



WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, SEPTEMBER 2 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 September 2, 2014.

ADOPTION OF MINUTES

Adoption of the Regular Council minutes of August 5, 2014 and the Special Council minutes of August 8, 2014.

PUBLIC QUESTION AND ANSWER PERIOD

MAYOR'S REPORT

INFORMATION REPORTS

Second Quarter
Investment Report -
2014
Report No. 14-099
File No. 4572

That Council receive Information Report No. 14-099 on Investment Holdings as of June 30, 2014.

ADMINISTRATIVE REPORTS

DVP 1081 - 9343
Emerald Drive Parking,
Covered Stair and
Retaining Wall
Variances
Report No. 14-103
File No. DVP 1081

That Council approve Development Variance Permit 1081 to:

1. Vary the parking space setback from 1.5 metres to 0 metres from a parcel boundary;
2. Vary the height of the covered staircase from 5 metres to 7.5 metres;
3. Vary the front and side setback (south) to 0 metres and the height to 0.80 metres for three proposed retaining walls; and
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.

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

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.

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

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.

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

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.

AS0002 - 4369 Main
Street Telus Rooftop
Antennae and Radio
Cabinet Application
Report No. 14-104
File No. AS0002

That Council authorize the issuance of a letter of concurrence (support) to Industry Canada for the proposed Telus rooftop antennae and radio cabinets as shown in the plans prepared by GS Sayers Engineering Ltd. (S101, S301-303, S401-403) dated February 2014 and attached as Appendix B to Administrative Report No. 14-104.

Alpine Water Main
Replacement Project –
2014 Update
Report No. 14-105
File No. 271.4

That Council authorize staff to postpone the Phase 1 portion of the Alpine Water Main Replacement project, and consolidate that work with the Phase 2 work scheduled for 2015.

BYLAWS FOR FIRST AND SECOND READINGS

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

The purpose of Zoning Amendment Bylaw (CL5 Zone – Commercial Local Five) No. 2063, 2014 is to rezone the property from CS1 zone to a new CL5 zone to permit commercial uses adjacent to a residential area.

BYLAWS FOR THIRD READING

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

The purpose of Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2062, 2014 is to amend the existing Blueberry Hill Land Use Contract's gross floor area definition for the specified properties and to replace the existing gross floor area definition in the Land Use Contract with the definition in Zoning Bylaw No. 303 with its' excluded floor areas with respect to basements, crawlspaces and void spaces.

OTHER BUSINESS

CORRESPONDENCE

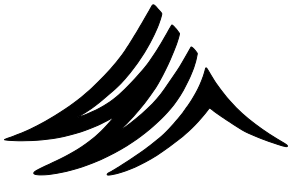
Environmental Legacy
Fund
File No. 3009

Correspondence from Carol Coffey, Executive Director of the Community Foundation of Whistler, dated August 11, 2014, regarding the 2013 annual fund statement for the Environmental Legacy Fund.

B.C. Green Party at
UBCM
File No. 3009

Correspondence from Adam Olsen, Leader of the B.C. Green Party, dated August 12, 2014, regarding opportunities to meet at the Union of BC Municipalities (UBCM) conference.

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, AUGUST 5, 2014, STARTING AT 5:31 PM**

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

PRESENT:

Mayor N. Wilhelm-Morden

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

ABSENT: Councillor J. Faulkner

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 Planning, M. Kirkegaard
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Manager of Strategic Alliances, J. Rae
Manager of Village Animation & Events, B. Andrea
Manager of Special Projects, T. Battiston
Senior Planner, M. Laidlaw
Planner, F. Savage
Planner, R. Brennan
Legislative Services Coordinator, N. Best
Recording Secretary, A. Winkle

ADOPTION OF AGENDA

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

That Council adopt of the Regular Council agenda of August 5, 2014.

CARRIED

ADOPTION OF MINUTES

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

That the Committee of the Whole minutes of July 15, 2014 be adopted.

CARRIED

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

That the Regular Council minutes of July 15, 2014 be adopted.

CARRIED

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

That the three sets of Public Hearing minutes of July 15, 2014 be adopted.

CARRIED

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

That the Special Council minutes of July 18, 2014 be adopted.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

RCMP Crime Report

A presentation was given by Inspector N. Cross regarding the RCMP Crime Report.

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that the municipality is launching a new pilot project called Pick Up Protocol (PUP) to turn dog poo into high quality soil. Special compostable dog waste bags and red PUP bins will be provided at two of Whistler's dog off-leash parks: Bayly Park and Alpha Lake Park. This waste will be fed into Whistler's composting stream, rather than the landfill. If the program is successful, the RMOW will consider PUP in the rest of municipal parks.

Mayor Wilhelm-Morden reported that we are in the thick of the festivals and events this summer and Whistler is having a successful summer to date with the busiest May on record.

Mayor Wilhelm-Morden reported that there is an extreme fire hazard and the fire department will be on patrol for the course of the weekend, and she asked people to refrain from setting fires and be cautious if smoking or using a barbeque.

Mayor Wilhelm-Morden reported that Whistler hosted its second IRONMAN Canada on July 27th and commented on the athletes, the 2,700 volunteers, and the weather. She commented on the details that made the event special for the athletes, including the volunteers catching the athletes at the finish line and calling each athlete by name. She congratulated the 29 Sea to Sky

athletes who competed, including:

- Nancy Johnston, RMOW Bylaw
- Marla Zucht, Whistler Housing Authority
- Bill Geddes, who won the men's 55-59 age group and qualified for Ironman World Championships in Kona, Hawaii
- Adam Ward, who was the fastest local and third in the men's 25-29 age group and qualified for Ironman World Championships in Kona, Hawaii but has declined due to a hip injury.

Over the next few weeks, the resort partners will debrief to examine what went well and what could be improved next year. The feedback received so far has been overwhelmingly positive. She reported that the economic impact assessment for this year will be available in a few months. Last year, the race resulted in \$17.3 million in economic activity in British Columbia and of that \$7 million was spent in Whistler. Mayor Wilhelm-Morden thanked everyone who played a part in hosting and participating in this event.

Mayor Wilhelm-Morden reported that the third annual Wanderlust was in Whistler for five days over the BC Day weekend. The festival brings together leading yoga teachers, speakers, artists, and culinary experiences. Wanderlust brought in around 1,500 attendees and attracts a further 3,000 people at free events at Whistler Olympic Plaza. This year we had music from The Soul Rebels, Charles Bradley & His Extraordinaires, and MC Yogi.

Mayor Wilhelm-Morden reported that Crankworx, Whistler's renowned mountain bike festival, runs from August 8 to 17 and attracts approximately 140,000 people. The RMOW is investing in Kidsworx, the new Familyworx, and the Crankworx Concert Series to help broaden Crankworx's programming to appeal to a wider audience.

Mayor Wilhelm-Morden reported that the Whistler Public Library has undergone a renovation to its front desk thanks to the American Friends of Whistler funding. Colourful new furnishings at the service area are now in place. The library is already known for its exceptional service, and these improvements will assist in that regard.

Mayor Wilhelm-Morden reported that work on the Rainbow Neighbourhood is undergoing some significant construction projects, and the municipality has been advised by Ronmor Development Inc. that the Rainbow neighbourhood park on 8251 Crazy Canuck Drive is now temporarily closed as it has been deemed unsafe by the developers working on the site. Once the site is safe, the park will be reopened and the trail will be reestablished. This is one of two parks in the Rainbow Neighbourhood that will be completed by the developer by the end of the summer. The second park is located between the Valley Trail and Bear Paw Trail. Construction is also underway on the Rainbow service station and the Rainbow Plaza residential and commercial building. For more information on the status of these projects, Ronmor Development Inc. and Rainbow Canuck Properties Ltd. will install an information box with brochure progress reports adjacent to their site office at 8200 Bear Paw Trail. The RMOW Planning Department can be reached at planning@whistler.ca and the developer can be contacted at rainbow@ronmor.ca.

Mayor Wilhelm-Morden reported that AWARE has partnered with the RMOW to create a twist on the annual EnviroFest called "Crafty by Nature + EnviroFest". The event celebrates our natural environment and takes place on August 31 at Rebagliati Park. A variety of non-profit groups are hosting nature crafts, workshops, live music, a veggie burger BBQ contest, and children's games and activities.

Mayor Wilhelm-Morden reported that the new Fall Winter Recreation Guide will be online at whistler.ca on August 8. The guide lists the broad variety of recreation offered by the RMOW.

J. Grills commented on the locals and visitors cheering on the athletes, particularly the runners in the evening. He thanked the locals and visitors who make IRONMAN a special event.

ADMINISTRATIVE REPORTS

Festivals, Events &
Animation – 2015 Early
Funding
Report No. 14-094
File No. 8216.09

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

That \$1,200,000 from the Resort Municipality Initiative (RMI) reserve be allocated to Festivals, Events & Animation (FE&A) in order to initiate the 2015 FE&A program.

CARRIED

Blueberry Land Use
Contract Amendment to
the Gross Floor Area
Definition
Report No. 14-086
File No. RZ1083,
RZ1086, RZ1087,
RZ1089, RZ1092,
RZ1093, Bylaw 2062

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

That Council consider giving first and second readings to Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2062, 2014; and,

That Council authorize the Corporate Officer to schedule a public hearing regarding Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2062, 2014 and to advertise for same in the local newspapers; and further,

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

CARRIED

2010 London Lane –
Rezoning Proposal to
Change Permitted
Uses
Report No. 14-087
File No. RZ1080

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

That Council endorse further review of Rezoning Application No. 1080; and further,

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

CARRIED

Third Reading of
Zoning Amendment
Bylaw (MC1 Zone –
Mountain Commercial
One) No. 2057, 2014
with Administrative
Revisions
Report No. 14-088
File No. RZ1085

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

That Council consider rescinding third reading of Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014, and,

That Council consider giving third reading to Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014 as amended.

CARRIED

7162 Nancy Green
Drive Setback Variance
Report No. 14-089
File No. DVP 1082

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

That Council approve Development Variance Permit DVP 1082 to relax the East side setback at 7162 Nancy Green Drive from 6.0 metres to 4.51 metres as shown in the Survey Plan prepared by Bunbury and Associates and dated April 25, 2014 attached to Administrative Report No. 14-089 as Appendix B.

CARRIED

LLR 1196 – Fairmont
Golf Course Clubhouse
Increase in Liquor
Primary Patio Capacity
Report No. 14-090
File No. LLR 1196

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

That Council pass the resolutions attached as Appendix “A” to Administrative Report No. 14-090 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Fairmont Chateau Whistler Golf Course Clubhouse for a Structural Change to Liquor Primary License No. 151717 to increase the licensed of the patio and increase the patio occupant load from 30 to 87 persons.

CARRIED

DP 1342 – 4165 Springs
Lane Garibaldi Lift
Company Patio Canopy
Report No. 14-091
File No. DP 1342

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

That Council approve Development Permit 1342 for a patio canopy addition and associated patio improvements to the Garibaldi Lift Company per the architectural plans prepared by Michael Green Architecture, dated July 23, 2014 attached as Appendix B to Council Report No. 14-091, which includes the following variance to the Zoning Bylaw:

- a) Vary north setback from the canopy structure from 30 metres to 2.0 metres (Section 13.1.6.2)

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

1. Finalization of the plans and outstanding items specified in the letter attached as Appendix G to Council Report No. 14-091; and further
2. Registration of a Section 219 covenant to implement noise mitigation measures.

OPPOSED: Mayor Wilhelm-Morden, Councillor D. Jackson, Councillor A. Janyk, Councillor J. Crompton, and Councillor R. McCarthy.

DEFEATED

RBC GranFondo
Whistler Catering
License Capacity Over
500
Report No. 14-093
File No. 8216.36

At 7:22 p.m. Councillor J. Crompton declared a conflict of interest as his company has a contract with the GranFondo Whistler and left the meeting.

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

That Council approve the Catering License capacity of over 500 for the RBC GranFondo Whistler to be held on Saturday, September 6, 2014, subject to Liquor Licensing and Distribution Branch, Whistler Fire Rescue and RCMP approvals.

CARRIED

At 7:24 p.m. Councillor J. Crompton returned.

Community Works Fund
Agreement
Report No. 14-092
File No. 2014

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

That Council authorize the Mayor and Corporate Officer to enter into the Community Works Fund Agreement 2014-2024.

CARRIED

Municipal Residential
Energy Assessment
Incentive Program
Report No. 14-093
File No. 7733.01

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

That Council direct staff to launch the proposed 'Power Down to Save Up' Residential Energy Assessment Rebate program as presented in Report 14-093 and consistent with the project budget detailed in the 2014-2018 Five Year Financial Plan.

CARRIED

Vancouver Coastal
Health – Helipad
Alterations Required For
Pedestrian Control and
H3 Flight Path
Report No. 14-095
File No. 558

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

That Council authorize staff to work with Vancouver Coastal Health, to finalize a construction plan for alterations to the sidewalks, streetlights, traffic signals and roadways; and,

That Council authorize the construction of the final construction plan mentioned in the resolution above; and further,

That Council authorize the tree removal and other tree modifications required for the H3 flight path outlined in Report No. 14-095.

CARRIED

Response to Emergency
Incidents Outside the
Jurisdiction of the
Resort Municipality of
Whistler
Report No. 14-096
File No. 4800

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

That Council authorize the Whistler Fire Rescue Services to continue to respond to emergency incidents outside the jurisdiction of the Resort Municipality of Whistler; and further,

That Council authorize the RMOW to engage in discussions with the SLRD on fire response in areas bordering the RMOW.

CARRIED

POLICY REPORTS

Civic Service Awards
Policy
Report No. 14-097
File No. 3010

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

That Council adopt the Civic Service Awards Policy attached as Appendix A to Policy Report No. 14-097.

CARRIED

BYLAWS FOR FIRST AND SECOND READING

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

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

That Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2062, 2014 receive first and second readings.

CARRIED

BYLAWS TO RESCIND THIRD READING

Zoning Amendment
Bylaw (MC1 Zone –
Mountain Commercial
One) No. 2057, 2014

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

That third reading be rescinded for Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014.

CARRIED

BYLAWS FOR THIRD READING AS AMENDED

Zoning Amendment
Bylaw (MC1 Zone –
Mountain Commercial
One) No. 2057, 2014

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

That Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014 receive third reading as amended.

CARRIED

OTHER BUSINESS

Bylaw Enforcement
Officer Appointment
Resolution

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

Whereas the Council of the Resort Municipality of Whistler ("Whistler") wishes to appoint Jordan Hayman as a Bylaw Enforcement Officer pursuant to section 36 of the *Police Act*, R.S.B.C. 1996, c 367, and upon Jordan Hayman swearing the oath pursuant to section 1(b) of Police Oath/Solemn Affirmation Regulation, B.C. Reg. 136/2002 before a Commissioner for taking Affidavit in the Province of British Columbia, Whistler hereby appoints Jordan Hayman as a Bylaw Enforcement Officer to perform the functions and duties specified in the Bylaw Enforcement Officer job description.

CARRIED

CORRESPONDENCE

Vancouver Symphony
Orchestra and Lights at
Whistler Cay
File No. 3009

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

That correspondence from Nancy Bass, dated July 13, 2014, regarding the Vancouver Symphony Orchestra and requesting a pedestrian activated crossing light at Highway 99 and Whistler Cay Drive be received and referred to staff.

CARRIED

Swimmer's Itch at
Alta Lake
File No. 3009

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

That correspondence from Linda Olivier, dated July 21, 2014, requesting more signage at lakes in regards to swimmer's itch be received and referred to staff.

CARRIED

Death at Pemberton
Music Festival

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

That correspondence from T. J. Cheverie, dated July 20, 2014, regarding the death at the Pemberton Music Festival be received.

CARRIED

Fracking Fact Sheet
File No. 3009

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

That correspondence from Bill Woollam, dated July 12, 2014, regarding fracking be received.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the August 5, 2014 Council meeting at 8:34 p.m.

CARRIED

MAYOR: N. Wilhelm-Morden

CORPORATE OFFICER: S. Story



WHISTLER

MINUTES

**SPECIAL MEETING OF MUNICIPAL COUNCIL
FRIDAY, AUGUST 8, 2014, STARTING AT 9:00 AM**

**At Municipal Hall, Flute Room
4325 Blackcomb Way, Whistler, British Columbia V0N 1B4**

PRESENT:

Acting Mayor R. McCarthy

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

ABSENT: Mayor N. Wilhelm-Morden, Councillor J. Faulkner

General Manager of Resort Experience, J. Jansen
General Manager of Infrastructure Services, J. Paul
General Manager of Corporate and Community Services, N. McPhail
Director of Planning, M. Kirkegaard
Deputy Corporate Officer, L. Schimek
Manager of Communications, M. Comeau
Acting Manager of Recreation, C. Burns
Manager of Recreation Facilities, K. Tindle
Planner, R. Brennan
Recording Secretary, N. Best

Read Jones Christoffersen Consulting Engineers (RJC):
Glade Schoenfeld, Engineer
Samantha Maki, Design Engineer

ADOPTION OF AGENDA

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

That Council adopt of the Special Council agenda of August 8, 2014.

CARRIED

ADMINISTRATIVE REPORTS

Meadow Park Sports
Centre - Pool Roof
Replacement
Report No. 14-098
File No. 8025.02

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

That Council authorize staff to award the contract for the Meadow Park Sports Centre-Pool Roof Replacement to Flynn Canada Ltd in the amount of \$543,873.75; and,

That Council authorize the Mayor and Corporate Officer to execute the contract documents.

CARRIED

BYLAW FOR ADOPTION

Zoning Amendment
Bylaw (MC1 Zone –
Mountain Commercial
One) No. 2057, 2014

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

That Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One)
No. 2057, 2014 be adopted.

CARRIED

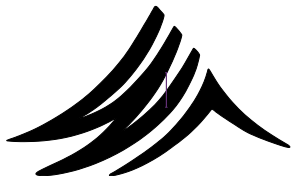
ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the August 8, 2014 Special Council meeting at 9:19 a.m.
CARRIED

Acting Mayor: R. McCarthy

Deputy Corporate Officer: L. Schimek



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: September 2, 2014

REPORT: 14-099

FROM: Corporate & Community Services

FILE: 4572

SUBJECT: SECOND QUARTER INVESTMENT REPORT – 2014

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council receive Information Report No. 14-099 on Investment Holdings as of June 30, 2014.

REFERENCES

Appendix A – Investment Holdings and Returns as at June 30, 2014.

PURPOSE

The purpose of the report is to advise Council of the investment holdings as of June 30, 2014, pursuant to Section 16.0 of Council Policy A-3 Investments (the “Policy”).

DISCUSSION

Section 16.0 of the Policy charges the General Manager of Corporate and Community Services with the responsibility of reporting to Council on investment holdings on a quarterly basis, investment performance on an annual basis, as well as reporting deviations from policy.

As at June 30, 2014, the investment portfolio was in compliance with the policy.

Investment holdings of the Municipality at June 30, 2014, had a market value of \$109,998,599 (2013 - \$83,321,777). A list of investment holdings is attached as Appendix A.

The Municipality holds investment balances in order to earn investment income on cash that is not currently required for operations, projects or capital purposes. Cash held for capital purposes often makes up the largest portion of the investment holdings, as it is savings accumulated over time and will not be expended until years in the future. Operating cash balances also exist, particularly in June and July when most property tax payments are received by the Municipality. Conversely investment holdings are often at their lowest in the months just prior to the property tax collection date.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	The long term consequences of decisions are carefully considered.	The investment strategy is compliant with the Policy and seeks to maximize investment returns while preserving principal.
Finance	Common evaluation criteria are used to assess actions.	The Policy is readily understood and complied with. Investment performance is reported and evaluated on a regular basis.

OTHER POLICY CONSIDERATIONS

None.

BUDGET CONSIDERATIONS

Investment income, including changes in market values, for the six months ended June 30, 2014 was \$1,448,794 (unaudited). This is 98.5% of the total budgeted investment income for the year and an overall annualized return of 3.63% on the average monthly investment balances. Future investment income however, is dependent upon the market conditions at the time. Most investment income is allocated to reserves to fund future expenditures with the remainder is allocated to operations throughout the year.

COMMUNITY ENGAGEMENT AND CONSULTATION

Investments are reported on publicly every quarter.

SUMMARY

The current investment strategy complies with the Policy and Community Charter requirements. As well, the strategy is providing a reasonable return on investment and allows the Municipality to manage its cash flows in an efficient and effective manner.

