	The manner of the subdivision results in a lot configuration that is most respectful to maintaining the site's natural features
Results in superior siting with respect to light access resulting in decreased energy requirements	Not applicable
Results in superior siting with respect to privacy	Not applicable
Enhances views from neighbouring buildings and sites	Not applicable

Potential Negative Impacts	Comment
Is inconsistent with neighbourhood character	Not applicable
Increases the appearance of building bulk from the street or neighbourhood character	Not applicable. The lot does not directly front the street, it is set back 27 metres from the street.
Requires extensive site preparation	Not applicable
Substantially affects the use and enjoyment of adjacent lands (e.g. reduces light access, privacy, and views)	Not applicable
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac	This lot is a very large 0.2 ha lot accessed by a common property "panhandle", therefore it is similar to many parcels fronting a cul-de-sac in that the frontage is narrow in comparison to the lot size. The lot is considered to have adequate space to accommodate a detached dwelling greater than 325 sq. m. Except for the frontage, the lot is well within the Development Area six development standards (e.g. minimum lot size and minimum useable site area to develop beyond 325. sq. m.).
Requires a height variance to facilitate gross floor area exclusion	Not applicable
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations)	Not applicable

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Continuous Encroachment on nature is avoided.	A dwelling greater than 325 sq. m. in gross floor area is required to maintain minimum 6 metre side setbacks, enabling a larger natural buffer between lots.

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

OTHER POLICY CONSIDERATIONS

The Local Government Act, through Section 922, allows Council to vary regulations contained in a land use contract bylaw by way of a development variance permit. This proposal is consistent municipal with criteria established for consideration of development variance permits.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing DVP 1091 has been posted on the property. Notices were sent to surrounding property owners in November 2014. At the time of writing this report, one letter has been received, from 3502 Falcon Crescent. The neighbours inquired about the distance of the proposed residence from the property lines, the elevation of the proposed residence, and the potential impact on the existing natural landscaping. The applicant has replied to this letter and this reply along with the letter of concern are attached as Appendix C. Note that the proposed dwelling meets all setback requirements and height restrictions, and existing vegetation is protected through an existing legal agreement.

SUMMARY

Development Variance Permit 1091 proposes a variance to “Resort Municipality of Whistler Bylaw No. 108, 1978” for a reduced minimum required frontage at 3510 Falcon Crescent for Council’s consideration.

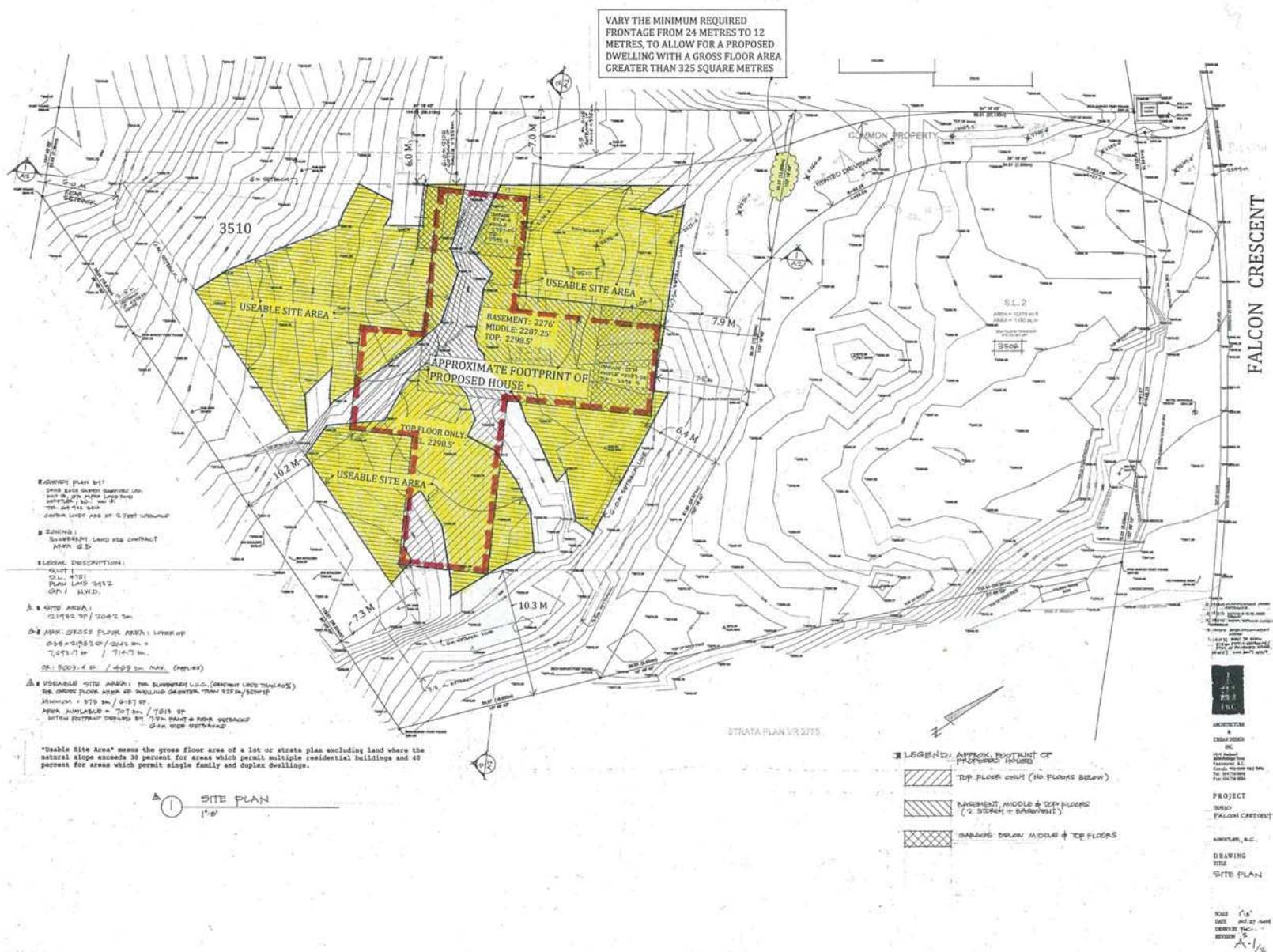
Respectfully submitted,

Brook McCrady
PLANNING ANALYST
for
Jan Jansen
RESORT EXPERIENCE GENERAL MANAGER

Location Map



Subject Property



Brook McCrady

To: Fook Weng Chan
Subject: RE: 3510 Falcon Cres. Whistler

-----Original Message-----

From: Fook Weng Chan [mailto:fookweng_chan@telus.net]
 Sent: Monday, December 01, 2014 3:38 PM
 To: Brook McCrady
 Subject: Re: 3510 Falcon Cres. Whistler

Hi Brook.

Apologies for the lack of legibility.

A more legible plan has been prepared & just emailed to you separately.

With respect to the questions from the neighbouring property owners:

1. Distance from the proposed building to the 3502 property lines:

The 3 corners closest to 3502 are set back 10.3m from the east property line of the 3510 lot; and 7.3m and 10.2m from the south property line.

2. What is the elevation of the proposed building:

The wing of the proposed house closest to 3502 is a one storey structure with it's floor elevation at 2298.5'. This is the Top Floor of the proposed house. (ie. There is no Middle Floor or Basement at this location).

Existing grade at the east property line shared with 3502 are approximately from 2273.5' to 2281.5' (25'to 17' lower). The elevation of the driveway serving the townhouses would be even lower.

The west side of the proposed house furthest from 3502 is a 2 storeys plus basement/garage structure. The floor elevations are:

Top: 2298.5'
 Middle: 2287.25'
 Basement: 2276'
 Garage: 2274.4'/2274'

3. What will be the impact on the existing natural landscape:

The owners of 3510 enjoy nature and privacy.

The vast majority of the footprint where the proposed house will sit does not have existing trees on it.

Per Blueberry LUC requirements, 'trees are not to be removed except for the express development of the building and driveway'.

Therefore the existing landscape buffer between 3502 and 3510 will remain as it cannot be removed and would help to maintain privacy and natural beauty.

We would anticipate that the final landscaping would see the re-introduction of native vegetation immediately around the house and driveway where disturbed.

Thank you.

Fook Weng Chan
 FWC Architecture.

>
 >

> Whistler was the proud Host Mountain Resort for the 2010 Olympic and
> Paralympic Winter Games -----Original Message-----
> From: John le Nobel [mailto:le_nobel_family@hotmail.com]
> Sent: Monday, November 24, 2014 4:59 PM
> To: Planning
> Subject: 3510 Falcon Cres. Whistler
>
>
> Dear Mr. McCrady:
>
> We have received notification of the variance permit, application No.
> 1091. We have concerns about the proposal. Please note that this
> proposal has the potential of considerably affecting the privacy of a
> number of units in our strata, 3502 Falcon Ridge.
>
> The document that has been circulated is difficult to read because of
> the size of print.
> Questions of concern are:

- what would the distance from the proposed building to the property lines?
> - what is the elevation of the proposed building?
> - what will be the impact on the existing natural landscaping?
>
> Again, some of this information may be provided but we are unable to
> decipher.
>
>
> Regards,
>
> Karen Dawson
>
> Sent from my iPad
>



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-044

FROM: Resort Experience

FILE: RZ 1084, Bylaw 2064

SUBJECT: RZ 1084 – ZONING AMENDMENT BYLAW (RTA17 ZONE – 4150 TANTALUS DRIVE) NO. 2064, 2014

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider adoption of Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014.

REFERENCES

Location: 4150 Tantalus Drive

Legal Description: Strata Plan LMS286

Owners: The Owners of Strata Plan LMS286

Current Zoning: RTA17 (Residential/Tourist Accommodation Seventeen)

Appendices: "A" Document Package for Public Hearing, Oct. 21, 2014

"B" Minutes of Public Hearing, Oct. 21, 2014

"C" Public Hearing Presentation Slides, Oct. 21, 2014

"D" Minutes of Regular Council Meeting, Oct. 21, 2014

PURPOSE OF REPORT

This report presents Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014, a bylaw to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) zone to address existing unauthorized space as well as enable other owners to have the opportunity to similarly develop existing lower level and void spaces, for Council's consideration of adoption.

All materials presented to the previous Council respecting Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014 are appended to this report for Council's review and consideration.

DISCUSSION

The proposed rezoning was presented to Council on September 2, 2014 and October 7, 2014, and a public hearing for Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014 was held on October 21, 2014. A complete description and analysis of the proposed rezoning and zoning amendment bylaw are contained in the public hearing document package, public hearing minutes and public hearing presentation, attached as Appendices A – C.

Council gave first and second readings to Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014 on October 7, 2014 (refer to Appendix A) and third reading to the zoning amendment bylaw on October 21, 2014 (refer to Appendix D).

WHISTLER 2020 ANALYSIS

An analysis of the applicable Whistler 2020 strategies and descriptions of success is contained in Administrative Report to Council No. 14-102, attached as Appendix A. Overall, the zoning amendment supports the Whistler 2020 strategies of built environment and natural areas.

OTHER POLICY CONSIDERATIONS

In May 2012, Council passed a bylaw to address illegal 'basement' space in detached and duplex dwellings. Rezoning application RZ 1084 will meet the same objectives as the approach taken for detached and duplex dwellings.

The zoning amendment complies with Whistler's Official Community Plan and a summary evaluation is presented in Administrative Report to Council No. 14-102, attached as Appendix A.

Green Building Policy and legal considerations are presented in Administrative Report to Council No. 14-113, also attached as Appendix A.

BUDGET CONSIDERATIONS

Budget considerations are contained in Administrative Report to Council No. 14-102, attached as Appendix A.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign is posted on the property.

Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014 was the subject of a public hearing on October 21, 2014. The public hearing document package, public hearing minutes and public hearing presentation are attached as Appendices A – C.

SUMMARY

This report presents Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014 for Council's consideration of adoption.

Respectfully submitted,

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

PUBLIC HEARING DOCUMENT INDEX

Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014		
Document Type	Date	Details
Public Hearing Document Index		
Notice of Public Hearing		Notice of Public Hearing
Bylaw		Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014
Council Minutes	2-Sep-14	Minutes of the Regular Meeting of Council
Council Report 14-102	2-Sep-14	Administrative Report to Council
Presentation Slides	2-Sep-14	Presentation slides from September 2, 2014
Council Minutes	7-Oct-14	Minutes of the Regular Meeting of Council
Council Report 14-113	7-Oct-14	Administrative Report to Council
Correspondence		Correspondence will be included as it is received.



THE RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, BC Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 932 8109

NOTICE OF PUBLIC HEARING**TUESDAY, OCTOBER 21, 2014 – 6:00 P.M.**

Maurice Young Millennium Place
Franz Wilhelmson Theatre, 4335 Blackcomb Way, Whistler BC

ZONING AMENDMENT BYLAW (RTA17 ZONE – 4150 TANTALUS DRIVE) NO. 2064, 2014**SUBJECT LANDS: 4150 Tantalus Drive**

More specifically these lands are described as Strata Plan LMS286 as shown outlined on the map attached to this notice.

PURPOSE:

In general terms, the purpose of the proposed Bylaw is to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) Zone from 8,190 square metres of gross floor area to 12,138 square metres of gross floor area.

INSPECTION OF DOCUMENTS:

A copy of the proposed Bylaw and relevant background documents may be inspected on our website at www.whistler.ca/events (see October 21, 2014), or visit the Reception Desk at Municipal Hall at 4325 Blackcomb Way, Whistler, BC, during regular office hours of 8:00 a.m. to 4:30 p.m., from Monday to Friday (statutory holidays excluded).

PUBLIC PARTICIPATION:

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

Written comments must be addressed to Mayor and Council and may be submitted at the Public Hearing or through one of the following methods prior to the Public Hearing (by 4:30 p.m. on October 21, 2014):

Email: corporate@whistler.ca

Fax: 604-935-8109

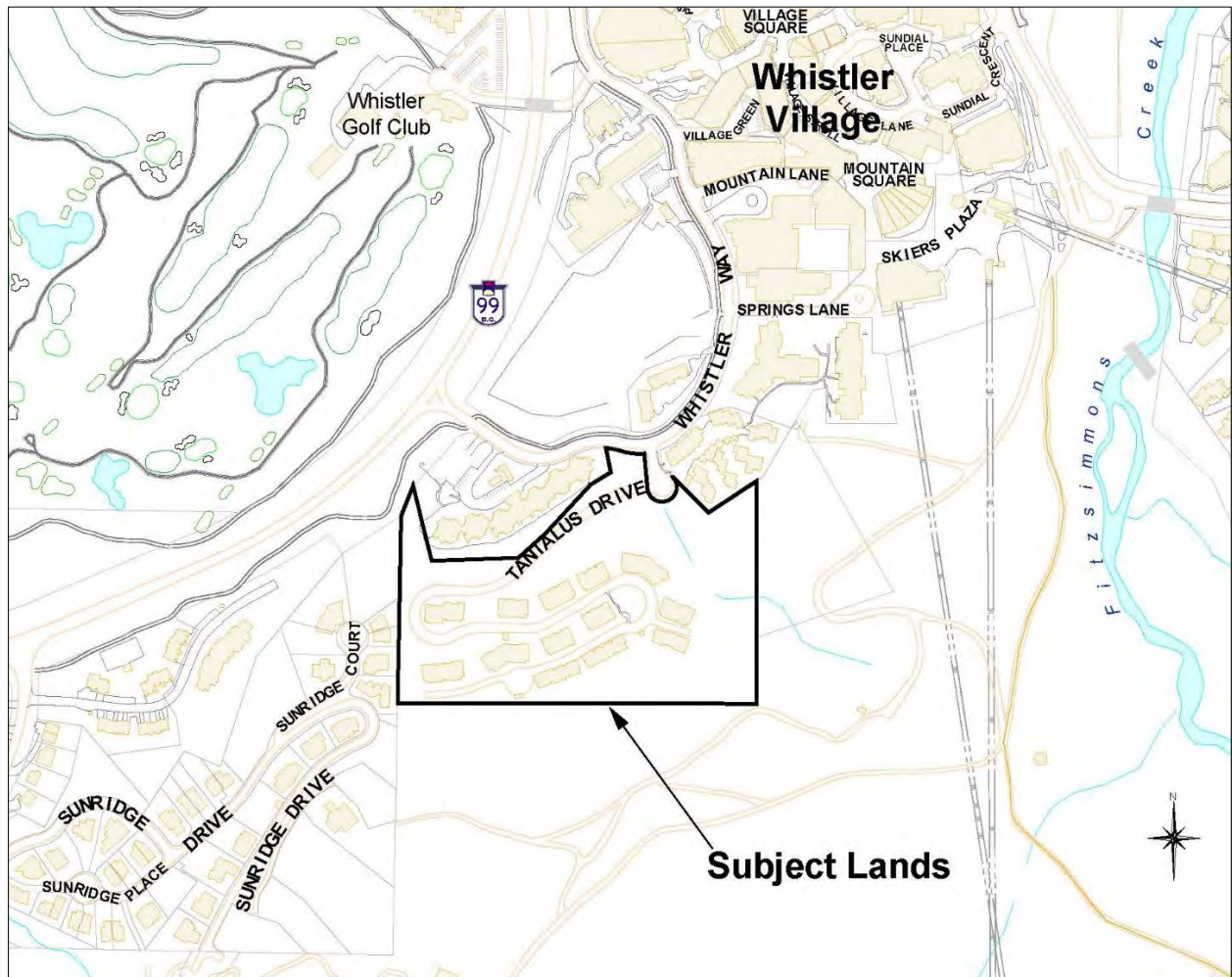
Hard Copy: Legislative Services Department
4325 Blackcomb Way
Whistler BC V0N 1B4

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

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

Shannon Story
Corporate Officer

**ZONING AMENDMENT BYLAW (RTA17 ZONE – 4150 TANTALUS DRIVE) NO. 2064, 2014
SUBJECT LANDS**



RESORT MUNICIPALITY OF WHISTLER**ZONING AMENDMENT BYLAW (RTA17 ZONE - 4150 TANTALUS DRIVE) NO. 2064,
2014****A BYLAW TO AMEND THE RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING BYLAW NO. 303, 1983**

WHEREAS Council may, in a zoning bylaw, pursuant to Sections 903 and 906 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and require the provision of parking spaces and loading spaces for uses, buildings and structures;

NOW THEREFORE the 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 (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014"
2. The lands which are the subject of this Bylaw are the lands in Strata Plan LMS286, as shown outlined in heavy black line on the sketch plan attached as Schedule 1 to this bylaw.
3. Section 11 of Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) Renumbering Subsection 26.2 as 26.2.1, deleting "8,190 square meters" from that Subsection and substituting "12,138 square metres", and deleting "forty-nine (49) townhouses" and substituting "forty-five townhouse dwelling units".
 - (b) Adding the following including the table as Subsection 26.2.2:

The maximum permitted gross floor area for each strata lot in Strata Plan LMS286 shall be as listed in the following table and the floor area shall be entirely within the exterior walls of the buildings whose construction was authorized by Building Permits B-91-2897, B-91-2898, B-91-2899, B-91-2900, B-91-2901, B-91-2902, B-92-2903, B-92-2904, B-94-3787, B-94-3788, B-94-3789, B-94-3790, and B-94-3791, or any replacement building authorized by Development Permit 201.

Strata Lot	Maximum Gross Floor Area (square metres)
1	326
2	326
3	326
4	286
5	286
6	286
7	326
8	326
9	326
10	286
11	289
12	289
13	275
14	188
15	188
16	188
17	230
18	185
19	230
20	268
21	268
22	268
23	230
24	198
25	198
26	230
27	275
28	268
29	275
30	230
31	198
32	198
33	230
34	326
35	326
36	268
37	268
38	286
39	289
40	289
41	286
42	326
43	326
44	326
45	326

- (c) Adding the following as Subsection 26.2.3:

For the purpose of measuring the gross floor area of a strata lot:

- (a) the gross floor area of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway between the outer surfaces of any such shared wall; and
- (b) the gross floor area of a strata lot shall be deemed to include the gross floor area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the Strata Property Act, and the gross floor area of any common property otherwise designated for such exclusive use whether by lease, easement or otherwise, in each case including the cross-sectional area of any exterior wall of such exclusive use common property and one-half the cross-sectional area of any wall separating that common property from a strata lot or from exclusive use common property deemed by this section to be included in another strata lot.

Given first and second reading this 7th day of October, 2014.

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 this ____ day of _____, ____.

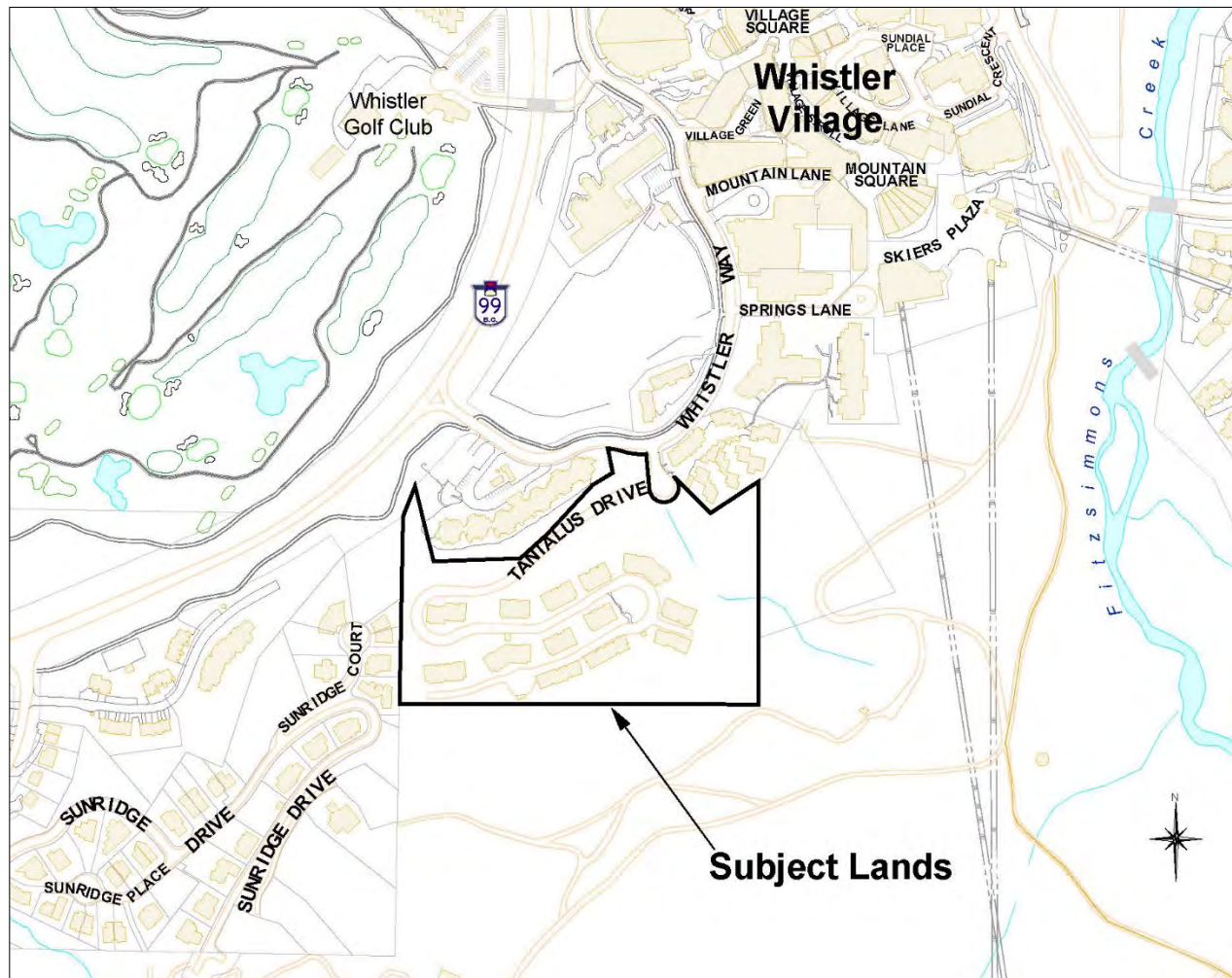
Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014"

Shannon Story
Corporate Officer

SCHEDULE 1



Subject Lands

“Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014”

4. Vary the front setback (north) to 0 metres and the height to 4.6 metres for a proposed retaining wall,

all as shown on the proposed plans prepared by Eco Mountain Homes, dated April 23, 2014, and attached to Administrative Report No. 14-103 as Appendix B.

CARRIED

DVP 1083 – 8562
Buckhorn Place Setback
Variances
Report No. DVP 1083
File No. 14-101

Moved by Councillor R. McCarthy
Seconded by Councillor J. Crompton

That Council approve Development Variance Permit 1083 to:

1. Vary the front setback for an attached garage from 5.0 metres to 2.0 metres; and,
2. Vary the side setback for an attached garage from 3.0 metres to 1.8 metres,

as shown on the Architectural Plans prepared by Burgers Architecture Inc., dated June 26, 2014, attached as Appendix B to Council Report No. 14-101.

CARRIED

RZ1080 – 2010 London
Lane –First and Second
Readings of Zoning
Amendment Bylaw
Report No. 14-100
File No. RZ 1080

Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That Council consider giving first and second readings to “Zoning Amendment Bylaw (CL5 Zone – Commercial Local Five) No. 2063, 2014”; and,

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (CL5 Zone - Commercial Local Five) No. 2063, 2014 and to advertise for same in the local newspapers; and further,

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (CL5 Zone – Commercial Local Five) No. 2063, 2014, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Payment of any outstanding rezoning application fees.

CARRIED

RZ 1084 – 4150
Tantalus Drive Rezoning
for Additional Gross
Floor Area
Report No. 14-102
File No. RZ 1084

Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That Council endorse the continuing review of Rezoning Application RZ 1084; and further,

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

CARRIED



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: September 2, 2014

REPORT: 14-102

FROM: Resort Experience

FILE: RZ 1084

SUBJECT: RZ 1084 – 4150 TANTALUS DRIVE REZONING FOR ADDITIONAL GROSS FLOOR AREA

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse the continuing review of Rezoning Application RZ 1084; and further,

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

REFERENCES

Location: 4150 Tantalus Drive

Legal Description: Strata Lots 1 – 45, District Lots 3020, 3865 and 4980, Strata Plan LMS286, together with an interest in the common property

Owners: The Owners of Strata Plan LMS286

Current Zoning: RTA17 (Residential/Tourist Accommodation Seventeen)

Appendices: "A" Location Map

PURPOSE OF REPORT

This report describes rezoning application RZ 1084, an application by the strata corporation of 4150 Tantalus Drive to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) zone to address existing unauthorized space as well as enable other owners to have the opportunity to similarly develop existing lower level and void spaces.

This report seeks Council's endorsement for further review and preparation of the necessary zoning amendment bylaw for Council's consideration.

DISCUSSION

Background

The land that is the subject of the rezoning application is located at 4150 Tantalus Drive, immediately south of Whistler Village on the lower slopes of Whistler Mountain (see Appendix A). The lands were developed between 1991 and 1995 with a 45 unit 3-storey townhouse development known as Northern Lights. The development was constructed with significant void spaces within the building envelope, both on lower levels and in attic and loft spaces.

In 1999, the municipality received correspondence that alterations had been made to townhouse units in Northern Lights without building permits. The RMOW building department requested immediate inspections and were granted access into some but not all of the units. The inspections confirmed unauthorized construction into common property void spaces within the building envelope. The RMOW building department issued letters to the strata corporation requiring removal

of unauthorised construction within internal common property areas adjacent to a number of strata lots. Municipal lawyers became involved and notice was served to the strata corporation under Sections 83 to 85 of the Strata Property Act to initiate corrective work.

The strata council acknowledged that it recognizes its obligation in respect of unauthorized alterations on common property, but is unable, within the limits of its statutory authority to deal with them.

Rezoning Proposal

In March 2014 the strata corporation submitted a rezoning application to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) zone from 8,190 square metres of gross floor area to 12,143 square metres of gross floor area.

The strata corporation advises that over the years a number of past or current owners appear to have converted void spaces to habitable use and integrated them with the adjacent strata lots. It is not known by the strata corporation how many strata lots have access to converted void spaces or how extensive the alterations are as the owners will not grant access. The strata corporation further advises that there is no evidence that either the strata corporation or its council approved any of these alterations, as required by the Strata Property Act.

The current RTA17 (Residential/Tourist Accommodation Seventeen) zoning is a site specific zone permitting a maximum of 8,190 square metres of gross floor area if developed for townhouse dwellings. According to building permit records, the property has been developed with 45 townhouses totalling 7,988 square metres of gross floor area, so no significant expansion of gross floor area is possible under the current zoning.

