



WHISTLER

AGENDA

**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**

ADOPTION OF AGENDA

Adoption of the Special Council agenda of August 8, 2014.

ADMINISTRATIVE REPORTS

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

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

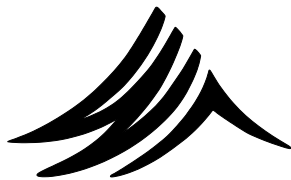
That Council authorize the Mayor and Corporate Officer to execute the contract documents.

BYLAWS FOR ADOPTION

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

In general terms, the purpose of Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014 is to rezone the subject lands from RR1 (Rural Resource One) to MC1 (Mountain Commercial One), a new site specific mountain commercial zone designation to permit uses for an outdoor recreation enterprise (Whistler/Blackcomb) within the Whistler/Blackcomb Controlled Recreation Area.

ADJOURNMENT



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: August 8, 2014

REPORT: 14-098

FROM: Corporate and Community Services

FILE: 8025.02

SUBJECT: MEADOW PARK SPORTS CENTRE – POOL ROOF REPLACEMENT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

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.

REFERENCES

Appendix A – Project Timeline.

PURPOSE OF REPORT

Administrative Procedure D-1 Procurement requires Council approval for any contracts over the value of \$500,000. The purpose of this report is to seek Council's approval to move forward with engaging the recommended contractor to complete the necessary pool roof replacement of Meadow Park Sports Centre, recommended by Read Jones Christoffersen (RJC) LTD.

DISCUSSION

Background

On July 2, 2014 Report 14-074, Council endorsed the staff direction to amend the Five Year Financial Plan 2014-2018 Bylaw No. 2050, 2014 to increase the 2014 Meadow Park Sports Centre Infrastructure Replacement budget from the current \$650,000, to add \$735,000 for the pool roof replacement for a total of \$1,385,000. Staff had engaged RJC engineering to perform a detailed roof inspection and subsequent roof evaluation. RJC's evaluation revealed significant deterioration of the pool roof and recommended immediate replacement. As a result of endorsed Report 14-074, RJC was engaged to prepare a bid package for Roofing Contractors to bid on the project.

The tender for the Meadow Park Sports Centre-Pool Roof Replacement Contract was initially set for Friday July 25, 2014 at 4pm, an extension to Wednesday July 30, 2014 at 10am was granted as requested by contractors to fulfill bid requirements. A further extension to 1pm on July 30, 2014 was granted with approval from all contractors submitting bids and the Resort Municipality of Whistler (RMOW). As a result of all bid extensions RJC received a total of four bids. Of those four bids, RJC found only one bid compliant. This sole bid was significantly higher priced than expected and not within the established budget parameters.

Subsequently RJC recommended removing three separate price items from the scope of work and retendering to the bid group with a new closing date of Friday August 1, 2014 at 4pm. RJC recommended this with the expectation that the RMOW would receive more compliant bids and that these bids would be within the set budget limit.

As of bid closing at 4 pm Friday August 1, 2014, RJC received four compliant bids for Meadow Park Sports Centre-Pool Roof Replacement project. After a careful examination of the bids by RJC, this contract engineering firm is recommending that Flynn Canada Ltd., as the lowest bidder, be awarded the contract for the for Meadow Park Sports Centre-Pool Roof Replacement project.

RJC acknowledged that the lowest bids were slightly higher than anticipated in terms of overall cost and this may be due to the following:

1. Short Bid Period
2. Tendering mid-way through roofing season, which is typically roofing contractor's busiest time of year
3. Compressed Construction Schedule

Project Description

Meadow Park Sports Centre (MPSC) was constructed 20 years ago. With this aging structure, staff are engaged in ongoing preventative maintenance processes, with related replacement and rejuvenation planning processes in place. Related to this a pool area roof leak was discovered and remedied in the Fall of 2013. Subsequently staff scheduled a Spring 2014 evaluation of the MPSC roof by Read Jones Christoffersen (RJC) LTD.

Upon the evaluation of the MPSC roof it was determined by RJC that the degree of corrosion along the pool roof deck and structural framing required replacement during the Summer – Fall 2014 season. It was further noted that a more immediate replacement plan be scheduled for the remainder of the MPSC roof.

Work to be done to the pool roof includes replacing the ethylene propylene diene monomer rubber (EPDM) roof assemblies with conventionally insulated 2-ply SBS modified bitumen membrane assemblies, and performing remedial work to the observed significant corrosion of the structural steel deck and structural framing.

Project Schedule

Project will commence August 25, 2014 and be complete by October 7, 2014. Please refer to Appendix A – Project Timeline to review specifics of project.