Respectfully submitted,

Ken Roggeman

DIRECTOR OF FINANCE

for

Norm McPhail

GENERAL MANAGER, CORPORATE AND COMMUNITY SERVICES

Resort Municipality of Whistler
Investment Holdings and Returns
As at June 30, 2014

Holder	Fund	Market Value		
		30-Jun-14	30-Jun-13	30-Jun-12
RBC Operating Account		45,590,653	32,284,843	12,889,180
RBC Dominion Securities	Renaissance Real Return Bond Fund	4,584,871	4,418,152	4,907,595
	CDN Western Bank, GIC	3,125,829	3,059,730	-
	VanCity, GIC, 1.85% Due 09/04/2014	1,522,732		
	ING, GIC, 2.00% Due 09/04/2015	2,032,767		
	National Bnk Of Can, 2.9% Due Jan 7/2019	4,055,299		
Mid-Term Investments	Prov BC Bond, Due 07/09/2017, YTM 2.19%	3,101,782		
	Prov Ont Bond, Due 08/07/2017, YTM 2.28%	2,584,689		
Municipal Finance Authority	Short term bond fund	40,719,548	39,436,611	33,853,164
	Intermediate fund	2,679,400	4,122,441	9,069,271
Blueshore Financial	Term deposits	-	-	6,200,000
		109,997,570	83,321,777	76,219,210

Investment Returns
As at June 30, 2014

	RMOW Actual Returns ***			MFA Pooled Rates	
	Year-to-Date	YTD Actual	1 year actual	Year-to-Date	3 Years
	Non-annualized 6/30/2014	Annualized % 6/30/2014	Annualized % Dec 31/13	Non-annualized 6/30/2014	Annualized %
MFA Intermediate Fund	0.66	1.32	1.44	0.37	1.46
<i>FTSE TMX Canada 365 -Day T-Bill Index</i>	<i>0.36</i>	<i>0.97</i>		<i>0.20</i>	<i>1.11</i>
MFA Bond Fund	1.84	3.68	1.70	1.18	2.89
<i>FTSE TMX Canada Short Term Overall Bond Index</i>	<i>1.65</i>	<i>3.01</i>		<i>1.01</i>	<i>2.86</i>
Renaissance Real Return Bond Fund	7.40	14.92	-12.36		
Prov of BC Bonds	1.94	3.92	2.21		
Prov Of Ont Bonds	1.96	3.96	2.30		
CDN Wstrn 2YR Term Deposits	1.07	2.15	2.15		
ING Direct 2 yr GIC	0.99	2.00	2.00		
Vancity 1yr GIC	0.92	1.85	1.85		
Nat'l Bank of Can 5yr GIC	1.38	2.90	NA		
Royal Bank ST Deposits	NA	NA	0.96		
Blueshore ST Deposits	0.78	1.57	1.54		
RBC Operating Account	0.61	1.22	1.25		

* All results/indices presented after net fees of 20 basis points (Bond, & Intermediate Funds) and 15 basis points (Money Market Fund) have been applied.

** Represents custom benchmark: changed from FTSE TMX Canada 91-day T-Bill Index to FTSE TMX Canada 30-day T-Bill Index effective January 1, 2013

*** Actual returns of RMOW varies from the pooled results depending on the timing of investment purchases and sales.

FTSE TMX formerly DEX™ = Derivatives Canada – Canadian Derivatives Exchange, renamed as of January 2014 to reflect the merger between the FTSE Group and TMX Group

Pooled investment results are provided by MFA and prepared by Phillips, Hager & North Investment Management Ltd.

Investment returns includes interest, capital gains and mark to market changes.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: September 2, 2014

REPORT: 14-103

FROM: Resort Experience

FILE: DVP 1081

SUBJECT: DVP 1081 - 9343 EMERALD DRIVE PARKING, COVERED STAIR AND
RETAINING WALL VARIANCES

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Variance Permit 1081 to:

1. Vary the parking space setback from 1.5 metres to 0 metres from a parcel boundary;
2. Vary the height of the covered staircase from 5 metres to 7.5 metres;
3. Vary the front and side setback (south) to 0 metres and the height to 0.80 metres for three proposed retaining walls; and
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.

REFERENCES

Location: 9343 Emerald Drive

Legal Description: Lot 28, Block L, Plan 13669, District Lot 3627

Owner: James Le Lievre

Zoning: RS1 (Single Family Residential One)

Appendices: "A" – Location Plan

"B" – Proposed Plans

PURPOSE OF REPORT

This report seeks Council's consideration for variances to "Zoning and Parking Bylaw 303, 1983" for parking setback, covered staircase height, and setback and height of retaining walls at 9342 Emerald Drive.

DISCUSSION

Background

The subject parcel is located in Emerald Estates at 9343 Emerald Drive as shown in the location plan in Appendix A. The property is a steeply sloped lot with the existing detached dwelling located approximately 14 metres (45 feet) above the road. The existing log retaining wall and parking was

built in 1979. There are several flights of exposed stairs that require regular maintenance and snow clearing. The current driveway does not accommodate parking very well with the narrow and steep driveway.

The applicant proposes to cover an existing staircase, replace an existing retaining wall and vary the parking setback requirements. The existing staircase will be covered to reduce exposure to snow, ice and rain. This requires a height variance from 5 metres to 7.5 metres. The existing 4.60m (15 foot) log retaining wall will be replaced with a riprap rock retaining wall at the same height. The applicant was asked about moving the wall further back on the property but that would result in a higher retaining wall, removal of a significant amount of material and trees, and could require blasting. The retaining walls to the south side will help retain the slope to accommodate the wider driveway. The parking setback will be varied to allow for parking spaces to be at 0 metres from the front property line as parking is constrained by the driveway grade and this will allow for more parking spaces on the subject property. The parking spaces will be located 9.1 metres from the edge of the asphalt on Emerald Drive.

Current Application

Development Variance Permit 1081 requests that Council consider granting variances to 9343 Emerald Drive as described below:

Zoning Bylaw Requirement	Proposal under DVP 1081
1. No parking space shall be located within 1.5 metres of a parcel boundary.	Parking space to be located 0 metres from parcel boundary.
2. The maximum height of an auxiliary building is 5 metres.	The height of the covered staircase to be 7.5 metres
3. Retaining walls are not greater than 0.6 metres in height above any point of the adjacent grade and are set back at least one metre from any side parcel line and at least two metres from the front and rear parcel lines.	Vary the front and side setback (south) to 0 metres from property line for three proposed south side retaining walls and vary the height of the proposed retaining walls to 0.80 metres
4. Retaining walls are not greater than 0.6 metres in height above any point of the adjacent grade and are set back at least one metre from any side parcel line and at least two metres from the front and rear parcel lines.	Vary the front setback (north) to 0 metres from property line to replace the existing north side retaining wall and vary the height of the proposed retaining wall to 4.6 metres.

DVP Criteria

Staff have developed internal evaluation criteria for DVP applications. The table below shows how DVP 1081 compares to these criteria.

Potential Positive Impacts	Comment
Complements a particular streetscape or neighbourhood.	The proposed variances complement the streetscape and neighbourhood.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	Not applicable.
Maintains or enhances desirable site features, such as natural vegetation trees and rock outcrops.	Not applicable.
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	Comments
Is inconsistent with neighbourhood character.	The improvements on the subject site are consistent with the character of the Emerald neighbourhood.
Increases the appearance of building bulk from the street or surrounding neighbourhood.	The proposed covered staircase and replacing the existing retaining walls should not unduly increase the appearance of building bulk from the street or surrounding neighbourhood.
Requires extensive site preparation.	Not applicable.
Substantially affects the use and enjoyment of adjacent lands. (e.g. reduces light access, privacy, and views.	No letters have been received for or against the project.
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	Not applicable.
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	Limits to growth are understood and respected.	DVP 1081 intends to improve an existing site condition.

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 the Zoning Bylaw by way of a development variance permit. This proposal is consistent with criteria established for consideration of development variance permits.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing DVP 1081 has been posted on the property since the application was made in April 2014. Notices were sent to surrounding property owners in August of 2014. No responses to the notification had been received at the time of writing this report.

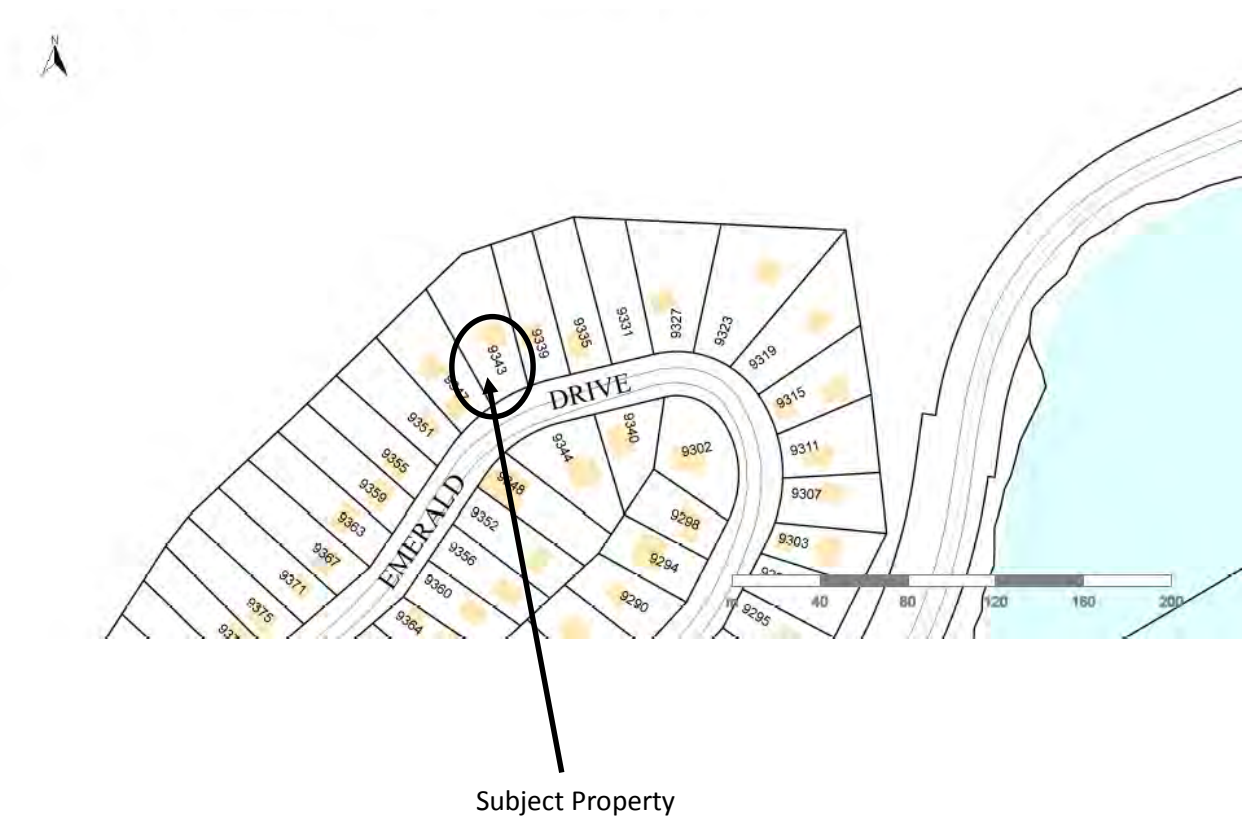
SUMMARY

Development Variance Permit 1081 proposes variances to "Zoning and Parking Bylaw 303, 1983" for parking setback, covered staircase height, and setback and height of retaining walls at 9342 Emerald Drive for Council's consideration.

Respectfully submitted,

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

LOCATION PLAN



A-201 - Front & Side Elevations w/
Roof Height Calculations

Drawn By: S.Densmore

Fragebogen	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Subject	Date

9343 Emerald Dr
Whistler, BC.

Stair Reconstruction

Site Plan w/
Key Plan

Apr 6, 2014

1/8"

A-001

1. Issue for Design Approval: July 1, 2013

2. Issue for Building Permit: Mar 20, 2014

3. Issue for Construction:

S. Densmore

1.
2.
3.
4.
5.
6.
7.
8.
9.
10.

<div> <div> </div> </div>	<div> <div> </div> </div>
---------------------------	---------------------------



Key Plan

General Construction Notes

The following plans have been designed to the BC Building & Plumbing Codes 2012.

Do Not Scale this Drawing. Contact Designer for clarification if required

All ICF walls to be cut to equal dimensions. Typ.

All Interior doors to be installed: centered in it's opening or as close as possible to the nearest wall. Typ.

All Interior dimensions are to edge of stud or ICF surface. Drywall is indicated for finishing purposes only. Typ.

Always follow HFO "best practice guide" for all penetrations and door/window installation methods. Typ. Contact Designer if Req'd.

Always install splash boards and 3'0" wide drainage around entire perimeter of house. Typ.

Always provide attic and crawlspace ventilation in accordance to BCBC 2012 Part 9. Typ.

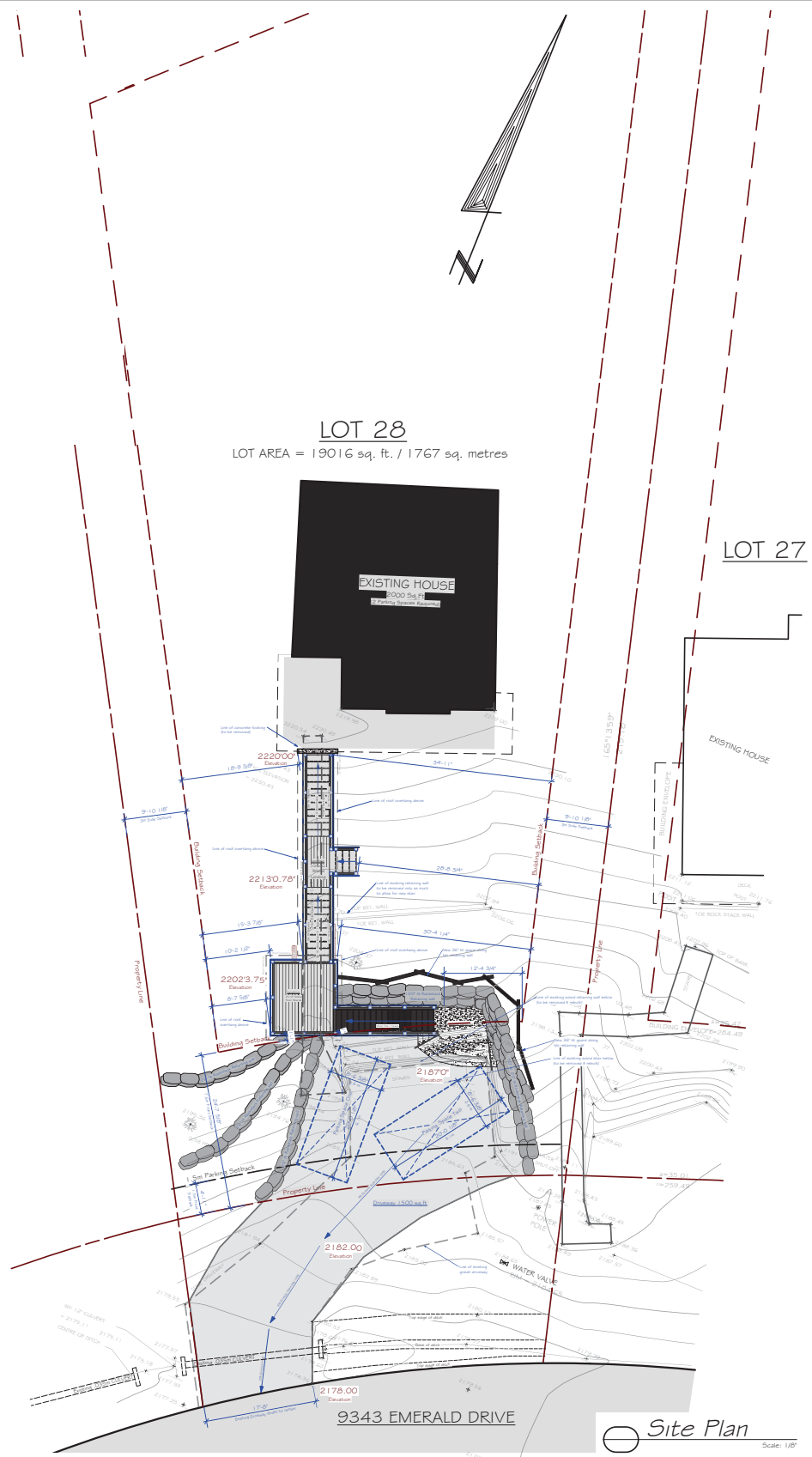
Always install interconnected fire/ smoke alarms BCBC 2012 Part 9.10.19 & CO alarms Part 9.32.4.2 Typ.

Always install graspable handrails on all interior stairs at 34" min. to 38" max height above nosing. Guards to be min. 38" to max. of 42". Typ.

Always verify existing and proposed grades prior to commencement. Compact, fill to building elevations on plans. Typ.

Always install bug screen in all rainscreen ventilated cavities. Typ.

Always verify door and windows sizes from actual RO. Confirm sizes with Designer prior to ordering and installation. Typ.



Site Plan

Scale: 1/8"

The following plans have been designed to the BC Building & Plumbing Codes 2012.

Do Not Scale this Drawing. Contact Designer
for clarification if required

All ICF walls to be cut to equal dimensions. Typ.

All Interior doors to be installed: centered in it's opening or as close as possible to the nearest wall. Typ.

All interior dimensions are to edge of stud or ICF surface. Drywall is indicated for finishing purposes only. Typ.

Always follow HPO "best practice guide" for all penetrations and door/ window installation methods. Typ. Contact Designer if Req'd.

Always install splash boards and 3'0" wide drainage around entire perimeter of house. Typ.

Always provide attic and crawlspace ventilation in accordance to BCBC 2012 Part 9, Typ.

Always install interconnected fire/ smoke alarms
BCBC 2012 Part 9.10.19 & CO alarms Part
9.32.4.2 Typ.

Always install graspable handrails on all interior stairs at 34" min. to 38" max height above nosing. Guards to be min. 38" to max. of 42". Typ.

Always verify existing and proposed grades prior to commencement. Compact, fill to building elevations on plans. Typ.

Always install bug screen in all rainscreen ventilated cavities. Typ

Always verify door and windows sizes from actual RO. Confirm sizes with Designer prior to ordering and installation. Typ.



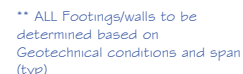
Scale: 3/16"



Scale: 1/2"

** ALL Footings/walls to be determined based on Geotechnical conditions and span (typ)

** ALL Posts to be connected to stringers/ landing boards with 3 through-bolt connections (typ)



** ALL Posts to be connected to stringers/ landing boards with 3 through-bolt connections (typ)

Appendix 1/2

2. Issue for Building Permit, Mar 20, 2014

3. Issue for Construction.

Drawn By: S. Densmore

Penetration	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

D_{max} maximal diameter	D_{min} minimal diameter

Roof Height Calculations (Imp)

Roof	Area	Sh.	Ang. Slopes	Sub-Total
A	70 Sq.ft	39	24' 6 5/8"	9' 6 7/8"
B	28 Sq.ft	16	13' 10 1/8"	2' 2 9/16"
C	30 Sq.ft	17	17' 2 1/2"	2' 11 1/8"
D	50 Sq.ft	26	21' 5 3/8"	6' 0 1/16"
Total	178 Sq.ft	100		20' 8 5/8"
Permitted				24' 1 3/16"

Always install bug screen in all rainscreen ventilated cavities. Typ.

Always verify door and windows sizes from actual RO. Confirm sizes with Designer prior to ordering and installation. Typ.

Always install splash boards and 3'0" wide drainage around entire perimeter of house. Typ.

Always provide attic and crawlspace ventilation in accordance to BCBC 2012 Part 9. Typ.

Always install interconnected fire smoke alarms BCBC 2012 Part 9.10.19 & CO alarms Part 9.32.4.2 Typ.

Always install graspable handrails on all interior stairs at 34" min. to 38" max height above nosing. Guards to be min. 38" to max. of 42". Typ.

Always verify existing and proposed grades prior to commencement. Compact, fill to building elevations on plans. Typ.

General Construction Notes

The following plans have been designed to the BC Building & Plumbing Codes 2012.