Unauthorized construction at Northern Lights has been a longstanding enforcement file with the municipality. It has taken many years for the owners of Northern Lights to work towards a solution and achieve agreement within the strata on the proposed rezoning approach.

The proposed rezoning approach will enable owners to apply for building permits to bring unauthorized construction into conformance as well as enable owners who wish to do similar expansions within the building envelope in the future the same opportunity to do so.

ADP Review

The rezoning application has not been submitted to the Advisory Design Panel for review as there are not exterior alterations to the buildings proposed at this time.

WHISTLER 2020 ANALYSIS

The rezoning proposal supports the Whistler 2020 strategies of built environment and natural areas.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	The rezoning proposal will enable owners to apply for building permits for unauthorized construction as well as enable some moderate expansion to existing units. The rezoning proposal will not increase the bed unit capacity.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscapes, and evoking a dynamic sense of place.	There are no exterior changes associated with the rezoning proposal.
	Continuous encroachment on nature is avoided.	

	The built environment is safe and accessible.	The rezoning will enable owners to apply for building permits for unauthorized construction.
	The new and renovated built environment has transitioned towards sustainable management of energy and materials.	The new development will be efficient given that additional gross floor area will be created within existing structures.
Natural Areas	Developer and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	Additional gross floor areas will be created within already existing structures.

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

OTHER POLICY CONSIDERATIONS

In May 2012, Council passed a bylaw to address illegal ‘basement’ space in detached and duplex dwellings. Rezoning application RZ 1084 will meet the same objectives as the approach taken for detached and duplex dwellings.

Zoning and Parking Bylaw 303

A zoning amendment bylaw is necessary to increase the maximum permitted density of the RTA17 zone from 8,190 square metres of gross floor area to 12,143 square metres of gross floor area.

The increased gross floor area will not require additional parking.

Official Community Plan

Whistler’s 1993 OCP outlines specific items for review with respect to rezoning applications. A brief summary follows in Table 1. The proposal complies with applicable policies of the OCP.

Table 1: 1993 OCP Criteria for Evaluating Proposals for Zoning Amendments

OCP Criteria	Comments
Proposals that increase the bed unit capacity of the municipality will only be considered if the development: provides clear and substantial benefits to the resort; is supported by the community in the opinion of Council; will not cause unacceptable impacts on the community, 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 on the additional gross floor area at time of building permit.
Views and Scenery	Building height and setbacks would not change from that permitted under existing zoning.
Existing Community and Recreation Facilities	n/a
Employee Housing	n/a
Community greenhouse gas emissions	The proposal is consistent with Policy 4.14.5 in that the property is in an existing settled area that is well-served by transit, pedestrian & cycling routes, amenities and services. Impact on community greenhouse gas emissions is considered negligible as the additional gross floor area will be created within existing structures.
Heritage Resources	n/a
The project must exhibit high standards of design, landscaping and environmental sensitivity.	The property is located in the Whistler Village Development Permit Area and any exterior changes would require a development permit.
No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space.	No impact.

Green Building Policy

Per the municipality's Green Building Policy G-23, the following information is required for the processing and adoption of a zoning amendment:

- Registration of a Section 219 covenant to ensure future development is consistent with any project checklist and with the objectives and goals of the Green Building Policy; and
- A project completion report detailing the implementation of the green building practices required by the Section 219 covenant.

It is not recommended that a green building covenant be a condition of adoption of the zoning amendment bylaw as the additional gross floor area will be created within existing structures.

BUDGET CONSIDERATIONS

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

Building and plumbing permit fees will be applicable at the time of building permit. Works and service charges will also be applicable at time of building permit at a rate of \$65.82 per square metre of gross floor area.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign is posted on the property. No inquiries had been received at the time of writing this report.

No formal community engagement has been undertaken to date with respect to the application. A Public Open House is not proposed as the additional gross floor area is proposed within existing building envelopes with limited negative impacts.

The proposed zoning amendment bylaw will be subject to a public hearing adhering to statutory public notice requirements.

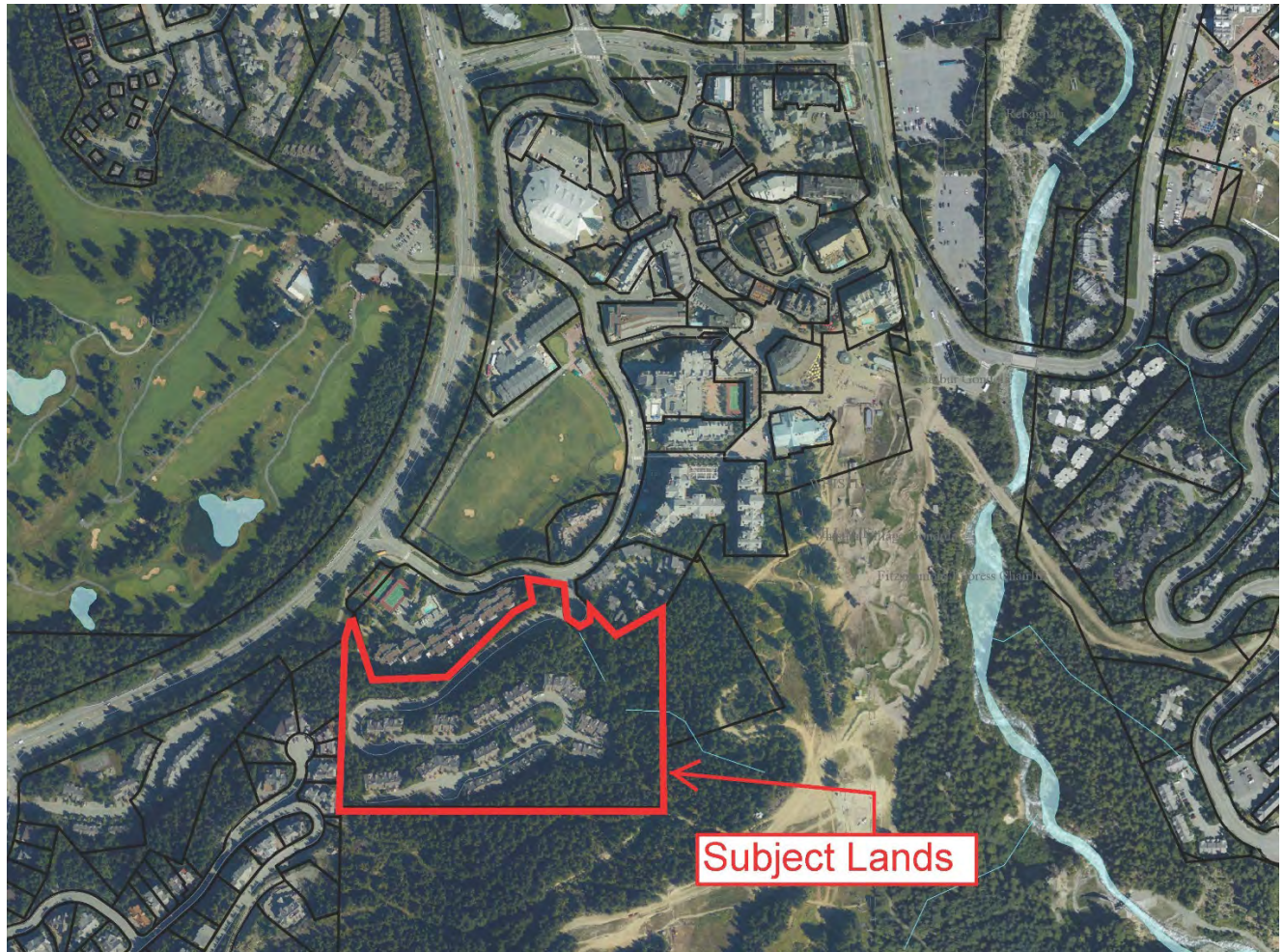
SUMMARY

This report describes rezoning application RZ1084 and seeks Council's endorsement for further review of the application and preparation of the necessary zoning amendment bylaw for Council's consideration.

Respectfully submitted,

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

LOCATION MAP



RZ1084

4150 Tantalus Drive

Council Presentation
September 2, 2014

RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Subject Lands



- Located at 4150 Tantalus Drive
- Current use: 45 unit, 3-storey townhouse
- Current Zoning: RTA17 Zone permitting townhouse use, maximum 8,190 sq. m. of gfa

Existing Conditions/Site Context



Background

- 1999 – RMOW received correspondence that alterations made to townhouse units without building permits.
- RMOW Building Department requested immediate inspections & were granted access into some but not all units.
- Inspections confirmed unauthorized construction into common property within the building envelope.
- RMOW Building Department served notice to strata corporation under Section 83 of the *Strata Property Act* to initiate corrective work.
- Strata council recognizes its obligation in respect of unauthorized alterations on common property, but is unable, within limits of statutory authority to deal with them.
- 2014 – Strata corporation applied for rezoning.

Rezoning Proposal

- Increase maximum permitted density of RTA17 zone from 8,190 sq. m. of gfa to 12,143 sq. m. of gfa to:
 - ✓ enable owners to apply for building permits to bring unauthorized construction into conformance
 - ✓ enable owners who wish to do similar expansions within the building envelope in future the same opportunity to do so

Policy Considerations

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.	Proposal does not increase bed unit capacity. In May 2012, Council passed a bylaw to address illegal 'basement' space in detached & duplex dwellings. Rezoning application RZ 1084 will meet the same objectives as approach taken for detached & duplex dwellings.
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 Schedules M and N, the site does not have any environmental constraints or development constraints.
Traffic volumes and patterns on Highway 99 and the local road system.	Proposal does not increase number of units or parking requirements.
Overall patterns of development of the community and resort	Lands are identified on Schedule B – Development Areas. Per Policy 4.1.1, the lands outlined in Schedule B are designated for development of accommodation.

Policy Considerations

OCP Criteria	Comments
Municipal Finance	Works and service charges payable on additional gfa at time of building permit.
Views and Scenery	Building height & setbacks will not change from that permitted under current zoning.
Existing Community and Recreation Facilities	n/a
Employee Housing	n/a
Community greenhouse gas emissions	Consistent with Policy 4.14.5 - property located in an existing settled area well served by transit, pedestrian & cycling routes, amenities and services. Impact on community greenhouse gas emissions considered negligible (additional gfa will be created within existing structures).
Heritage Resources	n/a
The project must exhibit high standards of design, landscaping and environmental sensitivity.	No exterior alterations proposed.
No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space.	No impact.

Community Engagement

- RA sign posted
- Public Open House not proposed
- Public Hearing – after 2nd reading of zoning amendment bylaw

Recommendation

That Council endorse the continuing review of Rezoning Application RZ 1084; and further,

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

SEC 0011 - 3363
Lakeside Road Flood
Proofing Exemption
Report No. 14-115
File No. SEC 0011

Moved by Councillor D. Jackson
Seconded by Councillor A. Janyk

That Council grant an exemption per Section 910 of the Local Government – “Construction requirements in relation to flood plain areas”, to allow for the construction of a new detached dwelling at 3363 Lakeside Road; and further,

That Council authorize the Mayor and Corporate Officer to execute a Section 219 covenant on the title of the subject property for this exemption, attaching the engineering reports prepared for 3363 Lakeside Road prepared by Exp Services Inc. stamped received September 12th, 2014 and SE Engineering Ltd, stamped received September 12, 2014 that confirm the property is safe for the use intended.

CARRIED

RZ 1084 - Zoning
Amendment Bylaw
(RTA17 - 4150 Tantalus
Drive). No. 2064, 2014 -
Rezoning for Additional
Gross Floor Area
Report No. 14-113
File No. RZ1084,
Bylaw 2068

Moved by Councillor D. Jackson
Seconded by Councillor R. McCarthy

That Council consider giving first and second readings to Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014;

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014; and further

That prior to issuance of any building permit for gross floor area exceeding 7,990.1 square metres, the Covenant registered as GD127424 be discharged.

CARRIED

Permissive Exemption
Report No. 14-118
File No. Bylaw 2065

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

That Council consider giving first three readings to Taxation Exemption for Not-For-Profit Organizations Amendment Bylaw No. 2065, 2014.

CARRIED

POLICY REPORTS

Park Naming Policy
Report No. 14-112
File No. Vault

Moved by Councillor J. Faulkner
Seconded by Councillor R. McCarthy

That Council adopt the proposed Resort Municipality of Whistler Park Naming Policy.

CARRIED

Sponsorship Policy and
Pilot Program
Report No. 14-116
File No. 8017, Vault

Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That Council adopt the proposed Resort Municipality of Whistler Sponsorship Policy; and,

That Council authorize staff to initiate a Sponsorship Pilot Program for Festivals, Events & Animation (FE&A) programs produced by the RMOW; and further

That Council authorize staff to commence the Sponsorship Pilot Program by publicly posting a Request for Proposal (RFP) for Sponsorship Sales and Service.

CARRIED

BYLAWS FOR FIRST AND SECOND READING

Zoning Amendment
Bylaw (RTA17 Zone –
4150 Tantalus Drive) No.
2064, 2014

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

That Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014 receive first and second readings.

CARRIED

BYLAW FIRST, SECOND AND THIRD READINGS

Taxation Exemption for
Not-For-Profit
Organizations
Amendment Bylaw No.
2065, 2014

Moved by Councillor J. Faulkner
Seconded by Councillor R. McCarthy

That Taxation Exemption for Not-For-Profit Organizations Amendment Bylaw No. 2065, 2014 receive first, second and third readings.

CARRIED

BYLAW FOR THIRD READING

Zoning Amendment
Bylaw (CL5 Zone –
Commercial Local Five)
No.2063, 2014

Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That Zoning Amendment Bylaw (CL5 Zone – Commercial Local Five) No.2063, 2014 receive third reading.

CARRIED

OTHER BUSINESS

Chief Election Officer
Appointment

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

That Council rescind the appointment of Shannon Story as Chief Elections Officer for the 2014 general local elections; and,

That pursuant to Section 41(1) and (2) of the *Local Government Act* Lorna Dysart be appointed Chief Elections Officer for conducting the 2014 general local elections in the Resort Municipality of Whistler with power to appoint other election officials as required for the administration and conduct of the 2014 general local elections.

CARRIED



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: October 7, 2014
FROM: Resort Experience
SUBJECT: RZ 1084 – ZONING AMENDMENT BYLAW (RTA17 ZONE - 4150 TANTALUS DRIVE) NO. 2064, 2014 - REZONING FOR ADDITIONAL GROSS FLOOR AREA

REPORT: 14-113
FILE: RZ 1084, Bylaw 2064

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014;

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014; and further

That prior to issuance of any building permit for gross floor area exceeding 7,990.1 square metres, the Covenant registered as GD127424 be discharged.

REFERENCES

Location: 4150 Tantalus Drive
Legal Description: Strata Plan LMS286
Owners: The Owners of Strata Plan LMS286
Current Zoning: RTA17 (Residential/Tourist Accommodation Seventeen)
Appendices: "A" Location Map
"B" Administrative Report to Council No. 14-102

PURPOSE OF REPORT

This report presents Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014, a bylaw to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) zone to address existing unauthorized space as well as enable other owners to have the opportunity to similarly develop existing lower level and void spaces, for Council's consideration of first and second readings.

DISCUSSION

The proposed rezoning was presented to Council on September 2, 2014 and a complete description and analysis of such is presented in Administrative Report to Council No. 14-102.

On September 2, 2014, Council endorsed the following resolution:

“That Council endorse the continuing review of Rezoning Application RZ 1084; and further,
That Council direct staff to prepare the necessary zoning amendment bylaw for Council consideration.”

This report presents the necessary zoning amendment bylaw as directed by Council, for Council consideration of first and second reading.

Background

The land that is the subject of the rezoning application is located at 4150 Tantalus Drive, immediately south of Whistler Village on the lower slopes of Whistler Mountain (see Appendix A). The lands were developed between 1991 and 1995 with a 45 unit 3-storey townhouse development known as Northern Lights. The development was constructed with significant void spaces within the building envelope, both on lower levels and in attic and loft spaces.

In March 2014 the strata corporation submitted a rezoning application to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) zone to address existing unauthorized space as well as enable other owners to have the opportunity to similarly develop existing lower level and void spaces.

Unauthorised construction at Northern Lights has been a longstanding enforcement file with the municipality. The proposed rezoning will enable owners to apply for building permits to bring unauthorized construction into conformance as well as enable owners who wish to do similar expansions within the building envelope in the future the same opportunity to do so.

Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014

The bylaw that has been prepared for Council consideration, Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014, forms part of the October 7, 2014 Council Package. The bylaw is summarized as follows.

The bylaw proposes to limit the total number of townhouse units in the RTA17 (Residential/Tourist Accommodation Seventeen) zone to 45 and increase the maximum permitted density from 8,190 square metres of gross floor area to 12,138 square metres of gross floor area, with a specific portion of this total allocated to each strata lot in Strata Plan LMS286 as shown in Table 1 below.

The bylaw also proposes guidance for the purpose of measuring the gross floor area of a strata lot as follows:

- (a) the gross floor area of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway between the outer surfaces of any such shared wall; and
- (b) the gross floor area of a strata lot shall be deemed to include the gross floor area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the Strata Property Act, and the gross floor area of any common property otherwise designated for such exclusive use whether by lease, easement or otherwise, in each case including the cross-sectional area of any exterior wall of such exclusive use common property and one-half the cross-sectional area of any wall separating that common property from a strata lot or from exclusive use common property deemed by this section to be included in another strata lot.

Further the bylaw limits the location of the available gross floor area for each strata lot to be located within the existing building envelope as authorized by the original building permits and original development permit. This is consistent with the nature of the rezoning, to address existing and potential development of below ground void spaces, lofts and attic spaces within the existing building envelope. The additional gross floor area provided through this rezoning is only available to the property under the existing development configuration.

The proposed rezoning provides for the development of the identified spaces and associated gross floor area for each strata lot subject to obtaining building permit authorization and occupancy.

Table 1	
Strata Lot	Maximum Gross Floor Area (square metres)
1	326
2	326
3	326
4	286
5	286
6	286
7	326
8	326
9	326
10	286
11	289
12	289
13	275
14	188
15	188
16	188
17	230
18	185
19	230
20	268
21	268
22	268
23	230
24	198
25	198
26	230
27	275
28	268
29	275
30	230
31	198
32	198
33	230
34	326
35	326
36	268
37	268
38	286
39	289
40	289
41	286
42	326
43	326
44	326
45	326

WHISTLER 2020 ANALYSIS

An analysis of the applicable Whistler 2020 strategies and descriptions of success is contained in Administrative Report to Council No. 14-102. Overall, the rezoning supports the Whistler 2020 strategies of built environment and natural areas.

OTHER POLICY CONSIDERATIONS

In May 2012, Council passed a bylaw to address illegal 'basement' space in detached and duplex dwellings. Rezoning application RZ 1084 will meet the same objectives as the approach taken for detached and duplex dwellings.

Official Community Plan

Whistler's OCP outlines specific items for review with respect to rezoning applications. A summary evaluation is presented in Administrative Report to Council No. 14-102. The rezoning complies with applicable policies of the OCP.

Green Building Policy

Green Building Policy considerations are addressed in Administrative Report to Council No. 14-102 and that report recommended that a green building covenant not be a condition of adoption of the zoning amendment bylaw as the additional gross floor area will be created within existing structures.

Legal Considerations

A Section 215 Covenant is registered as GD127424 on the title of all of the strata lots and the common property of Strata Plan LMS286 that restricts the development to 180 bed units in 45 townhouse units, and restricts the gross floor area of all buildings on the lands to 7,990.1 square metres.

It is recommended that this covenant be discharged prior to issuance of any building permit for gross floor area exceeding 7,990.1 square metres, as the zoning amendment bylaw will establish stricter controls around the number of units and the gross floor area that may be developed, and makes the covenant redundant.

BUDGET CONSIDERATIONS

Budget considerations are contained in Administrative Report to Council No. 14-102.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign is posted on the property. No inquiries had been received at the time of writing this report.

No formal community engagement has been undertaken to date with respect to the application. Administrative Report to Council No. 14-102 proposed that a Public Open House not be held as the additional gross floor area is proposed within existing building envelopes with limited negative impacts.

Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014 will be subject to a public hearing adhering to statutory public notice requirements.

SUMMARY

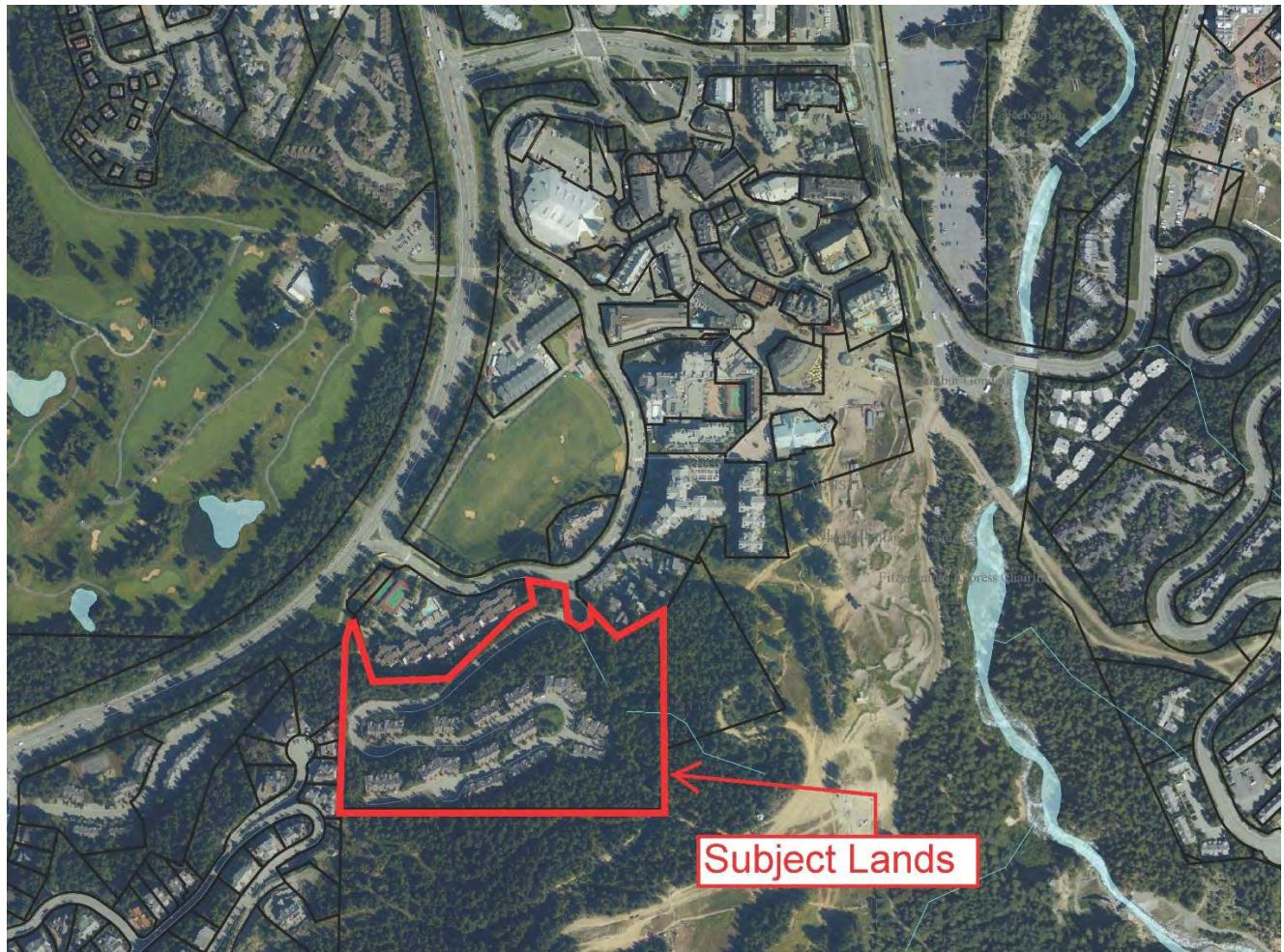
This report presents Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014 for Council consideration of first and second reading.

Respectfully submitted,

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

APPENDIX A

LOCATION MAP





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: September 2, 2014

REPORT: 14-102

FROM: Resort Experience

FILE: RZ 1084

SUBJECT: RZ 1084 – 4150 TANTALUS DRIVE REZONING FOR ADDITIONAL GROSS FLOOR AREA

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse the continuing review of Rezoning Application RZ 1084; and further,

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

REFERENCES

Location: 4150 Tantalus Drive

Legal Description: Strata Lots 1 – 45, District Lots 3020, 3865 and 4980, Strata Plan LMS286, together with an interest in the common property

Owners: The Owners of Strata Plan LMS286

Current Zoning: RTA17 (Residential/Tourist Accommodation Seventeen)

Appendices: "A" Location Map

PURPOSE OF REPORT

This report describes rezoning application RZ 1084, an application by the strata corporation of 4150 Tantalus Drive to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) zone to address existing unauthorized space as well as enable other owners to have the opportunity to similarly develop existing lower level and void spaces.

This report seeks Council's endorsement for further review and preparation of the necessary zoning amendment bylaw for Council's consideration.

DISCUSSION

Background

The land that is the subject of the rezoning application is located at 4150 Tantalus Drive, immediately south of Whistler Village on the lower slopes of Whistler Mountain (see Appendix A). The lands were developed between 1991 and 1995 with a 45 unit 3-storey townhouse development known as Northern Lights. The development was constructed with significant void spaces within the building envelope, both on lower levels and in attic and loft spaces.

In 1999, the municipality received correspondence that alterations had been made to townhouse units in Northern Lights without building permits. The RMOW building department requested immediate inspections and were granted access into some but not all of the units. The inspections confirmed unauthorized construction into common property void spaces within the building envelope. The RMOW building department issued letters to the strata corporation requiring removal

of unauthorised construction within internal common property areas adjacent to a number of strata lots. Municipal lawyers became involved and notice was served to the strata corporation under Sections 83 to 85 of the Strata Property Act to initiate corrective work.

The strata council acknowledged that it recognizes its obligation in respect of unauthorized alterations on common property, but is unable, within the limits of its statutory authority to deal with them.

Rezoning Proposal

In March 2014 the strata corporation submitted a rezoning application to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) zone from 8,190 square metres of gross floor area to 12,143 square metres of gross floor area.

The strata corporation advises that over the years a number of past or current owners appear to have converted void spaces to habitable use and integrated them with the adjacent strata lots. It is not known by the strata corporation how many strata lots have access to converted void spaces or how extensive the alterations are as the owners will not grant access. The strata corporation further advises that there is no evidence that either the strata corporation or its council approved any of these alterations, as required by the Strata Property Act.

The current RTA17 (Residential/Tourist Accommodation Seventeen) zoning is a site specific zone permitting a maximum of 8,190 square metres of gross floor area if developed for townhouse dwellings. According to building permit records, the property has been developed with 45 townhouses totalling 7,988 square metres of gross floor area, so no significant expansion of gross floor area is possible under the current zoning.

Unauthorized construction at Northern Lights has been a longstanding enforcement file with the municipality. It has taken many years for the owners of Northern Lights to work towards a solution and achieve agreement within the strata on the proposed rezoning approach.

The proposed rezoning approach will enable owners to apply for building permits to bring unauthorized construction into conformance as well as enable owners who wish to do similar expansions within the building envelope in the future the same opportunity to do so.

ADP Review

The rezoning application has not been submitted to the Advisory Design Panel for review as there are not exterior alterations to the buildings proposed at this time.

WHISTLER 2020 ANALYSIS

The rezoning proposal supports the Whistler 2020 strategies of built environment and natural areas.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected	The rezoning proposal will enable owners to apply for building permits for unauthorized construction as well as enable some moderate expansion to existing units. The rezoning proposal will not increase the bed unit capacity.
	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views, and evoking a dynamic sense of place.	There are no exterior changes associated with the rezoning proposal.
	Continuous encroachment on nature is avoided.	

	The built environment is safe and accessible.	The rezoning will enable owners to apply for building permits for unauthorized construction.
	The new and renovated built environment has transitioned towards sustainable management of energy and materials.	The new development will be efficient given that additional gross floor area will be created within existing structures.
Natural Areas	Developer and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible.	Additional gross floor areas will be created within already existing structures.

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

OTHER POLICY CONSIDERATIONS

In May 2012, Council passed a bylaw to address illegal ‘basement’ space in detached and duplex dwellings. Rezoning application RZ 1084 will meet the same objectives as the approach taken for detached and duplex dwellings.

Zoning and Parking Bylaw 303

A zoning amendment bylaw is necessary to increase the maximum permitted density of the RTA17 zone from 8,190 square metres of gross floor area to 12,143 square metres of gross floor area.

