

WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
WEDNESDAY, JULY 2, 2014, STARTING AT 5:30 PM**

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

ADOPTION OF AGENDA

Adoption of the Regular Council agenda of July 2, 2014.

ADOPTION OF MINUTES

Adoption of the Regular Council minutes of June 17, 2014.

PUBLIC QUESTION AND ANSWER PERIOD

MAYOR'S REPORT

INFORMATION REPORTS

Vancouver Symphony
Orchestral Institute at
Whistler
Report No. 14-080
File No. 8220

That Council receive Information Report No. 14-080, "Vancouver Symphony Orchestral Institute at Whistler."

2013 Annual Energy
Consumption &
Greenhouse Gas
Performance Reporting
Report No. 14-073
File No. 7215.01

That Council receive Appendix A to Information Report 14-073, "Whistler Energy Consumption and Greenhouse Gas Performance Trends – 2013 Annual Report".

First Quarter
Investment Report –
2014
Report No. 14-075
File No. 4572

That Council receive Information Report No. 14-075 on Investment Holdings as of March 31, 2014.

ADMINISTRATIVE REPORTS

Budget Amendment for
Meadow Park Sports
Centre Pool Roof
Replacement
Report No. 14-074
File No. 8025.02,
Bylaw 2050

That Council direct staff to bring forward an amendment bylaw to the Five Year Financial Plan 2014-2018 Bylaw No. 2050, 2014 to increase the 2014 Meadow Park Sports Centre Infrastructure Replacement budget by \$735,000 from the current \$650,000 for the pool roof replacement.

RZ1078 / DP1339 –
2007 Karen Crescent
Redevelopment
Report No. 14-072
File No. RZ1078,
DP1339, Bylaw 2053

That Council consider adoption of “Zoning Amendment (RM48 – 2007 Karen Crescent) Bylaw No. 2053, 2014”; and further

That Council approve Development Permit Application 1339 for the development of an 11-unit townhouse project as per the site and architectural plans prepared by AKA Architecture, dated May 20, 2014, the landscape plan prepared by Tom Barratt Ltd. Landscape Architects, dated April 7, 2014, and the riparian area protection plan prepared by Cascade Environmental Resource Group Ltd., dated April 29, 2014, all attached as Appendices B – D to Council Report No. 14-073, subject to the resolution of the following items to the satisfaction of the General Manager of Resort Experience:

1. Adoption of Zoning Amendment Bylaw (2007 Karen Crescent) No. 2053, 2014;
2. Provision of a letter of credit, or other approved security, in the amount of 135 percent of the costs of the hard and soft landscape works as security for the construction and maintenance of these works; and,
3. Approval of the location of the hydro transformer.

Festivals, Events and
Auxiliary Liquor Retail
Uses
Report No. 14-078
File No. 1090, Bylaw
2055

That Council rescind first and second reading of Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014; and

That Council consider giving first and second reading to Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014 as amended; and further,

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014.

Referral of Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014: Brew Creek Centre Expansion Report No. 14-079 File No. CR0053

That Council support the Squamish Lillooet Regional District Zoning Amendment Bylaw 1335-2014; and further,

That Council authorize the Corporate Officer to forward Council's endorsement to the Board of the Squamish Lillooet Regional District (SLRD).

Land Use Procedures and Fees Amendment Bylaw No. 2060, 2014 Report No. 14-077 File No. 7007.1, Bylaw 2060

That Council consider giving first, second, and third readings to Land Use Procedures and Fees Amendment Bylaw No. 2060, 2014; and further,

That Council direct staff to amend Zoning and Parking Bylaw No. 303 to exempt any development related to or associated with the construction of a detached dwelling or duplex dwelling in any development permit area designated in Official Community Plan Amendment Bylaw No. 1021 1993 from requiring a development permit, if it is deemed that the applicable guidelines were met at time of subdivision.

2014 Municipal Election Bylaws Report No. 14-076 File No. 3007.1, Bylaw 2059, Bylaw 2061

That Council consider giving first three readings to "General Local Government Election Bylaw No. 2059, 2014";

That Council consider giving first three readings to "Mail Ballot Authorization and Procedure Amendment Bylaw No. 2061, 2014.

MINUTES OF COMMITTEES AND COMMISSIONS

Public Art Committee

Minutes of the Public Art Committee of March 19, 2014

Coat of Arms Committee

Minutes of the Coat of Arms Committee meeting of May 12, 2014.

Advisory Design Panel

Minutes of the Advisory Design Panel meeting of May 21, 2014.

BYLAWS TO RESCIND FIRST AND SECOND READINGS

Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014

The purpose of Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014 is to allow outdoor auxiliary liquor retail and define areas for festivals and events.

BYLAWS FOR FIRST AND SECOND READINGS AS AMENDED

Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014

The purpose of Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014 is to allow outdoor auxiliary liquor retail and define areas for festivals and events.

BYLAWS FOR FIRST, SECOND AND THIRD READINGS

Land Use Procedures and Fees Amendment Bylaw No. 2060, 2014	The purpose of Land Use Procedures and Fees Amendment Bylaw No. 2060, 2014 to define procedures under which an owner of land may apply for a permit, to impose fees for such applications, and to delegate the Council's authority to issue certain permits.
General Local Government Election Bylaw No. 2059, 2014	The purpose of General Local Government Election Bylaw No. 2059, 2014 is to provide for the determination of various procedures for the conduct of local government elections and other voting.
Mail Ballot Authorization and Procedure Amendment Bylaw No. 2061, 2014	The purpose of Mail Ballot Authorization and Procedure Amendment Bylaw No. 2061, 2014 is to amend the Ballot process outlined in the Mail Ballot Authorization and Procedure Amendment Bylaw.

BYLAWS FOR ADOPTION

Zoning Amendment Bylaw (RM48-2007 Karen Crescent) No. 2053, 2014	In general terms, the purpose of the proposed Bylaw is to facilitate redevelopment of the property by amending the RM48 (Residential Multiple Forty-Eight) Zone by increasing the maximum building height from 8.6 metres to 9.5 metres, and increasing the maximum floor space ratio from 0.37 to 0.46.
Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014	In general terms, the purpose of the proposed Bylaw is to define marihuana production and distribution within "Zoning and Parking Bylaw 303, 1983". The IL2 (Light Industrial Two) Zone will be amended to allow for marihuana production and distribution at Units 111, 112 & 113 – 1330 Alpha Lake Road. The building floor area for all three units will also be restricted to 900 square metres total.
Zoning Amendment Bylaw (Liveaboard Uses) No. 2051, 2014	In general terms, the purpose of the proposed Bylaw is to amend the general regulations of the zoning bylaw to include a general prohibition stating that: "no person shall carry on any residential use of a vessel of any kind that is moored or docked on the surface of water, regardless of the duration of such use."

OTHER BUSINESS

CORRESPONDENCE

West Vancouver Polling Station File No. 3007.24	Correspondence from William L. Caulfield, requesting reinstatement of the West Vancouver polling place for the upcoming municipal election in November.
Minister of Community Sport and Cultural Development at UBCM File No. 3009	Correspondence from Coralee Oakes, Minister of Community, Sport and Cultural Development, dated June 11, 2014, regarding opportunities to schedule appointments with the Minister at the UBCM Convention taking place in Whistler September 22 to 26, 2014.

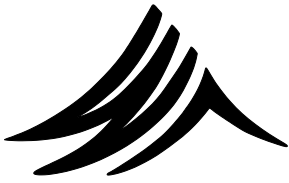
Official Opposition at
UBCM
File No. 3009

Correspondence from Selina Robinson, MLA and Official Opposition Critic for Local Government, dated June 23, 2014, requesting a meeting at UBCM and inviting Council to attend the Official Opposition UBCM breakfast on Friday September 26, 2014.

Westray Amendments
to Canada's Criminal
Code
File No. 3009

Correspondence from Stephen Hunt, Director, United Steelworkers, dated June 16, 2014, requesting the adoption of a proposed resolution regarding enforcement of the Westray Amendments to Canada's Criminal Code and that a copy be sent to the BC provincial municipal association.

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JUNE 17, 2014, STARTING AT 5:30 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. Grills, D. Jackson, A. Janyk, and R. McCarthy

Absent: Councillor J. Crompton, Councillor J. Faulkner,

Mayor for the Day: Kate Risso

Press Secretary for the Day: Siena Von Rosen

Chief Administrative Officer, M. Furey

General Manager of Corporate and Community Services, N. McPhail

General Manager of Infrastructure Services, J. Paul

General Manager of Resort Experience, J. Jansen

Director of Finance, K. Roggeman

Director of Human Resources, D. Wood

Director of Planning, M. Kirkegaard

Acting Corporate Officer, L. Schimek

Fire Chief S. Kirkwood

Manager of Communications, M. Comeau

Manager of Environmental Stewardship, H. Beresford

Planning Technician, R. Licko

Planner, R. Brennan

Senior Communications Officer, G. Inglese

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 June 17, 2014 with:

- the removal of the presentation by Craig Ross regarding RZ 1069 - 8340 Mountainview Drive.
- the addition of consideration for the receipt of a letter from Don Van der Horst.
- the addition of a proclamation after the Mayor's Report.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of June 3, 2014.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

Corporate Plan Update A presentation was given by Mike Furey, Chief Administrative Officer, regarding an update on the Corporate Plan.

RZ 1069 - 8340
Mountainview Drive *This item was removed from the agenda.*

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that on June 25, Council will be hosting board and committee members who have volunteered their time this past year at a soirée. The event will be held at Florence Petersen Park and there will be locally sourced appetizers and beverages.

Mayor Wilhelm-Morden reported that Whistler is hosting four days of family friendly-oriented activities Saturday, June 28 through Tuesday, July 1. It includes street entertainment, ArtWalk, and the Whistler Presents concert series featuring Lindi Ortega, Barney Bentall and the Grand Cariboo Opry, Jon and Roy, and Said the Whale throughout the four days. Canada Day will start with a pancake breakfast by donation from Whistler Community Services at Florence Peterson Park. At noon there is the Canada Day Parade from Town Plaza to Mountain Square, then a ceremony at Village Square to thank Olympic and Paralympic athletes from the Sea to Sky region who participated in the 2014 Sochi Winter Olympic and Paralympic Games representing Canada. At 3 p.m. the Vancouver Symphony Orchestra will perform at Whistler Olympic Plaza. If the fire hazard is low, there will be fireworks at Skier's Plaza in the evening. To facilitate all of this, there will be free transit from 9 a.m. to 6 p.m.

Mayor Wilhelm-Morden reported that the alpine trails program has started in the Rainbow Mountain and Mount Sproatt Area. The new network will include a non-motorized, multi-use trail ascending from Function Junction and connecting to the Mount Sproatt alpine, with an intermediate single-track mountain bike trail descending to Flank Trail near Function Junction. It will also include a hiking trail called Skywalk that will ascend to Rainbow from Screaming Cat Lake and Flank Trail. All of these trails are expected to be finished and open by summer 2016. The public is asked to stay out of the area while construction is underway. Unauthorized access to the trails during the construction period could result in delays in the construction period. Mayor Wilhelm-Morden thanked the many project partners making

significant contributions in the development of this trail network, including WORCA, the Alpine Club of Canada, and Recreation Sites and Trails BC. This trail network is part of the multi-year Alpine Trail Program being facilitated by the RMOW to develop world-class trail experiences. It is guided by the Whistler's Economic Partnership Initiative action item to support and encourage reinvestment in the resort product by optimizing use of premier local trail assets.

Mayor Wilhelm-Morden reported that the Spearhead Huts project is going ahead. After evaluating their RFQ submission, BC Parks recently gave the permit to the Spearhead Huts Committee. That committee will build and operate huts in the Spearhead Area of Garibaldi Park. We are pleased to see this project come to fruition as one of the actions identified in our Council Action Plan and the Economic Partnership Initiative. The hut system helps to build Whistler's outdoor adventure offering for residents and visitors. More news will follow about the project.

Mayor Wilhelm-Morden reported that during the teachers' strike, which started today, the RMOW is collaborating with the BC Teachers' Federation and the Sea to Sky Teachers' Association to operate recreational programs from Myrtle Philip Community Centre for 24 children. Kids on the Go started offering programming as of yesterday and will continue until either an agreement is made between the Province and teachers, or until the end of the school year. Visit whistler.ca for more details.

Mayor Wilhelm-Morden reported that we are into paving season and for the next few days, Alpine Paving will be improving the road around Blackcomb Way, Glacier Drive and Village Gate Boulevard. The work is weather dependent, so the schedule will change. Work begins at 8 a.m. each day and we hope the projects will be complete in the next couple of weeks. For more details please see whistler.ca.

Mayor Wilhelm-Morden reported that the RMOW has produced a Resident Transportation Essentials guide to help Whistler residents plan for the IRONMAN event on Sunday July 27, 2014. There will be road closures, trail congestion, parking, and transit interruption times.

Mayor Wilhelm-Morden reminded both drivers and cyclists to share the road. Under the BC Motor Vehicle Act, cyclists have the same rules and rights as motorists. This means that cycling is not permitted on sidewalks. New signs and stencils are being added on the roadway and sidewalks to educate cyclists and pedestrians. Traffic slowing features will also be installed between the day parking lots and the Village and existing cycling facilities will be reviewed throughout the community over the next year. Last year, the Sea to Sky Road Cycling Collaborative produced a brochure that features road cycling route information and safety tips. That brochure is still available at whistler.ca/cyclingsafetytips.

Mayor Wilhelm-Morden reported that the BC Bike Race starts in Victoria and runs for seven days, bringing the 600 participants to Whistler on July 5. The cyclists will be racing through 20 kilometres of Whistler's singletrack and will finish at Whistler Olympic Plaza.

Mayor Wilhelm-Morden reported that National Health and Fitness Day was a real success this year. Meadow Park Sports Centre sold 89 passes this year compared to 44 passes the year before, and generated \$16,664 in revenue. National Health and Fitness Day aims to boost participation in healthy physical activity. It is hoped that these passes will be well used.

Mayor Wilhelm-Morden reported that she met with reporter Xuejiang Li, the Canadian Bureau Chief from Chinese newspaper The People's Daily. His feature article about Whistler will reach millions of readers.

Mayor Wilhelm-Morden reported that she attended the ribbon cutting for the renovated Rainbow Theatre in the Conference Centre two weeks ago. She congratulated Tourism Whistler and staff on the project. This is the first time there has been any significant money spent on the theatre in its 30 years of existence.

Mayor Wilhelm-Morden reported that she attended the annual general meeting of the Sea to Sky Crimestoppers Association last night. Crimestoppers assists the police by receiving anonymous tips from the public. Callers inform the group about criminal activities, and tips can include crimes that have been committed, might be committed, and crimes they have witnessed. If the tip leads to an arrest, the anonymous caller might receive an award. The Crimestoppers number is 1-800-222-8477.

Councillor John Grills reported the Whistler Community Secondary School graduation is taking place Saturday June 21, 2014. The public is invited to attend the graduation.

Mayor Wilhelm-Morden welcomed the Mayor for the Day, Kate Risso, as well as our Press Secretary for the day, Siena Von Rosen. Kate is a Grade 5 student at Myrtle Philip Community School. As Mayor, she has met with the Chief Administrative Officer, Mayor Wilhelm-Morden and Council, and she is participating in this part of the meeting. Her class will enjoy a pizza lunch, if possible depending on the current teachers' strike. Kate will also appear in local media interviews, and this evening she will provide her own mayor's report. There were over 33 entries into the Mayor for the Day contest. Kate in particular focused on physical activity and enhancing Whistler's family friendly festivals and events, and she has a special announcement at the end of her report in that regard.

Mayor Wilhelm-Morden reported that there was a preschool component to the contest. Cianna Weetman is the winner of the contest for children aged four and under. She submitted a drawing of her favourite Whistler park. Cianna will ride in the Whistler Canada Day parade with Mayor Wilhelm-Morden. Mayor Wilhelm-Morden thanked municipal staff Gianna Inglese and Nikki Best for their efforts on the Mayor for the Day contest.

Mayor Wilhelm-Morden passed the Mayor's Report over to her Worship, Mayor for the Day, Kate Risso.

Mayor for the Day Kate Risso reported that they toured Municipal Hall and the Public Safety Building and met staff that taught them about various subjects of the RMOW.

Press Secretary for the Day Sienna Von Rosen reported that they met Nancy Johnston who works on permits for fire pits so people can have legal fires in their backyards. She also issues parking tickets, and administers noise bylaws. She reported that they met Deputy Fire Chief Chris Nelson who is working on Operating Guidelines (OGs) so the firefighters have all of the proper training and safety protocols.

Mayor for the Day Kate Risso reported that they met Fire Chief Sheila Kirkwood who keeps the community safe and regulates and oversees evacuations plans. They learned about the FireSmart program that makes houses smarter, and learned that 85% of homes lost in house fires have cedar roofs.

She reported that in the finance department, they met a member of the public who was coming in to pay their property taxes. Property taxes are due on July 2. Property taxes go towards things like paving roads, water, the waste water treatment plant, and upkeeping of the municipality. They learned that in the last 3 years there was a 0% property tax increase.

Press Secretary for the Day Sienna Von Rosen reported that they met Sandra Brown in Engineering and learned about GPS mapping of the town and other engineering and infrastructure services. We met Michael Day in Engineering who taught them about the Cheakamus Crossing District Energy System that turns the wastewater heat into heat to warm people's homes, like a reverse refrigerator.

Mayor for the Day Kate Risso reported that they met the Communications Department, which is responsible for newsletters, the municipal website, and news releases. She reported that they met John Rae from Strategic Alliances who plans the events and festivals in Whistler. Past events include the Vancouver Symphony Orchestra and the Barenaked Ladies.

Press Secretary for the Day Sienna Von Rosen reported that they met staff from Legislative Services who coordinate Council meetings, special committees, oversee the Board of Variance, and manage the Whistler cemetery and many other special projects.

Mayor for the Day Kate Risso reported that they had the opportunity to tour the Meadow Park Sports Centre and worked behind the scenes at the front desk. They learned how to do a cash-out by counting and fixing the float, and how to sign people in for a drop-ins and activities.

Mayor for the Day Kate Risso reported that in her letter to become Mayor for a Day she wrote that Whistler should have more family-friendly events and make toys and activities available for kids during the day at Whistler Olympic Plaza. She officially announced that because of her letter, tomorrow on June 18 from 12 p.m. to 3 p.m., Millennium Place has donated toys to be used at Whistler Olympic Plaza. She encouraged everyone to come out and play

from 12 p.m. to 3 p.m. tomorrow. Some of the toys available will include giant bouncy balls, sports nets and balls, giant tic-tac-toe sets, hula hoops, foam mats, skipping ropes and ladder toss games.

As Mayor for the Day, she met with Mayor Nancy Wilhelm-Morden, members of Council, and Chief Administrative Officer Mike Furey during the Committee of the Whole meeting, and they have decided to make a special Proclamation.

Mayor for the Day Kate Risso read the following proclamation:

Whereas *Whistler is one of the greatest outdoor activity destinations in the world; and,*

Whereas *the Resort Municipality of Whistler is working to encourage physical activity and well-being in its residents; and,*

Whereas *“Get Outside and Play Day” is an opportunity for residents of the Resort Municipality of Whistler to show their passion for play and the outdoors;*

Now, therefore be it resolved that I, Kate Risso, Mayor for the Day on June 17th, 2014, ask that all residents of the Resort Municipality of Whistler join me to encourage outdoor fitness and togetherness; and

Be it Further resolved that July 12, 2014, is officially recognized as “Get Outside and Play Day.”

I, Kate Risso, Mayor of the Resort Municipality of Whistler, do hereby proclaim July 12, 2014, to be Get Outside and Play Day” and strongly encourage all residents of the Resort Municipality of Whistler to recognize and support the spirit of play and enjoy the outdoors.

Moved by Councillor J. Grills
Seconded Councillor D. Jackson

That Council proclaim July 12, 2014, as Get Outside and Play Day.

CARRIED

At 6:03 p.m. Mayor Wilhelm-Morden called for a 10 minute recess.

At 6:06 p.m. the meeting resumed.

INFORMATION REPORTS

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

That Council receive Information Report No.14-065, May Long Weekend Committee Lessons Learned.

CARRIED

May Long Weekend
Committee Lessons
Learned
Report No. 14-065
File No. 2100

2013 Annual Report
Report No. 14-069
File No. 4525

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

That Council receive Information Report to Council No. 14-069, 2014 annual report for the Resort Municipality of Whistler, as required by the *Community Charter*.

Mayor Wilhelm-Morden asked three times for comments or submissions from the public. There were none.

CARRIED

ADMINISTRATIVE REPORTS

DVP 1079 - 3831
Sunridge Drive Setback
and Height Variance
Report No. 14-067
File No. DVP 1079

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

That Council approve Development Variance Permit DVP 1079 to vary:

1. Front and side setbacks for a driveway retaining wall; and
2. The allowable roof height

at 3831 Sunridge Drive as described in this report and illustrated in Architectural Plans A000, A101, A201, A202, A203, A204, A205, A301, A 302, A 303, A 304, A401, A402, A403, A404, A405, A406 prepared by Frankl Architecture and dated 28 March, 2014;

That Council direct staff to advise the applicant that prior to issuance of Development Variance Permit DVP 1079, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Amendment of legal documents registered on title;
2. Receipt of a landscape estimate for the proposed retaining wall screening;
3. Receipt of a letter of credit or other approved security in the amount of 135% of the landscape estimate; and further,

That Council authorize the Mayor and Corporate Officer to sign the legal documents associated with this development variance permit.

CARRIED

DVP 1080 - 3159 and
3163 Lakecrest Lane
Setback Variances
Report No. 14-066
File No. DVP 1080

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

That Council approve Development Variance Permit Application DVP 1080 to vary

1. The northeast side setback at 3163 Lakecrest Lane from 3.0 m to 0.0 m to accommodate an underground corridor; and
2. The southwest side setback at 3159 Lakecrest Lane from 3.0 m to 0.0 m to accommodate an underground corridor;

as illustrated in Architectural Plans A-1.1, A-2.1, A-2.2, A-2.3, A-3.1, A-

3.2, and A-4.1 prepared by Murdoch + Company, dated 01 March 2014.

That Council direct staff to advise the applicant that prior to issuance of Development Variance Permit DVP 1080, the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Amendment of the existing covenant registered on title as BX354908;
2. Receipt of a Building Code Analysis demonstrating that the proposal conforms with the British Columbia Building Code;
3. Registration of a covenant attaching the Building Code Analysis to both property titles in perpetuity;
4. Registration of easements between the properties for shared building components,
5. Registration of any further legal documents as may be required; and further,

That Council authorize the Mayor and Corporate Officer to sign the legal documents associated with the prior to adoption conditions stipulated by Council.

CARRIED

RZ 1069 - 8340
Mountainview Drive
Land Use Contract
Discharge and Rezoning
Report No. 14-070
File No. RZ1069

At 6:24 p.m., Mayor Wilhelm-Morden declared a Conflict of Interest as her law partner is involved with one of the properties and left the meeting.

Councillor A. Janyk took over as Chair of the meeting.

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

That correspondence from Don Van der Horst to Craig Ross regarding the development plan of Lot 29 on Mountainview Drive be received.

CARRIED

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

That Council consider giving first and second readings to "Land Use Contract Discharge and Zoning Amendment Bylaw (RS1 Zone - 8340 Mountainview Drive) No. 2058, 2014";

That Council authorize the Corporate Officer to schedule a Public Hearing regarding "Land Use Contract Discharge and Zoning Amendment Bylaw (RS1 Zone - 8340 Mountainview Drive) No. 2058, 2014" and to advertise for same in a local newspaper; and further

That Council direct staff to advise the applicant that before consideration of adoption of "Land Use Contract Discharge and Zoning Amendment Bylaw (RS1 Zone - 8340 Mountainview Drive) No. 2058, 2014", the following matters are to be completed to the satisfaction of the General Manager of Resort Experience:

1. Discharge of existing covenant registered on title as G317,
2. Registration of a new development covenant as described in this report,
3. Resolution of technical matters associated with construction of the access road,
4. Registration of an access easement in favour of the adjacent parcels 8340, 8344, 8384, and 8388 Mountainview Drive as described in this report; and further,

That Council authorize the Mayor and Corporate Officer to sign any necessary legal documents associated with this rezoning.

CARRIED

At 6:28 p.m. Mayor Wilhelm-Morden returned to the meeting.

RZ 1085 – 4890 Glacier
Drive – Whistler/
Blackcomb Base II
Report No. 14-063
File No. RZ1085

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

That Council consider giving first and second readings to Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014;

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (MC1 Zone - Mountain Commercial One) No. 2057, 2014 and to advertise for same in the local newspapers;

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

That Council direct staff to advise the applicant that before consideration of adoption of Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Submission by the applicant of a written agreement developed with staff that the site will be developed in accordance with:
 - a. Whistler's Build Green Policy,
 - b. Form and character design guidelines; and
 - c. Aquifer Protection guidelines.
2. Confirmation by the applicant how the additional employee housing requirements will be satisfied.
3. Payment of outstanding rezoning application fees.

CARRIED

Wildfire Management
Report No. 14-071
File No. 8337

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

That Council endorse the Community Wildfire Protection Plan (2011);

That Council endorse the Landscape Scale Fire Behaviour Modeling report (2013); and further,

That Council support the proposed RMOW Wildfire Management Plan.

CARRIED

Council Remuneration
Review
Report No. 14-068
File No. 3009.5

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

That Council consider the results of the Council remuneration review; and further,

That Council set the salaries for Councillors at \$32,772 and the Mayor at \$80,927 effective January 1, 2015.

CARRIED

2013 Statements of
Financial Information
Report No. 14-064
File No. 4325

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

That Council approve the 2013 Statements of Financial Information.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Liquor License Advisory
Committee

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

That minutes of the Liquor License Advisory Committee meeting of May 1, 2014 be received.

CARRIED

Forest and Wildland
Advisory Committee

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

That minutes of the Forest and Wildland Advisory Committee meeting of May 14, 2014 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READING

Land Use Contract
Discharge and Zoning
Amendment Bylaw (RS1
Zone - 8340
Mountainview Drive) No.
2058, 2014

At 7:09 p.m. Mayor Wilhelm-Morden stated a previously declared Conflict of Interest and left the meeting.

Councillor A. Janyk took over as Chair of the meeting.

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

That Land Use Contract Discharge and Zoning Amendment Bylaw (RS1 Zone - 8340 Mountainview Drive) No. 2058, 2014 receive first and second readings.
CARRIED

At 7:11 p.m. Mayor Wilhelm-Morden returned.

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 receive first and second readings.
CARRIED

BYLAWS FOR ADOPTION

Environmental Protection
(Invasive Species and
Development Permit
Conditions) Amendment
Bylaw No. 2052, 2014

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

That Environmental Protection (Invasive Species and Development Permit Conditions) Amendment Bylaw No. 2052, 2014 be adopted.

CARRIED

OTHER BUSINESS

There were no items of Other Business.

CORRESPONDENCE

May Long Weekend –
Street Hockey
Tournament
File No. 2100

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

That correspondence from Bowen Cunningham, dated June 1, 2014, recommending the CBC “Play On!” street hockey tournament as an event in Whistler during the May Long Weekend be received and referred to staff.

CARRIED

Parking Ticket at Visitor
Information Centre
File No. 3009

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

That correspondence from P. Ulicki, dated May 22, 2014, regarding parking at the Whistler Visitor Centre be received and referred to staff.

CARRIED

Solana Development in
Rainbow Subdivision
File No. DP 1334

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

That correspondence from Gail Macdonald, dated June 4, 2014, regarding the recent approval of the Solana Development to be constructed on Bear Paw Trail in the Rainbow Subdivision be received and referred to staff.

CARRIED

Strategic Wildfire
Prevention Initiative
File No. 3009

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

That correspondence from Peter Ronald, Programs Officer for Local Government Program Services, dated June 2, 2014, regarding the approval of an operational fuel treatment grant for the Millar's Pond Operational Treatment project be received.

CARRIED

Passive House Grand
Opening
File No. 3009

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

That correspondence from Lydia Hunter, BC Passive House, dated June 3, 2014, inviting members of Council to attend the Grand Opening for BC Passive Houses new production facility on June 20, 2014 in Pemberton be received.

CARRIED

ADJOURNMENT

Moved by Councillor A. Janyk

That Council adjourn the June 17, 2014 Council meeting at 7:17 p.m.

CARRIED

MAYOR: N. Wilhelm-Morden

ACTING CORPORATE OFFICER: L. Schimek



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: July 2, 2014

REPORT: 14-080

FROM: Chief Administrator's Office

FILE: 8220

SUBJECT: VANCOUVER SYMPHONY ORCHESTRAL INSTITUTE AT WHISTLER

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the Chief Administrative Officer be endorsed.

RECOMMENDATION

That Council receive Information Report No. 14-080, "Vancouver Symphony Orchestral Institute at Whistler."

REFERENCES

Appendix A – Letter of Agreement between Vancouver Symphony Society and the Resort Municipality of Whistler

PURPOSE

The purpose of this report is to submit the Letter of Agreement between the RMOW and the Vancouver Symphony Orchestra to establish the "Vancouver Symphony Orchestral Institute at Whistler" (the "VSOIW").

DISCUSSION

RMOW staff have been in recent discussions with the Vancouver Symphony Society regarding a very interesting and exciting opportunity to begin in the summer of 2015. Building on the recommendations of the Learning and Education Task Force, the Whistler Community Cultural Plan, and the Cultural Tourism Development Strategy, as well as the Economic Partnership Initiative's focus area to diversify resort products, these discussions have further explored the VSS' desire to offer an internationally renowned orchestral residency program to draw guests to Whistler, utilizing the credibility, brand name and teaching expertise of musicians from the Vancouver Symphony Orchestra.

This program would be the first 'orchestral institute' of its kind in Western Canada. It would target young adults who need apply to the VSOIW with their audition materials. The successful applicants, paying their tuition and board costs, will participate in an intensive eight day program including private lessons, orchestral rehearsals and performances, with instruction from members of the Vancouver Symphony Orchestra.

The strategic framework including marketing plan is currently being refined, and has also been informed by input from the newly recruited Community Cultural Officer (CCO), Whistler Arts Council, and RMOW Staff. It is anticipated the program will use existing venues within the RMOW boundaries appropriate to the cultural and educational needs, to accommodate both teaching and

housing requirements for the students and faculty of the VSOIW – although specific facilities to be used are still being considered.

Initial budgets have been developed, and the RMOW anticipates investing up to \$175,000 in total over three years, as a fee to the VSS for the services related to development, planning, promotion and production of the VSOIW from 2015 – 2017.

To demonstrate shared support for continued planning and program development, RMOW staff have formalized a Letter of Agreement to clearly outline our respective goals and mutual aspirations for the program, and to build a strong foundation of transparency and collaboration for the continued growth of our relationship with the Vancouver Symphony Society.

Staff from both organizations are still considering and refining potential options for the operation and execution of the program, including defining specific dates that will support the Whistler resort programming already scheduled.

Additional operational and administrative details will be contemplated and formalized in a subsequent agreement in the following weeks and months. This subsequent agreement will be brought before Council. Engagement with the Community Cultural Officer will continue as these details are developed.

WHISTLER 2020 ANALYSIS

The recommendation to support the Letter of Agreement has the potential to move the community towards the following W2020 Descriptions of Success.

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts, Culture & Heritage	Arts, cultural and heritage opportunities attract visitors and contribute to the experience and local economy	This program has the potential to draw both regional and destination students (and families) to the resort. Additionally, it adds to the brand identity as Whistler continues to build upon its cultural foundation.
	Arts, culture and heritage, and their local creators and contributors, are appreciated and supported as cornerstones of the resort community's health, vitality and economic prosperity	It is anticipated that local musicians will have the opportunity to apply for the program, and to perform with the participants of the VSOIW where appropriate.
Economic	Whistler proactively seizes economic opportunities that are compatible with tourism, and effectively adapts to changing external conditions	Music programs in existing facilities provide a strong alignment with our existing summer tourism product.
	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services	Vancouver Symphony Society is an established and well respected organization capable of effectively supporting the strong existing Whistler brand.
Learning	A learning culture is nurtured and promoted locally and regionally	Expands program offerings in the community.

	through diverse formal and informal opportunities and leverages Whistler's international stature	
	Learning opportunities contribute to the local economy and attract visitors to the resort community for learning vacations	Strong foundation upon which to grow and increasingly contribute to the resort economy.
Partnership	Trust is established and maintained among Whistler partners and stakeholders	The Letter of Agreement establishes an open, transparent foundation for the partnership with the Vancouver Symphony Society
Visitor Experience	Visitors choose Whistler to actively participate in recreation, learning, and cultural opportunities	Supports and expands the arts, culture, and learning product offering for our community.

The recommendation to support the Letter of Agreement does not move the community away from any of the W2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

The Vancouver Symphony Orchestral Institute at Whistler is consistent with the recommendations of the Learning and Education Task Force, the Whistler Community Cultural Plan, and the Cultural Tourism Development Strategy as well as the recently endorsed EPI: Summary of Key Findings Report.

BUDGET CONSIDERATIONS

The funding for this project is considered in the 2014 Budget under Learning, Education and Cultural Tourism initiatives, and will be funded for both the 2015 and 2016 years within project discretion.

COMMUNITY ENGAGEMENT AND CONSULTATION

Community engagement has included discussions and input from the newly appointed Community Cultural Officer and Whistler Arts Council Executive Director. The CCO will continue to be engaged throughout the project.

SUMMARY

Following several months of discussions regarding the program between the Vancouver Symphony Society and RMOW staff, this Letter of Agreement sets out roles and responsibilities between the parties to further progress detailed planning, to then enter into a subsequent agreement between the parties, to establish the Vancouver Symphony Orchestral Institute at Whistler from Summer 2015.

Respectfully submitted,

Toni Metcalf
ECONOMIC DEVELOPMENT OFFICER
for
Mike Furey
CHIEF ADMINISTRATIVE OFFICER



23rd June 2014

LETTER OF AGREEMENT (LOA)

BETWEEN: **RESORT MUNICIPALITY OF WHISTLER**, a municipal corporation ("**RMOW**") continued pursuant to the *Resort Municipality of Whistler Act*, R.S.B.C. 1996, c. 407 and having its office at 4325 Blackcomb Way, Whistler, BC, Canada V0N 1B4

AND: **THE VANCOUVER SYMPHONY SOCIETY ("**VSS**")**, having its principal place of business at 500-843 Seymour Street, in the City of Vancouver, Province of British Columbia V6B 3L4

RE: **VANCOUVER SYMPHONY ORCHESTRAL INSTITUTE AT WHISTLER ("**VSOIW**")**

WHEREAS

- A.** RMOW is committed to expanding arts and cultural initiatives consistent with the Whistler Community Cultural Plan and the Cultural Tourism Development Strategy, as well as supporting new learning opportunities consistent with the recommendations of the Whistler Learning and Education Task Force; and
- B.** VSS desires to expand its classical music education activities with the creation of a summer orchestral program in Whistler, offered to regional, national and international students to hone their musical skills in a residency setting, by studying with members of the Vancouver Symphony Orchestra ("**VSO**").

Now, therefore, in consideration of the foregoing and of the mutual promises hereinafter set forth, the parties agree as follows:

To create an internationally renowned music education residency program to draw guests to Whistler, utilizing the credibility, brand name and teaching expertise of musicians from the VSO. The concept is that students aged 15-22 years will apply to participate in the VSOIW, with successful applicants paying tuition plus costs for travel, accommodation and meals for a program including private lessons and public masterclasses and participating in chamber music and orchestral rehearsals and performances.

VSS will work to develop, promote and produce the inaugural VSOIW in the summer of 2015, and will produce VSOIW for a period of 3 years. It is anticipated the VSOIW will start modestly in year one, and progressively increasing in subsequent years.

This LOA outlines the roles and responsibilities of each party.

Under the terms of this agreement, both the VSS and RMOW agree to mutually:

- I. Develop all high level aspects of the VSOIW including but not limited to the strategic framework, including the marketing strategy.
- II. Determine the scheduling of the VSOIW dates and venues (including accommodation for residency throughout the program) for 2015, based on the programming and availability both within the Whistler resort and of the VSO.

The **RMOW** agrees to:

- I. Provide staff dedicated to the project to ensure clear ongoing communications between the RMOW and VSS regarding the VSOIW.
- II. Invest up to \$175,000 (one hundred seventy-five thousand) over 3 years commencing 2015, as a Fee (the “**Fee**”) to VSS for the services related to development, planning, promotion and production of the VSOIW.
- III. Provide oversight and approval of all high level aspects of the VSOIW including but not limited to the strategic framework, marketing strategy and plan, and budget.
- IV. Support the program through appropriate resource sharing as defined and negotiated through the Subsequent Agreement referred to below.

The **VSS** agrees to:

- I. Allocate the time of the senior staff including but not limited to the Chief Executive Officer, the Vice President Artistic Operations & Education, and Education & Community Programmes Manager to support the development and delivery of the VSOIW.
- II. Further articulate the VSOIW strategic framework including vision, goals, positioning, target audiences, tone & manner for use in all communications
- III. Refine the program budget and generate a cash flow forecast that clearly articulates the risk allocation by both partners.
- IV. Lead the operational planning including:
 - a. Securing venues, accommodation and transportation facilities for students
 - b. Auditioning and registration of students with the VSOIW
 - c. Contracting appropriate members of the VSO to teach to the outcomes of the program
- V. Be responsible for the delivery of the program in summer 2015, including community engagement and duty of care to students.

This LOA is not legally binding on the parties.

This LOA sets out the proposed arrangement for a future agreement (the “**Subsequent Agreement**”) between the parties the specific terms and conditions of which will be negotiated in due course and will be set out in a Subsequent Agreement including provisions for budget, insurance, indemnity in favour of the parties, waiver and release of liability, termination, as well as other terms and conditions as the parties may require.



This agreement is signed and dated by the authorized representatives from both parties.

Signed original on file

For and on behalf of
Resort Municipality Of Whistler

Mike Furey
Chief Administrative Officer

Date_____

For and on behalf of
Vancouver Symphony Society

Jeff Alexander
President & CEO

Date_____



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: July 2, 2014

REPORT: 14-073

FROM: Chief Administrator's Office

FILE: 7215.01

SUBJECT: 2013 ANNUAL ENERGY CONSUMPTION & GREENHOUSE GAS
PERFORMANCE REPORTING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation be endorsed.

RECOMMENDATION

That Council receive Appendix A to Information Report 14-073, "Whistler Energy Consumption and Greenhouse Gas Performance Trends – 2013 Annual Report".

REFERENCES

- **Appendix A**
Whistler Energy Consumption and Greenhouse Gas Performance Trends –
2013 Annual Report

PURPOSE

The primary purpose of this Annual Report is to provide a summary of the Whistler community's energy and greenhouse gas (GHG) emissions performance for the year 2013. The second part of this report includes a summary of the ongoing energy and emissions performance for the RMOW's internal corporate operations.

DISCUSSION

As a mountain town, Whistler has long been concerned with the issue of climate change. Our community has a special dependence on stable snow and weather patterns, making us very aware of our shared responsibility to manage greenhouse gas emissions, and even more sensitive to the reality of the potential impacts if we do not.

Regular public reporting both of community and corporate energy and greenhouse gas emissions performance is a commitment of the Whistler Official Community Plan, the RMOW Carbon Neutral Operations Plan, our Council-adopted commitments within the BC Climate Action Charter as well as the Provincial Climate Action Rebate Incentive Program.

The attached report provides a brief background on energy and emissions planning in Whistler, detailed historical information, a review of associated targets for each section, specific detail on 2013 energy consumption and emissions trends at both the community and corporate scale, as well as a short section on key associated insights and trends for each subsection of the report. Select highlights of the attached report include:

2013 Community GHG Emissions:

Greenhouse gas emissions in Whistler are made up of emissions from stationary sources (buildings and infrastructure systems), mobile sources (passenger vehicles, fleets, and transit), as well as emissions from landfilled wastes. Passenger vehicle transportation within RMOW boundaries continues to represent the largest share of the overall emission footprint (58%), followed by natural gas consumption at 32% (primarily used for space and water heating).

The community of Whistler has committed to community-level greenhouse gas reductions of: 33% by 2020; 80% by 2050; and 90% by 2060 (versus 2007 levels). Up to 2012, our community could be proud of the fact that collectively we had collectively managed to remain on pace towards our 2020 goal. This report shows that 2013 GHG emission levels are no longer on track to meet the OCP targets, and significant improvements will be required to regain our OCP targeted reduction levels. Total community GHG emissions in 2013 were estimated to be 109,5657 tCO₂e. This level is approximately 17.5% lower than 2007 levels, and 23% lower than 2000 levels – a significant achievement. However year-over-year reductions were only 1.3% or approximately 1,425 tCO₂e, much less than the 3-4,000 tonnes required annually to meet our 2020 target.

GHG emissions intensity (GHG emissions per population equivalent) remained constant at 4.2 tCO₂e/PE.

Looking ahead, the key challenge for our community will be regaining the rate of reduction achieved over the first five year of the commitment period when further 'one-time changes' (such as the piped propane to natural gas conversion) are, for the most part, no longer readily available. To remain on target toward our reduction goals, additional, incremental reductions of 3,000 to 4,000 tonnes of CO₂e will be required annually for the remainder of the decade. These future GHG reductions will need to be premised primarily on actual energy conservation and increased efficiency rather than one-time technological changes in provincial or community systems. The required incremental conservation will be particularly challenging for our community as historic performance assessments demonstrate the community-wide energy conservation gains at this scale have proven to be largely elusive over the past decade.

2013 Community Energy Consumption & Expenditures:

Community energy consumption has not followed the same downward trajectory as community GHG emissions during the period between 2007 and 2013. In fact, the three years from 2010 and 2012 have been the three highest years of energy consumption ever recorded in Whistler. Total community energy consumption in 2013 was estimated to be 3.08 million GJ (down 1.42% from 2007 levels and down 2.1% year over year).

Electricity is the most prevalent type of energy consumed in Whistler at 45% of the total consumption (unchanged from 2010), followed by vehicle fuels (~31%), and natural gas at approximately one quarter of total consumption.

The estimated annual collective energy expenditure within Whistler has increased by more than \$30 million since 2000 (\$81 million vs. \$49 million). Energy expenditures for residential buildings now total approximately \$20 million/year, with commercial buildings expenditures totaling approximately \$21.5 million on an annual basis (passenger vehicles and fleets make up the remainder). Total passenger vehicle estimated expenditures increased to an estimated \$35M/year up by over \$7.7M/year over 2007 levels.

2013 Corporate GHG Emissions:

The RMOW's Carbon Neutral Operations Plan sets the targets for total corporate GHG reductions as follows: 10% by 2010; 20% by 2013; and 30% by 2015 – all relative to 2008 levels. Total corporate GHG emissions in 2013 were 1,453 tCO₂e. This level of emissions is 13% lower than 2012 levels, and approximately 35% below the benchmark 2008 level. Additionally, this level of emissions is ~22% lower than the emissions target for 2013. This reduction is mainly due to a decrease in BC Hydro's emission factor for electricity, as well as some reductions in consumption.

On a division-by-division basis, the relative emissions footprint of corporate operations is primarily associated with the following three divisions: (42%) Infrastructure Services—which includes roads crews, solid waste systems, the water utility as well as the sewer utility; (25%) Corporate and Community Services—including bylaw, fire, Meadow Park Sports Centre, and other recreation programs; and (32%) Resort Experience (REX)—which includes village maintenance operations, horticulture/turf/irrigation crews, parks and trails, as well as facility construction and maintenance operations. Emissions across corporate operations are produced primarily from the combustion of mobile fuels (gasoline, diesels) at 48%, followed by natural gas at 41%, and electricity at 10%.

Over the last few years, the primary source of emission reductions across municipal operations has been natural gas reductions at Meadow Park Sports Centre (MPSC) – emissions from this facility are down more than 64% (449 tCO₂e) since 2008. It is further worth noting that a significant part of the recent reductions in emissions can be attributed to a decrease in BC Hydro's emission factor for electricity.

2013 Corporate Energy Consumption & Expenditures:

Total corporate energy consumption decreased in 2013 by 6% to 71,513 GJ/year. This is still above the 2010 target recommended within the RMOW Integrated Energy Plan (64,000 GJ/year), and considerably higher than the upcoming 2020 target (55,000 GJ). Electricity consumption makes up the greatest portion of total energy consumed across municipal operations at 69% of the total consumption, followed by natural gas (17%), and mobile fuels (14%).

While 2013 Corporate and Community Services' energy consumption increased by 1% versus 2012, Infrastructure Services and Resort Experience divisions both achieved year-over-year reductions in 2013 (8% and 7% respectively). However, Infrastructure Services' energy consumption is still 5% above 2008 base year levels, while Corporate and Community Services and Resort Experience have both seen reductions versus 2008 (33% and 2%, respectively).

Overall, 2013 energy expenditures across municipal operations decreased by 5% to ~\$1.65M (this was due to the combined influence of a 6% decrease in consumption, and increases in the unit rates of various energy sources). Electricity consumption makes up the largest portion of corporate energy expenditures (~\$1M/year), and while Corporate and Community Services division expenses increased by 6% in 2013 expenses decreased in both the Infrastructure Services division (8%) and Resort Experience (5%).

Considerably more detail including numerous interpretive charts and figures are included within the attached Report (see Appendix A).

WHISTLER 2020 ANALYSIS

The compilation and dissemination of the attached Report moves our community toward the following Whistler2020 Descriptions of Success:

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Energy	Residents, businesses and visitors understand energy issues	This Report supports and increases local knowledge (resident and business) of Whistler's energy consumption performance.
	The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated	This Report provides the basis for tracking and evaluating the emissions performance of local patterns of energy use.
Built Environment	Limits to growth are understood and respected	This Report contributes to the discussion about 'limits to growth' through the inclusion of detail related to our Council-adopted targets and in particular, Whistler's performance relative to these energy and emission targets (limits) over time.
Natural Areas	Natural systems guide management approaches	The Report provides detailed data related to greenhouse gas emissions – scientific consensus support the position that increasing atmospheric concentrations of GHGs is altering natural climatic conditions across the planet.
Visitor Experience	The visitor experience is based on practices and systems that efficiently use sustainable materials and energy	The Report evaluates both our energy consumption per population equivalent, as well as our emissions footprint per population equivalent – two meaningful measures of our collective 'resource efficiency' as a resort community.

The compilation and dissemination of the attached report does not move our community away from any of the adopted Whistler2020 Descriptions of Success.

OTHER POLICY CONSIDERATIONS

Regular public reporting of both of community and corporate energy and greenhouse gas emissions performance is a commitment of the Whistler Official Community Plan, the RMOW Carbon Neutral Operations Plan, and our Council-adopted commitments within the BC Climate Action Charter.

BUDGET CONSIDERATIONS

The tracking and reporting of energy consumption, expenditures and GHG emissions does not have direct budget implications beyond the dedication of staff time. The inventories themselves however do provide the basis of forecasting future energy budgets for individual Divisions, Departments and Workgroups across the organization

COMMUNITY ENGAGEMENT AND CONSULTATION

The Report will also be posted on the RMOW website (whistler.ca) for public access and review.

SUMMARY

The purpose of the 'Whistler Energy Consumption and Greenhouse Gas Performance Trends - 2013 Annual Report' is to brief Council and the community with respect the Whistler community's, energy and greenhouse gas (GHG) emissions performance for the year 2013 and to report out on our progress toward our stated targets.

Reporting of both of community and corporate energy and greenhouse gas emissions performance is a commitment of the Whistler Official Community Plan, the RMOW Carbon Neutral Operations Plan, and our Council-adopted commitments within the BC Climate Action Charter.

Respectfully submitted,

Ted Battiston
Manager of Special Projects

for
Mike Furey
Chief Administrative Officer

WHISTLER **ENERGY CONSUMPTION** AND **GREENHOUSE GAS** PERFORMANCE TRENDS **2013** ANNUAL REPORT

Chief Administrator's Office
The Resort Municipality of Whistler | June 2014

THE PREMIER MOUNTAIN RESORT COMMUNITY
MOVING TOWARD A SUSTAINABLE FUTURE



TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	1
2	INTRODUCTION	4
2.1	BACKGROUND	4
2.1.1	<i>Whistler2020: Our Community's Comprehensive Sustainability Plan</i>	4
2.1.2	<i>Whistler's Community Energy Planning – a brief history</i>	6
3	COMMUNITY PERFORMANCE	8
3.1	COMMUNITY GREENHOUSE GAS EMISSIONS	8
3.1.1	<i>Community GHG Reduction Target</i>	8
3.1.2	<i>Community GHG Emission Performance</i>	10
3.1.3	<i>Key Community GHG Performance Insights</i>	15
3.2	COMMUNITY ENERGY CONSUMPTION	17
3.2.1	<i>Community Energy Reduction Target</i>	17
3.2.2	<i>Community Energy Consumption Performance</i>	18
3.2.3	<i>Key Community Energy Consumption & Expenditure Performance Insights</i>	23
4	CORPORATE PERFORMANCE	25
4.1	KEY CORPORATE INSIGHTS AND SUMMARY	26
4.2	CORPORATE GREENHOUSE GAS EMISSIONS	27
4.2.1	<i>Corporate GHG Reduction Targets</i>	27
4.2.2	<i>Corporate GHG Performance</i>	27
4.2.3	<i>Divisional Trends</i>	30
4.2.4	<i>Key Corporate GHG Emission Performance Insights</i>	33
4.3	CORPORATE ENERGY CONSUMPTION	33
4.3.1	<i>Corporate Energy Consumption Reduction Targets</i>	33
4.3.2	<i>Corporate Energy Consumption Performance</i>	34
4.3.3	<i>Performance of Key Corporate Buildings</i>	37
4.3.4	<i>Key Corporate Energy Consumption Performance Insights</i>	39
5	CLOSING COMMENTS	40
6	APPENDICES	41

1 EXECUTIVE SUMMARY

As a tourism-focused mountain town, Whistler has long been concerned with the issue of climate change. Our resort community has a special dependence on stable snow and weather patterns, making us very aware of our shared responsibility to manage greenhouse gas emissions, and even more sensitive to the reality of the potential impacts if we do not.

Since 2010, the primary purpose of this Annual Report has been to provide a summary of the Whistler community's energy and greenhouse gas (GHG) emissions performance for the previous year. The secondary purpose of this report includes a summary of the energy and emissions performance for the RMOW's internal corporate operations. This ongoing performance data forms the foundation for informed energy cost management and ongoing climate change mitigation efforts.

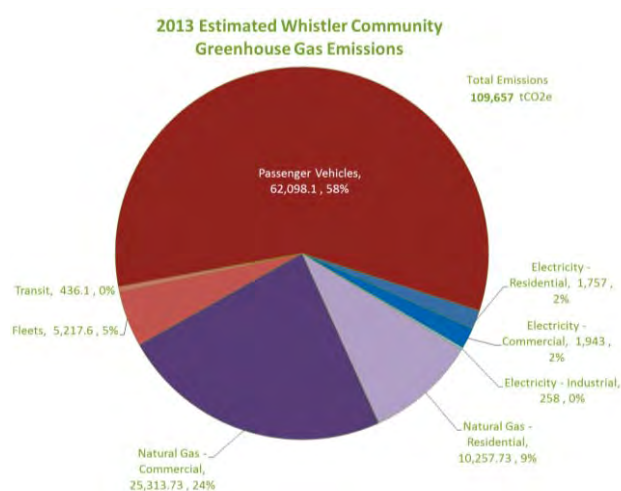
COMMUNITY-WIDE PERFORMANCE

2013 COMMUNITY GHG EMISSIONS: Greenhouse gas emissions in Whistler are made up of emissions from stationary sources (buildings and infrastructure systems), mobile sources (passenger vehicles, fleets, and transit), and emissions from landfilled wastes. Passenger vehicle transportation within Resort Municipality of Whistler (RMOW) boundaries continues to represent the largest share of the overall emission footprint (58%), followed by natural gas consumption at 32% (primarily used for space and water heating).