Tender Results

Four compliant tenders were received by the tender closing time on August 1, 2014 at 4pm. The total tender prices are shown below:

Contractors	Flynn Canada	Bollman Roofing	Tek Roofing	Alpha Roofing
Total Price	\$ 543,873.75	\$ 574,980.00	\$ 664,965.00	\$ 966,787.50

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Recreation and Leisure	The cost of amenities is covered within the resort community's financial means and equitably shared among stakeholders.	Funding for this replacement project has been allocated in the 5 year financial plan.
Recreation and Leisure	Quality recreation and activities are delivered with exceptional service.	The general public expects RMOW facilities to be in excellent operating and physical condition.

BUDGET CONSIDERATIONS

The Meadow Park Sports Centre – Pool Roof Replacement project can be completed within the reallocated budget of \$735,000 from July 2, 2014 Report 14-074 where Council endorsed the staff direction to amend the Five Year Financial Plan 2014-2018 Bylaw No. 2050, 2014.

SUMMARY

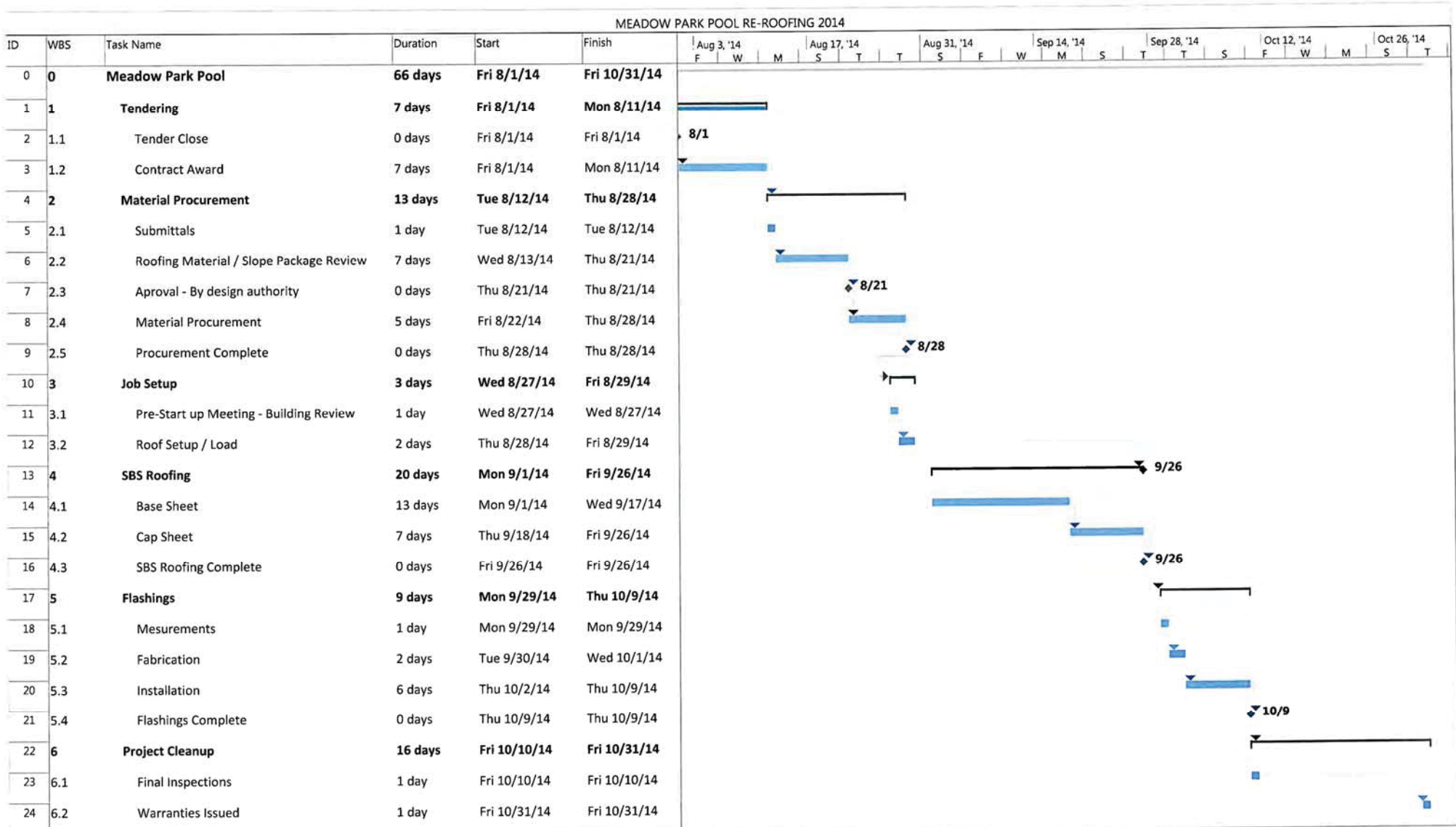
Staff recommends acceptance of bid from Flynn Canada Ltd contractor with 23 years of experience working in the roofing business. Their bid has met all the criteria identified by RJC in the tender request and it is expected they will be able to complete the work on schedule. Awarding the Meadow Park Sports Centre – Pool Roof Replacement contract to Flynn Canada Ltd is recommended.