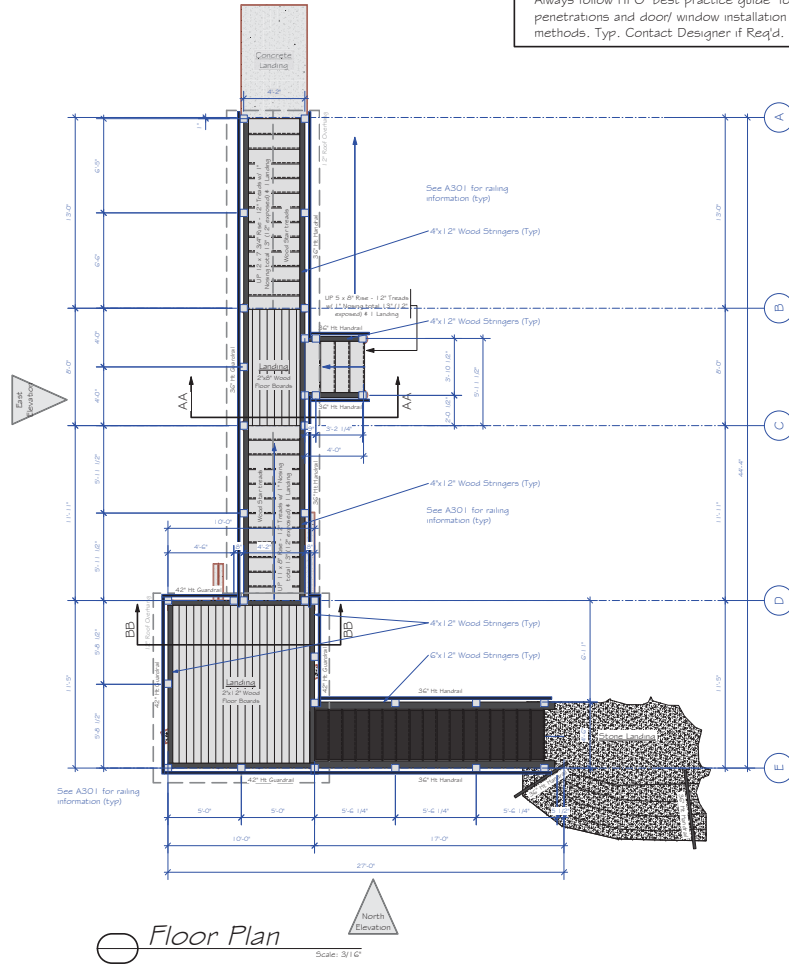
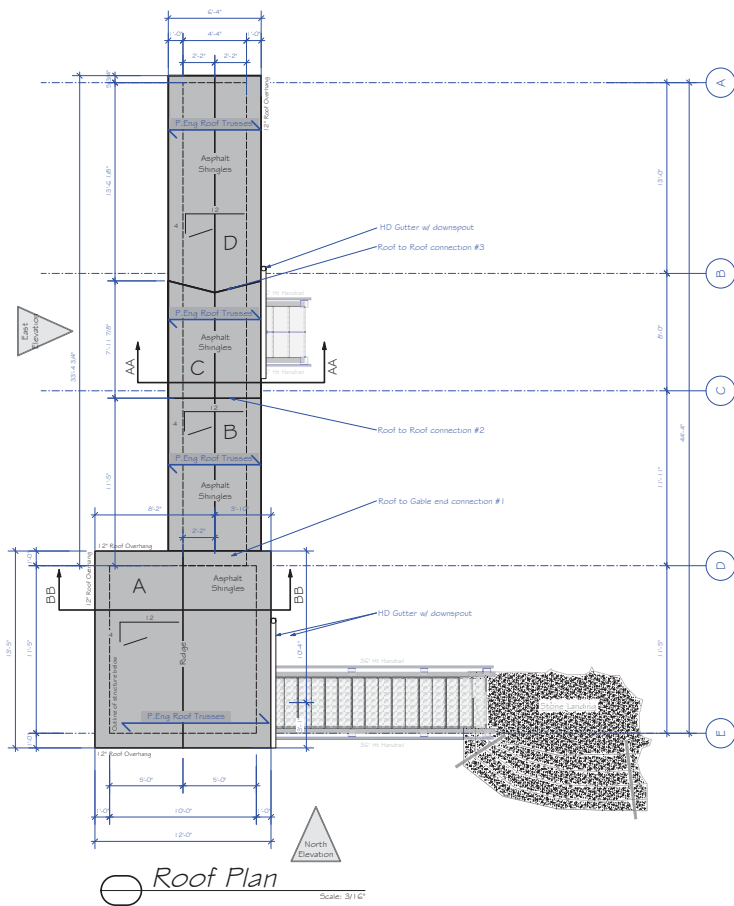
Do Not Scale this Drawing. Contact Designer for clarification if required

All ICF walls to be cut to equal dimensions. Typ.

All Interior doors to be installed: centered in it's opening or as close as possible to the nearest wall. Typ.

All Interior dimensions are to edge of stud or ICF surface. Drywall is indicated for finishing purposes only. Typ.

Always follow HPO "best practice guide" for all penetrations and door/ window installation methods. Typ. Contact Designer if Req'd.



ECO MOUNTAIN HOMES
House Design-Additions-Renovations
604-966-7044
ecomountainhomes.com
scottdensmore@hotmail.com

9343 Emerald Dr
Whistler, BC.
Stair Reconstruction

Roof & Floor Plans

Apr 6, 2014

1/4"

A-102

- Issue for Design Approval. July 1, 2013
- Issue for Building Permit. Mar 20, 2014
- Issue for Construction.

S. Denismore

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Drawn:	By:

9343 Emerald Dr
Whistler, BC.
Stair Reconstruction

Front & Side
Elevations w/ Roof
Height Calculations

Apr 6, 2014

3/16"

A-201

- Issue for Design Approval. July 1, 2013
- Issue for Building Permit. Mar 20, 2014
- Issue for Construction.

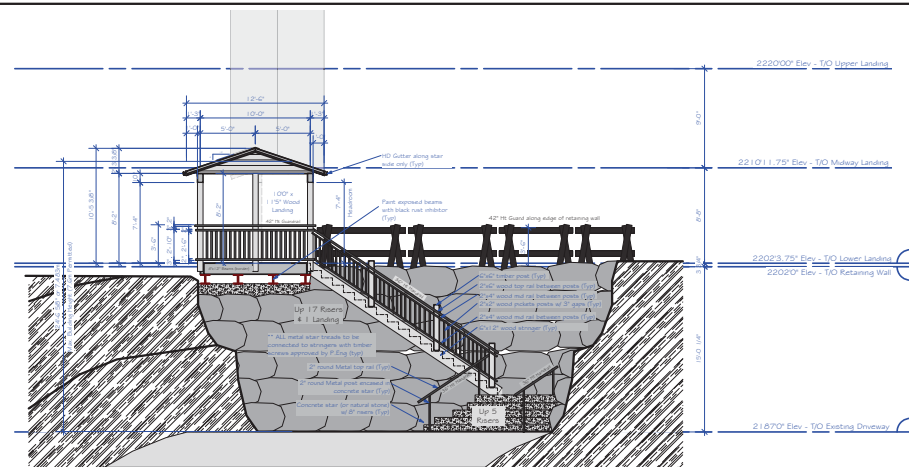
S. Densmore

Revision	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

Drawn	Rev.

Roof Height Calculations (Imp)

Roof	Area	S.	Run Slope	Sub-Total
A	70 Sq.ft	39	24' 6 5/8"	3' 6 7/8"
B	28 Sq.ft	16	13' 10 1/8"	2' 2 9/16"
C	30 Sq.ft	17	17' 2 1/2"	2' 11 1/8"
D	50 Sq.ft	28	21' 5 3/8"	6' 0 1/16"
Total	178 Sq.ft	100		20' 6 5/8"
Permitted				24' 11 3/16"



Front Elevation
Scale: 3/16"

General Construction Notes

The following plans have been designed to the BC Building & Plumbing Codes 2012.

Do Not Scale this Drawing, Contact Designer for clarification if required

All ICF walls to be cut to equal dimensions. Typ.

All Interior doors to be installed: centered in it's opening or as close as possible to the nearest wall. Typ.

All Interior dimensions are to edge of stud or ICF surface. Drywall is indicated for finishing purposes only. Typ.

Always follow HPO "best practice guide" for all penetrations and door/window installation methods. Typ. Contact Designer if Req'd.

Always install splash boards and 3/0" wide drainage around entire perimeter of house. Typ.

Always provide attic and crawlspace ventilation in accordance to BCBC 2012 Part 9. Typ.

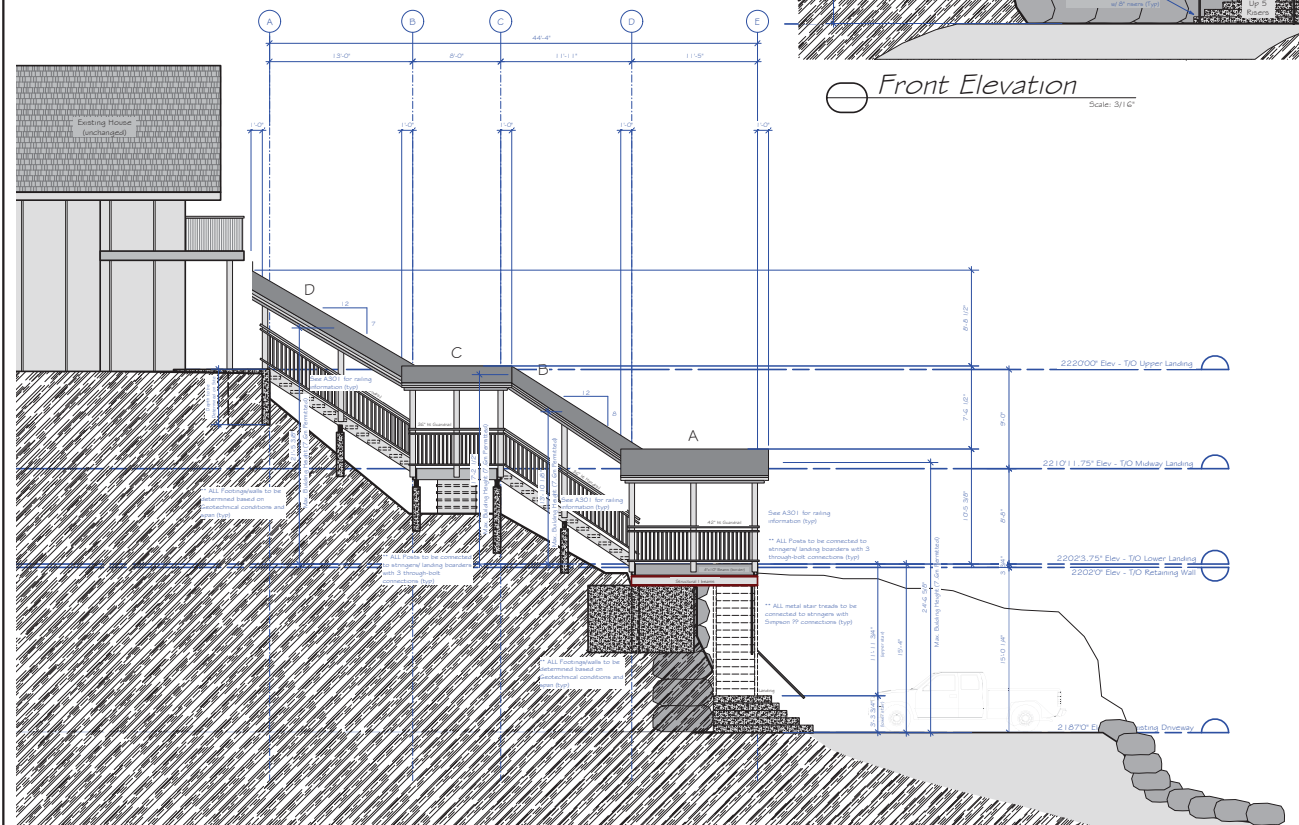
Always install interconnected fire/ smoke alarms BCBC 2012 Part 9.10.19 & CO alarms Part 9.32.4.2 Typ.

Always install graspable handrails on all interior stairs at 34" min. to 38" max height above nosing. Guards to be min. 38" to max. of 42". Typ.

Always verify existing and proposed grades prior to commencement. Compact, fill to building elevations on plans. Typ.

Always install bug screen in all rainscreen ventilated cavities. Typ.

Always verify door and windows sizes from actual RO. Confirm sizes with Designer prior to ordering and installation. Typ.



Side Elevation
Scale: 3/16"



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: September 2, 2014

REPORT: 14-101

FROM: Resort Experience

FILE: DVP 1083

SUBJECT: DVP 1083 – 8562 BUCKHORN PLACE SETBACK VARIANCES

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

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.

REFERENCES

Owner: Jamie Houssian
Civic Address: 8562 Buckhorn Place
Legal Description: P.I.D. 008-708-037, Lot 21, District Lot 2105, Plan 13277
Zoning: R11 (Residential Infill One)
Appendices: "A" Site Location
"B" Architectural Drawings
"C" Letter from property owners of 8558 Buckhorn Place
"D" Letter from property owners of 8542 Buckhorn Place

PURPOSE OF REPORT

This report seeks Council's consideration to vary the front and side setback provisions of "Zoning and Parking Bylaw, No. 303, 1983" for locating a proposed attached building for garage use.

DISCUSSION

The applicant is requesting to construct a single family dwelling with an attached two car garage. Front and side setback variances are required to accommodate the attached garage.

The site is located in the Alpine South neighbourhood. It is located in a cul-de-sac street named Buckhorn Place. Buckhorn Place is similar in character to the Alpine South neighbourhood, it is defined by a mix of architectural styles, varying topography and significant natural vegetation.

The subject property is distinguished by a steep natural slope, which creates a difference in grade of approximately 6.5 metres from the front of the site to the rear of the site. The dwelling is proposed to be located towards the front parcel line, with the dwelling's main level approximately at grade to the streetscape. Presently the subject property is vacant, while the neighbouring properties are occupied. A band of mature trees screen the site at the side and rear parcel lines. A private covenant (B99712) is registered on the title of the property that establishes a building envelope boundary.

Staff are in support of the requested variances as the proposal is well integrated with the site and the variances are minor in nature. The dwelling has been designed to suit the site's natural topography and visually the dwelling and garage incorporate with the streetscape. By zoning regulations, the garage placement at two metres from the front parcel line meets the intent of the general regulation to relax siting limitations in steeply sloped zones, as the variance is required only because the garage is attached, rather than auxiliary (detached). Staff have developed internal evaluation criteria for DVP applications. Table 1 shows how DVP 1083 compares to these criteria.

Table 1

Criteria	DVP 1064
Complements a particular streetscape or neighbourhood.	Visually, the close placement of the dwelling to the front parcel line should be well integrated with the existing streetscape. Facing the streetscape, garage height will be approximately 2.6 metres, as the garage is much lower in height than the surrounding dwelling. The garage entry faces the side parcel line, rather than directly onto the street. A landscape planting is being provided to buffer the streetscape from the garage edge.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	Design of the dwelling and garage incorporates the property's natural topography and character. The form of the dwelling is shaped to the property's natural grade change, with the basement level incorporated into the slope.
Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops.	Existing mature tree band at the sites rear and side parcel lines to be preserved.
Results in superior siting with respect to light access resulting in decreased building energy requirements.	N/A
Results in superior siting with respect to privacy.	N/A
Enhances views from neighbouring buildings and sites.	N/A
Negative impacts on neighbours or the streetscape	Garage placement is approximately at grade to the street and 7.6 metres from the street's edge. Consideration needs to be made to physically incorporate the garage into the streetscape, while design also needs to be sensitive to operational considerations (e.g. accommodating snow windrow storage, garbage set out). Landscape planting is being provided to buffer the streetscape from the garage edge.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	Aside from the requested setback variances, the proposal is in accordance with the R11 zoning, including density.
	Continuous encroachment on nature is avoided.	Band of mature trees bordering the site to be preserved. Dwelling design is incorporated into the site's natural topography. Property does not encroach on a riparian area.
	The new and renovated built environment has transitioned towards sustainable management of energy and materials.	With garage being attached to the dwelling less material resources are required and the thermal energy efficiency of the building is improved.
	Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.	Landscaped area to be added to garage buffer will be of native plant species.

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 the Zoning Bylaw by way of a development variance permit. This proposal is consistent with criteria established for consideration of development variance permits.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

The required development variance permit information sign is posted on the property. Per the requirements of the Local Government Act, notices were delivered to surrounding neighbours on August 1, 2014. At the time of writing this report, two responses have been received that pertain to site landscaping and snow management. These are attached as Appendices' C and D. The applicant has made revisions to the site landscaping to address related comments as shown in Appendix "B". Staff have also reviewed snow management considerations and have no concerns.

SUMMARY

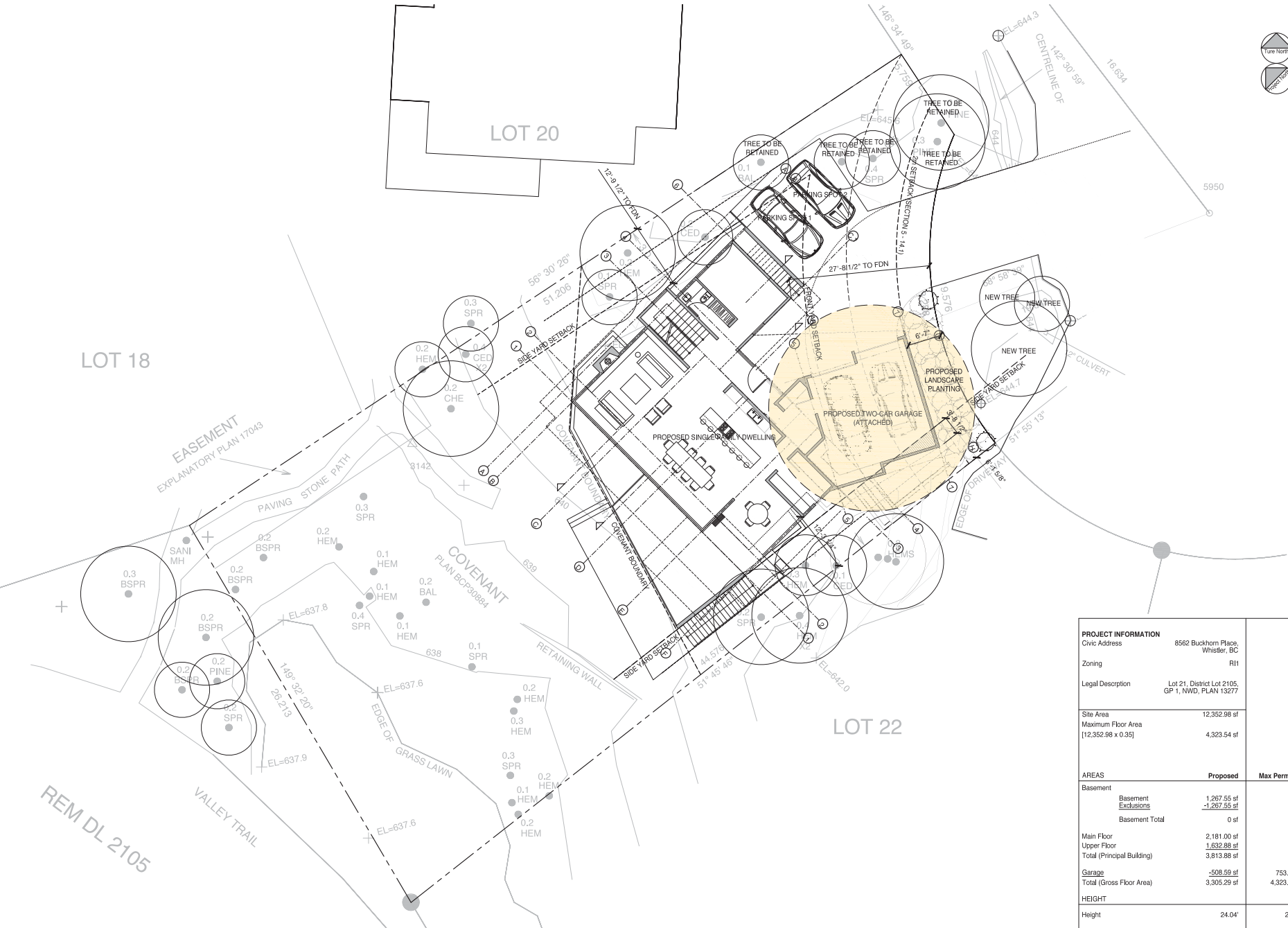
Development Variance Permit 1083 is before Council for consideration of approval to vary the front and side setback provisions of "Zoning and Parking Bylaw, No. 303, 1983" for locating a proposed attached building for garage use.