The increased gross floor area will not require additional parking.

Official Community Plan

Whistler’s 1993 OCP outlines specific items for review with respect to rezoning applications. A brief summary follows in Table 1. The proposal complies with applicable policies of the OCP.

Table 1: 1993 OCP Criteria for Evaluating Proposals for Zoning Amendments

OCP Criteria	Comments
Proposals that increase the bed unit capacity of the municipality will only be considered if the development: provides clear and substantial benefits to the resort; is supported by the community in the opinion of Council; will not cause unacceptable impacts on the community, 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 on the additional gross floor area at time of building permit.
Views and Scenery	Building height and setbacks would not change from that permitted under existing zoning.
Existing Community and Recreation Facilities	n/a
Employee Housing	n/a
Community greenhouse gas emissions	The proposal is consistent with Policy 4.14.5 in that the property is in an existing settled area that is well-served by transit, pedestrian & cycling routes, amenities and services. Impact on community greenhouse gas emissions is considered negligible as the additional gross floor area will be created within existing structures.
Heritage Resources	n/a
The project must exhibit high standards of design, landscaping and environmental sensitivity.	The property is located in the Whistler Village Development Permit Area and any exterior changes would require a development permit.
No development will be approved if it would negatively impact a designated Municipal trail system, recreation area, or open space.	No impact.

Green Building Policy

Per the municipality's Green Building Policy G-23, the following information is required for the processing and adoption of a zoning amendment:

- Registration of a Section 219 covenant to ensure future development is consistent with any project checklist and with the objectives and goals of the Green Building Policy; and
- A project completion report detailing the implementation of the green building practices required by the Section 219 covenant.

It is not recommended that a green building covenant be a condition of adoption of the zoning amendment bylaw as the additional gross floor area will be created within existing structures.

BUDGET CONSIDERATIONS

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

Building and plumbing permit fees will be applicable at the time of building permit. Works and service charges will also be applicable at time of building permit at a rate of \$65.82 per square metre of gross floor area.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required rezoning application site information sign is posted on the property. No inquiries had been received at the time of writing this report.

No formal community engagement has been undertaken to date with respect to the application. A Public Open House is not proposed as the additional gross floor area is proposed within existing building envelopes with limited negative impacts.

The proposed zoning amendment bylaw will be subject to a public hearing adhering to statutory public notice requirements.

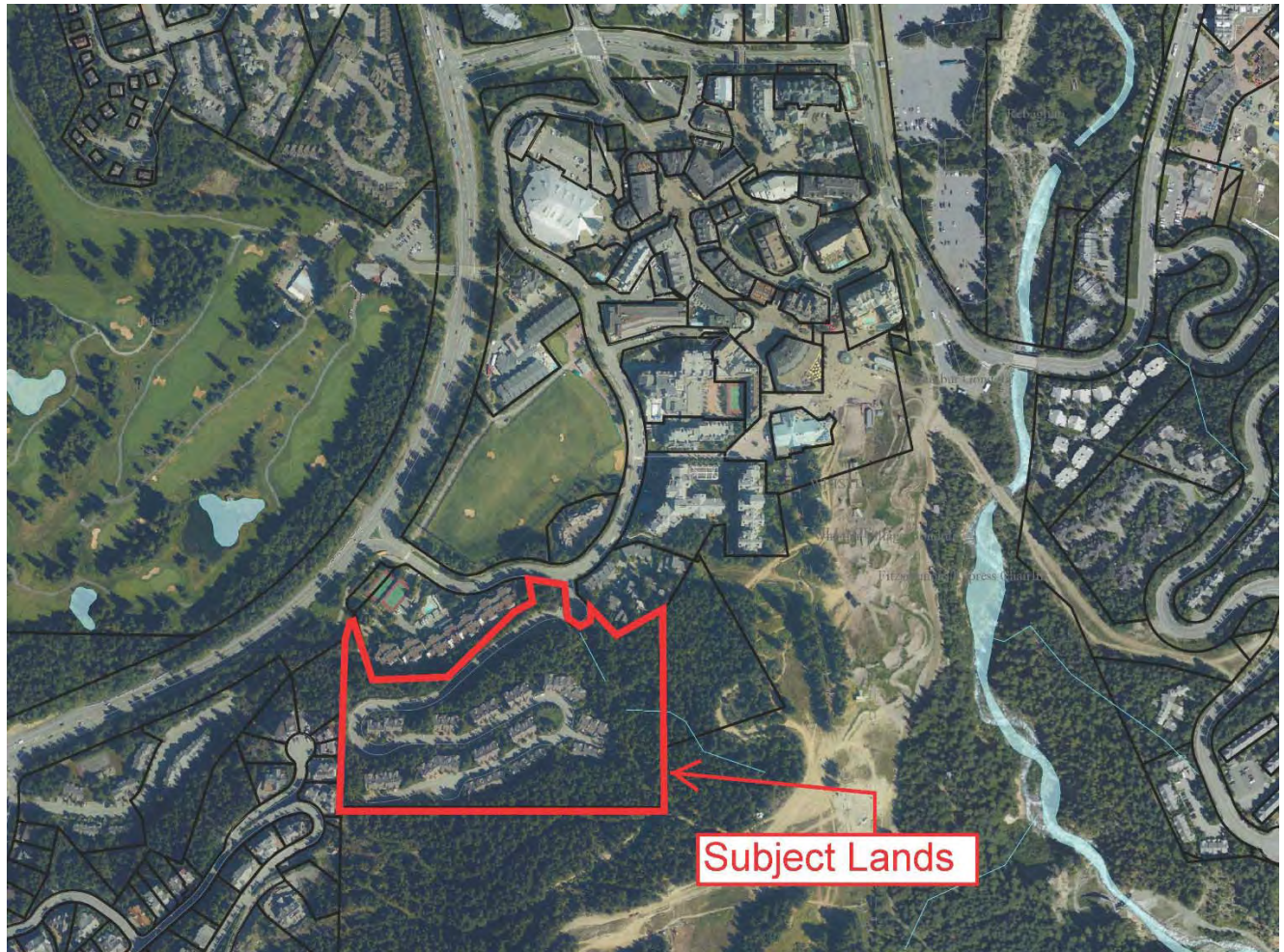
SUMMARY

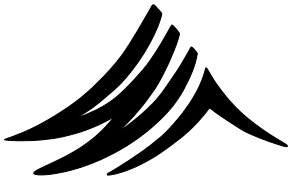
This report describes rezoning application RZ1084 and seeks Council's endorsement for further review of the application and preparation of the necessary zoning amendment bylaw for Council's consideration.

Respectfully submitted,

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

LOCATION MAP





WHISTLER

MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, OCTOBER 21, 2014 STARTING AT 6:00 PM**

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

PRESENT:

Mayor N. Wilhelm-Morden

Councillors: J. Crompton, J. Faulkner, J. Grills, D. Jackson, and R. McCarthy

ABSENT: Councillor A. Janyk

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Acting General Manager of Corporate and Community Service, and Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Library Director, E. Tracy
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Economic Development Officer, T. Metcalf
Senior Planner, M. Laidlaw
Planner, K. Creery
Recording Secretary, A. Winkle

The Public Hearing is convened pursuant to Section 890 of the Local Government Act R.S.B.C. 1996, c. 323 to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No 2064 2014" (the "proposed Bylaw").

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

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

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

As stated in the Notice of Public Hearing, in general terms, the purpose of the proposed Bylaw is to increase the maximum permitted density of the RTA17 (Residential/Tourist Accommodation Seventeen) Zone from 8,190 square metres of gross floor area to 12,138 square metres of gross floor area.

Explanation An explanation was given by Melissa Laidlaw, Senior Planner, concerning the proposed Bylaw.

Submissions Perry Trester, Chairman of the strata of Northern Lights and owner of Unit 7:

- acknowledged council for authorizing a process for dealing with the issue of unauthorized space
- stated that the strata is committed to resolving the issue of unauthorized space.
- stated that this would eliminate concerns for life-threatening issues with areas that have not been built to code, as well as eliminate safety concerns for owners and others occupying the units, and would eliminate some insurance risks.
- stated that without the approved bylaw amendment the strata does not have the opportunity to enforce issues related to unauthorized developments, and does not know how many of the 45 units have unauthorized developed space.
- stated that owners have made a substantial asset allocation, with each owner being assessed accordingly.
- commented that the owners have no plans to put in a pub, which was a possibility mentioned in the staff presentation.
- commented that he is speaking on behalf other owners in the strata and hoped that Council would look favourably with the process of moving forward with the bylaw.

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

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

ADJOURNMENT

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

Mayor, N. Wilhelm-Morden

Corporate Officer, S. Story

PUBLIC HEARING

Zoning Amendment Bylaw

(RTA17 Zone – 4150 Tantalus Drive)

No. 2064, 2014

October 21, 2014

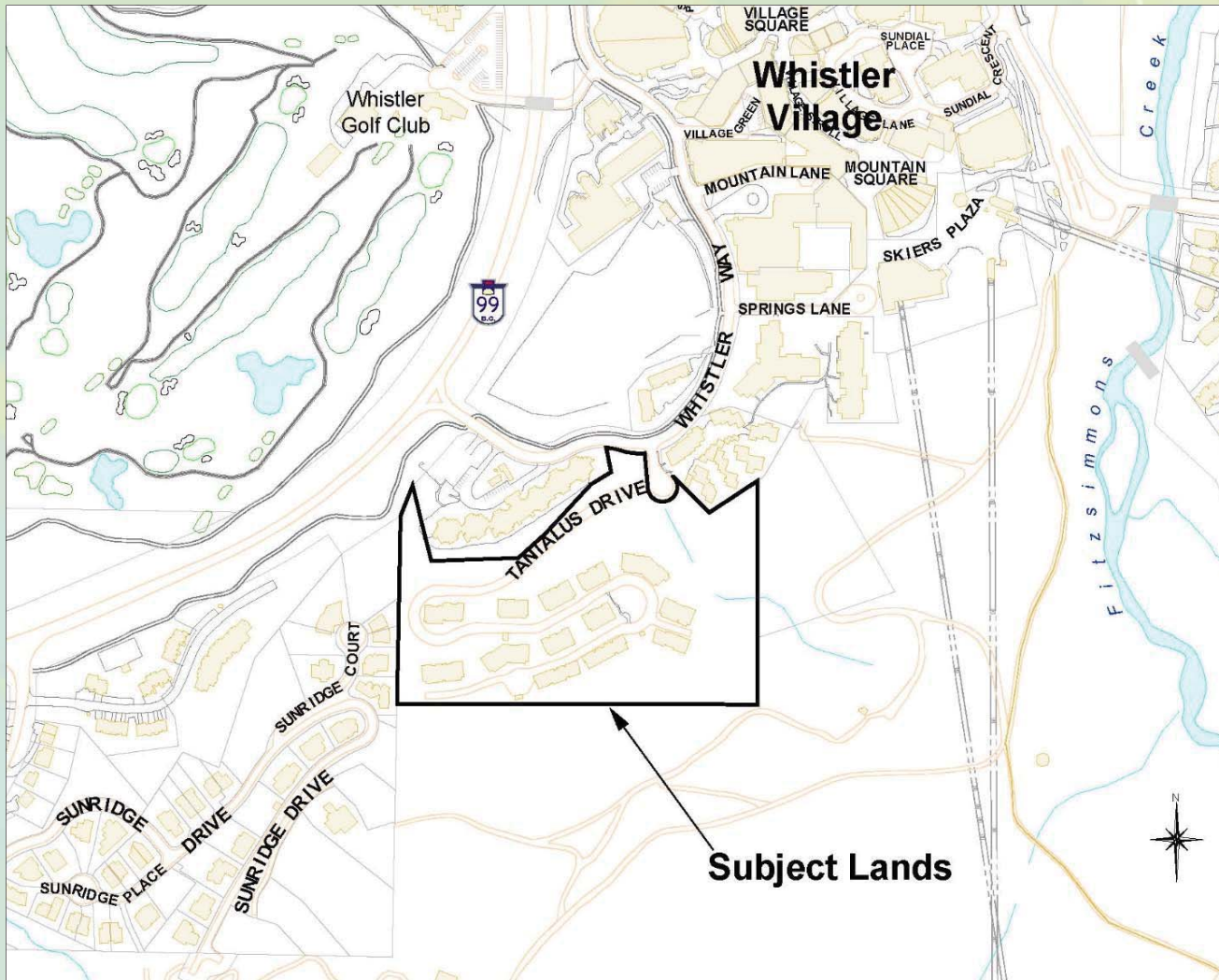
RESORT MUNICIPALITY OF WHISTLER

4325 Blackcomb Way
Whistler, British Columbia
Canada V0N 1B4
www.whistler.ca

TEL 604 932 5535
TF 1 866 932 5535
FAX 604 935 8109



Subject Lands



- Strata Plan LMS286
- 4150 Tantalus Drive

Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014

Purpose

To increase the maximum permitted density of the RTA17 Zone from 8,190 sq. m. of gross floor area to 12,138 sq. m. of gross floor area.

Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014

Amends Density Section of RTA17 Zone as follows:

- limits total number of townhouse dwelling units to 45
- increases maximum permitted density from 8,190 sq. m. of gross floor area to 12,138 sq. m. of gross floor area
- allocates specific portion of the 12,138 sq. m. of gross floor area to each strata lot in Strata Plan LMS286

Zoning Amendment Bylaw (RTA17 Zone – 4150 Tantalus Drive) No. 2064, 2014

Amends Density Section of RTA17 Zone as follows:

- limits location of the floor area to within the existing walls of the buildings as authorized by original building permits & original development permit
- provides guidance for the purpose of measuring the gross floor area of a strata lot

OCP Criteria for Evaluation Proposals for Zoning Amendments

- Zoning amendment complies with applicable policies of the OCP.

Conditions

- Covenant registered as GD127424 be discharged prior to issuance of any building permit for gross floor area exceeding 7,990.1 sq. m.

MINUTES OF COMMITTEES AND COMMISSIONS

Public Art Committee

Moved by Councillor J. Grills
Seconded by Councillor D. Jackson

That minutes of the Public Art Committee meeting of June 18, 2014 be received.

CARRIED

Liquor License Advisory Committee

Moved by Councillor R. McCarthy
Seconded by Councillor J. Crompton

That minutes of the Liquor License Advisory Committee meeting of July 3, 2014 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine), No. 2066, 2014

Moved by Councillor J. Faulkner
Seconded by Councillor J. Grills

That Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine), No. 2066, 2014 receive first, second and third readings.

CARRIED

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Municipal Ticket and Information System Amendment Bylaw No. 2054, 2014

Moved by Councillor D. Jackson
Seconded by Councillor R. McCarthy

That Municipal Ticket and Information System Amendment Bylaw No. 2054, 2014 receive first, second and third readings.

CARRIED

Five-Year Financial Plan 2014-2018, Amendment Bylaw No. 2068, 2014

Moved by Councillor J. Crompton
Seconded by Councillor J. Faulkner

That Five-Year Financial Plan 2014-2018, Amendment Bylaw No. 2068, 2014 receive first, second and third readings.

CARRIED

BYLAWS FOR THIRD READING

Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014

Moved by Councillor J. Grills
Seconded by Councillor D. Jackson

That Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014 receive third reading.

CARRIED



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-037

FROM: Infrastructure Services

FILE: SA.04-2

SUBJECT: STRATA TITLE CONVERSION SUBDIVISION FOR 2257/2259 OLIVE TERRACE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve a Strata Title Conversion Subdivision of an existing residential duplex located at 2257/2259 Olive Terrace;

That Council authorize the Mayor and Corporate Officer of Whistler to execute all subdivision documents on their behalf; and further,

That the conversion approval be valid for one (1) calendar year.

PURPOSE OF REPORT

The owners of the residential duplex located at 2257/2259 Olive Terrace wish to subdivide the existing building into two separate strata lots. Because this building has been previously occupied for more than six months, the subdivision requires approval by Council.

REFERENCES

Appendix A – Copy of section 2.4.1 Strata Title Conversion, from the Guide for Approving Officers

DISCUSSION

The *Strata Property Act* dictates that prior to the stratification of a previously occupied building the consent of the Approving Authority must be obtained. In this case, Municipal Council has that authority. This proposed subdivision utilizes the existing building to create two separate strata lots with no increase to building size or density. The existing building meets all of the requirements of the *Strata Property Act* for such a subdivision. The subject building meets all requirements of the BC Building Code and complies with applicable municipal bylaws.

Furthermore, the existing residential duplex located at 2257/2259 Olive Terrace was approved for stratification by municipal council on Dec 6, 2004, however the owners were unable to complete registration of the strata plan within the one year time frame.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Continuous encroachment on nature is avoided.	The proposed subdivision utilizes an existing building with no increase to building size or density.
	Residents live, work and play in relatively compact, mixed-use neighborhoods that reflect Whistler's character and are close to appropriate green space, transit, trails, amenities and services.	

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

OTHER POLICY CONSIDERATIONS

Section 242 of the *Strata Property Act* allows for the strata conversion of a previously occupied building into lots. The Approving Authority for Section 242 is the Municipal Council. As the building has already been occupied, it requires Council approval for strata conversion (see Appendix A). Section 242(3) of the *Strata Property Act* states that Council's decision on this matter is final and not open for appeal.

The Approving Authority may consider any matters relevant including, but not restricted to, rental versus privately owned demands, building life expectancy and building maintenance costs.

Council has, in the past, given favourable consideration to stratification of previously occupied buildings. On average, council has reviewed and approved one strata title conversion per calendar year. This conversion, if granted would be similar to previously approved conversions. No additional building density is created by approval of this strata conversion application.

BUDGET CONSIDERATIONS

None

COMMUNITY ENGAGEMENT AND CONSULTATION

None

NEXT STEPS

As previously noted, the Approving Authority for a Strata Title Conversion Subdivision is the local government. This authority can be delegated to the Approving Officer through a council resolution. In an effort to improve customer service, staff will be returning to council seeking endorsement of this delegation.

SUMMARY

The previously occupied residential duplex located at 2257/2259 Olive Terrace, meets RMOW subdivision and zoning requirements for building stratification. Council is being asked to favourably consider the owners' request to subdivide the existing building into two separate strata lots.

Respectfully submitted,

Jeff Ertel,
Manager of Development Services
Deputy Approving Officer

For
Joe Paul
GENERAL MANAGER of INFRASTRUCTURE SERVICES

2.4 Subdivisions Where the Municipal Council or Regional Board's Approval is Required⁴

2.4.1 Strata Title Conversion

Under section 242 of the *Strata Property Act*, a previously occupied building may be converted into strata lots. This is often done with apartment buildings. The "approving authority" for such applications is the local government, (i.e., the municipal council or the board of the regional district) which may pass a resolution delegating this authority to the approving officer or another local government official in relation to any specific type of previously occupied building.

The approving authority must consider:

- ♦ the priority of rental accommodation over privately owned housing in the area;
- ♦ the proposals of the owner-developer for the relocation of occupants;
- ♦ the life expectancy of the building;
- ♦ projected major increases in maintenance costs due to the condition of the building; and
- ♦ other matters it considers relevant.

The approving authority may refuse to approve a conversion or may impose terms and conditions before the strata plan is approved (section 242(3)). It is suggested that a time limit (e.g., a one-year maximum) for the conversion to be completed be included in any approval. This protects the interests of the community if the owner-developer delays the conversion.

A conversion must not be approved unless the building substantially complies with all current applicable bylaws, thus requiring a building inspection and zoning check (section 242(5)). The proposed conversion of a previously occupied building that has been moved onto a new site is treated the same as a previously occupied building that had always been located on the same parcel.

The decision of the approving authority is final and no avenue for appeal on the merits of the local government's decision is open to the applicant (section 242(4)). The only way to challenge the decision on a procedural or jurisdictional basis is to apply for a judicial review of the decision (see section 3.12 of this Guide for a discussion of appeals and judicial review).

If a conversion is approved and the terms and conditions imposed are fulfilled, the following notation must appear on the strata plan.⁵ If the Approving Officer is signing on behalf of the municipality, the Approving Officer must do so at the direction of the council as the approving authority unless responsibility for section 242 approvals has been delegated to the approving officer.

Form T
CERTIFICATE OF APPROVAL
 (Section 242, Regulations Section 14.5[4])

I hereby certify that the conversion of the buildings situated in this strata plan
 have been approved under section 242 of the *Strata Property Act*.
 _____ day of _____, ____*.

 Signature of Authorized Signatory of
 Approving Authority

 Name of Municipality [or as the case may be]

* Section 242[9] of the Act provides that the endorsement must not be dated more than 180 days before the date the strata plan is tendered for deposit.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: December 16, 2014

REPORT: 14-046

FROM: Resort Experience

FILE: CM0020

SUBJECT: COVENANT MODIFICATION 0020 – 4325 SUNRISE ALLEY – WHISTLERVIEW
ACCOMMODATION REDEVELOPMENT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the proposed redevelopment of the accommodation units located at 4325 Sunrise Alley as conceptually shown on the plans attached in Appendix “B” and described in Appendix “C” subject to:

1. Modification of Covenant H40053 to reflect the proposed development as shown conceptually in Appendix “A” and described in Appendix “B”, subject to further detailed design, and prior to issuance of a building permit to authorize construction of the proposed development; and further,

That Council authorize the Mayor and Corporate Officer of Whistler to execute the Covenant Modification documents.

REFERENCES

Location: 4333 Sunrise Alley
Legal Description: Strata Plan VR 963, Strata Lots 1-9
Owners: The Owners of Strata Plan VR 963, Strata Lots 1-9
Current Zoning: CC1
Appendices: “A” Proposed Redevelopment Plans
“B” Proposal Narrative
“C” Code Consultant Review Letter

PURPOSE OF REPORT

This report presents a proposal for the redevelopment of the accommodation units located within the Whistlerview property located at 4325 Sunrise Alley in Whistler Village. A covenant registered on the title of the property (H 40053) restricts the use and development of the property to that shown in the approved development permit. Any change to the use or the development from that approved is subject to the municipality’s written approval as per the provisions of the covenant.

The proposed change in the development is presented in this report for Council consideration of approval.

DISCUSSION

Proposal

The proposed redevelopment of the existing accommodation units is shown in the drawings presented in Appendix “A” and the project narrative in Appendix “B”. The applicant is proposing to convert 9 existing accommodation units ranging in size from approximately 390 to 925 square feet each having private living quarters with kitchens, living rooms, bathrooms and bedrooms, into 13 smaller shared “pod-style” accommodation units ranging in size from 240 to 550 square feet, with bathrooms and shower facilities in each unit, ski and bike storage for each unit, a common laundry facility, a 1,050 foot café, and support space for office, janitorial and storage. There are existing exterior decks and balconies that would be maintained.

The property is located at the corner of the Village Stroll and Sunrise Alley, above Carlbergs. The accommodation units are located on the 2nd, 3rd and loft/ 4th floors of the building. Currently the 9 existing units are operated as a timeshare with 450 owners who are seeking to sell their interests and the property. The property currently is in need of refurbishment. Under the proposed redevelopment the interior of the property would be completed renovated and refurbished with the potential for some exterior improvements. The accommodation units would provide a new form of accommodation in Whistler Village that the applicant proposes will cater to a market demographic that is not currently being served.

Application

The proposed redevelopment is permitted as of right under the CC1 (Core Commercial One) zoning for the property. The use is deemed to be a tourist accommodation use, which is a permitted use, and there is no proposed increase in the gross floor area to be developed.

However, a restrictive covenant (H40053) registered on title in 1980 further limits the use and development of the lands to what may be approved by the municipality by a Development Permit. The current development was approved under Development Permit #29, approved June, 1980. This permit shows 9 accommodation units, their sizes and configurations. Any change, such as that proposed, is subject to the municipality’s approval and written consent.

The applicant has submitted an application for a covenant modification for the consideration and processing of the proposed redevelopment.

The preamble of the covenant provides the basis for the covenant being that: it is of the mutual interest to the Covenantor (property owner) and the Covenantee (Resort Municipality of Whistler) that the type and quality of improvements constructed or placed on the lands and on other lands in the Town Centre, and the use of these lands, be controlled by the municipality in order to maintain standards of design and quality appropriate to a high quality resort area.

As per the covenant:

“The Covenantor shall use the Lands only for the uses specifically permitted in the Development Permit or in such a manner as is approved in writing by the Covenantee and without limiting the generality of the forgoing, the Lands shall not be used or developed except in accordance with the plans and drawings filed in support of the Covenantor’s application for the Development Permit, as such plans may be amended from time to time with the written consent of the Covenantee.”

The municipality has previously approved a change in the use of the property in 1988, under Covenant Modification Agreement GB125844. Under that agreement the municipality approved the use of the accommodation units for timeshare use. As part of the proposed redevelopment, the timeshare ownership interests will be consolidated under one ownership.

Policy Considerations

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Visitor Experience	The resort community's authentic sense of place and engaging, innovative and renewed offerings attract visitors time and time again.	The proposed redevelopment of existing accommodation units into shared pod style units provides a new offering, in completely refurbished facilities, catering to a market demographic not currently being served. Tourism Whistler has been consulted on the proposed shared accommodation concept and is supportive of the concept.
Built Environment	Limits to growth are understood and respected.	The proposed development is a reinvestment, redevelopment and optimization of an existing facility.
Built Environment	Building ownership is structured to continually transition toward a flexible and improved built environment over time.	The proposed consolidation of ownership from 450 time share unit owners under one owner will facilitate the reinvestment and improvements to this aging property.
Economic	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services.	The redevelopment and type of accommodation offers a unique product.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor expectations.	The property currently does not have elevator access to the accommodation units and none is provided under the proposed redevelopment. The wellbeing of visitors under shared facilities is to be provided for through 24 hour on-site management.

OTHER POLICY CONSIDERATIONS

The proposed redevelopment is consistent with Whistler's Official Community Plan and the existing CC1 zoning for the property.

The proposal furthers the Whistler Reinvestment and Rejuvenation Initiative and the goal of supporting and facilitating reinvestment in upgrades to the existing aging infrastructure of Whistler Village. The proposed redevelopment represents a significant reinvestment and upgrade of the existing aging accommodation units, with a new product offering targeted at a customer base not currently being served. The proposal meets the policy framework established for the rejuvenation initiative, and specifically the following objectives

- Recognize improved properties enhance the resort experience, support increased visitation, and are a measurable benefit to the resort community
- Facilitate reinvestment in Whistler Village that enhances its quality and character, without negatively impacting the fundamental design principles of the original Whistler Village Master Plan.

- Seek to add diversity to the accommodation mix.

In support of the proposed redevelopment concept, and to insure that the proposed redevelopment meets the quality and standards of service proposed, including the extent of amenities and facilities (e.g., café/lounge, storage lockers, washroom facilities, 24 hour check-in and onsite management), staff recommend that this be addressed through a modification of the existing covenant. This modification will also address the change from timeshare use, and insure that the units remain continuously available for visitor accommodation use.

BUDGET CONSIDERATIONS

There are no negative budget implications associated with the proposed development.

COMMUNITY ENGAGEMENT AND CONSULTATION

The proposed redevelopment requires the written consent of the municipality. There are no community engagement or consultation requirements. The applicant and staff have consulted with Tourism Whistler and received positive support for the accommodation redevelopment concept.

SUMMARY

This report presents a proposed redevelopment of existing accommodation units at the Whistlerview property which requires the municipality's written approval. Staff recommends that Council approval of the redevelopment subject to a modification of the existing covenant that insures the redevelopment meets the quality and standards of service proposed.