The community of Whistler has committed to community-level greenhouse gas reductions of: 33% by 2020; 80% by 2050; and 90% by 2060 (versus 2007 levels). **From 2008 until 2012, the community managed to remain on pace towards these targets – however the 2013 community results suggest that Whistler is no longer be on pace to meet our 2020 target GHG reduction level.**

Total community GHG emissions in 2013 were estimated to be **109,657 tCO₂e**¹. The 2013 level is approximately 17.5% lower than 2007 levels, 23% lower than 2000, 1.3% below last year's level, but still 45% higher than 1990 levels. It is worth noting that the primary driver for the GHG reductions over the last few years has been the decreasing GHG intensity of BC Hydro electricity – without this decrease in GHGs/kWh, Whistler's total emission level would be approximately 6,000 tCO₂e higher than presented within this report.

From a GHG emissions intensity perspective, estimated 2013 GHG emissions per population equivalent² remained constant at 4.2 tCO₂e/PE. This intensity is 18% lower than 2007, and is equal to the lowest annual per capita measure since detailed record keeping began in 2000.



Larger version of this chart in Section 3.1.2

¹ **Carbon dioxide equivalent** (or **CO₂e**) is the most common unit of measure for quantifying the amount of 'climate change impact' a given type and amount of greenhouse gas may cause, using the functionally equivalent amount or concentration of carbon dioxide (CO₂) as the reference.

² The nature of Whistler being a tourism community means the number of people in Whistler on any given day is generally far greater than the population counts provided Canada Census or BC Statistics estimates. The total Population Equivalent is an estimate of the total number of people in Whistler on an average annualized basis. The indicator is often used in 'per capita' measures to normalize the data and make it comparable to other communities. More detail on the composition of the Population Equivalent can be found at:

<http://www.whistler2020.ca/whistler/site/genericPage.acds?instanceid=2985334&context=2985223>

Looking ahead, the key challenge for our community will be maintaining the rate of reduction achieved over the first four years of our commitment period as further 'one-time changes' (such as the piped propane to natural gas conversion and the landfill cap and capture projects) are, for the most part, no longer readily available. To remain on target toward our reduction goals, additional, incremental reductions of 3,300 tonnes of CO₂e will be required every year for the remainder of the decade (or approx. 3.5%/yr).

From an overall perspective, Whistler still needs to reduce annual emissions by 21,000 tCO₂e by the end of the 2020 year to meet its target – a further reduction of approximately one fifth of our current annual emission levels.

2013 COMMUNITY ENERGY CONSUMPTION & EXPENDITURES: Community energy consumption since the base commitment year of 2007 has not followed the same downward trajectory as community GHG emissions. In fact, the three years from 2010 to 2012 were the three highest years of estimated energy consumption recorded in Whistler.

Total community energy consumption in 2013 was estimated to be 3.08 million GJ (down 1.42% from 2007 levels, and down 2.1% year over year (approximately 100% higher than 1990).

Electricity is the most prevalent type of energy consumed in Whistler at 45% of the total consumption, followed by vehicle fuels (~31%), and natural gas at 23% of total consumption.

The estimated annual collective energy expenditure within Whistler has increased by more than \$30 million since 2000 (\$81 million vs. \$49 million). Energy expenditures for residential buildings now total approximately \$20 million/year, with commercial building expenditures totaling approximately \$21.5 million on an annual basis (passenger vehicles and fleets make up the remainder). Total passenger vehicle estimated expenditures increased to an estimated \$35M/year up by over \$7.7M/year over 2007 levels.

Finally, increases in energy rates continue to outpace the rate of inflation so it is expected that the combined community expenditure will continue to rise faster than our collective ability to pay for it –underscoring the importance of increasing community-wide energy conservation and energy efficiency.

2013 CORPORATE OPERATIONS PERFORMANCE

2013 CORPORATE GHG EMISSIONS: The RMOW's Carbon Neutral Operations Plan sets the targets for total corporate GHG reductions as follows: 10% by 2010; 20% by 2013; and 30% by 2015 – all relative to 2008 levels.

Total corporate GHG emissions in 2013 were 1,453 tCO₂e. This level of emissions is 13% lower than 2012 levels, and approximately 35% below the 2008 benchmark (the reference year for RMOW target setting).

As demonstrated in the chart to the right, corporate emissions are currently far below the 2013 annual GHG emission levels targeted in the 2009 Carbon Neutral Operations Plan.

On a division-by-division basis, the relative emissions footprint of corporate operations is as follows:

It is expected that future GHG reductions will need to be premised primarily on actual energy conservation and increased efficiency rather than one-time technological changes in community systems. The required energy conservation will be particularly challenging for the community as historic performance assessments demonstrate the community-wide energy conservation gains of this scale have been unprecedented over the last decade.



Larger version of this chart in Section 4.1.1

(42%) Infrastructure Services — which includes roads crews, solid waste systems, the water utility, and the sewer utility; (32%) Resort Experience (REX) — which includes village maintenance operations, horticulture/turf/irrigation crews, parks and trails, as well as facility construction and maintenance operations; and (25%) Corporate and Community Services — including bylaw, fire, Meadow Park Sports Centre, and other recreation programs.

GHG emissions across corporate operations are produced primarily from the combustion of mobile fuels (gasoline and diesels) at 48%, followed by natural gas at 41%, and electricity at 10%.

Over the last few years, the primary source of GHG emission reductions across municipal operations has been natural gas reductions at Meadow Park Sports Centre (MPSC) – emissions from this facility are down more than 65% (440 tCO₂e) since 2008.

2013 CORPORATE ENERGY CONSUMPTION & EXPENDITURES: Total corporate energy consumption decreased in 2013 by 6% year over year to 71,513 GJ/year. Electricity consumption makes up the greatest portion of total energy consumed across municipal operations at 70% of the total consumption, followed by natural gas (20%), and mobile fuels (10%).

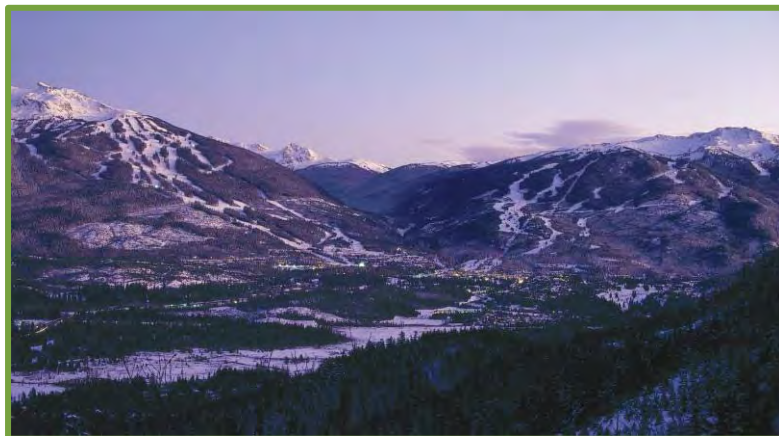
While 2013 Corporate and Community Services' energy consumption increased by 1% over 2012, Infrastructure Services and Resort Experience divisions both achieved year-over-year reductions in 2013 (8% and 7% respectively). However, Infrastructure Services' energy consumption is still 5% above 2008 base year levels, while Corporate and Community Services and Resort Experience have both seen reductions versus 2008 (33% and 2%, respectively).

Overall, 2013 energy expenditures across municipal operations decreased by 5% to ~\$1.65M (this was due to the combined influence of a 6% decrease in consumption, and increases in the unit rates of various energy sources). Electricity consumption makes up the largest portion of corporate energy expenditures (~\$1M/year), and while Corporate and Community Services division expenses increased by 6% in 2013 expenses decreased in both the Infrastructure Services division (-8%) and Resort Experience (-5%).

SUMMARY COMMENTS

The impact of changing climatic conditions — especially reliable snow patterns — has the potential to substantially impact Whistler's primary economic engine — tourism. Informed, strategic planning that considers and evaluates the impacts of the issues related to climate change and rising fuel costs (on which Whistler's economy is fundamentally dependent) can help to ensure that Whistler is best positioned to maintain its success into the future.

Accurate, detailed data is fundamental to these discussions; information such as that which is included in this report will continue to provide a strong basis for informed decision-making as our community measures its success, matures, evolves and thrives in the coming decades.



2 INTRODUCTION

Whistler is not sustainable. However, our Vision is to be the *Premier Mountain Resort as we move Toward Sustainability*. Implied in this vision is a journey - understanding that it will take continued commitment to get to our intended destination. Whistler also understands that on this journey we will have to find a way to do things more efficiently.

As a mountain town, Whistler has long been concerned with the issue of climate change. Our resort community has a special dependence on stable snow and weather patterns, making us very aware of our shared responsibility to manage greenhouse gas emissions, and even more sensitive to the reality of the potential impacts if we do not. Throughout our community, both private and public organizations understand that the integrity of functional natural systems is absolutely fundamental to the wellbeing of our community, and the viability of our economic engines.

Moreover, we now live in an era of **climate responsibility** and by extension this **requires climate action**; climate change is a certainty, as is human responsibility for it³. Reducing our greenhouse gas emissions is one of the most significant actions we can take as a community to take responsibility for our part in solving the climate crisis.

The primary purpose of this Annual Report is to provide a summary of Whistler's community-wide energy and greenhouse gas emissions performance over the past year (Section 3). The report includes detailed performance data, highlights key trends and insights, as well as benchmarks our performance against our Council-adopted targets. **It is the intent of this report to support and inform the strategic management of energy and climate-changing emissions across our community.**

The second part of this report (Section 4) includes a summary of the energy and emissions performance of the RMOW's internal corporate operations. Although corporate emissions represent less than 1.5% of the total community GHG emissions, it is these corporate emissions RMOW staff have the greatest level of direct control, and for which we have the opportunity – and most responsibility – to both lead by example and demonstrate success.

This is the 3rd Performance Report that has been produced at this level of detail (2010, 2011 are available on whistler.ca).

2.1 BACKGROUND

Whistler is one of the few communities in BC that has a relatively long history of both setting emissions reductions targets and actively monitoring its GHG emissions footprint. This commitment is evident in our dedication to Integrated Community Sustainability Planning, long-term measurement and reporting of energy consumption and GHG emissions performance, the integration of energy and emission reduction goals into broader municipal policies and practices, as well as continued participation on provincial and national advisory committees.

2.1.1 Whistler2020: Our Community's Comprehensive Sustainability Plan

The Whistler community understands that sustainability is not just about the environment; that three concepts – ecological integrity, fiscal viability, and social justice – point to a larger and integrated strategy and that these three concepts are not as strong in isolation as they are when considered together.

³ Climate Change 2013, The Physical Science Basis – Working Group 1 Contribution to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change, IPCC, 2013. <http://www.ipcc.ch/report/ar5/wg1/>

In 2005 the RMOW adopted Whistler2020, the community's comprehensive, long-term sustainability plan, as direction setting policy.





Whistler2020 is Whistler's Integrated Community Sustainability Plan, an expression of the community's vision as required by the Province of British Columbia. Whistler2020 is the product of thousands of voices across our resort community coming together to **articulate the vision of the resort community we aspire to be.**

The community vision articulated within Whistler2020 is organized around the following five priorities:

1. Enriching Community Life
2. Enhancing the Resort Experience
3. Ensuring Economic Viability
4. Protecting the Environment
5. Partnering for Success

Moreover, Whistler2020 imbeds and integrates four science-based Sustainability Objectives premised on the Natural Step principles (see box on the right) into the vision and the framework for making decisions. In this sense, these Sustainability Objectives act as a compass to help frame and guide decision-making and ongoing planning.

Working within the Whistler2020 framework, the community has aimed to steadily integrate the Sustainability Objectives broadly into all aspects of community planning and development strategies – from Energy and Transportation strategies, to Economic and Visitor Experience strategies. Through the consistent application of the four shared Sustainability Objectives, our community is striving to integrate climate change mitigation into all community policies and operational practices.

Whistler's Sustainability Objectives are to:	
	Reduce and eventually eliminate the RMOW's contributions to systematic increases in concentrations of substances from the Earth's crust (e.g. by increasing energy efficiency).
	Reduce and eventually eliminate the RMOW's contributions to systematic increases in concentrations of substances produced by society (e.g. through 100% recycling).
	Reduce and eventually eliminate the RMOW's contributions to systematic physical degradation of nature (e.g. by purchasing certified wood), and
and in that society people are not subject to conditions that systematically...	
	Reduce and eventually eliminate our contribution to systematically undermining the ability of others to meet their basic human needs . (e.g. by purchasing FairTrade).

Viewed mainly as an environmental problem, climate change is much more than that.

The largest comprehensive review on the economics of climate change was undertaken by British economist Nicholas Stern, and it makes the point well. In October of 2006, the British Government released the *Stern Review on the Economics of Climate Change* and it clearly states,

"Using the results from formal economic models, the Review estimates that if we don't act, the overall costs and risks of climate change will be equivalent to losing at least 5% of global GDP each year, now and forever. If a wider range of risks and impacts is taken into account, the estimates of damage could rise to 20% of GDP or more. In contrast, the costs of action – reducing greenhouse gas emissions to avoid the worst impacts of climate change – can be limited to around 1% of global GDP each year."

Further, in the most recent Intergovernmental Panel on Climate Change (IPCC) report, the authors state,

"Climate policy intersects with other societal goals creating the possibility of co-benefits or adverse side-effects. These intersections, if well-managed, can strengthen the basis for undertaking climate action. Mitigation and adaptation can positively or negatively influence the achievement of other societal goals, such as those related to human health, food security, biodiversity, local environmental quality, energy access, livelihoods, and equitable sustainable development; and vice versa, policies toward other societal goals can influence the achievement of mitigation and adaptation objectives. This multi-objective perspective is important in part because it helps to identify areas where support for policies that advance multiple goals will be robust."

Simply put, climate change is a problem that extends far beyond a solely environmental perspective.

2.1.2 Whistler's Community Energy Planning – a brief history

Whistler committed to its first greenhouse gas emission reduction targets in 1997. In that year, Whistler Council endorsed the Kyoto Protocol target of having our community's emissions at 6% below 1990 levels, by the year 2012. For municipal (corporate) emissions, Council also committed to being a part of the "20% Club", committing to reducing corporate emissions 20% below 1990 levels by 2012 – **two aspirations that the community of Whistler did not achieve.**


Following up on these commitments, the RMOW participated in the Federation of Canadian Municipalities' (FCM) Partners for Climate Protection (PCP) program. The PCP program was launched by FCM as an extension of ICLEI's (Local Governments for Sustainability) Cities for Climate Protection program in the United States. Partner cities become members in a network of municipalities that began working toward the achievement of the five management-based milestones of the program. The milestones were designed to create tools and processes that were easy to understand and implement, and also provide effective guidance for municipalities to take serious steps toward climate action.

To meet the commitments of the Partners for Climate Protection program process, the RMOW developed the first Integrated Energy, Air Quality, and Greenhouse Gas Management Plan in Canada in 2004.

The recommended implementation scenario in the Integrated Energy Plan acknowledged that achieving our community target of 6% below 1990 levels would be very difficult to achieve by 2012. As such, the plan recommended a reductions scenario that would see Whistler's emissions at 9% below 2000 levels (but 22% above 1990 levels) by 2020. This was recommended in contrast to the forecasted *business as usual* (i.e. take no action) scenario that predicted Whistler community GHG emissions would rise to 92% above 1990 levels (47% above 2000) by the year 2020.

In September of 2007, at the Union of BC Municipalities (UBCM) conference in Vancouver, Whistler was one of original sixty-two⁴ local governments in BC that signed on to the Province's voluntary BC Climate Action Charter. The Charter opens with the following statement, agreed to by all signatories, "**Scientific consensus has developed that increasing emissions of human caused greenhouse gases (GHG), including carbon dioxide, methane and other GHG emissions, that are released into the atmosphere are affecting the Earth's climate.**"⁵

Currently approximately 180 BC communities have become signatories to the Charter. By signing, local governments agreed that:

5. In order to contribute to reducing GHG emissions:
 - (a) Signatory Local Governments agree to develop strategies and take actions to achieve the following goals:
 - (i) being carbon neutral in respect of their operations by 2012, recognizing that solid waste facilities regulated under the Environmental Management Act are not included in operations for the purposes of this Charter.
 -  (ii) **measuring and reporting on their community's GHG emissions profile; and**
 - (iii) creating complete, compact, more energy efficient rural and urban communities (e.g. foster a built environment that supports a reduction in car dependency and energy use, establish policies and processes that

FCM/ICLEI Partners for Climate Protection

The five milestones of the Partners for Climate Protection program are:

1. Create a greenhouse gas emissions inventory and forecast;
2. Set an emissions reductions target;
3. Develop a local action plan;
4. Implement the local action plan or a set of activities; and
5. Monitor progress and report the results.

In 2007, the Resort Municipality of Whistler became the first community in Canada to complete all five milestones for both community and corporate emissions.

⁴ The BC Climate Action Charter was eventually signed by more than 170 local governments across British Columbia.

⁵ The British Columbia Climate Action Charter, Section 1

support fast tracking of green development projects, adopt zoning practices that encourage land use patterns that increase density and reduce sprawl.)⁶

The charter is a voluntary agreement designed to bring local government support for the Province's broader overall climate action strategy of reducing emissions 33% (from 2007 levels) by 2020.

Enacted in 2008, Bill 27, *the Green Communities Act*, requires local governments to include (among other things) greenhouse gas emission targets, policies and actions in their Official Community Plans and Regional Growth Strategies. Under this legislation, local governments are also able to use development permits to promote energy and water conservation and the reduction of greenhouse gases (an option Whistler has chosen not to pursue), and encourage alternative transportation options with off-street parking-in-lieu funds.

In response to the *Green Communities Act*, the RMOW has integrated specific targets (discussed later in this report), policies and actions within its Official Community Plan, and developed a Carbon Neutral Operations Plan.

Moving ahead, staff plan to initiate an update to the Whistler Integrated Energy Plan in 2014. The new Community Energy and Emissions Plan will build from the former Plan forecasting future patterns of consumption and emissions relative to adopted targets, evaluating opportunities to improve performance, as well as recommending specific projects and sector-specific targets for further consideration and implementation.

Building on the background and contextual elements presented in Section 2.1, Section 3 details how the community of Whistler is progressing toward our energy and emission reduction goals, while Section 4 presents similar performance data for RMOW corporate operations.

⁶ The British Columbia Climate Action Charter. Section 5.

3 COMMUNITY PERFORMANCE

Since the year 2000, RMOW staff have tracked and compiled community energy consumption, energy expenditure and GHG emission data. At the community level, primary sources of data to support this inventory are accessed from local utilities (BC Hydro and FortisBC), as well as from local traffic counter data and annual RMOW waste and recycling performance tracking. Sections 3.1 and 3.2 of this report summarize the most current performance trends for 2013.

3.1 COMMUNITY GREENHOUSE GAS EMISSIONS

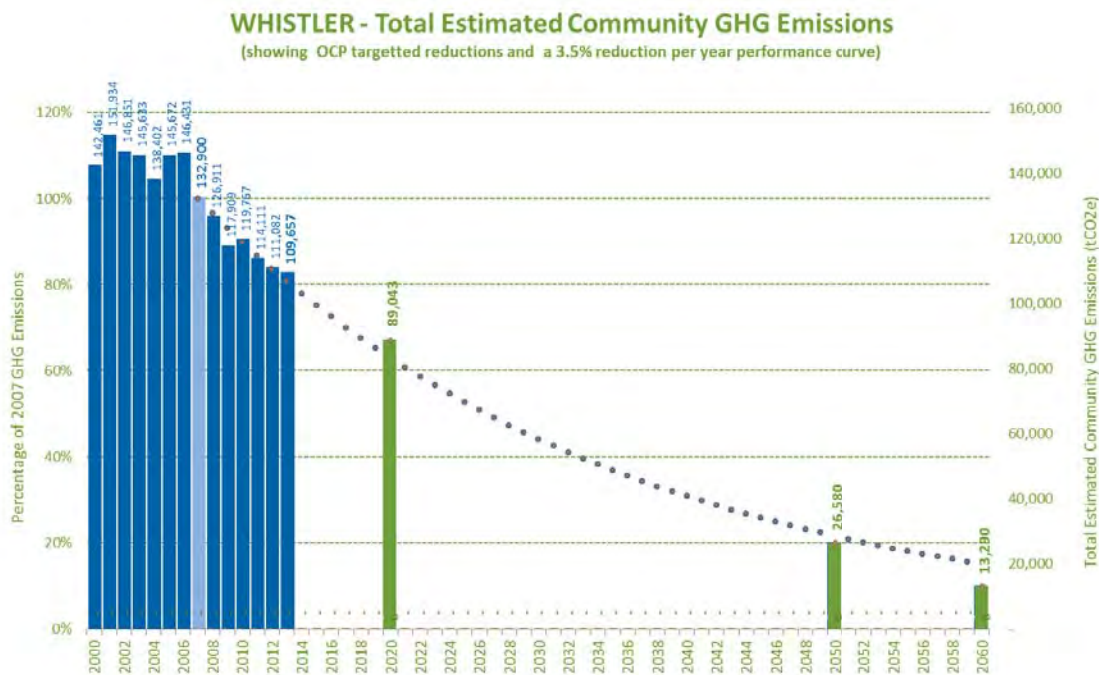
Section 3.1 deals specifically with GHG emissions at the community level, this section includes information on related Council-adopted targets, an overview of 2013 performance, as well as a short section on key associated insights and trends.

3.1.1 Community GHG Reduction Target

As previously stated, the *Provincial Green Communities Act* (Bill 27, 2008) requires all municipalities to adopt **targets**, policies and actions for the reduction of community-wide GHGs. As per the Whistler Official Community Plan, when compared to 2007 GHG emission levels, the community of Whistler has committed to community-level greenhouse gas reductions of: **33% by 2020**, **80% by 2050⁷**; and **90% by 2060**.

33% by 2020
80% by 2050
90% by 2060

If it is anticipated that the attainment of these targets is achieved at a consistent rate or pace over the coming decades, these targets translate into an **annual GHG reduction of approximately 3.5% per year**. The following chart illustrates the potential achievement of this 'target' over time. The chart presents the community targets (green bars), the historic community emissions levels (blue bars) as well as an indication of the annual reductions that would be required to achieve the prescribed targets using a constant rate of improvement model (orange dots).



⁷ 33% by 2020 and 50% by 2050 are identical to the Provincial targets set by the Government of BC.

As demonstrated on the chart above, the community of Whistler has managed to remain generally on pace towards our targets for the first five years of the target period. GHG emission reductions achieved during these five years (2008-2011) has been impressive – averaging approximately 4,300 tonnes of reductions annually over the five year period.

It is worth noting however, that the primary sources of the reductions over the first four years have been **one-time** only events:

- 1) the changes to Whistler's waste management processes (i.e. landfill closure, landfill gas management, organics recycling and the switch to the advanced landfill management systems at Rabanco);
- 2) the switch from piped propane to natural gas across the community;
- 3) the reduction in diesel consumption associated with the hydrogen transit bus pilot project;
- 4) the changes brought about through the provincial low-carbon fuel standards for gasoline and diesel, and;
- 5) the decrease in GHG intensity (GHG/kWh) of BC Hydro supplied electricity.



It is also important to note that the 6th year of the commitment period (**2013**) **has not remained on the intended curve toward the 2020 adopted target** (33% reduction vs. 2007). 2013 year-over-year emission reductions levels were only 1,425 tCO₂e (1.3%) - far less than the targeted 3,000 to 4,000 tCO₂e (3.5%) required to remain on the target curve.

2013 community GHG levels are estimated at 17.5% below the 2007 base year (rather than the targeted 19.2%). For the 2014 year to return to a level on or below the target curve will require an annual reduction of approx. 6,000 tCO₂e. This is a level of annual reduction that has only been achieved once in the last decade – the year the propane to natural gas conversion was undertaken.

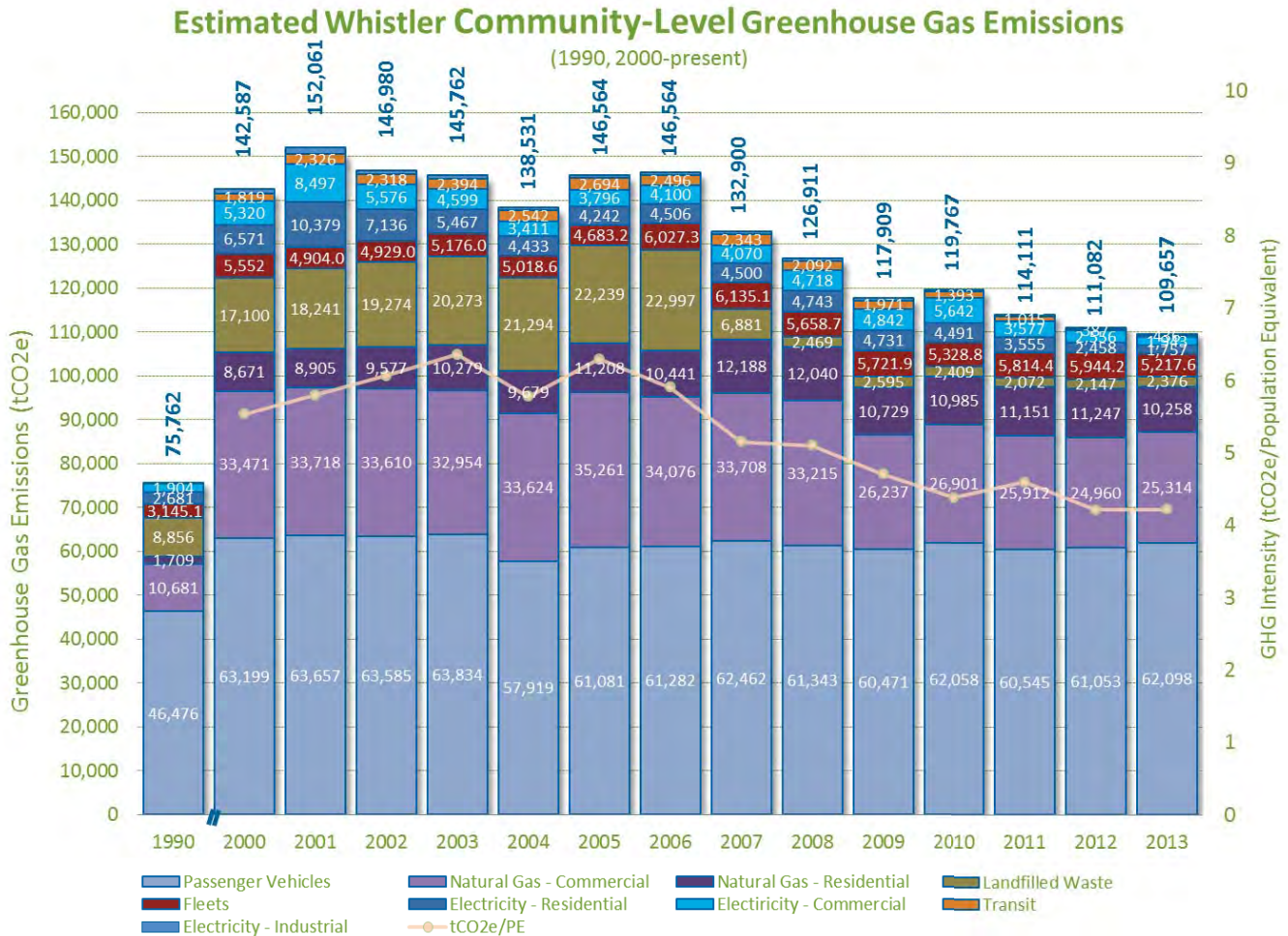
Looking ahead, the key challenge for our community will be regaining the rate of reductions achieved over the 2008-2011 period when further 'one-time changes' are, for the most part, no longer readily available. To remain under the target curve presented above, additional reductions of 3,000 to 4,000 tonnes of CO₂e will be required annually for the next 10 years. Future GHG reductions will need to be primarily premised on *actual energy conservation and increased efficiency* rather than *one-time technological or infrastructure changes in community systems*. The required conservation will be particularly challenging for the community as historic performance assessments demonstrate the energy conservation gains have proven elusive over the past decade.

Bottom Line: Given that Whistler does not currently have plans for GHG reduction initiatives of a similar scale/impact as the natural gas conversion project coupled with the fact that annual collective energy efficiency improvements have historically modest across the community, **it is unlikely that community emissions will remain on target to achieve the adopted 2020 target levels included in Whistler's Official Community Plan.**



3.1.2 Community GHG Emission Performance

Total community emissions in 2013 were estimated to be **109,657 tCO₂e**. This level is approximately 17.5% lower than 2007 levels, 23% lower than 2000, 1.3% below 2012 levels.



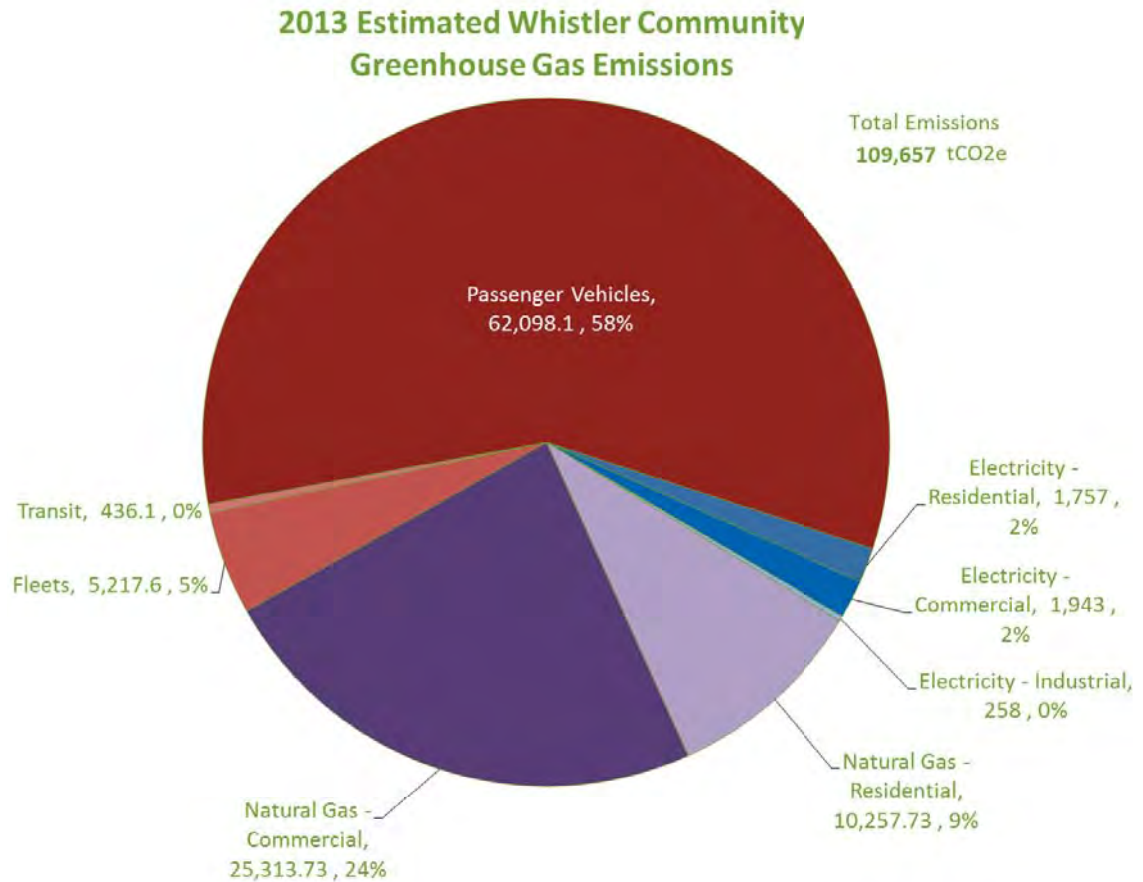
From a GHG emissions intensity perspective, 2013 GHG emissions per population equivalent⁸ remained constant at 4.2 tCO₂e/PE, 7% below 2011 levels and the lowest annual per capita measure since detailed record keeping began in 2000. As noted above, the primary drivers of these reductions have been the changes to the local waste management system (especially landfill gas capture); the switch from piped propane to piped natural gas, the BC Transit Hydrogen Transit Fleet pilot project and more recently, the provincial low carbon fuel standards and the decreasing GHG intensity of BC Hydro electricity.

As further one-time changes such as those noted above become less available to our community, **the pace of reduction is likely to slow considerably without substantive ‘energy conservation’ becoming the core driver of further emission reductions.**

⁸ The nature of Whistler being a tourism community means the number of people in Whistler on any given day is generally far greater than the population counts provided Canada Census or BC Statistics estimates. The total Population Equivalent is an estimate of the total number of people in Whistler on an average annualized basis. The indicator is often used in ‘per capita’ measures to normalize the data and make it comparable to other communities. More detail on the composition of the Population Equivalent can be found at: <http://www.whistler2020.ca/whistler/site/genericPage.acds?instanceid=2985334&context=2985223>

Distribution of Emissions

Greenhouse gas emissions in Whistler are made up of emissions from stationary sources (buildings and infrastructure systems), mobile sources (passenger vehicles, fleets, and transit), as well as emissions from landfilled wastes. The approximate share of each of these sources is presented in the following chart.



Passenger Vehicles

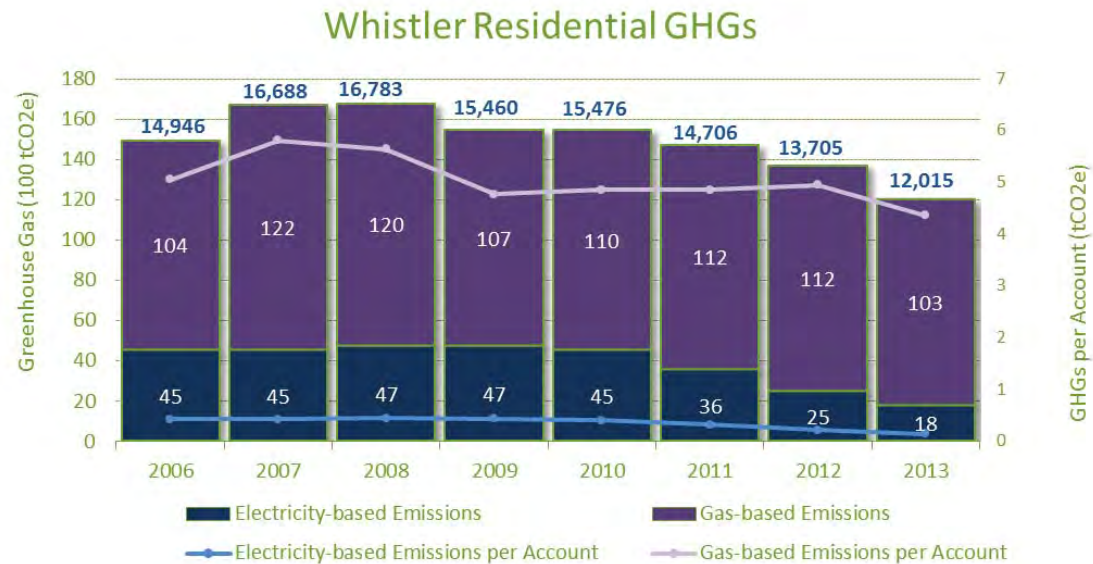
Passenger vehicle transportation within RMOW boundaries continues to represent the largest share of the overall emission footprint (increasing in 2013 to 58%), followed by natural gas consumption at 33% (primarily used for space and water heating).

As a share of the total emissions footprint, passenger vehicle emissions continue to grow year over year. This is due to the fact that GHG emission sources have decreased over the last 5-8 years for all other sectors (buildings, transit, landfill etc.) while average annual daily traffic levels and estimated vehicle kilometers travelled (VKT) within municipal boundaries has increased over the last three years versus the 10 year average. It is worth noting that improvements in new vehicle fleet fuel efficiencies and lower carbon fuel standards have helped reduce emissions per km driven slightly, but not enough to substantively change the total emissions profile for vehicles in Whistler.

Whistler Buildings - GHGs

The following two charts show the changes in greenhouse gas emissions from the community building inventory.

Residential GHG Emissions



Residential Natural Gas Emissions

Natural gas based GHG emissions across the residential sector have decreased by 8% year over year. This reduction is partially explained by a more moderate winter in 2013 (lower HDDs vs. 2012) but could also be related to either broader energy efficiency gains related to space heating loads, or potentially by lower levels of second home owner use.

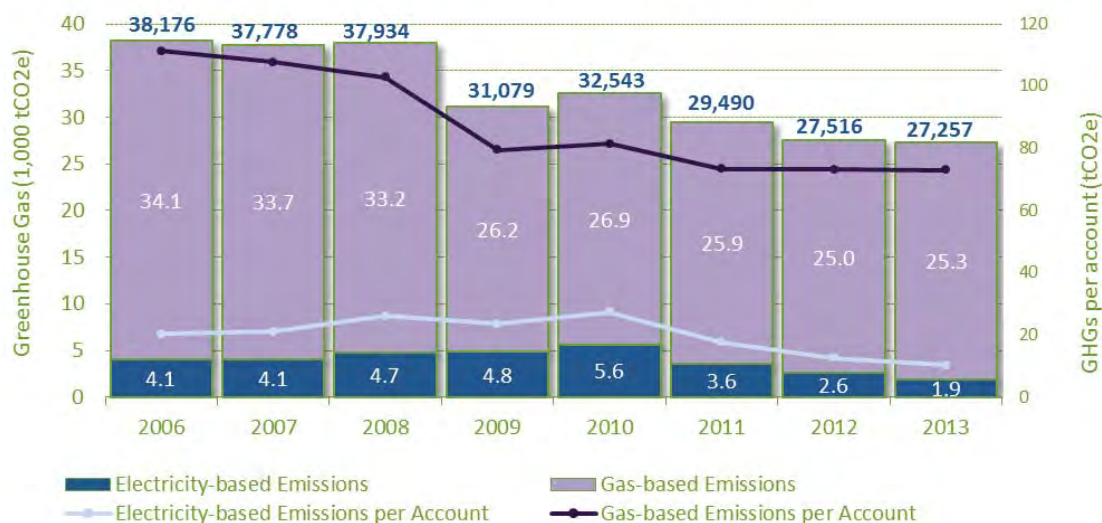
2013 gas consumption per residential account decreased significantly year over year, to levels similar to 10 years ago.

Residential Electricity Emissions

Electricity-based emissions have decreased in the residential sector on both a total basis, as well as an emissions per account basis. While total electrical consumption did decrease meaningfully in 2013 (-7%), the primary driver of decreasing electricity-based emissions is the reduction in system-wide BC Hydro GHG emissions intensities.

Commercial GHG Emissions

Whistler Commercial Sector GHGs



Commercial Natural Gas Emissions

Commercial sector GHG emissions have decreased substantively since the conversion from propane to natural gas was finalized in 2009 (commercial heating gas emissions have declined by more than 20% versus 2006 levels). Most recently, commercial natural gas emissions have remained steady over the past three years and remain approx. 24% better than 2007 levels (pre-conversion).

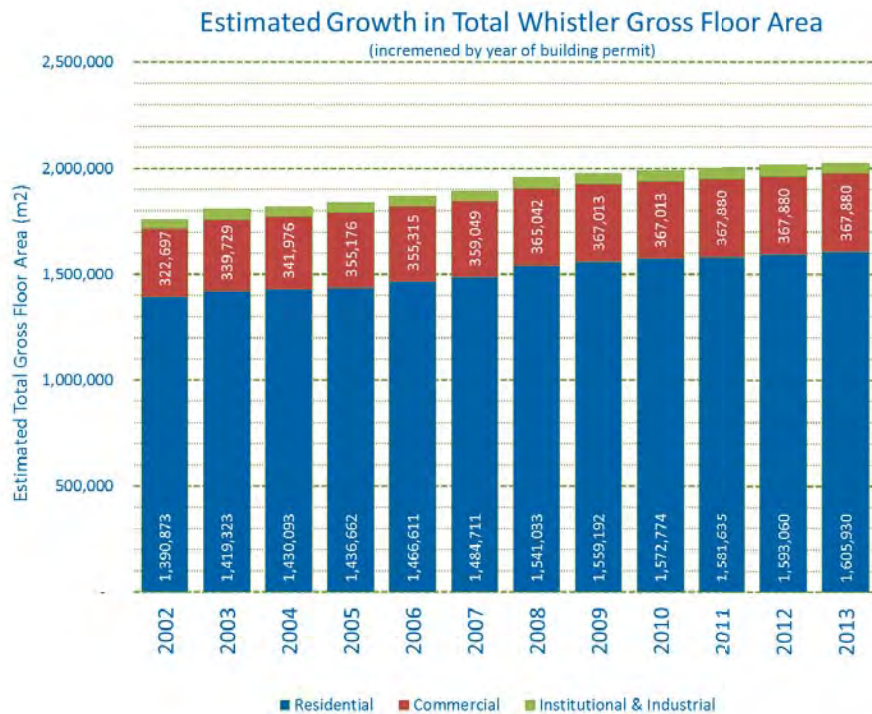
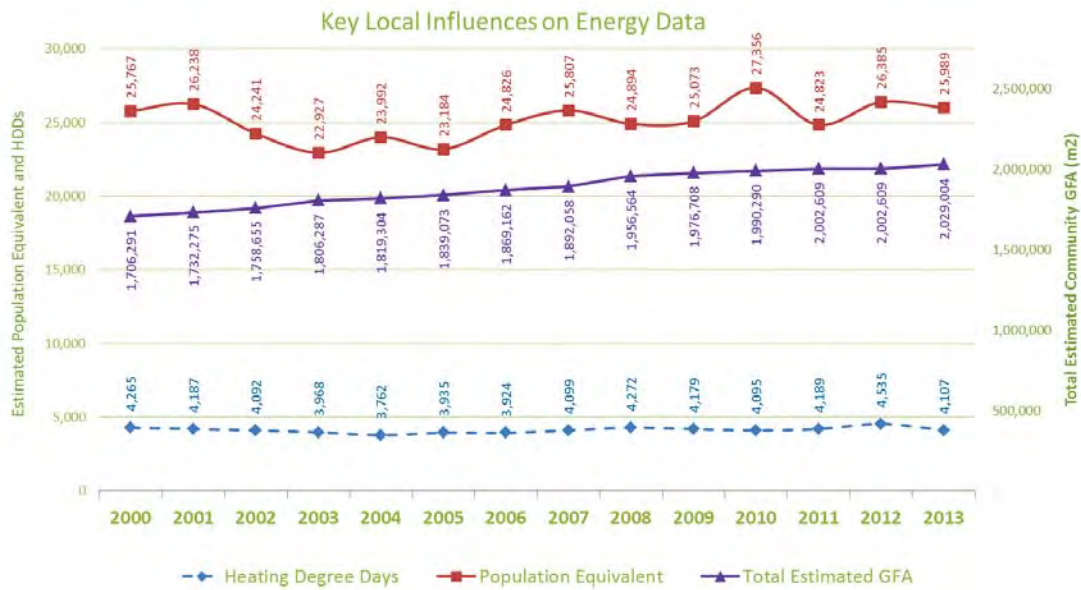
Commercial Electricity Emissions

Over the last 10 years, GHG emissions from electricity consumption remained relatively steady until the 2010 Games year. Since the Games year, emission levels have decreased substantively for each of the following three years. These reductions are partially driven by a small drop in electrical consumption post Games (though still higher than pre-2010), but are primarily driven by decreasing GHG intensity levels across the BC Hydro system (i.e. reductions driven by forces outside our community).

Emissions per account have followed patterns similar to that described above.

The following three charts provide detail regarding the primary influences on the building sector energy consumption and emissions trends over time. As per the discussion above, these data points are useful to explore possible explanations for observed change over time. It is however important to note that Whistler's **emission reduction targets are set at total emission levels** – targets are not set at per-capita or per-ft² intensity levels.

In the end, intensity measure may help us understand what factors are driving changes in performance but it is only the total parts-per-million (ppm) of carbon in the atmosphere that defines and shapes the impacts of climate change. It is for this reason that Whistler chose to set total emission targets, not emission intensity targets.



BC Hydro Emission Factor Comparison (tCO₂e/GWh)

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
3 year rolling average	40.7	34.7	23.7	24.7	26.3	24.7	26.0	25.3	25.3	19.0	13.7	10.6

3.1.3 Key Community GHG Performance Insights

Total GHG Emissions

- Increasing from previous years, almost 60% of all estimated community-level emissions (~62,000 tonnes annually) are produced by passenger vehicle transportation within municipal boundaries. The passenger vehicle sector provides an important opportunity for future community emission reductions.
- The overall rate of reductions slowed significantly in 2013, resulting in the fact that **the community is no longer on the anticipated statistical path to achieve our 2020 emission reduction goals.**
 - Moreover, the lack of additional, significant one-time changes (i.e. low hanging fruit like the propane to natural gas conversion project) will make future progress toward our 2020 target much more difficult.

Commercial Buildings GHG Emissions

- Total emissions and emissions per commercial account are the lowest since detailed record keeping began (83 tCO₂e/commercial acct). However year-over-year sector reduction rates have slowed significantly (<1% YOY).
- Collectively, commercial building emissions have decreased by 28% from the 2007 year – as such this sector is maintaining a strong trajectory toward the 2020 target (-33%).
- Caution should be exercised in interpreting these GHG reductions however as commercial building energy consumption has increased in this sector (1.7%) versus the 2007 base year – highlighting the role that lower carbon fuels have had on the overall emissions reduction curve.

Residential Buildings GHG Emissions

- Total residential GHGs have dropped from 2007 levels by 28% (primarily due to the shift to natural gas from propane and the decrease in BC Hydro GHG intensity – collectively cleaner fuels). This level of progress positions the residential building sector well for meeting the 33% reduction by 2020.
- The primary source of emissions across the residential inventory remains natural gas consumption (~80%).
- The shift to natural gas (from propane), and the decreasing GHG-intensity of BC Hydro electricity are the primary reasons for the strong GHG reductions in this sector. It should be noted that energy consumption across the sector has only decreased by 6% since 2007 (highlighting the role that cleaner fuels have contributed to the 28% GHG reduction noted above).

Transportation GHG Emissions

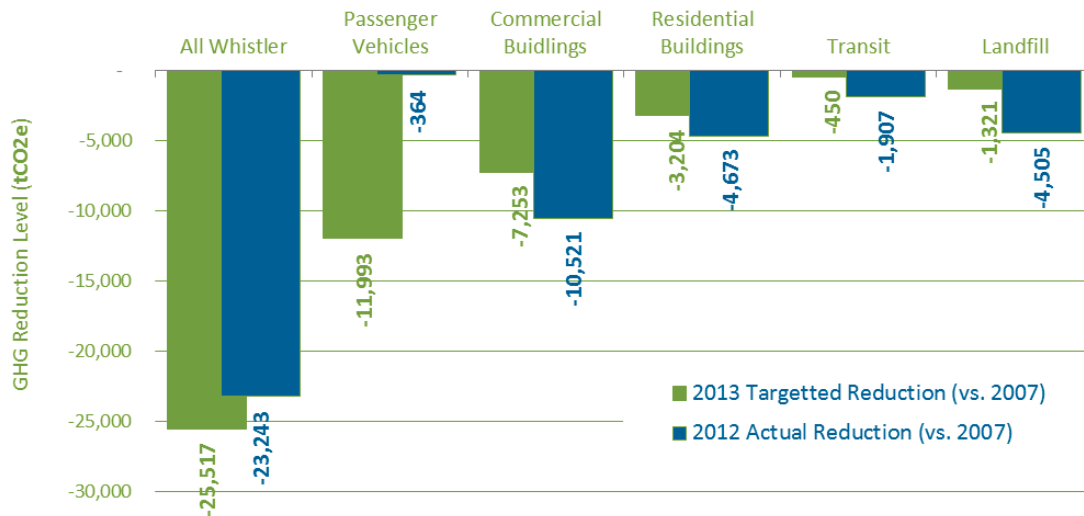
- [Low carbon fuel standards](#) have helped to mitigate the emissions from both gasoline and diesel consumption (5% ethanol blend in gasoline, and 4% biodiesel blend in diesel).
- Estimated total vehicle kilometres travelled (VKT) in Whistler (locals and visitors combined) has continued to increase slightly over the last 3-5 years
- The average fuel efficiency of BC registered vehicles has only improved by ~3% over the last 10 years. This change has slowly reduced emission levels per kilometre driven from 2000 levels.
- However, even when combined, the new fuel standards and the increases in vehicle efficiency are still far too small to move passenger vehicle emissions to the targeted reduction levels discussed in Section 3.1.1 above. Much more efficient vehicles, fuel switching to lower carbon fuel sources, and/or a decrease in VKT per person will be required to catalyze required emission reductions in this sector.
- Estimated passenger vehicle emissions have remained at the same level as 2007 base year (vs. the 19% interim target level). This difference (11,500 tCO₂e in unmet reductions) represents the single largest reason why the community is failing to maintain interim target reduction levels.**

Looking Ahead

- As previously noted, the key challenge for our community moving forward, will be regaining the rate of reduction achieved over the five years of the commitment period. This is due to the fact that further 'one-time changes' are, for the most part, no longer readily available.
 - Future reductions will need to be primarily premised on actual energy conservation and efficiency rather than one-time technological changes in community systems.
 - As seen in the chart below, the greatest need (and opportunity) for ongoing emission reductions is in the **passenger vehicle sector**.

Whistler 2013 GHG Reductions vs. the 2007 Base Year

Interim Reduction Target vs. Actual Reduction Performance, by Sector



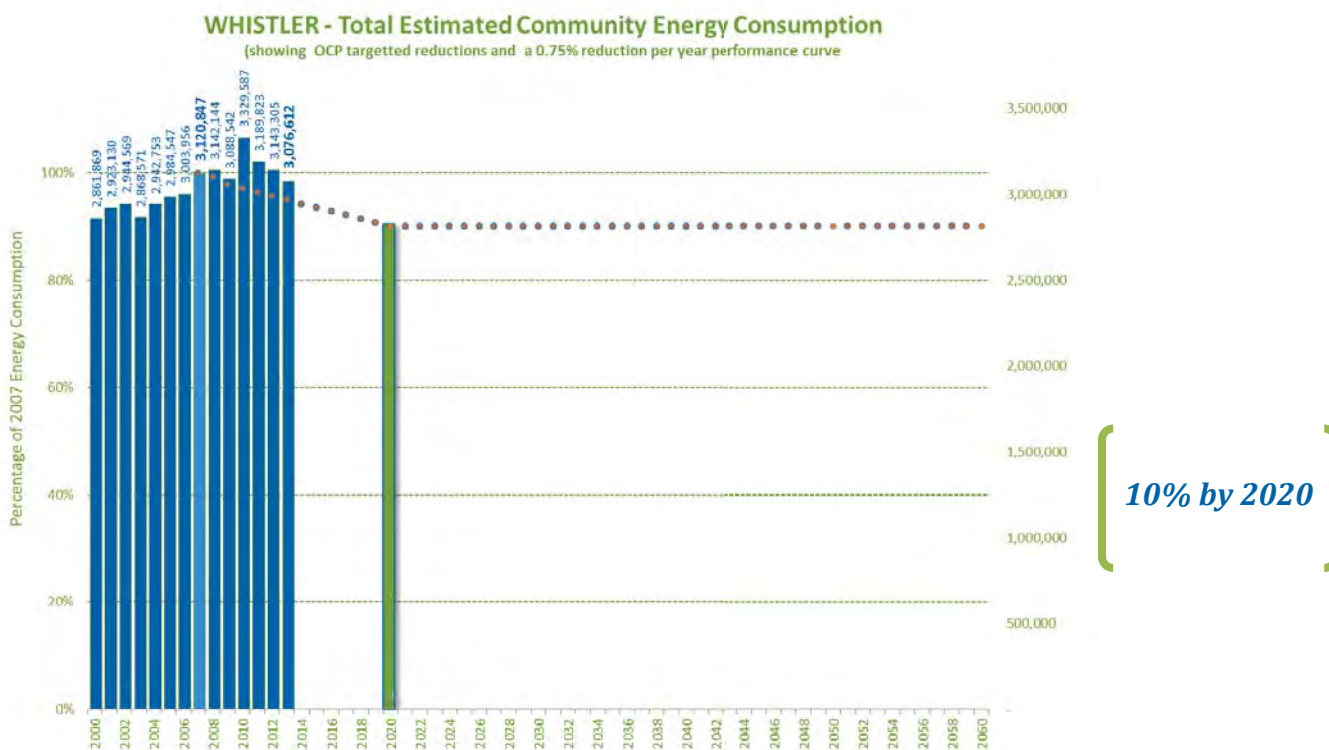
3.2 COMMUNITY ENERGY CONSUMPTION

Section 3.2 deals with energy consumption and energy expenditures at the community level. This section includes information on related targets, an overview of 2013 performance, as well as a short section on key associated insights and trends.