Respectfully submitted,

Brook McCrady
PLANNING ANALYST
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE



SUBJECT LANDS



GENERAL NOTES
(apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (BCBC) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify all dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is the Contractor's responsibility.

Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail books)

Provide all required blocking and backing whether indicated or not as directed by Architect or Engineer.

Date	Description
14/06/24	Development Variance Permit

REVISIONS:



Burgers
architecture inc.

4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1
PH: 604.928.6058
FAX: 604.928.9141
email: info@baisarchitecture.com

DATE:
DRAWN: **sanel avdic**
PROJECT:

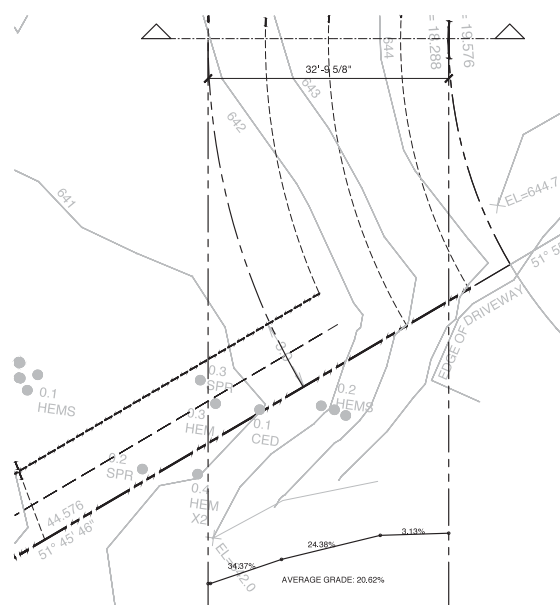
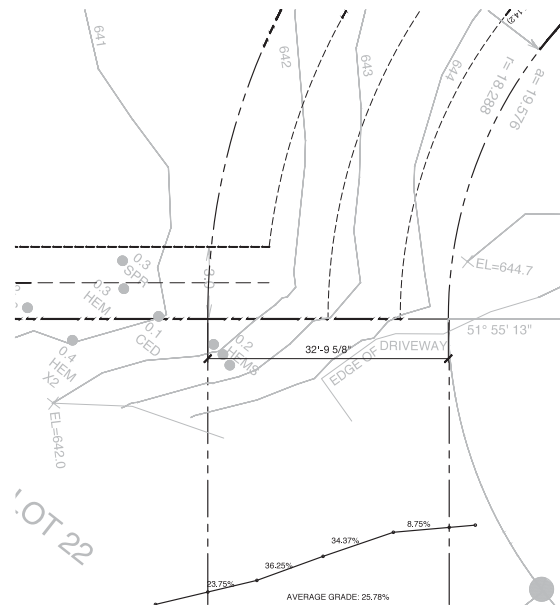
8562 Buckhorn Place
Whistler, BC

Site Plan

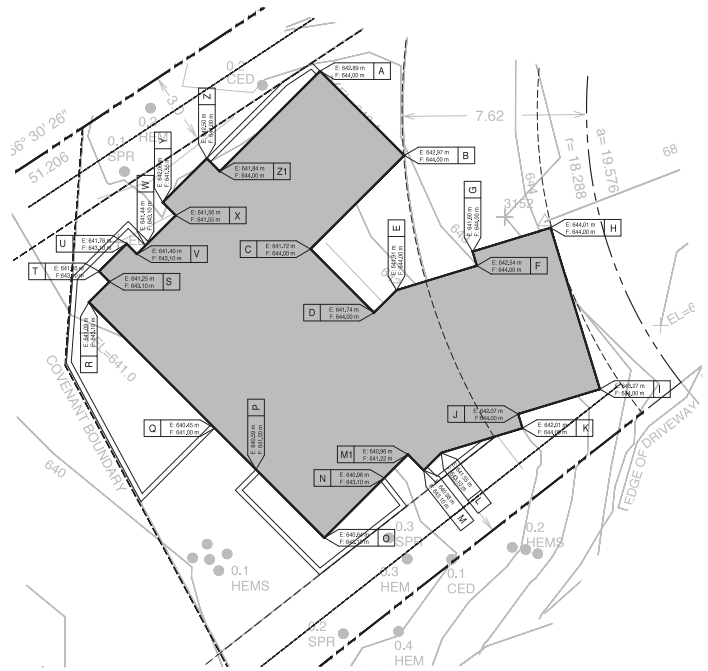
Scale: 1/8" = 1'-0"

1.0

PROJECT INFORMATION			
Civic Address	8562 Buckhorn Place, Whistler, BC		
Zoning	RH1		
Legal Description	Lot 21, District Lot 2105, GP 1, NWD, PLAN 13277		
Site Area	12,352.98 sf		
Maximum Floor Area [12,352.98 x 0.35]	4,323.54 sf		
AREAS	Proposed	Max Permitted	
Basement			
Basement Exclusions	-1,287.55 sf		
Basement Total	0 sf		
Main Floor	2,181.00 sf		
Upper Floor	1,632.88 sf		
Total (Principal Building)	3,813.88 sf		
Garage	-508.59 sf	753.47 sf	
Total (Gross Floor Area)	3,305.29 sf	4,323.54 sf	
HEIGHT			
Height	24.04'	24.93'	



AVERAGE GRADE WITHIN 10m OF FRONT
PARCEL LINE: 23.20%



AVERAGE GRADES

AVERAGE GRADE (FINISHED)				
CORNER	GRADE	AVERAGE	LENGTH	AVG
A	644.00	644.00	4.95 m	
B	644.00	644.00	5.51 m	
C	644.00	644.00	3.73 m	
D	644.00	644.00	1.32 m	
E	644.00	644.00	3.49 m	
F	644.00	644.00	0.61 m	
G	644.00	644.00	3.39 m	
H	644.00	644.00	7.01 m	
I	644.00	644.00	3.55 m	
J	644.00	644.00	0.61 m	
K	644.00	643.55	3.53 m	
L	643.10	643.10	1.02 m	
M	643.10	642.16	0.94 m	
M1	641.22	642.16	1.37 m	
N	643.10	643.10	3.53 m	
O	641.00	642.05	4.01 m	
P	641.00	641.00	2.44 m	
Q	643.10	642.05	7.39 m	
R	643.10	643.10	1.21 m	
S	643.10	643.10	0.61 m	
T	643.10	643.10	1.62 m	
U	643.10	643.10	0.61 m	
V	643.10	643.10	0.70 m	
W	643.10	642.33	1.58 m	
X	641.55	641.55	0.76 m	
Y	641.55	642.78	2.59 m	
Z	644.00	644.00	0.76 m	
Z1	644.00	644.00	5.89 m	
TOTAL				74.75 m
AVG. GRADE:				644.00

AVERAGE GRADE (BY BUILDING FACE)				
A	644.00	644.00	4.95 m	3,187.80 m
B	644.00	644.00	5.51 m	3,549.44 m
C	644.00	644.00	3.73 m	2,402.12 m
D	644.00	644.00	1.32 m	850.08 m
E	644.00	644.00	3.49 m	2,247.56 m
F	644.00	644.00	0.61 m	392.84 m
G	644.00	644.00	3.39 m	2,183.16 m
H	644.00	644.00	7.01 m	4,514.44 m
East Building Face Average Finish Grade:			644.00	
I	644.00	644.00	3.55 m	2,286.20 m
J	644.00	644.00	0.61 m	392.84 m
K	643.10	643.55	3.53 m	2,271.73 m
L	643.10	643.10	1.02 m	655.96 m
M	641.22	642.16	0.94 m	600.83 m
M1	641.22	642.16	1.37 m	879.76 m
N	643.10	643.10	3.53 m	2,270.14 m
South Building Face Average Finish Grade:			643.32	
O	643.10	643.10	4.01 m	2,578.83 m
P	643.10	643.10	2.44 m	1,569.16 m
Q	643.10	643.10	7.39 m	4,752.51 m
West Building Face Average Finish Grade:			643.10	
*Green indicates localized depression for basement access. Excluded from Average Grade Calculations				
R	643.10	643.10	1.21 m	778.15 m
S	643.10	643.10	0.61 m	392.29 m
T	643.10	643.10	1.62 m	1,041.82 m
U	643.10	643.10	0.61 m	392.29 m
V	643.10	643.10	0.70 m	450.17 m
W	643.10	642.33	1.58 m	1,014.87 m
X	641.55	641.55	0.76 m	487.58 m
Y	641.55	642.78	2.59 m	1,664.79 m
Z	644.00	644.00	0.76 m	489.44 m
Z1	644.00	644.00	5.89 m	3,793.16 m
North Building Face Average Finish Grade:			643.27	

GENERAL NOTES (apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (BCBC).
Intert edition and to all local codes. All construction to conform to applicable codes.
The Contractor and Sub-Contractors shall verify dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is the Contractor's responsibility.

Dimensions
All exterior dimensions are to face of concrete or to face of plywood sheathing.
All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference
(refer to detail books)

Provide all required blocking and bracing whether indicated or not as directed by Architect or Engineer.

140624 Development Variance Permit
Date Description

REVISIONS:

bai
Burgers
architecture inc.
4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1
PH: 604 928 6058
FAX: 604 928 9141
email: info@baichitects.com

DRAWN: sanel avdic
PROJECT:

8562 Buckhorn Place
Whistler, BC

Grade
Calculations

Scale: 1/8" = 1'-0"

1.1

This Building has been designed in conformance with the British Columbia Building Code (BCBC) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify all dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is Contractor's responsibility.

Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

All interior dimensions are to face of stud

Construction Assembly Reference

Provide all required blocking and backing whether indicated or not as directed by Architect or Engineer.

14/05/24	Development Variance Perm
Date	Description

REVISIONS:

bai

Burgers
architecture inc.

4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7V 1Y1

PH 604 926 6058
FAX 604 926 9141
email: info@baiarchitects.com

DATE: _____

DRAWN: sanel avdic

PROJECT:

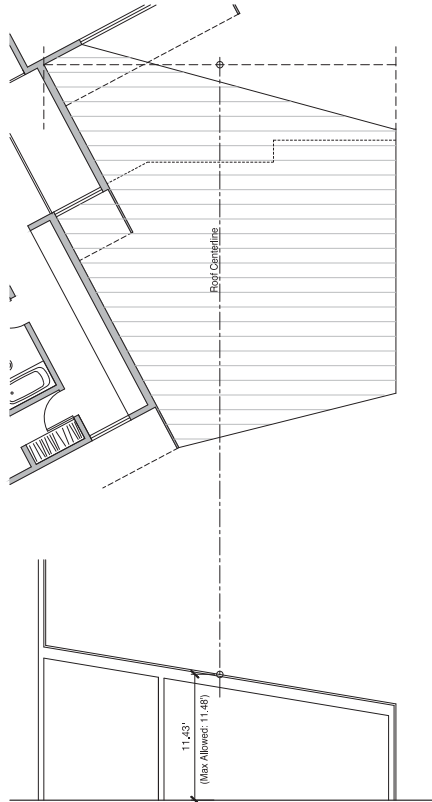
8562 Buckhorn Place
Whistler, BC

Roof Plan

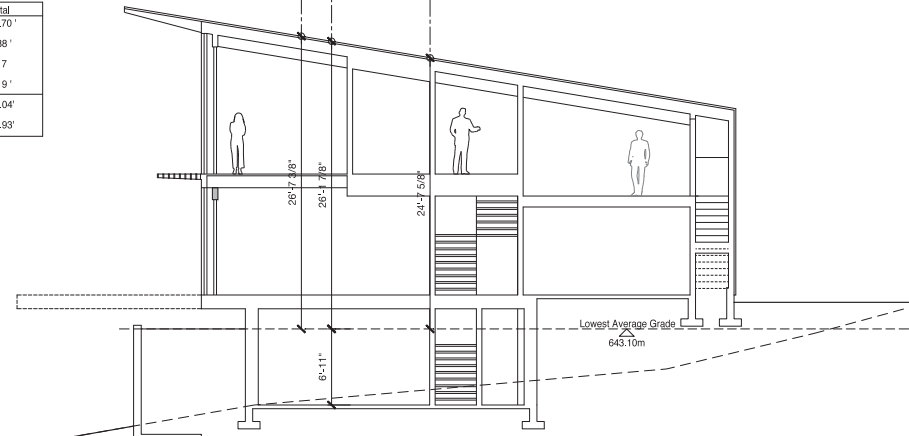
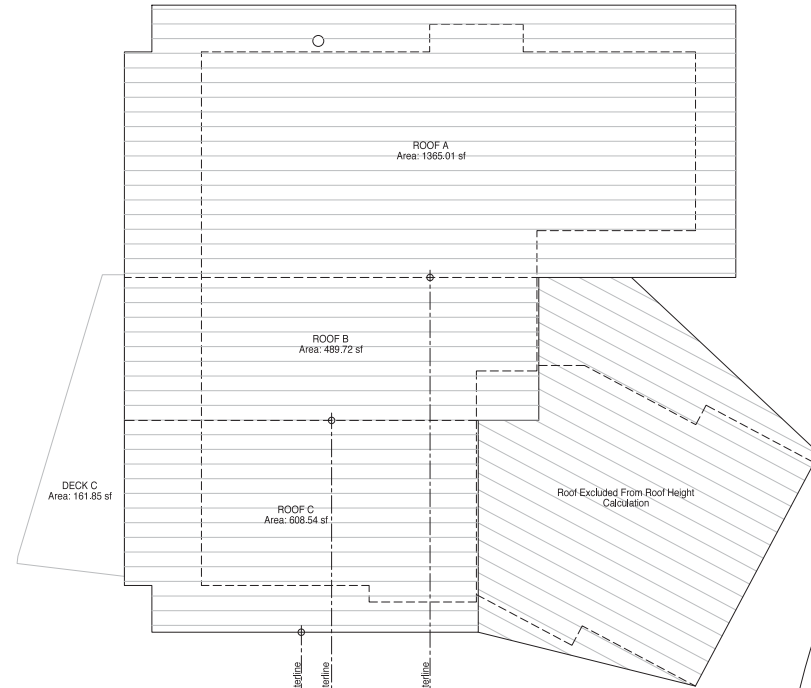
Scale: 1/4" = 1'-0"

1 3 6

5.0



Roof	Area	%	Height	Total
A	1365.10 sf	52.00 %	24.63'	12.70'
B	489.72 sf	18.66 %	26.15'	4.88'
C	608.54 sf	23.18 %	26.61'	6.17'
D	164.85	6.17 %	3.08'	0.19'
			Height (Proposed):	24.04'
			Height (Allowed):	24.93'



GENERAL NOTES (apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (BCBC) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify all dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is the Contractor's responsibility.

Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail books)

Provide all required blocking and bracing whether indicated or not as directed by Architect or Engineer.

140624 Development Variance Permit
Date Description

REVISIONS:

bai

Burgers
architecture inc.

4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7Y 1Y1

PH: 604 928 6058
FAX: 604 928 9141
email: info@baiarchitects.com

DATE:

DRAWN: sanel avdic

PROJECT:

8562 Buckhorn Place
Whistler, BC

Roof
Height
Calculation

Scale: 1/4" = 1'-0"

1 3 6 10

5.1

GENERAL NOTES

(apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (B.C.B.C.) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify all dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is the Contractor's responsibility.

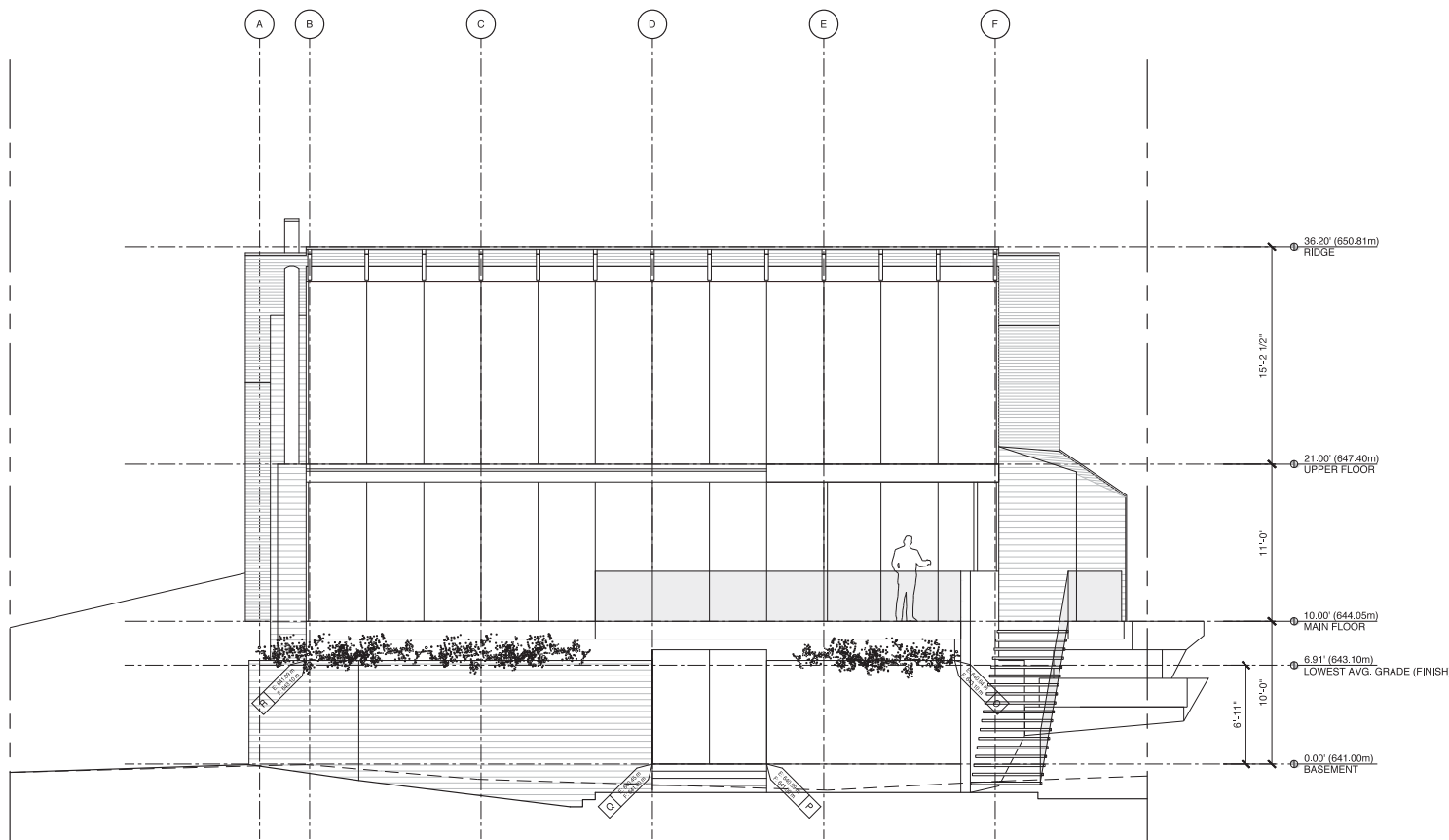
Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail books)

Provide all required blocking and backing whether indicated or not as directed by Architect or Engineer.



140624 Development Variance Permit
Date Description

REVISIONS:

bai

Burgers
architecture inc.

4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7Y 1Y1

PH: 604 928 6058
FAX: 604 928 9141
email: info@baiarchitects.com

DATE:

DRAWN: sanel avdic

PROJECT:

8562 Buckhorn Place
Whistler, BC

West
Elevation

Scale: 1/4" = 1'-0"
1 3 6 10

6.0

GENERAL NOTES
(apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (B.C.B.C.) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify all dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is the Contractor's responsibility.