Respectfully submitted,

Mike Kirkegaard
DIRECTOR OF PLANNING, PLANNING DEPARTMENT
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

SECOND FLOOR POD PROPOSAL

**Figures are approximate*



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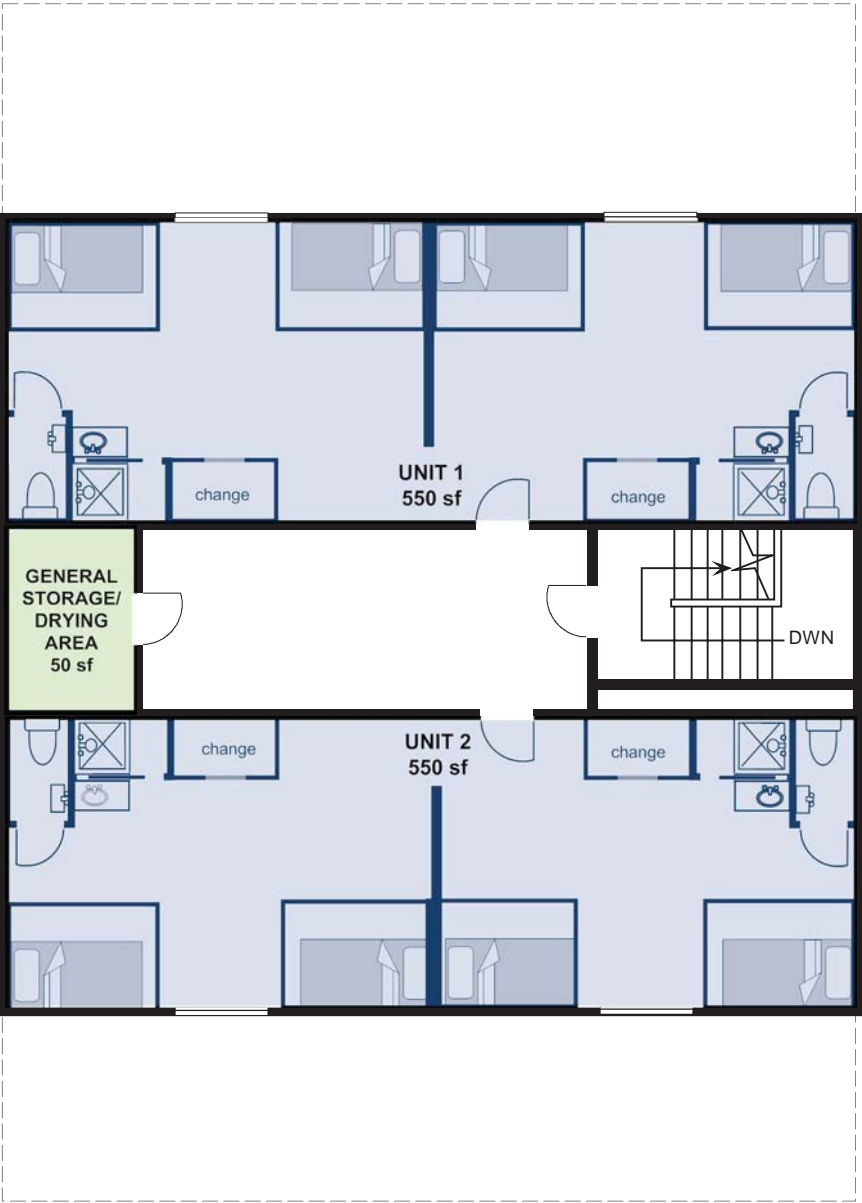
THIRD FLOOR POD PROPOSAL

**figures are approximate*



LOFT/FOURTH FLOOR POD PROPOSAL
**figures are approximate*

currently used 450 sq ft



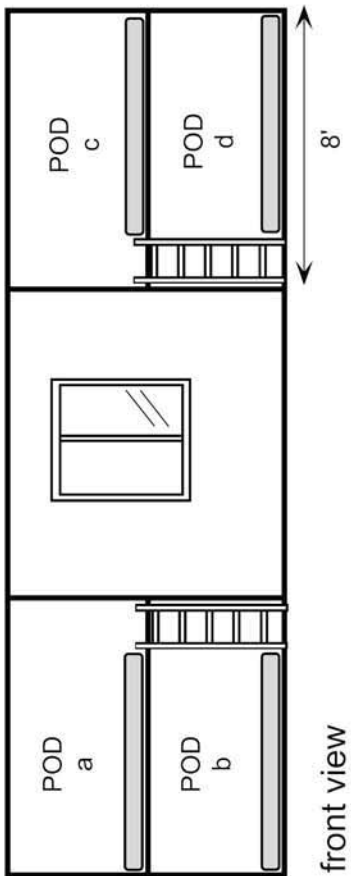
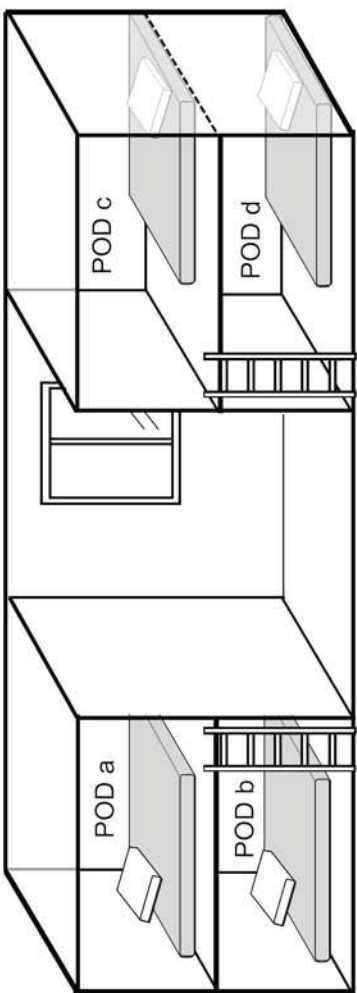
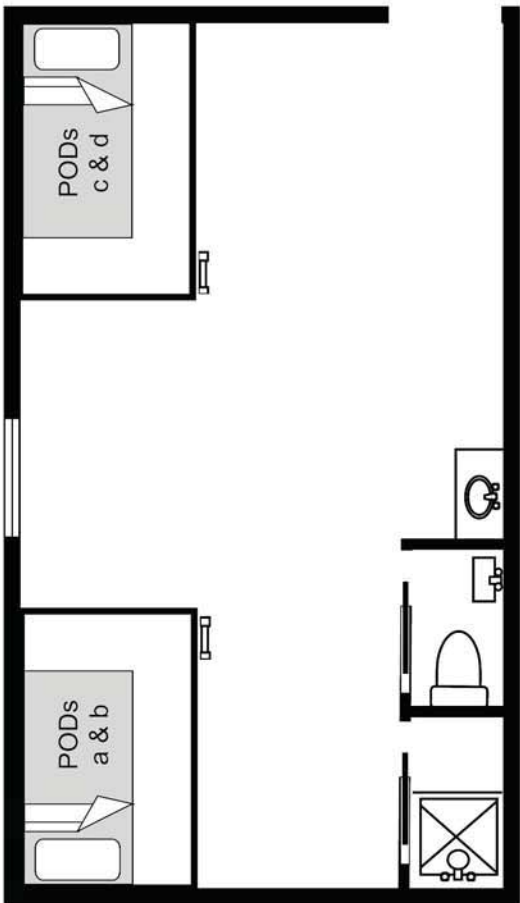
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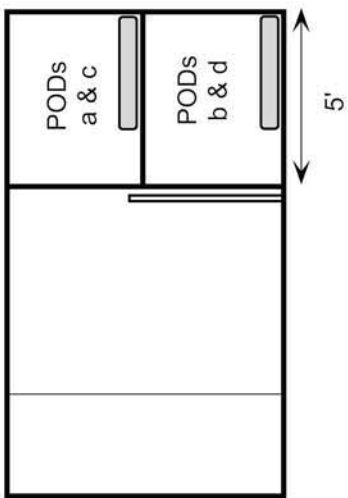
WHISTLERVIEW POD PROPOSAL

**Figures are approximate*

SIDE ENTRY EXAMPLE



front view



side (section)

Whistlerview Redevelopment

The Opportunity

There is currently a huge hole in the market for nightly accommodation in Whistler, with no product available for the tourist who wants to:

1. stay in the heart of Whistler – in Whistler Village (hereafter referred to as the “Village”) – within walking distance of the activities, sights, restaurants and life/vibe for which Whistler is so famous, and
2. sleep in a place that is clean, hygienic, well serviced and well maintained, but
3. spend less than the \$100-plus dollars a night (often closer to \$150 at a minimum after factoring in taxes) that nearly all hotels and accommodation options in the Village charge.

The current offerings that check the proverbial boxes of location and basic standards (a majority of the current Village options) fail on price. And the offerings that deliver on price fail on location, standards, or both.

Today, that tourist, in fact the entire category of those tourists, bypasses Whistler and heads elsewhere. Not by desire, but by design.

The Concept

We intend to cater to this extensive category of tourists by completely rejuvenating, retrofitting and enhancing an existing “tired” Village property and offering high-end shared accommodation at approximately a third of the cost of the current, over-supplied, Village hotel rooms. Rooms and facilities will be shared; however standards – service, hygiene, maintenance, etc. – will be of a higher level than those of more expensive Village options and akin to global boutique properties.

Our guests will finally have a chic, professionally run, serviced and reasonably priced place to stay in the heart of the Village. They will now come to Whistler.

Target Market

First, let us be clear – we are *not* catering to the 20-year-old university student on a very limited budget looking for a \$20 a night “spot on a floor” to “crash” and willing/happy to deal with any number of issues (cleanliness, legality of the offering, etc.) to find such spot.

Our prototypical guests are mid-30s and older solo travelers who wish to visit Whistler for several days-to-a-week. They are just as likely to hail from Europe as from the United States, other regions of Canada or our home province of British Columbia. They are of working age, they earn nicely in their home countries, and they have money to spend, although carefully.

Whistlerview Redevelopment

They are not on a shoe-string budget. They are coming for the full “Whistler Experience” and intend to partake in all the activities that Whistler has to offer – they will buy ski tickets and rent ski equipment in the winter (though will not go heli-skiing), intend to purchase memorabilia from the gift shops and eat out in the Village’s cafés and restaurants (even though, given their disposable income, those meals are more likely to be home-made sandwiches at Ingrid’s and less likely to be five-course pre-fixe dinners at Araxi). They plan to arrive in Whistler by Pacific Coach, not by private vehicle, making location all the more important to them. They are incrementally positive for the Whistler business community – ideal, and importantly “new”, first-time, tourists who spend money with the local merchants and then go home as ambassadors, rave about the Village to their friends and colleagues and urge them to visit too. And they return as repeat visitors.

They want to indulge and enjoy in all that Whistler has to offer, but simply cannot if just their accommodation bill for a week’s stay runs them close to \$1,000. And they are not prepared to stay “simply anywhere” for the sake of price. They want to spend more than what the current “student-type” options charge, but less than what everything else costs.

Most importantly, they are not guests for whose business we will be competing with the current establishments, as those establishments do not provide them with a suitable offering. They will not come until such offering exists. And when they come, they will be incremental, additional, complementary visitors, guest who, for reasons outlined above, would not have visited Whistler otherwise. They are *not* visitors who would have, prior to our launch, stayed at the establishment next-door. Prior to our launch, they would not have come to Whistler.

The Property & the Investment

The property we intend to purchase is currently run as Whistlerview, and is located at the corner of the Village Stroll and Sunrise Alley, above Carlbergs. The strata owns the 2nd, 3rd and partially lofted 4th floor of the building (a separate strata owns the ground floor retail space).

The property is currently an old, exceptionally tired, time-share property, sorely in need of capital investment. We intend to invest north of a million dollars into completely rejuvenating and retrofitting the property, breathing fresh life into its lungs and thereby giving it a new lease on life. The interior design will be modern, light, spacious, with completely new facilities designed from the floor up to fit the image of a first-class, modern, boutique concept of shared space. The exterior may be upgraded, but done so in keeping with the feel of the Village and the context of the neighboring buildings, reflecting elements of the local environment. All enhancements will follow the principles outlined in the Whistler2020 *Moving Toward a Sustainable Future* report and the RMOW’s *Official Community Plan (OCP)*, *Whistler Village Design Guidelines*, *Whistler Village Enhancement Strategy*, and so forth. Deferred maintenance and creaking infrastructure will be assigned to distant memory as new, vibrant life emerges on this key corner of the Village Stroll.

The 7,125 square foot property is currently configured as nine (9) large internal units, the majority of them triplexes, with kitchens, living rooms, etc. Our plan is to intelligently

Whistlerview Redevelopment

reconfigure the existing space within the existing building envelope to have thirteen (13) new, modern, boutique-style rooms.

We do not believe our plan should be viewed as an increase in Village beds. We firmly believe it should be viewed as a decrease in effective supply. We will be removing beds from a product category in which there is a current, substantial, over-supply, and replacing them with a different product, a different category of beds, for which there is currently zero supply. If anything, by removing unwanted supply, and by concurrently creating new demand, we should positively impact and help tighten both sides of the Village's supply-demand dynamics.

We believe that our enhancement of the above-mentioned property dovetails perfectly with the principles outlined in the Council approved *CCI Task Force Consensus*, the relevant and salient points therein being (copied verbatim):

- Recognize that improved properties enhance the resort experience, support increased visitation, and are a measurable benefit to the resort community.
- Facilitate reinvestment in Whistler Village that enhances its quality and character, without negatively impacting the fundamental design principles of the original Whistler Village Master Plan.
- Seek to add diversity to the accommodation mix.

And it follows a key policy outlined in the *Whistler Village Enhancement Strategy*:

- Encourage and help to facilitate upgrades to aging properties that do not meet current high standards for quality and maintenance.

Approval from the RMOW Prior to Acquiring the Property

The cost of winding up the current timeshare arrangement, purchasing the property, and thereafter reinvesting a substantial sum in the above-mentioned property is high, and we cannot go down that route without assurance from the RMOW that there is institutional “buy-in” for the concept, and that our business will be supported in principle.

In Conclusion

We wish to be viewed as partners, adding to the Village ecosystem, filling in a gap and bringing fresh blood and fresh ideas. We intend to:

1. Penetrate an untapped market – bringing new, fresh, complementary, guests to Whistler – visitors who ski, hike, photograph, buy goods, rent gear, eat out, visitors who want to come to Whistler for the full “Whistler Experience”, but do not come to Whistler today, as they cannot overcome the “accommodation situation”.

Whistlerview Redevelopment

2. Reinvest in old infrastructure – upgrading, modernizing, beautifying. We plan to remove old, tired, commodity product from the market and replace it with new, enhanced, product targeted to a market that is currently untapped.

We are passionate, dedicated, professional, and come with strong desire and a strong balance sheet. We hope to build something about which we all can be proud.

Supporting Data (Tourism Whistler – Visitor Statistics)

From the 1997/98 season through the 2011/12 season, a period of 14 years, total annual (winter + summer) visitors to Whistler grew by 21% from approximately 1.95 million to approximately 2.35 million. This, however, masks a divergent trend between (i) visitors with household incomes of greater than \$100,000 per year, which grew by 69% over the 14-year period, and (ii) visitors with household incomes of less than \$100,000, which declined by 10% over this same timeframe. Said another way, the 69% increase of the “wealthier” demographic group equates to a compound annual growth rate of 4% annually over the 14-year period, and if the Whistler community had managed to grow both demographic groups by this same 4% annual rate, annual visitors to Whistler in 2011/2012 would have been would had been north of 3.3 million.

The numbers are even more disturbing for the more profitable winter season, where overall visitors declined by 14% from just under 1.2 million visitors in winter 1997/98 to just over 1.0 million visitors in winter 2011/12. In this case, the decline in visitors was more than entirely due to a painful 43% decline in visitors with household incomes of less than \$100,000 per year, which more than offset a healthy 28% increase in visitors with household incomes of greater than \$100,000 per year. It would appear that the current Whistler offerings are doing a less than stellar job in satisfying those on any type of a budget.

Whistler2020

The Whistler2020 *Economic Strategy - Detailed Current Reality* publication analyzes the results of Tourism Whistler’s seasonal visitor surveys. These are conducted to better understand visitors’ experiences in Whistler as (direct quote) “ensuring that experiences meet and exceed visitor expectations is paramount to remain at the leading edge of an increasingly competitive tourism resort market.” The report notes that “visitors’ experiences in Whistler affects the likelihood that they will recommend Whistler to others and that they will return in the future.”

The survey results are rather illuminating: of the various elements that visitors consider in rating their Whistler experience, they consider “value for money” as the singularly most important attribute. Furthermore, “value for money” is also the attribute for which customer satisfaction at Whistler fell the furthest short of expectations (by a significant 18%).

Our business model addresses this issue head-on.

The Proprietors

Jelena & Russell Kling spent their working years in New York City, before moving to British Columbia in early 2013 to be closer to family as they started their own family (Gabriel, their first child, was born in 2013).

Jelena, born and bred in Belgrade, Serbia, obtained her undergraduate degree in Biochemical Engineering from the University of Belgrade, before completing her graduate studies in Biotechnology at Columbia University, an Ivy League institution in New York City. She thereafter pursued a career in cholesterol research, working for a research laboratory at Columbia.

Russell, born and bred in Cape Town, South Africa, obtained his degree in business from Wharton at the University of Pennsylvania, an Ivy League institution in Philadelphia. He was made partner at a very large investment management company, Lone Pine Capital LLC, at a very young age (the youngest partner at the time), and was fortunate to be an important part of, and partner in, an exceptionally successful and growing business for the better part of a decade.

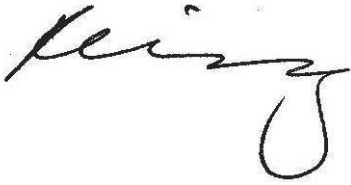
At the end of 2009, Jelena and Russell were fortunate to be able to make the decision to take the time off to pursue their passion, travel (they met in 2003 while traveling – staying at the same accommodation in the Czech Republic). They spent three (3) full years crisscrossing the globe – a taste of which included getting stuck in Egypt during the Second Revolution, spending a week in North Korea (the DPRK), hiking the mountains of Rwanda in search of gorillas, and taking expeditions to both Antarctica and the Arctic in search of polar life (seeing wildlife in its natural habitat being a second, and equally large, passion of theirs). Two weeks on a train, puffing through 9,288km of wilderness, got them from Moscow to Vladivostok on the Pacific Coast and saw them complete the entire Trans-Siberian railway. A month on a truck got them from the north of Africa to the very south.

It was on this trip that they noticed that an “accommodation gap” existed in many cities, villages and towns. Fortunate in that they were able to afford accommodation regardless of price, one common story/experience occurred and reoccurred far too frequently: having met interesting solo travelers in one destination, Jelena & Russell would invite those travelers to join them in visiting their next “stop”, but their new-found acquaintances would be thwarted from accompanying them as the cheapest private accommodation in that next town was “too pricey”, and the shared accommodation “too grim”.

Upon returning from their life-altering journey, from hundreds of flights, thousands of bus rides, dozens of train journeys and truck trips, and after spending a cumulative 25,000 straight hours together without break (and without thought of divorce, or murder), still married, still in-love, they decided that their next venture would be one they pursued together. Jelena would not return to analyzing molecules in her lab, Russell would not return to analyzing investments in his office, but rather they would start something together, catering to a field about which they are both passionate – travel and tourism – and filling in a gap they had seen first-hand. Lovers of the outdoors, Whistler is the natural place for them to build their business.



Jelena Kling



Russell I. Kling

July 11, 2014

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December 1, 2014

HAND DELIVERED

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

Attention: Messrs. Furey, Jansen and Kirkegaard

Dear Sirs:

RE: LETTER OF CONFIRMATION RELATIVE TO B.C. BUILDING CODE COMPLIANCE
PROPOSED POD ACCOMMODATION CONCEPT, 4325 SUNRISE ALLEY, WHISTLER Our File 14-312

We have been retained by Russell and Jelena Kling to provide a preliminary building code review of the proposed conversion of the existing Whistlerview time-share property located at 4325 Sunrise Alley, Whistler, B.C., from its current status into an upgraded high-end pod accommodation concept property. The pod concept comprises shared accommodation, where individual rooms/spaces would incorporate multiple nightly rental pods in various configurations, with common amenities and facilities such as bathrooms, changing/living areas and storage rooms for seasonal sports equipment.

Based on our review of the proposed drawings and associated concept information, and thereafter our site visit of the existing Whistlerview property on November 29, 2014, we confirm that this Project will be feasible to construct/renovate to meet the applicable requirements of the B.C. Building Code 2012 for Group C Residential occupancy. Due to this unique accommodation type and its proposed location within an older existing building, it is possible that alternative solution proposals will need to be developed to address specific aspects of the design or existing building that do not literally comply with the prescriptive requirements of the B.C. Building Code.

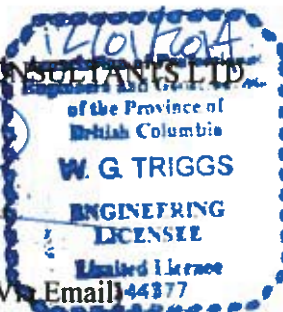
When and if the Project proceeds to the detailed design stage, the Consultant will be prepared to provide a full evaluation, building code analysis and applicable alternative solutions (if required), for submission, review and approval by the RMOW Building Department, at an appropriate time.

We trust this provides the information you require at this time. However, if you have any questions or comments regarding this matter, please do not hesitate to contact our office.

Sincerely,

LMDG BUILDING CODE CONSULTANTS LTD

Geoff W. Triggs, ASCT, Eng. L.
GWT/ 14312120114 for repd



cc: Russell and Jelena Kling (Via Email)



WHISTLER

MINUTES

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

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

Members - Present

Melissa Deller, Whistler Community Services Society, SNAP Coordinator
Phil Chew, BC Para Alpine Ski Team Coach, Member at Large
Sarah Johnston, Service Coordinator, Whistler Chamber of Commerce
Wendy Aitken, Director Guest Services, Whistler Blackcomb

Members - Absent

Andrée Janyk, Councillor, RMOW
Chelsey Walker, Executive Director, Whistler Adaptive Sports Program
Mary Ann Collishaw, Manager Member Relations, Tourism Whistler
Sue Lawther, Mature Action Committee
Kevin Damaskie, Sustainability Coordinator & MUSCC Chair

Municipal Staff

Mike Kirkegaard, Director of Planning
Sarah Tipler, Measuring Up Coordinator, & MUSCC Vice-Chair &
Secretary
Kay Chow, Recording Secretary

Sarah Tipler assumed the role of Chair in Kevin Damaskie's absence.

Adoption of Agenda

Moved by Wendy Aitken
Seconded by Melissa Deller

That MUSCC adopt the Regular MUSCC agenda of February 5, 2014.

CARRIED.

Introductions

Mike Kirkegaard, Director of Planning, introduced himself and thanked members for their service on this committee.

Adoption of Minutes

Moved by Phil Chew
Seconded by Wendy Aitken

That MUSCC adopt the Regular MUSCC minutes of November 13, 2013.

CARRIED.

Whistler Taxi Saver Program; Transit Future Plan; Bus Pass Communication Cards

Emma DalSanto, Transit Coordinator, RMOW advised on the following.

1. The Whistler Taxi Saver Program is an informal program that has existed since the mid 2000's, prior to low floor buses. Subsidized by RMOW.
2. Proposing to work with the Volunteer Driver Program, administered by

WCSS (Whistler Community Services Society) for persons requiring transportation to appointments when transit is not an option or when a volunteer driver may not always be available.

3. Proposal to formalize the Whistler Taxi Saver Program, prepare rules and guidelines, administration by WCSS.
4. Report to Municipal Council March 18, 2014.
5. BC Transit is preparing a Transit Future Plan, a 25 year vision.
6. Entire Sea To Sky area grouped together, includes Squamish, Whistler, Pemberton, and Mount Currie.
7. Public consultation, tentatively Saturday, March 29, 2014 and possibly Wednesday & Thursday prior to that. Confirmed dates will be communicated.
8. A Whistler Transit Ltd. staff member proposed an idea to use Ipswich Bus Care Cards as a template for Whistler. Work on this will begin April/May 2014.
9. The cards are used by passengers to communicate discreetly with the bus driver so that they do not need to verbally communicate each time to identify their needs.
10. Whistler Transit Ltd. supports this idea.
11. BC Transit supports this idea; however they will not be creating this from their head office. They have advised that is up to the local, regional areas to work out.
12. Emma provided a handout, example of the Ipswich card.
13. Staff seeks committee feedback.
14. Is there a common Whistler issue?
15. Applicable for temporary conditions like a broken leg.
16. What is the availability? How do you go about obtaining the card? Propose to be downloadable from transit website; distributed by WCSS; available like the temporary accessible parking pass program.
17. Available for guests? Yes.
18. How would it be communicated to the guests? Through bookings, website information.
19. Passengers could also potentially point to a laminated card posted near the bus driver.
20. Target availability May/June 2014.
21. Committee members should submit further feedback to Emma DalSanto or Sarah Tipler.

Emma DalSanto left the meeting at 3:23 p.m.

Terms of Reference

1. Mike Kirkegaard provided background information regarding Committees of Council.
2. The committees are an advisory body providing recommendations to municipal staff and council.
3. Committees have a Terms of Reference; adhere to Roberts Rules of Order, quorum requirements, membership appointments by municipal council, posting of meeting dates and agendas.
4. There was a discussion regarding the proposed amendments to the Terms of Reference: committee membership, meeting schedule,

quorum requirements.

5. Committee membership will consist of up to 12 members from the organizations identified.
6. Each November the organizations will be solicited and request made for their representative for the upcoming year.
7. The organizations will submit name of representative.
8. Staff will write Report to Council recommending the proposed representatives.
9. Members will be appointed annually by Council each January.
10. Quorum will be based on appointed members and exclude staff. i.e. If there only 9 individuals instead of 13 then quorum will based on 9 for that year.
11. MEMBERSHIP: "MUSCC will consist of a chair and up to 12 additional members including the Measuring Up Coordinator, representing Whistler's major partners, business and community interests; with preference given to those with knowledge related to disability issues:"
Revise this paragraph to "MUSCC will consist of up to 13 members, representing Whistler's major partners ...". Staff will further discuss the need to specify the Measuring Up Coordinator within the named composition.
12. Proposed membership composition:
 - I. One RMOW Council member (non-voting)
 - II. One representative from the Mature Action Committee
 - III. One RMOW staff member from the Planning Department (non-voting)
 - IV. Measuring Up Coordinator, RMOW (non-voting)
 - V. One representative from the Whistler Chamber of Commerce
 - VI. One representative from Tourism Whistler
 - VII. One representative from Whistler Adaptive Sports Program
 - VIII. One member from Whistler Blackcomb management team.
 - IX. One representative from the accommodation sector
 - X. One representative from Whistler Community Services Society.
 - XI. One representative working for Vancouver Coastal Health
 - XII. Two members-at-large from the community, representing people with various disabilities and levels of disability
13. Advertise for another member-at-large.
14. Outreach to accommodation sector.
15. RESPONSIBILITIES
16. MEETINGS, change to: MUSCC meetings will be scheduled every two months.
17. Add language to permit special meetings as required.

NEW BUSINESS

2014 Work Program

1. Sarah Tipler will be working on an RMOW Accessibility Policy.
2. A scoping document will be prepared and sent to committee members' seeking their feedback.

Next Meeting

1. Next meeting June 4, 2014.
2. Going forward Committee meetings will be held every 2 months, with no meetings July, August and December, however special meetings may be held as required.

Wayfinding Signage

1. Sarah Tipler provided photos of the new iridescent Wayfinding signage stickers.
2. The layout will be vertical instead of the current horizontal layout and reoriented to "You Are Here" instead of a north south orientation.
3. The new improved stickers will be out in the next month and a half.

Member Updates

1. Wendy Aitken advised that regional skier visits are down this winter, while the destination skier visits have been great.
2. New 8 passenger gondola cars for next winter.
3. New RFID gates, ski pass and ticket system; tickets and passes will be embedded with a chip which will provide greater security from fraud.

ADJOURNMENT

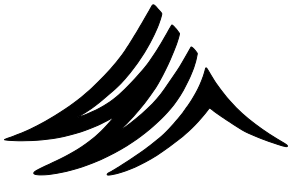
Moved by Phil Chew

That MUSCC adjourn the February 5, 2014 committee meeting at 4:34 p.m.

CARRIED.

CHAIR: Sarah Tipler

VICE CHAIR and SECRETARY: Sarah Tipler



WHISTLER

MINUTES

REGULAR MEETING OF FOREST & WILDLAND ADVISORY COMMITTEE

WEDNESDAY, October 8, 2014, STARTING AT 3:00 P.M.

In the Piccolo Room

4325 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

Meetings to Date: 9

Ken Melamed, WORCA	8
Johnny Mikes, M-A-L	3
John Hammons, M-A-L	7
Peter Ackhurst, M-A-L	7
Bryce Leigh, AWARE	7

REGRETS:

Councillor Jayson Faulkner	3
Gordon McKeever, Chair	7
Candace Rose-Taylor, M-A-L	6
Rob Davis, M-A-L	6
Bob Brett, M-A-L	2
Kurt Mueller, M-A-L	3

Recording Secretary, Heather Beresford	9
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Public: Claire Ruddy, AWARE

Ken Melamed acting Chair.

ADOPTION OF AGENDA

Moved by Johnny Mikes
Seconded by Bruce Leigh

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda of October 8, 2014.

CARRIED

ADOPTION OF MINUTES

Moved by Johnny Mikes
Seconded by Peter Ackhurst

That the Forest & Wildland Advisory Committee adopt the Regular Forest & Wildland Advisory Committee minutes of September 10, 2014.

CARRIED

VERBAL REPORTS

3. Updates

Council:

- N/A

AWARE:

- Canadian Wilderness Adventures ad showing ATV driving through stream. Not an environmental best management practice and should not be promoted to public.