3.2.1 Community Energy Reduction Target

The 2013 update of the Whistler's Official Community Plan (OCP) includes the Objective: *'Make Energy Conservation the Core Strategy and Highest Priority for Achieving Our Greenhouse Gas Emission Reduction Goals'*. To this end, the 2013 OCP Update also includes the adoption of a community-scale energy reduction target. The 2013 OCP text includes the following, ***"The municipality will lead a community-wide effort to reduce total energy consumption to a level 10% lower than 2007 by 2020"***.

This policy introduces Whistler's first comprehensive energy reduction target – and one of the first by a local government in BC. Similar to the chart in Section 3.1.1 above, if it is assumed that this energy reduction target will be achieved at a consistent pace over the next decade, this target translates into a 0.75% annual energy consumption reduction over the target period (2011 – 2020). A visual presentation of this rate of reduction is included below for clarity.



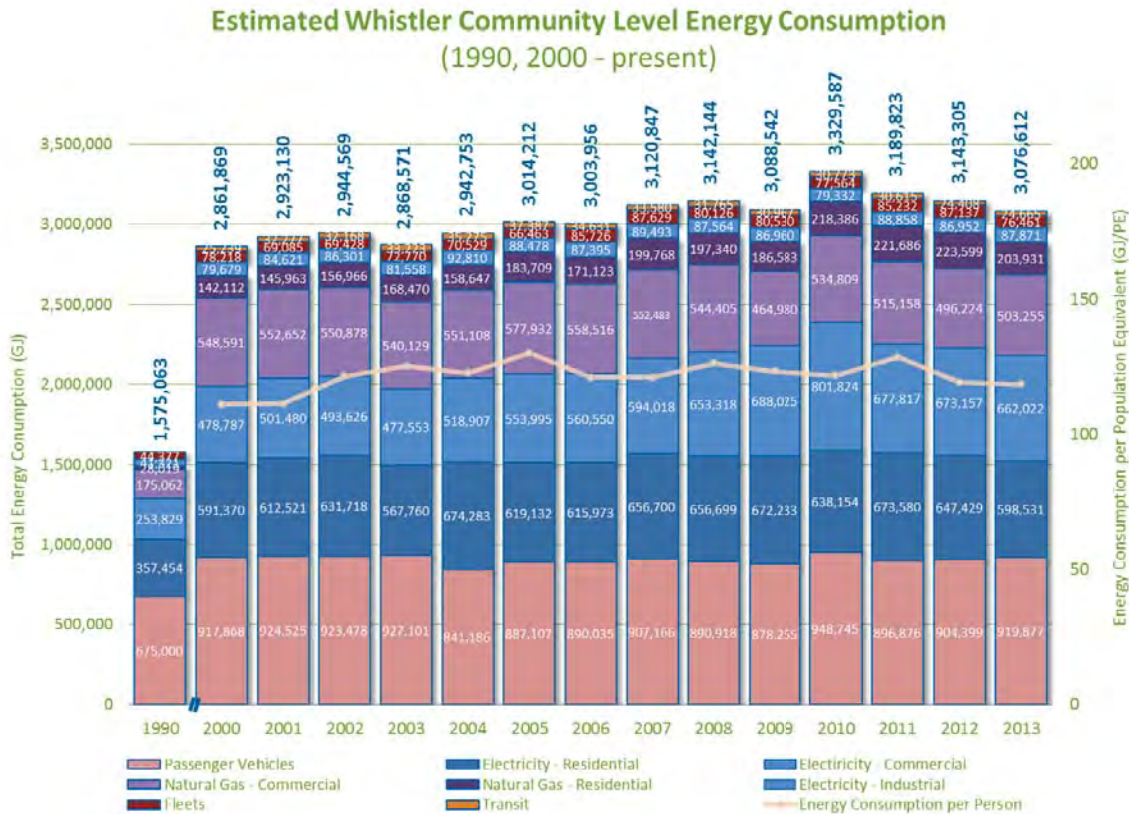
As evidenced in the chart above, historic energy consumption has not followed the same encouraging trajectory as community GHG emissions during the period between 2007 and 2013. **The 2010, 2011 and 2012 energy consumption levels were the highest three years ever recorded in Whistler.**

Total Whistler energy consumption is approximately 110,000 GJ higher than target curve levels for 2013.

3.2.2 Community Energy Consumption Performance

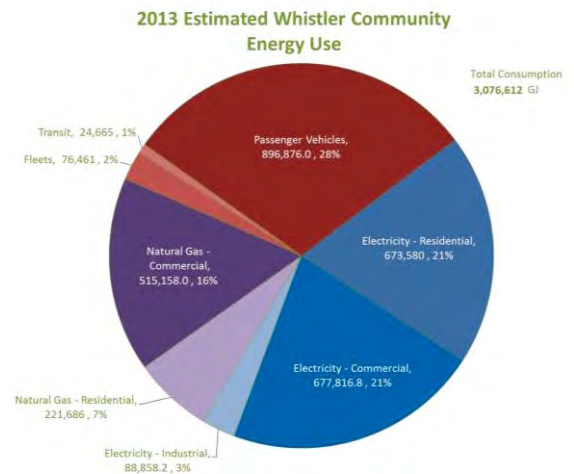
Energy consumption in Whistler includes consumption from stationary sources (buildings and infrastructure), as well as mobile sources (passenger vehicles, fleets, and transit). Total community energy consumption in 2013 was estimated to be **3.07 million GJ** (down 1.42% from 2007 levels, and 2.1% below 2012 levels).

Energy consumption per population equivalent has remained relatively steady over the last few years, with 2013 showing a small improvement over the 10 year average.



To sum, 2013 total energy consumption is higher than the 10 year average and the current trend suggests that meeting our 2020 is unlikely. There is however some cause for optimism as year over year consumption is showing signs of modest improvement, and per population equivalent levels have improved over each of the last two years.

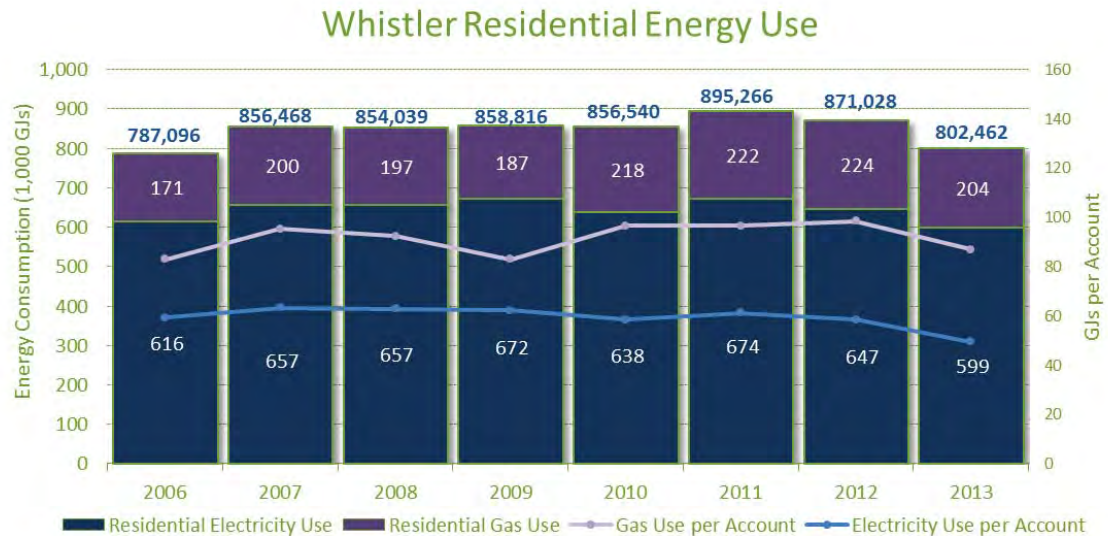
Electricity is the most prevalent type of energy consumed in Whistler at 45% of the total consumption (unchanged from previous years), followed by vehicle fuels (~30%), and natural gas at approximately one quarter of total consumption. It is worth noting that due to the fact that different energy sources have differing carbon content – GHG emissions are much more heavily associated with consumption of fossil fuels (i.e. gasoline, diesels and natural gas). This fact accounts for the differences in relative proportions depicted in this chart as compared the similar chart presented in Section 3.1.2.



Whistler Buildings – Energy Consumption

Total energy consumption across Whistler's building sector is presented in the following two charts.

Residential Building Energy Consumption



Residential electricity consumption decreased in 2013 in both total terms, as well as on a per account basis. Total 2013 residential energy consumption is the lowest since 2006 at 802,462 GJ (down 7.5% versus the average of the previous 5 years). This change reflects decreases in both electricity and gas consumption across the residential sector and may be partially explained by the fact that 2013 was marginally warmer than the average of the previous 5 years⁹.

Residential Natural Gas

2013 natural gas consumption per account remains near the 10 year average consumption levels (-4% vs. 10 year average). Currently, the data does not seem to suggest is that Whistler homes served by natural gas are, on average, becoming meaningfully more efficient over time.

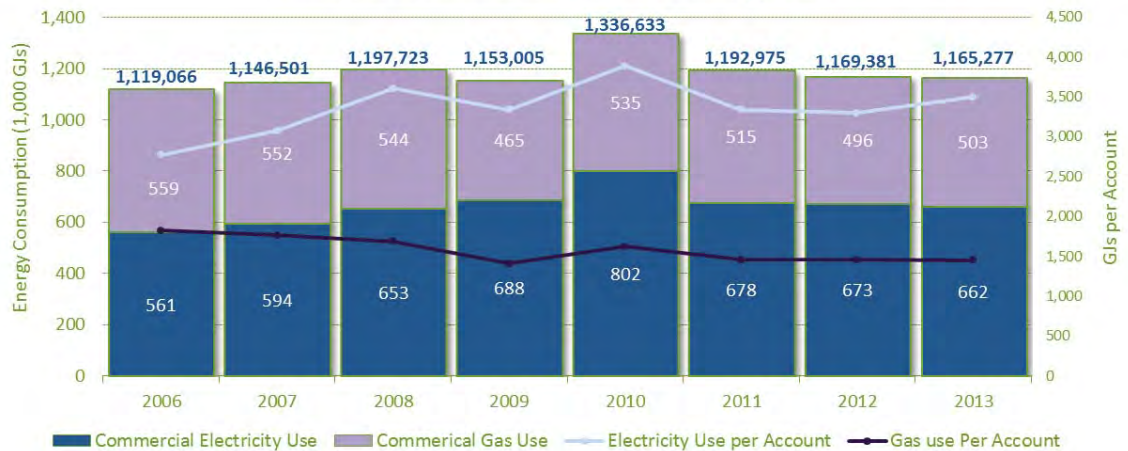
Residential Electricity

Residential electricity consumption per account decreased in 2013 to one of the lowest levels in the last decade. Curiously, this benchmark seems to be driven as much by an 8% increase in the number of residential accounts as it is the 7% reduction in residential electricity reduction observed in 2013. Further follow-up with BC Hydro regarding residential account tracking and reporting is underway by municipal staff.

⁹ 2013 HDDs was 2% lower than the average of the previous 5 years.

Commercial Building Energy Consumption

Whistler Commercial Sector Energy Use



Total energy consumption, as well as energy consumption per commercial account, has remained relatively stable over the last five years (with the single exception of 2010). This fact is strongly suggestive that fuel switching (i.e. space heating loads moving to electricity from propane) and lower carbon source fuels (previously discussed) have been the primary driver of the GHG reductions demonstrated by this sector over the past 5-8 years.

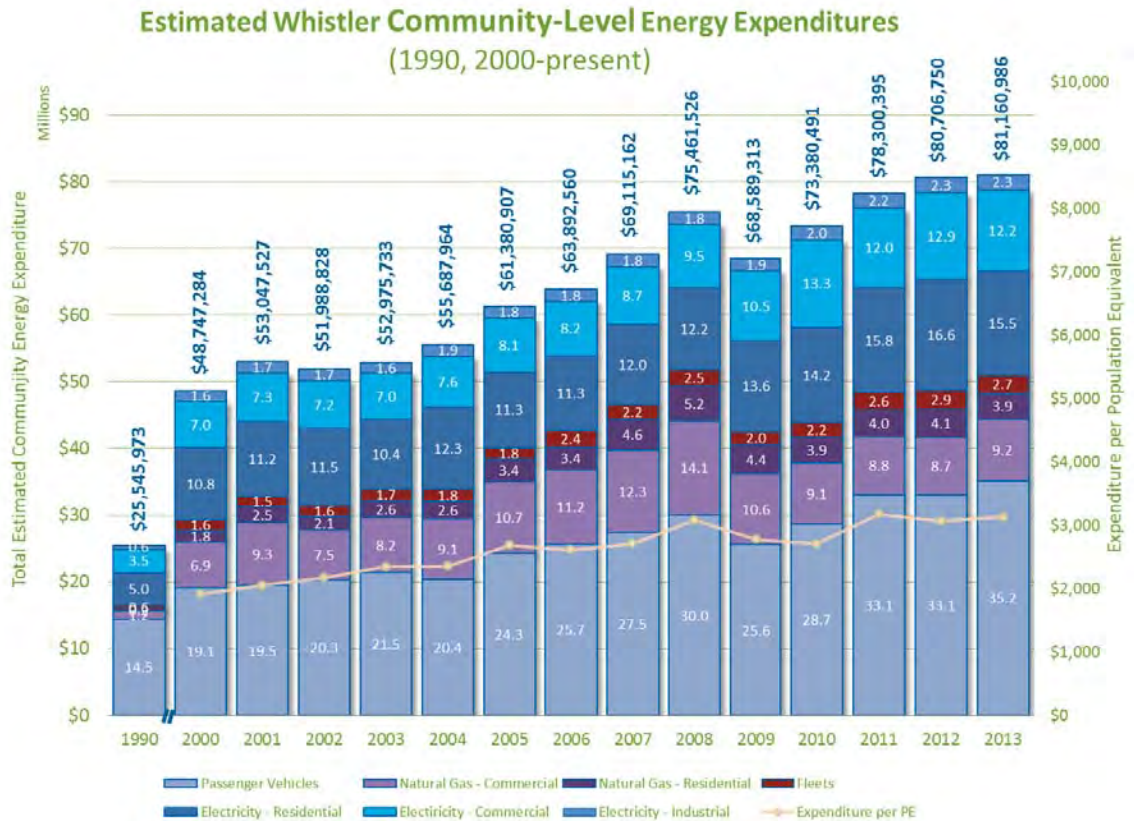
Commercial Natural Gas & Electricity

The period from 2003 through to 2008 saw a significant shift in commercial energy consumption trends. This period saw significant decreases in propane use at the same time as commensurate increases in electricity use across the sector. In sum, energy consumption was little changed, but the 'fuel-shift' did lead to lower overall GHG emissions. The primary reason for this shift was likely attributable to the increased use of hybrid electric boilers for space and water heating loads in the large hotel sector (i.e. a fuel shift from natural gas/propane to electricity for space and water heating loads in the commercial sector).

With pending changes in natural gas pricing expected in 2015, relative fuel share dynamics and fuel-shifting in the opposite direction in particular, will be important trends to monitor in future reports.

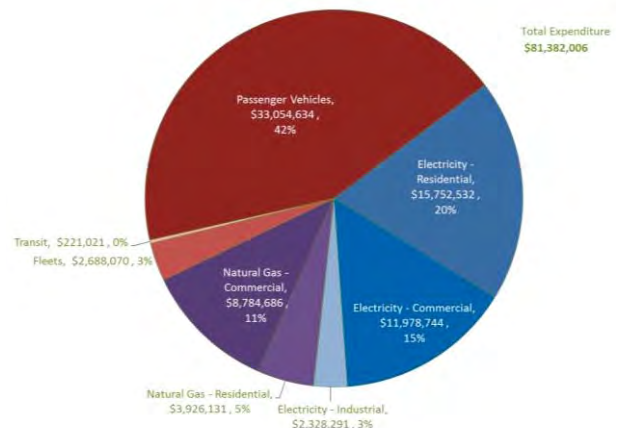
Energy Expenditures

The estimated annual collective energy expenditure within Whistler¹⁰ has increased by more than \$30 million since 2000 and 2013 (\$81 million vs. \$49 million). Increases in energy rates continue to outpace the rate of inflation so it is expected that the collective community energy expenditure will continue to rise faster than our collectively ability to pay for it – a trend that underscores the importance of increasing both energy conservation and energy efficiency across the community.



Energy expenditures for buildings (both commercial and residential) have remained relatively constant since 2008 at approximately \$42-43 million/year with electricity expenditures increasing by a factor nearly equal to the drop in natural gas expenditures. Fuel prices for gasoline have increased markedly over the past two years resulting in significant increases in total passenger vehicle estimated expenditures (2013: \$35M vs. 2009: \$25.5 M).

2013 Estimated Whistler Community Energy Expenditures

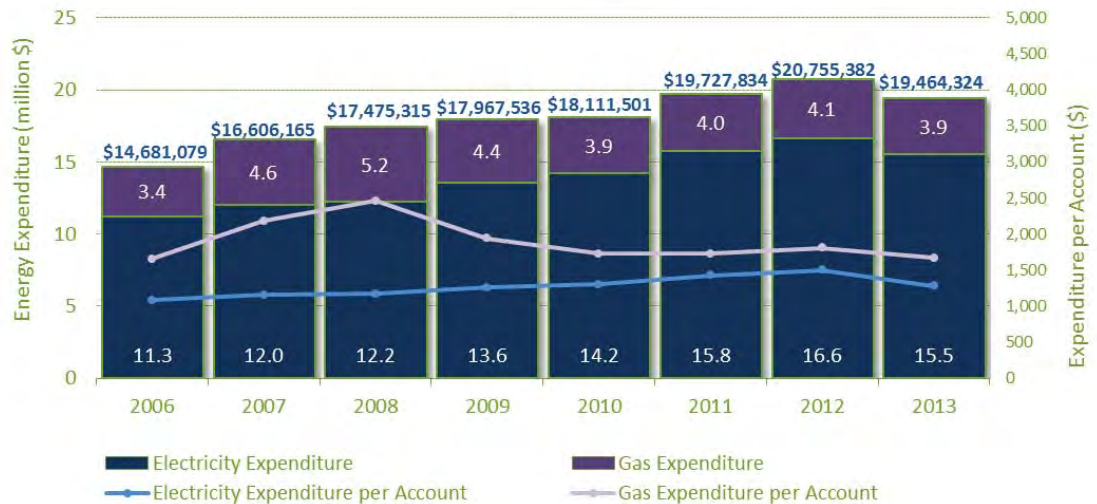


¹⁰ Note that this number includes an estimate of the consumption of gasoline for all vehicle kilometres travelled within Whistler's municipal boundaries. As such it includes a portion (i.e the portion within municipal boundaries) of the incurred costs of energy consumption associated with both visitors arriving by automobile, as well as commuting employees from neighbouring communities.

The final two charts in this section present the five-year trend in cumulative energy expenditures across Whistler's building sector. Despite the decrease in the price of natural gas (versus propane) in 2009 and 2010, total expenditures in the residential sector continues to demonstrate an upward trend. Residential expenditures now exceed \$19 million/year, and commercial slightly above \$21 million.

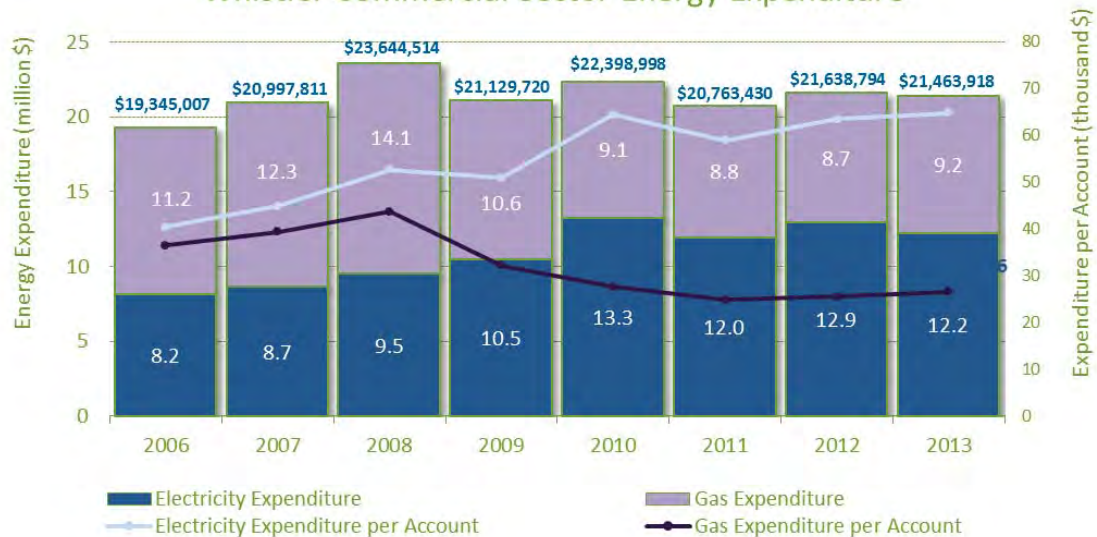
Rate escalation expected electricity over the next number of years will average 5% per annum. However, given the recent British Columbia Utilities Commission (BCUC) amalgamation ruling, it is expected that a 30-40% reduction in local natural gas pricing will begin a three year-phase in process in early 2015.

Whistler Residential Energy Expenditure



Residential building expenditures continue to climb on a three year rolling average basis, but did decrease year over year for the first time in a decade due to the reduction in total energy consumption across this sector in 2013.

Whistler Commercial Sector Energy Expenditure



Versus 2012, total commercial energy expenditures remained relatively constant in 2013, however commercial building energy expenditures increased in 2013 on a per account basis for both electricity and natural gas (+3.4%).

3.2.3 Key Community Energy Consumption & Expenditure Performance Insights

Total Energy Consumption



- Total community energy consumption decreased each of the last three years¹¹. Despite this positive performance 2013 was still the 4th highest level of energy consumption since detailed record keeping began.
- Community energy consumption trends are not currently on track to meet OCP targeted levels
- Current community energy consumption levels (3.1 million GJ/yr) are approximately 16% higher than the recommended forecast in the RMOW's 2003 Integrated Energy Plan.

Residential Energy Consumption



- 2013 residential energy consumption decreased in both total terms as well as on a per account basis.
- 2013 was the lowest level of residential energy consumption since 2006 – this trend is driven primarily by lower levels of electricity consumption in the sector as gas consumption remains near the 10 year average.

Commercial Consumption



- 2013 commercial consumption levels have remained steady year over year and remain slightly above the 10 year average
- There has been a marked shift from natural gas consumption to electricity consumption in the commercial sector that began in 2008/09.
- If adjusted for HDDs, PE, & GFA energy intensity levels have increased year-over-year, and remain near the 10 year average.

Passenger Vehicles



- Despite increases in vehicle fuel efficiencies, estimated energy consumption associated with passenger vehicles has not changed significantly since 2000¹¹ – this is the primary reason that GHGs within this sector have lagged so far behind all other sectors with respect to meeting our reduction targets.

Total Energy Expenditures



- Rising mobile fuel and electricity rates combined with rising consumption levels have combined to ensure that total energy expenditures are at the highest levels ever in Whistler (\$81M/yr)
- Gasoline expenditures associated with passenger vehicle use is now at the highest level ever recorded (~\$35 M).
- Declining gas rates contributed to lower (but rising) total gas expenditures over the years since the conversion to natural gas from propane (now at \$9.2 M/yr)

Residential Expenditures



- 2013 residential electricity expenditures decreased by ~\$1M versus 2012, but still remain one of the highest years on record (\$15.5M/yr)
- Residential gas expenditures moderated to \$3.9M/yr from 2012 levels (\$4.1M), – at least partially related to the warmer winter of 2013

¹¹ It is also worth noting that the failure of the RMOW traffic counter near Blueberry has created staff challenges for accurately estimating traffic volumes (and consequently mobile fuel consumption and emissions) during 2010.

Commercial Expenditures

- Total 2013 commercial energy expenditures remained relatively constant at 2012 levels (\$21.4M/yr)
- 2013 commercial electricity expenditures were the third highest on record, and are expected to increase in 2014 due to increasing rates
- Due to increased consumption, gas expenditures increased year-over-year to the highest level post conversion (\$9.2M)

Looking Ahead

- There is some of increasing energy efficiency in the residential sector but more years of consistent trend data is required to confirm. Opportunities exist to catalyze further gains in this sector.
- The commercial sector has made some progress toward decreased energy intensity across its collective inventory. 2013 demonstrated a significant 'pause' in the gains achieved in this sector over the preceding 4-5 years. Further energy reduction initiatives are required to keep this sector on track to meeting our 2020 goals.
- Passenger vehicle trends have fallen far behind targeted levels of reductions – this fact represents a potentially significant opportunity to target future improvements.

4 CORPORATE PERFORMANCE

Initiated as part of the 2004 RMOW Integrated Energy, Air Quality and GHG Management Plan, detailed energy and emission inventories are now compiled, assessed and presented to key operations staff across the organization on an annual basis. Energy consumption, emissions and expenditures are tracked independently by fuel type (gasoline, diesels, electricity and natural gas) for each division, department and workgroup across all corporate operations.

The primary purpose of these inventories is to provide the basis for identifying energy conservation opportunities, assessing energy performance across key municipal building assets, and structuring business case assessments for potential upgrades and efficiency retrofits. Additionally, these inventories are designed to satisfy Council-adopted commitments to external programs such as the Partners for Climate Protection program and the BC Climate Action Charter, as well as the internal commitments included within the RMOW Integrated Energy Plan, the RMOW Carbon Neutral Operations Plan, and the Whistler Official Community Plan.

As a means of comparison to community-wide emissions, RMOW corporate emissions represent approximately 1.3% of the total community estimated emissions. Despite this relatively small share of overall emissions, the RMOW has recognized and accepted the need for leadership in carbon management across the organization.

Further, the ongoing upward pressure on energy rates (energy rates are rising 3-5 percentage points faster than the rate of inflation) makes it clear for all organizations that energy consumption should be tracked, managed and ultimately reduced – quite simply, at current consumption levels, future costs are likely to outstrip future budgets.

4.1 KEY CORPORATE INSIGHTS and SUMMARY



4.2 CORPORATE GREENHOUSE GAS EMISSIONS

Section 4.2 deals specifically with greenhouse gas emissions associated with RMOW corporate operations, this section includes information on related targets, an overview of 2013 performance results, as well as a short section on key associated insights and trends.

4.2.1 Corporate GHG Reduction Targets

The RMOW's Carbon Neutral Operations Plan sets the targets for total corporate GHG reductions as follows:

- 10% by 2010
 - 20% by 2013
 - 30% by 2015
- (all relative to 2008 levels)

The following chart presents these targets graphically (light green bars), the historic corporate emissions levels (blue bars) as well as an indication of the annual reductions that would be required to achieve the prescribed targets using a constant rate of improvement model at approximately -5% (orange dots).



As demonstrated in the chart above, RMOW corporate emissions have reduced substantively over the past three years, and currently sit ~400 tCO2e below the 2013 target.

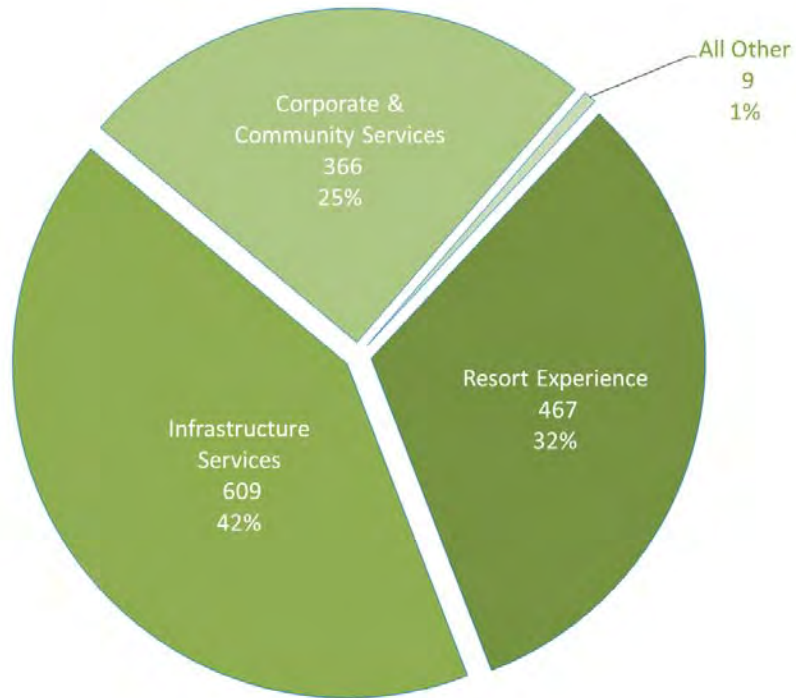
4.2.2 Corporate GHG Performance

Total corporate GHG emissions in 2013 were **1,453 tCO2e**, which is 13% lower than the 2012 level, and 37% below the benchmark 2008 level (the reference year for RMOW target setting). As demonstrated by the previous chart, this level of emissions is ~22% lower than the emissions target for 2013. This reduction is mainly due to a decrease in BC Hydro's emission factor for electricity, as well as reductions in consumption across the organization.

On a division-by-division basis, the relative emissions footprint of corporate operations is primarily associated with the following three divisions: (42%) **Infrastructure Services** (which includes roads crews, solid waste systems, the water utility as well as the sewer utility); (25%) **Corporate and Community Services** (including bylaw, fire, Meadow Park Sports Centre, and other recreation programs); and (32%) **Resort Experience** (which

includes village maintenance operations, horticulture/turf/irrigation crews, parks and trails, as well as facility construction and maintenance operations). The relative contributions from each division are shown below.

2013 RMOW Corporate Emissions (tCO₂e)
by Division



Corporate GHG emissions by organizational Division are presented below.



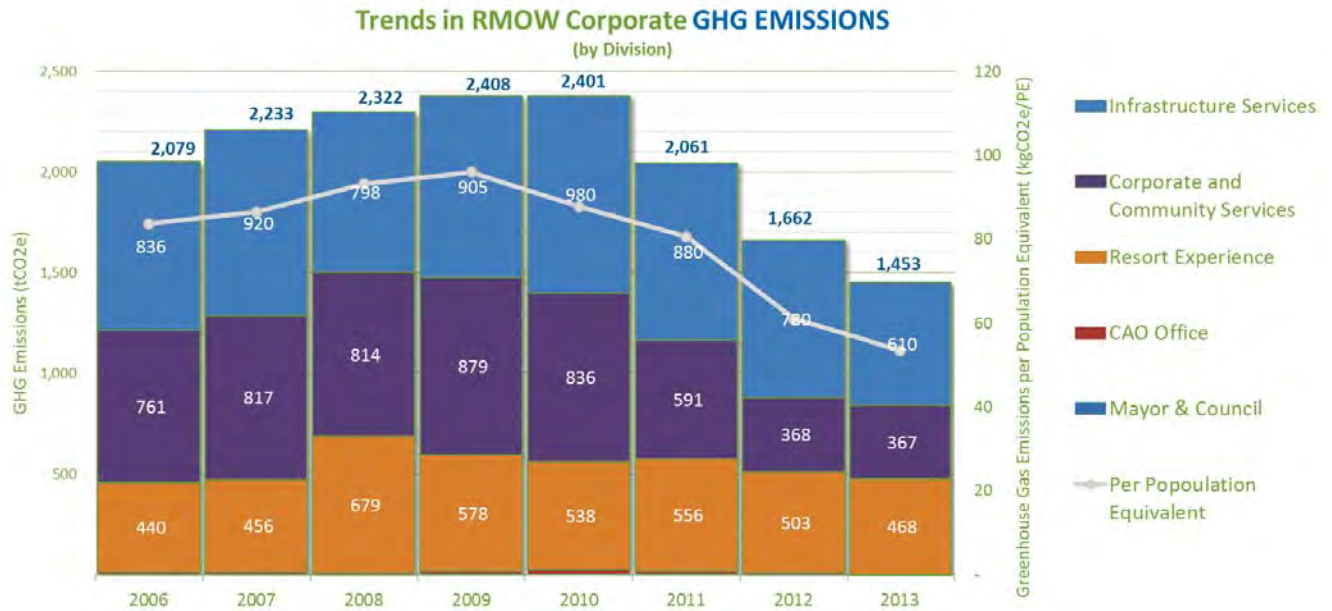
- **Infrastructure Services**
reduced emission levels by 22% year over year (YOY), which puts current levels at almost 24% lower than 2008 benchmark levels



- **Corporate and Community Services**
emission levels remained constant with a 0% change YOY, which means that current levels remained at 55% below their corresponding 2008 benchmark level.



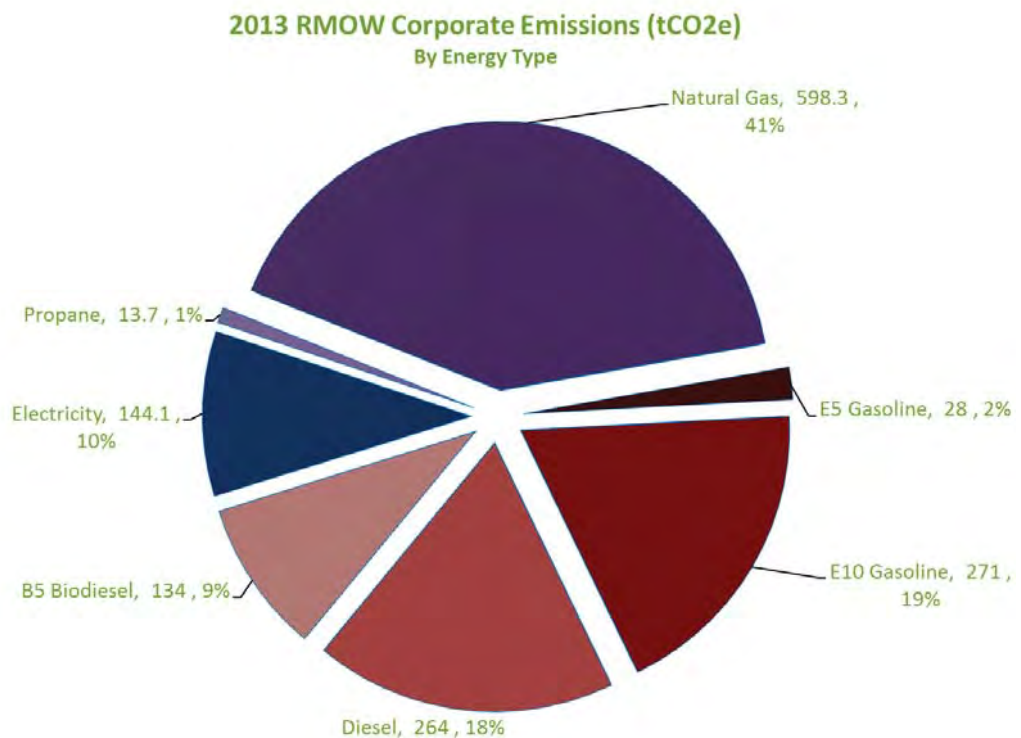
- **Resort Experience (REX)**
decreased annual emissions by 7% in 2013, and is now approximately 33% lower than 2008 levels.



As seen in the chart above, the primary source of 2013 reductions was the Infrastructure Services division.

Distribution by Fuel Type

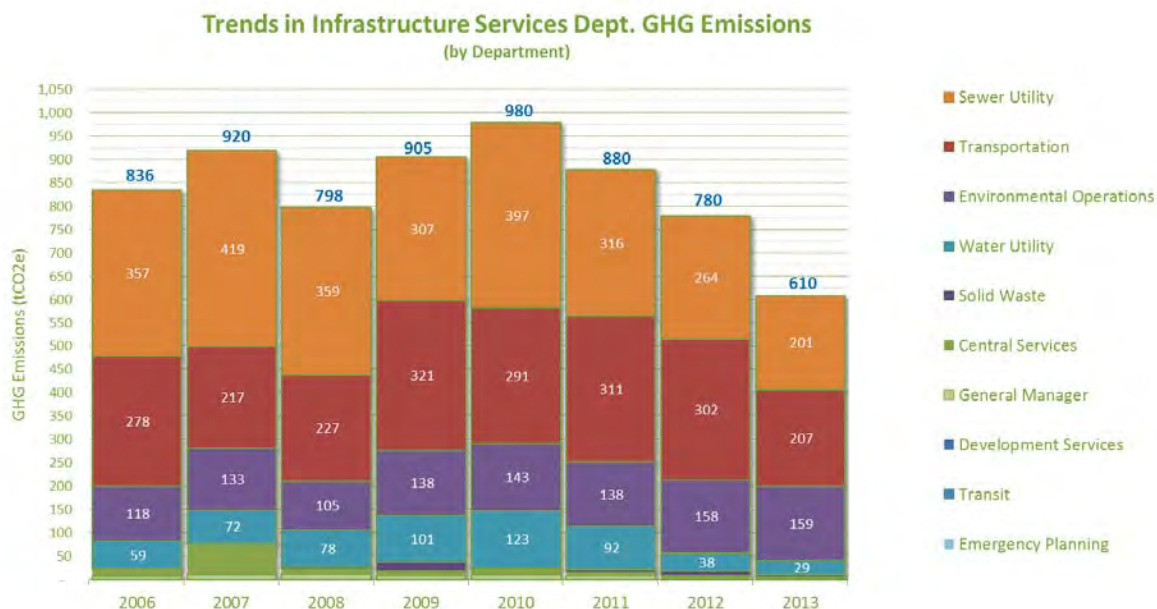
Seen as a whole, corporate emissions come from two primary sources – 48% from mobile sources (gasoline and diesels), and 52% stationary sources (natural gas and electricity). The relative shares of each of these energy types are presented below.



4.2.3 Divisional Trends

Infrastructure Services

Changes in Infrastructure Services emission levels over the last eight years are presented below:



Infrastructure Services' GHG emission trends by key functional area:

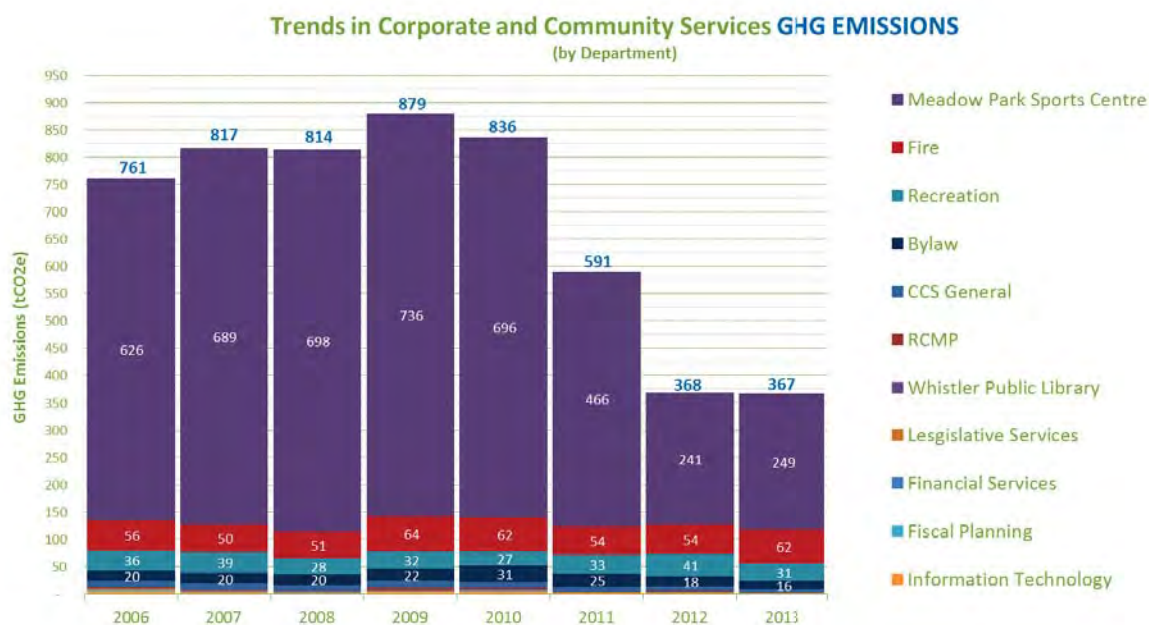
2013	Sewer	Transport.	Env. Ops	Water	TOTAL
YOY	-24%	-31%	1%	-22%	-22%
vs. 2008	-44%	-9%	51%	-62%	-24%

Key Insights

- WWTP emissions have decreased on a year over year basis and are now 158 tCO₂e (44%) lower than the 2008 benchmark level.
- Mobile emissions from the transportation department saw a significant year over year decrease of almost 100 tCO₂e. This is at least partially the result of a lower than average snow clearing year, and will likely be subject to increases in future years.

Corporate and Community Services

Changes in Corporate and Community Services emission levels over the last eight years are presented below:



Community Life GHG emission trends by key functional area:

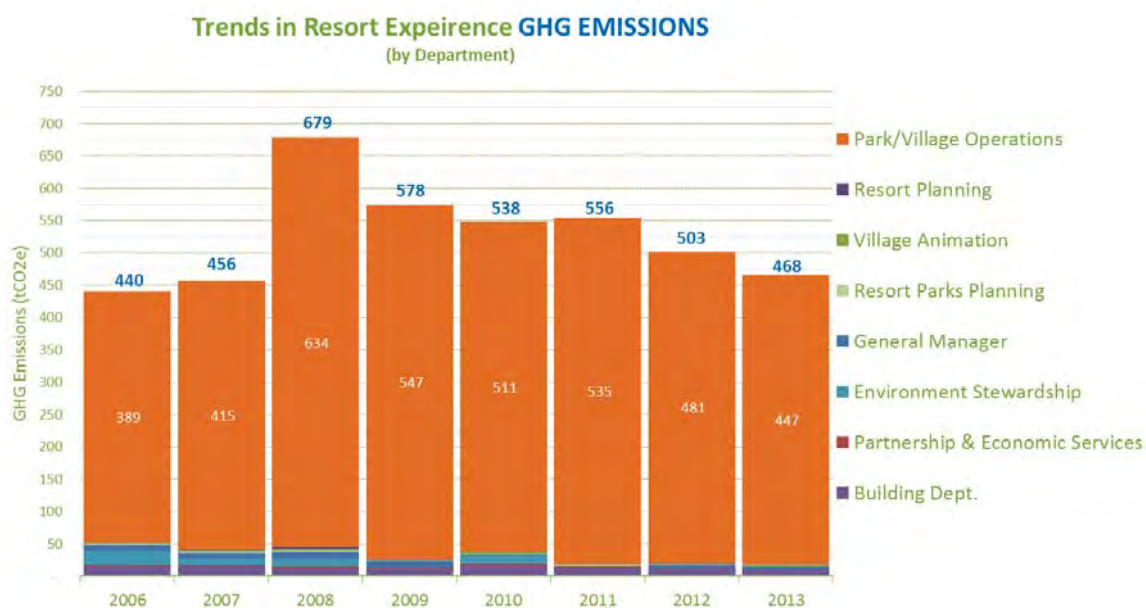
2013	MPSC	Fire	Rec	Bylaw	TOTAL
YOY	3%	16%	-25%	-14%	0%
vs. 2008	-64%	23%	8%	-21%	-55%

Key Insights

- The primary driver of reduced emissions within this division was MPSC over the past few years. Though year over year emission levels have risen by 3%, 2013 MPSC emission levels were still 449 t CO2e lower than 2008 benchmark levels.
- Fire and Recreation depts. have each increased versus 2008 levels, however the scale of these changes are small in total terms (<10 tCO2e in each case).

Resort Experience

Changes in REX emission levels over the last six years are presented below.



As the emissions from the REX division are overwhelmingly associated with the Parks/Village Operations functional area, a more detailed breakdown is included in the table below.

Park/Village Operation dept. GHG emission trends by key functional area are demonstrated below along with the total REX trends:

2013	P/Vops	V.Maint.	Land S	Parks &T	FC & M	TOTAL
YOY	-7%	17%	18%	-28%	-11%	-7%
vs. 2008	-29%	17%	34%	-17%	-30%	-31%

Key Insights

- Facility Construction & Maintenance emissions represent the largest share of this division, so their reductions of 35 tCO₂e year over year and 120 tCO₂e versus 2008 levels contribute the most to the total reductions for the division.
- Increases in emissions in Village Maintenance and Landscaping are relatively small, with no more than ~10 tCO₂e increases year over year in either department.

4.2.4 Key Corporate GHG Emission Performance Insights

Overall



- RMOW corporate emissions are down 13% YOY and are now 35% lower than the 2008 benchmark year, which is 22% lower than the emissions target for this year.
- These large reductions in GHG emissions are largely due to upgrades at Meadow Park Sports Centre, as well as a decrease in BC Hydro's emission factor for electricity. However, we have also seen a reduction in consumption across departments, specifically in Infrastructure Services.

Divisional Insights



- Infrastructure Services achieved 11% YOY reductions versus 2012.
- Corporate and Community Services did not see a change in emissions versus 2012, however there has been a 55% decrease in emissions since the 2008 base year, mainly due to upgrades at MPSC.
- REX emissions decreased in 2013 by 7%, with the majority of this decrease coming from the decrease in the BC Hydro emissions factor.
- Municipal buildings with the lowest energy intensity of GHG emissions include the following: (all expressed as kgCO₂e/ft²/year)
 - *Lost Lake Passivhaus:* 0.07
 - *Spruce Grove Field House* 0.16
 - *Whistler Public Library* 0.32¹²

4.3 CORPORATE ENERGY CONSUMPTION

Section 4.3 deals specifically with the energy consumption associated with RMOW corporate operations. This section includes information pertaining to energy consumption targets, an overview of 2013 performance levels, as well as a short section on key associated insights and trends.

4.3.1 Corporate Energy Consumption Reduction Targets

The RMOW does not currently have any formally adopted targets for corporate energy consumption.

The existing RMOW Integrated Energy, Air Quality and GHG Management Plan does, however include recommended corporate energy consumption targets for 'consideration' (pg 58). These recommended energy consumption targets for municipal operations are: year 2010 (64,000 GJs), and year 2020 (55,000 GJs).

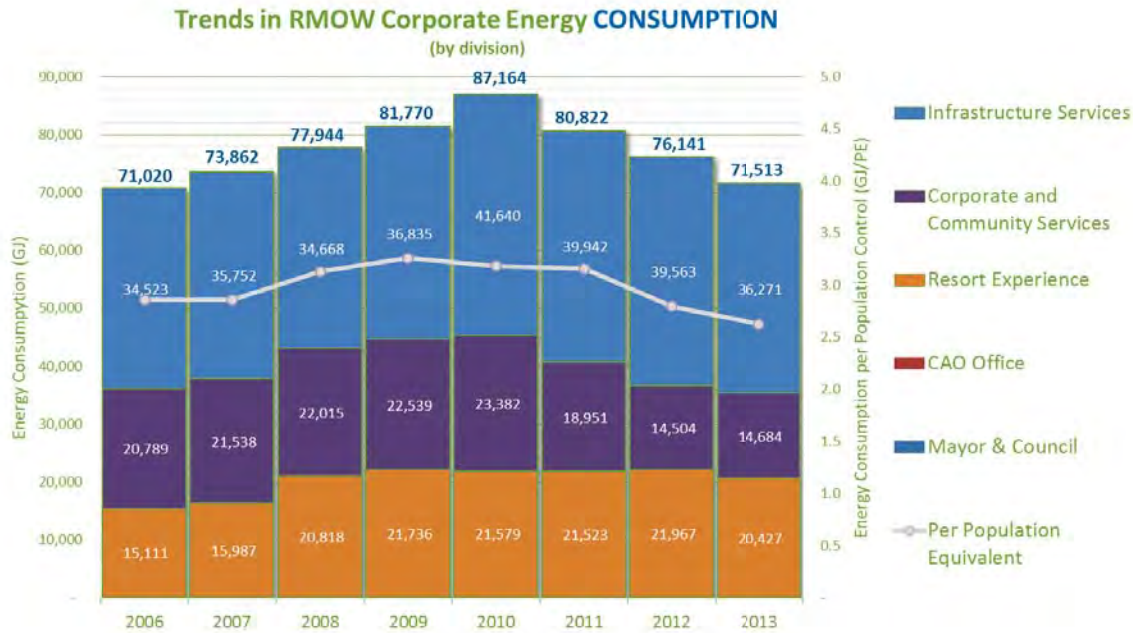
The RMOW Carbon Neutral Operations plan does not include formal targets but rather recommends ongoing commitment to energy conservation as both (a) the primary strategy for reducing corporate GHG emissions, and (b) an important means of controlling ongoing utility and fuel costs across corporate operations.

NOTE: the 2013 OCP includes a commitment to update the Community Energy & Emissions Plan every five years. When updated, this new community energy plan will include a community and corporate engagement process that should provide a suitable forum for the consideration of any future formalized corporate energy consumption targets for municipal operations.