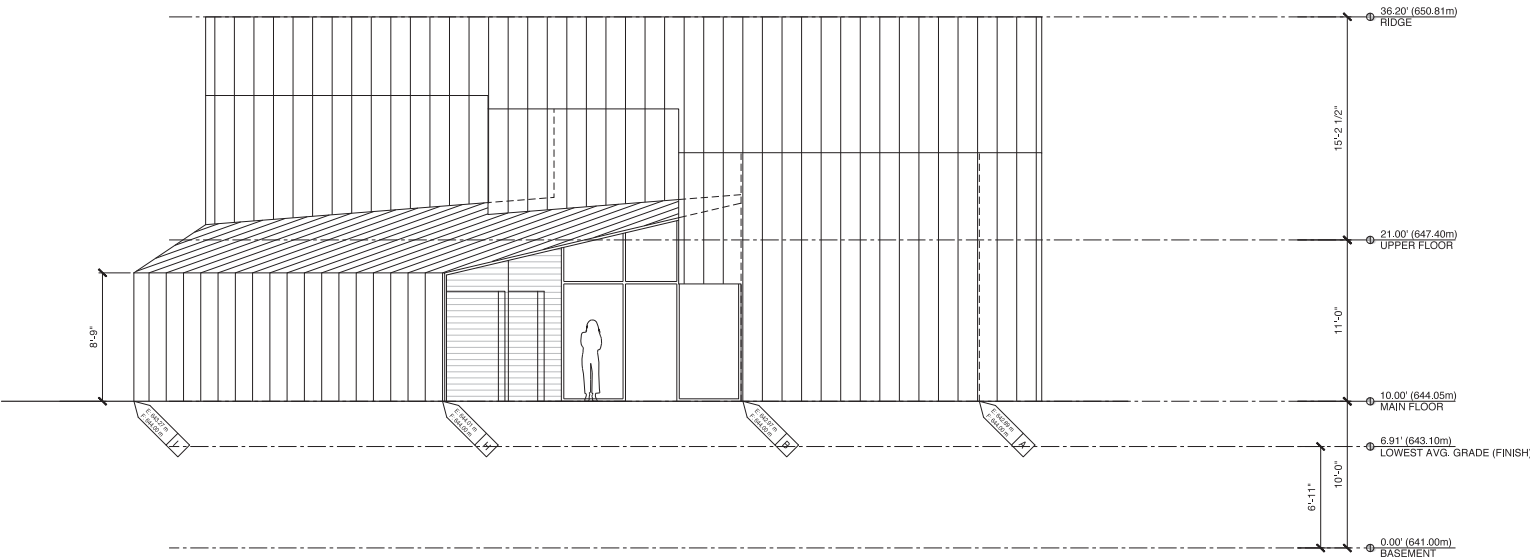
Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail books)

Provide all required blocking and backing whether indicated or not as directed by Architect or Engineer.



Date	Description
14/06/24	Development Variance Permit

REVISIONS:

bai

Burgers
architecture inc.

4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7Y 1Y1
PH: 604 928 6058
FAX: 604 928 9141
email: info@baiarchitects.com

DATE:

DRAWN: **sanel avdic**

PROJECT:

8562 Buckhorn Place
Whistler, BC

East
Elevation
*elevation view from street

Scale: 1/4" = 1'-0"

1 3 6 10

6.2

GENERAL NOTES

(apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (B.C.B.C.) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify all dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is the Contractor's responsibility.

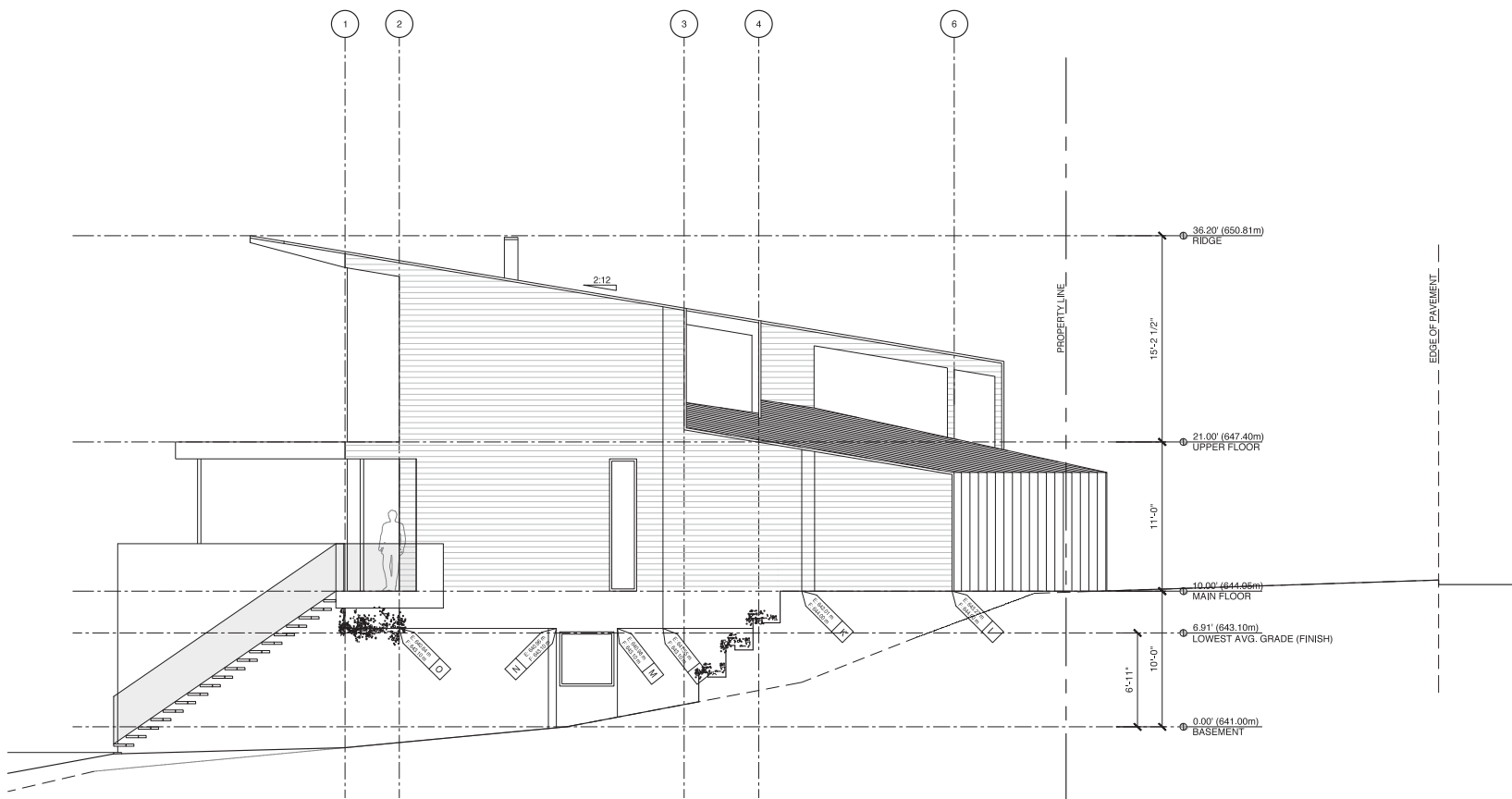
Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail books)

Provide all required blocking and backing whether indicated or not as directed by Architect or Engineer.



140624 Development Variance Permit
Date Description

REVISIONS:

bai

Burgers
architecture inc.

4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7Y 1Y1

PH: 604 928 6058
FAX: 604 928 9141
email: info@baiarchitects.com

DATE:

DRAWN: sanel avdic

PROJECT:

8562 Buckhorn Place
Whistler, BC

South
Elevation

Scale: 1/4" = 1'-0"

1 3 6 10

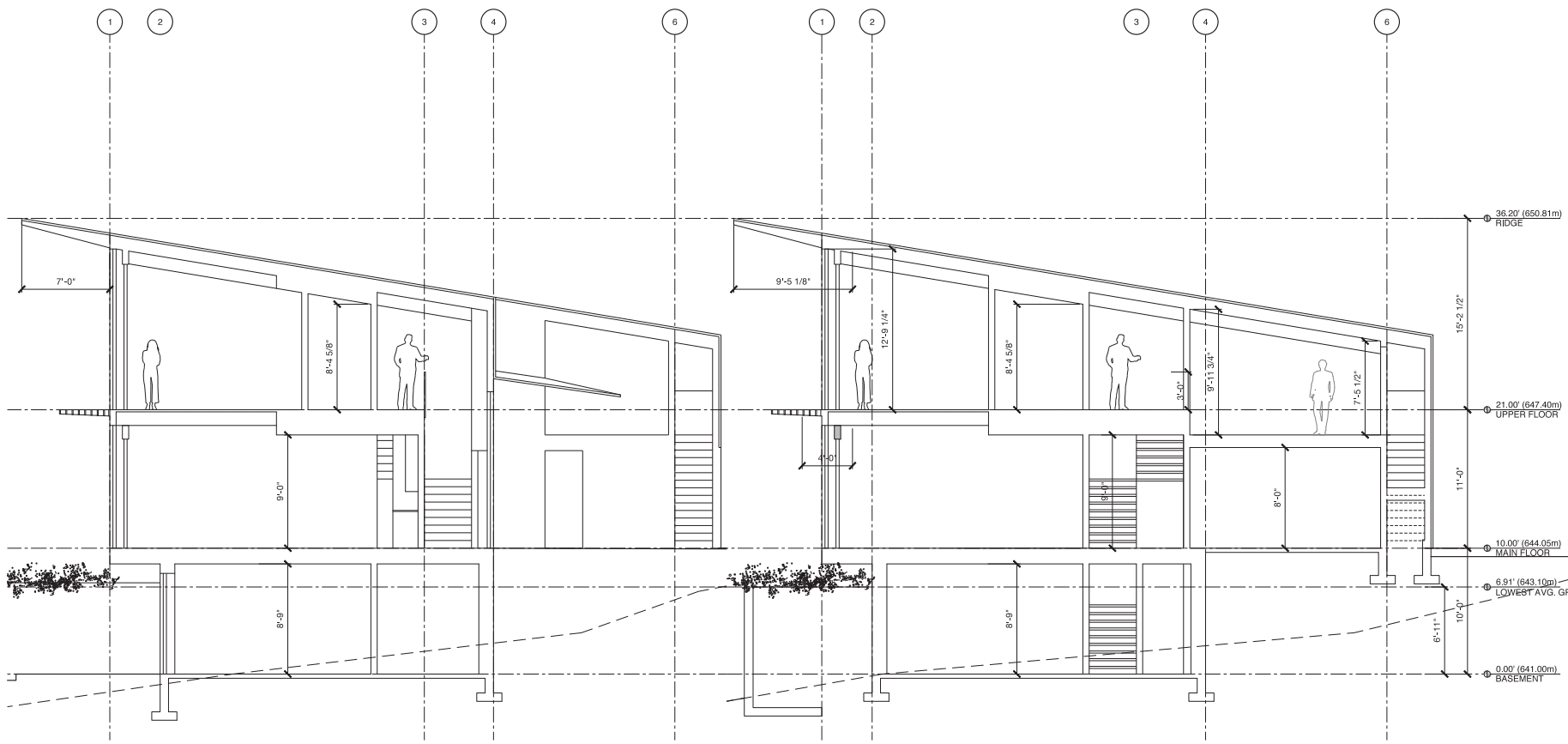
6.3

GENERAL NOTES
(apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (B.C.B.C.) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is the Contractor's responsibility.

Dimensions
All exterior dimensions are to face of concrete or to face of plywood sheathing.
All interior dimensions are to face of stud unless otherwise noted.
Construction Assembly Reference (refer to detail books)
Provide all required blocking and backing whether indicated or not as directed by Architect or Engineer.



Date	Description
14/06/24	Development Variance Permit

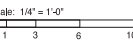
REVISIONS:

bai
Burgers
architecture inc.
4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7Y 1Y1
PH: 604.928.6058
FAX: 604.928.9141
email: info@baiarchitects.com

DATE:
DRAWN: **sanel avdic**
PROJECT:

8562 Buckhorn Place
Whistler, BC

Section



7.0



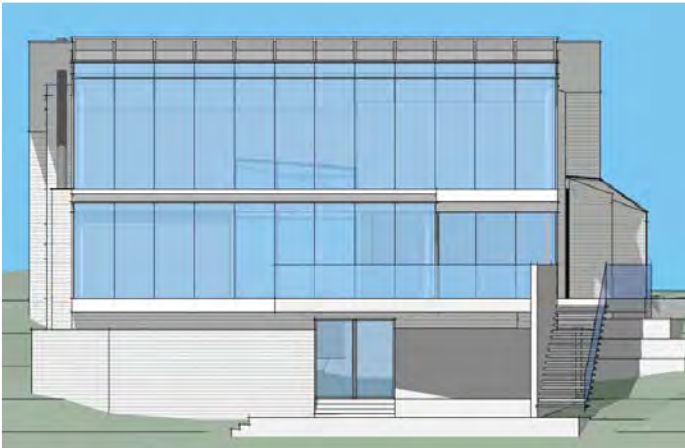
NORTH ELEVATION



EAST ELEVATION
"street view"



SOUTH ELEVATION



WEST ELEVATION

GENERAL NOTES
(apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (B.C.B.C.) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify all dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is the Contractor's responsibility.

Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail books)

Provide all required blocking and backing whether indicated or not as directed by Architect or Engineer.

Date	Description
14/06/24	Development Variance Permit

REVISIONS:

bai

Burgers
architecture inc.

4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7Y 1Y1

PH: 604 928 6058
FAX: 604 928 9141
email: info@baiarchitects.com

DATE:

DRAWN: **sanel avdic**

PROJECT:

8562 Buckhorn Place
Whistler, BC

3D Views

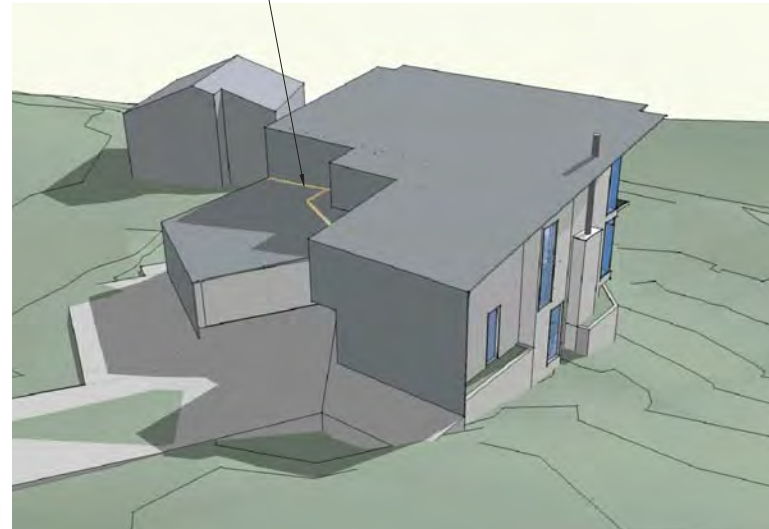
Scale: NTS
1 3 6 10

8.0



Boundary between Principal Building and Garage

Boundary between Principal Building and Garage



GENERAL NOTES (apply to all drawings)

This Building has been designed in conformance with the British Columbia Building Code (B.C.B.C.) latest edition and to all local codes. All construction to conform to applicable codes.

The Contractor and Sub-Contractors shall verify all dimensions on site and report any discrepancy to the Architect prior to start of construction. Final dimensions of all components is the Contractor's responsibility.

Dimensions

All exterior dimensions are to face of concrete or to face of plywood sheathing.

All interior dimensions are to face of stud unless otherwise noted.

Construction Assembly Reference (refer to detail books)

Provide all required blocking and backing whether indicated or not as directed by Architect or Engineer.

140624 Development Variance Permit
Date Description

REVISIONS:

bai

Burgers
architecture inc.

4288 HAYWOOD AVENUE
WEST VANCOUVER, BC
V7Y 1Y1

PH: 604 928 6058
FAX: 604 928 9141
email: info@baiarchitects.com

DATE:

DRAWN: **sanel avdic**

PROJECT:

8562 Buckhorn Place
Whistler, BC

3D Views

Scale: NTS

1 3 6 10

8.1

From: [David](#)
To: [Brook McCrady](#)
Subject: Development Variance Permit Application No. 1083
Date: Wednesday, August 13, 2014 3:12:21 PM

Dear Brook,

Thank you for taking the time to speak to me today about the Variance Application for 8562 Buckhorn Place. I also appreciate you showing me the plans.

My wife and I own the property at 8558 Buckhorn Place which is the property immediately abutting to the southeast of 8562 Buckhorn Place.

In general, we have no objection to the proposed variance request. We understand the subject property has covenants on it which to some extent makes it difficult to construct a home which complies with those guidelines. It appears the architect has done their best to comply with those guidelines.

There is one area we would appreciate consultation with the owners of 8562 Buckhorn and their architect with respect to landscaping of the property. We have over the years invested considerable time and resources to not only landscaping our own property, but also landscaping and maintaining a portion of the subject property adjacent to the Valley Trail. As you and others using the Valley Trail may have observed, this portion of the Alpine Meadows trail has been carefully maintained, and in our opinion adds considerable ambiance to the area. In addition, there has been considerable landscaping and tree planting on the border of our property and the subject property. We are hopeful the owners of 8562 Buckhorn are amenable to discussing any changes they may wish to make which would affect the landscaping and trees in place.

I have attached some photos showing some of the landscaping.

My contact information is as follows:

Email dcdavidcottrell@gmail.com
Cel Phone 604-417-0955

Thank you for your attention.

David Cottrell











From: [Planning](#)
To: [Brook McCrady](#)
Cc: [Melissa Laidlaw](#)
Subject: FW: VARIANCE PERMIT APPLICATION 1083
Date: Thursday, August 14, 2014 2:43:29 PM

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

From: Milorad Rusimovich [<mailto:milobc@icloud.com>]
Sent: Wednesday, August 13, 2014 4:29 PM
To: Planning
Subject: VARIANCE PERMIT APPLICATION 1083

Hi Brook,

As per our conversation of yesterday I am sending you this e mail to confirm our concerns as to snow removal from Buckhorn Place which will be impacted as soon as there is a home built on the currently vacant lot at 8562 Buckhorn. Over the past 6-7 years this lot has been used by the municipality and contracted snow removal companies as a snow dump. At times the amount of snow there is as high as a 1 story home. My concern is where will the snow be placed once this lot is no longer available? We have no issues with the Variance Permit Application and look forward to having new neighbours. Please call me if you have any questions.

Cheers,

Milo Rusimovich
Patricia Wagner
8542 Buckhorn Place
Whistler, BC V0N1B8
604-902-1109

Milo Rusimovich



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: September 2, 2014

REPORT: 14-100

FROM: Resort Experience

FILE: RZ 1080

SUBJECT: RZ 1080 – 2010 LONDON LANE – FIRST AND SECOND READINGS OF ZONING AMENDMENT BYLAW

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 (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.

REFERENCES

Location: 2010 London Lane
Legal Description: Lot 3 Block A D.L. 7176 Plan 18981
Owner: London Lane Holdings Inc., Inc. No. BC0976790
Zoning: CS1 Zone (Commercial Service Station One)
Date of Application: February 19, 2014
Appendices: “A” Location Map

PURPOSE OF REPORT

This report presents Zoning Amendment Bylaw (CL5 Zone – Commercial Local Five) No. 2063, 2014, a bylaw to amend the commercial uses permitted for the property located at 2010 London Lane through creation of a new zone specific to the site. The report recommends that Council consider giving first and second readings to the Bylaw, and direct staff to schedule the public hearing.

DISCUSSION

Background

Zoning Amendment Application No. 1080 was reviewed by Council on August 5, 2014 (see Report No.14-087 for background information and RMOW policy analysis). The rezoning application requests to add Personal Service and limited Sporting Goods Rental and Repair (excluding watercraft related equipment such as kayaks, canoes, paddleboards, etc.) uses, and to delete Service Station, Automobile Repair and Servicing, and Automobile Parts Sales uses from the property. Council authorized staff to proceed with further review of the application and to prepare the necessary zoning amendment bylaw for Council consideration.

The subject property is located at the intersection of Highway 99 and London Lane in the Whistler Creek neighbourhood as shown on the location map attached as Appendix A.

Rezoning Proposal

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

This section of the report outlines the changes to Zoning Bylaw No. 303 as proposed in Zoning Amendment Bylaw (CL5 Zone – Commercial Local Five) No. 2063, 2014. The bylaw proposes to create a new site specific CL5 (Commercial Local Five) zone to replace the existing CS1 zone for the property. The existing CS1 zone is tailored to permit an automobile service station as well as retail and restaurant uses. The property owners do not intend to develop the property as a service station and to complement the permitted retail and restaurant uses have requested select additional commercial uses that may be accommodated on this small site (0.137 ha) within the Creekside commercial area. The new CL5 zone would additionally permit personal services or sporting goods rental and repair uses on the parcel as principal uses and as requested by the property owner, would delete the currently permitted automotive uses (automobile repair and service, automobile parts sales and gasoline service station)

The proposed CL5 (Commercial Local Five) zone outlines specific permitted uses, density, setback, height and parking requirements for the property. Permitted uses will be limited to auxiliary buildings and auxiliary uses; auxiliary residential unit; laundromat and dry cleaning establishment, personal services; restaurant; retail; and sporting goods rental and repair, excluding the rental or repair of watercraft including kayaks, canoes, and paddleboards. The permitted restaurant use including back of house floor area is limited to 90 square metres as is permitted under the existing CS1 zoning.