MOTION: FWAC recommends RMOW send letter to MOFLNRO requesting commercial recreation tenure holders be advised that driving through streams is not an environmental best management practice.

Moved by Bryce Leigh
Seconded by Peter Ackhurst

- Access to public roads has been blocked by tenure holders. E.g. North Aire Mines road and Lucille Lake/Freeman Lake road.

MOTION: FWAC recommends RMOW send letter to MOFLNRO requesting commercial recreation tenure holders be advised that public access must be maintained.

Moved by Bryce Leigh
Seconded by Johnny Mikes

- Powder Mountain Cat Skiing is building a trail/road through Tricouni Meadows. FWAC questioned if the tenure holder had approvals from government to do so. RMOW staff learned that MOFLNRO Compliance and Enforcement staff is investigating.

WORCA:

- Congratulations to ACC Whistler on the newly-constructed Skywalk Trail. Beautiful but very long round trip. Discussion re: possible access improvements to shorten the loop.

RMOW:

- Wildfire Management:
 - Horstman Thinning – work underway with goal to complete it this fall.
 - Callaghan FSR fuel management project scheduled for late October/November.

Cheakamus Community Forest:

- OGMA maps and draft plan submitted to Frank DeGagne, MOF.
- Integrated Mapping project: draft EBM reserves identified; next step is to use constraints/opportunities identified to develop a longer range harvesting plan for the CCF.

- Carbon project verified by Rainforest Alliance Oct. 1 - 3/14. First response was positive. Report yet to be received. Expect to be able to sell credits before year end.
- Harvesting to continue in Brew, Wedge and Callaghan through autumn.

4. Spotted Owl General Wildlife Measures

Presentation and discussion led by Frank DeGagne, Land & Resource Specialist, MOFLNRO

General Wildlife Measures apply to access, timber harvesting and silviculture.

Two areas of the CCF are designated as "Managed Future Habitat Areas" (MFHA): Wedge and east of Daisy Lake.

Definition: MFHA means the defined areas within a Wildlife Habitat Area (WHA) that are primarily available for timber harvesting opportunities while retaining structural attributes to maintain options for all or portions of the MFHA to become future Spotted Owl habitat and, if necessary, Long Term Owl Habitat Area.

The management goal is to allow for timber harvesting with the retention of structural attributes such as large diameter trees, snags, and large coarse woody debris to enable future recruitment as Spotted Owl habitat. The attributes retained are not normally present (in quality and quantity) in stands managed for timber on "normal" 60-100 year rotations. See also the section on MFHA in *Best Management Practices for Managing Spotted Owl Habitat: A Component of the Spotted Owl Management Plan 2, Chilliwack and Squamish Forest Districts* dated July 7, 2009.

Spotted owls are on endangered species list. Population and distribution declining. BC used to be northern range, only 14 known in southwest BC. Target is 125 breeding pairs across Canada. None in CCF. Recruitment is the goal. Intent is to leave enough preferred habitat types (spaced old growth) that spotted owls could use if they come back.

Spotted owl polygons were chosen to meet targets set in last Timber Supply Review. They account for 7% of THLB. More of a volume netdown than an area netdown. There are parks and conservancies in the area to supplement spotted owl polygons identified in the Order.

Discussion re: Oregon and Washington spotted owl programs and strategies. Barred Owls have been expanding their range from Eastern North America and have been identified as a serious threat to Spotted Owls as they outcompete with Spotted Owls in their native habitat. In the U.S., A Barred Owl control program has been implemented to shoot Barred Owls in Spotted Owl habitat.

Reviewed photos of spotted owl constrained harvesting near Gates Lake.

Order directs to leave as much CWD as possible but there is concern over increasing fire risk if this is done. Mitigated by removing slash from 5m of roads. No burn piles. Fines distributed throughout the site. Operator commented that meeting the spotted owl objectives doubled the amount of time to do the work.

Discussion re: use of in-block prescribed burning to reduce fines/fuels. CCF has not burned debris. Prescribed burning can be tailored to eliminate various fuel components depending on when the burning is done in relation to fuel moisture. An appropriate prescribed burn can remove the fines (needles and very fine branches) as well as smaller limbs and branches which can carry a wildfire, while leaving coarse woody debris intact. Fines decompose within 1-2 years, so burning is most effective in decreasing risk in the first couple of years. Burning may also promote brush growth which further decreases risk.

The CCF has already done preliminary work on laying out a Spotted Owl compliant harvest area in the Managed Future Habitat Area west of Cheakamus Crossing, but this has been put on hold to comply with the present moratorium on harvesting in the Cheakamus Crossing area.

Update on Old Growth Management Area project – CCF subcommittee and MOF met recently to finalize the map for public review.

Visual Objectives are also being reviewed. Next big MOF project after OGMA. Aiming for completion in 2016.

Frank DeGagne and Ken Melamed left meeting at 4:26 p.m.
Johnny Mikes took over as Chair.

5. CCF Annual Report

FWAC reviewed two issues raised by J. Hammons:

- i. Harvested areas reporting
- ii. Harvesting concentrated in Brew Valley.

Harvested areas reporting:

All tenure holders are required to enter harvested areas into provincial Results database. A comparison of air photos to Results polygons entered by CCF shows instances of inaccuracy. See attached: note how red dotted lines of Results polygon do not match harvested areas shown in orthophoto. Appears that planned polygons are being entered, not surveys of actual areas harvested. Timber volumes are correct because they are scaled, but the area reported is inaccurate. Concerned that credibility of CCF is challenged. FWAC considers this to be unacceptable, and recommends that steps be taken to ensure that harvest areas are accurately reported.

Harvesting focused in Brew Valley:

Silviculture plan based on premise that harvesting would be distributed throughout entire CCF THLB. But political decisions have taken Cheakamus valley and Canadian Wilderness Adventures tenure off the table for the time being. Small blocks and retention helps, but have lost ability to spread harvest out, so at this time certain areas receive more than their share

of harvesting. This is an unintended consequence of political, not silvicultural, decisions.

FWAC wants these comments added to the 2013 annual report.

Heather and Gordon will continue working on report before bringing back at November meeting.

OTHER BUSINESS

Field trip on Wednesday, October 15, 2:00 – 5:00 p.m.

Future Agenda Items:

- CCF Annual Report (November)
- Spearhead Hut Project (November)
- Alpine Trail Program (November/January)
- Elect chair; approve annual meeting schedule (January)
- Get Bear Smart Society (January)

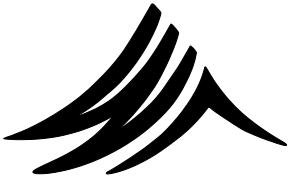
ADJOURNMENT

Moved by Peter Ackhurst
Seconded by Bryce Leigh

That the Forest & Wildland Advisory Committee adjourn the October 8, 2014 meeting at 5:02 p.m.

CARRIED

CHAIR: Johnny Mikes



WHISTLER

MINUTES

**REGULAR MEETING OF LIQUOR LICENCE ADVISORY
COMMITTEE
THURSDAY, SEPTEMBER 4, 2014, STARTING AT 8:45 A.M.
In the Flute Room at Whistler Municipal Hall
4325 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Food & Beverage Sector Representative – Nightclubs, Terry Clark
Food & Beverage Sector Representative – Pubs/Bars, Chair, Mike Varrin
Food & Beverage Sector Representative – Restaurants, Vice-Chair, Brenton
Smith
Public Safety Representative, RCMP, Rob Knapton
Councillor, John Grills
Whistler Fire Rescue Service (WFRS) Representative, Chris Nelson
RMOW Staff Representative, Secretary, Frank Savage
Recording Secretary, Shannon Perry

REGRETS:

Accommodation Sector Representative, Colin Hedderson
Liquor Control and Licensing Branch (LCLB) Inspector, Holly Glenn
Whistler Community Services Society Representative, Jackie Dickinson

GUEST:

Mike Wilson

CALL TO ORDER

Mike Varrin called meeting to order 8:48 am

ADOPTION OF AGENDA

Moved by Rob Knapton
Seconded by Terry Clark

That Liquor Licence Advisory Committee adopt the Liquor Licence Advisory
Committee agenda of September 4, 2014.

CARRIED.

ADOPTION OF MINUTES

Moved by Terry Clark
Seconded by Rob Knapton

That Liquor Licence Advisory Committee adopt the Regular Liquor Licence
Advisory Committee minutes of July 3 2014.

CARRIED.

COUNCIL UPDATE

Councillor Grills provided an update on relevant topics from Council:

- Council has approved advanced RMI funding for 2015 Festivals, Events and Animation.
- Council supported Fairmount Chateau Golf Course Clubhouse patio capacity increase from 30 to 87 persons
- GLC development permit was not approved. Council concerned that the height of the roof may affect neighboring buildings. More detail on seasonal sun exposure is required.
- Council approved GranFondo catering liquor licence capacity for more than 500 people.
- UBCM Annual Convention delegates to arrive Sunday, September 21
- Concerns on the availability of employees and housing inventory for the coming season as it has been very difficult this summer and has been predicted to be worse this winter.

PRESENTATIONS/DELEGATIONS

Implementation
Provincial Liquor Policy
Recommendations

Frank Savage led a discussion on the implementation phase of the recommendations from the 2013 BC Liquor Policy Review. Approximately 20% of the 73 provincial government recommendations have been fully implemented, and for several others there is opportunity for local government input through the Union of BC Municipalities (UBCM) Liquor Policy Working Group. Municipal staff are seeking:

- (1) LLAC member experience to date with liquor policy changes currently in effect, and
- (2) Comments from LLAC members on policy changes for which the LCLB will be requesting input from local government

1. Local experience of liquor policy changes already implemented

a. Liquor Service without Food in Food-Primary Establishments (LPR #36) – policy clarification issued June 20, 2014

1. Pub sector – no impacts observed by pub sector members to date, but this could change during the winter season. We should review the situation in January.
2. Nightclub sector – no impacts on sector as of yet, but should review in future.
3. Restaurant sector – this sector is impacted the most. One impact noticed is that they are able to say “yes” to guests a lot more often. The focus is still the need to remain on being a restaurant and not turn into a bar.
4. RCMP – Have not noticed any difference in the Village atmosphere.
5. Conclusion – the LLAC should review in spring 2015 to see if any impacts have been observed.

b. Happy hour/minimum drink pricing (Policy Directive 14-15)

1. Pub sector – no real changes observed; suggest reviewing in spring, also. Received comment that with the flexibility of happy hour to give special pricing to teams, groups etc. was seen as a huge benefit
2. Restaurant sector – flexibility of the new policy has been great.
3. Nightclub sector – nightclubs have not offered happy hour drink specials.
4. Council representative – members at the Restaurants Association meeting commented that happy hour had increased their food sales, which led to the need to put on more staff.
5. Action – the wording in the standard Good Neighbour Agreement (“We will not participate in deep discounting of drink prices or predatory business practices.”) should be reviewed.

c. Minors in LP establishments to 10 pm (Policy Directive 14-13)

1. Pub sector – there has been increased business later on in the evening for families in the pubs; overall the impact has been positive. Some pubs will retain minors until 8 pm, particularly in the winter when there is a different clientele than in summer.
2. Nightclub sector – nightclubs currently do not have an endorsement for minors and will not likely apply.

d. Retail liquor sales at farmers markets and tasting-based F&B festivals (Policy Directives 14-11 and 14-12)

1. Pub sector – huge win, blends in well with offerings of the farmers markets. No negative impacts on nearby Merlin’s. Liquor vendors are doing a very responsible job
2. Restaurant sector – flexibility of the new policy has been great.
3. Resort Experience representative – positive comments received from Blackcomb Liquor Store regarding farmers market liquor sales.

2. Local government input to liquor policy changes yet to come

a. Endorsement for FP transition to LP after a certain hour (LPR #37)

1. Restaurant sector – if a proposal fits with the resort image (e.g. a restaurant transitioning to a wine bar at night), then it should be considered. An application would need to offer something that Whistler doesn’t have.
2. Nightclub sector – a restaurant might not have the trained security staff to operate as a liquor primary, especially at dispersal time.
3. RCMP - concerns of people leaving at a later hour and how RCMP will manage this.
4. Pub sector – suggested that the existing temporary change process is adequate for a restaurant to host a special event.

5. Council representative – might be a good idea to have the policy require that the kitchen stay open while liquor is being served.

b. Licensing of businesses such as spas and art galleries (LPR #38)

1. RCMP representative – some Special Occasion Licence applications are for events at galleries.
2. Pub sector – should apply for specific licensed events.

c. Special Occasion Licence On-line Project (LPR #43)

1. Resort Experience representative – SOLs will go on line in spring 2015. Approval processes will change; more details will be available in future.

3. Resolution from City of Victoria for consideration at September 22-26, 2014 Union of BC Municipalities Convention (in Whistler)

1. Resort Experience representative – City of Victoria is sponsoring a resolution asking that the provincial government allocate a portion liquor taxes to fund services that may be impacted by increased availability of alcohol resulting from the changes in provincial liquor policy.

Proposed LCLB
Enforcement Penalty
Schedule

Frank presented a new penalty schedule proposal from LCLB and suggested that members have an opportunity to provide comments to the LCLB before September 30, 2014. Frank to be copied on emails to the LCLB.

Food Premises
Regulations

Frank presented a staff report on the BC Food Premises Regulation requirement that, "Plans and specifications for the construction and alteration of a food premises establishment be approved by a health officer." We will work the requirement into the municipal liquor licence application process. Applicants will be advised that they may be required to provide evidence that plans and specifications have been approved. Council Policy G-17 *Municipal Liquor Licensing Policy* may require amendments, and such changes will be brought to the LLAC for review.

OTHER BUSINESS

Next meeting

The next LLAC meeting will be either September 25 or October 16, 2014.

ADJOURNMENT

Moved by Mike Varrin

That Liquor License Advisory Committee adjourn the September 4, 2014 committee meeting at 10:18 a.m.

CARRIED

ACTING CHAIR / SECRETARY: Frank Savage



WHISTLER

MINUTES

**REGULAR MEETING OF LIQUOR LICENCE ADVISORY
COMMITTEE
THURSDAY, OCTOBER 16, 2014, STARTING AT 8:45 A.M.**

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

PRESENT:

Whistler Community Services Society Representative, Jackie Dickinson
Public Safety Representative, RCMP, Rob Knapton
Accommodation Sector Representative, Colin Hedderson
Whistler Fire Rescue Service (WFRS) Representative, Chris Nelson
RMOW Staff Representative, Secretary, Frank Savage (Acting Chair)
Councillor, John Grills
Recording Secretary, Shannon Perry

REGRETS:

Food & Beverage Sector Representative – Pubs/Bars, Chair, Mike Varrin
Food & Beverage Sector Representative – Restaurants, Vice-chair, Brenton
Smith
Food & Beverage Sector Representative – Nightclubs, Terry Clark
Liquor Control and Licensing Branch (LCLB) Inspector, Holly Glenn

GUESTS:

President of Rising Tide Consultants, Bert Hick
Director of Operations, Pan Pacific Hotel, Daryl West
Brand Leader, Dubh Linn Gate Pub, Peter Laurie
Whistler Resident, George Pittman

CALL TO ORDER

Acting Chair Frank Savage called meeting to order at 8.46 am

ADOPTION OF AGENDA

Moved by Rob Knapton
Seconded by Colin Hedderson

That Liquor Licence Advisory Committee adopt the Liquor Licence Advisory
Committee agenda of October 16, 2014.

CARRIED.

ADOPTION OF MINUTES

Moved by Jackie Dickinson
Seconded Rob Knapton

That Liquor Licence Advisory Committee adopt the Regular Liquor Licence Advisory Committee minutes of September 4, 2014.

CARRIED.

COUNCIL UPDATE

- On October 15, 2014 the Honourable Naomi Yamamoto Minister of State for Tourism and Small Business spoke to the Whistler Chamber of Commerce over lunch and confirmed that tourism is still at the forefront of the government agenda.
- Union of BC Municipalities (UBCM) delegates and guests at the recent convention were happy with their visit and everything Whistler had to offer

PRESENTATIONS/DELEGATIONS

Dubh Linn Gate Pub
File No. LLR 1200

Frank Savage presented on the Dubh Linn Gate application and advised of the following:

- The Dubh Linn Gate Irish Pub is applying for a structural change to a liquor primary licence to increase the physical size and capacity of the interior area from 148 to 236 persons and to increase the physical size and capacity of the patio area from 58 to 151 persons.
- The extent of the proposed interior and patio changes were explained. The interior renovations are the subject of a Building Permit application and the patio expansion is the subject of a Development Permit application.
- Comments were received from the LLAC Restaurant Sector representative during the initial referral and those comments were incorporated into the report.
- Local community input: applicant posted an ad in two consecutive editions of Pique Newsmagazine and a sign was posted for at the site for 30 days, with comments due by October 18. No comments received to date. Any comments received will be included in the report to Council, scheduled for November 4.
- Good Standing review was referred to LCLB, RCMP, Fire department, Building department and Bylaw departments. No compliance issues were identified, so the Dubh Linn Gate is deemed to be in Good Standing.
- Analysis of LLAC review criteria: The patio capacity increase will benefit the community, including residents and visitors. Not likely to be parking issues, traffic impacts or policing/crowd control concerns. As for potential noise impacts, the establishment has stated that patio amplified music will be turned off by 10 pm. The patio canopy will buffer noise and reduce impacts on nearby accommodations. The Pan Pacific Hotel would be impacted the most, and the hotel supports the application.

George Pitman, acting on behalf of Dubh Linn Gate, presented:

- Maintaining food primary and liquor primary licences both indoors and on the patio has been a challenge and is confusing to both staff and customers. The interior food primary area of the establishment has not been fully utilized and presents a problem for managing capacity, as patrons want to walk into the liquor primary licensed area. The food primary area of the patio experiences the same problem.
- The new liquor policy to permit minors until 10 pm in a liquor primary establishment makes it no longer necessary to retain the food primary licence.
- A single licence would make maximum utilization of the capacity and would improve service to customers.
- Access to public washrooms through the patio area is being reviewed.

Bert Hick, President of Rising Tide Consultants, presented:

- Having one licence will give staff better ability to serve customers while complying with provincial policies.
- Breakfast can be served in a liquor primary establishment prior to the service of alcohol and as long as liquor is secure. No patrons can be in the establishment between closing time of liquor service and 6 am.

There were no further comments or questions from LLAC members.

Moved by Frank Savage
Seconded Colin Hedderson

That Liquor Licence Advisory Committee supports the application from the Dubh Linn Gate Pub to increase the liquor primary interior capacity from 148 to 236 persons and the liquor primary patio capacity from 58 to 151 persons.

CARRIED

OTHER BUSINESS

Frank Savage informed LLAC members of upcoming provincial liquor policy changes:

- An October 10, 2014 announcement from the provincial government provided further details of the proposed model ("store within a store") for retail liquor sales in grocery stores. Eligible stores must sell approximately 75% food products and must be a minimum size of 10,000 square feet. General merchandise and convenience stores will not be eligible. Implementation is expected in spring 2015.
- The provincial government is also planning to introduce a complete re-write of the Liquor Control and Licensing Act in spring 2015.

Farwell and thanks to LLAC Pub Sector representative Mike Varrin, who has completed a second two-year term, the maximum permitted by the LLAC Terms of Reference. Council will appoint a new pub sector representative on October 21.

The next LLAC meeting will be December 4, 2014

ADJOURNMENT

Moved by Rob Knapton

That Liquor License Advisory Committee adjourn the October 16, 2014 committee meeting at 9.36 am.

CARRIED

ACTING CHAIR/SECRETARY: Frank Savage



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, OCTOBER 29, 2014, STARTING AT 1:00 P.M.**

**In the Raven B Room at Delta Whistler Village Suites
4308 Main St., Whistler, BC V0N 1B4**

PRESENT:

MAIBC, Dennis Maguire
MAIBC, Chair, Tom Bunting
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, Doug Nelson

ADOPTION OF AGENDA

Moved by Tom Bunting
Seconded by Crosland Doak

That Advisory Design Panel adopt the Advisory Design Panel agenda of October 29, 2014 as amended. The presentation order of project items one and three were switched.

CARRIED

ADOPTION OF MINUTES

Moved by Dennis Maguire
Seconded by Pawel Gradowski

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of September 3, 2014.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council. Council approved "The Podium" development variance permit; Public Hearing occurred for Northern Lights zoning amendment; draft Customer Service Strategy to be presented to Council. Councillor Grills thanked the Panel and Staff for their work over the last few years.

1030 Legacy Way
1st Review
File No. DVP1092

PRESENTATIONS

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

The applicant team of Brent Murdoch, Murdoch + Company Architecture and Crosland Doak, Crosland Doak Design entered the meeting.

Melissa Laidlaw, Senior Planner, RMOW introduced the project proposal for a 5 unit live/work townhouse development in Cheakamus Crossing. The site is very small; the proponent seeks setback and parking variances. The Cheakamus Area Legacy Neighbourhood Guidelines apply.

Brent Murdoch advised on the following.

1. There is diversity in the proposed building types in the Cheakamus Crossing neighbourhood.
2. Appropriate variance requests; need to fit in the building envelope.
3. An opportunity for a live/work use in a small modest building.

Crosland Doak advised on the following.

4. The site is flat and incredibly small, at just over 9,000 ft².
5. Situated adjacent to other developments, The Falls, Whistler Hostel, The Podium (proposed).
6. WDC (Whistler Development Corporation) master plan showed this site as a 6 unit townhouse site.
7. After applying the zoning and design guidelines the site could only practically permit 4 or 5 units. 5 units were chosen for economical reasons.
8. Setback requests:
 - a) 2.5 m front setback relaxation along Legacy Way to allow for a column and a section of wall.
 - b) West side yard setback 2.5 m.
 - c) East side yard setback 2.4 m.
 - d) Rear setback 3.25 m mostly to accommodate the internal garage.
9. Street parking bays could accommodate an occasional client.
10. A bus stop is located right across the street.
11. Covered front entrance porch area.
12. The ground floors of the 5 units are predominantly identical, with slight variation on the 2 end units.
13. Ground floor layout: option for 2 doors; 1 door enters directly into the work studio, 1 door enters the live portion of the unit; 3 piece washroom, garage and rear entry.
14. Fairly typical second floor layout: stairwell, vertical circulation stacked along one end, balcony over the covered front porch, living room, dining space, open concept kitchen, back deck, study/homework area and powder room. Option to provide a laundry hook up.
15. Third floor layout: balcony over the entry feature, master bedroom on (north) Legacy Way side, ensuite bathroom, a 2nd bathroom that serves 2 other bedrooms. Optionally, another larger bedroom and a smaller nursery room. Laundry or linen closet.
16. Roof plan somewhat self-explanatory.
17. Building form is fairly traditional.

18. Saw tooth roof feature.
19. Entry features create articulation and definition of space, cedar details.
20. Bays along the front and rear give modulation to all elevations, treated with hardi siding.
21. Elevations, standing seam or galvalume type material. Siding is predominantly a hardi board or hardi panel system with a manufactured reveal to break up the units.
22. Dark brown colour vinyl windows.
23. Stairwell area has a vaulted ceiling in the saw tooth roof to allow extra light and possibly allowing ventilation for the summer time.
24. Unit paver patios, concrete stoop, entry feature element or unit address signage element.
25. Paving extends to the back edge of the property, asphalt driveways, a small planting pocket in between to break up the paving.
26. Street trees, Salix purple willow to act as an informal hedge, ornamental grasses along street frontage, native and non-native plants.

Panel offers the following comments.

Site Context and Landscaping

1. Panel supports the live/work use concept.
2. Panel supports the setback variance requests.
3. Panel does not support the parking variance request.
4. Panel felt the plant sizes and selection was generally good.
5. Panel suggested increasing to 5 maple trees on north side to increase privacy.
6. Panel suggested to consider some different tree species than poplar.
7. Panel suggested improved privacy between the patios and street.

Form and Character

1. Panel suggested staggering/stepping the units, which could increase the use of the space.
2. Panel had strong concerns that there is inadequate storage.
3. Panel suggested eliminating the garage and providing a carport space instead.

Materials, Colours and Details

1. Panel suggested exploring a saw tooth roof feature at the rear of the building.

Moved by Dennis Maguire
Seconded by Eric Callender

That the Advisory Design Panel generally supports the overall intent of the project but would like to see adjustments made to the overall plan based on Panel comments regarding parking, storage and staggering of the units and would like to see this project return for further review.

CARRIED.

The applicant team left the meeting.

4365 Northlands Blvd.
Twin Peaks
1st Review
File No. DP1386

Crosland Doak returned to the Panel table.

The applicant team of Derek Venter, Jamie Harte, DVAD Inc., and Marlene Scott, Whistler Vacation Club entered the meeting.

Brook McCrady, Planning Analyst, RMOW introduced the project for exterior building improvements. The 28 unit multi-family development is located in Whistler Village; the Whistler Village Design Guidelines apply.

Derek Venter advised on the following.

1. The existing walkway has already been demolished as it was not going to survive another winter.
2. Proposing a new, light, open pitched roof, CLT (cross laminated timber) and steel truss, snow stops on each side.
3. No change to roof location.
4. Difficult ground conditions limit what can be done.
5. The existing roof is nearing end of life; request Panel feedback on the roof finishes.
6. Recently, The Four Seasons changed their roofing material to Duroid Asphalt Shingle; the product has a 50 year life span and has the ability to keep the snow on the roof. This is the direction the Twin Peaks owners wish to take.
7. Propose to replace the existing 2 BBQ's with a gas fireplace (on timer).
8. Substantially wider walkway.
9. Change to floor finish.
10. Match existing granite.
11. Glass railing onto the pool side, friendly and open.

Panel offers the following comments.

Site Context and Landscaping

1. Panel felt the proposed alterations are a good improvement; broader, more open and welcoming.
2. A panel member recommended protecting the existing landscaping during construction.
3. A panel member suggested placing greenery on the patio, as it appears bare.

Form and Character

1. Panel felt the BBQ structure was not at the same level of quality as the rest of the project. It seemed carport-ish. A panel member suggested adding a beam or cross bracing to give a more structural look.

Materials, Colours and Details

1. A panel member had concerns regarding the choice of roof material in relation to the environment. Other panel members felt a product with a thicker, richer profile would be more visually appealing. Is it the right asphalt shingle?
2. Panel did not support replacing the metal railing with a wood railing due to wood's high maintenance requirements in Whistler's climate.

Moved by Tom Bunting
Seconded by Eric Callender

That the Advisory Design Panel supports the project as presented and does not need to see this project return for further review; the applicant to resolve concerns with Staff.

CARRIED.

The applicant team left the meeting.

4341 Village Lane
Clock Tower
1st Review
File No.DP1390 /
RZ1096

The applicant team of Marvin Haasen, President, Madison Pacific Properties and Aaron Vornbrock, Architect, Urban Design Group entered the meeting.

Mike Kirkegaard, Director of Planning introduced Amica Antonelli, Planner, RMOW. Amica introduced the project to upgrade the storefront, enclose 24 m² of additional space into the existing walkway, new seating area and decorative pavers. The Whistler Village Design Guidelines apply for form and character. Staff seeks Panel comments regarding the overall design, the 1.8 m walkway as specified in the design guidelines vs. the proposed 1.4 m wide walkway and how it might affect pedestrian movement.

Marvin Haasen advised on the following.

1. Madison Pacific Properties owns the 2 retail units in the Clock Tower, currently occupied by Whistler Village Sports and Whistler/Blackcomb Ziptrek. The hotel units are owned by Vacation Internationale.
2. There is support from the 2 tenants and Vacation Internationale.
3. The intent is to upgrade and beautify the retail façade, increase visibility, brighten the storefront, and fit in with the existing urban context.
4. The proposal is consistent with the Whistler Village Design Guidelines with the exception of the walkway width.
5. High standard of urban design.
6. Preserves the majority of the natural landscape.
7. Contributes to a cohesive image of the resort while providing individuality and new and upgraded storefronts.

Aaron Vornbrock advised on the following.

8. Open up southeast corner with relocated ramp, plaza stair, and entrance; mimics east side of pedestrian stroll. Draw people into the retail corridor.
9. There are 6 support columns in the middle of the walkway.
10. The current proposal proposes a 1.41 m wide walkway between the storefront side and column and a 1.5 m wide walkway between the column and outer edge of the walkway. 3.2 m clear everywhere else along the walkway.
11. Expanded retail space needed for project viability.
12. Scope of work: re-construct the walkway & plaza; replace planter wall wood caps with a more durable stone cap; paint east side retail space windows; enhance soffits; upgrade to LED lighting; blade signs; tenant signage improvement opportunities.
13. Minor landscaping, removal of a couple trees for a proposed seating area with bench seating and decorative pavers. (The proposed seating area is not part of Madison Pacific's space.)