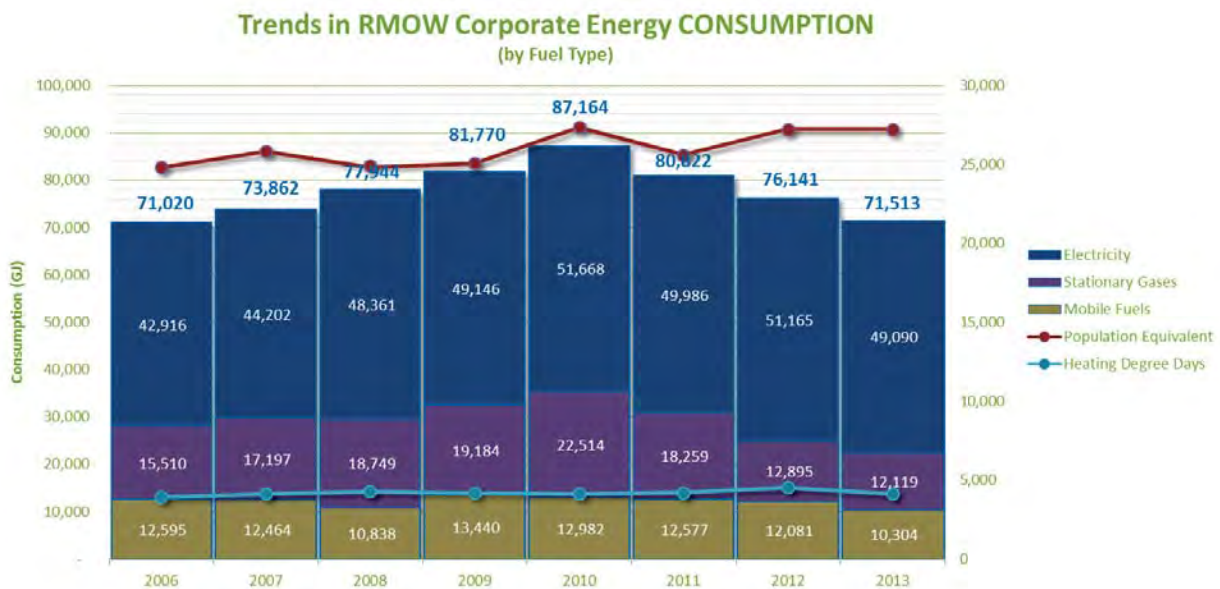
¹² For reference, MY Place emits 3.20 kgCO₂e/ft²/year

4.3.2 Corporate Energy Consumption Performance

Total corporate energy consumption decreased in 2013 by 6% to **71,513 GJ/year**. This is still above the 2010 target recommended within the RMOW Integrated Energy Plan (64,000 GJ/year), and considerably higher than the upcoming 2020 target (55,000 GJ). The eight year trends in corporate energy consumption are presented below:

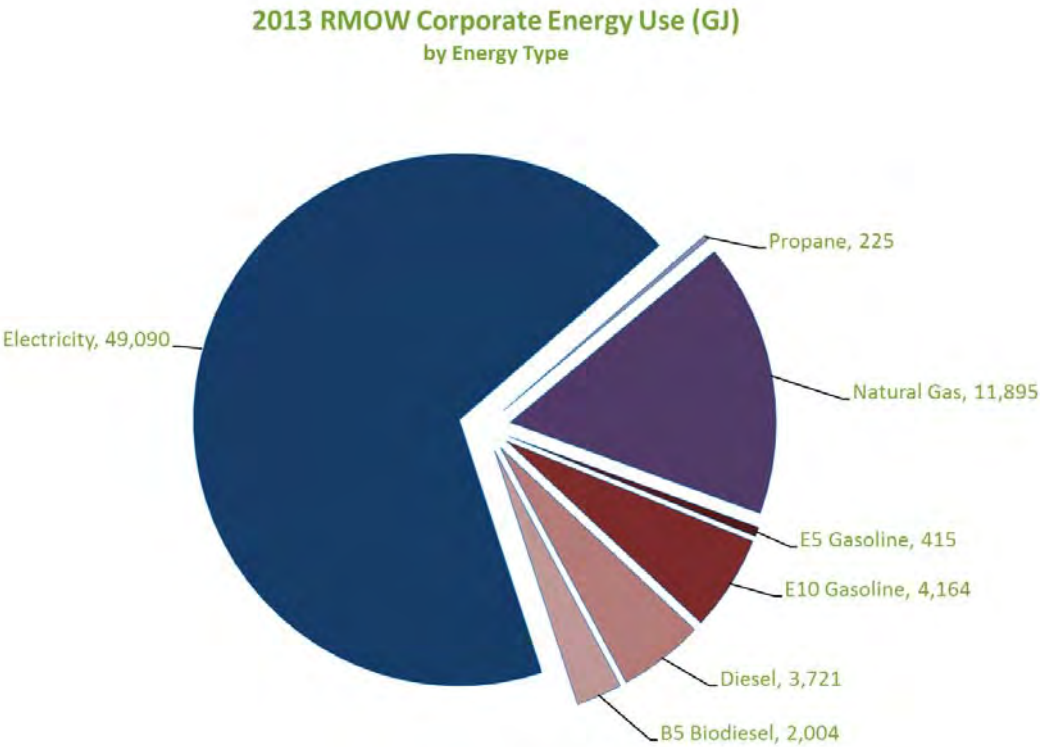


If the corporate energy consumption is subdivided by fuel type rather than by organizational division, the eight-year trends appear as follows:

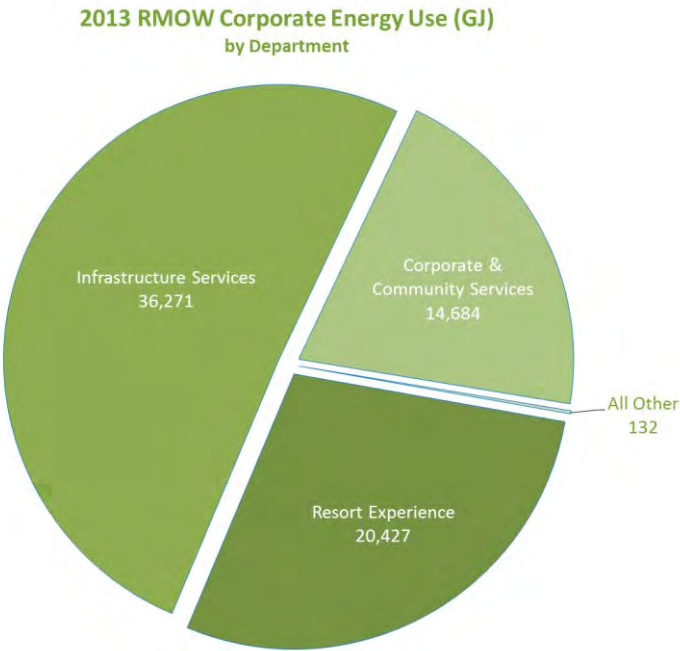


Electricity consumption makes up the greatest portion of total energy consumed across municipal operations at 69% of the total consumption, followed by natural gas (17%), and mobile fuels (14%).

A more detailed breakdown of 2013 corporate energy consumption, presented by energy type, is included below:



Finally, 2013 energy consumption by division is included for reference below:



Corporate Energy Expenditures

Total 2013 corporate energy expenditure decreased by approximately 5% compared to 2012 expenditures, to a total of \$1.65 million in 2013. Note that the reduction in expenditures is less than the reduction in consumption. Further conservation will be the key to controlling future expenditures at a level consistent with the current costs given the ongoing trends in rate inflation (utility rate inflation continues to consistently exceed the Consumer Price Index (CPI)).

The eight-year trends in total corporate energy expenditure are presented below:

Trends in RMOW Corporate Energy EXPENDITURES

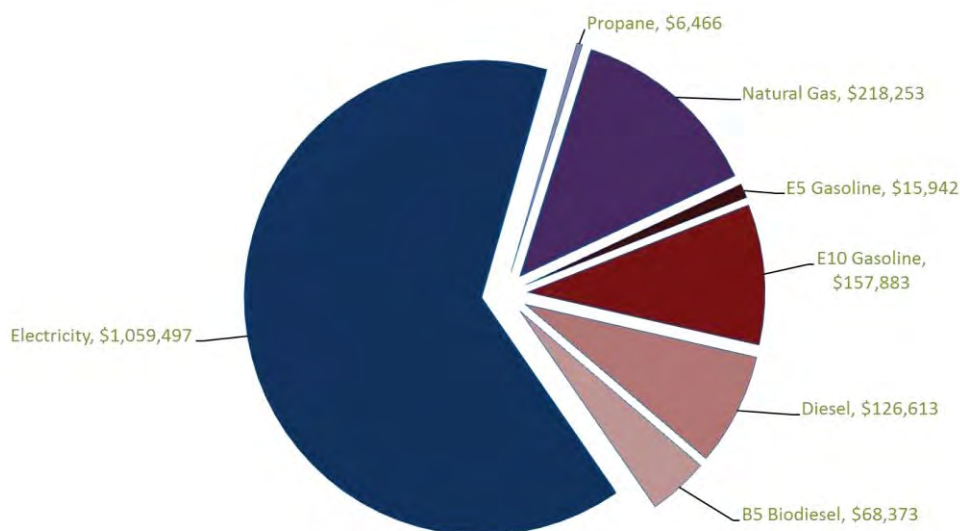
(by division)



2013 corporate energy expenditures by fuel type are presented in the following chart:

2013 RMOW Corporate Expenditures (\$)

By Source Fuel



4.3.3 Performance of Key Corporate Buildings

Across its operations, the RMOW has made investments into energy efficiency and green building technologies for more than a decade. The benefits of these initiatives vary according to the project, but include reduced GHG emissions, reduced energy consumption, decreased energy expenditures, healthier buildings and decreased materials and resources within the construction process. For the purposes of this report, an update on energy consumption, expenditure and emissions is provided for key buildings across RMOW operations.

Whistler Public Library



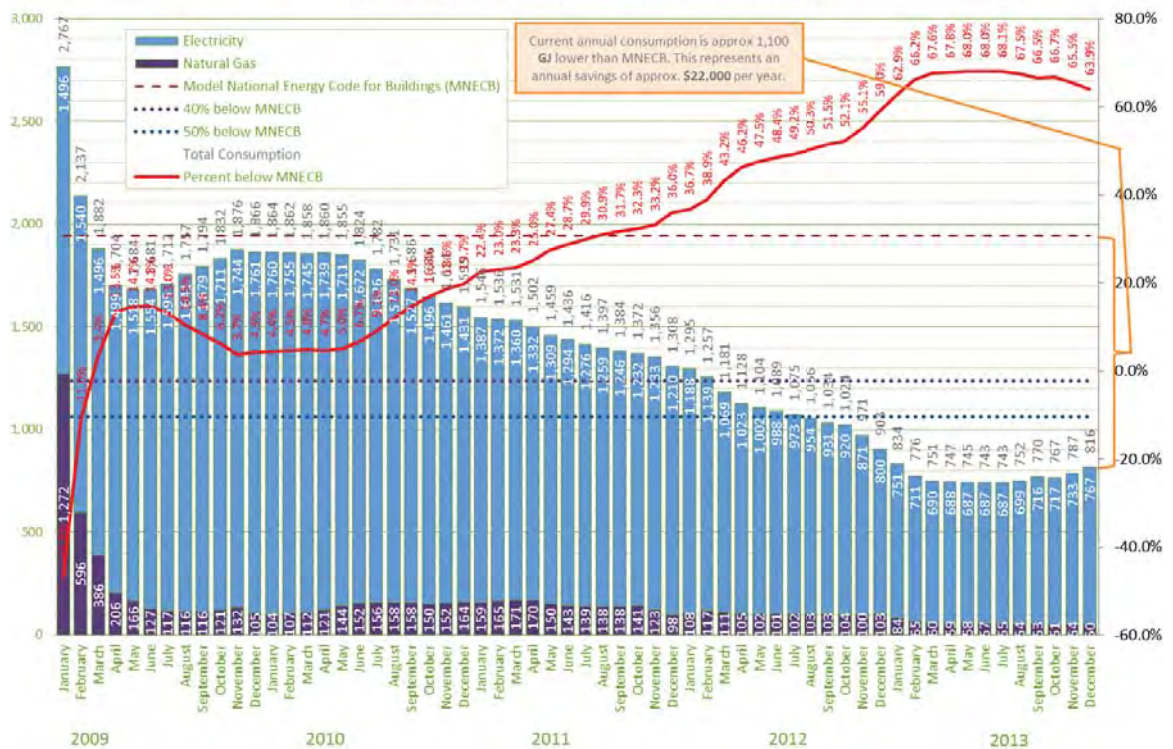
Whistler Public Library (WPL) opened in 2008 as Whistler's first LEED Gold certified building. The building has won numerous awards, including BC Wood Works award for innovative hemlock construction methods, as well as the Lieutenant-Governor Award in Architecture.

The most recent 12 months of energy performance at the WPL indicates that the building is operating at more than 64% better than the Model National Energy Code for Buildings (MNECB). At current levels of performance (831 GJ/yr.), annual utility costs are running approximately \$22,000 less than had the building been built to typical building code standards (MNECB).

2013 energy costs at WPL totaled \$16,732 (\$0.97/ft²/yr; 144 kWh/m²/year). Annual GHG emissions from WPL were 5.6 tCO₂e. Rolling 12 month consumption totals since 2009 are presented below, contrasted with Model National Energy Code for Buildings standards.

Energy Consumption at Whistler Public Library

Annual Consumption - 12 Month Rolling Total (GJ/year)



Spruce Grove Field House



In 2001, the RMOW chose to install a geo-exchange heat pump instead of a gas furnace at SGFH. The incremental cost of the GHX equipment was \$126,350, however the system was forecast to reduce operating costs by \$21,800/year thereby producing an expected simple pay back (SPB) period of 5.8 years and an internal rate of return (IRR) on invested capital of 16.5%.

Actual annual reductions in energy costs have averaged \$20,700 since the installation of the GHX equipment, producing a SPB of 6.1 years (IRR of 15.5%). As of 2008, the incremental cost of the GHX system had been fully recovered and annual utility savings continues to run at approx. \$20,000/year versus the forecasted gas-powered furnace baseline. 2013 annual energy costs at SGFH were \$9,593 (\$1.60/ft²/year; 164 kWh/m²/year). Annual GHG emissions from SGFH were 0.97 tCO₂e (emissions with a gas furnace were forecasted at 56-67 tCO₂e/year).

Meadow Park Sports Centre



In 2010, a \$930,000 energy system upgrade was installed at MPSC. The new system incorporated both evacuated tube solar technology and a vertical loop geo-exchange bore field. The system design employs the solar panels to pre-heat the domestic hot water loads directly, while the heat pumps draw heat from the ground (70 boreholes at 155' depth) to serve the various pool loads within the building (lap pool, leisure pool & hot tub). Utility cost reductions that were anticipated as a result of these upgrades were estimated at \$115,000 - \$130,000/ year (SPB: 6.5 - 7.8 years; IRR: 10% - 13%), with annual GHG reductions forecasted at 300-350 tCO₂e/year.

While the finalization of the project construction and commissioning phases was delayed until mid-2011, the system is now fully functional and working well. In 2013, annual energy expenditures at MPSC were \$230,329, a small increase from 2012 expenditures, but still 38% (\$143,000/yr) lower than 2008 base year expenditures. Note that year over year increase is due to a 4% increase in energy consumption, coupled with an increase in electricity rates.

Lost Lake PassivHaus



The \$1.5 million project was the result of partnership between the RMOW, the Austria Passive House Group (APG) and Sea-to-Sky Consulting. A grant from the Whistler Blackcomb foundation was also instrumental to the realization of this project. The Passive House (PH) approach to construction uses radically improved building envelope design and components to achieve dramatic reductions in building energy consumption of approx. 90% compared with standard Building Code construction. This energy usage translates into has less than half of the energy consumption of a Platinum LEED house – Canada's current high standard for "green" building. The small amount of heating energy which is still needed in a Passive House can then be supplied via the ventilation air stream. Passive houses are well established in Europe with over 17,000 existing passive units; approximately 4,000 of these are in Austria.

In partnership with BC Hydro, the RMOW has been tracking the energy consumption at the LLPH since January of 2011 with a real time Energy Management Information System (EMIS). The pilot project of detailed energy monitoring ended in Dec, 2012. At the end of this year of energy tracking, the results showed that all building heating loads (including hot water) consumed 2,922 kWh (11.7 kWh/m²/yr), and all other loads in the building combined for a total of 15,156 kWh (60 kWh/m²/yr) – both values well inside the limits allowable within the rigorous passive house certification protocol.

The bottom line is that over the course of an entire year, it cost only \$250 to provide all the heat required by this 2,700 ft² building (a typically built building in our climate would consume approx. 10 times this amount).

4.3.4 Key Corporate Energy Consumption Performance Insights

Energy Consumption

Overall



- Corporate energy consumption decreased 6% YOY, and is approximately 6,400 GJ less than 2008 levels.

Divisional Insights



- Resort Experience and Infrastructure Services both saw year over year decreases of energy consumption (7% and 8% respectively). Corporate and Community Services saw a small increase in consumption of 1% over 2012 levels.



- Infrastructure Services' consumption level is still 5% higher than 2008 base year levels.
- Resort Experience's consumption levels have decreased to 1% below base year levels, while Corporate and Community Services continue to see the largest consumption decrease, currently sitting at 33% less energy use compared to 2008.

Energy Expenditures

Overall

- Overall 2013 energy expenditures across municipal operations decreased by 6% year over year to ~\$1.65M. However, current expenditures have only decreased by approximately \$30,000 (2%) from benchmark 2008 levels.
- Electricity makes up approx. \$1M/yr of the total corporate energy expenditure.

Divisional Insights



- Corporate and Community Services' energy expenses increased year over year by 6%. However, CCS's expenditures are still over \$130,000 lower than benchmark 2008 levels, primarily related to savings achieved at MPSC.



- Year over year, Infrastructure Services and Resort Experience both saw decreases in expenditures (21% and 6% down, respectively). The large decrease in Infrastructure Services is largely due to a reduction in mobile fuel use in the Transportation department, and a reduction in natural gas consumption at the WWTP.



- Upgrades in energy efficiency across the operation are yielding solid, expected returns on investment. Without further investments in additional energy efficiency and conservation across the operation, future increases in energy expenses are likely.

5 CLOSING COMMENTS

The impact of changing climatic conditions – especially reliable snow patterns – has the potential to substantially impact Whistler’s primary economic engine – tourism. Informed, strategic planning that considers and evaluates the impacts of the issues related to climate change and rising fuel costs (on which Whistler’s economy is fundamentally dependent) can help to ensure that Whistler is best positioned to maintain its success into the future.

Energy management as sound fiscal management is seen as a key priority by leading organizations both across our community, and beyond. As such, RMOW staff are committed to tracking corporate and community level energy consumption, expenditures and associated greenhouse gas emissions on an annual basis. Moreover, our community is vocally concerned about both effective energy management and the ongoing mitigation of our local contributions to global climate change, and they continue to tell us so across a variety of community engagement channels.

Accurate, detailed data is fundamental to these discussions; information like that which is included within this report will continue to provide a strong basis for informed decision-making as our community measures its success, matures, evolves and thrives in the coming decades.

Emissions from our corporate and community inventories are not the only emissions related to the activities of our community – as a community premised on destination tourism, there are significant emissions associated with the travel to, and from Whistler. While precise data on the scale of these emissions is difficult to quantify, the research undertaken during the creation of our existing Integrated Energy, Air Quality and GHG Emissions Management Plan did endeavour to estimate the approximate level of these emissions. By using visitor point-of-origin data from Tourism Whistler research and applying typical distance-based emission factors for various travel modes, a total estimate of ‘inter-community’ estimated GHG emissions was calculated for the year 2000. Assuming a relatively stable point-of-origin mix, and then applying total annual visitation numbers, inter-community travel emissions have been coarsely estimated for each year from 2001 through 2013. In approximate terms, inter-community travel emissions likely represent 5-10 times the total footprint included within our community inventory. Given its scale and relation to our community economic engines, this is an issue that should not be overlooked within Whistler’s ongoing discussions of climate mitigation and adaptation approaches.

6 APPENDICES

A	Whistler Updated 2013 Community Energy & Emissions Inventory
B	RMOW 2013 Corporate Energy & Emissions Inventory
C	Summary of Emission Factors
D	Summary of Corporate Carbon Neutral Commitment <ul style="list-style-type: none">• RMOW Carbon Footprint• Verified Emission Reductions (VERs)• Key Variance Summary – Traditional Services Scope Boundary

Whistler
 Community Energy &
 Sustainability
 2006 to present

			Stationary Energy Use (Buildings)				Mobile Energy Use				Waste		Grand Totals		Intensity Performance	
			Electricity		Propane/Natural Gas		AP Buildings	Fleet Usage				Transit	Passenger Vehicles			
			residential	commercial	residential	commercial		ES gasoline	ES propane	ES diesel	ES biodiesel					
1990	Consumption	Energy Expenditure	96,992.247	70,526.014	11,479.273	60,946.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2000	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2001	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2002	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2003	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2004	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2005	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2006	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2007	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2008	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2009	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2010	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2011	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2012	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a
2013	Consumption	Energy Expenditure	97,454.6	235,034.4	41,211.1	60,646.296	8,002.086	-	-	76,613.7	1,466,267	-	82,646.766	-	n/a	n/a

RMOW Energy and GHG Emissions Assessment - 2013



WHISTLER

Division	Dept.	Workgroup	Organizational Unit	Totals							
				cost (\$)	mobile fuels (Litres)	mobile fuels (GJ)	stationary gas (GJ)	Electricity (GJ)	Total Energy Use	GHGs (tCO2e)	
1100			Mayor & Council	\$ 1,530	1,141.4	39.6	-	-	40	2.70	
	1101		Mayor & Council	\$ 1,530	1,141.4	40	-	-	40	2.70	
				\$ -	-	-	-	-	-	-	
1200			CAO Office	\$ 3,567	2,662.0	92	-	-	92	6.29	
	1201		Administrator	\$ 3,524	2,629.6	91	-	-	91	6.2	
				3100	Human Resources	\$ 43	32.4	1	-	-	1
				\$ -	-	-	-	-	-	-	
				\$ -	-	-	-	-	-	-	
5000			Resort Experience	\$ 487,770	78,643.3	2,821	4,791	12,815	20,427	467.86	
	5100		General Manager	\$ 2,330	1,739.6	60	-	-	60	4.11	
	1401		Partnership & Economic Services	\$ 257	195.1	7	-	-	7	0.44	
	5200		Resort Parks Planning	\$ 898	683.4	24	-	-	24	1.53	
	1402		Village Animation	\$ 1,466	1,105.7	38	-	-	38	2.54	
	5400		Resort Planning	\$ 559	417.1	14	-	-	14	0.98	
	5300		Park/Village Operations	\$ 475,979	69,527.3	2,511	4,791	12,815	20,118	447.28	
	7200		Building Dept.	\$ 5,828	4,435.1	154	-	-	154	10.09	
	8300		Environment Stewardship	\$ 710	540.1	19	-	-	19	1.28	
					\$ -	-	-	-	-	-	-
					\$ -	-	-	-	-	-	-
6000			Infrastructure Services	\$ 861,015	149,305.7	5,591	2,939	27,740	36,271	609.95	
	6100		General Manager	\$ 1,155	878.6	30	-	-	30	1.97	
	6200		Development Services	\$ 34	25.5	1	-	-	1	0.06	
	6400		Transportation	\$ 151,707	76,971.5	2,940	-	1,591	4,532	207.45	
	6500		Central Services	\$ 2,414	1,751.9	61	4	-	64	4.24	
	6600		Environmental Operations	\$ 85,463	64,947.1	2,369	-	-	2,369	159.15	
	8200		Water Utility	\$ 250,632	-	-	-	9,948	9,948	29.20	
	8300		Sewer Utility	\$ 316,689	4,731.1	171	2,936	14,137	17,244	200.55	
	6600		Solid Waste	\$ 52,212	-	-	-	2,064	2,064	6.06	
	6800		Transit	\$ -	-	-	-	-	-	-	
					\$ -	-	-	-	-	-	-
					\$ -	-	-	-	-	-	-
	7000			Corporate & Community Services	\$ 299,146	48,030.2	1,761	4,389	8,534	14,684	366.67
	7100		CCS General	\$ 2,750	2,092.4	73	-	-	73	4.94	
	2200		Legislative Services	\$ 333	248.4	9	-	-	9	0.59	
	2300		Financial Services	\$ 180	134.6	5	-	-	5	0.32	
	2400		Fiscal Planning	\$ 31	23.5	1	-	-	1	0.06	
	2500		Information Technology	\$ 744	560.3	19	-	-	19	1.29	
	4100		Bylaw	\$ 14,517	6,814.6	236	-	214	451	15.92	
	4300		Fire	\$ 32,622	24,776.9	923	-	-	923	62.28	
	5800		Meadow Park Sports Centre	\$ 232,604	1,698.8	59	4,389	8,319	12,768	249.09	
	4200		RCMP	\$ 472	359.3	12	-	-	12	0.81	
	5500		Whistler Public Library	\$ 367	279.6	10	-	-	10	0.66	
	5700		Recreation	\$ 14,525	11,041.9	415	-	-	415	30.71	
					\$ -	-	-	-	-	-	-
					\$ -	-	-	-	-	-	-
				\$ 1,653,027	279,782.6	10,304	12,119	49,090	71,513	1,453.47	
									bio tCO2e	22.9%	

APPENDIX C – Summary of Emission Factors

Summary of Emission Factors							
based on 2012 BC Best Practices Methodology for Quantifying GHG Emissions, BC Ministry of Environment (Sept, 2012)							
Stationary Emissions							
Source Fuel	TOTAL (Petro)						Key Conversion
	t CO ₂ e/GJ	tCO ₂ e/litre					
Natural Gas	0.0503	n/a					
Propane	0.0610	0.001544					0.025310 GJ/litre
Diesel (B0)	0.0728	0.002790					0.038300 GJ/litre
Mobile Emissions							
Light Duty Vehicles							
Source Fuel	TOTAL (Petro)		TOTAL (Bio)		TOTAL (All)		Key Conversion
	t CO ₂ e/GJ	tCO ₂ e/litre	t CO ₂ e/GJ	tCO ₂ e/litre	t CO ₂ e/GJ	tCO ₂ e/litre	
Gasoline (E0)	0.0709	0.00248	0.00000	0.0000	0.0709	0.002483	0.03500 GJ/litre
E5 Gasoline	0.0675	0.00236	0.00319	0.0001	0.0707	0.002436	0.03500 GJ/litre
E10 Gasoline	0.0641	0.00224	0.00638	0.0001	0.0705	0.002389	0.03500 GJ/litre
Diesel (B0)	0.0713	0.00273	0.00000	0.0000	0.0713	0.002732	0.03830 GJ/litre
B4 Diesel (RLCFR)	0.0685	0.00262	0.00275	0.0001	0.0713	0.002722	0.03830 GJ/litre
B5 Diesel	0.0678	0.00260	0.00343	0.0001	0.0712	0.002720	0.03830 GJ/litre
B10 Diesel	0.0643	0.00246	0.00687	0.0002	0.0711	0.002707	0.03830 GJ/litre
B20 Diesel	0.0572	0.00219	0.01373	0.0003	0.0710	0.002681	0.03830 GJ/litre
Propane	0.0605	0.00153	0.00000	0.0000	0.0605	0.001532	0.02531 GJ/litre
Natural Gas	0.0562		0.000000	0.0000	0.0562		0.05379 GJ/kg
Light Duty Trucks (incl. SUVs & Minivans)							
Source Fuel	TOTAL (Petro)		TOTAL (Bio)		TOTAL (All)		Key Conversion
	t CO ₂ e/GJ	tCO ₂ e/litre	t CO ₂ e/GJ	tCO ₂ e/litre	t CO ₂ e/GJ	tCO ₂ e/litre	
Gasoline (E0)	0.0720	0.00252	0.00000	0.0000	0.0720	0.002519	0.03500 GJ/litre
E5 Gasoline	0.0685	0.00240	0.00319	0.0001	0.0717	0.002471	0.03500 GJ/litre
E10 Gasoline	0.0650	0.00228	0.00638	0.0001	0.0714	0.002422	0.03500 GJ/litre
Diesel (B0)	0.0713	0.00273	0.00000	0.0000	0.0713	0.002733	0.03830 GJ/litre
B4 Diesel (RLCFR)	0.0685	0.00262	0.00275	0.0001	0.0713	0.002722	0.03830 GJ/litre
B5 Diesel	0.0678	0.00260	0.00343	0.0001	0.0713	0.002720	0.03830 GJ/litre
B10 Diesel	0.0643	0.00246	0.00687	0.0002	0.0712	0.002707	0.03830 GJ/litre
B20 Diesel	0.0572	0.00219	0.01373	0.0003	0.0710	0.002681	0.03830 GJ/litre
Propane	0.0605	0.00153	0.00000	0.0000	0.0605	0.001532	0.02531 GJ/litre
Natural Gas	0.0562		0.000000	0.0000	0.0562		0.05379 GJ/kg
Heavy Duty Vehicles							
Source Fuel	TOTAL (Petro)		TOTAL (Bio)		TOTAL (All)		Key Conversion
	t CO ₂ e/GJ	tCO ₂ e/litre	t CO ₂ e/GJ	tCO ₂ e/litre	t CO ₂ e/GJ	tCO ₂ e/litre	
Gasoline (E0)	0.0672	0.00235	0.00000	0.0000	0.0672	0.002352	0.03500 GJ/litre
E5 Gasoline	0.0640	0.00224	0.00319	0.0001	0.0672	0.002235	0.03500 GJ/litre
E10 Gasoline	0.0607	0.00212	0.00638	0.0001	0.0671	0.002117	0.03500 GJ/litre
Diesel (B0)	0.0708	0.00271	0.00000	0.0000	0.0708	0.002712	0.03830 GJ/litre
B4 Diesel (RLCFR)	0.0680	0.00260	0.00275	0.0001	0.0708	0.002722	0.03830 GJ/litre
B5 Diesel	0.0673	0.00258	0.00343	0.0001	0.0707	0.002720	0.03830 GJ/litre
B10 Diesel	0.0638	0.00244	0.00687	0.0002	0.0707	0.002707	0.03830 GJ/litre
B20 Diesel	0.0568	0.00218	0.01373	0.0003	0.0705	0.002681	0.03830 GJ/litre
Off Road Vehicles							
Source Fuel	TOTAL (Petro)		TOTAL (Bio)		TOTAL (All)		Key Conversion
	t CO ₂ e/GJ	tCO ₂ e/litre	t CO ₂ e/GJ	tCO ₂ e/litre	t CO ₂ e/GJ	tCO ₂ e/litre	
Gasoline (E0)	0.0675	0.00236	0.00000	0.0000	0.0675	0.002361	0.03500 GJ/litre
E5 Gasoline	0.0642	0.00225	0.00319	0.0001	0.0674	0.002243	0.03500 GJ/litre
E10 Gasoline	0.0609	0.00213	0.00638	0.0001	0.0673	0.002125	0.03500 GJ/litre
Diesel (B0)	0.0785	0.00301	0.00000	0.0000	0.0785	0.003007	0.03830 GJ/litre
B4 Diesel (RLCFR)	0.0754	0.00289	0.00275	0.0001	0.0782	0.002722	0.03830 GJ/litre
B5 Diesel	0.0746	0.00286	0.00343	0.0001	0.0781	0.002720	0.03830 GJ/litre
B10 Diesel	0.0707	0.00271	0.00687	0.0002	0.0776	0.002707	0.03830 GJ/litre
B20 Diesel	0.0630	0.00241	0.01373	0.0003	0.0767	0.002681	0.03830 GJ/litre

APPENDIX D –Summary of 2013 Corporate Carbon Neutral Commitment

RMOW Energy and GHG Emissions Assessment - 2013

By Division, Department and Workgroup - showing potential carbon costs related to 'neutrality' commitment



Division	Dept.	Workgroup	Organizational Unit	Totals	
				GHGs (tCO2e)	carbon cost (\$) (not GST)
1100			Mayor & Council	2.70	\$ 67.42
	1101		Mayor & Council	2.70	\$ 67.42
				-	-
1200			CAO Office	6.29	\$ 157.24
	1201		Administrator	6.21	\$ 155.33
	3100		Human Resources	0.08	\$ 1.92
				-	-
5000			Resort Experience	467.86	\$ 11,849.06
	5100		General Manager	4.11	\$ 102.69
	1401		Partnership & Economic Services	0.44	\$ 1.36
	5200		Resort Parks Planning	1.53	\$ 38.33
	1402		Village Animation	2.54	\$ 63.44
	5400		Resort Planning	0.98	\$ 24.60
	5300		Park/Village Operations	447.28	\$ 11,334.43
	7200		Building Dept.	10.09	\$ 252.31
	8300		Environment Stewardship	1.28	\$ 31.90
				-	-
6000			Infrastructure Services	609.95	\$ 15,445.57
	6100		General Manager	1.97	\$ 49.28
	6200		Development Services	0.06	\$ 1.50
	6400		Transportation	207.45	\$ 5,262.39
	6500		Central Services	4.24	\$ 105.93
	6600		Environmental Operations	159.15	\$ 4,054.97
	8200		Water Utility	29.20	\$ 729.98
	8300		Sewer Utility	200.55	\$ 5,013.83
	6600		Solid Waste	6.06	\$ 227.69
	6800		Transit	-	\$ -
	6800		Emergency Planning	-	\$ -
				-	-
7000			Corporate & Community Services	366.67	\$ 9,166.73
	7100		CCS General	4.94	\$ 123.60
	2200		Legislative Services	0.59	\$ 14.67
	2300		Financial Services	0.32	\$ 7.95
	2400		Fiscal Planning	0.06	\$ 1.39
	2500		Information Technology	1.29	\$ 32.32
	4100		Bylaw	15.92	\$ 397.96
	4300		Fire	62.28	\$ 1,557.06
	5800		Meadow Park Sports Centre	249.09	\$ 6,227.36
	4200		RCMP	0.81	\$ 20.14
	5500		Whistler Public Library	0.66	\$ 16.51
	5700		Recreation	30.71	\$ 767.77
				-	-
				1,453.47	\$ 36,686.02

Verified Emission Reduction (VERs)

2010 – 2012 Carbon Neutrality: The RMOW has purchased and retired Verified Emission Reduction credits equal to its entire corporate carbon footprint for every year between 2010 and 2012 inclusive. A summary is provided below:

Year	VERs	Project	Certification Standard	Registry	Vendor
2010	1,145 tonnes	Mare Monastir Wind Farm, Turkey	Gold Standard – project reference: GS368	GS APX Registry	Offsetters Clean Technology Inc.
	1,145 tonnes	Sun Select Aldegrove Biomass Boiler, British Columbia	ISO 14064-3 and CDM additionality tool	Markit Registry	Offsetters Clean Technology Inc.
2011	1,063 tonnes	Mare Monastir Wind Farm, Turkey	Gold Standard – project reference: GS368	Markit Registry	Offsetters Clean Technology Inc.
	1,063 tonnes	Sun Select Aldegrove Biomass Boiler, British Columbia	ISO 14064-3 and CDM additionality tool	Markit Registry	Offsetters Clean Technology Inc.
2012	973 tonnes	Mare Monastir Wind Farm, Turkey	Gold Standard – project reference: GS368	Markit Registry	Offsetters Clean Technology Inc.
	974 tonnes	Sun Select Aldegrove Biomass Boiler, British Columbia	ISO 14064-3 and CDM additionality tool	Markit Registry	Offsetters Clean Technology Inc.

2013 Carbon Neutrality. The RMOW, in support of the Cheakamus Community Forest (CCF) has delayed the purchase of VERs to allow time for the CCF to fully explore the potential for the creation of third-party certified VERs locally. The CCF is currently working with Provincial Ministries, representatives from the Pacific Carbon Trust and others to execute on a proposed carbon offset project designed to leverage the new Provincial Forest Carbon Offset Protocol (in particular, increased carbon storage approaches governed under the Improved Forest Management (IFM) section of the protocol).

At the conclusion of the third party validation and verification processes, the CCF will be in a position to provide high quality, independently certified VERs for potential purchase by the RMOW. At this point, RMOW staff feel that the benefits of supporting a local offset project, the co-benefits associated with the IFM approaches, and the independent, third party rigour that is being applied to the CCF project, justify the delay in achieving formal neutrality with respect to 2013 corporate operations.

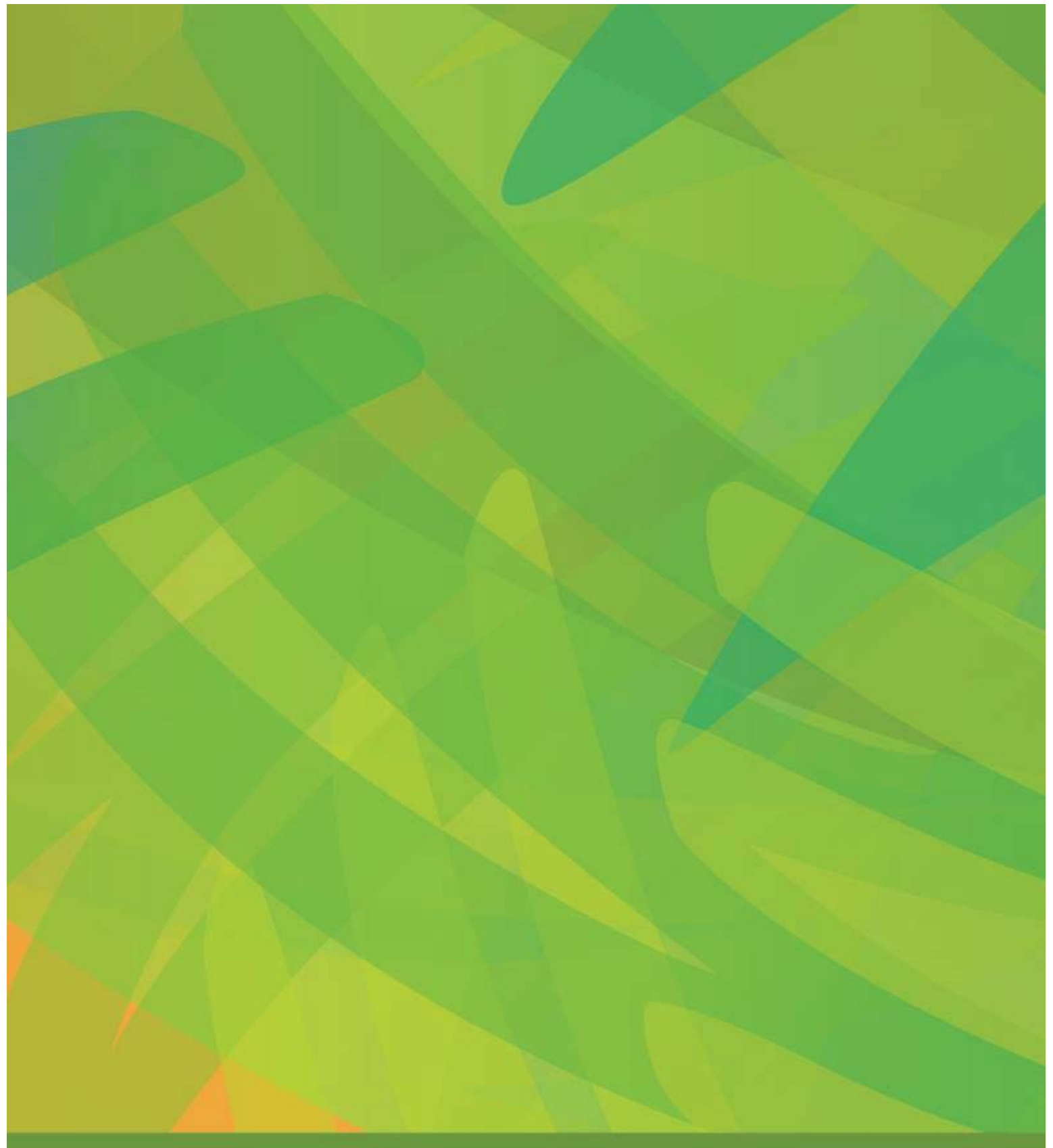
The CCF anticipates that they will have the ability to vend VERs by late 2014.

Consistent with our commitments in both the UBCM Climate Action Charter, and the RMOW Carbon Neutral Plan, the RMOW remains committed to achieving carbon neutrality with respect to 2013 corporate operations. All RMOW departments have been charged internally for the costs associated with the RMOW carbon neutrality commitments. All departments continue to use the price signals that these costs imply (\$25/tCO₂e) to improve financial decision making and preference cost-effective projects and initiatives that are capable of continuously reducing carbon emissions, and decreasing carbon costs across corporate operations. See Appendix D above for more detail.

Key Variance Summary – Traditional Services Scope Boundary

The following is a summary of the variances in the inventory scope boundary between the 2013 RMOW corporate inventory and the corporate emissions boundary described within *The Carbon Neutral Workbook—Helping Local Governments Understand How to be Carbon Neutral in their Corporate Operations*.

Traditional Service Area	Variance from 'Workbook' Traditional Service Approach
Administration & Governance	<ul style="list-style-type: none"> All local government buildings related to this service area are included All local government vehicles used for governance and administration are included Staff travel for conferences and meetings is included Fuel for staff vehicles used in the execution of administration and governance responsibilities is included Although partially funded by local government, the chamber of commerce building space is not included Although partially funded by the local government, Tourism Whistler's building assets and corporate travel is not included (Tourism Whistler is a membership-based tourism marketing not-for-profit organization) Consultant travel associated with work on specific contracts related to this service area is not included The Whistler Housing Authority (WHA) is not included
Drinking, Storm and Waste Water	<ul style="list-style-type: none"> All municipally owned and operated water intakes, wells, reservoirs, dams, treatment facilities, distribution systems, and collection systems are included All municipal vehicles used within the provision and maintenance of these services is included The privately operated VanWest water distribution system in Function Junction is not included Heavy vehicles used for gravel extraction on Fitzsimmons Creek is not included
Solid Waste Collection, Transportation and Diversion	<p><i>Note that the operation of the entire solid waste management system (solid waste, recycling & compost) is a service contracted out by the local government – renewal of this contract is expected in 2012</i></p> <ul style="list-style-type: none"> The operation of buildings at the Solid Waste and Recycling Transfer Station is Included The operation of buildings and infrastructure at the Composting Facility (located at the Transfer Station) is not included The operation of the heavy vehicles at the Transfer Station (both Compost Facility responsibilities & Transfer Station responsibilities) are not currently included The pick-up and transfer of waste, recycling and compost from local community compactor sites to the Transfer Station is not included The transfer of solid waste, recycling and compost beyond the Transfer Station is not included
Roads & Traffic Operations	<ul style="list-style-type: none"> The operation of buildings related to the provision of this service area are included The operation of vehicles related to the operation, roads, trails street lights/signals, bike lanes, parking lots and sidewalks is included Road resurfacing activities are included Vehicles used for snow removal on municipal roads is not included Snow removal for Day Ski parking lots is not included Snow removal for municipal roads in Function Junction & Cheakamus crossing is not included (contracted) Vehicles used for snow removal on strata roads is not included Vehicles used for the snow removal within the Whistler village pedestrian environment are not included.
Arts, Recreation & Cultural Services	<ul style="list-style-type: none"> The operation of all municipally-owned recreation facilities (parks, recreation centres, libraries, theatres) is included The operation of municipally-owned parks vehicles and equipment used for the maintenance and operation of parks and parkland areas is included All electricity and natural gas used at municipal festival and event stages and village infrastructure locations is included Third party vehicles used in the delivery and execution of local festivals and events is not included
Fire Protection	<ul style="list-style-type: none"> All fire protection vehicles are included All energy consumed by local fire halls is included Private vehicles used by 'paid-on-call' firefighters to travel to their home fire hall when responding to a call is not included



THE RESORT MUNICIPALITY OF WHISTLER

Host Mountain Resort
2010 Olympic and Paralympic
Winter Games

4325 Blackcomb Way
Whistler, BC Canada V0N1B4
www.whistler.ca

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



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: July 2, 2014

REPORT: 14-075

FROM: Corporate & Community Services

FILE: 4572

SUBJECT: FIRST 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. 14-075 on Investment Holdings as of March 31, 2014.

REFERENCES

Appendix A – Investment Holdings and Returns as at March 31, 2014.

PURPOSE

The purpose of the report is to advise Council of the investment holdings as of March 31, 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 March 31, 2014, the investment portfolio was in compliance with the policy.

Investment holdings of the Municipality at March 31, 2014, had a market value of \$74,717,761 (2013 - \$65,693,877). 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 three months ended March 31, 2013 was \$899,391 (unaudited). This is 61% of the total budgeted investment income for the year and an overall annualized return of 4.71% of the average monthly investment balances. Future investment income, however, will also be dependent upon future market conditions. Most investment income is allocated to reserves to fund future expenditures and 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 effectively and efficiently.

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 March 31, 2014**

Appendix A

Holder:	Fund/ Instrument	Market Value		
		31-Mar-14	31-Mar-13	31-Mar-12
RBC Operating Account		1,679,314	4,741,163	2,925,609
RBC Dominion Securities	Renaissance Real Return Bond Fund	4,489,690	4,855,651	4,824,851
	CDN Western Bank, GIC, 2.15% Due 07/25/2014	3,109,296	3,043,470	-
	VanCity, GIC, 1.85% Due 09/04/2014	1,515,814		
	ING, GIC, 2.00% Due 09/04/2015	2,022,795		
	National Bnk Of Can, 2.9% Due Jan 7/2019	4,026,378		
Mid-Term Investments	Prov BC Bond, Due 07/09/2017, YTM 2.19%	3,078,620		
	Prov Ont Bond, Due 08/07/2017, YTM 2.28%	2,566,112		
Municipal Finance Authority	Short term bond fund	40,445,114	39,638,614	36,110,505
	Intermediate fund	2,671,614	4,114,977	9,039,722
	Money Market fund	-	-	2,508,309
Blueshore Financial	Term deposits	9,113,014	9,300,000	-
		74,717,761	65,693,877	55,408,996

**Investment Returns
As at March 31, 2014**

	RMOW Actual Returns ***			MFA Pooled Rates	
	Year-to-Date Non-annualized	YTD Actual Annualized %	1 year actual Annualized %	Year-to-Date Non-annualized	3 Years Annualized
	Mar 31/14	Mar 31/14	Dec 31/13	Mar 31/14	%
MFA Money Market Fund	NA	NA	0.00	0.27	1.07
<i>Custom Benchmark**</i>	<i>0.16</i>	<i>0.64</i>		<i>0.16</i>	<i>0.81</i>
MFA Intermediate Fund	0.37	1.47	1.44	0.37	1.46
<i>FTSE TMX Canada 365 -Day T-Bill Index</i>	<i>0.20</i>	<i>0.80</i>		<i>0.20</i>	<i>1.11</i>
MFA Bond Fund	1.17	4.66	1.70	1.18	2.89
<i>FTSE TMX Canada Short Term Overall Bond Index</i>	<i>1.01</i>	<i>4.04</i>		<i>1.01</i>	<i>2.86</i>
Renaissance Real Return Bond Fund	5.28	21.11	-12.36		
Prov of BC Bonds	1.19	4.83	2.21		
Prov Of Ont Bonds	1.24	5.03	2.30		
CDN Wstrn 2YR Term Deposits	0.53	2.15	2.15		
ING Direct 2 yr GIC	0.49	2.00	2.00		
Vancity 1yr GIC	0.46	1.85	1.85		
Nat'l Bank of Can 5yr GIC	0.66	2.90	NA		
Royal Bank ST Deposits	NA	NA	0.96		
Blueshore ST Deposits	0.46	1.86	1.54		
RBC Operating Account	0.29	1.19	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: July 2, 2014

REPORT: 14-074

FROM: Corporate & Community Services

FILE: 8025.02, Bylaw 2050

SUBJECT: BUDGET AMENDMENT FOR MEADOW PARK SPORTS CENTRE POOL ROOF REPLACEMENT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council direct staff to bring forward an amendment bylaw to the Five Year Financial Plan 2014-2018 Bylaw No. 2050, 2014 to increase the 2014 Meadow Park Sports Centre Infrastructure Replacement budget by \$735,000 from the current \$650,000 for the pool roof replacement.

REFERENCES

Appendix A – Meadow Park Sport Centre Roof Evaluation Report

PURPOSE OF REPORT

The purpose of this report is to advise council of the scheduled Meadow Park Sports Centre (MPSC) roof assembly inspection report results. In this report the consultant “RJC” has identified areas of required roof remediation (which staff have verified) that needs to be completed this Fall and if approved will require an amendment to the 2014 budget.

DISCUSSION

MPSC was constructed 20 years ago, is a significant community asset. The value of this asset consisting of building, machinery is approximately \$22 million dollars. MPSC is inspected and maintained on a regular basis in order to increase facility longevity while minimizing the risks to daily business operations. Ongoing planning processes for MPSC in 2014 includes a life cycle study, a rejuvenation plan for MPSC and the Spring roofing assembly review that is the focus of this report. Staff engaged Read Jones Christoffersen (RJC) engineering to perform a detailed roof inspection and subsequent roof evaluation. This report is attached as appendix A.

RJC’s evaluation included a review of available original architectural drawings and a visual review of roof areas and related components. The roof evaluation includes a visual review of the underside of the roof decks for signs of corrosion and roof cut tests to identify the roof assemblies and to assess current condition.

Two general roof types were observed and evaluated; a conventional EPDM roofing system and a standing seam sheet metal roof. Generally, the EPDM roof assemblies at the Meadow Park Sports Centre are in poor condition and it is recommended that they be replaced with conventionally insulated 2-ply SBS modified bitumen membrane assemblies as soon as practical.

Significant corrosion was observed on the structural steel deck and framing of the pool roof area; therefore, replacement and remedial work to the corroded steel deck, is recommended to be completed before winter.

The standing seam metal roof is generally in good condition, with exception of the localized corroding on the structural framing.

An Opinion of Probable Cost (OPC), split into two phases, has been prepared for the recommended roof replacements. Phase 1 consists of the replacement of the failed pool roof, structural remediation of the corroded steel deck and structural framing. Estimate \$ 478,000.

Phase 2 includes replacement of all other roof areas (Not immediate). Estimate \$1,557,000.

The opinions of probable cost include recommended contingencies, and allowances for consulting fees, permits and testing. In addition to the 2014 work recommended by RJC, the following items are also considered necessary for 2014 and influence the amount of budget requested.

- Adding access walkways (to allow staff access rooftop HVAC units) and safety perimeter markings to roof surface to comply with WCB regulations.
- Increased structural allowance and related contingency amounts as recommended by the RMOW's Supervisor of Capital Projects.
- Maximizing the R-value of the roof insulation as recommended by the RMOW's Energy Manager.
- Install of a roof access ladder on the north wall to increase employee access safety.
- An increased exploratory allowance prior and during construction. This to best determine condition and potential remediation work needed for overall pool roof infrastructure (i.e.- interior and exterior vertical walls below pool roof area).
- Cost to obtain a 15 to 20 year roof membrane manufacture warranty and for a Roof Star Guarantee by the Roofing Contractors Association of British Columbia.
- Cost for repainting of interior roof and trusses.

Based on other project considerations, additions and potential optional work, staff have developed a phase one project budget as follows:

Construction costs	\$350,000
Structural allowance	\$80,000
Contingency (25%)	\$80,000
Fees, permits, testing & remediation	\$80,000
Contract Administration	\$65,000
Separate Price items (i.e.-better warranty and roof painting)	\$80,000
TOTAL	\$735,000

The current and proposed Five Year Financial Plan amounts for the MPSC Infrastructure Replacement Project Budget are shown in the table below:

Budget-Current		Budget-Amended	
2014	2014-2018	2014	2014-2018
\$ 650,000	\$ 3,877,500	\$ 1,385,000	\$ 3,877,500

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.	Most of the 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.

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

BUDGET CONSIDERATIONS

An open tendering process is underway with respect to contractor costs to replace the roof over the pool. The \$ 735,000 described in this report is an estimate based on consultation with RJC and RMOW subject matter experts. The roof replacement for MPSC had been included as estimate in prior planning and is included in the 5 year Financial Plan. While it was not anticipated that roof replacement would come this soon, it was anticipated in the next 2-3 years.

SUMMARY

MPSC is an aging facility and as a result is subject to planning processes and replacement schedules related to critical infrastructure. The roof had previously been identified in need of eventual replacement as identified in the 5 year financial plan. An inspection conducted this Spring has revealed that the pool roof is in need of immediate replacement. Therefore it is requested that funds be re allocated from within in the Five Year Financial plan. Specifically the roof replacement project scheduled in 2017 moved to 2014 and the pool roof replaced as phase 1.

Additional considerations will need to be made in the 2015 budget process as to when to complete of a phase two of this roof remediation project.

That Council direct staff 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.

Respectfully submitted,

Roger Weetman
MANAGER OF RECREATION
For
Norm McPhail
GENERAL MANAGER CORPORATE AND COMMUNITY SERVICES

Meadow Park Sports Centre

Roof Evaluation

8625 Highway 99,
Whistler, BC V0N 1B8

Prepared for:

Resort Municipality of Whistler
8625 Highway 99
Whistler, B.C. V0N 1B8

Attention: Mr. Gary Grant and Mr. Keith Tindle

Prepared by:

Read Jones Christoffersen Ltd.
Suite 300 - 1285 West Broadway
Vancouver, BC V6H 3X8

May 30, 2014
RJC No.: VAN.020011.0006

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
1.0 INTRODUCTION	3
1.1 Terms of Reference	3
1.2 Roof Types and Typical Issues	3
2.0 RECOMMENDATIONS AND OPINIONS OF PROBABLE COST	5
2.1 Recommended Roof Replacements	5
2.2 Roof Maintenance	6
2.3 Structural Restoration	6
2.4 Opinions of Probable Cost	7
3.0 CLOSING COMMENTS	8
APPENDIX A: GENERAL ROOF OBSERVATIONS	
APPENDIX B: ROOF PLAN	

EXECUTIVE SUMMARY

Read Jones Christoffersen Ltd. (RJC) has completed a visual review of the roof assemblies at the Meadow Park Sports Centre located at 8625 Highway 99, Whistler, BC.

RJC's evaluation included a review of available original architectural drawings and a visual review of roof areas and roofing components. The roof evaluation included a visual review of the underside of the roof decks for signs of corrosion and roof cut tests to identify the roof assemblies and to assess their condition. This report includes an Opinion of Probable Cost (OPC) to complete the recommended roof replacement and associated roofing work, based upon the results of the roof evaluation.

Two general roof types were observed and evaluated; a conventional EPDM roofing system and a standing seam sheet metal roof. The EPDM roof assemblies were reported as leaking by the Facility Maintenance Staff, an observation which was confirmed during the review. Generally, the EPDM roof assemblies at the Meadow Park Sports Centre are in poor condition and it is recommended that they be replaced with conventionally insulated 2-ply SBS modified bitumen membrane assemblies as soon as practical. Significant corrosion was observed on the structural steel deck and structural framing of the Pool Roof Area; therefore, replacement of the Pool Roof Area including remedial work to the corroded steel deck, is recommended to be completed before winter.