The proposed CL5 zone permits the development of a total of 342.7 square metres (3,688.4 sq.ft.) of gross floor area on the parcel. The commercial building under construction has utilized all of the permitted gross floor area.

The proposed CL5 zone density, setbacks, height, site area, frontage, off-street parking and loading, and other regulations reflect the CS1 zoning regulations which the building under construction and approved under DP No. 1320 with variances was based upon.

WHISTLER 2020 ANALYSIS

The Whistler 2020 Analysis was provided in Administrative Report No. 14-087 to Council on August 5, 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. 14-087 to Council on August 5, 2014.

Green Building Policy

Whistler's Green Building Policy provides direction for commitments in respect of green building features for proposed rezoning. A summary was provided in Administrative Report No. 14-087 to Council on August 5, 2014. Green building objectives are being implemented as part of the approved development and building permits for the building under construction.

Works and Services Charges Bylaws

A summary evaluation was provided in the Administrative Report No. 14-087 to Council on August 5, 2014. Applicable fees will be assessed and collected at time of building permit application.

Employee Housing Service Charge Bylaw

A summary evaluation was provided in the attached Administrative Report No. 14-087 to Council on August 5, 2014.

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 (CL5 Zone – Commercial Local Five) No. 2063, 2014 for a rezoning application for the property located at 2010 London Lane. The rezoning application will create a new zone which amends the permitted commercial uses for this property.

The zoning amendment bylaw is presented for Council consideration of first and second reading and scheduling of a public hearing.

Respectfully submitted,

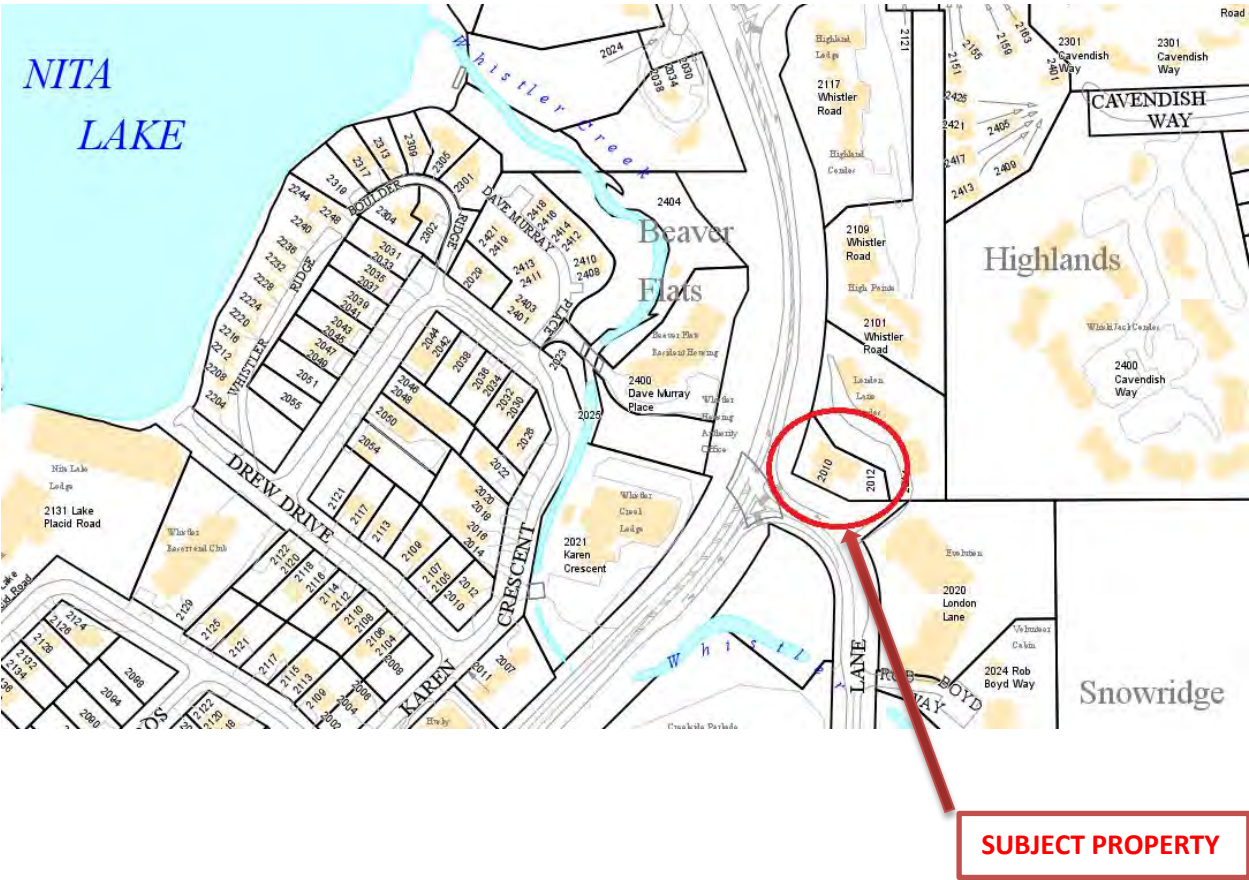
Mike Kirkegaard
DIRECTOR OF PLANNING

Robert Brennan MCIP, RPP
PLANNER

for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

LOCATION MAP - 2010 LONDON LANE





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

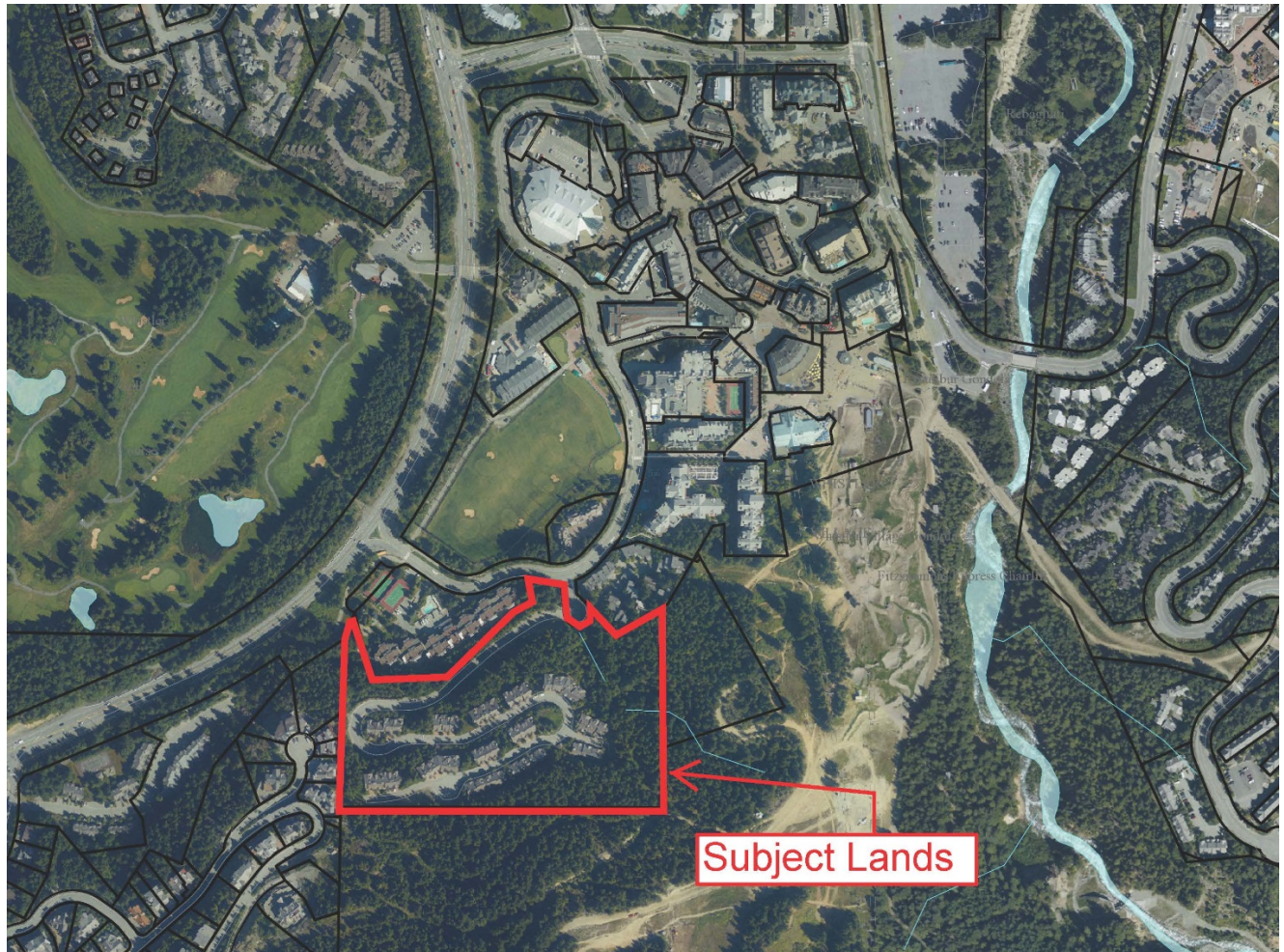
This report describes rezoning application RZ1084 and seeks Council's endorsement for further review of the application and preparation of the necessary zoning amendment bylaw for Council's consideration.

Respectfully submitted,

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

APPENDIX A

LOCATION MAP





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: September 2, 2014

REPORT: 14-104

FROM: Resort Experience

FILE: AS 0002

SUBJECT: AS 0002 - 4369 MAIN STREET TELUS ROOFTOP ANTENNAE AND RADIO
CABINET APPLICATION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize the issuance of a letter of concurrence (support) to Industry Canada for the proposed Telus rooftop antennae and radio cabinets as shown in the plans prepared by GS Sayers Engineering Ltd. (S101, S301-303, S401-403) dated February 2014 and attached as Appendix B to Administrative Report No. 14-104.

REFERENCES

Appendix A - Location Map

Appendix B - Proposed Plans

PURPOSE OF REPORT

The purpose of this report is to provide Council with information on the proposed TELUS rooftop antenna installation at 4369 Main Street (Alpenglow Lodge) and to have Council authorize the issuance of a letter of concurrence (support) for the project to Industry Canada.

DISCUSSION

Background

Council adopted Council Policy G-25 Antenna System Siting Protocol on December 17, 2013. This Council Policy sets out the Resort Municipality of Whistler's (RMOW) application, review procedures and development guidelines for the location and design of antenna systems. The application by TELUS for the 6 panel antennas and 3 radio cabinets at 4369 Main Street (Alpenglow Lodge) has been reviewed consistent with the Council policy.

Proposed site

The applicant, TELUS Communications, submitted the Antenna System Application on June 25, 2014. The proposed site location is on the rooftop and chimney of the Alpenglow Lodge at 4369 Main Street in Whistler Village. TELUS has entered into a lease agreement and had strata approval granted from the owners of Strata Plan LMS2818 in April 2014 to allow for the rooftop antenna installation. The proposed antennae will be building mounted on Alpenglow Lodge similar to the existing Rogers Communications antennae.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services and in order to improve network performance, TELUS is looking to add the proposed rooftop antenna installation. RMOW staff and TELUS conducted a site investigation meeting at the Alpenglowlodge in the fall of 2013. TELUS looked at a number of sites in Whistler Village and it was determined that the Alpenglowlodge rooftop is a viable structure and suitable for the operations of TELUS' network equipment. TELUS' radio frequency engineers have identified that the proposed rooftop telecommunications installation will provide service coverage in Whistler Village.

Proposal

The proposal is for 2 chimney mounted panel antennas and 4 roof mounted panel antennas for a total of 6 panel antennae and related 3 equipment cabinets that will be on the sunken rooftop out of view. The proposed panel antenna designs and radio cabinets are shown in Appendix B. The chimney mounted and roof panel antennas will be painted to match the existing building colours.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Economic	Physical and social infrastructure attract and support work and investment	Increased cell coverage would help home based business or business travellers with their day to day business. A reliable and strong radiocommunication network in Whistler supports business interests.
Health and Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events.	Enhanced cell phone coverage allows better access to 911 services. More than half of 911 calls are made on cell phones.
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views and evoking a dynamic sense of place	Location on existing building protects views and antenna panel colours will match existing building to meet Whistler Village design guidelines to retain Whistler's mountain resort character.
Built Environment	The built environment is safe and accessible for people of all abilities, anticipating and accommodating wellbeing needs and satisfying visitor experience.	Visitors expect adequate cell phone coverage for business and personal reasons. With enhanced cell phone coverage the visitor experience could be satisfied. Visitors can share their experience in Whistler on their cell phones during vacations.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting views and evoking a dynamic sense of place	Views and mountain character may be impacted by Antenna systems depending on the location. Staff have worked with the applicant to mitigate the visibility of the proposed antennas and radio cabinets.

OTHER POLICY CONSIDERATIONS

Council Policy G-25 Antenna System Siting Protocol

Section 12 - Development Guidelines	
Location	<ul style="list-style-type: none">• The proposed antenna systems will be co-located with existing Rogers antenna systems on the rooftop of the Alpenglow.• Rooftops of existing buildings within Whistler Village are listed as a preferred location for proposed antenna systems.• Public views will not be adversely impacted
Buffering and Screening	The proposed panel antennae will be placed on building and chimney and radio cabinets will be screened by existing sunken rooftop area that is not visible from the street.
Style and Colour	Antenna Systems will be painted to match existing colours of building.
Structure	Wall mounted antennas will be painted to match the wall colour.
Height	The panel antennas will 1.92 metres in height which meets the RMOW preference of the height being 3 metres or less from the rooftop. The antenna will be visible from the street.
Yards, Parking, Access	Rooftop access to the building is limited to maintenance personnel and Telus/Rogers.
Equipment cabinets in public space	Equipment cabinets are on rooftop which has no public access.
Signage and Lighting	No signage or lighting is proposed.
Rooftop Equipment	Rooftop Equipment will not be visible as there is a sunken area on the rooftop that will house the equipment.

Official Community Plan

This project is consistent with Official Community Plan Amendment Bylaw No. 1021, 1993.

BUDGET CONSIDERATIONS

There are no significant budget implications with this proposal. Antenna System application fees provide for the recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

Consistent with Council Policy G-25 an information sign has been placed at the Alpenglow Lodge at 4369 Main Street. No comments have been received to date.

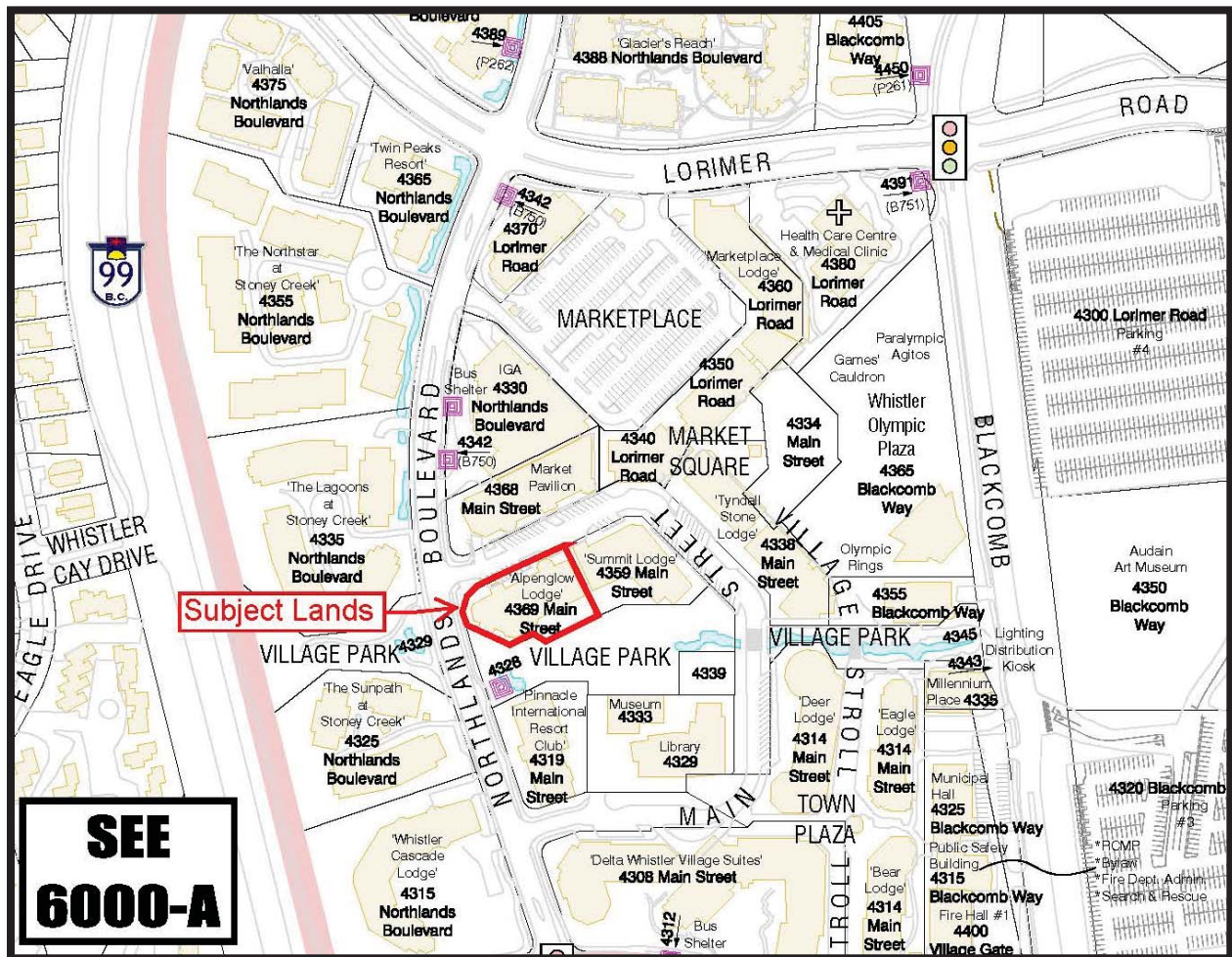
SUMMARY

AS 0002 – 4369 Main Street proposes 6 panel antennae and 3 radio cabinet installations as shown in Appendix B. Staff recommend Council support the issuance of a letter of concurrence (support) for the proposed installation.

Respectfully submitted,

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

Location Map





SITE NAME: WHISTLER ALPENGLOW LODGE

SITE ID: BC2642

LOCATION: 4369 MAIN STREET
WHISTLER, BC

SITE TYPE: ROOFTOP

DRAWING LIST:

- S101 TITLE PAGE
- S301 SITE PLAN
- S302 ROOF PLAN
- S303 EQUIPMENT PLAN
- S401 NORTH ELEVATION
- S402 SOUTH ELEVATION
- S403 EAST AND WEST ELEVATIONS

	2014.02.19	ISSUED FOR CLIENT REVIEW
	2014.01.31	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	FEB 2014	Drawing:
Scale:	NA	S101
Drawn:	RS	
Checked:	GF	
Project:	213499	Of

Copyright Reserved.

This plan and design are, and at all times remain the exclusive property of GS Sayers Engineering Ltd. and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawings.

Sketches may be issued which augment or alter the information presented on this drawing. It is the responsibility of parties using this drawing to ensure that they are in possession of all such sketches.