Respectfully submitted,

Christine Burns
ACTING MANAGER OF RECREATION
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES

PROJECT TIMELINE

APPENDIX A



Schedule is based on immediate award and is subject to change due to award and contract issuance timeline. Schedule is subject to change based on weather.

**RESORT MUNICIPALITY OF WHISTLER
ZONING AND PARKING AMENDMENT BYLAW NO. 2057, 2014**

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

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

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

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014”
2. Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - (a) amending Section 6 “Parking and Loading Regulation” by deleting section 4.1.4 (a) and replacing it with the following:

“4.1.4 (a) Parking spaces and driveways, except those driveways which connect a parking area to a highway, are prohibited in setback areas in the Tourist Accommodation Zones, Commercial Local One Zone, Commercial Local Two Zone, Commercial Core Two Zone and Mountain Commercial One Zone.”
 - (b) amending Section 6 “Parking and Loading Regulation” by adding a new Section 4.3 “MC1 Zone Parking” as follows:

“MC1 Zone Parking

4.3 At the option of an owner or occupier of land in the MC1 Zone, required vehicle parking spaces may be provided on land other than that to be developed, provided that at least 25 vehicle parking spaces are provided in the MC1 zone, the alternate parking site is located within 100 metres of the MC1 zone, and the condition set out in Section 4.2.1(b) (ii) is met.”
 - (c) adding a new Section 8A with the heading “MOUNTAIN COMMERCIAL ZONES” in Table of Contents after Section 8 “COMMERCIAL ZONES” and before Section 9 “INDUSTRIAL ZONES”.
 - (d) adding a new category “Mountain Commercial Zones” to Section 7 under the heading “MC Zones” after “C Zones”;
 - (e) adding “MC1” to Section 7 under the heading, “MC Zones” and adding under the heading, “Mountain Commercial Zones”, the following:

“Mountain Commercial One (Bylaw No. 2057, 2014)”.
 - (f) amending Schedule “A” Zoning Map by changing to MC1 (Mountain Commercial One) the zoning designation of the lands shown with hatching as “Area to be Zoned – 0.791 hectares ±” on the drawing dated March 21, 2014 of which a copy is annexed to this Bylaw as Schedule “1”..

- (g) adding as Section 8A the Zoning District Schedule “MC1” as annexed to this Bylaw as Schedule “2”.
- (h) by amending Section 23, Schedule “A”, “Legend of Zones”, by adding a new heading “Mountain Commercial Zones”;
- (i) by amending Section 23, Schedule “A”, “Legend of Zones”, by adding under the heading, “Mountain Commercial Zones” the following:

“Mountain Commercial One (MC1)”.

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 17th day of June, 2014.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 15th day of July, 2014.

Given third reading this 15th day of July, 2014.

Third reading was rescinded this 5th day of August, 2014.

Given third reading as amended this 5th day of August, 2014.