The standing seam metal roof is generally in good condition, with exception of the localized corroding on the structural framing. The base of wall along the north side of the metal roof is deteriorating and further review and restoration is recommended as part of the Pool Roof replacement.

An Opinion of Probable Cost (OPC), split into two phases, has been prepared for the recommended roof replacements. Phase 1 consists of the replacement of the failed Pool Roof and structural remediation of the corroded steel deck and structural framing and totals \$478,000. Phase 2 includes replacement of all other roof areas and totals \$1,557,000. The opinions of probable cost include recommended Contingencies, and allowances for Consulting Fees, Permits and Testing.

1.0 INTRODUCTION

1.1 Terms of Reference

.1 Engagement

At the request of the Resort Municipality of Whistler, Read Jones Christoffersen Ltd. (RJC) has conducted a roof evaluation at Meadow Park Sports Centre, located at 8625 Highway 99, in Whistler, BC.

The intent of the roof evaluation was to review and assess the present condition of the roof systems on the building and to provide recommendations for replacement or targeted remedial work. An Opinion of Probable Cost has been prepared for the recommended replacement and associated roofing work and is included in Tables 1 in Section 2.4.

This report documents the current condition of the roofs evaluated under this scope and has been prepared in accordance with generally accepted engineering practices. No warranties, either expressed or implied, are made as to the professional services provided under the terms of our scope of work and included in this report.

Services performed and outlined in this report were based in part upon visual observations of the roofs.

.2 Disclaimers

A structural design review was not conducted as it was beyond RJC's scope of work. Review of seismic aspects, mechanical, electrical, and fire safety systems, means of egress, and identification of mould-like substances were also beyond RJC's scope of work.

Neither RJC, nor any company with which it is affiliated, nor any of their respective directors, employees, agents, servants or representatives shall in any way be liable for any claim, whether in contract or in tort including negligence, arising out of or relating in any way to mould, mildew or other fungus, including the actual, alleged or threatened existence, effects, ingestion, inhalation, abatement, testing, monitoring, remediation, enclosure, decontamination, repair, or removal, or the actual or alleged failure to detect mould, mildew or other fungus.

1.2 Roof Types and Typical Issues

This report provides a summary of all roof areas of the Meadow Park Sports Centre. The following is a summary of the encountered roof types and their commonly observed issues. Specific issues and recommendations relating to specific roof areas are presented in Appendix A. Recommended roof replacements and Opinions of Probable Cost (OPC) are summarized in Table 1 in Section 2.4.

The following roof types were observed:

- Five of the six designated roof areas observed were low slope, ballasted, conventionally insulated Ethylene Propylene Diene Monomer (EPDM) assemblies. The EPDM assemblies vary slightly from roof to roof. Cut tests were conducted on the four main roof areas and water was observed within the assembly at all roof locations. Evidence of past and current leaks were also identifiable from the underside of the deck.
- The other roof assembly observed was a sloped, standing seam metal roof, over the hot tub and saunas at the south end of the facility.

A number of typical observations were recorded for each of the roof types described above. A summary of these observations is provided below. For a summary of specific details and roof assemblies, refer to Appendix A.

.1 EPDM Roof Assemblies

In general, the EPDM roof assemblies are in poor condition with water entering the assemblies at multiple locations. The roofs range from 20-22 years old and have exceeded their functional service life. All the roof areas are currently experiencing failures. The most significant failures were observed at the Pool Roof Area, where corrosion has progressed through the steel deck and structural steel framing possibly effecting structural capacity of the roof area.

Typical observations recorded from the exterior include the following:

- .1 Saturated roof assemblies on all roof areas.
- .2 Open seams and damaged membrane at multiple locations on the EPDM systems.
- .3 Evidence of numerous previous membrane patches.
- .4 Blisters and significant tenting of the EPDM membrane around roof penetrations and curbs.
- .5 Both top and side-mounted corroded fasteners, penetrating through the waterproofing membrane.
- .6 No saddle flashings at roof curb to wall transitions. Terminations rely on failed sealants for waterproofing.
- .7 Build-up of organics. Evidence of substantial ponding water.
- .8 Corroded metal flashings and mechanical equipment.
- .9 Added mechanical equipment on the pool roof area, as reported by the Facility Maintenance Staff.

The administration and changing room roof areas consist of a concrete roof substructure. Corrosion of the slab reinforcement, efflorescence, and concrete cracking were observed along the underside of these roof decks.

All other roof areas are supported by steel deck and structural steel framing. As discussed above, a significant degree of corrosion was observed on the existing steel deck and structural framing of the pool roof area. The highly-chlorinated environment has likely accelerated the corrosion process around the pool and hot tub. Corrosion of the steel decks and connections to the structural framing was also observed on the other roof areas; however, the corrosion was localized and significant section loss of the steel was not observed in the areas reviewed.

Active and past leaks were reported by the Facility Maintenance Staff and evident by the water stained ceiling tiles in the building areas.

.2 Standing-Seam Sheet Metal Roof

The standing seam sheet metal roof generally appears to be in serviceable condition. Typical observations at the metal roofing assembly include the following:

- .1 Deterioration and organic growth at the base of wall along the north side of the metal roof.
- .2 Corrosion of the structural framing directly below the base of wall transition.
- .3 Corroded fasteners were observed through the metal roof deck.

2.0 RECOMMENDATIONS AND OPINIONS OF PROBABLE COST

2.1 Recommended Roof Replacements

Based upon our review of the roof areas at the Meadow Park Sports Centre, all of the EPDM roof assemblies have exceeded their functional service life and have failed. As a result, it is recommended that these roof areas be replaced with a conventionally insulated, 2-ply SBS modified bitumen membrane assembly.

Due to the degree of corrosion observed along the pool roof deck and structural framing, it is recommended that the roof deck be replaced this season. Water was observed in each roof assembly and will therefore continue to leak. Depending on the occupant tolerance for leakage, the roof may continue to function until the roof areas can be replaced. RJC recommends that the areas be replaced as soon as practical. Cost savings may be available by combining roof replacements due to reduced mobilization costs and taking advantage of economies of scale.

The metal roof area appears to be in serviceable condition and localized steel framing treatment is recommended at this time. The base of wall along the north side of the metal roof is deteriorating and further exploration and associated restoration work may be completed as part of the Pool Roof replacement.

Temporary and/or precarious roof access was observed at all roof areas. RJC recommends implementing a roof access plan that includes guardrails, ladders, perimeter warning membrane and dedicated walkways to facilitate roof and mechanical maintenance as outlined in WorkSafe BC. Associated work has been included in the OPC.

A detailed summary of the recommended roof replacements is provided in Appendix A, and in the OPC below.

2.2 Roof Maintenance

In addition to the recommended roof replacements presented in Tables 1 below, RJC recommends continuing with a targeted maintenance and monitoring plan for all the roof assemblies. The following items should be considered as a general guideline for maintenance, rather than a comprehensive maintenance program. Typical maintenance items include:

- .1 Regularly monitoring roof drains and clearing debris or organics, as required.
- .2 Cleaning, treatment and re-painting of corroded structural steel framing as required.

Roof Maintenance should continue both before and after the recommended roof replacements to maximize the expected service lives.

2.3 Structural Restoration

A Structural Restoration Allowance is recommended for the targeted replacement or treatment of the corroded steel surfaces, as well as, the delaminated concrete surfaces. Further exploration and repair of the base of wall detailing adjacent to the standing seam metal roof may also be included in the Restoration Allowance. An allowance has been included in the OPC below.

A structural assessment was not included within the current scope of the work; however, it is likely that localized upgrades to the existing steel structure will be required to support the addition of loads from the new mechanical equipment on the pool roof area. These upgrades may be completed under the Structural Restoration Allowance.

In addition, the existing steel deck appears to be attached to the structural steel framing with puddle welds. This connection was typical at all steel roof decks at the time this building was constructed, but is no longer recommended practice. Puddle welding creates a localized area where the steel components are fused together. This type of connection exhibits a brittle failure, meaning the base steel material abruptly fails when the structural capacity is exceeded. Current practice is to fasten metal decks with mechanical (screw) fasteners. During replacement of the roof assemblies the existing roof deck will be exposed and mechanical attachments could be added from the top of the roof deck and into the structural framing. Note that this work has not been included in the OPC.

2.4 Opinions of Probable Cost

The Opinions of Probable Cost (OPCs) are presented by RJC to provide an expectation as to the magnitude of costs required to complete the recommended roof replacement work. The opinions provided are based on recently obtained broad unit rates, and past experience with similar projects. A detailed estimate of costs has not been provided, as it would require the preparation of plans, details, specifications and schedules to achieve a quantified summary of estimated costs. Opinions of Probable Cost are based on RJC's review of the present condition of the building. Values are presented in second-quarter 2014 dollars.

An owner contingency has been included in the OPC, in the order of 10% of construction costs. This contingency should be included in all construction budgets to allow for variation in estimated unit prices due to competitive bidding, and additional work required to repair any damage to structural, electrical or mechanical systems caused by or discovered during construction. Should the 10% contingency not be required during construction, it could potentially be used to fund the Roof Maintenance Work.

Unless noted as consulting services, the figures presented in the various sections do not include costs such as permits, testing during construction and consulting services. For planning purposes, RJC recommends maintaining a soft cost allowance of approximately 15% to account for such expenses. The contingency and fee allowances are included in the summaries below. Actual fees for projects will depend on the scope of work selected and will be presented via a separate proposal when the work is scheduled to proceed. GST is not included.

Table 1 - Opinion of Probable Costs			
Item	Description	Phase 1	Phase 2
1	Pool Roof Replacement + Upgraded Roof Access	\$ 312,000.00	
2	Fitness Centre Roof Replacement + Secured Guardrail		\$ 174,000.00
3	Mechanical Roof Replacement		\$ 14,000.00
4	Fitness Centre Roof Deck Replacement + New Guardrail		\$ 38,000.00
5	Administration + Changing Room Roof Replacement + New Roof Ladder		\$ 247,000.00
6	Ice Arena Roof Replacement + Upgraded Roof Access		\$ 619,000.00
7	Base of Wall Restoration Adjacent to Standing Seam Metal Roof Area	\$ 10,000.00	
Construction Costs		\$ 322,000.00	\$ 1,092,000.00
Structural Restoration Allowance		\$ 40,000.00	\$ 90,000.00
Owner Contingency Allowance (10%)		\$ 33,000.00	\$ 110,000.00
Allowance for Fees, Permits and Testing (15%)		\$ 60,000.00	\$ 190,000.00
Subtotal		\$ 455,000.00	\$ 1,482,000.00
GST (5%)		\$ 22,750.00	\$ 74,100.00
Total		\$ 478,000.00	\$ 1,557,000.00

Note: Totals have been rounded up to the next thousand.

Deferral of the work will most likely result in increased repair costs. Please note that the cost of remediation could vary greatly depending upon the materials chosen and deterioration uncovered during the work.

3.0 CLOSING COMMENTS

This Report was prepared for the Resort Municipality of Whistler. It is not for the use or benefit of, nor may it be relied upon, by any other person or entity, without written permission of RJC and the Resort Municipality of Whistler.

We trust the information contained within this report satisfies your current requirements. Should you have any comments, questions or concerns, please contact the undersigned.

Yours truly,

Read Jones Christoffersen Ltd.



Samantha Maki, EIT
Design Engineer

SNM/dyt

CC Michael Blackman, RJC

Enc.: Appendix A: General Roof Observations
Appendix B: Roof Plan

Reviewed by:



Glade Schoenfeld, P.Eng., B.A.Sc., A.Sc.T., RRO
Project Engineer



JUNE 17/14

APPENDIX A

GENERAL ROOF OBSERVATIONS

General Comments:

The roof systems observed on the Meadow Park Sports Centre consist of conventional Ethylene Propylene Diene Monomer (EPDM) roofing assemblies and a standing seam sheet metal roof assembly. The roof assemblies and cut tests are summarized in Table A1 below.

Table A2 provides a summary of observations at each of the roof areas and provides a general condition of each roof area, ranging from “good” to “poor”. Good general condition refers to roofs with little or no signs of material deterioration, damage, and/or deficiencies and generally requires only maintenance to maintain its expected service life. Poor general condition refers to roofs with extensive material deterioration, damage, deficiencies, and/or active leaks. Roofs in poor general condition are generally recommended for replacement or require extensive maintenance to maintain their expected service life.

The roofs are generally in a poor condition with water entering the roof assemblies at multiple locations. Photos corresponding to the observations made during the roof evaluation are presented in Table A3. A roof plan identifying the roof areas is provided on SK.01 in Appendix B.

Typical observations with the EPDM roofing systems include:

- Saturated roof assemblies observed on all roof areas reviewed.
- Open seams and damaged membrane at multiple locations on the EPDM systems.
- Evidence of numerous previous membrane patches.
- Blisters and significant tenting of the EPDM membrane around roof penetrations and curbs.
- Both top and side mounted corroded fasteners, penetrating through the waterproofing membrane.
- No saddle flashings at roof curb to wall transitions. Terminations rely on failed sealants for waterproofing.
- Build-up of organics. Evidence of substantial ponding water.
- Corroded metal flashings and mechanical equipment.
- Corrosion and water staining of the steel deck and structural steel framing. The level of corrosion was significantly greater along the pool roof area.
- Corroded reinforcement, efflorescence and cracks along the underside of the concrete roof deck of the administration building.

Typical observations with the standing seam metal roofing system includes:

- Deterioration and organic growth at the base of wall along the north side of the metal roof.
- Corrosion of the structural framing below the base of wall transition. Corroded fasteners were observed through the metal roof deck.

Table A1 - Meadow Park Sports Centre Roof Assembly and Cut Test Summary	
Roof Type 1 (R1) - Pool and Fitness Centre Roof Assembly - 1994 Original Construction	
<p>Exterior</p> <ul style="list-style-type: none"> ▪ Gravel ▪ EPDM Roof Membrane ▪ 70mm Polyisocyanurate Insulation with organic facers ▪ Polyethylene Vapour retarder ▪ 75mm profiled steel deck and existing structure <p>Interior</p> <p><u>Cut Test No.1 - Pool Roof</u> The cut test was made adjacent to the recently installed HVAC unit where a large water blister was observed. Water flowed out upon cutting the EPDM membrane and the insulation was wet with moisture readings ranging between 35%-68%. Refer to Photos 5 and 6 in Table A3.</p> <p><u>Cut Test No.2 - Fitness Centre Roof</u> The cut test was made at an identified tear in the existing EPDM membrane. The insulation appeared dry in this location, possibly due to the proximity to the tear and localized drying out of the roof assembly during recent warm, dry weather.</p>	 <p>Photo A1-1 Pool Roof Assembly</p>  <p>Photo A1-2 Fitness Centre Roof Assembly</p>
Roof Type 2 (R2) - Fitness Centre West Roof Assembly - 1994 Original Construction	
<p>Exterior</p> <ul style="list-style-type: none"> ▪ Gravel ▪ EPDM Roof Membrane ▪ 70mm Polyisocyanurate Insulation with organic facers ▪ Kraft Paper Vapour retarder ▪ 75mm profiled steel deck and existing structure <p>Interior</p> <p><u>Cut Test No.3</u> The kraft paper was deteriorated and the insulation was wet with a moisture reading of 22%.</p>	 <p>Photo A1-3 EPDM Assembly</p>




Table A1 - Meadow Park Sports Centre Roof Assembly and Cut Test Summary	
Roof Type 3 (R3) - Fitness Centre Roof Deck Assembly - 1994 Original Construction	
<p>Exterior</p> <ul style="list-style-type: none"> ▪ Rubber Pavers ▪ Filter Fabric ▪ EPDM Roof Membrane ▪ 70mm Polyisocyanurate Insulation with organic facers ▪ Polyethylene Vapour retarder ▪ 75mm profiled steel deck and existing structure ▪ Spray foam insulation <p>Interior</p> <p><u>Cut Test No.4</u></p> <p>The insulation has deteriorated and was wet with a moisture reading of 48%. The deteriorated or 'soft' insulation was observed at multiple locations due to water ingress.</p>	 <p>Photo A1-4 Roof Deck Assembly</p>
Roof Type 4 (R4) - Administration/Change Room Roof Assembly - 1992 Original Construction	
<p>Exterior</p> <ul style="list-style-type: none"> ▪ Gravel ▪ EPDM Roof Membrane ▪ Expanded Polystyrene Insulation Taper Package ▪ 70mm Polyisocyanurate Base Insulation with organic facers ▪ Concrete Deck <p>Interior</p> <p><u>Cut Test No.5</u></p> <p>The base insulation was saturated with a moisture reading of 69.6%.</p>	 <p>Photo A1-5 Administration Roof Assembly</p>
Roof Type 5 (R5) - Ice Arena Roof Assembly - 1992 Original Construction	
<p>Exterior</p> <ul style="list-style-type: none"> ▪ Gravel ▪ EPDM Roof Membrane ▪ Expanded Polystyrene Insulation Taper Package ▪ 70mm Polyisocyanurate Base Insulation with organic facers ▪ Polyethylene Vapour retarder ▪ 75mm profiled steel deck and existing structure <p>Interior</p> <p><u>Cut Test No.6</u></p> <p>Pooling water was observed between the base insulation and the vapour barrier.</p>	 <p>Photo A1-6 Ice Arena Roof Assembly</p>


Table A1 - Meadow Park Sports Centre Roof Assembly and Cut Test Summary	
Roof Type 6 (R6) -Standing Seam Metal Roof Assembly - 1994 Original Construction	
<p>Assumed Assembly:</p> <p>Exterior</p> <ul style="list-style-type: none">▪ Standing seam metal panels▪ Insulation▪ Underlay Membrane▪ Deck sheathing▪ Steel Deck <p>Interior</p> <p>Note that the metal roof assembly was not disassembled; therefore, the assembly was not confirmed.</p>	 <p>Photo A1-7 Metal Roof Assembly</p>

Table A2 - Meadow Park Sport Centre Roof Area Summary				
Roof Area	General Condition	Roof Type	Observations	Recommendations
Pool	Poor	R1	<ul style="list-style-type: none"> ▪ Evidence of previous leaks and membrane patches ▪ Water-filled blisters, tenting, and ridging of the existing membrane ▪ Standing water within the roof assembly and saturated insulation ▪ Evidence of significant ponding ▪ No saddle flashings or tie-ins to adjacent walls. ▪ Exposed fasteners penetrating through the waterproofing membrane ▪ Poor detailing around roof penetrations. Detailing relies on failed sealants ▪ Wood sleepers and concrete pavers used to support piping/conduits ▪ Corroded and abandoned mechanical equipment ▪ Temporary ladder used for roof access. No fixed access. ▪ An adequate slope was observed on the roof area. ▪ Significant corrosion observed on the steel deck and structural steel framing visible from the interior ▪ No structural reinforcement observed above added mechanical units 	<ul style="list-style-type: none"> ▪ Recommend replacing roof assembly with conventionally insulated 2-ply SBS modified bitumen membrane assembly. ▪ Include replacement of metal flashings and detailing around exhaust fans, RTUs, and other miscellaneous penetrations. ▪ Support solar panel conduits and piping with sleepers set on manufactured mechanical supports or PT wood sleepers with loose-laid membrane underneath. ▪ Delete abandoned roof penetrations and infill deck openings as required. ▪ Replace or treat corroded steel deck and structural steel framing. ▪ Replace current roof ladder with new permanent engineered roof ladder. ▪ Reinforce steel deck around penetrations, as required.
Fitness Centre	Poor	R1/ R2	<ul style="list-style-type: none"> ▪ Tears in the EPDM membrane ▪ No back slope towards the drains was observed along the south side of the roof area ▪ Organic Growth ▪ Sharp debris ▪ Loose guardrail along roof access pathway ▪ Exposed fasteners ▪ Corrosion observed on the steel deck and structural steel framing ▪ Uninsulated drain pipes 	<ul style="list-style-type: none"> ▪ Recommend replacing roof assembly with conventionally insulated 2-ply SBS modified bitumen membrane assembly. ▪ Include replacement of metal flashings and detailing around exhaust fans, RTUs, and other miscellaneous penetrations. ▪ Replace or treat corroded steel deck and structural steel framing. ▪ Insulate drain pipes. ▪ Secure loose guardrail.

Table A2 - Meadow Park Sport Centre Roof Area Summary				
Roof Area	General Condition	Roof Type	Observations	Recommendations
Mechanical Penthouse	Poor	R1*	<ul style="list-style-type: none"> Unsealed roof penetrations and debonded membrane No secondary drainage Corroded fasteners No fixed roof access 	<ul style="list-style-type: none"> Recommend replacing roof assembly with conventionally insulated 2-ply SBS modified bitumen membrane assembly. Add overflow scupper for secondary drainage. Add fixed ladder for roof access.
Fitness Centre Roof Deck	Poor	R3	<ul style="list-style-type: none"> Deteriorated insulation creating numerous 'soft spots' around the roof area Corroded guardrail with top and side-mounted attachments No saddle flashings and terminations and detailing relies on failed sealants Small drip edge on the cap flashing that does not direct water away from the building The underside of the deck was covered with spray foam insulation 	<ul style="list-style-type: none"> Recommend replacing roof assembly with conventionally insulated 2-ply SBS modified bitumen membrane assembly with rubber pavers on top. Include replacement of metal flashings and detailing around exhaust fan.
Admin/Change Room	Poor	R4	<ul style="list-style-type: none"> Incompatible roofing materials at structural steel supports Corroded fasteners at top-mounted structural support, which rely on failed sealants Exposed fasteners and corroded metal flashings Discontinuous sealant Poor detailing at the roof to wall transition. Saturated insulation and buckling insulation within roof assembly. Roof drain strainer missing Corrosion, efflorescence, and cracks observed along the underside of the concrete roof deck. Organic build-up Trees in close proximity to roof area, adding to the debris on the roof and potentially clog the roof drains. Roof Access ladder is in close proximity to the roof edge 	<ul style="list-style-type: none"> Recommend replacing roof assembly with conventionally insulated 2-ply SBS modified bitumen membrane assembly. Include tapered insulation slope package to provide 2% slope to drain. Include replacement of metal flashings and detailing around structural supports. Treat corroded steel, sound and patch concrete cracks. Fixed ladder down from Fitness Centre Roof Area.

Table A2 - Meadow Park Sport Centre Roof Area Summary				
Roof Area	General Condition	Roof Type	Observations	Recommendations
Ice Arena	Poor	R5	<ul style="list-style-type: none"> Membrane seams are butt-jointed together and are debonded in multiple locations, creating a negative lap. The roof curb relies on the cap flashing for waterproofing as the EPDM membrane appears to terminate in the curb cavity. Weathered wood blocking installed along roof curb to provide support for cap flashing. Clamp ring and strainer was missing from one roof drain. Saturated insulation Underside of roof deck appears to be in good condition with exception of one reported leak. No permanent roof access was observed along ground floor of arena. 	<ul style="list-style-type: none"> Recommend replacing roof assembly with conventionally insulated 2-ply SBS modified bitumen membrane assembly. Include tapered insulation slope package to provide 2% slope to drain. Include replacement of roof hatch, metal flashings and detailing around roof curb, exhaust fans, and other miscellaneous penetrations. Replace missing clamp ring and strainer. Replace or treat corroded steel deck where identified. Install secured roof access ladder at ground floor.
Standing Seam Metal Roof	Good	R6	<ul style="list-style-type: none"> The metal panels were not removed, so the condition of the membrane, insulation and sheathing was not reviewed. The standing seam metal roof appears to be in good condition from the exterior Deterioration of the exterior wall cladding observed along southwest side of roof area Localized corrosion was observed on interior structural supports Corroded fasteners 	<ul style="list-style-type: none"> Recommend installing cricket along southwest side of roof area to deflect water away from the building. Address corrosion on structural steel framing by cleaning, and re-painting.

*Assumed as no cut test was made.





Table A3 - General Observations	
<p>Location: Pool Roof Area</p> <p>Reference: Overview of Roof Area with multiple mechanical units, solar panels, and numerous roof penetrations.</p>	 <p>Photo 1</p>
<p>Location: Pool Roof Area</p> <p>Reference: Previous EPDM membrane patches were observed around the roof area. Patches appeared sound were observed.</p>	 <p>Photo 2</p>
<p>Location: Pool Roof Area</p> <p>Reference: Localized blistering of the existing EPDM membrane was observed on the curb of a mechanical unit.</p>	 <p>Photo 3</p>
<p>Location: Pool Roof Area</p> <p>Reference: Tenting of the existing EPDM membrane was observed around mechanical units and roof penetrations. This observation was typical on all roof areas.</p>	 <p>Photo 4</p>

Table A3 - General Observations

Location: Pool Roof Area

Reference:

Water-filled blister was observed around the curb of a mechanical unit.

Note the membrane patches at the corner of the mechanical unit curb.



Photo 5

Location: Pool Roof Area

Reference:

The water-filled blister was cut and water poured out.

Note that the membrane did not extend underneath the curb; therefore, the water has a direct path to the interior. Corrosion and water staining was observed on the interior steel structure below, refer to Photo 19.



Photo 6

Location: Pool Roof Area

Reference:

Cut Test No.1 was located adjacent to the tented membrane filled with water. The roof assembly was saturated.



Photo 7

Table A3 - General Observations	
<p>Location: Pool Roof Area South Parapet</p> <p>Reference:</p> <p>As reported by the facility maintenance staff, EPDM membrane has been added over the top of the parapet wall and is visible on either side of the cap flashing. The membrane is not continuous with the field EPDM membrane. This observation was typical on all roof areas.</p> <p>Note the cap flashing termination at the adjacent wall. A saddle flashing was not observed and the transition appears to rely on sealant only for waterproofing. The termination was typical on all roof areas.</p>	 <p>Photo 8</p>
<p>Location: Pool Roof Area</p> <p>Reference:</p> <p>Note the staining along the perimeter of the mechanical unit signifying previous ponding of water.</p>	 <p>Photo 9</p>

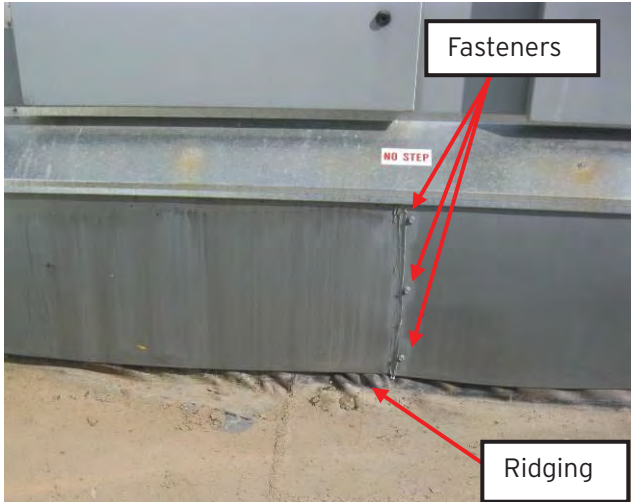

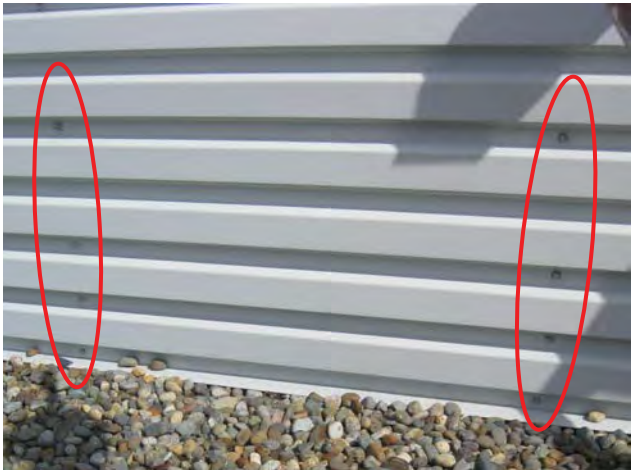
Table A3 - General Observations	
<p>Location: Pool Roof Area</p> <p>Reference: A perimeter flashing was observed around a mechanical unit with fasteners penetrating through the EPDM membrane waterproofing approximately 50mm up from the membrane surface.</p> <p>Note the ridging of the membrane at the base of the wall and staining from ponding water. The ridging is likely due to differential movement of the building components and shrinkage of the EPDM membrane over time.</p>	 <p>Photo 10</p>
<p>Location: Pool Roof Area</p> <p>Reference: A flashing has been installed around the perimeter of a mechanical unit. No sealant was observed around the fasteners or along the top edge of the flashing.</p>	 <p>Photo 11</p>
<p>Location: Pool Roof Area - North Parapet Wall</p> <p>Reference: The parapet wall cladding is mechanically fastened through the waterproofing along the length of the wall, creating a direct entry point for water. Unsealed top and side-mounted fasteners were typical on all roof areas.</p>	 <p>Photo 12</p>

Table A3 - General Observations	
<p>Location: Pool Roof Area - East side of Roof</p> <p>Reference: The structural supports for the solar panels are waterproofed with a EPDM sheet product and sealed with a liquid applied flashing. The solar panel electrical conduits are supported by wood sleepers on top of a layer of insulation.</p>	 <p>Photo 13</p>
<p>Location: Pool Roof Area</p> <p>Reference: Mechanical piping supported by wood sleepers on concrete pavers placed on a loose piece of EPDM membrane.</p> <p>This was typical on all roof areas.</p>	 <p>Photo 14</p>
<p>Location: Pool Roof Area</p> <p>Reference: Photo 15 shows the typical roof penetrations, which relies on sealant for waterproofing.</p>	 <p>Photo 15</p>

Table A3 - General Observations	
<p>Location: Pool Roof Area</p> <p>Reference: Corrosion observed on multiple mechanical units. Multiple mechanical units and roof penetrations appear to be abandoned. Note the debris and materials stored on the roof.</p>	 <p>Photo 16</p>
<p>Location: Pool Roof Area - North Parapet Wall</p> <p>Reference: Sealant has failed around the overflow scupper between the fitness centre roof and pool roof, providing a direct entry point for water.</p>	 <p>Photo 17</p>

Table A3 - General Observations

Location: Pool Roof Area

Reference:

Photo 18 shows the roof access from the gym roof area onto the pool roof area. The temporary ladder is supported at the base with concrete blocks and is not fastened to the parapet wall.



Photo 18

Location: Pool Roof Area

Reference:

A new HVAC unit has been inset into the existing roof structure. Corrosion and water staining was observed on the structural steel trusses. Note that no structural reinforcement was observed around the HVAC unit to carry the loads to the open web steel joists.

The steel deck and structural steel framing is painted and the paint appears to be peeling in multiple areas. The type of paint was not determined during the review.

Refer to photos above for a view from the top side of the deck.



Photo 19




Table A3 - General Observations	
<p>Location: Pool Roof Area</p> <p>Reference: Photos 20 and 21 show the degree of corrosion on the existing steel deck. In some locations, a significant loss of section was observed. The corrosion process is likely accelerated due to the highly-chlorinated environment around the pool and hot tub.</p> <p>Photos 18 and 19 are located at the corners of the pool mechanical room and correlate with the corners of the mechanical units on the roof deck.</p>	 <p>Photo 20</p>
<p>Location: Pool Roof Area</p>	 <p>Photo 21</p>
<p>Location: Pool Roof Area</p> <p>Reference: Corrosion and water staining was observed around the solar panel supports from the underside of the deck. This observation was typical at all supports penetration through the roof deck.</p> <p>Refer to Photo 13 for a view from the top side of the deck at this location.</p>	 <p>Photo 22</p>




Table A3 - General Observations	
<p>Location: Pool Roof Area</p> <p>Reference: Corrosion and water staining was also observed at the west side of the pool roof deck. Refer to Photos 5 and 6 for a view from the top side of the deck near this location.</p>	 <p>Photo 23</p>
<p>Location: Fitness Centre Roof Area</p> <p>Reference: Overview of Fitness Centre roof area.</p>	 <p>Photo 24</p>
<p>Location: Fitness Centre Roof Area</p> <p>Reference: Photos 25 and 26 show the tears observed in the existing EPDM membrane, which provide a direct point of water entry into the roof assembly.</p>	 <p>Photo 25</p>

Table A3 - General Observations	
Location: Fitness Centre Roof Area	 Photo 26
Location: Fitness Centre Roof Area Reference: Cut test No.2 was made at an identified tear in the existing EPDM membrane. The insulation appeared dry in this location, possibly due to the proximity to the tear and localized drying out of the roof assembly during the recent warm, dry weather.	 Photo 27
Location: Fitness Centre Roof Area Reference: Cut Test No.3 was located adjacent the west roof drain. The insulation was saturated and the kraft paper vapour barrier was deteriorated.	 Photo 28




Table A3 - General Observations	
<p>Location: Fitness Centre Roof Area</p> <p>Reference: The roof assembly slopes towards the south side of the roof, with drains placed along the south parapet wall. Organic growth was observed along the south perimeter. No back slope towards the drain was observed at the south side of the roof.</p>	 <p>Photo 29</p>
<p>Location: Fitness Centre Roof Area</p> <p>Reference: Screws were scattered on the roof area, which pose a risk of puncturing the membrane.</p>	 <p>Photo 30</p>
<p>Location: Fitness Centre Roof Area</p> <p>Reference: The guardrail installed along the roof access pathway was loose.</p>	 <p>Photo 31</p>




Table A3 - General Observations	
<p>Location: Fitness Centre Roof Area</p> <p>Reference: Corrosion was observed on the steel deck and between the steel deck and structural steel framing.</p> <p>The drain pipe was not insulated.</p>	 <p>Photo 32</p>
<p>Location: Fitness Centre Roof Area</p> <p>Reference: The steel deck appears to be puddle welded to the structural steel truss. Corrosion was observed around some of these locations.</p>	 <p>Photo 33</p>
<p>Location: Fitness Centre Roof Area</p> <p>Reference: Corrosion of the structural steel was observed at multiple connections.</p>	 <p>Photo 34</p>

Table A3 - General Observations	
<p>Location: Mechanical Penthouse Roof Area</p> <p>Reference: Overview of the small mechanical roof area.</p>	 <p>Photo 35</p>
<p>Location: Mechanical Penthouse Roof Area</p> <p>Reference: EPDM membrane does not appear well bonded around the curb of the roof penetration, providing a direct point of water entry into the roof assembly.</p>	 <p>Photo 36</p>
<p>Location: Mechanical Penthouse Roof Area</p> <p>Reference: The roof area is drained by one scupper.</p>	 <p>Photo 37</p>


Table A3 - General Observations	
<p>Location: Mechanical Penthouse Roof Area</p> <p>Reference: Corroded fasteners were observed within the scupper.</p> <p>Note that the membrane has debonded from the inside of the scupper.</p>	 <p>Photo 38</p>
<p>Location: Fitness Centre Roof Deck</p> <p>Reference: Overview of roof deck at the east side of the fitness centre.</p> <p>Deteriorated insulation created numerous 'soft spots' and irregular surfaces around the roof area, indicating failure of the roof system.</p> <p>Adjacent trees hang over the roof deck and can cause debris to build up and potentially clog the scuppers, increasing the roof maintenance required.</p>	 <p>Photo 39</p>
<p>Location: Fitness Centre Roof Deck</p> <p>Reference: Cut Test No.4 contained saturated insulation with a moisture content of 48%.</p>	 <p>Photo 40</p>



Table A3 - General Observations	
<p>Location: Fitness Centre Roof Deck</p> <p>Reference: The EPDM appears to extend up and over the parapet wall with a stucco cladding overtop.</p>	 <p>Photo 41</p>
<p>Location: Fitness Centre Roof Deck</p> <p>Reference: Note the cap flashing termination at the adjacent wall. A saddle flashing was not observed and the transition appears to rely on sealant only for waterproofing. The termination was typical on all roof areas.</p> <p>A crack in the building cladding was observed at the corner of the transition.</p> <p>Note that the existing deck guardrail is corroded and consists of a mixture of side and top-mounted attachments.</p>	 <p>Photo 42</p>

Table A3 - General Observations	
<p>Location: Roof Deck</p> <p>Reference: Staining and organic growth was observed along the wall beneath the roof deck parapet cap flashing. The drip edge is small and does not direct water far enough away from the exterior wall.</p>	 <p>Photo 43</p>
<p>Location: Administration Roof Area</p> <p>Reference: Overview of roof area with the structural wall supports between the administration and fitness centre buildings.</p>	 <p>Photo 44</p>
<p>Location: Administration Roof Area</p> <p>Reference: A SBS rubberized peel and stick membrane has been installed at the structure support wall connections and it overlaps onto the existing EPDM membrane. These two materials are chemically incompatible; they do not adhere well to one another. The rubberizers migrate from the EPDM membrane, making it brittle.</p>	 <p>Photo 45</p>

Table A3 - General Observations

Location: Administration Roof Area

Reference:

The structural supports have been top-mounted through the EPDM membrane.

Note the corrosion of both the fasteners and the structural steel support.



Photo 46

Location: Administration Roof Area

Reference:

Sealant was observed around the fasteners. The sealant appears deteriorated and has failed in multiple areas.



Photo 47

Location: Administration Roof Area

Reference:

The side-mounted supports are also corroded and rely on failed sealants.



Photo 48

Table A3 - General Observations	
<p>Location: Administration Roof Area</p> <p>Reference: The perimeter wall flashing relies on discontinuous sealant along the length of the wall.</p>	 <p>Photo 49</p>
<p>Location: Administration Roof Area</p> <p>Reference: The wall to roof transition at the southeast corner of the building is sealed with a vertical gum lip flashing with exposed fasteners, which is poor detail that can allow water to enter the assembly.</p>	 <p>Photo 50</p>
<p>Location: Administration Roof Area</p> <p>Reference: Cut Test No. 5 was made adjacent to the west structural support on the administration building. Both layers of insulation were saturated and no vapour barrier was observed. A moisture content of 23.3% was recorded.</p>	 <p>Photo 51</p>




Table A3 - General Observations	
<p>Location: Administration Roof Area</p> <p>Reference: Photos 52 and 53 show the corrosion, efflorescence, and cracks observed at the underside of the concrete deck.</p> <p>These observations were typical along the underside of the roof deck in the administration area.</p>	 <p>Photo 52</p>
<p>Location: Administration Roof Area</p>	 <p>Photo 53</p>
<p>Location: Change Room Roof Area</p> <p>Reference: Overview of Change Room Roof Area. Note the proximity of the trees to the roof area, which allows debris to build up on the roof and potentially clog the roof drains. The ballast has been pushed to one side of the roof area to facilitate patching of the membrane and was not put back.</p>	 <p>Photo 54</p>




Table A3 - General Observations	
<p>Location: Change Room Roof Area</p> <p>Reference: Organic growth was observed along the north side of the roof area. The facility maintenance staff reported that previously cut tests were made and the roof assembly was saturated.</p>	 <p>Photo 55</p>
<p>Location: Change Room Roof Area</p> <p>Reference: The insulation is expanding and pushing up on the existing EPDM membrane, increasing the potential of punctures. The insulation sheet size appears to be 48" x 96", twice the size typically recommended.</p>	 <p>Photo 56</p>
<p>Location: Change Room Roof Area</p> <p>Reference: The roof drain strainer is missing, allowing gravel ballast to travel into the pipe, potentially clogging the drain.</p>	 <p>Photo 57</p>




Table A3 - General Observations	
<p>Location: Change Room Roof Area</p> <p>Reference: Photo 58 shows the typical roof overflow scuppers. The scuppers appear free of debris and the EPDM membrane is sealed around the opening.</p>	 <p>Photo 58</p>
<p>Location: Change Room Roof Area</p> <p>Reference: The roof access ladder is in close proximity to the roof edge and no guardrail was observed.</p> <p>Note that access to other areas of roof at this level was precarious due to the location of the roof ladder.</p>	 <p>Photo 59</p>
<p>Location: Ice Arena Roof Area</p> <p>Reference: Overview of the Ice Arena Roof Area.</p>	 <p>Photo 60</p>

Table A3 - General Observations

Location: Ice Arena Roof Area

Reference:

Multiple seams of the EPDM membrane were not adhered and did not lap on to the adjacent sheet.



Photo 61

Location: Ice Arena Roof Area

Reference:

The EPDM membrane seams are butt-jointed together with mastic applied overtop, creating a negative lap. The mastic has failed and the seams appear to be debonding.

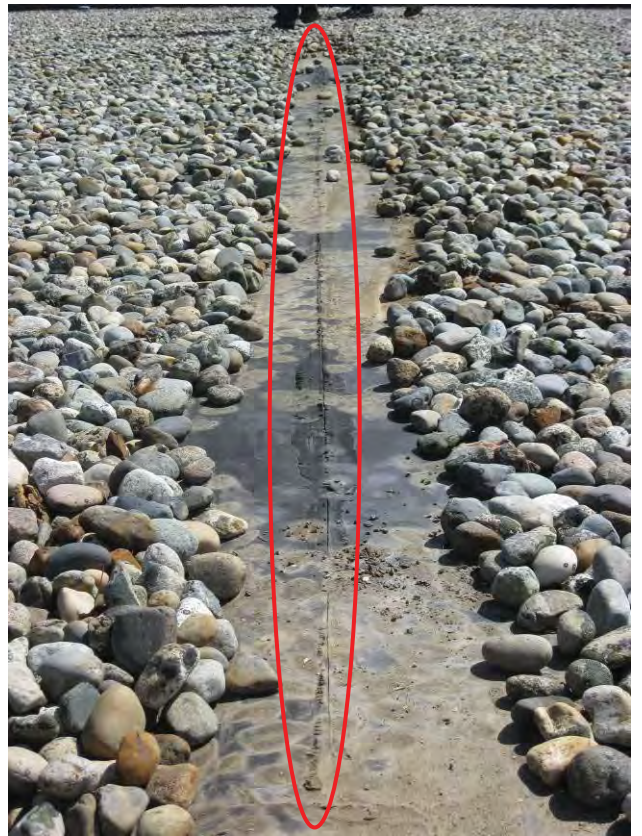


Photo 62


Table A3 - General Observations	
<p>Location: Ice Arena Roof Area</p> <p>Reference: Cut Test No.6 was located close to the roof leak identified by the facility maintenance staff. The insulation was wet and pooling water was observed on top of the vapour barrier.</p>	 <p>Photo 63</p>
<p>Location: Ice Arena Roof Area</p> <p>Reference: Wood blocking was observed along the top of the roof curb and provides support for the cap flashing.</p>	 <p>Photo 64</p>
<p>Location: Ice Arena Roof Area</p> <p>Reference: Photo 65 shows a close-up of the roof curb. The curb has been built up with a cavity in between. The EPDM membrane continues up and into the curb cavity. Note that the cap flashing is the primary waterproofing on top of the parapet curb.</p>	 <p>Photo 65</p>

Table A3 - General Observations	
<p>Location: Ice Arena Roof Area</p> <p>Reference: No clamp ring was observed at one roof drain, increasing the potential for water ingress. Sealant has been applied between the EPDM membrane and the drain body.</p> <p>Note that the drain strainer is also missing, allowing gravel ballast to enter the drain pipe and potentially clog the drain.</p>	 <p>Photo 66</p>
<p>Location: Ice Arena Roof Area</p> <p>Reference: Overview of the underside of the existing steel deck and roof structure. No corrosion was observed from the ground and the existing structure appears to be in good condition.</p>	 <p>Photo 67</p>
<p>Location: Ice Arena Roof Area</p> <p>Reference: Staining was observed along the steel deck. The Facility Maintenance Staff reported that condensation and organic growth was a past building issue that has since been resolved.</p>	 <p>Photo 68</p>




Table A3 - General Observations	
<p>Location: Ice Arena Roof Area</p> <p>Reference: A roof leak was identified by the Facility Maintenance Staff at the northwest corner of the building. Pooling water was observed within the roof assembly at the cut test made near this location.</p>	 <p>Photo 69</p>
<p>Location: Ice Arena Roof Area</p> <p>Reference: No permanent roof access was observed along the ground floor of the arena.</p> <p>Note the damaged pipe adjacent to the temporary ladder, likely due to repeated roof access at this location.</p> <p>The Facility Maintenance Staff noted that a boom lift is typically used to access the upper level where the roof access ladder is situated.</p>	 <p>Photo 70</p>
<p>Location: Standing Seam Metal Roof Area</p> <p>Reference: Overview of the standing seam metal roof area at the south side of the building.</p> <p>Note that a hot tub and sauna are located under the metal roof area.</p>	 <p>Photo 71</p>






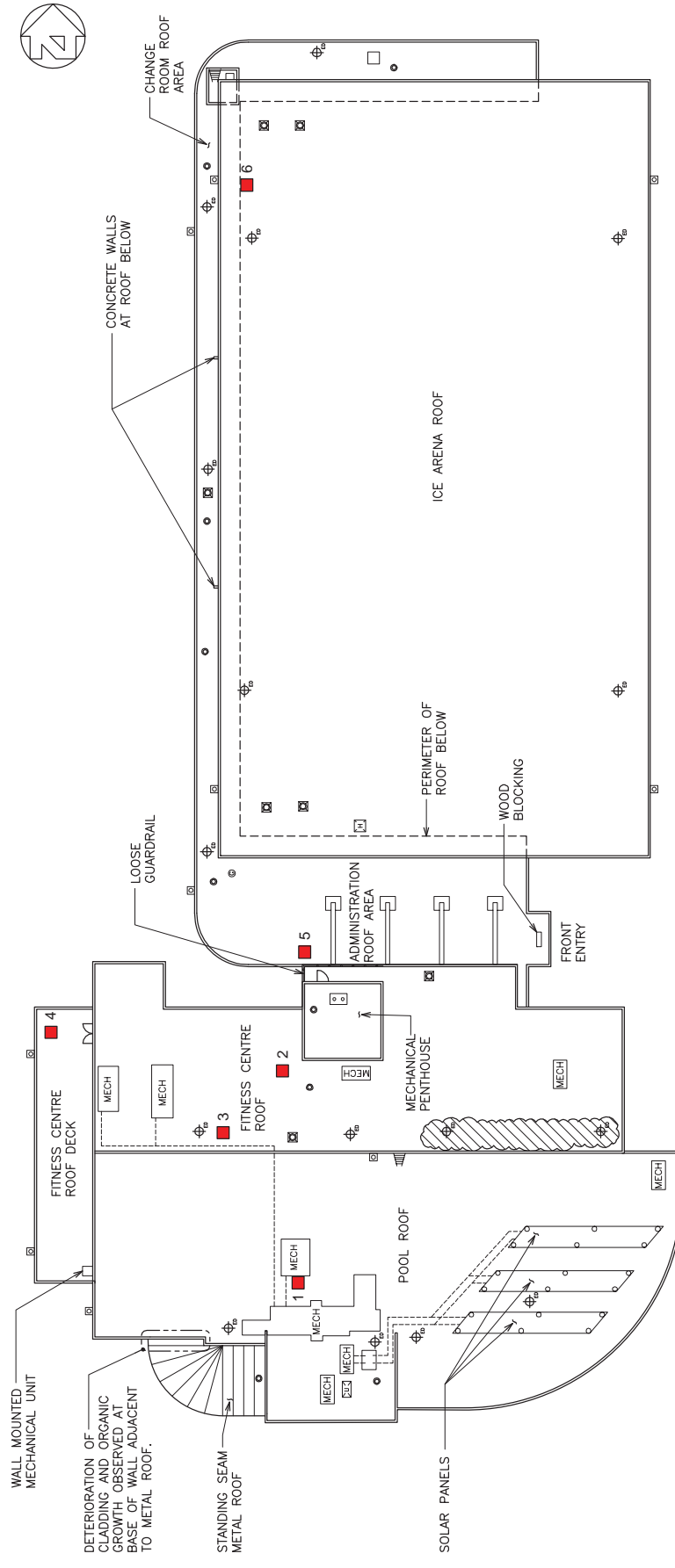
Table A3 - General Observations	
<p>Location: Standing Seam Metal Roof Area</p> <p>Reference: Deterioration of the exterior cladding and organic growth was observed at the southwest corner of the metal roof.</p>	 <p>Photo 72</p>
<p>Location: Standing Seam Metal Roof Area</p> <p>Reference: Overview of underside of metal roof. Note the corrosion and water staining along the north support. This location correlates with the base of wall tie-in along the side of the roof area.</p>	 <p>Photo 73</p>

Table A3 - General Observations	
<p>Location: Standing Seam Metal Roof Area</p> <p>Reference: Close up of corrosion and water staining shown in Photo 73.</p>	 <p>Photo 74</p>
<p>Location: Standing Seam Metal Roof Area</p> <p>Reference: Photos 75 and 76 show the corrosion at the top of the metal roof directly below the base of wall transition. Corroded fasteners were observed through the steel deck.</p>	 <p>Photo 75</p>
<p>Location: Standing Seam Metal Roof Area</p>	 <p>Photo 76</p>

APPENDIX B

ROOF PLAN



ROOF PLAN
1:400

LEGEND

#	—	ROOF CUT TEST LOCATION
[Hatched Box]	—	AREA OF ORGANIC GROWTH
[Ladder Shape]	—	EXISTING LADDER
[Scupper Shape]	—	EXISTING SCUPPER
[Drain Shape]	—	EXISTING DRAIN
[Vent Shape]	—	EXISTING ROOF VENT
[Exhaust Shape]	—	EXISTING EXHAUST VENT
[Mechanical Unit Shape]	—	EXISTING MECHANICAL UNIT
[Conduit Shape]	—	EXISTING CONDUIT PIPE
[Goose-Neck Vent Shape]	—	EXISTING GOOSENECK VENTS
[Unused Opening Shape]	—	EXISTING UNUSED OPENING
[Roof Hatch Shape]	—	EXISTING ROOF HATCH

NOTES:

1. LOCATIONS OF ROOF ELEMENTS ARE APPROXIMATE.
2. ROOF PLAN BASED ON ORIGINAL DRAWING BY VIC DAVIES ARCHITECT LTD. DATED SEPTEMBER 22, 1993 AND AERIAL PHOTOS FROM GOOGLE MAPS.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: July 2, 2014

REPORT: 14-072

FROM: Resort Experience

FILE: RZ1078, DP1339,
Bylaw 2053

SUBJECT: RZ1078 / DP1339 – 2007 KAREN CRESCENT REDEVELOPMENT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider adoption of “Zoning Amendment (RM48 – 2007 Karen Crescent) Bylaw No. 2053, 2014”; and further

That Council approve Development Permit Application 1339 for the development of an 11-unit townhouse project as per the site and architectural plans prepared by AKA Architecture, dated May 20, 2014, the landscape plan prepared by Tom Barratt Ltd. Landscape Architects, dated April 7, 2014, and the riparian area protection plan prepared by Cascade Environmental Resource Group Ltd., dated April 29, 2014, all attached as Appendices B – D to Council Report No. 14-073, subject to the resolution of the following items to the satisfaction of the General Manager of Resort Experience:

1. Adoption of Zoning Amendment Bylaw (2007 Karen Crescent) No. 2053, 2014;
2. Provision of a letter of credit, or other approved security, in the amount of 135 percent of the costs of the hard and soft landscape works as security for the construction and maintenance of these works; and,
3. Approval of the location of the hydro transformer.

REFERENCES

Location: 2007 Karen Crescent, Whistler, BC

Legal Description: District Lot 4759, Plan VAS4

Owner: Owners, Strata Plan

Current Zoning: Residential Multiple 48 (RM48)

Appendices: “A” Location Map
“B” Site and Architectural drawings (May 20, 2014)
“C” Landscape Plan (April 7, 2014)
“D” Riparian Area Protection Plan (April 29, 2014)
“E” Advisory Design Panel Minutes (April 16, 2014)

PURPOSE OF REPORT

This report seeks adoption of Zoning Amendment Bylaw 2053 and Council's approval of Development Permit Application No. 1339, an application to construct an 11-unit townhouse project located at 2007 Karen Crescent. The proposed development is subject to the guidelines of Development Permit Area #2 - Whistler Creek, in Official Community Plan Amendment Bylaw No. 1021, 1993.