Panel offers the following comments.

Site Context and Landscaping

1. Panel generally supports the proposed renovation and expansion of the retail space.
2. Panel had concerns with circulation and potential pinch points.
3. A panel member noted that the Mountain Square area is bounded by circles and encouraged the applicant to try to match the new staircase to this style.

Form and Character

1. Panel felt a 1.8 m wide walkway was more desirable.
2. A panel member recommended cutting back the planter to permit walking on both sides of the column.
3. Panel suggested programming of the proposed seating area was needed.
4. A panel member suggested small bay windows to create display space in between columns.

Materials, Colours and Details

1. Panel felt further development of the floor plan was required in order to fully understand implications of snow shed and drip line.
2. Panel felt the use of lighter colours will brighten up and improve the space, as well as similarities with the other side of the pedestrian stroll.
3. A panel member recommended aligning the entry with the columns.
4. Panel felt further resolution of the stone treatment at the base was needed.

Universal Design

1. Panel recommended further exploration of the ramp location; there was a suggestion to locate it adjacent to the proposed triangular seating area.

Moved by Tom Bunting
Seconded by Chris Wetaski

That the Advisory Design Panel generally supports adding more space to the existing tenant space, and would like the applicant to continue to work with Staff to address the major circulation issues based on Panel's comments and would like this project to return for further review.

CARRIED.

The applicant team left the meeting.

ADJOURNMENT

Moved by Tom Bunting

That Advisory Design Panel adjourn the October 29, 2014 committee meeting at 3:57 p.m.

CARRIED

CHAIR: Tom Bunting

SECRETARY: Melissa Laidlaw

cc: 2034.1

RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (Retail Liquor Sales – 1-4573 Chateau Blvd)
NO. 2069, 2014

A Bylaw to amend Zoning and Parking Bylaw No. 303, 1983

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 (Retail Liquor Sales – 1-4573 Chateau Blvd) No. 2069, 2014”.
2. Schedule “D” of Zoning and Parking Bylaw No. 303, 1983 is amended by changing the Permitted Location for retail liquor sales in respect of 1-4573 Chateau Blvd. to “Same as Legal Description”.

GIVEN FIRST READING this __ day of _____, ____.

GIVEN SECOND READING this __ day of _____, ____.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 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 Zoning Amendment
Bylaw (Retail Liquor Sales – 1-4573
Chateau Blvd) No. 2069, 2014.

Shannon Story
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (CC1 ZONE – CLOCKTOWER HOTEL) NO. 2070, 2014

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

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

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 (CC1 Zone – Clocktower Hotel), No. 2070, 2014”.
2. Zoning and Parking Bylaw No. 303, 1983 is amended by deleting 1,179 and inserting 1,196 as the maximum permitted Gross Floor Area for Key K, Site Description Lot 16, District Lots 1902 and 3020, Plan 17986 in the table in Section 8, subsection 1.2.1.

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

Shannon Story,
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW NO. 2066, 2014

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

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

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 (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014"
2. Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) In the Table of Contents, adding a new "RM69 Zone – Residential Multiple Sixty-Nine" under Section 12 "Multiple Residential Zones";
 - (b) In Section 7 "Creation and Definition of Zones", adding a new entry "RM69 Zone – Residential Multiple Sixty-Nine" after Multiple Residential Zone RM 68;
 - (c) In Section 12 "Multiple Residential Zones", adding a new zone "RM69 Zone – Residential Multiple Sixty-Nine" after Multiple Residential Zone RM 68, as per the text annexed to this Bylaw as Schedule "1" to RM69 Zone – Residential Multiple Sixty-Nine;
 - (d) In Section 23, Schedule A "Legend of Zones", adding under the heading, "Residential Zones" the following:

"Multiple Residential 69 RM69";
 - (e) In Schedule A "Zoning Map", amending the zoning designation of all the lands contained in the parcel, identified as "Subject Lands" and shown in heavy black outline on the plan annexed to this Bylaw as Schedule "2" to RM69 Zone – Residential Multiple Sixty-Nine.
3. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST READING this 21st day of October, 2014.

GIVEN SECOND READING this 21st day of October, 2014.

Zoning Amendment Bylaw (RM69 Zone – Residential Multiple Sixty-Nine) No. 2066, 2014

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

GIVEN THIRD READING this ___ day or _____, _____.

APPROVED by the Minister of Transportation and Infrastructure this ___ day or _____, _____.

ADOPTED by the Council this this ___ day or _____, _____.

Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of "Zoning Amendment Bylaw
(RM69 Zone – Residential Multiple
Sixty-Nine) No. 2066, 2014"

Shannon Story,
Corporate Officer

SCHEDULE 1

RM69 Zone – Residential Multiple Sixty-Nine (Bylaw No. 2066, 2014)

Intent

The intent of this zone is to provide for medium density townhouse dwellings, as well as an auxiliary residential dwelling unit to accommodate a caretaker.

In the RM69 Zone:

Permitted Uses

70.1 The following uses are permitted, and all other uses are prohibited:

- (a) townhouse;
- (b) auxiliary buildings and auxiliary uses;
- (c) one auxiliary residential dwelling unit.

Density

70.2 The maximum permitted floor space ratio is 0.43.

Height

70.3 The maximum permitted height of a building is 10.7 metres.

Site Area

70.4 The minimum permitted parcel area is 4780 square metres, and the minimum frontage is 80 metres.

Site Coverage

70.5 The maximum permitted site coverage is 35 percent.

Setbacks

70.6.1 The minimum permitted front setback is 7.6 metres.

70.6.2 The minimum permitted side setback is 7.6 metres.

70.6.3 The minimum permitted rear setback is 6.0 metres.

Off-Street Parking and Loading

70.7 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

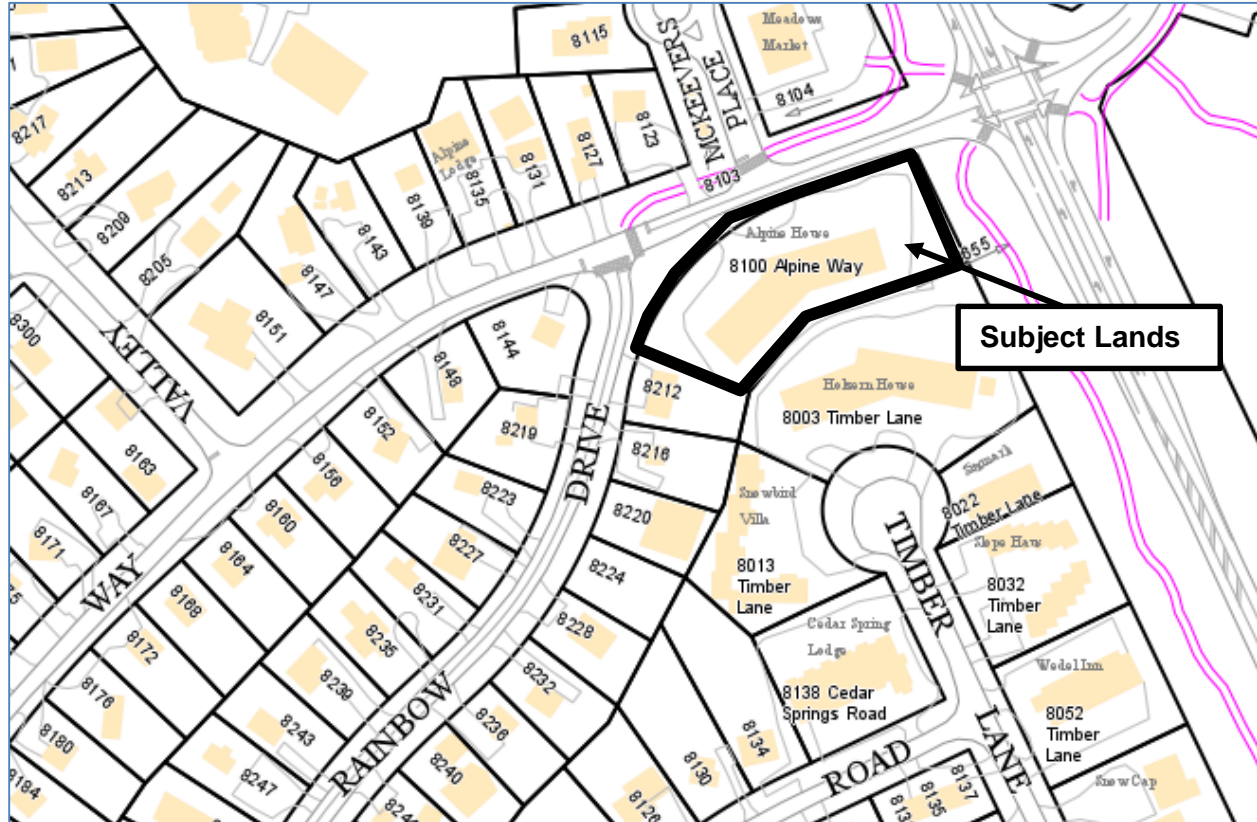
70.8.1 The minimum permitted separation between buildings is 6 metres.

70.8.2 The minimum permitted gross floor area for a dwelling unit is 55 square metres.

70.8.2 One auxiliary residential dwelling unit is permitted per parcel.

SCHEDULE 2

8100 Alpine Way to be zoned RM69 Zone – Residential Multiple Sixty-Nine



RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (RTA17 ZONE - 4150 TANTALUS DRIVE) NO. 2064, 2014

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

WHEREAS Council may, in a zoning bylaw, pursuant to Sections 903 and 906 of the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and require the provision of parking spaces and loading spaces for uses, buildings and structures;

NOW THEREFORE the 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 (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014"
2. The lands which are the subject of this Bylaw are the lands in Strata Plan LMS286, as shown outlined in heavy black line on the sketch plan attached as Schedule 1 to this bylaw.
3. Section 11 of Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) Renumbering Subsection 26.2 as 26.2.1, deleting "8,190 square meters" from that Subsection and substituting "12,138 square metres", and deleting "forty-nine (49) townhouses" and substituting "forty-five townhouse dwelling units".
 - (b) Adding the following including the table as Subsection 26.2.2:

The maximum permitted gross floor area for each strata lot in Strata Plan LMS286 shall be as listed in the following table and the floor area shall be entirely within the exterior walls of the buildings whose construction was authorized by Building Permits B-91-2897, B-91-2898, B-91-2899, B-91-2900, B-91-2901, B-91-2902, B-92-2903, B-92-2904, B-94-3787, B-94-3788, B-94-3789, B-94-3790, and B-94-3791, or any replacement building authorized by Development Permit 201.

“Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014”

Strata Lot	Maximum Gross Floor Area (square metres)
1	326
2	326
3	326
4	286
5	286
6	286
7	326
8	326
9	326
10	286
11	289
12	289
13	275
14	188
15	188
16	188
17	230
18	185
19	230
20	268
21	268
22	268
23	230
24	198
25	198
26	230
27	275
28	268
29	275
30	230
31	198
32	198
33	230
34	326
35	326
36	268
37	268
38	286
39	289
40	289
41	286
42	326
43	326
44	326
45	326

“Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014”

- (c) Adding the following as Subsection 26.2.3:

For the purpose of measuring the gross floor area of a strata lot:

- (a) the gross floor area of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway between the outer surfaces of any such shared wall; and
- (b) the gross floor area of a strata lot shall be deemed to include the gross floor area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the Strata Property Act, and the gross floor area of any common property otherwise designated for such exclusive use whether by lease, easement or otherwise, in each case including the cross-sectional area of any exterior wall of such exclusive use common property and one-half the cross-sectional area of any wall separating that common property from a strata lot or from exclusive use common property deemed by this section to be included in another strata lot.

Given first and second reading this 7th day of October, 2014.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 21st day of October, 2014.

Given third reading this held this 21st day of October, 2014.

Approved by the Minister of Transportation and Infrastructure this 3rd day of November, 2014.

Adopted by this ____ day of____, ____.

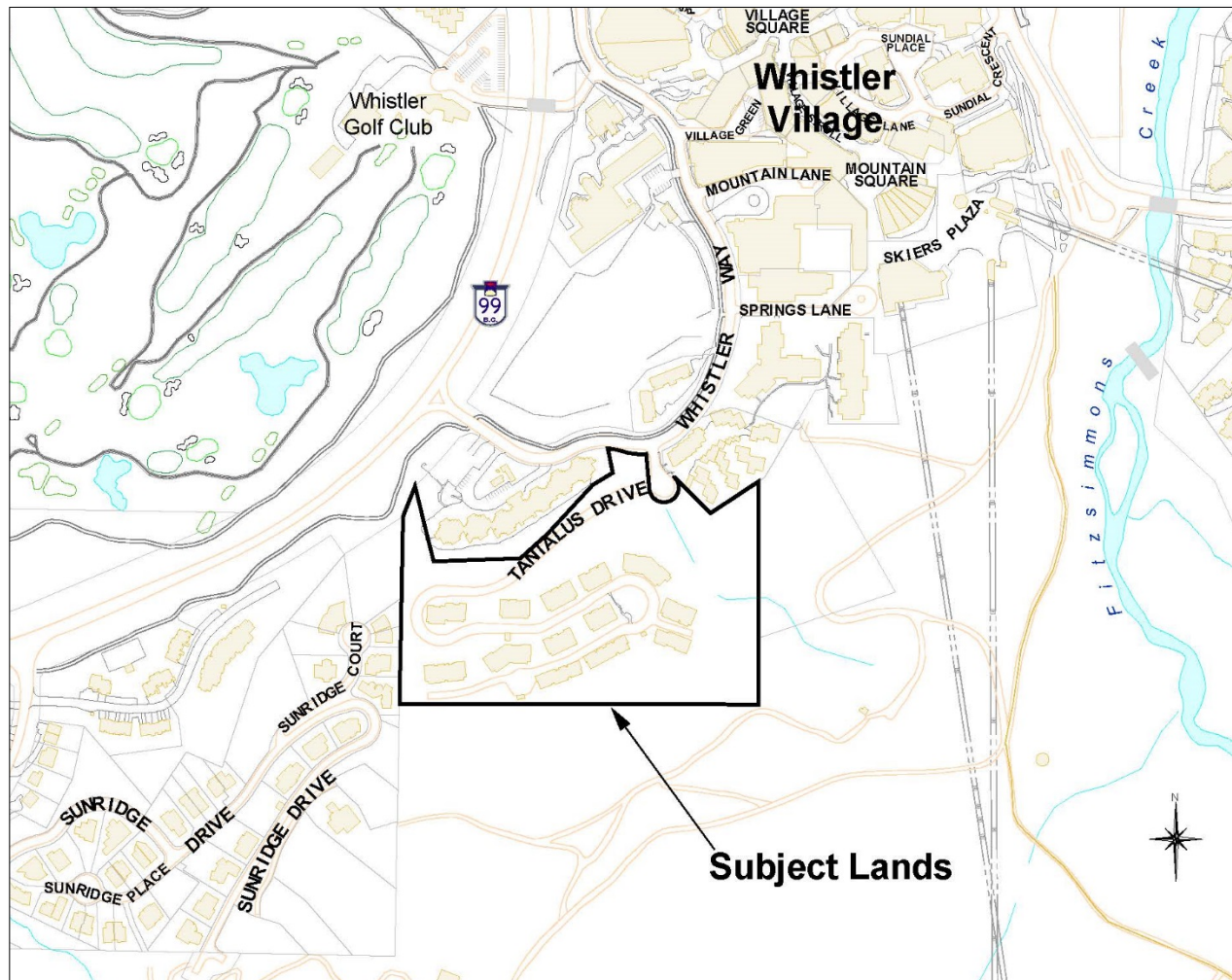
Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy of “Zoning Amendment Bylaw (RTA17 Zone - 4150 Tantalus Drive) No. 2064, 2014”

Shannon Story
Corporate Officer

SCHEDULE 1



Subject Lands



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: November 4, 2014

REPORT: 14-134

FROM: Corporate and Community Life

FILE: 4700

SUBJECT: VEHICLE FOR HIRE AMENDMENT BYLAW NO. 2067, 2014

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first, second and third reading to Vehicle for Hire Amendment Bylaw No. 2067, 2014.

REFERENCES

None.

PURPOSE OF REPORT

The purpose of Vehicle for Hire Amendment Bylaw No. 2067, 2014 (the “proposed Bylaw”) is to clarify the chauffeur’s permit application process and include reasons that a chauffeur’s permit can be denied by the RCMP.

DISCUSSION

In 2002, the Vehicle for Hire Bylaw was adopted. The bylaw introduced the requirement for taxi drivers to obtain a Chauffeur’s Permit in order to operate a taxi in Whistler. Under the authority of Section 36 of the *Motor Vehicle Act* (MVA), the Chief of Police of the municipality may set out conditions that an application for a chauffeur’s permit may be denied. These terms and conditions were listed on the application form but not in the bylaw.

Also, within the last couple years the Immediate Roadside Prohibition program was introduced which dealt with driving while intoxicated or under the influence of drugs.

The proposed Bylaw lists the reasons a permit may be denied by the RCMP. They are as follows:

- Incomplete or missing information on the application form
- Failure to provide details of past criminal record
- Application is not signed by company official
- Applicant has more than 5 hazardous moving violations in the past five (5) years
- Applicant failed to qualify for or has been refused a chauffeur’s / taxi permit in any jurisdiction, within the last five (5) years
- Applicant has any criminal traffic convictions or immediate roadside prohibitions within the last five (5) years
- Applicant has convictions of sexually related offences within the last five (5) years
- Applicant has convictions for crimes of violence within the last five (5) years

The MVA states that if the Chief of Police refuses to issue a chauffeur's permit the applicant may appeal to the Council of the municipality but it does not define how the appeal process should be conducted.

In the past the RMOW has used the Show Cause Hearing procedure for business licence refusals and for reviewing contravention of building code issues. Staff are recommending that the Show Cause Hearing process be used for any appeals to Council regarding the refusal of a chauffeur's permit.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Transportation	Whistler's transportation system is safe and enjoyable	Chauffeur permits ensure that our taxi drivers meet a set standard
Visitor Experience	Community members and organizations work collectively to ensure exceptional experiences that exceed visitor expectations	Our guests are assured that we have screened our taxi drivers

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

OTHER POLICY CONSIDERATIONS

This bylaw amendment is consistent with the powers to regulate businesses as set out in Section 8(6) of the *Community Charter* and the authority to issue or refuse chauffeur permits under Section 36 of the *Motor Vehicle Act*.

BUDGET CONSIDERATIONS

There are no budget impacts.

COMMUNITY ENGAGEMENT AND CONSULTATION

Taxi companies operating in Whistler will be notified of the changes to the bylaw and the appeal process.

SUMMARY

The proposed amendment to the Vehicle for Hire Bylaw formalize and clarify the Chauffeur permit review and appeal process.

November 4, 2014

Respectfully submitted,

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

MINUTES
Regular Council Meeting
November 4, 2014
Page 9

Gateway Loop
Enhancement Options –
Additional Engagement
Report No. 14-133
File No. A0590

Moved by Councillor J. Grills
Seconded by Councillor D. Jackson

That Council direct staff to schedule a community engagement session in order to solicit additional stakeholder community input on the range of potential enhancement options currently under consideration for the Gateway Loop area.

CARRIED

Vehicle for Hire
Amendment Bylaw No.
2067, 2014
Report No. 14-134
File No. 4700

Moved by Councillor A. Janyk
Seconded by Councillor R. McCarthy

That Council consider giving first, second and third reading to Vehicle for Hire Amendment Bylaw No. 2067, 2014.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Transit Management
Advisory Committee

Moved by Councillor J. Crompton
Seconded by Councillor R. McCarthy

That minutes of the Transit Management Advisory Committee meetings of April 25, 2014 and July 14, 2014 be received.

CARRIED

BYLAW FOR FIRST, SECOND AND THIRD READINGS

Vehicle for Hire
Amendment Bylaw No.
2067, 2014

Moved by Councillor A. Janyk
Seconded by Councillor D. Jackson

That Vehicle for Hire Amendment Bylaw No. 2067, 2014 receive first, second and third readings.

CARRIED

BYLAW FOR ADOPTION

Municipal Ticket and
Information System
Amendment Bylaw No.
2054, 2014

Moved by Councillor J. Crompton
Seconded by Councillor R. McCarthy

That Municipal Ticket and Information System Amendment Bylaw No. 2054, 2014 be adopted.

CARRIED

Zoning Amendment
Bylaw (CL5 Zone –
Commercial Local Five)
No. 2063, 2014

Moved by Councillor J. Grills
Seconded by Councillor D. Jackson

That Zoning Amendment Bylaw (CL5 Zone – Commercial Local Five) No. 2063, 2014 be adopted.

CARRIED

RESORT MUNICIPALITY OF WHISTLER
VEHICLE FOR HIRE AMENDMENT BYLAW NO. 2067, 2014
A Bylaw to amend Vehicle for Hire Bylaw No. 1494, 2002

WHEREAS the Council of the Resort Municipality of Whistler has adopted Vehicle for Hire Bylaw No. 1494, 2002; and

WHEREAS the Council of the Resort Municipality of Whistler deems it necessary and expedient to amend Vehicle for Hire Bylaw No. 1494, 2002;

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

1. This Bylaw may be cited as “Vehicle for Hire Amendment Bylaw No. 2067, 2014.”

2. Vehicle for Hire Bylaw No. 1494, 2002 is amended by :

Deleting section 4 (d) and replacing it with the following:

4 (d) The Chief of Police has the right to refuse to issue a chauffeurs permit for the following reasons:

- i) Incomplete or missing information on the application form
- ii) Failure to state details of past criminal record
- iii) Application has not been signed by the taxi company official
- iv) Applicant has more than five (5) hazardous moving violations in the past five (5) years
- v) Applicant failed to qualify for or has been refused a chauffeur's/taxi permit in any jurisdiction, within the last five (5) years
- vi) Applicant has any criminal traffic convictions or immediate roadside prohibitions within the last five (5) years
- vii) Applicant has had convictions of sexually related offences within the last five (5) years
- viii) Applicant has convictions for crimes of violence within the last five (5) years

3. Deleting section 4 (e) and replacing it with the following:

4. (e) if the Chief of Police refuses to issue a Chauffeur's Permit, the applicant may appeal the decision by requesting a *Show Cause Hearing* before Council.

4. Adding schedule “A” Application For Chauffeur's/Taxi Permit to form part of this bylaw

Vehicle for Hire Amendment Bylaw No. 2067, 2014

GIVEN FIRST, SECOND AND THIRD READING This ____ day of _____, ____.

ADOPTED THIS ____ day of _____, 2014

Nancy Wilhelm-Morden, Mayor

Shannon Story, Corporate Officer

"I HEREBY CERTIFY that this is a true copy
of "Vehicle for Hire Amendment Bylaw No.
2067, 2014 " "

Shannon Story, Corporate Officer



Schedule "A" Vehicle for Hire Amendment Bylaw No. 2067, 2014
APPLICATION FOR CHAUFFEUR'S / TAXI PERMIT

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

I hereby submit an application for a Chauffeur's / Taxi Permit, pursuant to the Resort Municipality of Whistler Bylaw No. 1494, 2002, supported by the following information:

Please Print Clearly.

Surname	Given Name	Middle Name
---------	------------	-------------

Address	City	Province	Postal Code
---------	------	----------	-------------

Phone Number	BC Driver's License Number
--------------	----------------------------

Date of Birth	Place of Birth
---------------	----------------

Name of Next of Kin	Relationship
---------------------	--------------

Address of Next of Kin	Phone Number
------------------------	--------------

Signature of Applicant	Date
------------------------	------

Is this your first application for a Chauffeur / Taxi Permit?	YES	NO
---	-----	----

Have you ever been denied a Chauffeur / Taxi Permit?	YES	NO
--	-----	----

Are you eligible to work in Canada:	YES	NO *Proof may be required.
-------------------------------------	-----	----------------------------

How long have you been driving in Canada: _____

**(If less than 5 years in BC, driving abstract required from previous jurisdiction.)*

Name, Title and Signature of Authorized Company Representative
--

Company Name	Company Phone Number
--------------	----------------------

***** FOR POLICE USE ONLY*****

RCMP File Number: _____

Approved / Not Approved

Signature _____

For NCO i/c Sea to Sky Detachment - Whistler

Date

CONDITIONS FOR A CHAUFFEUR'S / TAXI PERMIT

The RCMP has the right to refuse an application or deny issuing a chauffeur's / taxi permit for the following reasons:

- Incomplete or missing information.
- Failure to provide details of past criminal record.*
- Application is not signed by company official.
- Applicant has more than 5 hazardous moving violations in the past five (5) years.
- Applicant failed to qualify for or has been refused a chauffeur's / taxi permit in any jurisdiction, within the last five (5) years.
- Applicant has any criminal traffic convictions or immediate roadside prohibitions within the last five (5) years.
- Applicant has convictions of sexually related offences within the last five (5) years.
- Applicant has convictions for crimes of violence within the last five (5) years.

*Please provide details of criminal record:

All other criminal code offences or charges will be reviewed on an individual basis and a decision will be made based on the type of record / charge. Of paramount concern is the potential effect to the safety of the public.

Any pattern identified through local indices checks related to drinking or violence may be cause for refusal of a chauffeur's / taxi permit.

Once a permit has been issued, it may be suspended or cancelled upon proof that the permit holder is unfit to hold such permit.

The applicant may appeal to RMOW Council regarding refusals, suspensions or cancellations.

Chauffeur / Taxi permits must be picked up in person by the applicant.

TO BE SUBMITTED WITH APPLICATION:

- One passport sized color photo, taken within the past six (6) months.
- Valid BC Driver's Licence and one (1) secondary piece of identification.
- Applicable fees. (Renewal fee will apply if renewed within month of expiry date.).
- Completed RCMP criminal record check Form 3584, available at the RCMP.

By signing below, I agree to and understand the conditions as above:

Signed

Date

c/o Bonnie Munster
P.O. Box 477
Whistler, BC V0N 1B0
Tel: (604) 932-6254
Email: info@munsterandsons.com

November 6, 2014
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C. V0N1B0

Dear Mayor, Council, and CN Railway.
Respectfully, we submit this letter regarding Tapley's Farm Flood Issues.

The residents of Tapleys Farm Subdivision would like to bring to your attention, that over the past 31 years we have experienced severe flooding throughout the neighborhood.

Some of the problems are:

- 1) 21 Mile Creek has been directed under the tracks into the river of Golden Dreams, on the subdivision side of the railway. The river then flows out again under the tracks to the wetlands side of the railway. (Blockages occurred when the RMOW constructed the Valley trail through the wetlands.)
- 2) Inadequate elevations of the CN railway trestle over the River of Golden Dreams, does not accommodate peak flow volume. (PGE diverted 21 Mile Creek and River of Golden Dreams to the residential side of the tracks.)
- 3) Erosion of the riverbank where it turns sharply, and directs water flow under the trestle and back out to the wetlands.
- 4) Poor Management of Tree Preservation, blockages, and wetlands

A geotechnical study needs to be done in order to devise and implement solutions to protect Tapley's Farm and Whistler Cay area from inevitable floods.

High runoff in extreme weather conditions particularly in the fall, has been threatening homes in Tapley's, employee housing, and the church near the end of Lorimer Road. The major problem seems to be the merging of Twenty-One Mile Creek, which more than triples the volume of water. Residents have been forced to sandbag to prevent flooding of their homes. The RCMP put residents on evacuation notice in 2003. Similar flooding occurred January 2005 and more recently.

The Municipality exacerbated the situation with construction of the Whistler Housing Authority home and compacting of the area to the north, beside Tapley's Park. Here excess water is meant to drain away from the subdivision and back to the wetlands. It seems culverts were removed. The area has been elevated and compacted. As a result we see the water building up on the south side of the WHA home. The north side of the house is dry and unable to act as a sponge. Water builds up on both sides of the driveway culverts, and there appears to be an interruption of drainage into the culvert with the one-way valve at the north end, which is meant to carry water back to the wetlands.

Moreover the municipality has instituted new building elevations and bylaws, which pose damaging effects to existing resident's property, and wellbeing. These bylaws require

new lot grade to be raised higher than previously specified, thus adversely affecting existing housing. In less than three years we have already seen negative effects of this bylaw including, the loss of long-term resident employees and adverse effects on the livability of the neighborhood.