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

Roger McCarthy,
Acting Mayor

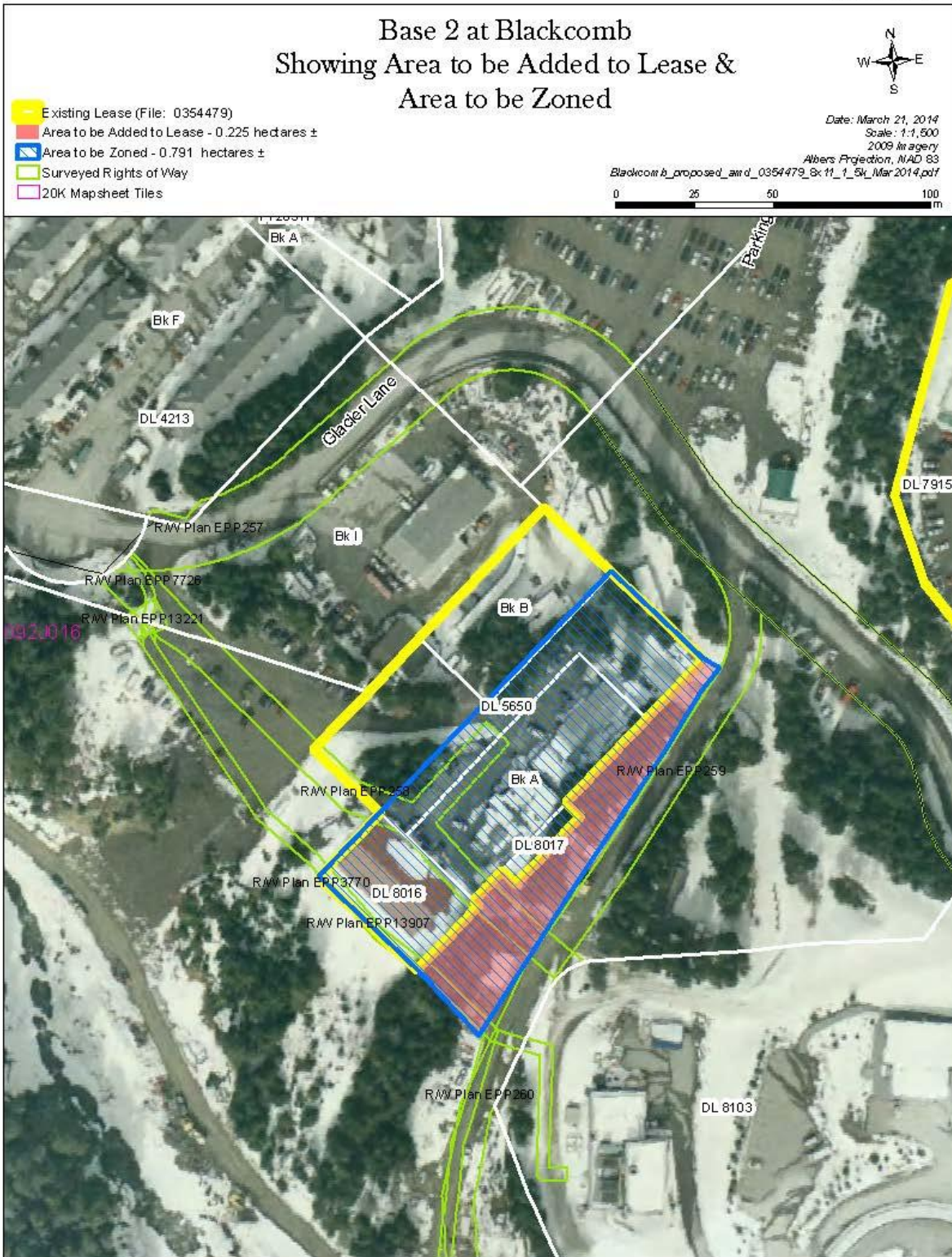
Laurie-Anne Schimek,
Deputy Corporate Officer

I HEREBY CERTIFY that this is a true copy of “Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014”

Shannon Story,
Corporate Officer

SCHEDULE 1

Schedule 1



SCHEDULE 2

Section 8A Mountain Commercial Zones

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

Intent

The intent of this zone is to provide for limited office and industrial uses related directly to the operation of an outdoor recreation enterprise within the Whistler/Blackcomb Controlled Recreation Area.

1 In the MC1 Zone:

Permitted Uses

1.1 The following uses are permitted, and all other uses are prohibited:

- (a) auxiliary buildings and auxiliary uses including vehicle parking;
- (b) administration of an outdoor recreation enterprise in the Controlled Recreation Area, including telephone and online marketing and sales of patron passes to the area;
- (c) assembling, repairing and maintenance of signage, barriers and similar minor equipment used exclusively in the operation of an outdoor recreation enterprise in the Controlled Recreation Area, provided the use is totally enclosed within a building or structure.

Density

1.2 The maximum permitted gross floor area for the MC1 zone is 3,400 square metres.

Height

1.3 The maximum permitted height of a building or structure is the lesser of 12 metres and 3 storeys.

Site Area

1.4 Land in the MC1 zone may not be subdivided and the minimum site area for all uses is 7910 square metres.

Site Coverage

- 1.5 The maximum permitted site coverage is 25 percent.

Setbacks

- 1.6.1 The minimum permitted front setback is 28 metres.
- 1.6.2 The minimum permitted rear setback is 6 metres.
- 1.6.3 The minimum permitted side setback is 16 metres.

Off-Street Parking and Loading

- 1.7 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

- 1.8.1 Auxiliary storage yards shall be screened from adjacent parcels and roads.
- 1.8.2 Setback areas described in Section 1.6 not used for parking shall be landscaped to visually screen and separate the buildings, structures and parking areas from any road or driveway.