DISCUSSION

Background

2007 Karen Crescent is subject to a development permit (DP1339) and zoning amendment (ZA1078) application to allow for an 11-unit, 3-storey townhouse complex, replacing the existing 12 units on the property.

Zoning Amendment Application No. 1078 – ZA1078 was initially reviewed by Council on April 1, 2014 (see Report No.14-035 for background information and policy analysis); Council endorsed further consideration and preparation of a zoning amendment bylaw. Bylaw 2053 was given first and second reading on May 6, 2014, and a public hearing was held on May 20, 2014. Third reading of the bylaw occurred on June 3, 2014. The Ministry of Transportation and Infrastructure has approved Bylaw 2053, and all conditions of adoption previously set out by Council have been met:

1. A security was provided in the amount of 150% of the value of the sidewalk on Karen Crescent.
2. A green building covenant has been prepared, signed, and a comfort letter provided stating it be registered on title pursuant to adoption of Bylaw 2053.
3. A flood-protection covenant has been prepared, signed, and a comfort letter provided stating it be registered on title pursuant to adoption of Bylaw 2053..

Staff recommend that Council adopt Bylaw 2053.

Description of Proposed Development

The main features of the proposed development are as follows:

Site Planning - The site planning for this property is influenced by Highway 99 on the eastern edge of the property and a channel of Whistler Creek to the north. The 11 townhouse units are situated on the property to minimize infringement on the riparian area, and allow sufficient room for vehicle circulation on the west side of the building.

Architectural Form and Character - The design of the building is 'west coast modern' and includes a mixture of materials: Hardie panel, metal and cedar siding, aluminum clad windows, architectural concrete, cedar fencing, and aluminum deck railings with satin etch glass. Two foot overhangs are provided where possible and the ratio of wall to windows is optimized for solar design. The façade is articulated by means of staggered units and vertical separation between floors with aluminum awnings.

Parking - The project's parking requirements are 1.5 parking spaces per dwelling unit, plus 2 visitor parking spaces. There is one parking space located in the garage of each unit, and one uncovered

space located in front of the garage. The visitor parking is located on the north side of the property. The proposed parking space in the garage will require a 35 cm variance to the Zoning Bylaw requirement for covered parking space width. This variance would be accommodated through the Development Permit.

Site Circulation – The driveway accessing the property is located off of Karen Crescent (there is no Highway 99 access). The driveway will be one-way only to facilitate vehicle circulation. Pedestrian access is provided to the east side of the property via a gravel and stone paver walkway on the southern edge of the building.

Landscaping – The Karen Crescent frontage is landscaped with a narrow strip of trees to provide a visual buffer between the building and street, while allowing maximum room for vehicle circulation. The riparian area on the north edge of the property is to be re-planted with native plants and represents an improvement to habitat relative to existing conditions.

The landscape plan proposes that a significant proportion of the cottonwood trees on the property be removed. Many of these trees are large and form a significant vegetative buffer along Highway 99. OCP policies direct that a 20 metre vegetated buffer along Highway 99 be maintained, however, an arborist's report dated April 24, 2014 stated that the trees created a hazard for the new building and recommended their removal. Given the arborist's recommendations, staff are in support of the proposed landscape plan. The cottonwoods within the riparian area are preserved, the remainder of the cottonwoods are removed from the property, and a selection of trees from 1.5 to 3.0 metres tall is to be replanted along Highway 99. Staff are satisfied that in time the landscaping proposed will serve as a sufficient buffer to Highway 99.

Advisory Design Panel Review

On March 19, 2014 the Advisory Design Panel (ADP) supported a motion in favour of the proposed design, subject to the resolution of a number of issues:

1. Very tight parking inside and outside of the garage,
2. Snow dumping locations were identified in the riparian area,
3. A sidewalk was not included on the Karen Crescent frontage,
4. Pedestrian access was lacking to the east side of the property,
5. Small plant species selection for the landscaping,
6. Insufficient vegetated buffer on Highway 99, and,
7. A lack of variety among the unit facades.

On April 16, 2014, the ADP reviewed a revised design for the project. The revisions addressed the issues raised at the March 19 ADP meeting as follows:

1. The landscaping along Karen Crescent was narrowed to allow for better vehicle circulation,
2. The snow dump location was shifted to the lawn adjacent to Karen Crescent,
3. A sidewalk was included on the Karen Crescent frontage,
4. Pedestrian access to the east side of the property was provided via a gravel & paver path along the south edge of the property,
5. Larger trees were selected for the vegetated buffer on Highway 99, and,
6. The façade of the building was modified to include more variety among the units, more variety in the roof line, a lighter shade of gray for the primary building colour, and accent colours on the doors.

The ADP passed a motion of support for the revised design.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw 303

The flood protection measures set out in the Zoning Bylaw for land adjacent to Whistler Creek are no longer applicable to the property, as Whistler Creek was diverted away from the north edge of the property several years previous. What remains is an overflow channel with minimal flood hazard. To address the new conditions, a covenant is to be registered on title with flood protection measures appropriate to the actual hazard and the proposed development.

OCP Development Permit Guidelines

The subject property is located within Development Permit Area #2 - Whistler Creek, in Official Community Plan Amendment Bylaw No. 1021, 1993. This development permit area (DPA) establishes objectives for form and character of multi-family residential developments, protection of development from hazardous conditions, and protection of riparian areas.

The proposed development meets the guidelines of DPA #2 by incorporating the following:

- Provides pedestrian connectivity along the Karen Crescent frontage with a sidewalk.
- The roof is modulated to provide interest, visually separate the townhouse units, and provide effective snow management.
- A variety of materials are used on the façade to cluster the units in groups of three and break up the span of 11 adjacent dwellings.
- Accent colours are included on the walls and doors.
- The building materials are sufficiently durable and detailed to withstand Whistler's climate.
- The riparian area is replanted to improve the habitat value.
- The new building footprint on the property encroaches on the riparian area to a lesser degree than the existing building.
- Flood protection measures are incorporated into the design – no habitable space is located on the first floor.

The proposed development also meets the applicable development permit guidelines as per Schedule A of Official Community Plan Adoption Bylaw No. 1983, 2011.

Green Building Policy

The Green Building Policy's six broad objectives are accounted for in the proposed design, construction, and operation of the 11-unit townhouse complex. Registration of a green building covenant on the title of the property was a condition of zoning amendment bylaw adoption.

BUDGET CONSIDERATIONS

The applicant is responsible for paying all rezoning application processing fees and related expenses.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted at the subject property to allow for public inquires about the application.

SUMMARY

This report seeks adoption of Zoning Amendment Bylaw 2053 and Council's approval of Development Permit Application No. 1339, an application to construct an 11-unit townhouse project located at 2007 Karen Crescent. The proposed development is subject to the guidelines of Development Permit Area #2 - Whistler Creek, in Official Community Plan Amendment Bylaw No. 1021, 1993.

Amica Antonelli
PLANNER

For
John Rae
ACTING GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

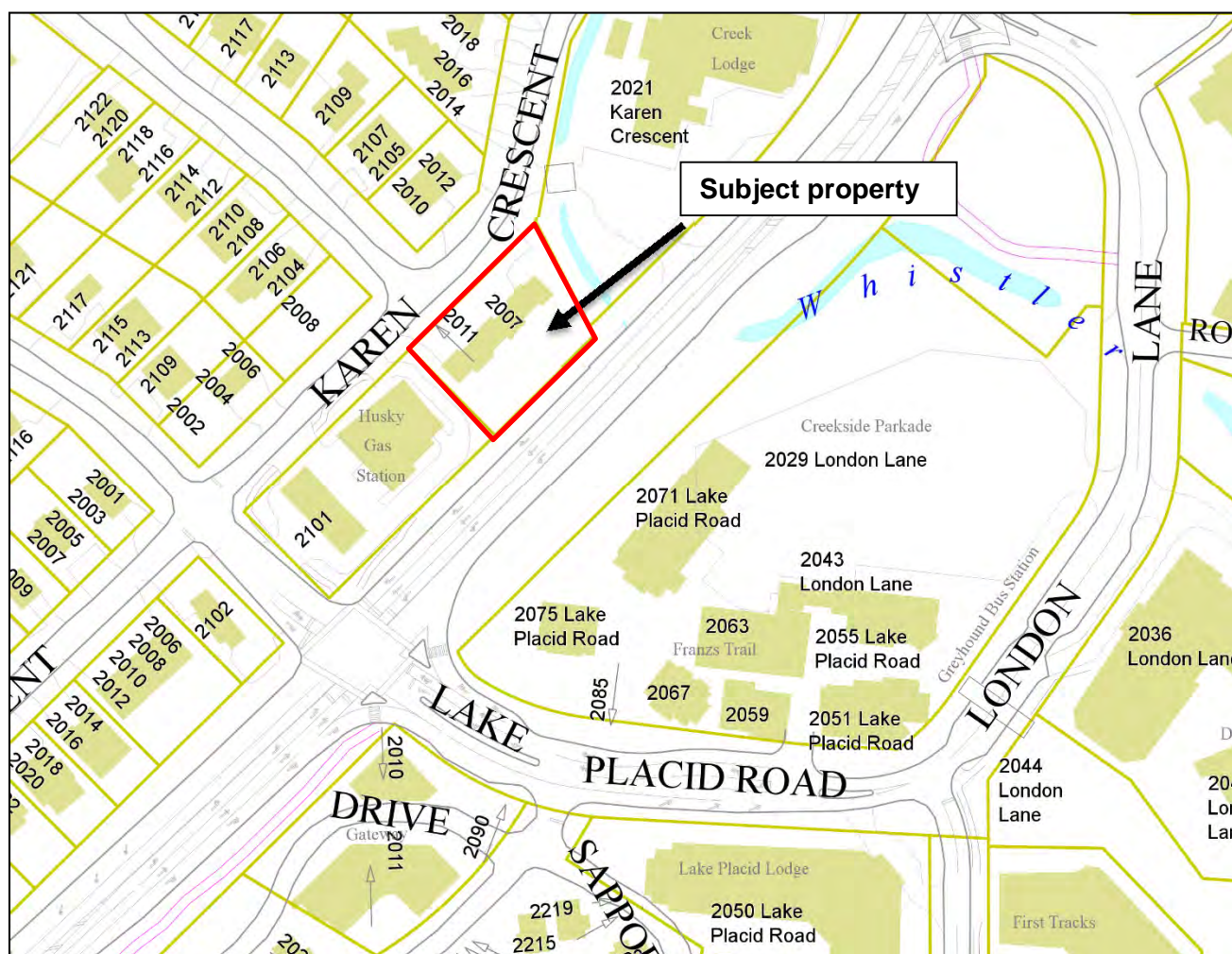


Table of Contents

- A0 Cover page
- A1 Project Location
- A2 Streetscape - Existing
- A3 Site Plan / Building Statistics
- A4 Existing vs Proposed - Karen Cresc.
- A5 Deleted
- A6 Site Section
- A7 Deleted
- A8 Elevations
- A9 Elevations
- A10 Perspectives
- A11 Unit Plans
- A12 Materials Board

Architectural Drawings

- A0.0 Cover Sheet
- A1.01 Site Plan
- A2.01 Level 1 Plan
- A2.02 Level 2 Plan
- A2.03 Level 3 Plan
- A2.04 Roof Plan
- A2.05 Level 1 Unit Plan
- A2.06 Level 2 Unit Plan
- A2.07 Level 3 Unit Plan
- A3.01 Elevations
- A3.02 Elevations
- A4.01 Building Section AA
- A4.02 Building Section BB
- A4.03 Building Sections CC,DD,EE

Landscape Drawings

- L1 Landscape Plan
- L2 Planting Plan

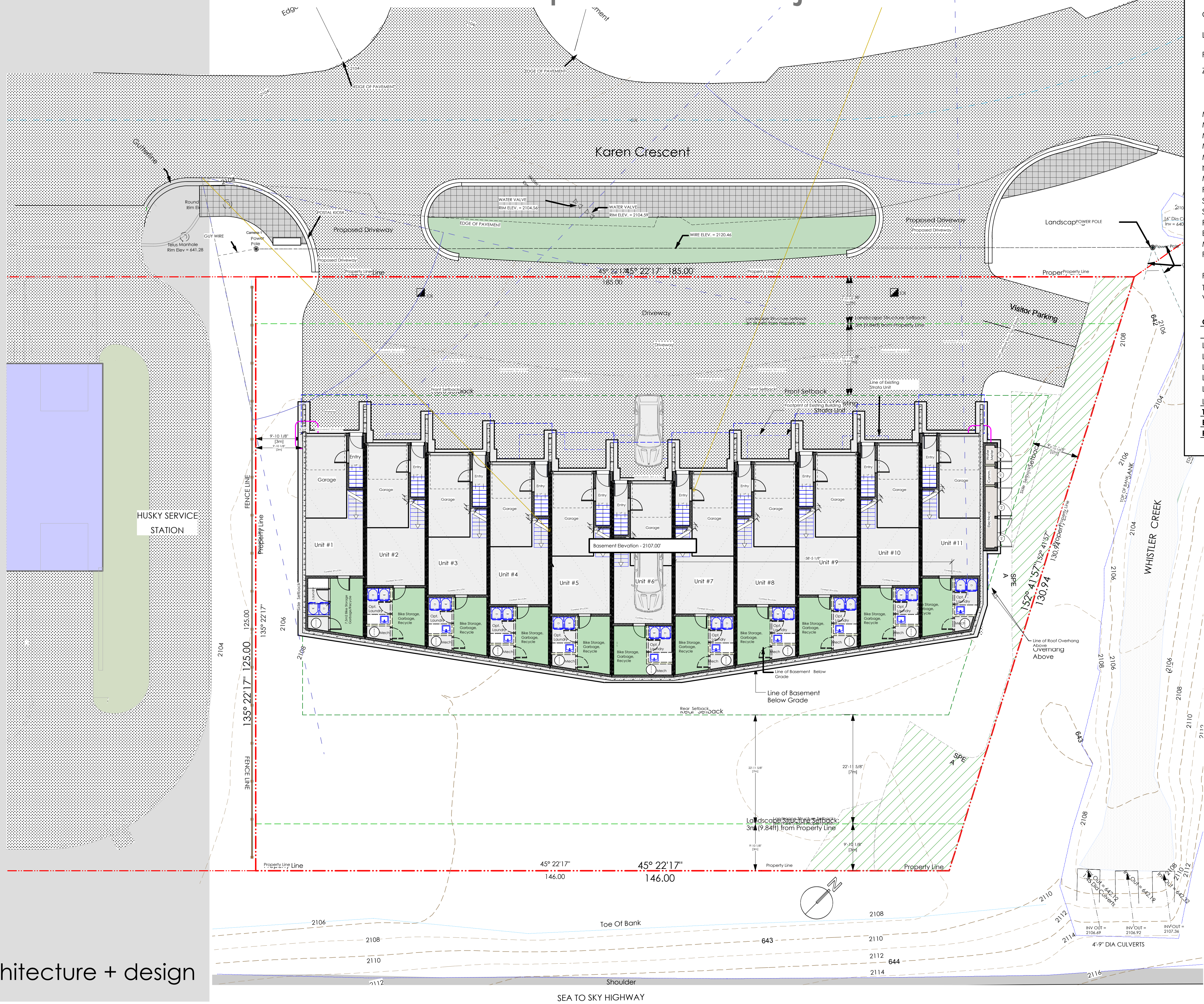
2007 Karen Crescent

11 Unit Strata Complex Known as the "COOPS"
Whistler Creekside, British Columbia



Rezoning & Development Permit Amendment Application

Site Plan - Proposed Project



Project Info

Civic Address: 2007 - 2011 Karen Cr. Whistler, BC
Legal Address: Strata Lots 1-12, DL 4749, GP 1, NWD, Strata Plan VR-4
PID:
Zoning: RM 48 (Medium Density Multiple Residential Development)

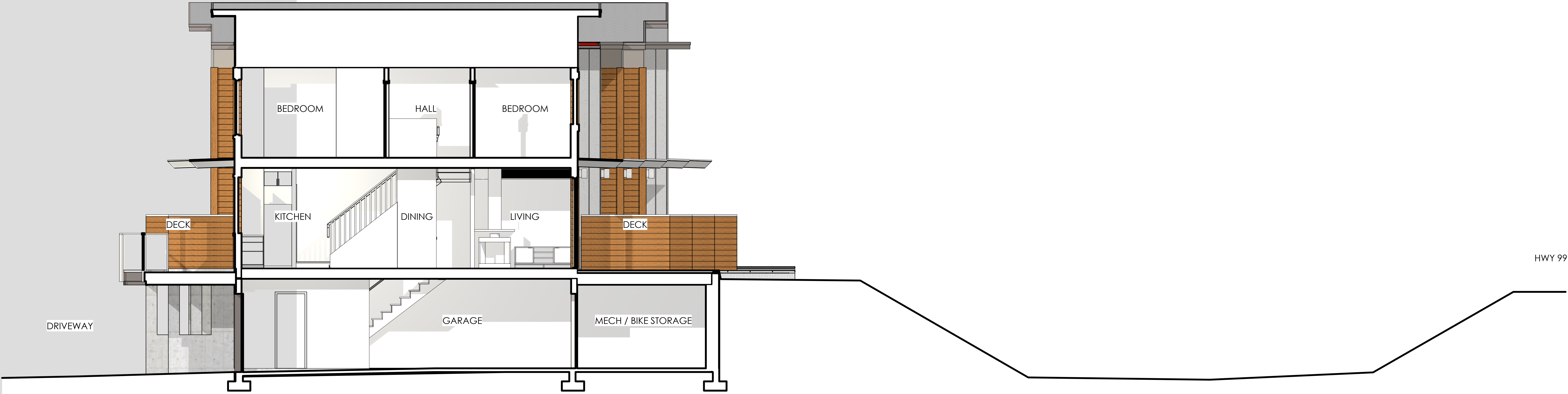
	Req'd	Provided
Min. Parcel Area:	1,800.0m ²	1,922.0m ²
Min. Lot Width:	0.0m	0.0m
Min. Lot Depth:	0.0m	0.0m
Max FSR (711 m ²):	0.37	0.43
Max GFA:	711m ²	826m²
No. Principal Bldgs:	1	1
Max. Site Coverage:	35%	30%
Front Setback (Karen Cresc)	7.6m	7.6m
Side Setback (@Husky)	3.0m	3.0m
Side Setback (Creek - DFO & RMOW)	3.0m	3.0m
Rear Setback (Highway side)	10.0m	10.0m
Building Height	8.6m	9.5m
Min. Building Width:	0.0m	0.0m
Footprint Area		573.7 m ²

Parking Spaces (max 2 per unit):	1.5 per unit (17)	2 per unit (22)
Townhouse Units	11	11
Visitor Parking Spaces (10% of total required)	2	6

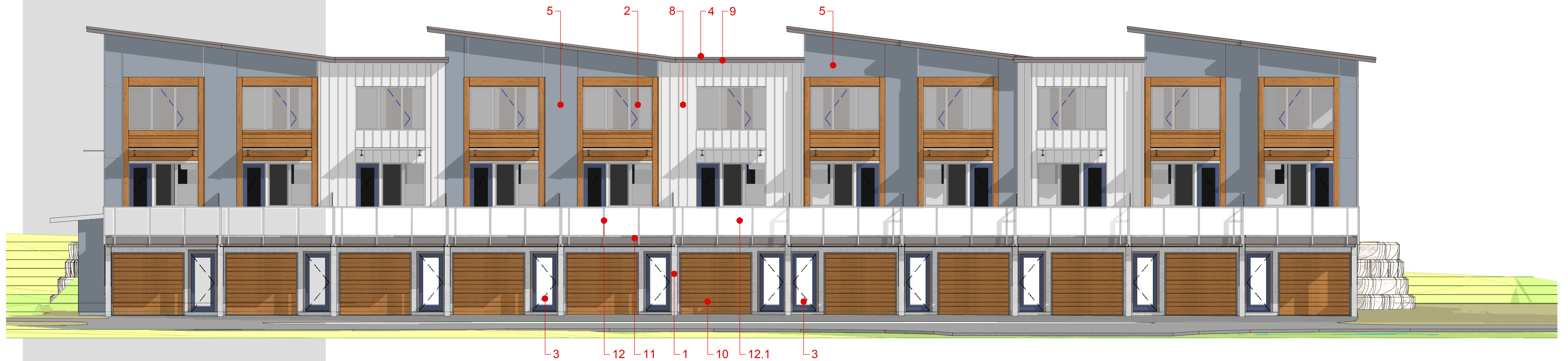
GFA:	Area sq.ft.	Area m ²
L1 Typ. Units (9)	28	3
L2 Typ. Units (9)	389	36
L3 Typ. Units (9)	388.5	
L1 End Units (2)	27.8	
L2 End Units (2)	393	37
L3 End Units (2)	393	37
TYPICAL Unit Gross Floor Area	810	75
END Unit Gross Floor Area	814	76
Project Gross Floor Area	8,915	828

The requested .06 increase in FSR does not increase the building footprint.

Site Section

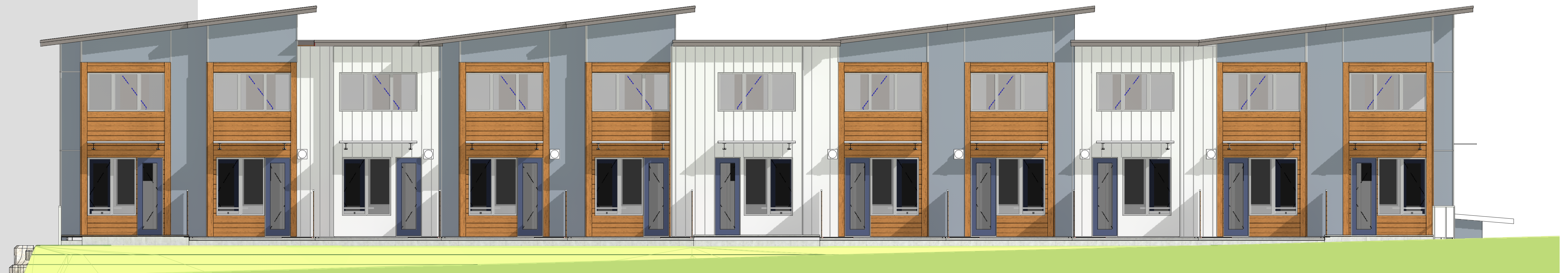


Elevations



West Elevation (Karen Cr.)

scale: 3/16"=1'-0"



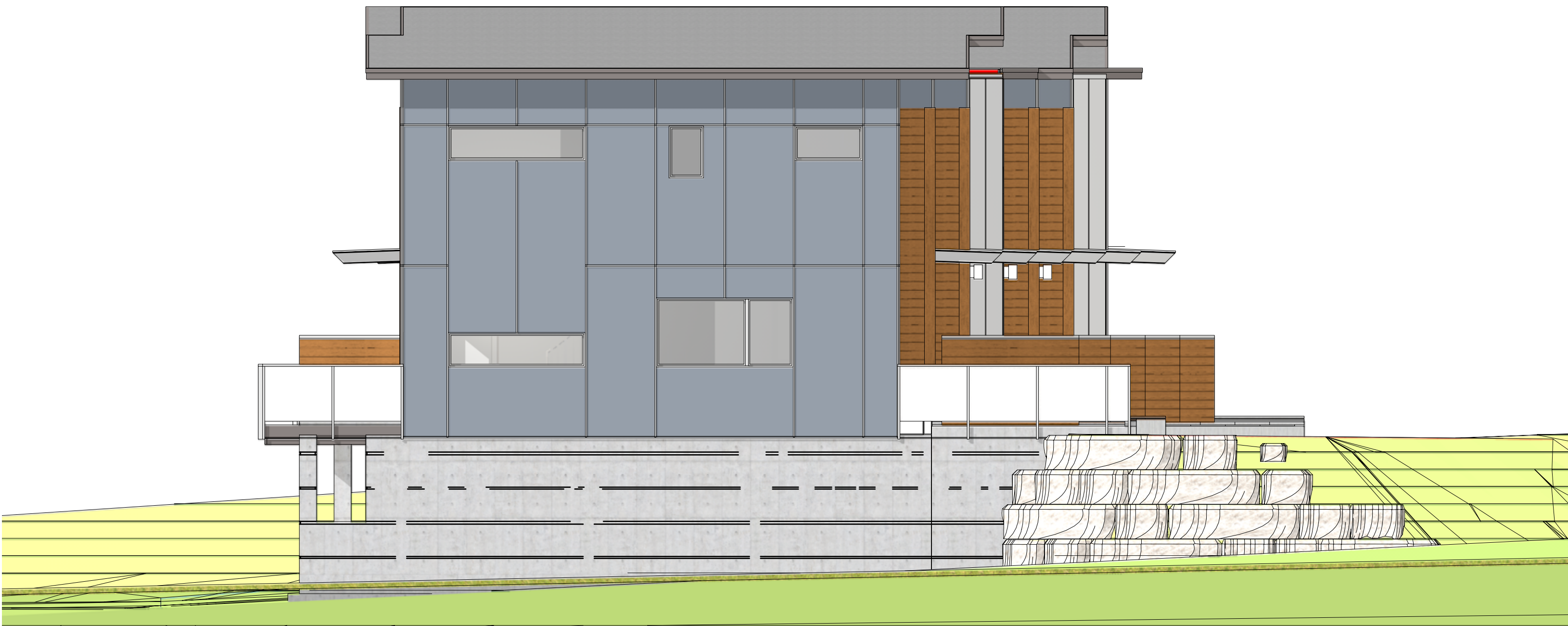
East Elevation (Hwy 99)

scale: 3/16"=1'-0"

Elevations



North Elevation
scale: 3/16"=1'-0"



South Elevation
scale: 3/16"=1'-0"

Roof Height

Roof	Area	% of tot.	Mean height	Wtd. Avg.
A	971.8 ft.2	18.3%	31'4"	5'9"
B	443.0 ft.2	8.4%	29'7"	2'5.5/8"
C	971.8 ft.2	18.3%	31'4"	5'9"
D	521.5 ft.2	9.8%	29'7"	2'10.7/8"
E	971.8 ft.2	18.3%	31'4"	5'9"
F	448.5 ft.2	8.5%	29'7"	2'6"
G	971.8 ft.2	18.3%	31'4"	5'9"
Total	5300.0ft.2	100.0%	Overall Mean Ht.:	30'10.3/8"
			Total Permitted:	31'1.7/8"

- 1) All numbers are in feet unless noted
- 2) Mean Height is measured from Lowest Average Grade

THE COOPS

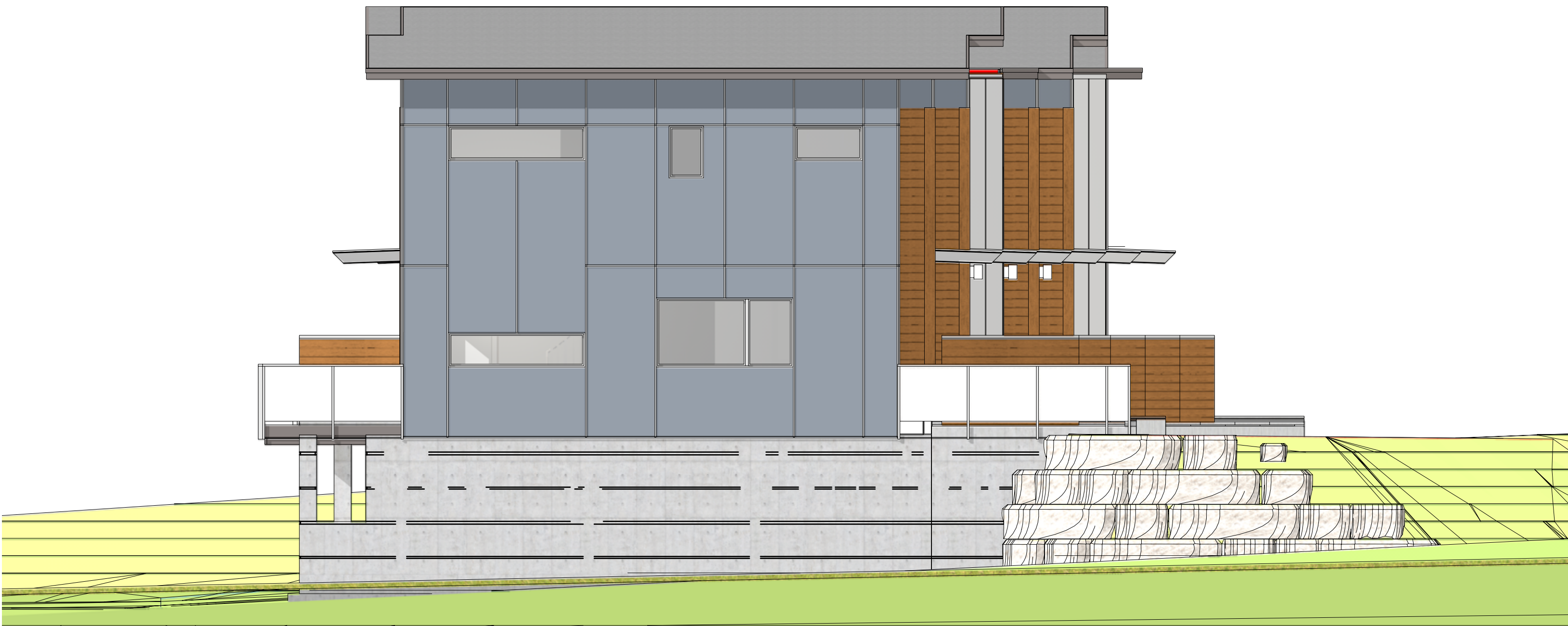
2007 Karen Cr., Whistler, BC



Elevations



North Elevation
scale: 3/16"=1'-0"



South Elevation
scale: 3/16"=1'-0"

Roof Height

Roof	Area	% of tot.	Mean height	Wtd. Avg.
A	971.8 ft.2	18.3%	31'4"	5'9"
B	443.0 ft.2	8.4%	29'7"	2'5.5/8"
C	971.8 ft.2	18.3%	31'4"	5'9"
D	521.5 ft.2	9.8%	29'7"	2'10.7/8"
E	971.8 ft.2	18.3%	31'4"	5'9"
F	448.5 ft.2	8.5%	29'7"	2'6"
G	971.8 ft.2	18.3%	31'4"	5'9"
Total	5300.0ft.2	100.0%	Overall Mean Ht.:	30'10.3/8"
			Total Permitted:	31'1.7/8"

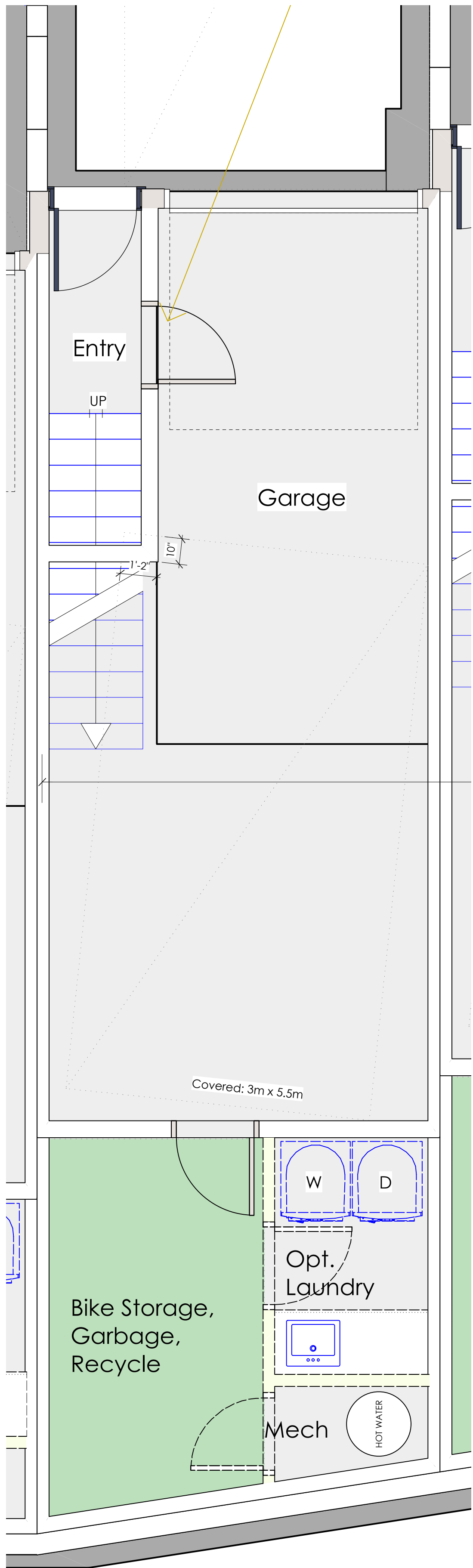
- 1) All numbers are in feet unless noted
2) Mean Height is measured from Lowest Average Grade

THE COOPS

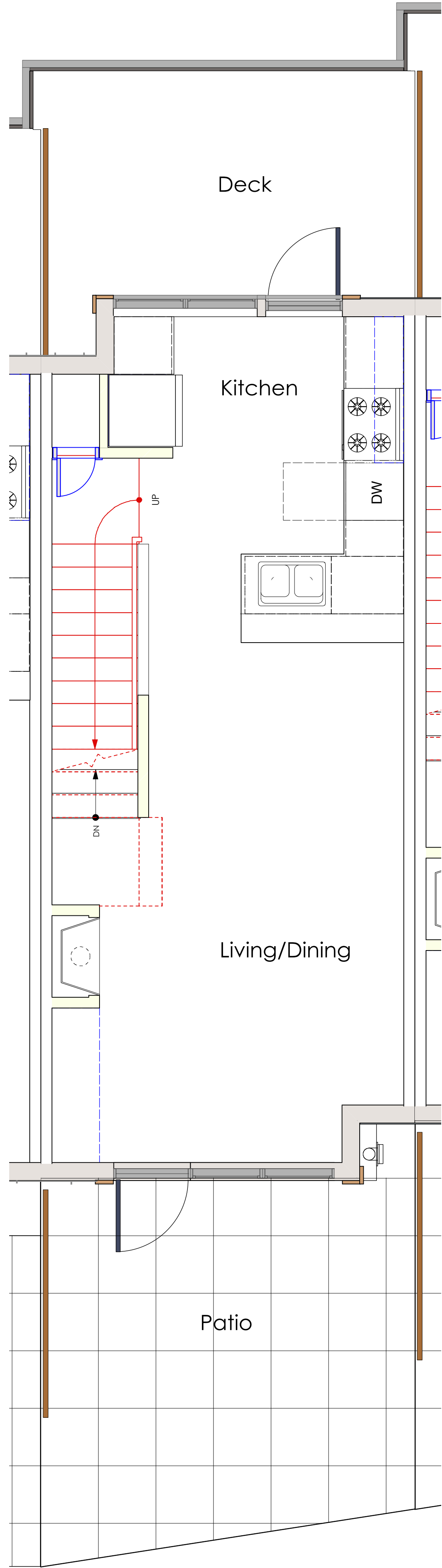
2007 Karen Cr., Whistler, BC



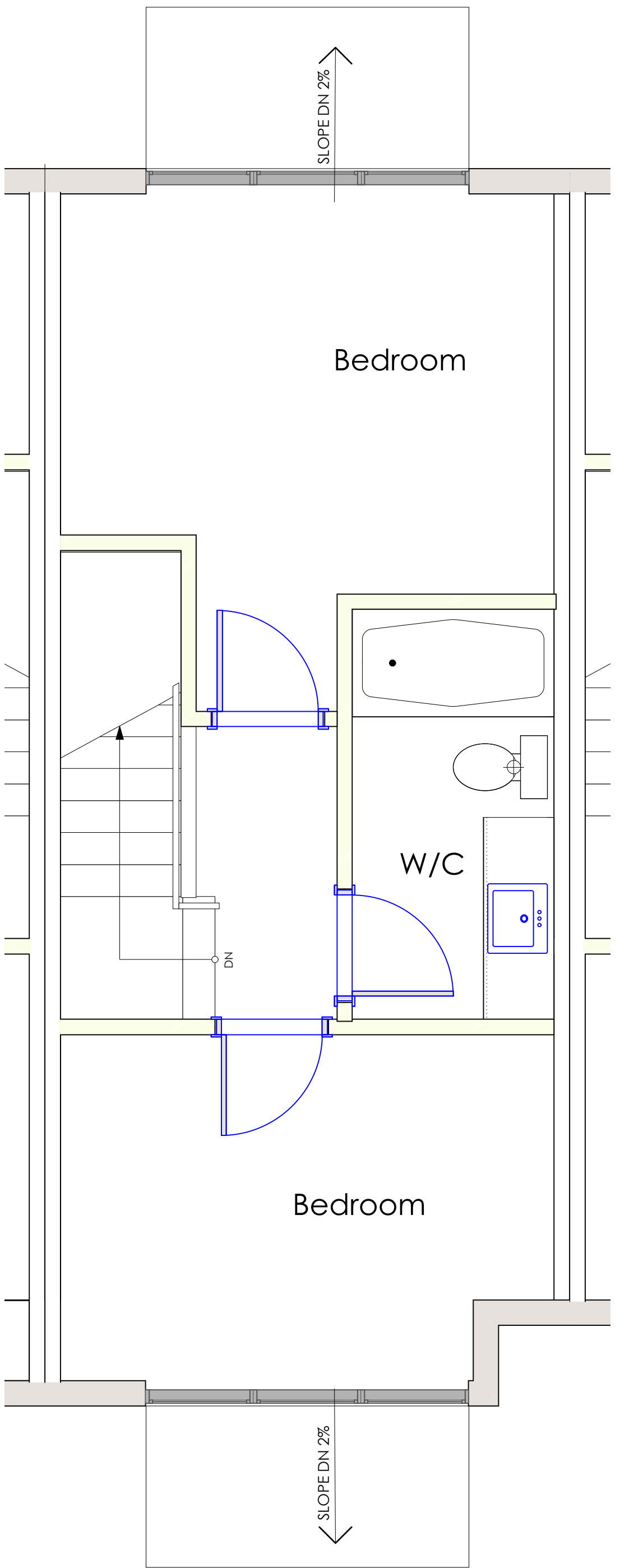
Unit Plans



Level 1

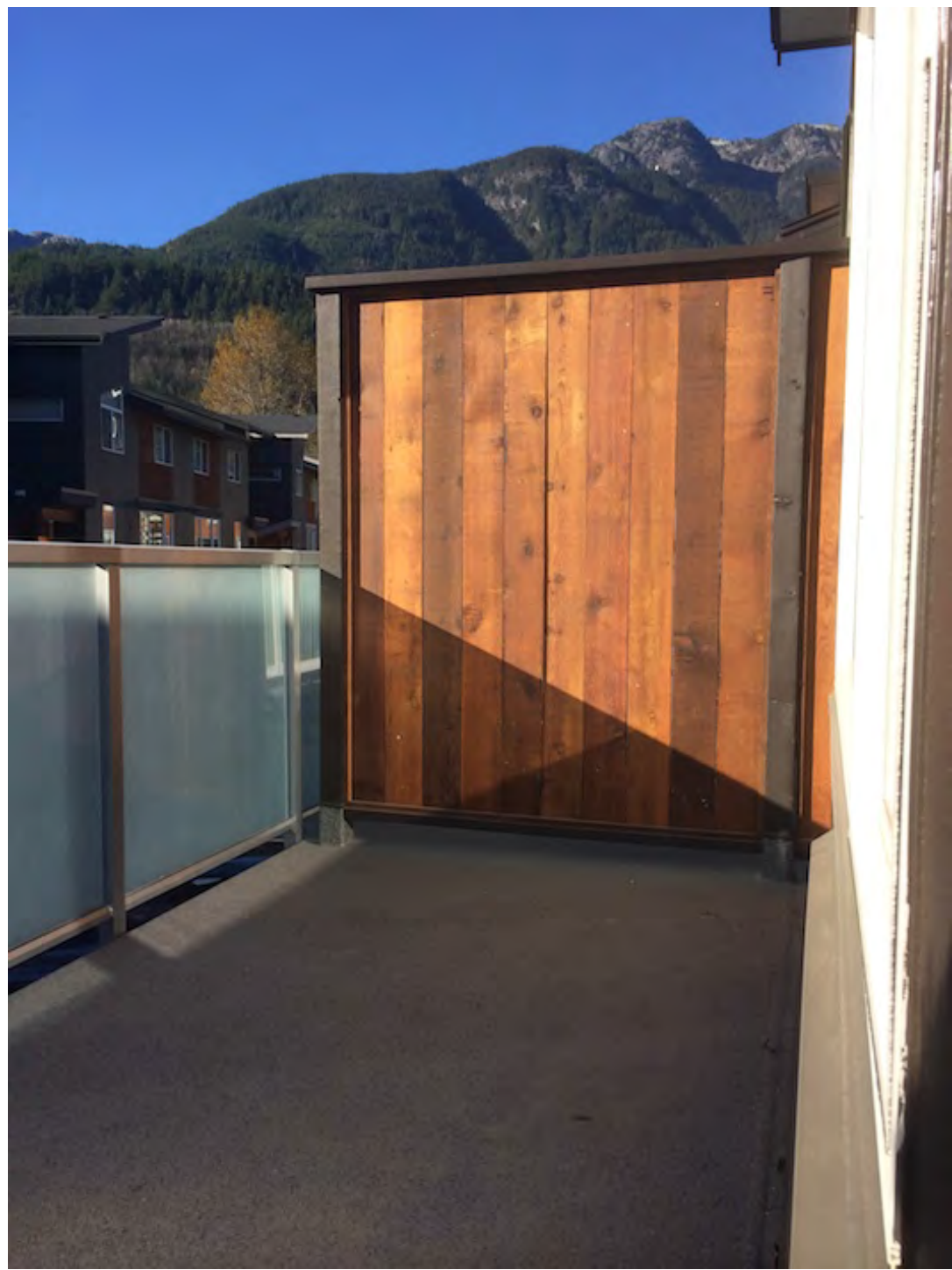


Level 2
scale: 1/4"=1'-0"



Level 3

Materials and Colour Palette



Materials Amendments:

Architectural Concrete: As a flood control measure, the garage floor level walls have been designed as architectural concrete.

Cladding: Hardie cement board as a cost saving and fire protection measure. (applied to the side elevations)

Railing systems: A satin etch glass and aluminum railing system has been provided to afford the owners greater privacy on their decks.

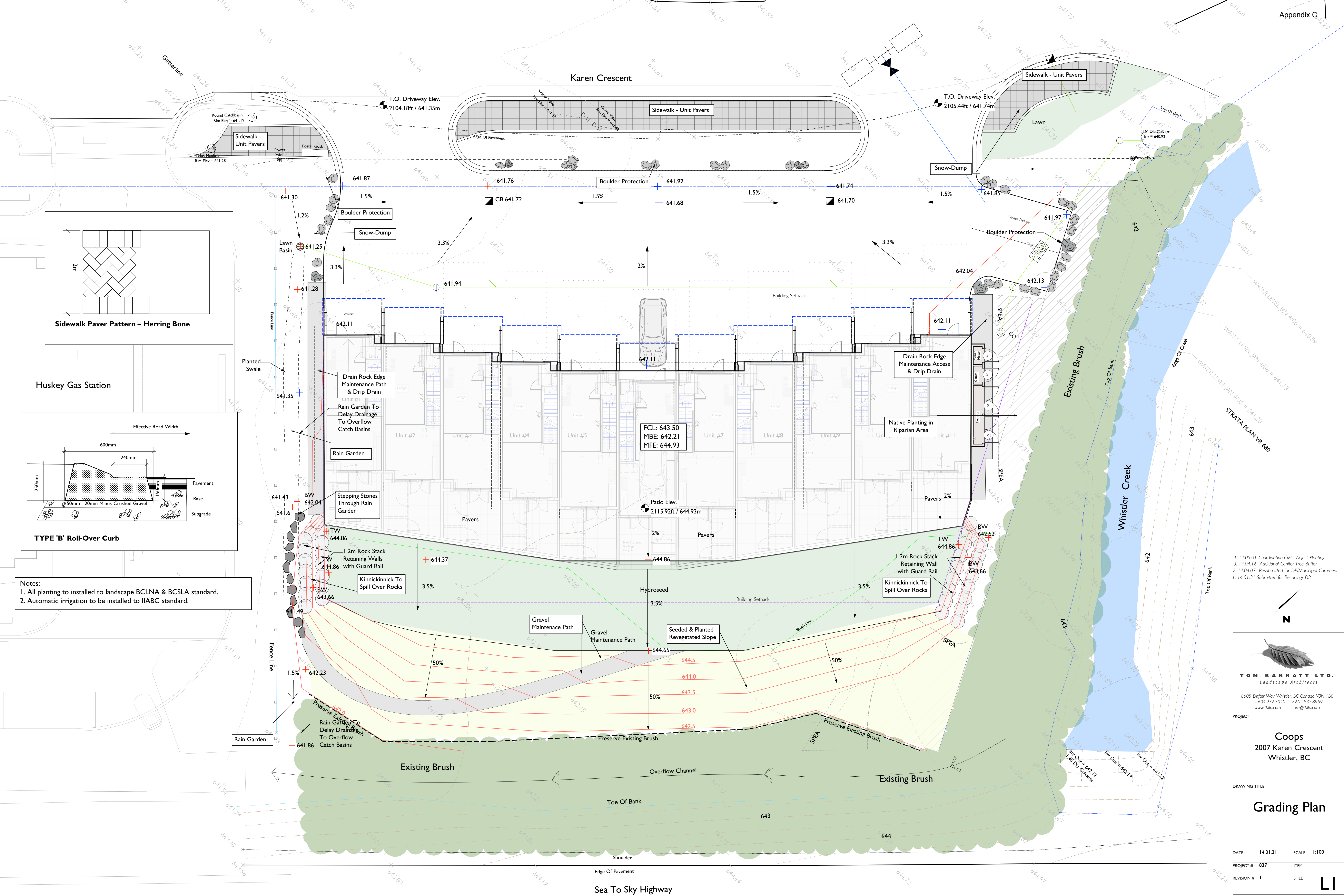
The privacy fences: have been amended to cedar fencing construction.



MATERIALS LEGEND

AREA	MATERIAL & COLOUR
1	ARCHITECTURAL CONCRETE
2	WINDOWS
3	DOORS
4	ROOF
5	CLADDING AND TRIM 1
6	CLADDING AND TRIM 1
7	CLADDING AND TRIM 2
8	CLADDING AND TRIM 3
9	FASCIA
10	GARAGE DOORS
11	DECKS AND PATIOS
12	DECK RAILINGS
13	PRIVACY FENCE

ALUMINUM CLAD - CLEAR ANODIZED
FIBERGLASS- PAINTED - BERNJAMIN MOORE 'HERON BLUE'
TORCH-ON MEMBRANE - LIGHT GREY
HARDIE PANEL - BENJAMIN MOORE 2130-40 'BLACK PEPPER'
HARDIE REVEAL FLASHING - GALVALUME
STAINED 1X4 HORIZONTAL CEDAR CHANNEL SIDING - DARK OAK
24 GA METAL CLADDING VERTICAL EXPOSED FASTENER - 'REGENT GREY'
WESTERN SADDLE CA 206
METAL - PAINTED TO MATCH 'DARK OAK'
24"X 24" PAVERS - RONA #4208023 MODEL #24242 - CHARCOAL
SATIN ETCH GLASS AND CLEAR ANODIZED ALUMINUM
6' VERTICAL CEDAR WRAPPED WITH ALUMINUM CAP - DARK OAK

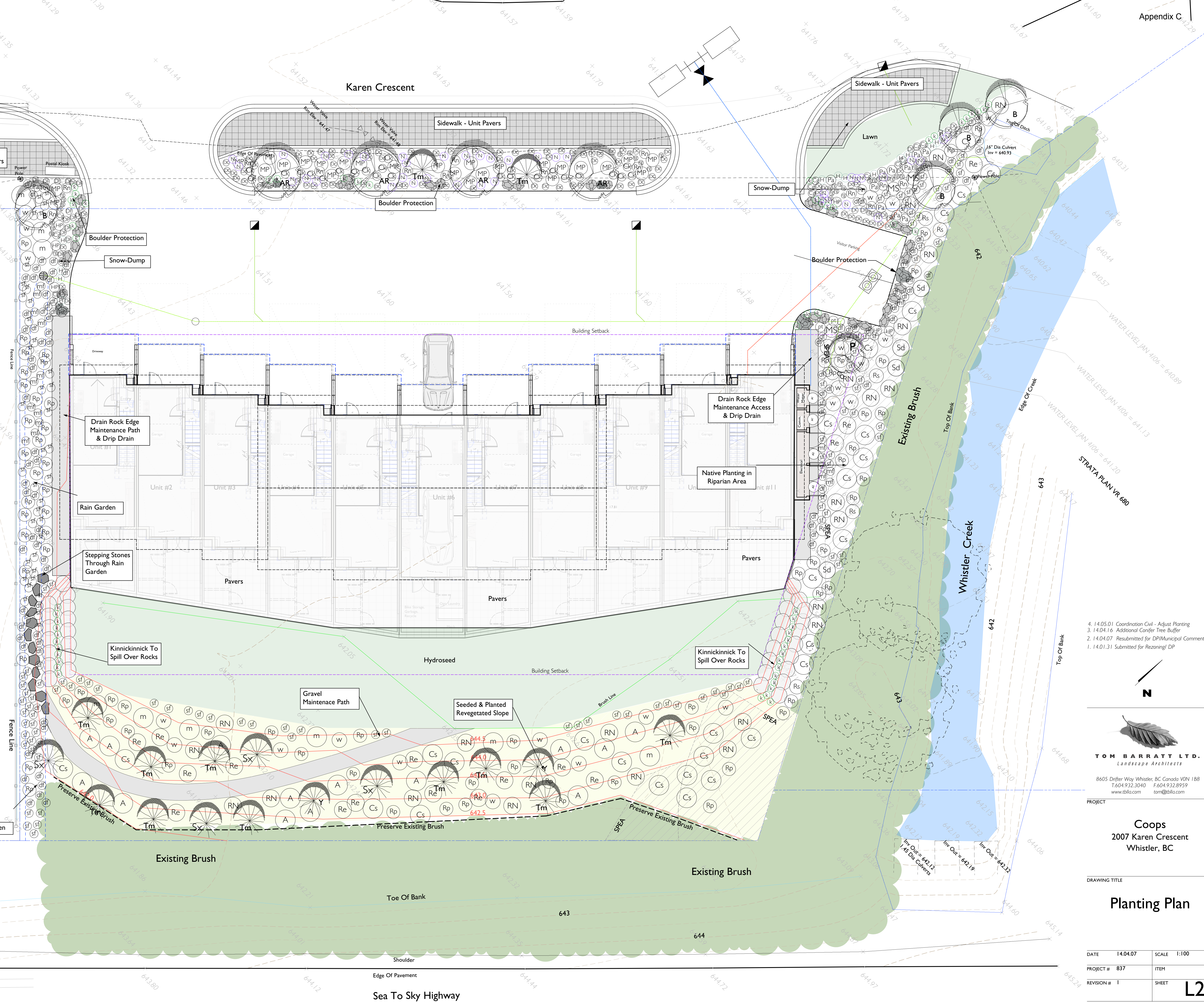


BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
Trees				
Acer rubrum	Red Maple	AR	4	6cm Cal.
Betula papyrifera	Paper Birch	B	4	4cm Cal.
Chamaecyparis nootkatensis	Yellow Cedar	Y	2	2m
Picea engelmanni x sitchensis	Engelmann x Sitka Spruce	Sx	4	3m
Populus tremuloides	Trembling Aspen	P	1	4cm cal
Tsuga mertensiana	Mountain Hemlock	Tm	12	1.5m
Shrubs				
Acer glabrum	Douglas Maple	A	14	#1pot
Amelanchier alnifolia	Serviceberry	m	9	#1pot
Cornus stolonifera	Redtwig Dogwood	Cs	29	#1pot
Rosa nutkana	Nootka Rose	RN	24	#1pot
Rosa woodsi	Wood's Rose	w	23	#1pot
Rubus parviflorus	Thimbleberry	Rp	73	#1pot
Rubus spectabilis	Salmonberry	Rs	5	#1pot
Sambucus racemosa	Red Elderberry	Re	16	#1pot
Spiraea douglasii	Spiraea	Sd	4	#1pot

BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
Ferns				
Blechnum spicant	Deer Fern	df	94	#1pot
Adiantum pedatum	Maidenhair Fern	mf	18	#1pot
Polystichum munium	Sword Fern	sf	146	#1pot
Ornamental Grasses				
Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	Cf	25	#1pot
Deschampsia caespitosa 'Bronzeschleier'	Bronzeschleier Tufted Hair Grass	DK	87	#1pot
Deschampsia caespitosa 'Fairy's Joke'	Fairy's Joke Tufted Hair Grass	Df	22	#1pot
Helictotrichon sempervirens	Blue Oat Grass	H	13	#1pot
Miscanthus sinensis purpurascens	Flame Grass	MP	26	#1pot
Miscanthus sinensis 'silberfeder'	Silberfeder Grass	MS	3	#1pot
Pennisetum alopecuroides	Fountain Grass	Pa	11	#1pot
Groundcovers				
Arctostaphylos uva-ursi	Kinnickinnick	k	56	10cm pot
Perennials				
Coreopsis verticillata 'Moonbeam'	Moonbeam Tickseed	Cm	14	#1pot
Hosta 'Patriot'	Patriot Hosta	HP	7	#1pot
Nepeta x 'Droptreme Blue'	Droptreme Blue Catmint	N	40	#1pot
Penstemon fruticosus 'Purple Haze'	Beard-Tongue	pt	2	#1pot
Rudbeckia fulgida 'Goldsturm'	Goldsturm Cone Flower	rg	36	#1pot
Rudbeckia nitida 'herbstsonne'	Herbstsonne Rudbeckia	Rn	17	#1pot

Notes:

1. All planting to installed to landscape BCLNA & BCSLA standard.
2. Automatic irrigation to be installed to IIABC standard.