Here are some suggestions/mitigating factors to the identified problem area:

- 1) Divert 21 Mile Creek so that it flows primarily on the northwest side of the tracks, limiting flow under the trestle into the River of Golden Dreams or eliminate that one trestle completely.
- 2) Raise and widen the northern railway trestle, so that it no longer dams the flow, causing water to back up into all low land bordering the upper River of Golden Dreams and crabapple Creek.
- 3) Repair the erosion of the riverbank where it turns, better directing water back to the wetlands
- 4) Improve management plan of the tree and vegetation preservation in that area
- 5) Flood insurance for Tapley's Farm, and Whistler Cay residents

We would like to stress in the short-term one lower cost solution. As mentioned above, divert the volume of water away from Tapley's Farm and into the wetland by recreating the old creek bed for Twenty One Mile Creek, along the wetlands side of the railway berm, connecting the rivers on the wetlands side. This could be an open dry bed for overflow, a continuous meandering riverbed, or a very large culvert. Perhaps enhancing the area, while better managing the direction of water flow.

This letter is long overdue, in anticipation that something would be done. Discussions between RMOW, Whistler Housing Authority and the residents of Tapley's Farm prior to the construction of the WHA unit in 2005, left us with assurances that drainage of the neighborhood would be a priority. To date none have been acted upon.

We must express our disappointment that the Municipality would spend considerable tax dollars on amenities, while the families and residents of those they serve are put at risk. Both Squamish and Pemberton have gone to great lengths to protect their residents from flooding in lowlands areas. We also note the RMOW has built an extensive berm in the Whitegold area. What we are asking would take a small fraction of effort and cost.

It is our opinion that counsel, engineers, employees of the Municipality, who have been involved in the review and decision making process, have a fiduciary duty to the residents of Tapley's Farm, to ensure a safe process to manage the environmental conditions.

We appreciate RMOW's efforts in monitoring the water situation over the years. We now look forward to a better solution to the problem.

Sincerely,

Bonnie Munster

Per the undersigned residents of Tapley's Farm (signatures attached)

Please see 108 signatures on 6 pages attached to Letter Petition

Please see flood photos on following email. Should you be unable to open file please find copy on memory card at front desk of RMOW. We hope this helps.

Photos taken during flood Nov. 6/14 and post flood Nov 14/14

You will see pictures of:

- The trestle obstructing the water from flowing freely back into the wetland, and away from Tapley's Farm and Whistler Cay area.
- The short distance for which a ditch/stream/culvert could be constructed.
- Trees being undermined, uprooted, blocking the river, jammed under the bridge, and erosion on the river- bank.

Names

Addresses

Date

Kenneth M. Smart

6451 Balsam Way

10/11/2014

Ashen R Smart

6451 Balsam Way

10/11/2014

Dr. David Bridger

6459 Balsam Way

10/11/2014

Dr David Bridger

6455 Balsam Way
(Co-owner)

10/11/2014

Elizabeth J Bridger

6459 Balsam Way

10/11/2014

Anna Ham Sprule

6479 Balsam Way

10/11/2014

6479 Balsam Way

10/11/2014

6455 Balsam Way

10/11/2014

Andy Munster

6455 Balsam Way

11/11/2014

John

6444 Todd Hollow

11/11/2014

St

Gordon Dyson

6407 Easy St

Nov 12/14

Stephan Barr

6435 Balsam

Nov 12/14

Smile Smith

" "

" "

Jacinta Mousset-Jones

6424 Balsam

Nov/12/2014

jacinta@108@icloud.com

PJ O'Heany

6424 Balsam

Nov/12/2014

Savannah O'Heany

"

"

Stacey Harrigan

6415 Balsam Way

Nov/12/2014

Shem Parker

"

"

"

"

Anne Kilgour

6316 Easy St

ackilgour@yahoo.co.uk

(19)

Names

Addresses

Date

STRUAN KILGOUR 6316 EASY ST.

NOV 12

Taylor Wilson 6320 easy st

NOV 12

PAT JOHNSTON 6339 EASY ST.

NOV 12

DAN MACK 6334 Easy St.

Nov 12

Rachael Duddy 6334 Easy St

Nov 12

6334 EASY ST

NOV 12

6344 Easy St.

Nov 12

Deirdre H. Gray 6344 Easy St.

Nov. 12

Shaun Decker 6344 easy st

Nov. 12

Stan Rey 6368 Easy St

Nov. 12

Eric Rey 6368 easy St.

Nov. 12

BOB DANIELS 6356 EASY ST.

Nov 12

Chrissy deVal 6404 Easy St.

Nov 12/14

LORI AQUILA 6408 EASY ST.

Nov 12/14

Nicole Monty 6455 Balsam Way

Nov 12, 2014

MARTYN MEER 6477 BALSAM WAY

NOV 12, 2014

Anton Horvath 6471 Balsam way

Nov. 12/14

Maureen Horvath 6471 Balsam way

Nov 12/14

Kashi Richardson 6356 Easy St

Nov 13/14

(Katherine)

Tapley's Residents Letter to RMOW and CN Rail 2014

Names	Addresses	Date
HATT York	6443 BALSAM WY.	Nov/12/2014
Andrew Munster	6443 Balsam way	Nov/12/2014
Bonnie Munster	6443 Balsam Way	Nov. 12, 2014
Karen Hardner	6439 Balsamway.	Nov 15, 2014
Robyn Edgar	6376 Easy Street	Nov 15, 2014
Richard Edgar	6376 Easy Street	Nov 15 2014
JOHN SMART	6375 Canal Rd. <i>John Smart</i>	Nov. 15, 2014
JULIA SMART	6375 Canal Rd. <i>Julia Smart</i>	Nov. 15, 2014
TIM Pickwell	6467 BALSAM WAY	Nov 18 2014
Dave Halliwell	6384 Easy St.	Nov 20/2014
Fiona Halliwell		
Nicola "		
Lucy "		
Conor "		
Meg "		
Andy Munster	6443 BALSAM WAY -	Nov. 20/2014

Names Printed

Addresses

Date

Naoko Homma	6476 Balsam Way	NOV. 16.14
miki Homma	"	"
Michael Facundo	6472 "	Nov 16, 2014
Michael Facundo	6472 "	"
Ann Christensen	6440 Toad Hollow	Nov 16 - 2014
Matthew Carson	6423 Balsam Way	Nov 16 - 2014
Jude Austero	6423 Balsam Way	Nov. 16 - 2014
DAVID UDOW	6335 EAST ST	NOV 16/14

ERIN REID	6335 EAST ST	NOV 16/14
John Gunn	6332 East St	Nov 16/14
Ryan Quigley	6340 East Street	Nov 16/14
CASSIE LONG	6340 EAST STREET	Nov 16/14
CLIFF BELL	6343 EAST ST.	NOV. 16/14
SABINE BELL	6343 EAST ST.	NOV. 16/14
NICOLA KILFOY	6351 EAST ST	Nov 16/14.
STEPHANIE WORTS	6351 EAST ST.	NOV. 16/14.

CHARLIE DOYLE	6360 EAST ST	NOV 16/14
MIEKE PRUMMEL	"	"
JAKE ENDOT	"	"
Glenn Howe	6364 East Street	Nov - 16/14
Susie Howe	6364 East Street	Nov - 16/14

Names Printed	Addresses	Date
VICTORIA DYSON	6407 EASY ST. WHISTLER	Nov 15/14
Jacqueline Igle	6420 Easy St	Nov 16/14
TERRY SPENCE	6412 EASY ST	Nov 16/14
Nite Spence	6412 Easy St.	Nov. 16/14.
ANN SPENCE	6412 Easy St.	Nov. 16/14
Greg Daniels	61415 easy	Nov 18/14
Kasi Lubin	6415 Easy St.	Nov 16/14
Alli van Gruen	6418 Easy St.	Nov. 16/14.

Audrey Houle	6400 Easy St.	Nov 16/14
Kevin Brott	2248 Whistler Rdg.	11/16/14
John Fraser	6427 Balsam Way	Nov 16/2014
Cate Fraser	6427 Balsam Way	Nov 16/2014
Will Eanson	6475 Balsam Way	Nov 16/2014
Sandra Epplett	6396 Easy St	Nov. 16/2014
Bill Epplett	6396 Easy St	Nov. 16, 2014
Rb Metzger	6371 Corral Place	Nov 16/2014

Cheryl Munnings	6371 Corral Place	Nov 16/2014
HOLLY BRADY	6379 Corral Pl	11/16/2014
MIKE YOUNG	6379 Corral Pl	11/16/2014
Greg SNIBSON	6385 Corral Pl.	11/16/2014
Ken Skelton	6385 Corral P	11/16/2014

Names Printed	Addresses	Date
Veronique SAILLET	6355 Easy Street.	November 16 th
Claude PRICA	6355 " "	" 16 th
Sylvia Pm	6389 Corral Place	November 16 th
Guy Lafumier	6389 Corral Place	November 16 th
Tina Durlacher	6400 Easy Street	Nov 16 th
Karen Stefanson	6459 Balsam St	Nov 22/14
Steve Wheeler	6436 Toad Hollow	Nov 22/14
Suzanne Wheel	6436 Toad Hollow	Nov 22/14

Robert + Blwheeler	6436 Toad Hollow	Nov 22/14
Mike Edwards	6440 Toad Hollow	Nov 22/14
Julie Hamilton	6448 Toad Hollow	Nov 22/14





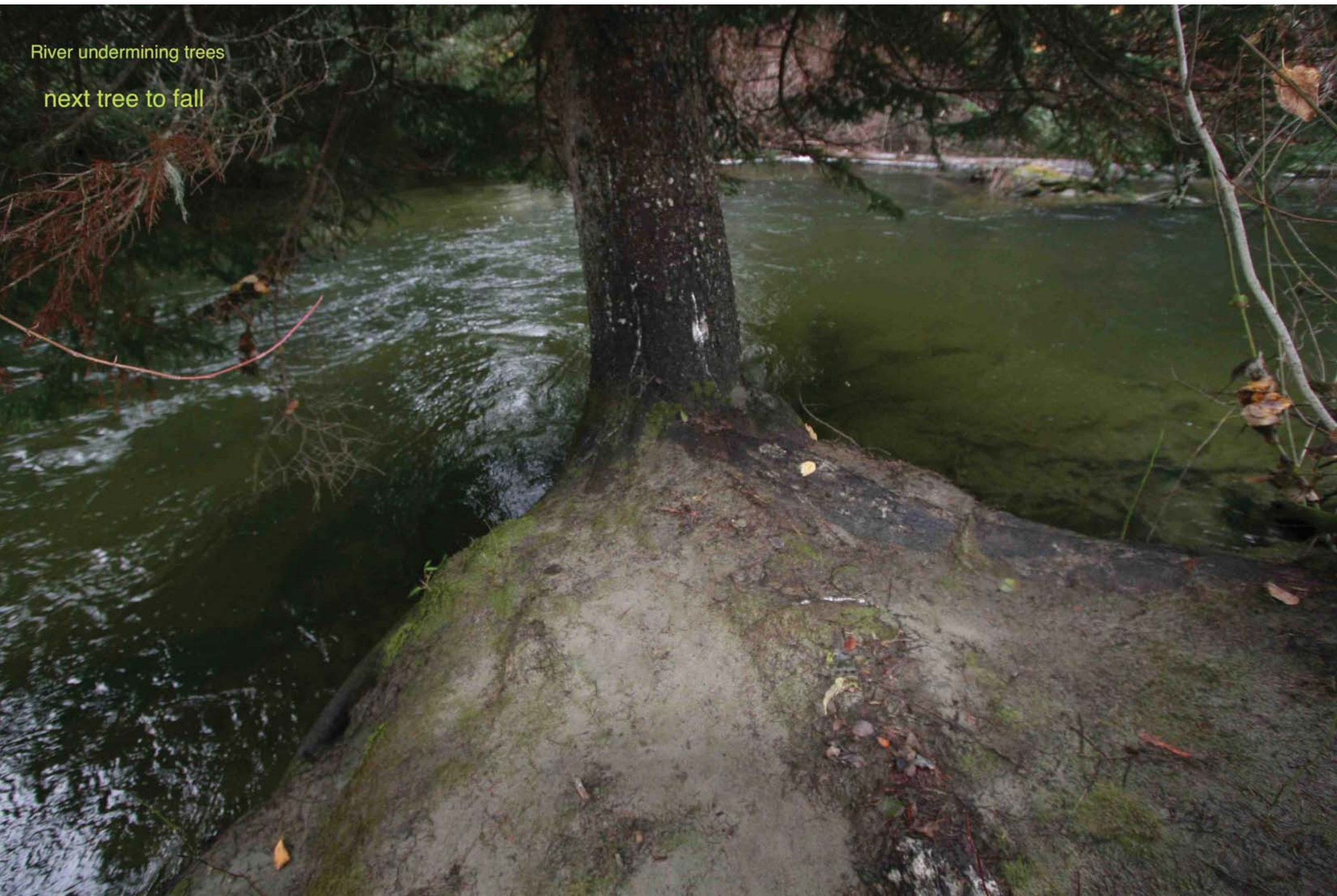






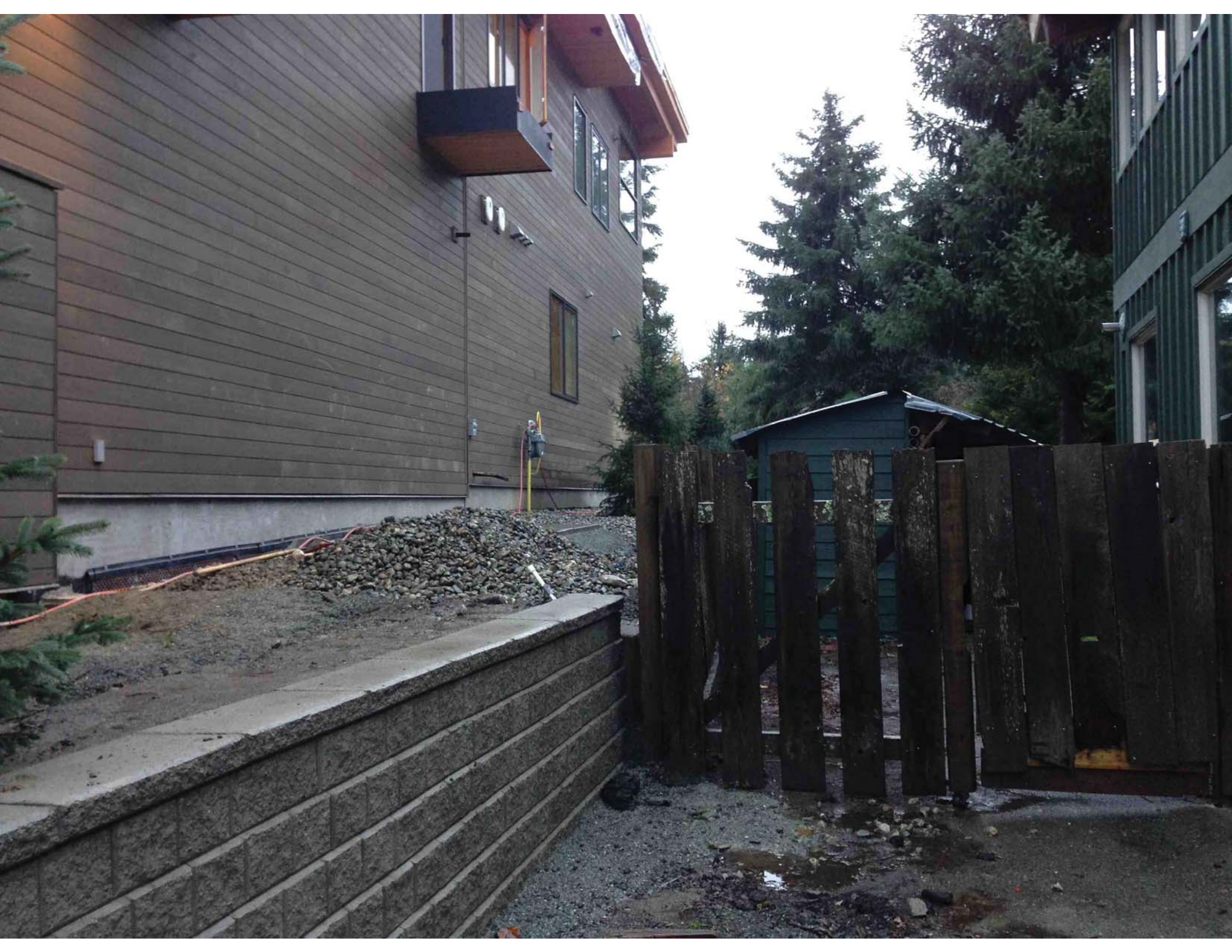
River undermining trees

next tree to fall

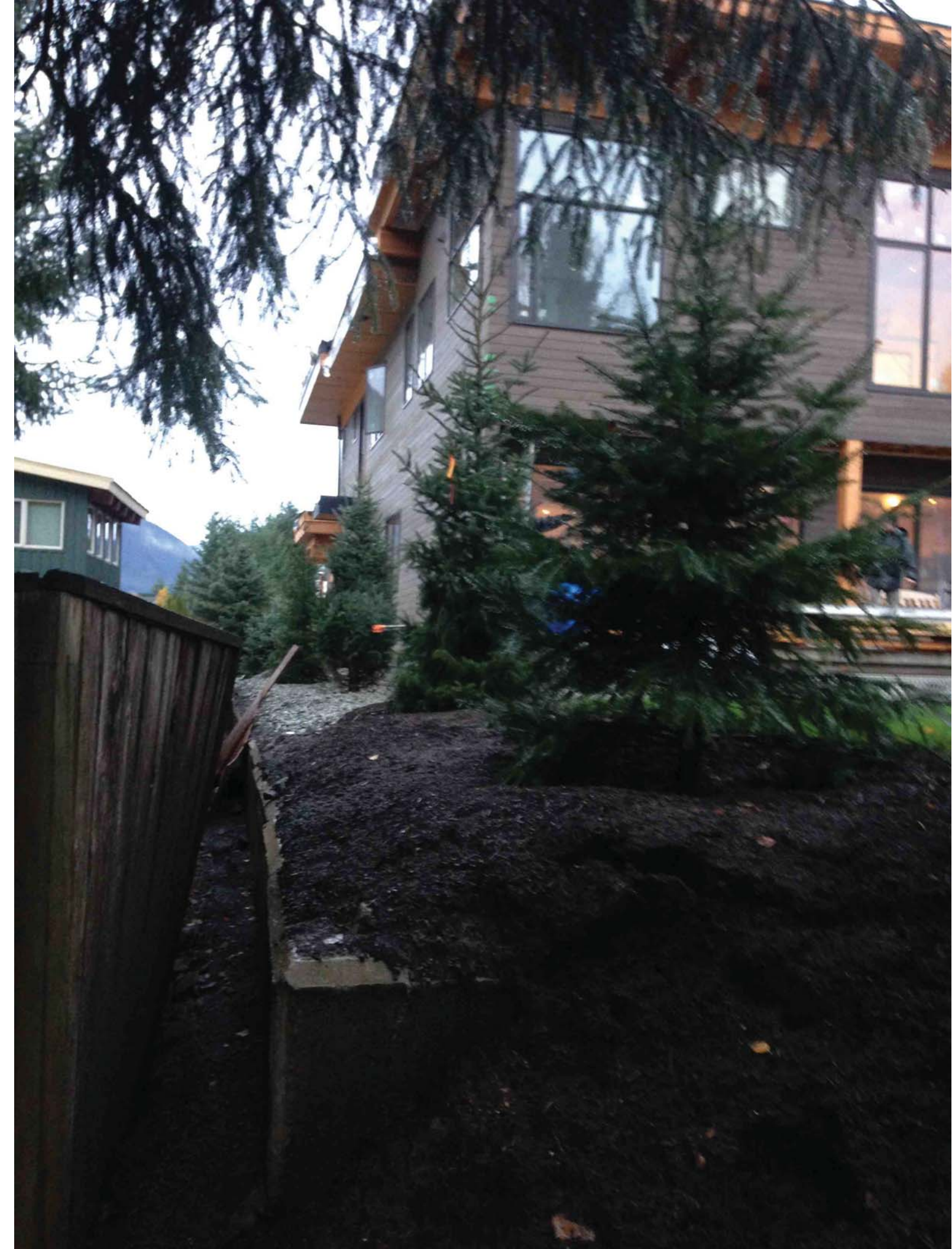
















Nov. 24/14

9179 Emerald Dr.
Whistler B.C.
V8W 1B9

Mayor & Council

Rmow

4325 Blackcomb Way

Whistler B.C. V8W 1B4

Dear Mayor & Council

Fire Smart

I recently noticed two
advertisements in our local
paper about fuel reductions
projects in our community.

I congratulate those
involved in bringing this
mgs

much needed work into reality.

The project in the Callaghan I hope will be supported by our community and the stakeholders there.

Roads will be improved for snowmobile use and other recreation and create a much safer environment for all to enjoy. A fire here would surely move towards Whistler from prevailing winds.

The public should also be allowed & encouraged to get firewood here during and

3

may

the project. Non market value wood could be stockpiled along the roads for the public. This would help reduce the fire in that area. Maybe a few tours by the CCF would be good or the Tenure Holder there could add a Fire Smart tour as part of their tours for tourists, to show what we are doing to prevent fires.

The Millars Pond protect connects to the work already done in Kadenwood. I visited this area several times and was impressed at what

I saw. The end product would protect a Fire from moving up hill into Whistler Bowl and the high priced Kadenwood homes. Home owners in Millars Pond too should be encouraged to get firewood here. Roads could be left open for pickup trucks during the rainy seasons when fire risk is low and closed (gated) in summer. Fuel removal by the public could be monitored and would be an on going project.

mgd

5

work

The Fire Smart [↑] planned for Alpine & the West side road would protect our waterplant. I also toured this area when doing initial work for an IPP on 21 Mile Creek.

I reported the state of this forest to two of our Departments at Municipal Hall and I am glad it is on the list.

Forest pest have killed trees in this area and there is plenty of dead standing.

Last winter I was trapping some squirrels on Fissle hane for a client. I spent half a day

miss 6

cutting branches away from the clients house and removed two squirrels and released them near the Wedge Pit.

I encouraged the client to organize his neighbors to do a Fire Smart Project. I ~~am~~ was impressed by their work this summer.

However there is ~~an~~ reuse in this area that flies in the face of Fire Smart. It has been there a long time and attracts clients into this residential area. That use would be a pottery business.

mjs 7

I have discussed this use with a Fire Smart Consultant and he agrees that it should not be there.

In Emerald Estates the Fire Smart idea is not taking too well. We have just ended an opportunity to reduce fuel here but I didn't see any smoke from residents burning branches or truck loads going to the Composter.

We did have a door to door evaluation done by a forestry student and my property failed too. I have removed about 20

ms

8

trees from my yard my roof is metal and first floor is masonry stone. I am planning to remove more trees in the spring to restock my firewood.

I took a walk around the hood during the high water event and noticed a circle of rocks with plenty of evidence of repeated fires and drinking down by the lake. Then I walked up behind the water ~~test~~ building only to find a Paint Ball Venue now ~~off~~ augmenting the Wiffle Ball Golf Course

miss

9

covered in cigarette butts.

On the August 5th weekend I came home to the smell of smoke as my next door neighbor had an outdoor fire going in an old Osborne stove. There were flames 4 feet high and no door and the fire was belching out the door. The occupant was running around the yard picking up every piece of wood he could find and stuffing it down the chimney.

I called the fire department but no one came.

ms

10

An RCMP officer came
2 1/2 hours later only to tell
me it was OK.

The same weekend 420
Orienteers were in the One
Duck Lake Area. The Fire
Rating was Xtreme.

I don't think too many
people see the risk here.
Recreation is more important.

Apparently when I call the
Hall to report these incidents
I am taking up peoples
valuable time. No doubt

Fire Smart is a hard sell.

Mike Suggett

MS

11

I would like to know what the Fire Smart Plan is for Emerald. Pages 25 thru 28 of the RMOW Wildfire Plan describes "significant risk to residential properties specifically near Emerald Estates" Recreation is adding to this risk and should not be allowed in this area.

Read the report that we paid for and follow the recommendations.

Mike Suggs

604-932-4477

TO: Resort Municipality of Whistler – Mayor and Council**DATE: October 31, 2014****FROM: BC Transit****SUBJECT: Sea to Sky Transit Future Plan**

In anticipation of the 2014 civic elections occurring throughout BC, this letter intends to inform elected officials in the Sea to Sky Region of the progress of BC Transit's development of a Transit Future Plan for the region. The Transit Future Plan, with a 25 year horizon, envisions what the transit network should look like in the short-, medium-, and long-term, and describes what services, infrastructure and investments are required to achieve this vision. The plan will be aligned with existing Policy guidelines found in guiding documents like Official Community Plans, and will be designed to support local community goals and objectives, such as strengthening the link between transportation and land use in order to support sustainable growth.

The development of this Plan was initiated in early 2014 in collaboration with local area partners that include the Squamish-Lillooet Regional District (SLRD), the Resort Municipality of Whistler (RMOW), the District of Squamish, Village of Pemberton, Lil'wat Nation and the Squamish Nation. The Sea to Sky Transit Future Plan is expected to be complete by Spring 2015.

To date, stakeholder and public engagement, together with technical analysis and collaboration with local partners, has led to the development of DRAFT vision, goals, transit networks, target transit mode share, and implementation priorities. These Plan elements will be presented at various stakeholder and public engagement events this winter. We invite you to join local staff, stakeholders and BC Transit staff at these upcoming events:

- **Early-December** - Transit Future Bus events in outdoor public spaces in Pemberton, Whistler, and Squamish
- **Early-January** - Stakeholder workshops in Pemberton, Whistler, and Squamish

Staff will share more information on these events as details become available.

On behalf of BC Transit, I thank you for your continued partnership and support in the development of the Sea to Sky Transit Future Plan. Please do not hesitate to contact me if you have questions or comments.

Sincere regards,

Johann van Schaik
Senior Regional Transit Manager
South Coast Region
BC Transit
O 250.995.5649
C 250.507.5904
Johann_vanSchaik@bctransit.com



December 2014

Dear Mayor and Members of Council:

On behalf of all of us here at BC Transit, congratulations on your recent elections.

BC Transit is a Crown corporation established by the provincial government to support local investment in transit services across the province (excluding the Metro Vancouver area served by TransLink). To do this, we work in partnership with 59 local governments, like yours, across British Columbia.

As a result of this partnership, 130 communities around the province are able to provide a public transportation system for their residents. In addition to the mobility benefits, transit service also reduces environmental impacts and infrastructure costs for your community. Your local government and the Province, through BC Transit, share funding for transit services in your community.

We would very much appreciate the opportunity to share more information and discuss the benefits of our partnership with you. We are writing to offer a presentation to your Council or a committee of Council.

If you are interested in receiving a presentation, please contact me personally by phone, 250-995-5680 or email, manuel_achadinha@bctransit.com, and I will arrange for a Regional Transit Manager to follow up with you.

I also want to inform you of an exciting opportunity for you to get to know BC Transit better. Each year, BC Transit hosts an Annual Workshop and invites representatives from our local governments and operating partners to meet with us to share ideas, consult on major transit initiatives and develop solutions to address challenges facing public transit. This year's event is April 27-29, 2015 in Agassiz-Harrison. We will send you an invitation soon and hope you will consider joining us.

For general information, I have enclosed a copy of the BC Transit Advantage which summarizes the many benefits of public transit. You can also visit our website at www.bctransit.com

Thank you for your consideration of this request and for your service to your community.

Sincerely,

Manuel Achadinha
President and Chief Executive Officer



BC Transit Advantage

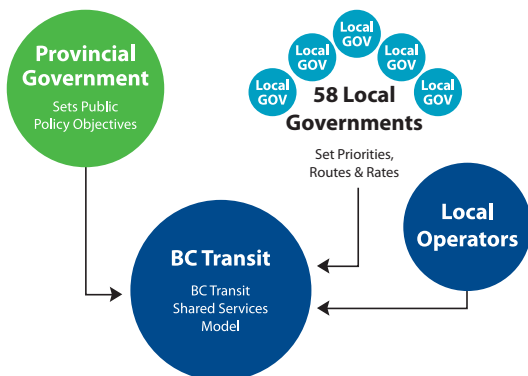
BC Transit's shared services model allows us to achieve operational and financial efficiencies through economies of scale, while delivering affordable quality transportation to the people of British Columbia. Efficiencies gained through the shared services model deliver value for money, positioning BC Transit as a leader of safe, effective and efficient customer-focused transit services.