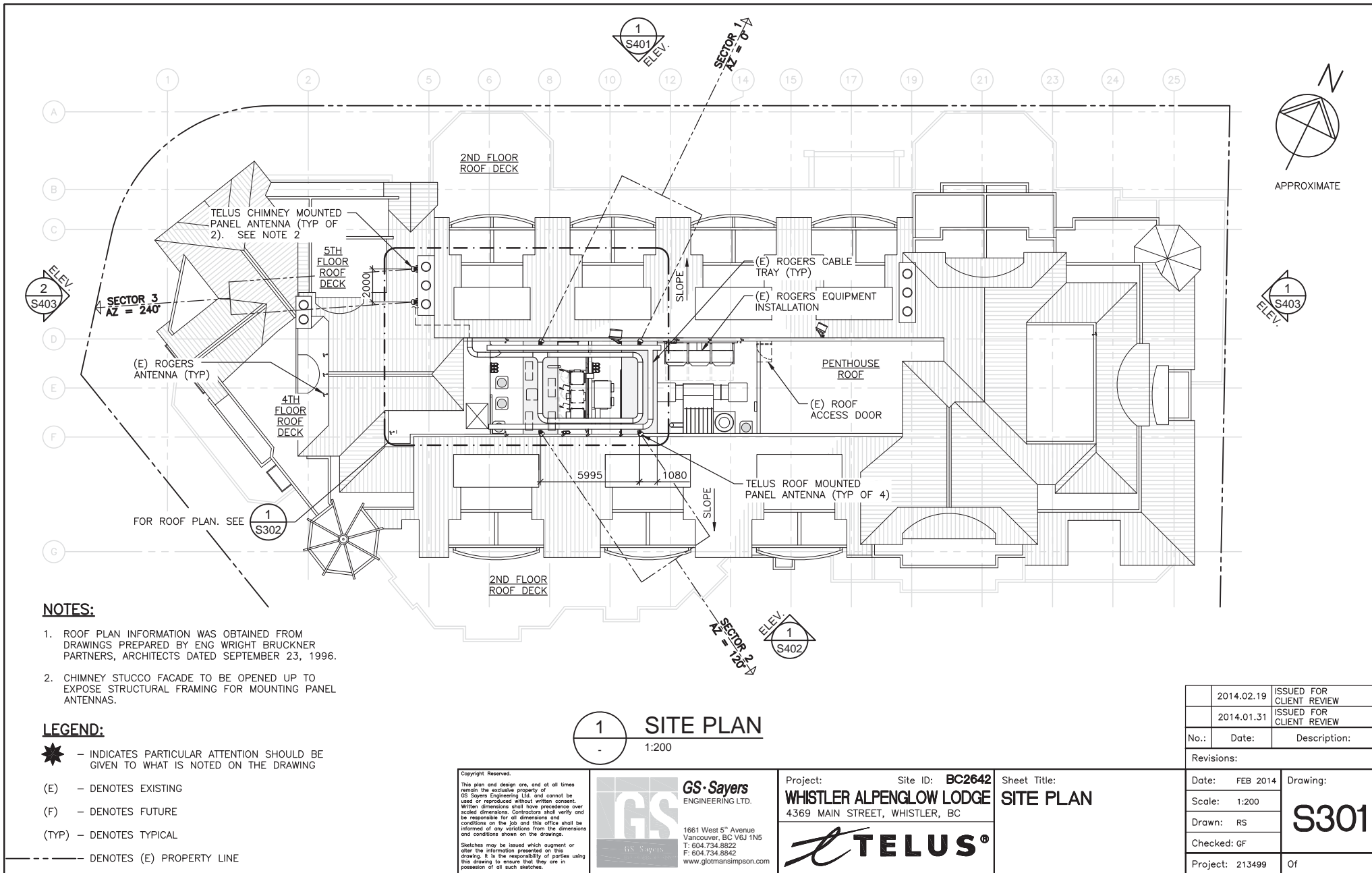
GS·Sayers
ENGINEERING LTD.

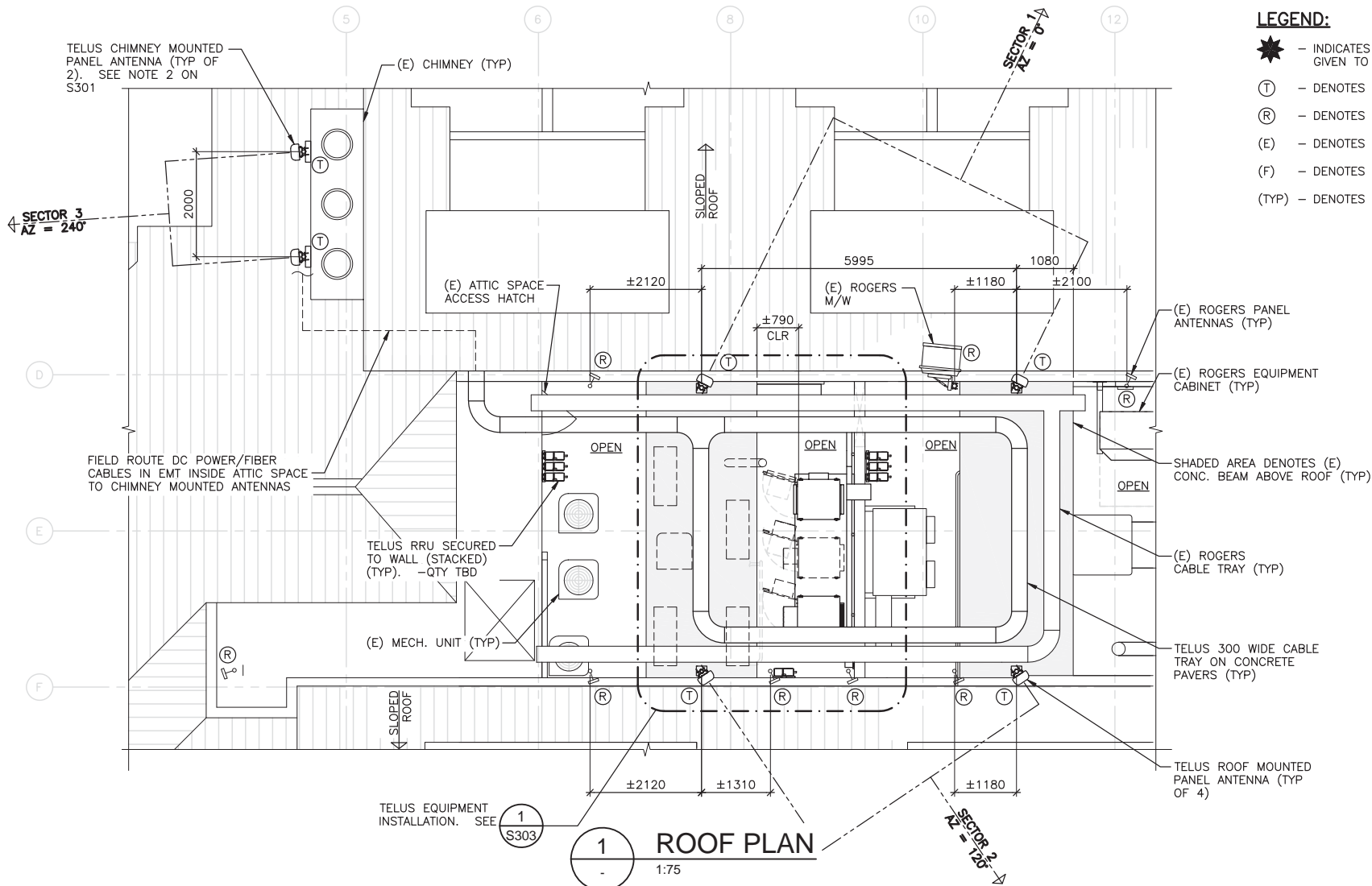
1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.giotmansimpson.com

Project: Site ID: **BC2642**
WHISTLER ALPENGLOW LODGE
 4369 MAIN STREET, WHISTLER, BC



Sheet Title:
TITLE PAGE





LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (T) - DENOTES PROPOSED TELUS ANTENNA POSITION
- (R) - DENOTES (E) ROGERS ANTENNA POSITION
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL



	2014.02.19	ISSUED FOR CLIENT REVIEW
	2014.01.31	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	FEB 2014	Drawing:
Scale:	1:75	S302
Drawn:	RS	
Checked:	GF	
Project:	213499	Of

Copyright Reserved.

This plan and design are, and at all times remain the exclusive property of GS Sayers Engineering Ltd. and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawings.

Sketches may be issued which augment or alter the information presented on this drawing. It is the responsibility of parties using this drawing to ensure that they are in possession of all such sketches.



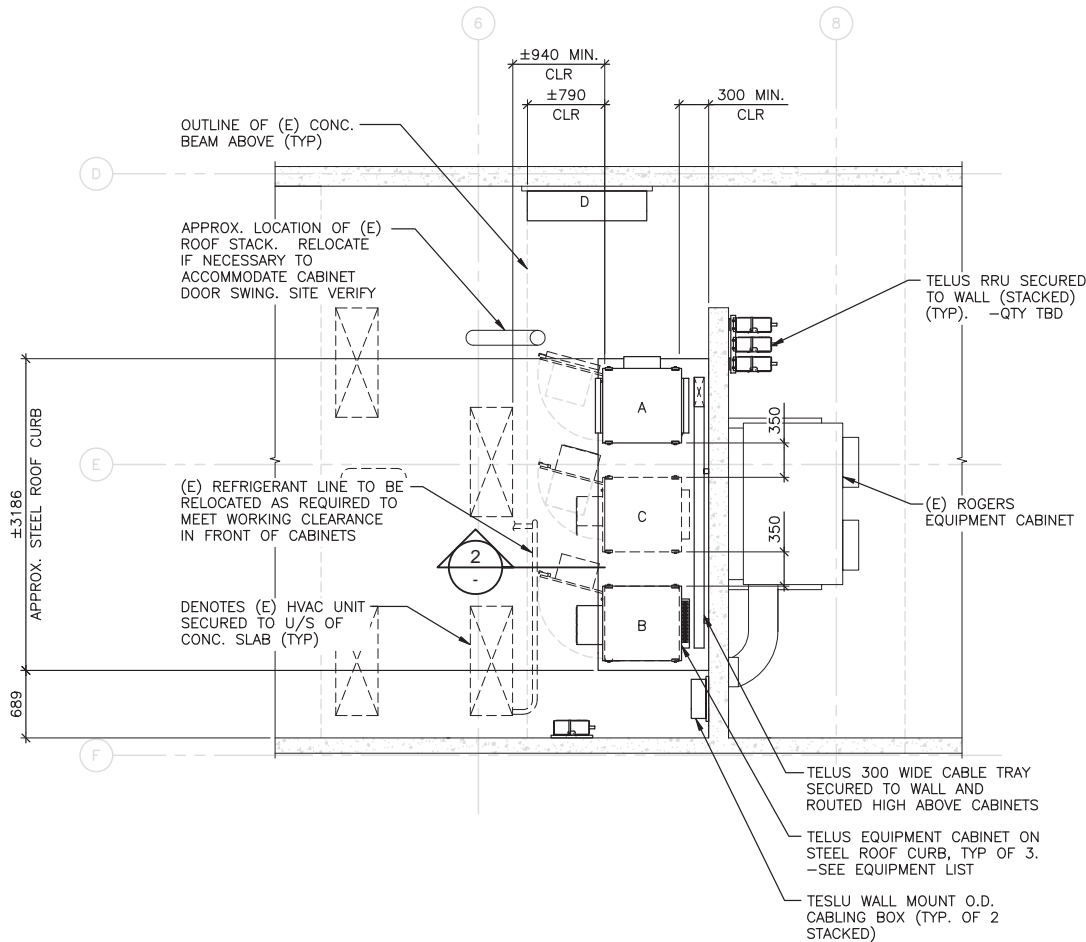
GS·Sayers
ENGINEERING LTD.

1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glsimpsonsimpson.com

Project: Site ID: **BC2642**
WHISTLER ALPENGLOW LODGE
4369 MAIN STREET, WHISTLER, BC



Sheet Title:
ROOF PLAN



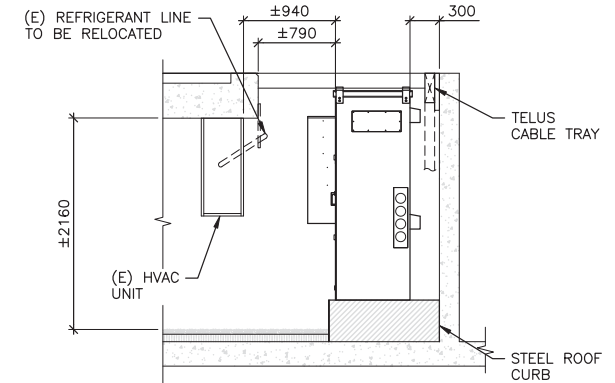
1
S302
EQUIPMENT PLAN
1:50

LEGEND:

- INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- DENOTES (E) CONCRETE STRUCTURE
- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL

TELUS EQUIPMENT LIST:

- A - Te20u POWER (1100kg)
- B - Te20u EQUIP. (1100kg)
- C - FUTURE Te20u (1100kg)
- D - WALL MOUNTED AUXILIARY CABINET 1.2mx1.2mx0.3m



2
-
EQUIPMENT ELEVATION
1:50

Copyright Reserved.

This plan and design are, and at all times remain the exclusive property of GS Sayers Engineering Ltd. and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawings.

Sketches may be issued which augment or alter the information presented on this drawing. It is the responsibility of parties using this drawing to ensure that they are in possession of all such sketches.



GS-Sayers
ENGINEERING LTD.

1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glsimps.com

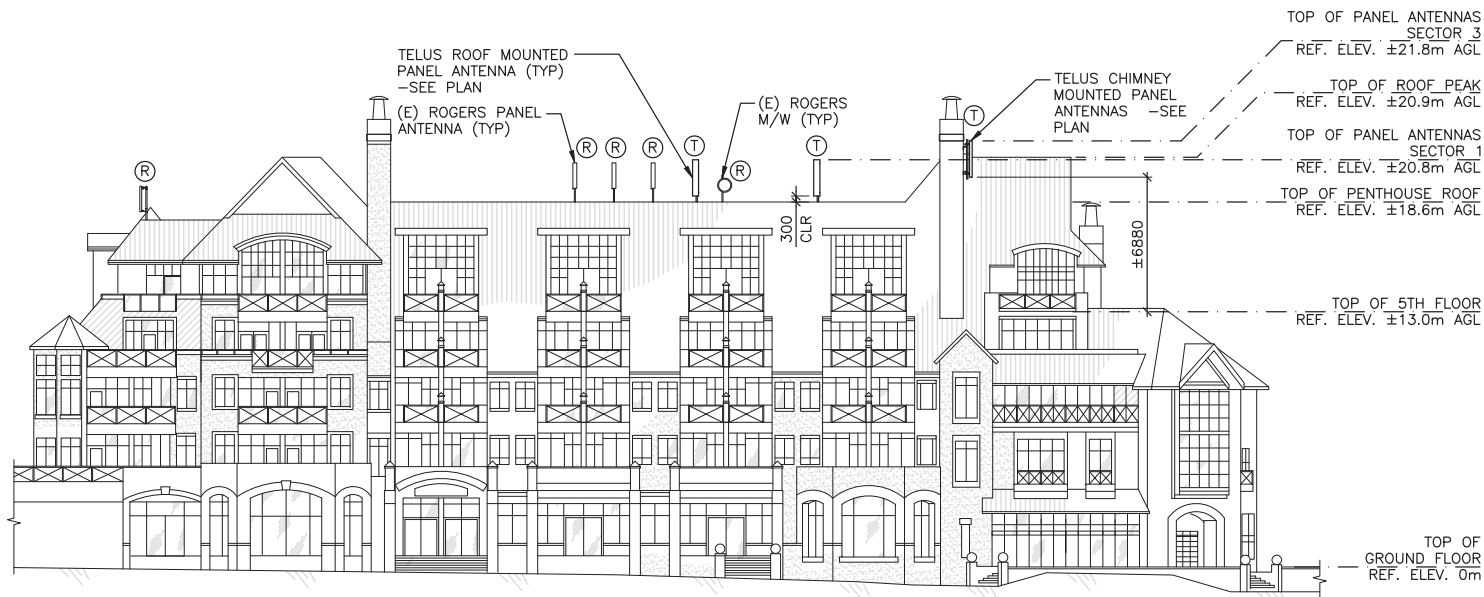
Project: **WHISTLER ALPENGLOW LODGE**
4369 MAIN STREET, WHISTLER, BC

Site ID: **BC2642**

Sheet Title: **EQUIPMENT PLAN**



	2014.02.19	ISSUED FOR CLIENT REVIEW
	2014.01.31	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	FEB 2014	Drawing:
Scale:	1:50	S303
Drawn:	RS	
Checked:	GF	
Project:	213499	Of



NOTES:

1. PAINT ANTENNAS AND VISIBLE MOUNTING HARDWARE TO MATCH BUILDING.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- Ⓣ - DENOTES PROPOSED TELUS ANTENNA POSITION
- Ⓡ - DENOTES (E) ROGERS ANTENNA POSITION
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL

1 NORTH ELEVATION
S301 1:250

	2014.02.19	ISSUED FOR CLIENT REVIEW
	2014.01.31	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	FEB 2014	Drawing:
Scale:	1:250	S401
Drawn:	RS	
Checked:	GF	
Project:	213499	Of

Copyright Reserved.

This plan and design are, and at all times remain the exclusive property of GS Sayers Engineering Ltd. and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawings.

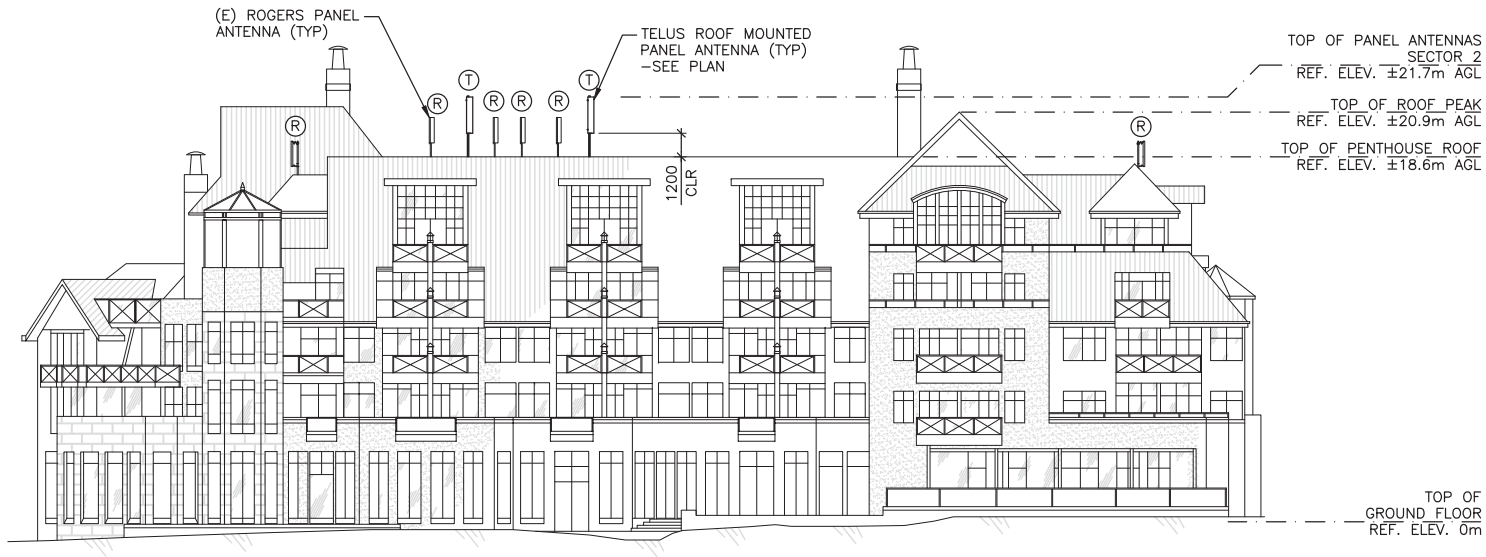
Sketches may be issued which augment or alter the information presented on this drawing. It is the responsibility of parties using this drawing to ensure that they are in possession of all such sketches.

GS-Sayers
ENGINEERING LTD.
1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glotmansimpson.com

Project: Site ID: **BC2642**
WHISTLER ALPENGLOW LODGE
4369 MAIN STREET, WHISTLER, BC

TELUS

Sheet Title:
NORTH ELEVATION



NOTES:

1. PAINT ANTENNAS AND VISIBLE MOUNTING HARDWARE TO MATCH BUILDING.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (T) - DENOTES PROPOSED TELUS ANTENNA POSITION
- (R) - DENOTES (E) ROGERS ANTENNA POSITION
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL

1 SOUTH ELEVATION
S301 1:250

	2014.02.19	ISSUED FOR CLIENT REVIEW
	2014.01.31	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	FEB 2014	Drawing:
Scale:	1:250	S402
Drawn:	RS	
Checked:	GF	
Project:	213499	Of

Copyright Reserved.

This plan and design are, and at all times remain the exclusive property of GS Sayers Engineering Ltd. and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawings.

Sketches may be issued which augment or alter the information presented on this drawing. It is the responsibility of parties using this drawing to ensure that they are in possession of all such sketches.



GS-Sayers
ENGINEERING LTD.