4. 14.05.01 Coordination Civil - Adjust Planting
3. 14.04.16 Additional Conifer Tree Buffer
2. 14.04.07 Resubmitted for DP/Municipal Comment
1. 14.01.31 Submitted for Rezoning/ DP



Coops
2007 Karen Crescent
Whistler, BC

DRAWING TITLE

Planting Plan

DATE	14.04.07	SCALE	1:100
PROJECT #	837	ITEM	
REVISION #	1	SHEET	12



MEMORANDUM

DATE: April 29, 2014
TO: Jason Wood, DHD Construction Ltd.
CC: Amica Antonelli, RMOW
FROM: Dave Williamson, Principal, QEP
RE: Assessment Report – 2007 Karen Cres., Whistler, BC
FILE #: 348-01-04

Jason Wood, representing Strata #VR04, proposes to redevelop the property located at 2007 Karen Cres., Whistler, BC. The property is designated a development permit area (DPA) for the protection of riparian ecosystems according to the Resort Municipality of Whistler (RMOW) Official Community Plan (OCP), Schedule J. In compliance with the Land Use Procedures and Fees Bylaw No. 2019, 2012, this Assessment Report (AR) is provided by Dave Williamson, B.E.S., ASc.T. (#24935), acting as the Qualified Environmental Professional (QEP) of record for the project.

Statement of Qualifications

Cascade Environmental Resource Group Ltd (Cascade). prepared this report under the supervision of Dave Williamson, B.E.S., ASc.T. (24935) acting as the qualified environmental professional (QEP) of record. As a Principal of Cascade, Mr. Williamson has practiced environmental assessment in the Sea to Sky Corridor for 23 years. This study was conducted in conformance with the guidelines and requirements of the Resort Municipality of Whistler Official Community Plan (2013) and the Procedures and Fees Bylaw 2019. Mr. Williamson is registered in good standing in British Columbia with the Applied Science Technicians and Technologists of British Columbia, acting under that association's code of ethics and subject to disciplinary action by that association.

Statement of Limitations

This Document was prepared by **Cascade Environmental Resource Group Ltd.** for the account of Jason Wood, acting as agent for Strata #VR04. Should this report contain an error or omission then the liability, if any, of Cascade Environmental Resource Group Ltd. should be limited to the fee received by Cascade Environmental Resource Group Ltd. for the preparation of this Document. Recommendations contained in this report reflect Cascade Environmental Resource Group Ltd.'s judgment in light of information available at the time of study. The accuracy of information provided to Cascade Environmental Resource Group Ltd. is not guaranteed.

Neither all nor part of the contents of this report should be used by any party, other than the client, without the express written consent of Cascade Environmental Resource Group Ltd. This report was prepared for the client for the client's own information and for presentation to the Resort Municipality of Whistler (RMOW) and may not be used or relied upon by any other person unless that person is specifically named by Cascade Environmental Resource Group Ltd. as a beneficiary of the report, in which case the report may be used by the additional beneficiary Cascade Environmental Resource Group Ltd. has named. If such consent is granted, a surcharge may be rendered. The client agrees to maintain the confidentiality of the report and



reasonably protect the report from distribution to any other person. If the client directly or indirectly causes the report to be distributed to any other person, the client shall indemnify, defend and hold Cascade Environmental Resource Group Ltd. harmless if any third party brings a claim against Cascade Environmental Resource Group Ltd. relating to the report.

This Document should not be construed to be:

- A Riparian Area Assessment (as per the Riparian Area Regulation of the BC *Fish Protection Act*);
- A Phase 1 - Environmental Site Assessment;
- A Stage 1 – Preliminary Site Investigation (as per the Contaminated Sites Regulations of the BC *Waste Management Act*); nor shall it be construed to be

Background

Whistler Strata is proposing to re-develop the existing townhome complex in Whistler Creekside, commonly referred to as “the Coops”, within the Resort Municipality of Whistler, BC. The subject site is located approximately 5 km south of the Village of Whistler, and backs onto Highway #99 (see Map 1 Location). The subject property is 1922 m² in size.

The subject property is a brown-field site that contains an existing derelict townhome complex. The proposed development will remove the existing structure and reconstruct the townhomes.

Map 2 provides an orthophoto map of the subject property. This map provides an overview of the identified conditions which occur in Whistler as described in the Official Community Plan: wetland, riparian, forested floodplain, old growth and mature forest, early succession forest, high mountain and avalanche track, in addition to species listed in Appendix 1 of the *Species at Risk Act* (SARA) and and Invasive Species occurrences in the area. The only ecosystem identified as occurring on the property is Riparian Ecosystems in Schedule J of the OCP and it is presented in Map 2.

The site is however indicates a presence of a small, side channel of Whistler Creek and as such is encumbered by Schedule J and designated a DPA. This project initially came forward in 2007 and addressed all environmental concerns at that time, but a Development Permit (DP) was not issued. In the intervening time, the project was re-designed, the RMOW implemented a new OCP and the environmental approvals provided in a Section 9 *Water Act* approval, expired. In January, 2014 Cascade re-applied for a Section 9 *Water Act* approval. Subsequent discussions with the RMOW and the Ministry of Environment (MOE) determined that the authorization could be addressed under the new OCP by the RMOW and the application was withdrawn. The application provides historic background documentation is appended to this Assessment Report.

Assessment

Cascade has had ongoing visits to the subject property since 2007 and the environmental inventory and assessment information contained in the appendix is relevant today based on observed conditions in April 2014. Information regarding aquatic and terrestrial habitat as well as species utilization can be found in the May 14, 2007, “Water Act Section 9 application for 2007 Karen Cres.”

With the exception of the rockstack wall in the current plans (Map 2), the revised plans have moved development further away from Whistler Creek thereby reducing the overall intrusion of the riparian zone from the previously approved design.

The subject property is embedded in the Creekside Neighbourhood and as such habitat values are constrained by the presence to commercial activities and multi-family residential densities.

Much of the surrounding forest was clearcut harvested 60 to 70 years ago. Wildlife movement through the Creekside neighbourhood is impeded by the relatively dense urban development that characterizes the Creekside core. Downslope wildlife movement is facilitated by the riparian fringe of the mainstem of Whistler Creek although its values are compromised by the highly armoured nature of the stream banks and the narrowness of the fringe (10 m in most places).

Reviewing the applicable environmental schedule mapping data in relation to the subject property, Schedule I (wetland ecosystems) and K (other sensitive ecosystems) of the OCP do not occur on the subject property. Additionally, a review of the SARA and Invasive Species data indicates that there is a low likelihood of occurrences of either category on the subject property. Table 1 contains a list of SARA Schedule 1 species that may occur in the RMOW.

Table 1: Species at Risk with potential to occur in the Whistler area

Scientific Name	English Name	SARA Schedule*	COSEWIC	BC Status	Suitable Habitat	Occurrence
<i>Anaxyrus boreas</i>	Western Toad	1	Special Concern	Blue	Riparian forests, and meadows; requires open water for breeding	Observed
<i>Ascaphus truei</i>	Coastal Tailed Frog	1	Special Concern	Blue	Permanently flowing, steep mountain streams	Observed
<i>Charina bottae</i>	Northern Rubber Boa	1	Special Concern	Blue	Dry coniferous forests and riparian forest	No sightings recorded
<i>Rana aurora</i>	Northern Red-legged Frog	1	Special Concern	Blue	Streams, lakes, wetlands and riparian forest	No sightings above 600 m asl

*Schedule 1 species are officially listed under SARA with Federal measures to protect and recover these species.

Of the SARA listed species, there is potential for western toad, coastal tailed frog and possibly northern rubber boa to utilize the very limited and disturbed riparian zone on the subject property. Although, given that there has never been a recorded sighting of the boa in the RMOW, the likelihood of occurrence is negligible. Western toads have a range of up to 7 km and therefore the absence of transients on the property should not be assumed (Wind & Dupuis, 2002). While coastal tailed frog is known to occur in Whistler Creek, the habitat of the lower reaches is not considered to be suitable.

According to the RMOW's Land Use Procedures and Fees Bylaw No.2019, 2012, "the (assessment) report may be based on the assessment methods prescribed under the Riparian Areas Regulation" (Sec. 7, b), ii). Using the RAR detailed methodology, appropriate riparian setback for this side channel of Whistler Creek is 12.5 m. However, the existing structure extends to within 3.9 m of the HWM and the proposed building will extend to within 8.3 m of the HWM creating an overall improvement of approximately 5 m.

For the purposes of calculating the habitat balance associated with the proposed development, the RAR calculated SPEA was used as a base line. The habitat balance is presented in Map 2, Assessment Report – Habitat Balance. Proposed new intrusions into the SPEA are shown in red and total 64 m². This is offset by reclaiming 24 m² of disturbed existing developed land (shown in yellow). In addition, 89 m² of disturbed, but undeveloped ground will be enhanced with additional planting (shown in green). If compensation is required, an additional 81 m² is identified as a potential candidate area (shown in purple).

Recommendations

The proposed development should result in an improvement to the condition of the riparian ecosystem of Whistler Creek side channel.

Prior to commencement of the project, a construction fence, with silt fencing along the bottom portion, should be placed along the boundary of the riparian enhancement area, to prevent intrusion into the riparian area during construction and to prevent the possible transport of any potential sediment into Whistler Creek. A monitor should also regularly visit the site during construction to ensure that the requirements as outlined in this report are being followed and the integrity of the riparian area is being maintained throughout the construction period until the completion of development activities.

The riparian area delineated in Map 2 of this report should be planted according to the following species list in Table 2, to enhance the value of the habitat. It should be noted that most of this recommended planted should occur off the property on the adjacent parcel. Permission may be required.

Table 2. Riparian Planting Scheme for 2007 Karen Cres.

Scientific Name	Common Name	Size	Quantity / cost	Cost total
	Labour	Planting		\$600.00
	Labour	Maintenance	Growing season	\$600.00
			Subtotal	\$1200.00
Trees				
<i>Pseudotsuga menziesii</i>	Douglas-fir	#3 (25 cm pot)	2 / \$16.00	\$32.00
<i>Picea engelmannii</i>	Sitka spruce	#3 (25 cm pot)	2 / \$16.00	\$32.00
<i>Betula papyrifera</i>	Paper birch	#3 (25 cm pot)	5 / \$14.00	\$70.00
<i>Thuja plicata</i>	Western redcedar	#3 (25 cm pot)	2 / \$16.00	\$32.00
<i>Alnus rubra</i>	Red alder	#3 (25 cm pot)	4 / \$14.00	\$28.00
			Subtotal	\$194.00
Shrubs				
<i>Cornus stolonifera</i>	Red-osier dogwood	#1 (15 cm pot)	6 / \$3.25	\$19.50
<i>Salix sitchensis</i>	Sitka willow	.5 m plug (live stake)	10 / \$0.85	\$8.50
<i>Rubus parviflorus</i>	Thimbleberry	#1 (15 cm pot)	10 / \$1.25	\$12.50
<i>Rubus spectabilis</i>	Salmonberry	#1 (15 cm pot)	10 / \$3.25	\$32.50
<i>Vaccinium parvifolium</i>	Red huckleberry	#1 (15 cm pot)	10 / \$4.25	\$42.50
<i>Amelanchier alnifolia</i>	Saskatoon	#1 (15 cm pot)	10 / \$3.50	\$35.00
			Subtotal	\$150.50
			Total	\$1544.50

A split rail fence be placed along the boundary of the "Remains Riparian" area and the "1:1 Mitigation" area delineated in Map 2 is recommended.

Cascade Environmental certifies in this Assessment Report the occurrence of the riparian ecosystem as described in the Official Community Plan. The property is within 30 metres of the high water mark of Whistler Creek Side channel. The QEP relied on the protocols of the RAR to determine the location of the riparian area (SPEA). Further, due to the highly disturbed nature of



the property, the proposed development will not result in losses of existing riparian ecosystems on the property and with additional planting of native riparian species within the proposed riparian enhancement area, the riparian condition may be enhanced and the development. Subject to the conditions and recommendations outlined in this report, as QEP, I certify that no significant adverse impacts are anticipated as a result of this proposed development.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Williamson".

Dave Williamson, B.E.S., ASc.T. #24935, Q.E.P.



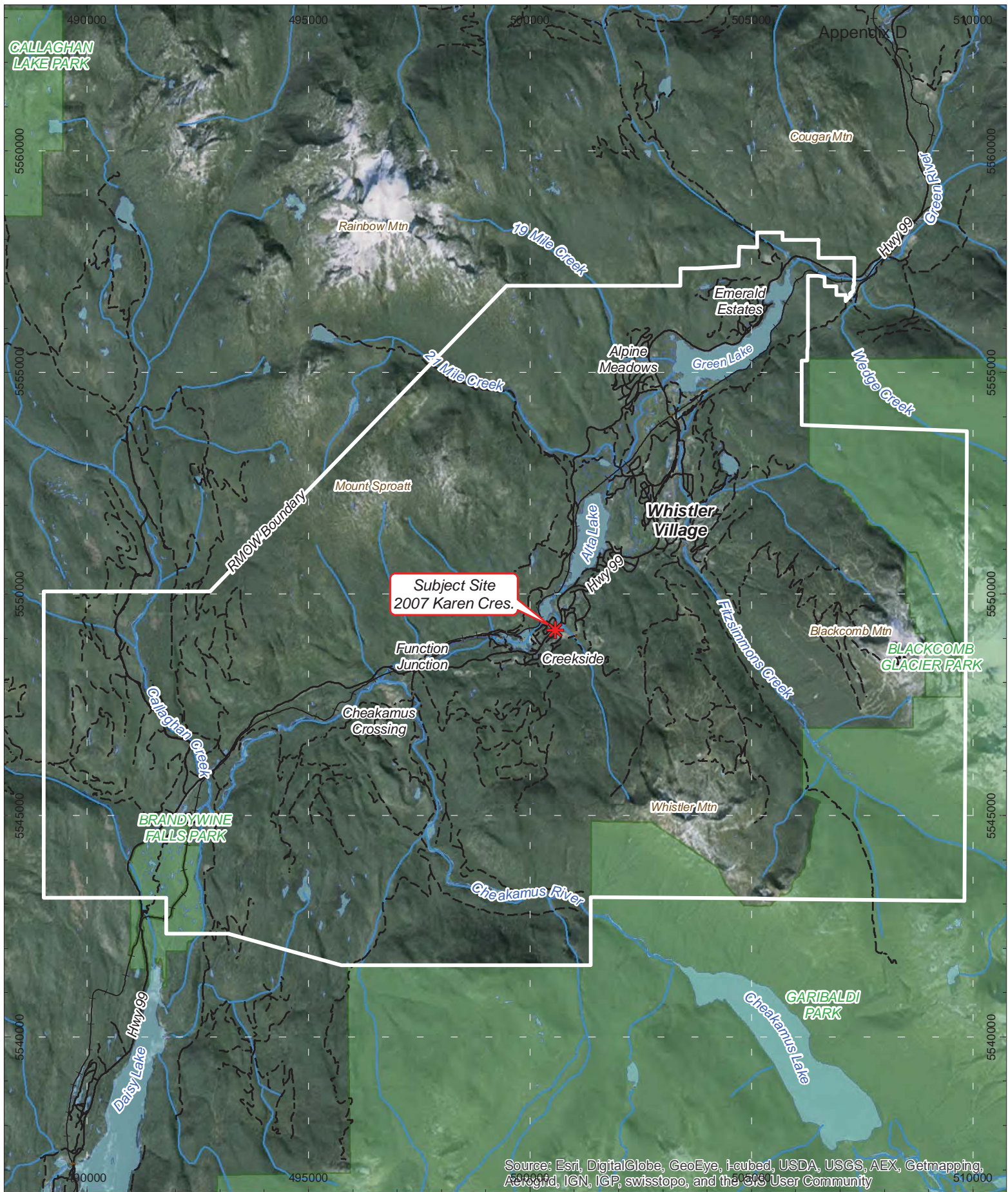
References

Wind, EI and L.A. Dupuis. 2002. COSEWIC status report on the western toad *Bufo boreas* in Canada, in COSEWIC assessment and status report on the western toad *Bufo boreas* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. 1-31 pp.

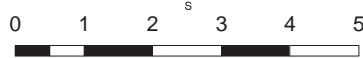


CASCADE ENVIRONMENTAL
RESOURCE GROUP LTD

Map 1 – Location Map



GIS Cartographer: Todd Hellinga
 Date: January 31, 2014
 CERF File#: 348-01-04
 Projection: UTM 10N NAD83
 Orthophoto: ESRI



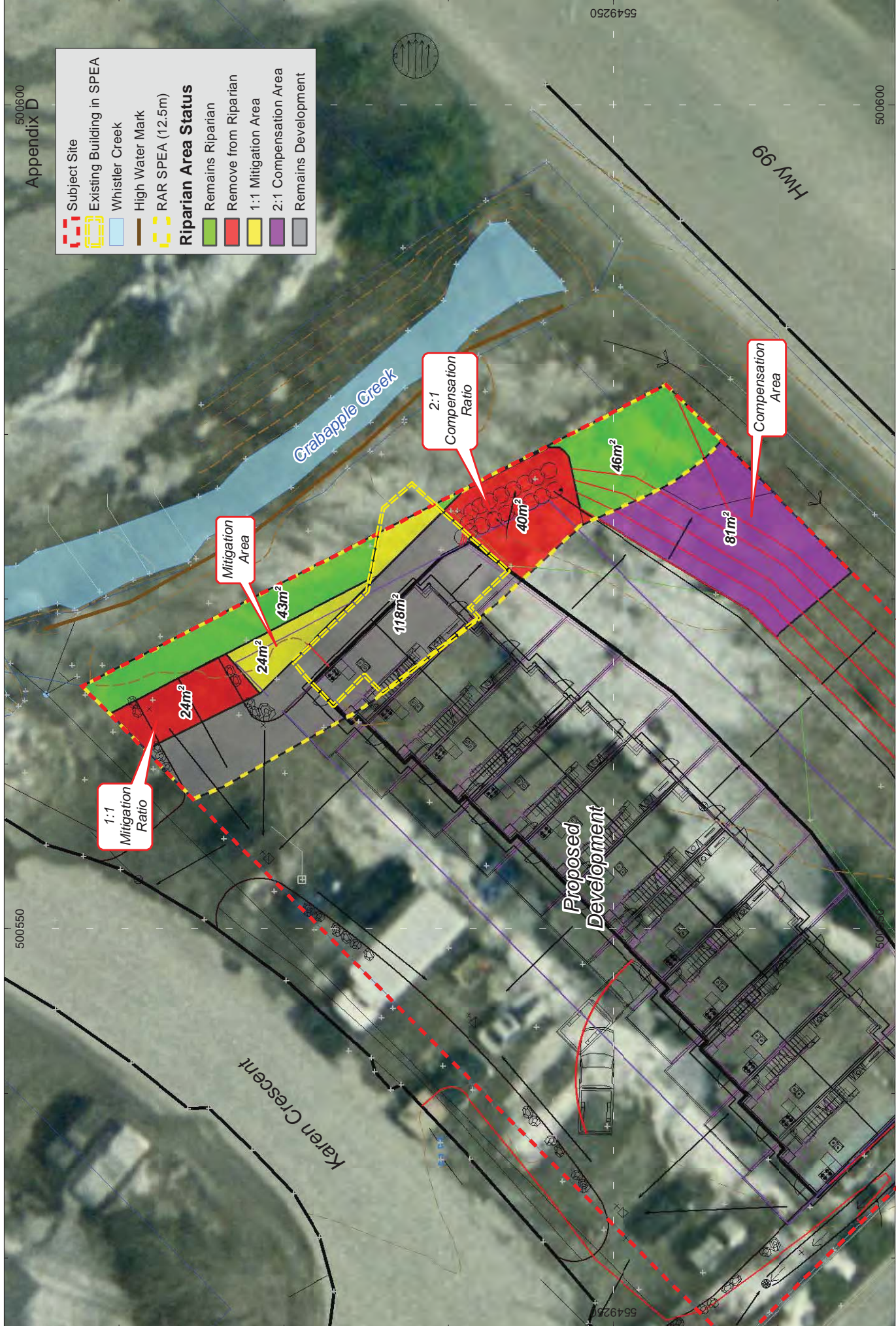
Kilometers

Map 1 - Location

Section 9 Water Act - Habitat Balance
 "The Coops" Re-Development
 2007 Karen Crescent, Whistler, BC



Map 2 – Assessment Report – Riparian Habitat Balance





CASCADE ENVIRONMENTAL
RESOURCE GROUP LTD

Appendix A – Historic Documentation



Letter of Transmittal

DATE: January 30, 2014

TO: FrontCounter BC

CC: Jason Wood, Diamond Head Development
Bill Neen, Strata Plan VR4 / Chicken Coops Joint Venture

FROM: Dave Williamson, Cascade Environmental Resource Group Ltd.

RE: Water Act Section 9 application for 2007 Karen Crescent, Whistler, BC

CERG FILE #: 348-01-04 **FLNRO FILE #** A2005517

Please accept the attached documents as a reapplication for Water Act Section 9 licence for works related to 2007 Karen Crescent, Whistler, BC. The previous application which was granted in 2008/2009 expired December 31, 2009. Works were not started due a construction ban leading up to the 2010 Olympics. Since granting of the original licence the client has made some design changes which are addressed in this re-application. The attachments provide a history of the support and deferrals for the subject site and copies of the application and the Section 9 *Water Act* Approval. A supplementary plan of the revised design shows the proposed footprint of the building which exceeds the riparian preservation area of the previously approved works.

A handwritten signature in black ink, appearing to read "D. Williamson", is written over a light grey rectangular background.

Principal
Cascade Environmental Resource Group Ltd.



Ministry of Forests, Lands, and Natural Resource Operations

(October 23, 2013)

Approval Application or Notification for Changes In and About a Stream

Under Section 9 of the *Water Act* and Part 7 of the *Water Regulation*

*Incomplete or inaccurate forms do not constitute Notification & will not be accepted.**Proceeding with works after submission of an incomplete or inaccurate form would be a violation of the Water Regulation*☒ **APPROVAL APPLICATION**☐ **NOTIFICATION¹** (see **USERS' GUIDE**)

1. Applicant Information (also complete sections 6 and 7)

Name: Cascade Environmental Resource Group Ltd.; Dave Williamson		
Address: Unit 3 - 1005 Alpha Lake Rd.		
City: Whistler	Province: BC	Postal code: V0N 1B1
Phone: 604-938-1949	e-mail: dwilliamson@cerg.ca	

2. Location of Works

Street Address of Works (or nearest town): 2007 Karen Crescent		
Stream Name: Whistler Creek	Flows Into: Nita Lake	
Location on Stream: Immediately downstream of Highway 99, upstream of Karen Crescent		
Reference Landmarks: Highway 99; Karen Crescent	Amount of disturbance in m ² : Approximately 50 m ²	
Multiple Sites: YES / NO: No	Number of sites: 1	
Latitude: 50°05'44"N	Longitude: 122°59'31"W	Elevation: 650 m
Legal description of property where work is proposed: Plan VR4, District Lot 4749, Group 1, New Westminster District		

3. Drawing, Plan and Site Map

1. Attach drawing showing lot boundaries, location of buildings and of proposed works, stream direction and flow.
2. Attach a key map at an appropriate scale showing the location of the site.
3. Attach engineering drawings (may be required for works identified with ^E under **Requires Approval** section below).

4. Proposed Timing for Work

Start (day/month/year): 01/05/2014	Finish (day/month/year): 30/04/2017
------------------------------------	-------------------------------------

FOR OFFICE USE ONLY

Date Received:	Water File Number:
	Client Number:
	Application Number:
	Amount Received:
	Receipt Number:

Requires Approval:

- ☐ Bank Erosion Protection ^E
- ☐ Bridge Installation/maintenance/removal (other than clear span) ^E
- ☐ Stream Diversion ^{QP} Diversion berm structure plan required
- ☐ Large Debris Removal – by machine ^{QP} plan required
- ☐ Gravel Removal ^{QP}

☒ Other: Provide details in space below

*Provide culvert dimensions:

Length:

Width:

Diameter:

^E Professional Engineer may be required

^{QP} Qualified Professional may be required

Requires Notification:

- ☐ Installation*/maintenance/removal of road crossing **culvert** (*follow Forest Practices Code Stream Crossing Guidebook)
- ☐ Construction/maintenance/removal of a **clear span bridge**
- ☐ Construction/maintenance of a **pipeline crossing**
- ☐ Construction/maintenance/removal of a **pier or wharf**
- ☐ Cutting of **annual vegetation** in a stream channel
- ☐ Repair/maintenance of existing **dike** or **erosion protection works**
- ☐ Construction/maintenance of **storm water outfalls**
- ☐ Control of **Eurasian Watermilfoil** or other **aquatic vegetation**
- ☐ Construction/maintenance of **ice bridge, winter ford or snowfall**
- ☐ Maintenance of minor and routine nature by a public utility
- ☐ Removal of a **beaver dam** (As authorized under the Wildlife Act)
- ☐ Small debris removal – by hand
- ☐ Construction of a **temporary ford**
- ☐ Construction of a **temporary diversion** around a worksite

The following require Notification and may only be undertaken by the Crown in right of either Canada or British Columbia, or their Agents:

Federal/Provincial

- ☐ Construction/maintenance/removal of a flow or water level **measuring device**
- ☐ Construction/removal of a **fish fence** or **screen, fish or game guard**
- ☐ Restoration/maintenance of **fish habitat**

The following require Notification and may only be undertaken by the Crown in right of either British Columbia, or a Municipality, or their Agents:

Provincial/Municipal

- ☐ Restoration/maintenance of a **stream channel**
- ☐ Clearing of an obstruction from a bridge or culvert during a flood emergency¹
- ☐ Construction or placement of **erosion protection works** or **flood protection works** during a flood emergency²

¹ Some activities fitting the description for Notification may be reviewed by Ministry/Agency staff, who may decide that an Approval is required.

² Must be completed under direction of the Crown. No notification is required prior to undertaking works, but a description of changes must be submitted to a habitat officer within 72 hours of the change.

^{QP} QP means a professional who through suitable education, experience, accreditation and knowledge may be reasonably relied on to provide advice within their area of expertise.

Detailed Description of Work to be Performed (continue on next page):

Total area disturbed by proposed works (all sites): Approximately 50 m²

See attached memo.

Detailed Description of Work to be Performed, continued (attach a separate document if more space is required):
See attached memo.

6. Land Ownership

Please check one of the following:

- ☐ The applicant is the owner of the property.
☐ The property is Crown land. Tenure/licence number:

☒ The property is owned by the following Landowner (i.e. Landowner is different from applicant):

Landowner's Name: Owners of Strata Plan VR 4/ Chicken Coops Joint Venture; CO – Bill Neen

Address: 2400 – 200 Granville Street

City: North Vancouver

Province: BC

Postal code: V6C 1S4

Phone: 604-891-7203

e-mail: BNeen@wt.ca

Do you have the Landowner's written approval to enter the land(s) to complete the works? ☐ Yes ☐ No

Note: a) Ownership of all parcels of land on which the proposed works will occur must be identified, b) do not attach the written approval with the application, but keep it for your files as you may be asked to produce it during an inspection or audit.

7. Who is doing the Work?

Contact information for company designing and supervising construction of the work (if different from applicant):

Company Name: Diamond Head Development

Contact Name: Jason Wood

Professional Affiliation:

Address: 38286 Vista Crescent

City: North Vancouver

Province: BC

Postal Code: V8B 0A6

Phone: (604) 892-5160

e-mail: jwood@dhdev.ca

Contact information for company undertaking the construction (if different from applicant):

Company Name:

Contact Name:

Address:

City:

Province:

Postal
Code:

Phone:

e-mail:

By submitting this application form, I declare that the information contained on this form is complete and accurate information. I have read, understood and will meet the requirements to construct works and changes in and about a stream in accordance with [Section 9 of the Water Act](#) and [Part 7 of the Water Regulation](#) including, for Notifications, Terms and Conditions as specified by a Habitat Officer of the Ministry of Forests, Lands, and Natural Resource Operations.

With respect to a Notification, in accordance with Part 7 of the Water Regulation, Section 40(1), I declare that I have submitted my application 45 days prior to the commencement of any work by me, or anyone employed by me. I understand that I will be receiving a confirmation of receipt of the application by the Ministry of Forests, Lands and Natural Resource Operations (including confirmation of the applicable dates for the 45 day period) and that, unless I receive a response from a Habitat Officer within this 45 day notification period, I understand that I should not commence any activities until the 45 day notification period has passed. I understand that it is an offence under the *Water Act* to make changes in and about a stream without authority.

Signed:



Application Date:

31/01/14
day/month/year

9. Submission Instructions

Send the completed form along with the following attachments to the local office in which the proposed works are located. Addresses for local offices are listed on the instruction sheet.

Please note that if you are providing a Notification, no fees are required. However, a fee of \$130.00 is required if you are submitting an application for an Approval. The \$130.00 Approval application fee is not refundable. Payment for the Approval fee may be made at FrontCounter BC offices with a credit card.

If the proposed works require an Approval, prior to proceeding further with this application please ensure that this project will be able to proceed under the Federal *Fisheries Act*.

Required Attachments for both Notifications and Approvals:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Sketch plan (mandatory) | <input checked="" type="checkbox"/> Engineering drawing (mandatory for works requiring approval noted with ^E) |
| <input checked="" type="checkbox"/> Key location map (mandatory) | <input checked="" type="checkbox"/> For works requiring an Approval only , a cheque, money order or deposit by credit card for \$130 payable to: Minister of Finance. The fee is non-refundable. No fee is required for a Notification. |

10. Responsibilities

You are required to comply with all applicable federal, provincial and municipal laws and regulations. If you anticipate that the planned work may result in harmful alteration, disruption or destruction of fish habitat you should send a copy of your completed Notification/Approval Application directly to the nearest office of Fisheries and Oceans Canada. Review and comment by DFO may necessitate changes to the proposed works.

Has a copy of this notification/approval application been sent to Fisheries and Oceans Canada (check one)?
YES ☐ NO ☒

If YES, indicate the DFO office that the notification/approval application has been sent (for DFO offices, see Users' Guide):

Instructions and Guidelines For Completing the Approval Application and Notification Form

Please fill in all sections of the form.

Incomplete forms do not constitute notification and will not be accepted.

Applications must be submitted to the appropriate office prior to commencement of any work, and must accommodate local fish timing windows.

After reading "[A Users Guide to Working In and Around Water](#)" and [Part 7 of the Water Regulation](#) (Sections 36 to 44) indicate at the top of the form whether you are submitting an application for an Approval or making Notification – by checking one of the boxes,

1. Applicant Information

Enter your name, mailing address, telephone number, and e-mail address.

2. Location of Works

- Identify the street address of works and the name and location of the stream/lake on which you intend to carry out the proposed works. If works occur on more than one property all properties must be identified.
- Indicate what stream, river or lake the stream flows into.
- Specify where on the stream/lake the works are to take place. Be as specific as possible (e.g. provide the distance from road crossing or confluence with another stream) and reference landmarks were available.
- Indicate the latitude, longitude and elevation of the site.
- Indicate the location of works if different from your mailing address.
- Enter a complete legal description of the property on which the works are to be carried out (e.g. Lot 1 of Section 31, Township 20, Range 2, Coast District, Plan 18411). This information is listed on your annual assessment or land tax notice, or you may obtain it by requesting a copy of your Certificate of Title from the appropriate Land Title Office.

3. Drawing, Plan and Site Map

Attach a drawing or map, which clearly shows:

- The total amount of disturbance (m^2), including multiple sites if applicable
- A key map showing the general location of the proposed work site
- The lot boundaries of where the works are to take place
- The exact location of proposed works
- The stream and direction of flow
- The location of house/buildings/other works
- The approximate scale (e.g. 1 cm = 10 m)

A copy of part of a cadastral or topographic map or legal plan, at a reasonable scale, may be used for the drawing, including photographs of the site is beneficial.

4. Proposed Timing for Work

Indicate proposed start and finish date of the works (day/month/year).

For instream work window times for your area, check

Work or Timing Windows (Terms and Conditions) by Region

- [West Coast Region](#)
- [Lower Mainland](#)
- [Thompson](#)
- [Okanagan](#)
- [Kootenay](#)
- [Cariboo](#)
- [Skeena](#)
- [Omineca](#)
- [Peace](#)

5. Type of Works

Identify the nature of the works by checking one of the boxes. Also, note the dimensions of the works and list length, width and diameter where appropriate.

Provide a detailed description of the work to be performed and specify the maximum total area expected to be disturbed by the proposed works.

Only the types of works described under Section 44(1) in Part 7 of the Water Regulation may proceed by notification and without an approval under the *Water Act*.

Note that the following items do not require notification or approval, but must be carried out in accordance with the regulation:

- Installation or cleaning of drain tile outlets
- Repair/maintenance of superstructure of bridge
- Installation/repair/maintenance/removal of fences

6. Land Ownership

- If you own the land on which the works are to be carried out, check the first box and go to section 7 of the form.
- If you are not the owner of the land, indicate whether the land is privately owned or owned by the Crown.
- For all private lands, you must have the landowner's written approval. The application form must contain the landowners address, telephone number and postal code. Do not attach the landowner's written approval with the application, but keep it in your files as you may be asked to produce it during an inspection or audit.
- If you have Tenure or License on Crown Land, please include the Tenure or License number on your application.

7. Who is Doing the Work?

If you are not carrying out the work, indicate contractor/company's name, professional affiliation, mailing address, postal code and telephone numbers. If a different company is designing and supervising the work, please include this information as well.

It is the applicants responsibility to ensure that any contractor working on your behalf reads and understands the Approval, "A Users' Guide to Working In and Around Water"; Part 7 of Water Regulation (Sec. 36 - and/or terms and conditions specified by a Habitat Officer under Section 42 and/or recommended by your Qualified Professional as related to the protection of habitat).

8. Statement of Intent

Make sure each section of the form is filled out and that the information is accurate and complete. Please sign and date the form, after you have read and understood the conditions, and ensured that your project meets all requirements and will comply with Section 9 of the *Water Act* or Part 7 of the Water Regulation (including, for Notifications, Terms and Conditions specified by the Habitat Officer)

9. Submission Instructions

When your form is complete, send it, along with the appropriate attachments to the offices located in section 11. [FrontCounter BC](#) will accept your application and forward your proposal to the office. Typically, Approval applications will be adjudicated by a Water Stewardship Officer while Notifications will be reviewed by a Habitat Officer.

NOTIFICATIONS

You must submit a notification form **prior to** starting proposed changes in and about a stream. Terms and/or conditions related to the protection of habitat may also be specified by a Habitat Officer.

It is the applicant's responsibility to ensure that all sections of the notification form are complete. Submission of an incomplete form **does not** constitute notification. Notifications will be used to plan and carry out on-site inspections and monitoring during and after the changes in and about a stream.

10. Responsibilities

You are required to comply with all applicable federal, provincial and municipal laws and regulations.

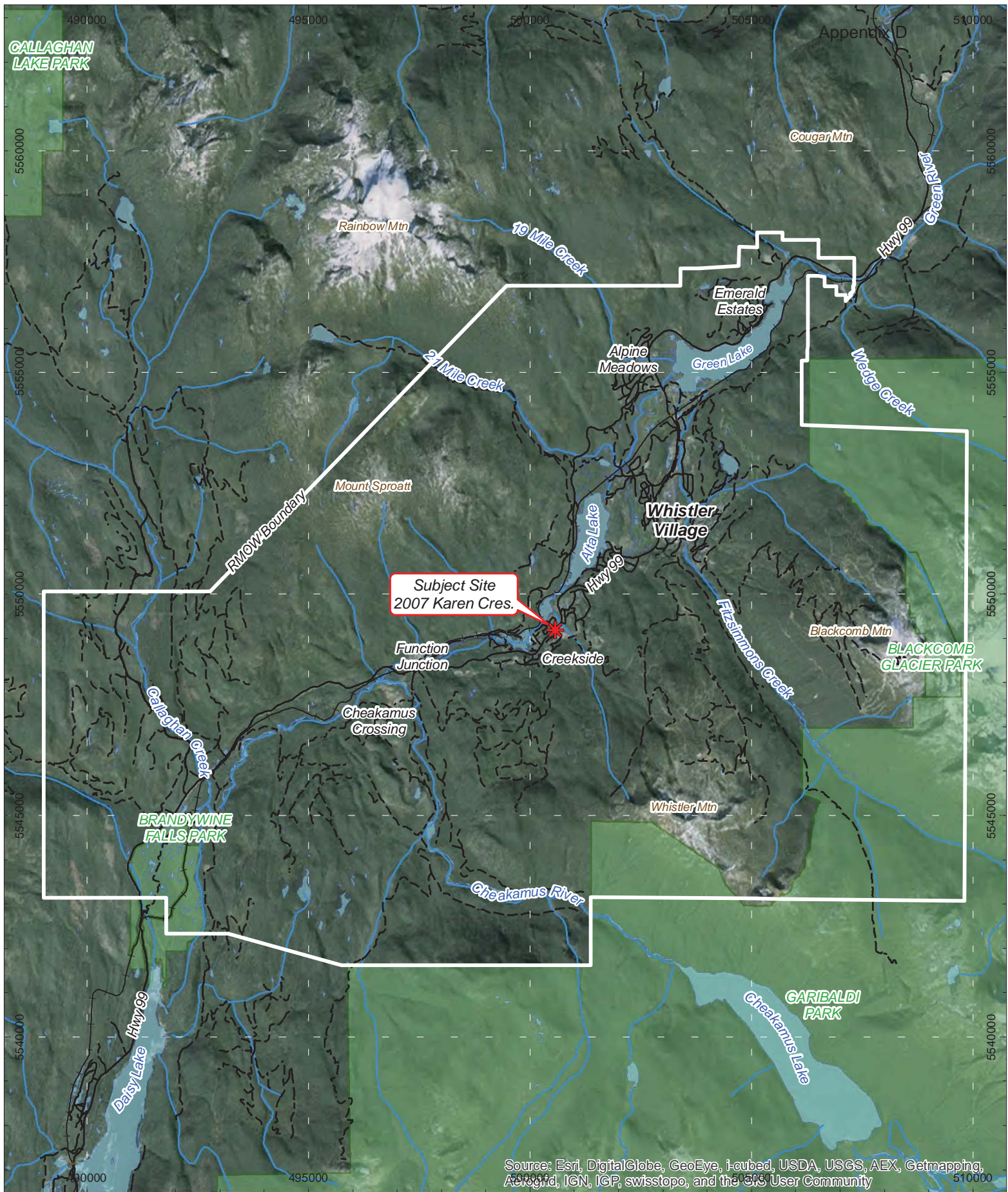
The federal *Fisheries Act* states "no person shall carry on any work or undertaking that results in harmful alteration, disruption or destruction of fish habitat" and "no person shall deposit or permit the deposit of a deleterious substance of any type in water frequented by fish". Failure to show due diligence in the protection of fish and fish habitat could result in violations of the *Fisheries Act*.

If installing a culvert, you must use the Forest Practices Code: [Fish Stream Crossing Guidebook](#) must contact [Fisheries and Oceans Canada](#). Many instream works also require approval under the federal [Navigable Waters Protection Act](#).

Also, it is strongly recommended that "[Standards and Best Practices for Instream Works](#)" be used, where applicable, when working in and around streams.

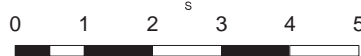
11. Where to Submit my Application, Office Locations

Water Approvals and Notifications must be submitted the [FrontCounter BC](#) office within the [MFLNRO Region](#) in which the proposed change will be made



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

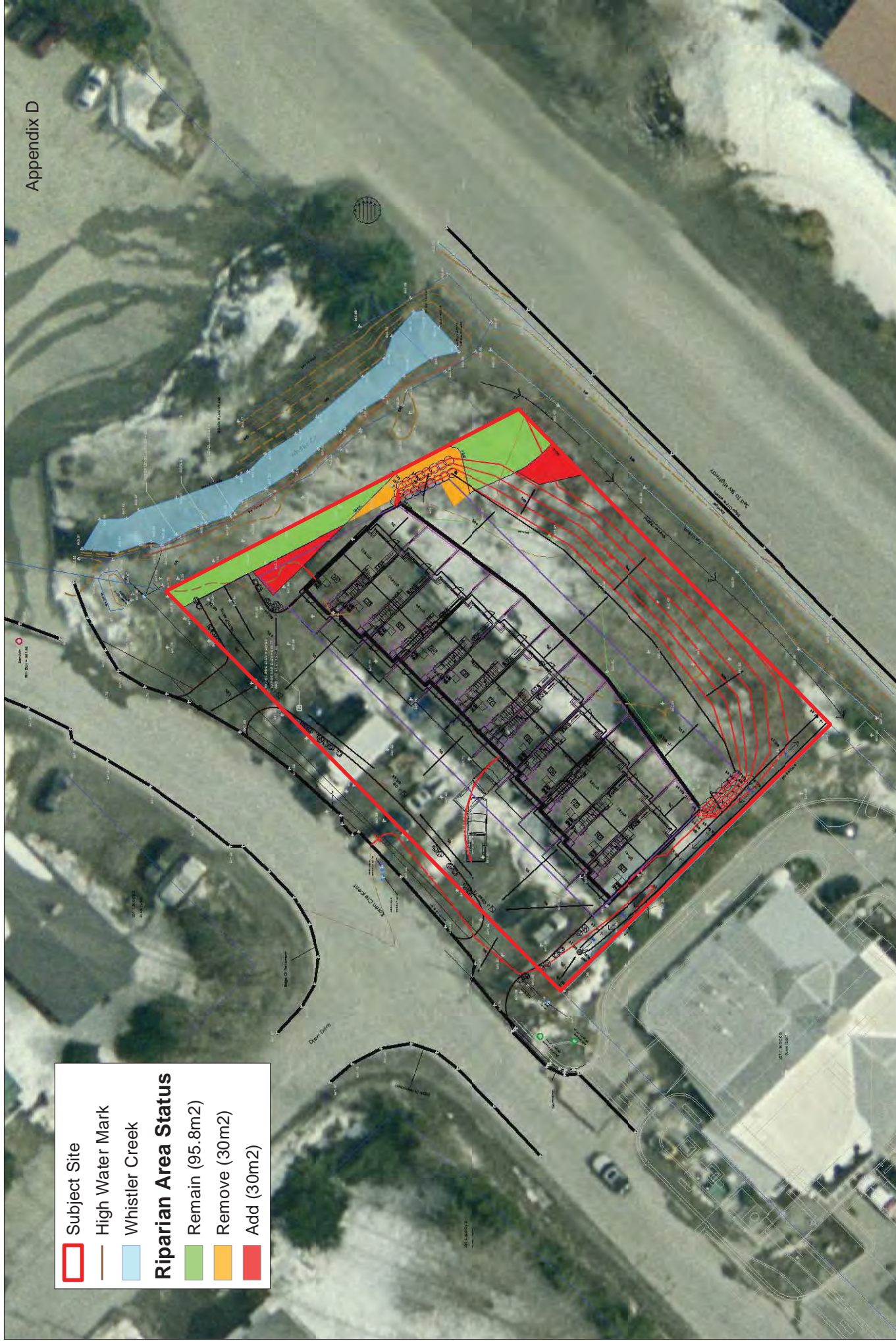
GIS Cartographer: Todd Hellinga
 Date: January 31, 2014
 CERF File#: 348-01-04
 Projection: UTM 10N NAD83
 Orthophoto: ESRI



Kilometers

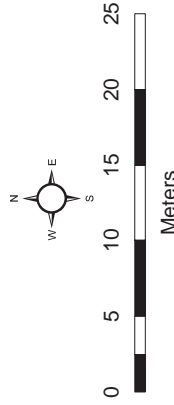
Map 1 - Location

Section 9 Water Act - Habitat Balance
 "The Coops" Re-Development
 2007 Karen Crescent, Whistler, BC



Section 9 Water Act - Habitat Balance

"The Coops" Re-Development
2007 Karen Crescent
Whistler, British Columbia





MEMORANDUM

DATE: May 14, 2008
TO: FrontCounter BC
CC Don Gurney, Open Space Architecture
 Bill Neen, Strata VR4 President
FROM: Janvier Doire, M.Sc.
 Dave Williamson, B.E.S., Q.E.P
RE: Water Act Section 9 application for 2007 Karen Crescent
FILE #: 348-01-02

Introduction

Whistler Strata Developments intends to redevelop the residential housing strata units known as "The Coops" located at 2007 Karen Crescent, in the Whistler Creekside area of Whistler B.C (Map 1). The proposed development includes reconstructing the existing multi-unit structure and restoring riparian habitat. The rationale for the redevelopment of "The Coops" is to replace the substandard housing units built in 1968 (Photo 1) with modern, structurally sound living spaces. The proposed redevelopment is situated approximately on the same footprint as the existing townhome complex. The subject parcel has a legal description of Plan VR4, District Lot 4749, Group 1, New Westminster District and encompasses an area of 0.1968 ha. The study area is bordered to the southeast by Highway 99, to the northeast by the current main channel of Whistler Creek, to the northwest by Karen Crescent road right-of-way and to the southwest by the Husky Gas Station lot.

Based upon field work conducted on July 24, and August 1, 2007, the Streamside Protection and Enhancement Area (SPEA) for Whistler Creek at 2007 Karen Crescent is 12.36 m (CERG, 2007). The proposed redevelopment intrudes into the SPEA and into the 10 m riparian area of Whistler Creek. The SPEA setback, measured from the high water mark of Whistler Creek, is illustrated on Map 2. The proposed redevelopment could not meet the riparian setbacks determined by means of the detailed Riparian Area Assessment methodology (CERG, 2007). This redevelopment is not anticipated to result in a loss of fish habitat.



Photo 1: Typical landscaping found on the subject site.

Description of the Proposed Works

The proposed development includes the reconstruction of the existing twelve residential units to eleven, 3-story, one bedroom strata units. Each unit will have below grade parking as well as deck and patio space in the front and back respectively. Existing property landscaping will be altered and enhanced to include paved parking areas and driveways, rock walls, retaining walls and lawn areas.

According to the Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983, the site is currently zoned RM48. The intent of this zone is to provide medium density multiple residential development. Permitted uses in this zone include auxiliary buildings and auxiliary uses, 12 units townhouse, park and playground.

Existing Fish and Fish Habitat of Whistler Creek

Whistler Creek originates on Whistler Mountain and flows into Nita Lake to eventually flow to Howe Sound via the Cheakamus River. The reach of Whistler Creek adjacent to the proposed development is a constructed channel and is lined on both sides with rip rap (Photo 2). The creek flows through three (3) 1.2 m corrugated steel culverts under highway 99 and then beside the subject site (Photo 3). The gradient of Whistler Creek in this area averaged 4% and the mean bankfull width was measured at 4.2 m. The flow is characterized as primarily riffle (83.8 %) with a limited amount of glide (16.2%), and the substrate consists mainly of boulders and cobbles (CERG, 2000).

There are no watercourses or drainages located on the subject site, however, as per Map 2, the current alignment of Whistler Creek is located directly to the northeast of the property. Currently, Whistler Creek flows out of a steep ravine on Whistler Mountain, through the Whistler Mountain Creekside ski area, to the valley bottom. At Lake Placid Road, Whistler Creek flows through a multi-plate culvert, before going around the new Franz's Trail commercial development and then flowing through three (3) 1.2 m culverts, under Highway 99. On the other side of the highway, Whistler Creek flows adjacent to the subject property on Karen Crescent, and then parallels Karen Crescent to the Beaver Flats. From the Beaver Flats, Whistler Creek flows to Nita Lake, which ultimately discharges into the Squamish River system via Miller Creek and the Cheakamus River. (CERG, 2006)

As a component of Intrawest's redevelopment of Whistler Creekside, Whistler Creek is scheduled to be realigned to flow along the old Petro Canada site, before flowing under Highway 99 and past Beaver Flats employee housing complex, as per Map 2. The new channel is already constructed and Whistler Creek is to be redirected upon the completion of the remediation of the Petro Canada service station. Minimum flows will be maintained within the existing channel adjacent to the subject property (Little Whistler Creek), through a culvert. Approximately 0.1 m³/s will be diverted from the mainstem of Whistler Creek and an additional 0.03 m³/s will be supplied by groundwater draining from the Franz's Trail development.

Whistler Creek is known to support populations of rainbow trout (*Oncorhynchus mykiss*), kokanee (*Oncorhynchus nerka*) and sculpin (*Cottidae spp.*) (Fisheries Information Summary System – FISS, 2007). Whistler Creek does not support anadromous fish.

Riparian vegetation on the subject site consists of the following species: Douglas fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), sitka alder (*Alnus crispa ssp. 2inuate*), cottonwood (*Populus balsamifera spp*), red osier dogwood (*Cornus stolonifera*), bracken fern (*Pteridium aquilium*), thimbleberry (*Rubus parviflorus*), black Gooseberry (*Ribes lacustre*), salmonberry (*Rubus spectabilis*), willow (*Salix spp*), saskatoon (*Amelanchier alnifolia*), sitka mountain ash (*Sorbus sitchensis*), fireweed (*Epilobium angustifolium*), clover (*Trifolium spp.*), thistle (*Cirsium spp.*). The remainder of the site was vegetated by the same species as the riparian area

including western hemlock (*Tsuga heterophylla*), red elderberry (*Sambucus racemosa*) and trailing blackberry (*Rubus ursinus*).

Fish Habitat Impact Assessment

With the application of the proposed mitigation (see mitigation section below), redevelopment of the strata units at 2007 Karen Crescent is not anticipated to impact fish or fish habitat of Whistler Creek. It should actually improve fish habitat. The redevelopment will occur on roughly the same surface area as the current development. However, the footprint of the new building will be shifted to the south and will not encroach inside the 10m minimum setback as much as the footprint of the existing strata units complex (map 2).

In addition to a smaller intrusion into the Whistler Creek 10 m setback, the proposed redevelopment of 2007 Karen Crescent will result in a larger and better quality riparian area. A picnic table and a deck are currently located within the riparian area (photo 4), but are not included in the existing building footprint (map 2). During the redevelopment, these items will be removed from the riparian area. The riparian area disturbed by the picnic table, the deck and the removal of the existing building will be restored with native riparian vegetation.

Furthermore, care and attention to existing vegetation will be taken during construction to protect the riparian area. The riparian area will be hoarded through the placement of snowfencing and silt fence to prevent any encroachment into it.