BC Transit Scope

BC Transit connects people, communities, and businesses across the province through cost-effective, sustainable public transit. The scope of BC Transit's programs as of March 31, 2013:

- Provides services to over 130 communities across B.C. in collaboration with 58 local government partners, including the Victoria Regional Transit Commission and regional health authorities
- Contracts with 18 private management companies, 5 public operating organizations and 14 non-profit agencies
- Provided 49.6 million passenger trips in 2012/13
- Serves more than 1.5 million people in B.C.
- Owns a fleet of 1,030 conventional and double-deck buses and minibuses
- Total operating expenditures in 2012/13 of \$266.4 million
- Total capital expenditures in 2012/13 of \$47.5 million

Shared Services Model



BC Transit provides a wide range of management services that benefit all of the transit systems in the province. The shared services model:

- Pools expertise in areas such as planning, operations, marketing, asset and financial management, and safety programs;
- Provides an opportunity to lower costs through bulk purchases of supplies and assets, such as fuel and vehicles;
- Provides a framework to oversee and invest in transit on a provincial scale;
- Provides efficiencies in contract management for public transit operators and,
- Manages the distribution of provincial government funding.

BC Transit Legislated Mandate

The *British Columbia Transit Act* requires us to:

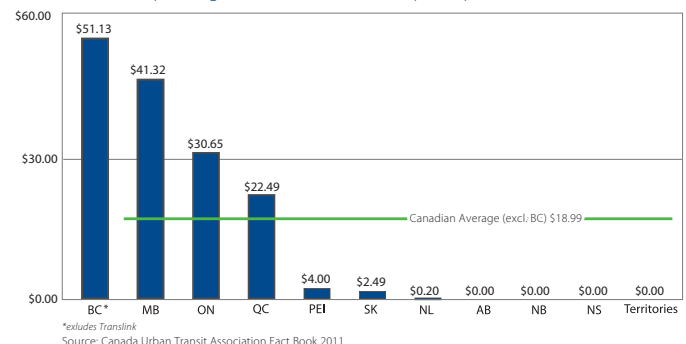
- Plan, acquire, construct or cause to be constructed public passenger transportation systems and rail systems that support regional growth strategies, official community plans, and the economic development of transit service areas.
- To provide for the maintenance and operation of those systems and,
- To enter into commercial revenue opportunities in respect of the authority's assets and resources.



BC Transit Independent Review

In 2012, BC Transit's operations, governance, communications and funding relationship with local government partners was reviewed by an independent panel. The report confirmed BC Transit compares very favourably to peer transit systems across the country, "particularly in terms of ridership, supply of service, and efficiency of service provided" and that "the level of provincial support for public transit in British Columbia is unmatched in the rest of Canada"¹. These advantages keep the contributions from local governments in B.C. comparatively low.

Provincial Operating Contributions for Transit per Capita



Performance Advantage

BC Transit carries more passengers, using less service hours, at a lower cost than comparable transit systems across Canada. Our performance is benchmarked against transit statistics of similar size population groups, collected by the Canadian Urban Transit Association (CUTA)². The measures compare overall service effectiveness and efficiency and are the statistics most universally used by the North American transit industry to track performance.

CUTA Performance Benchmark	Victoria vs CUTA (150m -540m pop.)	Regional Systems vs CUTA (50m-150m pop.)
Passengers / Capita	69.30 (35% higher) ✓	29.85 (15% higher) ✓
Passengers / Hour	31.31 (4% higher) ✓	27.82 (14% higher) ✓
Operating Cost / Service Hour	\$100.25 (9% lower) ✓	\$91.09 (4% lower) ✓
Operating Cost / Passenger	\$3.20 (12% lower) ✓	\$3.27 (22% lower) ✓

Even though labour rates are similar across the CUTA comparators, the BC Transit Advantage drives economies through bulk procurement, fleet and fixed asset management, and administrative efficiencies.

Customer & Partner Satisfaction



When asked to rate their transit experience, BC Transit customers consistently rate their overall satisfaction level above average³. BC Transit satisfaction levels are surveyed annually by a contracted research company.

CivicInfo BC⁴ surveys BC Transit partners each year to measure the performance of BC Transit. The local government & operating company surveys show strong results and improvements year over year. This marks a favourable trend and reflects on BC Transit's commitment to collaboration and cultivation of strong partnerships.

The Funding Partner Survey included in the Report of the Independent Review Panel¹ also returned positive results for BC Transit. It rated overall relationships, communication and value for money as good or fair by 90%, 86% and 73% of respondents respectively.

Purchasing Advantage - Discount & Bulk Procurement

BC Transit achieves economies of scale in fuel and capital purchasing that result in an overall financial benefit to all of our transit systems and our funding partners. For example BC Transit saves approximately 20 per cent on fuel costs through bulk purchases, and 8 per cent on vehicle purchases due to volume discounts.

Cost management of fuel is fundamental to achieving financial efficiencies in transit operations as fuel accounts for approximately 11 per cent of the total expenditures. As the shared service model allows fuel to be purchased centrally, BC Transit is able to enter into targeted fixed price supply agreements on a portion of fuel consumption to contain cost volatility and mitigate fuel price risk.



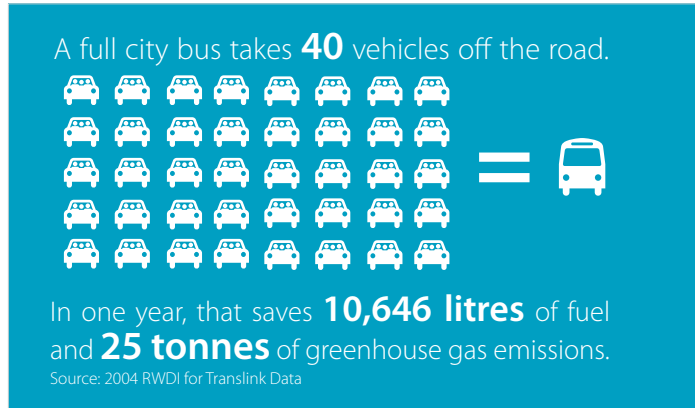
Contracted Service

BC Transit's approach to contracting transit operations enables systems to take advantage of a wide range of transit operating expertise, including those provided by world-class transit management companies. Leveraging the experience of private transit operating companies contributes to BC Transit's favourable performance.

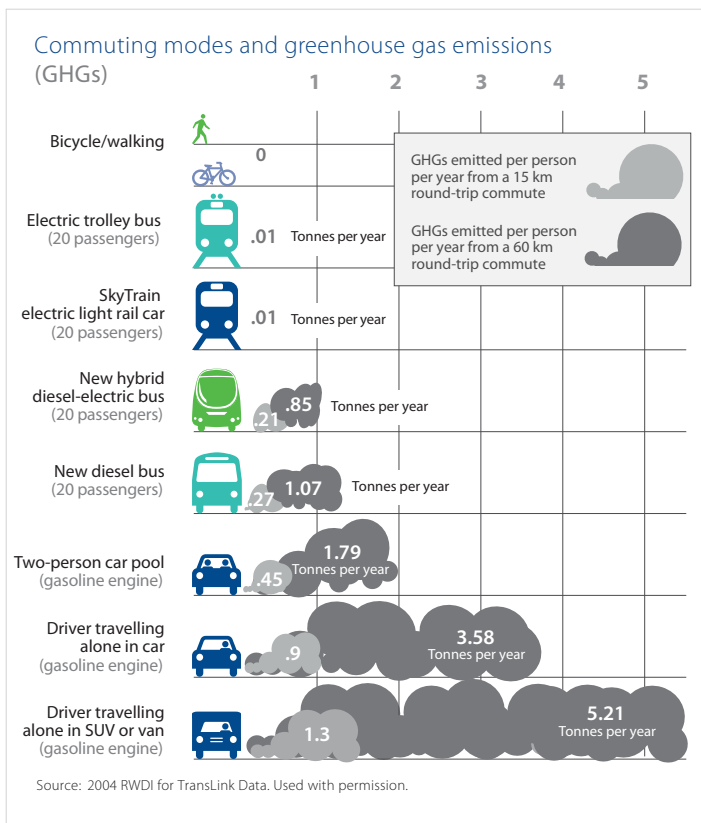


Environmental Sustainability

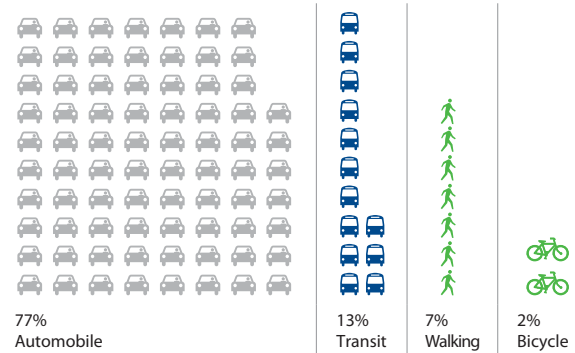
Today, the provision of transit service is central to enabling more sustainable communities: optimizing land use and facilitating people's mobility by walking, cycling and transit. All of these actions reduce traffic, smog and GHG emissions by reducing the use of single-occupancy vehicles.



The benefits of transit to our regional economies is demonstrated by increased personal connections to employment, school, shopping, healthcare and recreation; by reduced pressure on traffic congestion and transportation infrastructure; by cleaner, more efficient energy use; and through the stable local employment opportunities offered in the transit industry.



British Columbia Commuter Modes



Source: Statistics Canada 2011, National Household Survey, Profile British Columbia, Modes of Transportation

Fleet Innovation

The centralized shared services model of fleet acquisition fosters innovation. We are proud of our history and our leadership role in testing and implementing new lower-carbon vehicles and technologies.

- 1992 - First low-floor buses in North America
- 2000 - First low-floor double-decker buses in North America
- 2005 - First production hybrid buses in Canada
- 2010 - Largest demonstration hydrogen fuel-cell fleet globally
- 2011 - First hybrid double-deck bus in North America

In support of the opportunities and benefits of the natural gas industries abundant in British Columbia, BC Transit will begin operating CNG buses in revenue service by spring 2014 in the Regional District of Nanaimo.

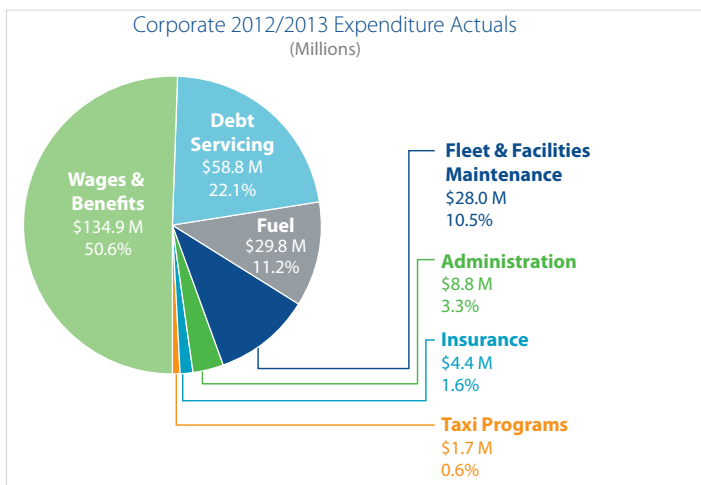
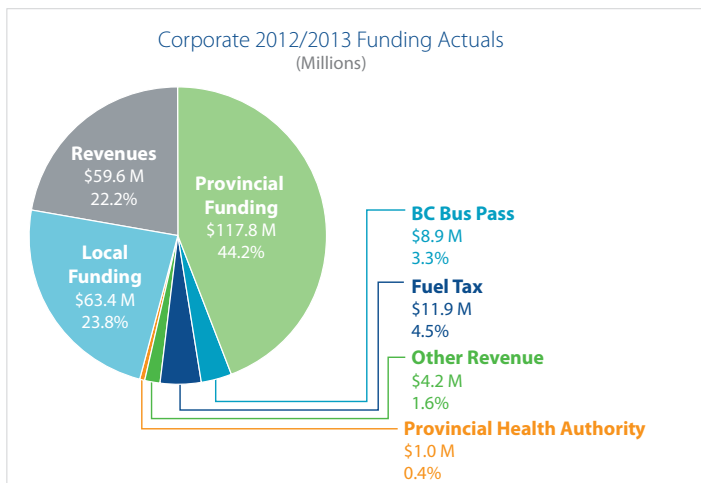
BC Transit is also the first company in North America to test and purchase medium-duty Vicinity buses which offer substantial advances in fuel efficiency and long-term cost savings in comparison to conventional buses.



2005 Hybrid production vehicle

Funding

Funding for transit services is generated from three main sources. Provincial contributions for the most recent year accounted for 47.9 per cent of total funding; Local government contributions from property taxation accounted for 23.8 per cent and the remaining 28.3 per cent was generated through customer fares, advertising, investments and fuel tax.



Governance

The corporation is governed by a seven-member Board of Directors appointed by the Province according to the *British Columbia Transit Act*. The Act requires four board members to be locally-elected representatives. The Board of Directors, through the Chair, reports to the Minister of Transportation and Infrastructure.

References

1. http://www.th.gov.bc.ca/BC_Transit_Review/documents/Report_BCTransit_Independent_Review_Panel_Aug2012.pdf
2. Canadian Urban Transit Association (CUTA) Fact Book 2011
3. <http://www.bctransit.com/corporate/resources/pdf/res-perf-86.pdf>
4. http://www.civicinfo.bc.ca/81_ver2.asp

The BC Transit Advantage

- ✓ **Administrative Advantage**
 - Shared Services Model
 - Economies of Scale
- ✓ **Operational Advantage**
 - Bulk Purchasing
 - Volume Discounts
 - Cost Control Management
- ✓ **Entrepreneurial Advantage**
 - Lower Operating Costs
 - Customer & Stakeholder Commitment
 - Fleet Innovation
 - Revenue Opportunities

Jurisdictions from across Canada look to the BC Transit model as a best practice for the provision of transit services. Delegations from Alberta, Ontario, Quebec, and most recently Sweden, have investigated opportunities to leverage the BC Transit Advantage.



December 1, 2014

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

Dear Mayor Wilhelm-Morden and Members of Council:

We are writing to congratulate you on the results of the 2014 municipal election, and to wish you every success in the years ahead.

We'll be writing to you again in the next few weeks to provide current information on VCH accomplishments and achievements of the past year, and to provide any updates on our operations within the VCH service-delivery area, including Whistler.

Again, congratulations on the election results, and if you have any questions regarding VCH, please do not hesitate to call us. Similarly, if you or your staff require more detailed background on VCH activities to help answer any questions your residents may have, please contact Clay Adams, Vice President, Communications & Public Affairs, at (604) 708-5280, by cell at (604) 202-8789, or by email at clay.adams@vch.ca.

Sincerely,



Kip Woodward
Chair, Board of Directors



Mary Ackenhusen
President and Chief Executive Officer



Administration provided
By UBCM

Funding provided by:
Government of Canada

Canada

In partnership with:
The Province of BC



Gas Tax Program
Services

Local Government House
525 Government St.
Victoria BC V8V 0A8

Phone: 250-356-5134
Fax: 250-387-5119

Website:

www.ubcm.ca
under Funding Programs,
Renewed Gas Tax
Agreement

Gas Tax Program Services

...delivering the federal gas tax agreement funding in British Columbia

November 20, 2014

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

Dear Mayor & Council:

RE: GAS TAX AGREEMENT COMMUNITY WORKS FUND PAYMENT

I am pleased to advise that UBCM is in the process of distributing the first of two Community Works Fund (CWF) payments for fiscal 2014/15. An electronic transfer of \$225,855.15 is expected to occur on **Tuesday, November 25th 2014**. These payments are made in accordance with the contribution provisions set out in your CWF Agreement with UBCM (see Section 4 of your Agreement).

CWF are made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement on the Gas Tax Fund in British Columbia (Gas Tax Agreement). Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

UBCM is also making an additional payment towards CWF funding from interest accumulated over the term of the first Gas Tax Agreement. This will be delivered twice annually for two years, and coincide with your CWF payment for 2014/15 and 2015/16.

2014/15 July CWF payment: \$222,343.61
2014/15 July interest payment: \$3,511.54
Total EFT transfer: \$225,855.15

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the renewed Gas Tax Agreement can be found on our web site at www.ubcm.ca.

For further information, please contact Brant Felker, Gas Tax Policy and Program Manager, by e-mail at bfelker@ubcm.ca or by phone at 250-356-0893.

Sincerely

Sav Dhaliwal
UBCM President

CC: Ken Roggeman



3301 East Pender Street, Vancouver BC, V5K 5J3 Canada
t 604-215-4702

November 21, 2014

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

Dear Mayor and Council,

I am pleased to provide you with a copy of PRIMECorp's Annual Report for the April 1, 2013 – March 31, 2014 reporting year. The report outlines both PRIMECorp's financial results and operational highlights.

This has been an important year for PRIMECorp as we advanced the organization on numerous fronts including establishing a long-term sustainable financial path and an enhanced emphasis on service and security.

It is our goal to keep you regularly informed on our progress and the publication of Annual Report is an important element of our plan. We look forward to continuing to keeping you informed on PRIME-BC, an essential policing tool for British Columbia's police forces.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Guscott".

David W. Guscott
Chief Executive Officer

604.215.5002
david.guscott@primebc.ca

Cc Chief Constable Len Goerke, Chair, BC Association of Chiefs of Police
Deputy Commissioner Craig Callens, RCMP E-Division
Assistant Commissioner Norman Lipinski, RCMP E-Division
Municipal Police Chiefs
PRIMECorp Board of Directors



PRIMECorp

Proudly supporting British Columbia's
policing community through PRIME-BC

Annual Report

April 1, 2013–March 31, 2014



About PRIMECorp

PRIMECorp is the province-wide organization that provides operational and technical support for the provincial police records management system known as PRIME-BC. PRIMECorp acts as the custodian of the information and data contained within the PRIME-BC system on behalf of police agencies.

A ten-member Board of Directors comprised of municipal, provincial and police representatives oversees PRIMECorp. The Board of Directors is responsible for the strategic direction of PRIMECorp as well as oversight of its operational and financial results.

About PRIME-BC

PRIME-BC is one of the broadest multi-jurisdictional police records management (RMS) and computer-aided dispatch (CAD) systems in North America. It has been described as both unique and leading-edge and a model for sharing critical police information. PRIME-BC allows for real-time access to the vital data that supports frontline policing, criminal investigations and crime analysis.

The PRIME-BC system supports 13 independent and provincial police agencies and 135 RCMP detachments in British Columbia. More than 9,500 police personnel interact with PRIME-BC.

Service and Security: PRIMECorp's year in review

2013-2014 was a pivotal year for PRIMECorp. Through the implementation of several key initiatives, including the appointment of a new senior leadership team, significant steps were taken to advance the organization from both strategic and operational perspectives.

The transition to a new organizational structure began March 2013 when PRIMECorp entered into a contract with E-Comm, the emergency communications centre located in Vancouver, to help evolve the organization by providing strategic, technical and financial leadership services. This included the appointment of its President and CEO David Guscott as PRIMECorp's new CEO, and the appointment of Michael Webb as Chief Technology Officer and Beatrix Nicolato as Chief Financial Officer. These services, along with communication support, are being contracted on a part-time basis.

The new leadership structure was the first step in streamlining the organizational configuration of PRIMECorp. One year later, PRIMECorp has received enhanced financial oversight, placed a greater emphasis on day-to-day client service and communication, introduced additional security measures, implemented an improved technical infrastructure and renewed its focus on critical future technology planning. These milestones are in direct alignment with the Board of Directors' commitment to delivering the most operationally-beneficial RMS to British Columbia's policing community in the most efficient, secure and responsive way possible.

PRIMECorp Leadership Team

David Guscott	<i>Chief Executive Officer</i>
Bob Gehl	<i>Chief Operating Officer</i>
Beatrix Nicolato	<i>CPA, CGA, Chief Financial Officer</i>
Michael Webb	<i>P.Eng. Chief Technology Officer</i>
Jody Robertson	<i>Communications Officer & Corporate Secretary</i>



Financial Leadership

A significant focus of attention in 2013–2014 was on establishing a long-term sustainable financial path for PRIMECorp. This included introducing greater strategic financial oversight, and tighter management controls and processes. As a result, financial statements for the year-ended March 31, 2014 were better than anticipated.

PRIMECorp also ended the year with a deficit half of what was originally budgeted. This result means that PRIMECorp is close to break-even and is in a much improved position in terms of establishing a path toward a stable and sustainable financial future.

Looking forward, the Board of Directors has also approved a future-focused budget for 2014–2015 and forecasts for the following three years that are reflective of existing core services. The budget also sets the stage for, among other things, stable and predictable levies for municipal funders. The goal is to provide PRIMECorp funders with stability with regard to projected levies so that they can be incorporated in future municipal budget cycles.

PRIMECorp's ongoing focus will be to ensure funds are directed to areas that will provide the highest level of service delivery to our stakeholders, to ensure fiscal management is rooted in cost effectiveness, and that it is prepared for significant policing technology upgrades and new applications in the future.

2013/14 HIGHLIGHTS

- Deficit cut in half to \$124,000
- Zero per cent (0%) per officer levy increase in 2014–2015, which is consistent with the past four budget cycles. The per officer levy for 2014–2015 remains at \$1,000.
- Projected maximum three per cent (3%) per officer levy increase in 2015–2016, a portion of which will be allocated for building a reserve for system renewals.
- Forecasts of per officer levy increases of a maximum three per cent (3%) in 2016–2017 and 2017–2018.

Operational Leadership

Service and Security were the central areas of emphasis for the Operations team at PRIMECorp during this transitional year. Staff played a significant part in rolling out many initiatives that support quality assurance, including faster and more efficient processes for managing and communicating about service changes, issues and upgrades.

2013/14 HIGHLIGHTS

- Introduction of new security standards, policies and procedures, including the formation of a Security Advisory Committee.
- Introduction of new quality assurance measures, including a review process designed to ensure compliance with PRIME-BC operational policies and procedures.
- Creation and enhancement of administrative and operational policies for PRIMECorp staff under the new organizational structure.
- Maintaining robust client support to all stakeholder agencies.
- Advancing national project initiatives such as Two-Factor Authentication, which provides an enhanced level of access control for authorized users, and Real-Time Identification that will facilitate the electronic submission of fingerprints and increased efficiency.

Technology Leadership

The PRIME-BC system requires a robust and stable infrastructure to ensure the security of data and quality of service to participating agencies.

To further enable this, in January 2014 PRIMECorp again partnered with E-Comm to execute an agreement to provide technical services in support of PRIME-BC systems and applications. Coupled with the technical expertise currently within PRIMECorp and with the support of its partner agencies, there have been, and will continue to be, many opportunities to advance the delivery of PRIME-BC services.

2013/14 HIGHLIGHTS

- Province-wide infrastructure modernization was completed; PRIME applications, data and services were consolidated onto new servers and related infrastructure. Since the transition was completed in September 2013, the new infrastructure has been stable and operating normally.
- CAD and RMS version upgrades completed within the Lower Mainland District, Vancouver Island region and North/Southeast region.
- System application and operational support specialists were recruited to fill critical technical positions, some of which had been previously provided by the PRIME Technical Services group within RCMP 'E' Division.

Statement of Operations

Year ended March 31, 2014, with comparative information for 2013

	Budget	2014	2013
Revenue	\$10,715,609	\$10,143,145	\$10,898,015
Expenses	10,961,770	10,267,381	11,363,753
Annual deficit	(246,161)	(124,236)	(465,738)
Accumulated surplus, beginning of year	4,404,965	4,404,965	4,870,703
Accumulated surplus, end of year	\$4,158,804	\$4,280,729	\$4,404,965

To obtain full copies of PRIMECorp's 2013-2014 Audited Financial Statements, including the Auditor's Report and Notes to the Financial Statements please contact krystal.boros@primebc.ca.

2013-2014 PRIMECorp Board of Directors

Clayton Pecknold	<i>Assistant Deputy Minister, Ministry of Justice & Director of Police Services (Board Chair)</i>
Malcolm Brodie	<i>Mayor, City of Richmond</i>
Peter Milobar	<i>Mayor, City of Kamloops</i>
Dianne Watts	<i>Mayor, City of Surrey</i>
Paul Hames	<i>Chief Constable, Central Saanich Police Department</i>
David Jones	<i>Chief Constable, New Westminster Police Department</i>
Norman Lipinski	<i>Assistant Commissioner, RCMP</i>
John Kubat	<i>Superintendent, RCMP</i>
Daryl Wiebe	<i>Superintendent, Vancouver Police Department</i>
David Guscott	<i>President & CEO, E-Comm</i>

Peter Fassbender, former Mayor of the City of Langley, was on the Board until September 2013.



From: Dean Nelson [<mailto:dean@gaywhistler.com>]

Sent: Tuesday, December 09, 2014 12:38 PM

To: Mayor's Office

Subject: Whistler Pride requests

Greetings from Pride, Mayor Nancy and council,

On behalf of gaywhistler I would like to see if you you would be interested in:

1. Providing a welcome letter for the annual Whistler Pride Festival Guide? Here is a link to last year's guide. Your letter is on page 5

<http://issuu.com/gaywhistler/docs/winterpride-2014-festivalguide>

2. Would the RMOW considering making a proclamation for Pride Week January 24 - 31? This is year is especially important, we have been successful in receiving RMI funds for the night of comedy with Margaret Cho and Selene Luna; and we have won a major victory with the IOC in having Principle 6 updated to include protections for LGBT athletes and their support team(s) which all started here in Whistler during the 2010 Olympic and Paralympic Winter Games.

3. Would you and a guest be interested in attending the Night of Comedy with Margaret Cho and Selene Luna on Wed., January 28th? Show starts promptly at 8PM. We would love to have you and your guest join us for a very special meet and greet with the artist prior to the show. We anticipate the meet and greet will be from 6:30-7:30PM location TBA.

4. Would you and a guest be interested in attending the Whistler Pride Banquet on Thursday, January 29th 7:30-10PM? This is our major community event where we will be raising funds for our friends at Rainbow Refugee, a society that helps bring people that are LGBT or HIV+ to flee countries of conflict and help resettle in a welcoming community such as Vancouver to lead healthy and productive lives. It would be at this event we would be honoured if you or your representative officially present Whistler Pride the proclamation for Pride week.

Thank you for your time and consideration. I do look forward to your reply.

Warm regards,

Dean

--

Dean Nelson

CEO, Executive Producer

Alpenglow Productions Corp | Certified LGBTBE

Work: 604.288.7218 | Email: dean@gaywhistler.com | GayWhistler.com

Host Hotel: Aava Whistler Hotel

Fresh New name and programming: Whistler Pride + Ski Fest continues January 24-31st, 2015



• WILL YOU PROCLAIM • DECEMBER 19, 2014 as Ugly Christmas Sweater Day?

GET UGLY, GRANT WISHES

It's the most fun you can have
with your knitwear on.



Ugly Christmas Sweater® Dash



Ugly Christmas Sweater® Day



Ugly Christmas Sweater® Party

DEAR MAYOR, COUNCIL & STAFF,

Back in 2001, the Birch and Boyd brothers never dreamed that a joke between friends, their irreverent annual holiday party, would evolve into a grassroots fundraising movement that has inspired non-stop giving around the globe.

Now in its thirteenth year, the Original Ugly Christmas Sweater Party is the hottest social holiday trend on the planet! The Party sells out Vancouver's Commodore Ballroom every year. The next stage in the evolution of the Ugly Christmas Sweater phenomenon came with the proclamation of December 19th (The 3rd Friday of every December) as the official Ugly Christmas Sweater Day in the city of Vancouver, by Mayor Gregor Robertson.

How it works is, a designated team leader steps up and orders a Catpaw's Kit. Then, you challenge your friends, family, and colleagues to find the ugliest Christmas garb possible, buy and wear your official button with pride, and pledge online to raise funds for the Children's Wish Foundation of Canada -- helping grant the wishes of children with life-threatening illnesses. Get ugly, grant wishes.

Bringing even more festive fun to Ugly Christmas Sweater season is the official Ugly Christmas Sweater 5k Dash Series in Vancouver.

With three unique initiatives, Ugly Christmas Sweater Day 2014 event campaign presents multiple opportunities to give this holiday season. Our goal is to have Ugly Christmas Sweater Day officially proclaimed in neighboring Canadian cities. This allows us to grow the initiative and involve individuals, families, and businesses across Canada in our exciting campaign to raise funds to grant the wishes of children with life-threatening illnesses.

Sincerely,

JORDAN BIRCH
Chief Experience Officer, Now That's Ugly Society

604.833.6858
jordan@jordantbirch.com

2109 - 110 Brew Street
Port Moody BC V3H 0E4

#GetUglyGrantWishes

Proceeds Support:



www.nowthatsugly.com

[#GetUglyGrantWishes](https://www.instagram.com/nowthatsugly)

[f nowthatsugly](https://www.facebook.com/nowthatsugly)

[t @nowthatsugly](https://www.twitter.com/nowthatsugly)

[nowthatsugly](https://www.instagram.com/nowthatsugly)