1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glotmansimpson.com

Project: Site ID: **BC2642**
WHISTLER ALPENGLOW LODGE
4369 MAIN STREET, WHISTLER, BC



Sheet Title:
SOUTH ELEVATION

TOP OF PANEL ANTENNAS
SECTOR 3
REF. ELEV. $\pm 21.8\text{m}$ AGL

TOP OF PANEL ANTENNAS
SECTOR 2
REF. ELEV. $\pm 21.7\text{m}$ AGL

TOP OF ROOF PEAK
REF. ELEV. $\pm 20.9\text{m}$ AGL

TOP OF PANEL ANTENNAS
SECTOR 1
REF. ELEV. $\pm 20.8\text{m}$ AGL

TOP OF PENTHOUSE ROOF
REF. ELEV. $\pm 18.6\text{m}$ AGL

TOP OF 5TH FLOOR
REF. ELEV. $\pm 13.0\text{m}$ AGL

TOP OF
GROUND FLOOR
REF. ELEV. 0m

(E) ROGERS PANEL
ANTENNA (TYP)

TELUS CHIMNEY MOUNTED
PANEL ANTENNAS -SEE
PLAN

06891

1

S301

EAST ELEVATION

1:250

2

S301

WEST ELEVATION

1:250

NOTES:

1. PAINT ANTENNAS AND VISIBLE MOUNTING HARDWARE TO MATCH BUILDING.

LEGEND:

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- Ⓓ - DENOTES PROPOSED TELUS ANTENNA POSITION
- Ⓔ - DENOTES (E) ROGERS ANTENNA POSITION
- (E) - DENOTES EXISTING
- (F) - DENOTES FUTURE
- (TYP) - DENOTES TYPICAL
- AGL - DENOTES ABOVE GRADE LEVEL

Copyright Reserved.

This plan and design are, and at all times remain the exclusive property of GS Sayers Engineering Ltd. and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawings.

Sketches may be issued which augment or alter the information presented on this drawing. It is the responsibility of parties using this drawing to ensure that they are in possession of all such sketches.



GS-Sayers
ENGINEERING LTD.

1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: 604.734.8822
F: 604.734.8842
www.glotmansimpson.com

Project: Site ID: **BC2642**
WHISTLER ALPENGLOW LODGE
4369 MAIN STREET, WHISTLER, BC



Sheet Title:
**EAST AND WEST
ELEVATIONS**

	2014.02.19	ISSUED FOR CLIENT REVIEW
	2014.01.31	ISSUED FOR CLIENT REVIEW
No.:	Date:	Description:
Revisions:		
Date:	FEB 2014	Drawing:
Scale:	1:250	S403
Drawn:	RS	
Checked:	GF	
Project:	213499	Of



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: September 2, 2014

REPORT: 14-105

FROM: Infrastructure Services

FILE: 271.4

SUBJECT: ALPINE WATER MAIN REPLACEMENT PROJECT – 2014 UPDATE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize staff to postpone the Phase 1 portion of the Alpine Water Main Replacement project, and consolidate that work with the Phase 2 work scheduled for 2015.

REFERENCES

None

PURPOSE

The purpose of this report is to inform Council of the process and outcomes of the 2014 phase of the E055 project (Alpine Water Main Replacements and related paving), and to recommend to Council that the Phase 1 works be postponed and consolidated with the Phase 2 works, scheduled for 2015.

DISCUSSION

Overview

In May of 2014, Council approved the 2014-2018 Five-Year Financial Plan bylaw which includes a listing of projects for the upcoming five years. A three year water utility project was included, with a total value of \$4,966,000, to replace 6.9 km of pipe in the Alpine Meadows neighborhood. The work will also include some new hydrants, and associated road restoration. This work is being conducted to replace the unlined iron pipe in the Alpine Meadows neighbourhood which has been the source of aesthetic water quality complaints.

When setting the project phasing in late 2013, staff understood that this project would not likely receive a budget “green light” until May of 2014. Not until that green light was given, could staff begin the multi-stepped process of initiating the competitive process necessary (RFP) to engage a consultant for analysis, field investigation and surveying, design, preparation of contract documents, and tendering. Foreseeing these many steps, and the likelihood that we would get off to a late start in 2014, staff purposefully minimized the scope of the Phase 1 (2014) work, which forms approximately one-fifth of the total project scope.

The detailed design and construction for the subsequent two larger phases (2015 and 2016) was scheduled to be tendered in the spring of each of those assigned years.

Construction Tender

The 2014 construction tender document was published on August 5, 2014, and two subsequent addenda were published prior to closing. Three construction firms attended the August 12, 2014 pre-tender meeting and all publicly expressed interest in bidding for the work. The tender closed on

August 19, 2014, with only one bid received. Comments received from contractors revealed that many were simply too busy at this time of year to begin a construction project of this nature. Our engineering consultant has evaluated the bid and concluded that the bid value is within the expected range. Staff have considered this and we believe that there may be added value if this Phase 1 work is deferred, and combined with planned 2015 work. Staff are of the view that the increased volumes and quantities in the 2015 contract offering will likely achieve overall lower unit prices. In addition, the early season tendering in 2015 will most likely result in greater competitiveness, with a larger pool of eager contractors, again resulting in lower bid prices.

The sole bidder was informed of the decision to defer the work to 2015 on August 21st. The Engineer was also instructed to proceed immediately with the design, construction planning and preparation of tender documents for subsequent years, including integrating the 2014 existing design and construction plan into 2015. As a result, some engineering costs forecast to occur in 2015 and 2016 will instead occur in 2014.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behaviour that moves Whistler toward success and sustainability	By deferring the planned work to 2015, it is likely capital costs will be significantly lower as a result of a more competitive bid result and the larger quantities.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Water	Whistler's potable water supply system delivers water of excellent quality, which meets or exceeds all relevant health standards, and meets benchmark aesthetic standards whenever possible	The planned work which would improve Whistler's water to some degree will occur, but in 2015 not 2014.
Finance	Financial principles, practices and tools employed by both the public and private sectors encourage behaviour that moves Whistler toward success and sustainability	The RMOW will continue to incur minor costs related to bi-weekly flushing and higher chlorine use until the Alpine piping is replaced.

OTHER POLICY CONSIDERATIONS

When the value of purchases and contracts exceed \$500,000, staff are required to seek Council approval. There is no specific policy with respect to the receipt of only one bid when a public tender offering has been made.

BUDGET CONSIDERATIONS

The 2014 project budget was \$926,000 including engineering, construction and paving. With 2014 construction work deferred to 2015, the Engineers have been instructed to proceed immediately with the design, construction plan and tender document preparation for subsequent years, including integrating the 2014 existing design and construction plan. As a result, some engineering costs forecast to occur in 2015 and 2016 will instead occur in 2014.

A small increase in advertising and design costs may result from this change. Other factors will also affect deferred costs, such as fuel costs and inflation, costs that will very likely be offset by the larger scope and efficiencies in the revised 2015 project tender offering.

With 2014 construction deferred to 2015, and design work moved to 2014, the 2015 and 2016 project budget proposals will be adjusted during the annual project budgeting process to include the revised scope of work in subsequent years.

COMMUNITY ENGAGEMENT AND CONSULTATION

Alpine residents had been informed through signs at the entrances to Alpine, advertisements in local papers, and RMOW web postings that construction was to commence in the fall of 2014, with completion of the project in 2015-2016. Various individuals residing or having homes in Alpine have made telephone and email enquiries and have received the same information as publicly available. With this change in project schedule the signs will be revised and new advertising published.

SUMMARY

Completing the first phase of replacing the unlined cast iron water mains in Alpine in 2014 would have been a first step in a three-phased project targeted at improving the water quality in Alpine Meadows.

Only a single bid was received in response to the August 2014 public construction tender. Staff have been advised that many contractors were simply too busy at this time of year to submit bids. Staff will therefore retender the construction in the spring of 2015 as a part of the planned 2015 Alpine construction work. It is believed this deferral will provide an overall reduction in construction costs.

Design and construction planning for 2015 and 2015 work will proceed immediately, rather than in January 2015 formerly planned.

Respectfully submitted,

Michael Day
UTILITIES GROUP MANAGER
for
Joe Paul
GENERAL MANAGER, INFRASTRUCTURE SERVICES

**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2063, 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, 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 (CL5 Zone – Commercial Local Five) No. 2063, 2014"
2. Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) adding "CL5" to Section 7 under the heading, "C Zones" and adding under the heading, "Commercial Zones", the following:

"Commercial Local Five (Bylaw No. 2063, 2014)".
 - (b) amending Schedule "A" Zoning Map by changing the zoning designation of all of the lands contained in the parcel as shown in heavy black outline on the plan annexed to this Bylaw as Schedule "1" to CL5 (Commercial Local Five).
 - (c) adding to Section 8 in numerical order the Zoning District Schedule "CL5" as annexed to this Bylaw as Schedule "2".
 - (d) by amending Section 23, Schedule "A", "Legend of Zones", by adding under the heading, "Commercial Zones" the following:

"Local Five CL5".
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 and second readings this __ day of ____, ____.

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

Given third reading this __ day of ____, ____.

Approved by the Minister of Transportation this __ day of ____, ____.

Adopted by the Council this __ day of ____, ____.

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

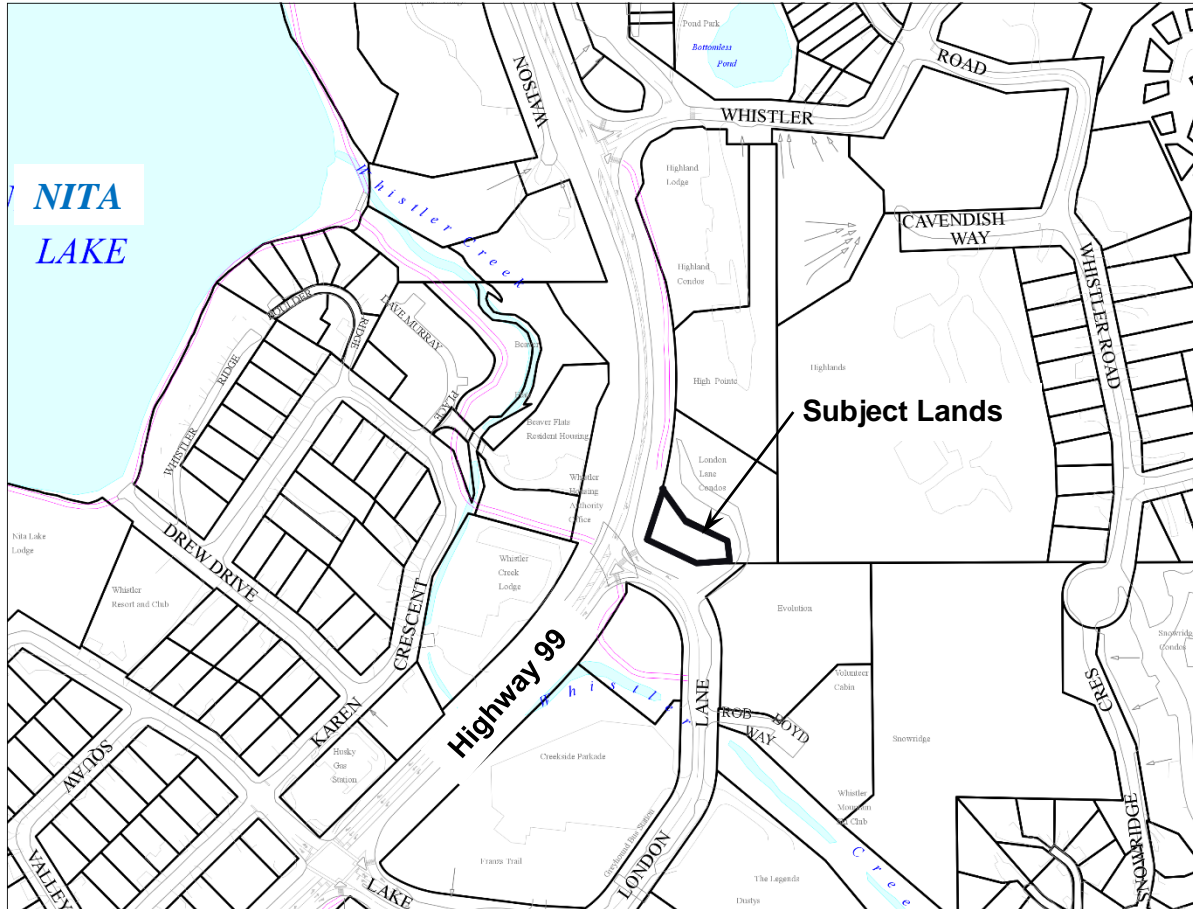
Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of "Zoning Amendment Bylaw (CL5
Zone – Commercial Local Five) No.
2063, 2014"

Shannon Story,
Corporate Officer

SCHEDULE 1
2010 London Lane to be zoned CL5 (Commercial Local One)



SCHEDULE 2

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

Intent

The intent of this zone is to provide for commercial uses on a small site adjacent to a residential area.

- 13 In the CL5 Zone:

Permitted Uses

- 13.1 The following uses are permitted, and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses including vehicle parking;
- (b) auxiliary residential dwelling unit;
- (c) laundromat and dry cleaning establishment;
- (d) personal services;
- (e) restaurant;
- (f) retail; and
- (g) sporting goods rental and repair, excluding the rental or repair of watercraft including kayaks, canoes and paddleboards.

Density

- 13.2 The maximum permitted floor space ratio is 0.25.

Height

- 13.3 The maximum permitted height of a building is 5 metres.

Site Area and Frontage

- 13.4 The minimum permitted parcel area is 1,350 square metres. The minimum permitted parcel frontage is 25 metres.

Site Coverage

- 13.5 No regulations.

Setbacks

13.6.1 The minimum permitted front setback is 7.6 metres.

13.6.2 The minimum permitted side setback is 3.5 metres.

13.6.3 The minimum permitted rear setback is 3 metres.

Off-Street Parking and Loading

13.7 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

13.8.1 The maximum permitted gross floor area for restaurant use is 90 square metres.

13.8.2 One auxiliary residential dwelling unit is permitted per commercial building.

13.8.3 The maximum permitted gross floor area of an auxiliary residential dwelling unit is 50 square metres and no portion of the first storey of a building, except for the entrance to the residential portion, is to be used for residential purposes.

13.8.4 An auxiliary residential dwelling unit shall contain a maximum of 2 bedrooms.

13.8.5 The placing of more than one principal building on a parcel is not permitted.

13.8.6 Outdoor storage and display of merchandise is not permitted visible from Highway 99.

**RESORT MUNICIPALITY OF WHISTLER
LAND USE CONTRACT AMENDMENT BYLAW (BLUEBERRY HILL) NO. 2062, 2014**

A BYLAW TO AMEND A LAND USE CONTRACT

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

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

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

1. This bylaw may be cited for all purposes as "Land Use Contract Amendment Bylaw (Blueberry Hill) No. 2062, 2014"
2. This bylaw applies to lands whose legal descriptions are set out on Schedule A.
3. That certain land use contract registered in the Vancouver Land Title Office under No. G2947 on January 11, 1979, as subsequently amended under Nos. M1301, GC43586 and BG279304, is further amended as set out in Schedule B in respect of the lands to which this bylaw applies, and the Corporate Officer shall register a certified copy of this bylaw in the Land Title Office in accordance with the *Land Title Act* and Section 930(9) of the *Local Government Act*.

Given first and second readings this 8th day of August, 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 this _____ day of _____, ____.

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

Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of Land Use Contract Amendment
Bylaw (Blueberry Hill) No. 2062, 2014.

Shannon Story,
Corporate Officer

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

SCHEDULE A

Parcel Identifier and Legal Description
PID 014-717-361 Strata Lot 5 District Lot 4751 Strata Plan VR2476
PID 015-688-402 Strata Lot 1 District Lot 4751 Strata Plan VR 2580
PID 017-739-357 Strata Lot 18 District Lot 4751 Strata Plan VR2616
PID 018-641-431 Strata Lot 1 District Lot 4751 Strata Plan LMS1248
PID 018-641-466 Strata Lot 4 District Lot 4751 Strata Plan LMS1248
PID 018-641-474 Strata Lot 5 District Lot 4751 Strata Plan LMS1248

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

SCHEDULE B

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

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



August 11, 2014

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N1B4

Dear Mayor and Council,

The Community Foundation of Whistler is pleased to provide you with the enclosed fund statement for the Environmental Legacy Fund. This statement reflects the contributions to your fund, income generated, and grants distributed for the period from January 1, 2013 through December 31, 2013.

The year 2013 was a very successful year for our investments. As of December 31, 2013 the Foundation had \$4.67 million in endowed assets. This amount represents a significant increase over the \$4 million we reported at the end of 2012. We were pleased to distribute \$146,596 in grants in 2013 to support the strengthening of local charities.

Since the Foundation was created, we have now awarded over \$1.23 million to the community (including our 2014 grants). All of this has been done while protecting the \$3.7 million in initial donations bestowed upon the Foundation and growing those donations to the current asset base of \$4.67 million. This is how your endowments continue to grow a permanent legacy for the future.

Our Finance and Investment Committee continues to carefully monitor the performance of our fund manager, Cypress Capital Management. The committee was very pleased with the performance of our fund manager in 2013, who reported a rate of return of 16% for our main account. We do not expect to achieve the same level of returns in 2014. In anticipation of lower returns, we have taken a conservative approach to our disbursements for the year.

We invite you to view our Annual Report for 2013 on our website www.whistlerfoundation.com

If you have any questions about your fund statement, please feel free to contact me at ccoffey@whistlerfoundation.com. We are happy to meet with you to provide more information about your fund. Thank you for investing in a long term resource that will continue to help strengthen our community. Together we are growing a legacy for a solid tomorrow.

Yours truly,

Carol Coffey
Executive Director

Annual Fund Statement 2013 - Environmental Legacy Fund

Principal Endowed to Date:	2,405,705.00
Opening Fund Balance- Current Year:	2,730,406.42
Contributions in the year:	0.00
Investment Income:	112,734.44
Unrealized Gains (Losses) in the year	347,527.02
Investment Management Fees:	-10,612.73
Administration Fees:	-43,459.21
Annual Grants:	-99,800.00
Closing Fund Balance:	3,036,795.94

There were no contributions during this statement period.

Detailed Grants:

Grantee	Date	Amount
Ecotrust Canada	16/04/2013	10,000.00
Get Bear Smart Society	16/04/2013	15,000.00
Whistler Fisheries Stewardship Group	16/04/2013	1,500.00
Whistler Fisheries Stewardship Group	16/04/2013	1,000.00
Stewardship Pemberton Society	16/04/2013	3,000.00
Squamish River Watershed Society	16/04/2013	10,000.00
AWARE	16/04/2013	10,000.00
AWARE	16/04/2013	2,000.00
AWARE	16/04/2013	17,000.00
AWARE	16/04/2013	15,000.00
AWARE	16/04/2013	15,700.00
Whistler Fisheries Stewardship Group	30/11/2013	-500.00
West Vancouver Community Foundation	10/12/2013	100.00
*** Total Grants:		99,800.00

From: BCGP leader [<mailto:leader@greenparty.bc.ca>]
Sent: Tuesday, August 12, 2014 2:50 PM
Subject: Re: Thank you and meeting invitation from the BC Green Party

Dear Mayor and Council,

Thank you for your service to your community over the past term in office. As a former Councillor in the District of Central Saanich, I understand the level of commitment and dedication it takes to serve your community; I commend you for your work!

The upcoming local government elections are an important time to reinvigorate democracy in British Columbia. Over the coming months, many of you will be campaigning and asking people to support you for re-election. Differences aside, the one thing we all have in common is a desire to strengthen our democracy.

I understand the ongoing fiscal struggle of local government. Conditional grant programs propel provincial priorities onto municipal governments, and downloads from senior governments continue to add to your work building healthy and safe neighbourhoods, communities and strengthening local economies more difficult.

Over the past year, Dr. Andrew Weaver and I have been learning about new opportunities for our party and, frankly, for all British Columbians. What we have learned is very exciting, and we look forward to sharing it with you.

I am honoured to be able to introduce the BC Green Party as a point of access to the decision-making process of our provincial government. We are committed to non-partisan, solution-based governance and we will work with you to represent your constituents and all British Columbians.

The UBCM conference is the best opportunity for many local government officials to connect with the provincial government. **We will be at the upcoming Union of BC Municipalities conference in Whistler, BC and we want to meet with you!**

If you wish to meet with my colleagues and I during UBCM, please contact my assistant (leader@greenparty.bc.ca) to schedule a time.

Finally, I would like to wish you the best of luck in the upcoming elections and we look forward to working with you and your community in building a stronger British Columbia.

Best Regards,



Adam Olsen
Leader, B.C. Green Party

T: @adampolsen
F: /Olsen4MLA

Contact information:
Adam Olsen
952 Stellys Cross Rd
Brentwood Bay, BC
V8M 1J7
Phone: 250-889-7678