Amphibian Habitat Impact Assessment

Whistler Creek adjacent to the proposed development is not likely to provide amphibian habitat. The provincially blue listed coastal tailed frog may be found within this reach, although the reach does not represent preferred habitat for this species. Coastal tailed frogs prefer cold, steep mountain streams, such as Boyd Creek, a tributary to Whistler Creek where Coastal tailed frog presence have been documented. Should tailed frogs tadpoles be observed in the section of Whistler Creek adjacent to the subject property, they would likely have been washed down from preferred mountainous habitat. In addition, the subject property does not support pond or lake breeding-amphibian habitat.



Photo 2: View of Whistler Creek along Karen Crescent. The subject site is on the left of the photo. Photo taken: July 24, 2006



Photo 3: View downstream of 1.2 m culverts under Highway 99. Photo taken: July 24, 2006



Photo 4: The picnic table and the deck not shown on the existing footprint will be removed from the riparian area. Photo taken: July 24, 2006

Mitigation

The following summarizes the steps to minimize any damage to fish and fish habitat during construction within the riparian area. To ensure that the proposed works proceed in an environmentally acceptable manner and in accordance with both *Standards and Best Practices for Instream Works* (MWLAP, 2004) and *A Users' Guide to Working In and Around Water* (MWLAP, 2005), the following mitigation is recommended:

- Work will be completed as soon as possible once initiated.
- Development and construction of the property should follow guidelines and recommendations outlined in *Develop with Care: Environmental Guidelines for Urban and Rural Land Development* (MOE, 2006). This includes best management recommendations for storm water, pollution prevention and wildlife and ecosystem management.
- All works will be completed in a manner to prevent the release of sediment or sediment laden water into any watercourse.
- All construction vehicles, large excavation equipment will work from areas away from the SPEA setback (Map 2) to minimize disturbance to the riparian vegetation as determined by the environmental monitor.
- Vegetation disturbance will be minimized at the work site. Construction fence and silt fence and will be installed to prevent encroachment into riparian area vegetation.
- All equipment and machinery involved in the works will be in good operating condition, free of leaks, excessive oil or grease, and power washed. All refuelling and servicing will take place at least 30 meters from the creek.
- An environmental monitor will be present for all environmentally sensitive works. The monitor will ensure that best management and construction practices are followed throughout the sensitive works.
- The environmental monitor will have written authority to alter or suspend works that are deemed to be detrimental to aquatic life.

Supporting documents

Map 1: Location – 2007 Karen Crescent

Map 2: RAR Assessment – 2007 Karen Crescent, Whistler, BC

Appendix 1: Letter of support from RMOW

Please do not hesitate to contact myself or Dave Williamson, should you have any questions regarding the information contained herein.

Sincerely,

Janvier Doire, M.Sc.

Reviewed by:

**Dave Williamson, Principal
Cascade Environmental Resource Group Ltd.**

References

- Cascade Environmental Resource Group Ltd. (CERG). 2000. Intrust Whistler Creek Project Habitat Management Program 2000 and 2001 Works. Prepared for Intrust Corporation. February 11, 2000.
- Cascade Environmental Resource Group Ltd. 2006. Initial Environmental Review: Whistler Strata, The Chicken Coops 2007 Karen Crescent, Whistler, BC. Prepared for Whistler Strata Developments.
- Cascade Environmental Resource Group Ltd. 2007. Preliminary RAR Assessment for 2007 Karen Crescent.
- FISS- Fisheries Information Summary System. 2007. Fish distributions. B.C. Minist. Of. Sustain. Resour. Manag. Available at: <http://srmapps.gov.bc.ca/apps/fidq/>
- Ministry of Environment (MOE). 2006. Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia.
- Ministry of Water, Land and Air Protection. 2004. Standards and Best Practices for Instream Works.
- Ministry of Water, Land and Air Protection. 2005. A Users' Guide to Working In and Around Water: Understanding the Regulation Under British Columbia's Water Act.



Appendix 1: Letter of support from RMOW

WHISTLER

File: RA 463/DPA 1007

February 29, 2008

Cascade Environmental Resource Group Ltd.
Unit 3 – 1005 Alpha Lake Road
Whistler, BC
V0N 1B1

Attn: David Williamson

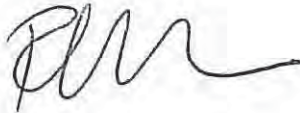
Dear Mr. Williamson,

RE: 2007 Karen Crescent ("The Whistler Coops")
Strata Lots 1 to 12, District Lot 4749, Group 1 New Westminster District, Strata Plan
VR4,
Request for a Encroachment into the SPEA

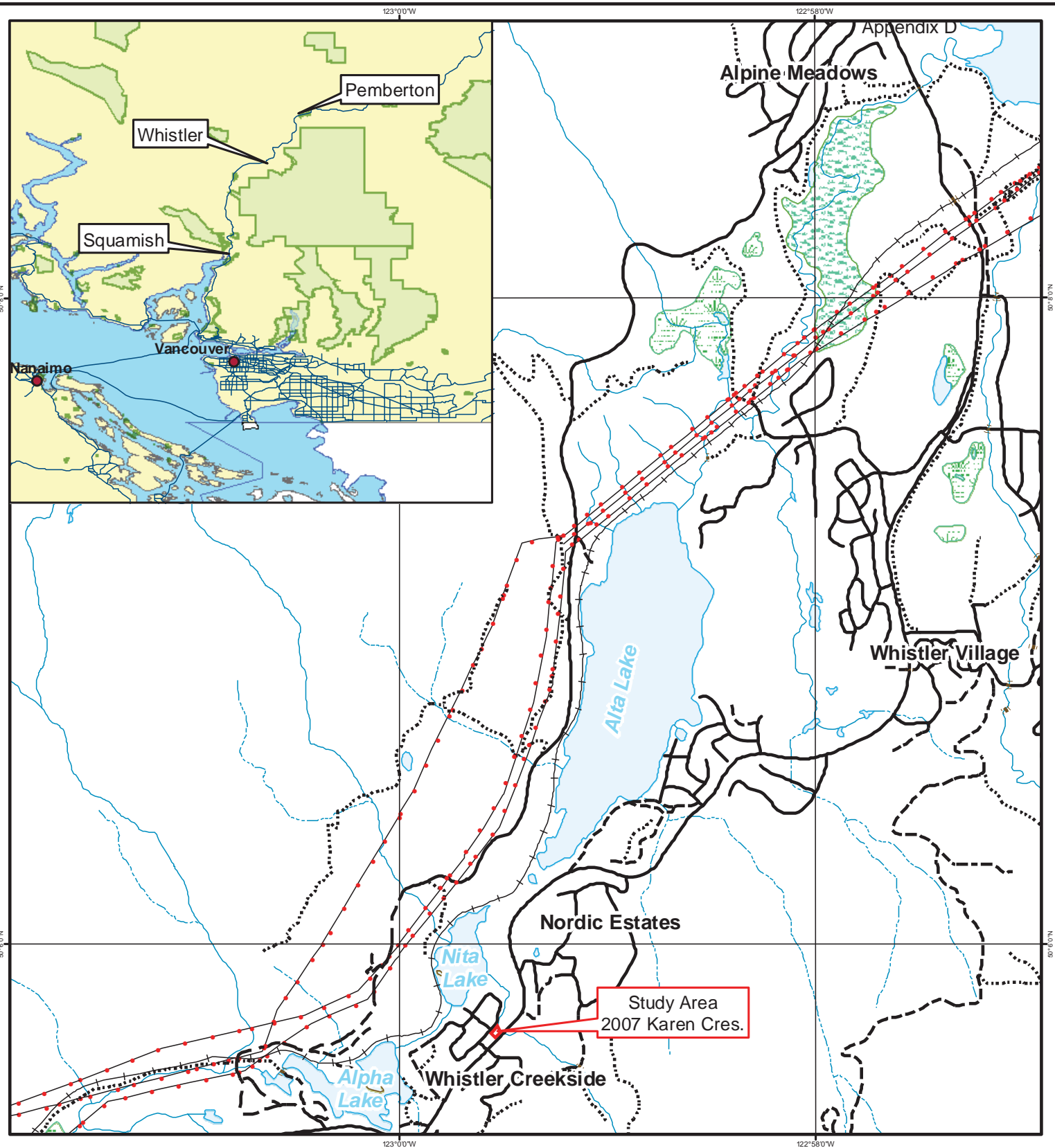
This letter is to inform you that the Resort Municipality of Whistler has no objections to the owners of the "Whistler Coops" Townhouse Strata (strata lots 1 to 12, District Lot 4749, Group 1 New Westminster District, Strata Plan VR 4) applying to the Department of Fisheries and Oceans to encroach into the Streamside Protection and Enhancement Area located on the subject property.

Please do not hesitate to contact the undersigned if you have any questions.

Yours truly,



Robert MacPherson
General Manager
Community Life



Map 1 - Location 2007 Karen Crescent

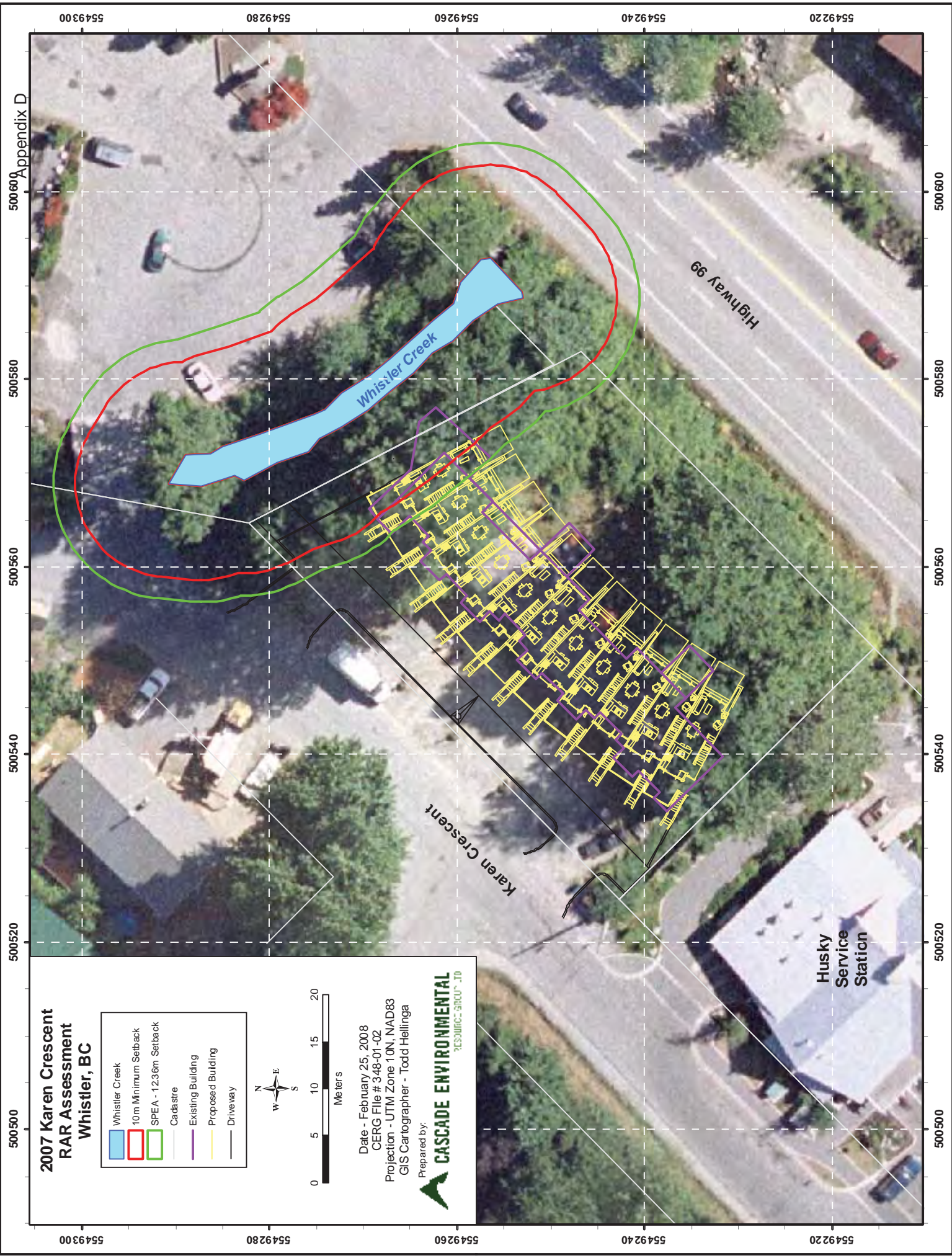


Date: August 4, 2006
CERG File # 348-01-01
Projection - UTM Zone 10 N
Datum - NAD83

060801_StudyArea

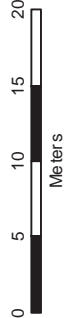
0 1 2
Kilometers

Prepared by:
CASCADE ENVIRONMENTAL
RESOURCE GROUP LTD



**2007 Karen Crescent
RAR Assessment
Whistler, BC**

- | | |
|--|----------------------|
| | Whistler Creek |
| | 10m Minimum Setback |
| | SPEA - 1236m Setback |
| | Cadastral |
| | Existing Building |
| | Proposed Building |
| | Driveway |



Date - February 25, 2008
CERG File # 348-01-02
Projection - UTM Zone 10N, NAD83
GIS Cartographer - Todd Hellinga

Prepared by:



Karen Crescent

Highway 99

Husky
Service
Station

Whistler Creek

Lindsay Rear

From: Dave Williamson
Sent: Tuesday, September 09, 2008 3:21 PM
To: Todd Hellinga; Janvier Doire
Subject: FW: Request for Process Advice RAR

Please consider this email as the Letter of Advice in the filing of the RAR for Whistler Strata.

From: Salomi, Corino [mailto:Corino.Salomi@dfo-mpo.gc.ca]
Sent: September 9, 2008 8:47 AM
To: Dave Williamson
Subject: RE: Request for Process Advice RAR

Dave,

I received a voicemail message from your client and I am surprised that they have apparently not yet started their project. You are correct there is not a regulatory mechanism or requirement under the *Fisheries Act* for requesting letters of advice. In fact, while section 35(2) of the *Act* allows for DFO to issue authorizations for the harmful alteration, disruption or destruction (HADD) of fish habitat there is not a "requirement" that someone apply. Of course obtaining an authorization for HADD would ensure the HADD is in compliance with the *Act*. In the Coops scenario you indicated there is not a HADD and therefore you are not requesting a 35(2) authorization and therefore there does not appear to be any further role for DFO in this project. I hope this provides sufficient information or advice to allow your clients to get started on their project. Please call if you have any further questions.

Corino Salomi

Head, Habitat Section / Section de l'utilisation des terres
 Oceans, Habitat and Enhancement / L'habitat et de la mise en valeur
 Lower Fraser (West) / Cours inférieur du Fraser
 Fisheries and Oceans Canada / Pêches et Océans Canada
 Telephone / Téléphone : (604) 666-8712
 Facsimile / Télécopieur : (604) 666-6627
 E-mail: salomic@pac.dfo-mpo.gc.ca

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

From: Dave Williamson [mailto:dwilliamson@cerg.ca]
Sent: August 26, 2008 2:12 PM
To: Salomi, Corino
Subject: FW: Request for Process Advice RAR

Corino,

Without getting into Megan's interpretations of the RAR and any bi-lateral agreements that may or may not be in place between DFO and MOE would you be in a position to provide me with a Letter of Advice for the Whistler Strata Development at 2007 Karen Cres. Whistler, B.C.? This is the first time I have made a request for a Letter of Advice directly. Is this something that other consultants do? I checked with Mike Nelson and he has never done so, or even heard of such a thing. Let me know at your earliest convenience.

Cheers,

dfw

DAVE WILLIAMSON | B.E.S. | Q.E.P. | Principal
 Cascade Environmental Resource Group Ltd.
 Unit 3 - 1005 Alpha Lake Road | Whistler | BC | Canada | V0N 1B1
 TEL: 604 938-1949 | FAX: 604 938-1247 | CELL: 604 932-0797
 dwilliamson@cascade-environmental.ca | dwilliamson@cerg.ca | www.cascade-environmental.ca/

From: Beveridge, Megan ENV:EX [mailto:Megan.Beveridge@gov.bc.ca]
Sent: Friday, August 22, 2008 2:22 PM

To: Dave Williamson

Cc: Corino.Salomi@dfo-mpo.gc.ca; jonssona@PAC.DFO-MPO.GC.CA; thorpes@PAC.DFO-MPO.GC.CA; Barrett, Scott ENV:EX; Wilkerson, Stacey L ENV:EX

Subject: RE: Request for Process Advice RAR

Hi Dave,

The Section 9 Water Act approval, issued for construction of retaining walls, etc. allows for this work to be conducted but does not address the proposed reduction in riparian setbacks for the townhouse development. When undue hardship exists for a proponent who has already attempted redesign and relaxation of other municipal setbacks, under the RAR a submission is made to DFO for a variance to the SPEA setback. The decision to issue a Letter of Advice, based on the QEPs professional opinion that no HADD will occur and determined on a case-by-case basis, still lies with DFO who may either agree and issue a letter, or reject the submission as proposed.

An application under Section 35(2) is only made where in the QEPs professional opinion a HADD is likely to occur, and authorizations lie outside of the RAR, as the purpose of the regulation is to exercise due diligence in preventing a HADD.

The letter from the RMOW indicates that if DFO would be willing to support a SPEA reduction (based on Corino's letter, in this case the decision would require input from MOE) they would support the development. Since the proposed variance involves location of the structures within 10m of the high water mark the flex option could not be used anyway.

When filing the RAR report for situations where a variance is required, the Letter of Support from the municipality and the Letter of Advice (when obtained) must be attached with the report. The current letter from DFO requests that advice be sought from regional MOE staff regarding the resident fish populations in the creek; once this has been done DFO may base their response on this information. The current process requires that DFO issue a written statement (not necessarily a formal letter) indicating whether or not they support the setback reduction. Let me know if you have any further questions,

Megan Beveridge

Project Assistant, Riparian Areas Regulation

Ministry of Environment

PO Box 9338 Stn Prov Govt

Phone: (250) 356-8186

Facsimile: (250) 356-9145

Email: Megan.Beveridge@gov.bc.ca

From: Dave Williamson [mailto:dwilliamson@cerg.ca]

Sent: Wednesday, August 20, 2008 12:01 PM

To: Beveridge, Megan ENV:EX

Cc: CALLAK@PAC.DFO-MPO.GC.CA; jonssona@PAC.DFO-MPO.GC.CA; thorpes@PAC.DFO-MPO.GC.CA; Barrett, Scott ENV:EX

Subject: Request for Process Advice RAR

Megan,

We have been working on a redevelopment project in Whistler for two years now and have secured the following attached information regarding the siting of the new building. In spite of best efforts on the part of the architects and strata owners, the development still encroaches to within 7 m of the HWM of Whistler Creek. A Section 9 Water Act approval was received. DFO responded to our Section 35(2) application with an email of deferral to MOE. I was a little confused by Stacey Wilkerson's comments regarding a request for a Letter of Advice. This is not something we have ever done before. It has always been our understanding that a Section 35(2) application is submitted and DFO responds in one of three ways: Approval, Rejection/Deferral, or Letter of Advice. To ask for a Letter of Advice directly seems a little presumptive. Typically, in the pre-RAR days, if DFO deferred comment, Section 9 Water Act Approval allowed a project to proceed.

The RMOW submitted a flex letter arguing that flex does not apply to rezoning but expressing a willingness to consider it at development permit time.

Do these attachments constitute the necessary documents for filing an RAR? Does the email response from DFO constitute a Letter of Advice? It seems like everyone is in general agreement that this thing can go forward but no one is prepared to provide us with the documents we need in accordance with the RAR. I feel like we are going in circles here. Any direction you can provide would be much appreciated.

Cheers,
dfw

DAVE WILLIAMSON | B.E.S. | Q.E.P. | Principal
Cascade Environmental Resource Group Ltd.
Unit 3 - 1005 Alpha Lake Road | Whistler | BC | Canada | V0N 1B1
TEL: 604 938-1949 | FAX: 604 938-1247 | CELL: 604 932-0797
dwilliamson@cascade-environmental.ca | dwilliamson@cerg.ca | www.cascade-environmental.ca/



August 5, 2008

File: A2005517

Owners of Strata Plan VR4
165 East 1st Street
North Vancouver, BC V7L 1B2

Attention: Don Gurney

**Re: Application for approval to make changes in and about Whistler Creek
Approval 2005517**

An approval for the proposed changes in and about Whistler Creek has been granted, subject to the conditions noted on the attached Approval document 2005517.

Please be advised that applications for an approval can take up to 140 days to process. If possible, please provide future applications at least 45 days in advance of your proposed start date.

If you have any questions or concerns please contact the undersigned at 604-582-5203.

Yours truly,

James Davies, P.Eng.
Designated Engineer under the *Water Act*

Attachment

pc: Vince Busto, Fisheries and Oceans Canada

Water Act

File: A2005517

APPROVAL

WATER ACT - Subsection 9(1), Clauses (a), (b) and (c)
(Changes in and about a stream)


**Owners of Strata Plan VR4
165 East 1st Street
North Vancouver, BC V7L 1B2**

is hereby authorized to make changes in and about a stream as follows:

- (a) The name of the stream is Whistler Creek, herein referred to as "the stream".
- (b) The changes to be made in and about the stream are:

to construct retaining wall, rock walls, landscaping and other mitigation and enhancement works within Strata Plan VR4, District Lot 4749, Group 1, New Westminster District.
- (c) This Approval does not authorize entry on privately held land or Crown land.
- (d) This Approval does not constitute authority of any other agency.
- (e) The holder of this Approval shall take reasonable care to avoid damaging any land, works, trees, or other property and shall make full compensation to the owners for any damage or loss resulting from the exercise of rights granted hereunder.
- (f) The work authorized shall be completed on or before **December 31, 2009**, and the holder of this approval shall advise the **Portfolio Administrator at 604-930-7107** when the changes have been completed.
- (g) **The holder of this approval shall advise the Designated Engineer under the Water Act at 604-582-5203, 5 working days prior to commencement of construction of the works.**
- (h) **Vince Busto, Fisheries and Oceans Canada at 604-666-8712, shall be notified 5 working days prior to commencement of construction/in-stream work.**
- (i) All in-stream work shall be undertaken during low flows.
- (j) Upon commencement of the project, the work shall be pursued to completion as quickly as possible.
- (k) Any machinery operated in the stream shall be free of excess oil and grease.

- (l) Care shall be exercised during all phases of the work to minimize siltation of the stream and to eliminate the release of any other debris or deleterious substances.
- (m) Vegetation along the banks of the stream shall be disturbed as little as possible.
- (n) All works shall comply with the Cascade Environmental Resource Group Ltd. report entitled *Water Act Section 9 application for 2007 Karen Crescent*, dated May 14, 2008.
- (o) Approval holder shall be responsible for repair, operation and maintenance of works to the satisfaction of the Designated Engineer under the *Water Act*.
- (p) Prior to carrying out any maintenance of the works authorized under this approval, the holder is to obtain the consent of the Designated Engineer under the *Water Act*.
- (q) The approval holder shall retain a qualified Environmental Monitor to supervise all in-stream works authorized under this approval.
- (r) All work shall be carried out in accordance with the Ministry of Environment's "*Standards and Best Practices for In-stream Works*" and the appropriate Fisheries and Oceans Canada guidelines. The Ministry's guidance can be found at the following link:
<http://wlapwww.gov.bc.ca/wld/documents/bmp/iswstdsbpsmarch2004.pdf>.
- (s) Prior to commencement of the works authorized under this approval, the approval holder shall obtain authorization under Section 35.2 of the Federal Fisheries Act from Fisheries and Oceans Canada, if required.


James Davies, P.Eng.
Designated Engineer under the *Water Act*

2007 Karen Crescent
2nd Review
File No. DP1339

The applicant team of Andreas Kaminski, AKA Architecture & Design Inc.; Jason Wood and Scott Sellers, Diamond Head Developments; and Tom Barratt, Tom Barratt Ltd. entered the meeting.

Amica Antonelli, Contract Planner, RMOW introduced the project. This new design addresses Advisory Design Panel March 19 meeting comments pertaining to parking, vehicle circulation, riparian area protection, snow management, landscaping and building façade. Staff seeks Panel's feedback on whether or not the concerns have been adequately addressed or if there are specific issues requiring further attention.

Andreas Kaminski advised on the following.

1. Panel's March comments have been incorporated as much as possible into the new design.
2. Updated site plan: changes to parking and access to each unit.
3. Reduced the size of island on Karen Crescent side resulting in a 19 ft. drive aisle; a one way drive through.
4. Addition of access to the other side of the property.
5. Site section - similar to previous iteration. Back of property slopes down then up to Highway 99.
6. Building articulation reimagined from 11 repeating units to pairs of units separated by a single unit. Additional sloping components to the roof articulation.
7. Colours have been lightened up; Hardie panel areas are a lighter tone, more brown less gray adding warmth; lighter brown colour windows to add more contrast and a more contemporary look; added splash of colour on all doors.
8. Cedar wood details; 2x2 cedar slats; wood privacy screen between units.
9. Standing seam metal siding.
10. Railings: maintained sand blasted glass railing.
11. Rock stack wall along sides.
12. Larger concrete components.
13. 2 ft. roof overhangs on the entire upper level; 4 ft. canopy over decks and doors.

Tom Barratt advised on the following.

14. Narrowed strip of landscaping along Karen Crescent frontage with enlarged street trees (maples) and grass.
15. A paver sidewalk is added.
16. Rock stack walls, stepping stones, pathways to back of property.
17. Additional conifers along back; existing cottonwoods will be replaced over time with conifers.

Panel offers the following comments.

Site Context and Landscaping

1. Panel felt the new design is an overall improvement from the March 19, 2014 design presentation.
2. Panel felt vehicle circulation has been improved.
3. Panel had mixed views regarding the sidewalk and suggested Staff resolve with the applicant.
4. A BCSLA member felt the plant material had not been increased in size or number.

Form and Character

1. Panel supports the changes to roof line and building articulation.

Materials, Colours and Details

1. Panel supports the use of lighter colours and cladding material.

MINUTES

Regular Advisory Design Panel Meeting

April 16, 2014

Page 5

2. A panel member suggested the applicant consider an even more “edgy” Creekside vernacular, colours and details.
3. A panel member expressed maintenance concerns with the use of wood over the aluminum railing and glass.

Moved by T. Bunting

Seconded by C. Wetaski

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

CARRIED.

The applicant team left the meeting.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: July 2, 2014

REPORT: 14-078

FROM: Resort Experience

FILE: 1090, Bylaw 2055

SUBJECT: FESTIVALS, EVENTS AND AUXILIARY LIQUOR RETAIL USES

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council rescind first and second reading of Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014; and

That Council consider giving first and second reading to Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014 as amended; and further,

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014.

REFERENCES

Appendix A: Location Map –Outdoor Assembly Core Commercial Areas

Appendix B: Location Map - Map showing proposed areas to allow auxiliary packaged liquor sales

Appendix C: Liquor Control and Licensing Branch Policy Directive No. 14 – 11.

Appendix D: Liquor Control and Licensing Branch Policy Directive No. 14 – 12.

PURPOSE OF REPORT

This report is an addendum to the report to Council dated May 20th 2014, pertaining to the sale of packaged liquor at festivals and events in response to the proposed changes to BC's liquor control regulations. This report outlines changes made to Zoning Amendment Bylaw 2055, initially presented to Council at the May 20th meeting. The changes have been made to incorporate feedback from the Liquor Licensing Advisory Committee (LLAC), correct a minor error in the bylaw and amend map references to refer to a map that will be included in the Zoning Bylaw..

DISCUSSION

Background

On May 20th 2014 Council was presented with a staff report recommending bylaw changes that would accommodate pending changes to provincial liquor regulations. These changes would facilitate the sale of packaged liquor at festivals and events, such as beer and wine festivals and farmers' markets. At the meeting, Zoning Amendment Bylaw 2055 was given 1st and 2nd reading and Business Regulation Amendment Bylaw 2056 was given 1st, 2nd and 3rd reading. The province issued policy directives on June 21st authorizing the sale of packaged liquor at special events and farmers' markets. These directives are attached as Schedules C and D.

At the May 20th Council meeting it was suggested by Council that the proposed bylaws be presented to the LLAC for feedback. Staff brought the proposal to the LLAC on June 5th. The LLAC endorsed the proposed changes, with a recommendation that zoning and business regulations be

reviewed again after the provincial regulations are amended. The LLAC also discussed the potential to include some indoor venues in the list of permitted sites allowing event-related packaged liquor sales. In particular, support was indicated for including the Whistler Conference Centre (WCC) in the list of permitted sites, so as to accommodate events such as Cornucopia. Staff reviewed the proposal further in light of this discussion and determined that amending the bylaws to include the WCC was consistent with RMOW policies. With the adoption of the new provincial regulations, staff were also able to review the proposed bylaws in light of provincial policy. Staff have determined that the provincial policies and the proposed RMOW bylaws are congruent.

Changes to the Proposed Zoning Amendment Bylaw

To accommodate the feedback from the LLAC, the bylaw has been amended to include the WCC in the list of sites where event-related packaged liquor sales may occur. For this site, the bylaw restricts packaged liquor sales to indoor areas.

To describe where 'outdoor assembly' uses would be permitted, the bylaw presented to Council on May 20th included both a map and a reference to the Core Commercial Areas in the OCP. The bylaw has been amended to remove the reference to OCP and now only refers to the map included in the Zoning Bylaw. The geographic area where outdoor assembly uses will be permitted under the bylaw has not changed. An erroneous legal description in the list of permitted sales sites has also been corrected.

Festivals and events: Business Regulation Bylaw

The Business Regulation Amendment Bylaw was drafted as a more generalized companion amendment to be consistent with the proposed zoning changes. No amendments to this bylaw are necessary to accommodate the changes to the Zoning Amendment Bylaw. This bylaw is presented to Council unchanged, with the recommendation that it be held at third reading and be considered for adoption in conjunction with the zoning amendment bylaw.

Proposed Bylaws

The amended version of the proposed zoning amendment bylaw provides the exact wording of the proposed changes. The map included as Schedule B has been revised to show the location of the WCC.

The changes proposed by the LLAC are in keeping with the intent and objectives of the changes originally developed by staff. Subsequently, staff feels that these further changes are in keeping with the intent of the OCP and Whistler 2020.

WHISTLER 2020 ANALYSIS

The Whistler 2020 Analysis was provided in Administrative Report No. 14-056 to Council on May 20th 2014. The proposed addition of the WCC as a site for packaged liquor sales is in keeping with Whistler 2020, for the reasons outlined in the previous report. Staff have no further information to add to the review in this regard.

OTHER POLICY CONSIDERATIONS

Official Community Plan

The proposed zoning bylaw and business license bylaw amendments remain consistent with the Municipality's OCP, both as per Schedule "A" of OCP Amendment Bylaw No. 1021, 1993, and as per Schedule A of OCP Adoption Bylaw No. 1983, 2011 as revised.

BUDGET CONSIDERATIONS

Costs associated with processing the proposed amendments have been provided for in the Planning Department operating budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

A Public Hearing is required prior to adopting the proposed zoning amendment bylaw. The proposed bylaws were presented to the LLAC. The LLAC was supportive of the bylaws and the recommendations of the LLAC committee have been reflected in the changes to the proposed bylaws.

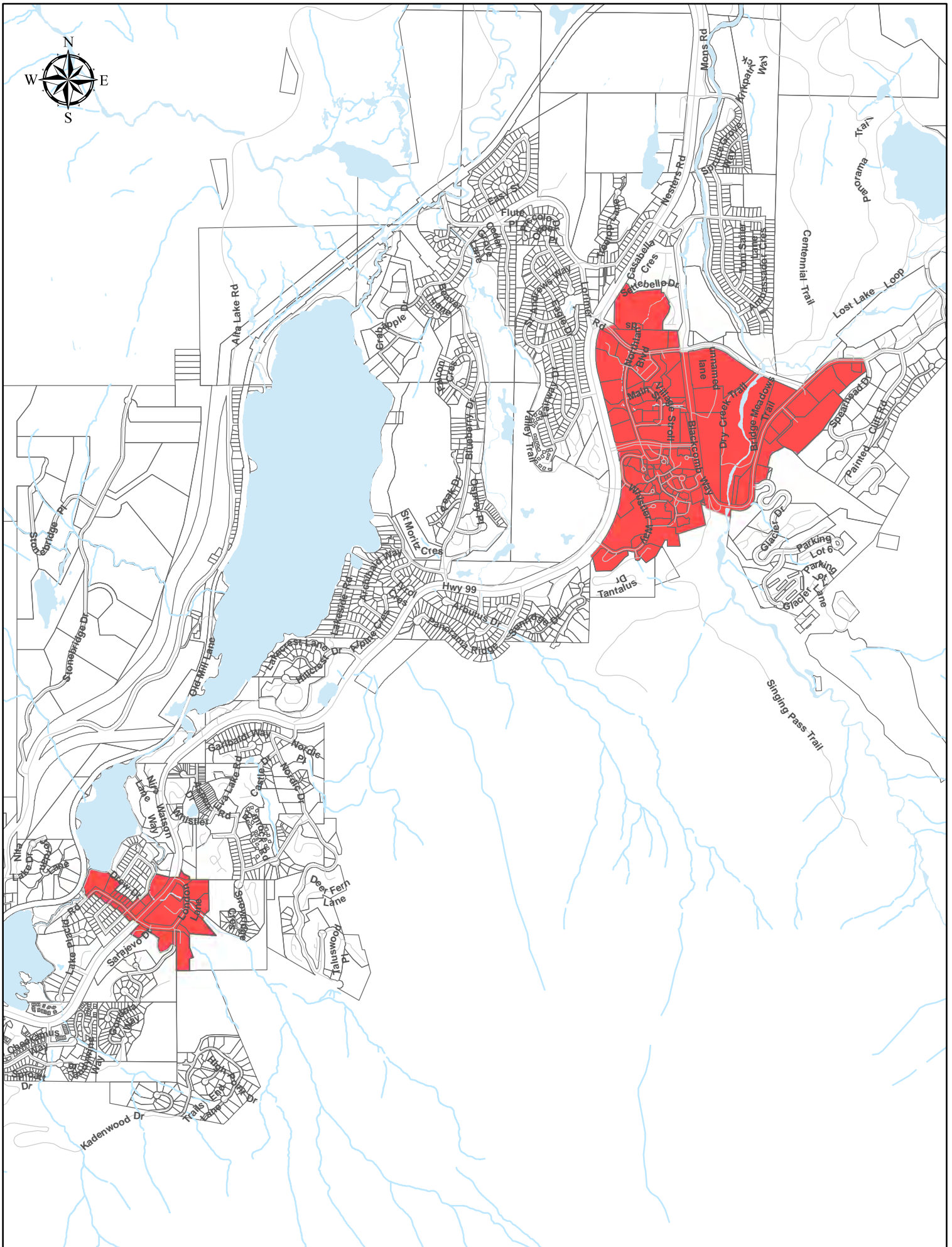
SUMMARY

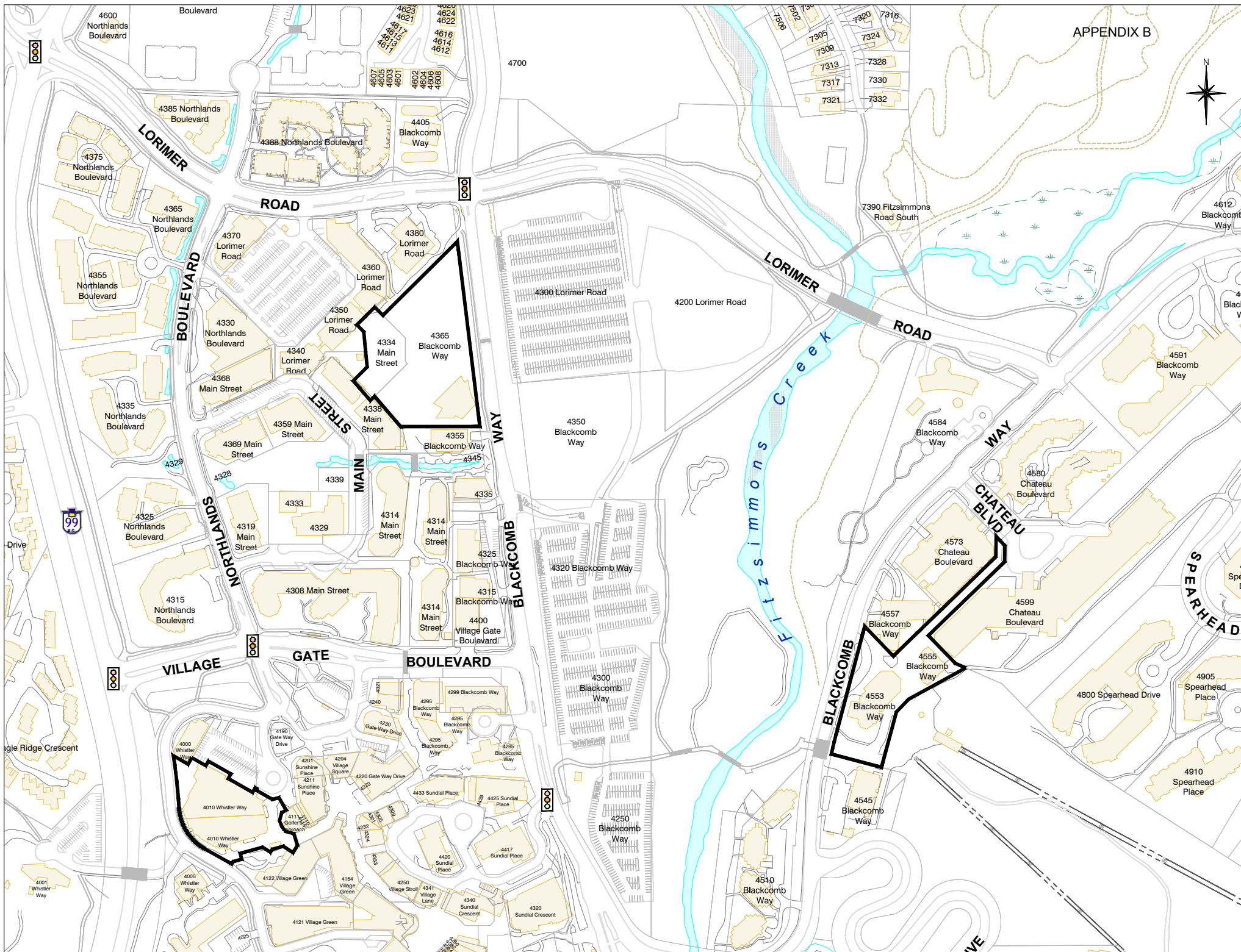
The proposed bylaws, as amended, remain consistent with Whistler 2020, OCP 1983 and OCP Bylaw 1021. The changes initially presented to Council on May 20th and further changes proposed by the LLAC on June 5th 2014 will benefit important events that can take advantage of pending changes to provincial liquor regulations.

Respectfully submitted,

Jake Belobaba, MCIP, RPP
Senior Planner

For
John Rae
Acting General Manager of Resort Experience







Liquor Control and Licensing Branch
POLICY DIRECTIVE
No: 14 - 11

Date: June 21, 2014

To: All LCLB staff
All manufacturer licensees
All Local Government, First Nations, and Police Agencies
BC Farmer's Market Association

Re: Liquor sales at farmers' markets

Introduction

The implementation of the recent Liquor Policy Review (LPR) report recommendation (#31) will permit licensed manufacturers to sell their products at farmer's markets. The new Liquor Control and Licensing Regulation sections 18.3 – 18.6 outline the criteria for eligibility and sale of liquor at a farmers market.

Eligibility

Licensees: A licensed manufacturer (winery, brewery, distillery) with an on-site store endorsement may apply for a Farmer's Market Authorization to sell their products at a farmer's market. Licensees are responsible for confirming that the farmer's market complies with local bylaws around the sale of packaged liquor and that the market where they plan to sell meets the following criteria:

- is comprised entirely of vendors who make, bake, grow or raise the products they sell at the market;
- is managed or carried on by an organization that is incorporated under the *Society Act* or the *Business Corporations Act*;
- is comprised of at least 6 vendors, and;
- operates for at least 2 hours in a day, at least 4 times per year, but no more than twice a week.

Markets: Farmer's markets do not have to apply to the Branch to host liquor vendors. However, it is recommended that all markets who intend to invite liquor vendors confirm with their local government/First Nation that the sale of packaged liquor is permitted in this manner within the municipality that the market takes place.

Licensees are required to confirm with markets that the market site is permitted by local government/First Nation bylaws to sell packaged liquor for off-site consumption. Licensees are required to submit the market's Society or business registration information as part of their authorization application and will request this from host markets.

Just like for any vendor, market organizers will provide the invited liquor licensees with a defined sales area for their products. Liquor licensees will then conduct all sales and sampling within that area.

Markets are not obliged to host liquor licensees. If a market chooses to invite liquor licensees as vendors they may limit the sale in other ways to ensure the principles of the market are maintained. For example, the market may choose to rotate licensees, limit the number of liquor vendor spots per market, or limit the type of liquor that licensees may sell.

Important for markets: If a liquor vendor cannot produce a Farmer's Market Authorization issued by the Branch they have not been authorized to sell liquor at a market.

Policies

The market authorization is valid during the market hours only and liquor may not be sold outside of store endorsement hours 9 am to 11pm. This means that even if a market begins at 8am a liquor vendor may not sell until 9am.

Licensees may only sell the products registered to the licence and permitted in the onsite store. All market sales must be reported as usual through the onsite store endorsement.

Each manufacturer must have a distinct sales area and must post their authorization in a conspicuous location in their area during each market.

Staff at the market stall must have Serving it Right certification and must not be minors.

All sales must occur within the sales area provided for the licensee by the market organizers. Sampling must also take place within the market sales area and patrons may not remove samples from the sales area to walk around the market. Licensees may not charge for samples and sample sizes are restricted as follows (per person per day):

Type of Liquor	Single Product	Multiple product
Wine	20ml	30ml
Spirits	10ml	20ml
Beer / Cider / Coolers	30ml	45ml

Procedures: Obtaining a Farmer's Market Authorization

Farmer's Market Authorization forms are available on the branch website.

Prior to completing the form the licensee must:

- confirm that the market meets the definition of farmer's market. Farmers markets will have an emphasis on local produce and related farm products - markets that sell imported goods or flea markets may not host liquor vendors.
- be accepted to sell at the market by the market organizers
- request the market's registration information (e.g. society registration number) needed for the authorization
- confirm with the market that the municipality where the market occurs has permission to include liquor vendors in the market

- determine which dates to sell at the market. Your authorization will only be valid for the series of market dates submitted.
- If you would like to sell at two different markets (e.g. one in Osoyoos and one in Penticton) you will need a separate authorization for each one.

There are currently no fees for this authorization and the form can be found at http://www.pssg.gov.bc.ca/lclb/forms_fees/index.htm . Please complete the form and fax or email it to the branch at LCLBOneStopHelp@gov.bc.ca or fax to 250-952-7066 at least five business days before the first planned event. Remember to include an email address where the branch can send the authorization. Licensees will need to print it out and post it at the market.

If you have any questions regarding selling at farmer's markets please call your inspector or the branch at the number below.

Further Information

Further information regarding liquor control and licensing in British Columbia is available on the Liquor Control and Licensing Branch website at <http://www.pssg.gov.bc.ca/lclb/>. If you have any questions regarding these changes, please contact the Liquor Control and Licensing Branch toll free in Canada at 1-866-209-2111 or 250 952-5787 if calling from the Victoria area.

Original signed by:

Douglas Scott
Assistant Deputy Minister and General Manager



Liquor Control and Licensing Branch
POLICY DIRECTIVE
No: 14 - 12

Date: June 21, 2014

To: All LCLB staff
 All LRS and wine store licensees
 All Local Government, First Nations, and Police Agencies
 Liquor Distribution Branch

Re: Liquor Policy Review recommendation 32: Temporary stores at tasting-focussed food and beverage festivals licensed under a Special Occasion Licence

Introduction

The implementation of the recent Liquor Policy Review (LPR) report recommendation #32 will permit licensed wine stores (WS) and licensee retail stores (LRS) to sell their products for off-site consumption at a tasting-focused food and beverage festival licensed under a special occasion licence (SOL).

32. Allow patrons to buy bottles of liquor to take home that are showcased at festivals or competitions. Consider amending SOLs issued to festivals and competitions, or allow BC Liquor or private retail stores to operate a temporary store on site as the means to provide for these sales.

The new Liquor Control and Licensing Regulation sections 14.2 – 14.4 outline this new ability.

Eligibility

Eligibility is limited to active LRSs or WS's (manufacturer on-site stores are not eligible). A WS or LRS may apply for a "temporary off-site sale endorsement" under section 14.3 of the Regulation. Once endorsed, the licensee must notify the Branch to obtain an event specific authorization to set up a temporary retail store at an event licensed under an SOL. Each festival requires its own authorization.

Eligible festivals must have a primary focus on tasting or introduction of liquor products and/ or accompanying food (e.g. a wine festival licensed under an SOL with many manufacturers presenting their products, possibly in combination with foods, would qualify, whereas the SOL attached to a music festival would not).

Licensed WS's who set up a temporary store are limited to the types of products they are permitted to sell under the licence of the permanent store (e.g. a BCVQA wine store could only sell BCVQA wine at an SOL licensed food and beverage festival).

The authorizations are only permitted in association with a special occasion licensed event. Other event types that resemble SOLs, such as events licensed under temporary extensions of liquor primary licences or licensed catering events, are not eligible to host temporary retail stores.

Terms and conditions of the authorization

- The authorization is valid during the hours and days of the festival subject to regular retail hours of 9 am to 11 pm. This means that even if a festival ends at midnight a liquor vendor may not sell after 11 pm.
- All sales at the temporary location must be recorded as sales from the permanent store. WS's must only sell the range of products permitted by their store licence.
- All liquor sold from the temporary store must be purchased from the LDB or other channels approved for the permanent store. Licensees may return unsold stock to the permanent store inventory after the event.
- The WS or LRS licensee is responsible for confirming with the SOL licensee that the local government/first nation permits the sale of packaged liquor for off-site consumption at the SOL licensed event.
- Endorsed licensees must have a distinct sales area and must post their authorization in a conspicuous location in that area during each event. All sales must be conducted within that area.
- No consumption of any kind is permitted within the designated retail sales area. Sampling and consumption are only permitted in the associated SOL service area(s).
- Minors may be present in the sales area if they are permitted under the SOL.
- The terms and conditions of the permanent store apply at the temporary store with regards to pricing, product limitations, promotions and staff training (Serving it Right) and age requirements.
- The products purchased from the temporary store are for consumption away from the Special Occasion Licensed event.
- The General Manager may place additional limits in the public interest.

Procedure for wine store and LRS licensees: Endorsements and authorizations

The licensee may use the form LCLB005B - Permanent Change to Your Liquor Licence to apply for the endorsement at http://www.pssg.gov.bc.ca/lclb/forms_fees/index.htm. Once endorsed, the licensee may accept invitations from SOL licensees of food and beverage festival events to set up a temporary store. For each event the licensee must obtain authorization from the Branch by completing the Temporary Store Authorization Application form LCLB 091 and emailing (LCLBOneStopHelp@gov.bc.ca) or faxing (250-952-7066) it to the branch at least 14 calendar days before the event. Include an email address where the branch can send the authorization as licensees will need to print it out and post it at the event.

In order to complete the authorization the licensee requires details of the event such as times, dates, location, type of event (wine festival, beer festival etc) and the contact information for the SOL licensee and the SOL licence number for the event.

As part of event planning, prior to inviting an LRS or WS to set up a store, the SOL licensee must confirm with the local government/First Nation that the sale of packaged liquor for off-site consumption is permitted in this manner. LRS and WS licensees must request and confirm this permission with the SOL licensee before applying for authorization to set up a temporary store.

Fees

There is no application fee for this endorsement at this time. Fees are being reviewed later this year and this endorsement may then be subject to an annual renewal fee and an initial application fee.

Further Information

Further information regarding liquor control and licensing in British Columbia is available on the Liquor Control and Licensing Branch website at <http://www.pssg.gov.bc.ca/lclb/>. If you have any questions regarding these changes, please contact the Liquor Control and Licensing Branch toll free in Canada at 1-866-209-2111 or 250 952-5787 if calling from the Victoria area.

Original signed by:

Douglas Scott
Assistant Deputy Minister and General Manager



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: July 2, 2014

REPORT: 14-079

FROM: Resort Experience

FILE: CR 0053

SUBJECT: REFERRAL OF SQUAMISH-LILLOOET REGIONAL DISTRICT ZONING
BYLAW NO. 20, 1970, AMENDMENT BYLAW NO. 1335-2014: BREW
CREEK CENTRE EXPANSION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council support the Squamish Lillooet Regional District Zoning Amendment Bylaw 1335-2014; and further,

That Council authorize the Corporate Officer to forward Council's endorsement to the Board of the Squamish Lillooet Regional District (SLRD).

REFERENCES

Appendix A: SLRD Referral Package

PURPOSE OF REPORT

This report provides a recommended response to the SLRD's referral of a rezoning amendment that would allow the limited expansion of the Brew Creek Centre to increase the number of permitted guest beds from 32 to a maximum of 50. The recommended response is supported with a policy-based rationale prepared by Resort Municipality of Whistler (RMOW) staff.

DISCUSSION

Background

The SLRD has received a rezoning application from the Brew Creek Centre. The subject property is located outside of RMOW boundaries, approximately 13 km southwest of Whistler Village. The site is accessed from Brew Creek Road, which runs west off Highway 99 near Daisy Lake. A location map is included in the SLRD referral package attached as Appendix A. The Brew Creek Centre is seeking to increase the number of allowable guest beds on their site from 32 to a maximum of 50.

The amendment bylaw was given first reading by the SLRD Board on May 26th 2014. The Board also directed that the bylaw be referred to the RMOW and other stakeholders. RMOW staff received the referral from the SLRD on June 3rd 2014.

The Proposed Bylaw

The Brew Creek Centre is located in the SLRD's Tourist Retreat 1 (TR-1) zone. The zone already allows a maximum of 50 beds. However, the zone's density calculation sets a limit of 2.5 beds per acre (approximately 6 beds per hectare), which limits the 12.8 acre (5.18 hectare) property to 32 beds. The proposal does not include a request to change permitted uses in the TR-1 zone and the

TR-1 zone does not apply to any other properties. The Brew Creek Centre currently offers 24 guest beds and intends to add 26 new guest beds if the zoning bylaw is approved. The SLRD staff report is included in Appendix A and outlines the proposal in greater detail.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	<ol style="list-style-type: none"> 1. Limits to growth are understood and respected. 2. Continuous encroachment on nature is avoided. 	The proposed development is a minimal increase in regional bed units on a site that is already developed. This is a favourable alternative to new units constructed on greenfield sites.
Economic	<ol style="list-style-type: none"> 1. Whistler's tourism economy is progressive and ensures the highest and best use of limited financial, social and natural resources in the long-term. 2. Whistler's core accommodation base and long-term investments made in the community are protected. 3. Whistler is an integral part of the region's economy and works collaboratively with stakeholders. 	The addition of 26 new guest beds to an existing facility supports tourism in the region without jeopardizing the region's or Whistler's core accommodation base and natural resources.
Natural Areas	<ol style="list-style-type: none"> 1. An ecologically functioning and viable network of critical natural areas is protected and, where possible restored. 2. Use of critical natural areas is avoided and use of surrounding areas is limited to ensure ecosystem integrity. 3. A policy of no net habitat loss is followed, and no further loss is preferred. 4. Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible. 5. Corridor partners adopt Natural Areas Strategies consistent with the intent of this document. 	Endorsing the proposal is supportive of infill development which generally limits further encroachment into natural areas and maintains contiguous natural ecosystems.

OTHER POLICY CONSIDERATIONS

Regional Growth Strategy

Policy/Goal	Comments
1.1 The SLRD and member municipalities agree that: a) The Regional Growth Strategy (RGS) Settlement Planning Map will be used in conjunction with Official Community Plans to: - encourage compact development within Urban Areas, Master-Planned Communities and Rural Communities, - maintain the rural, low density character of Serviced Residential and Rural Residential Areas, and - protect and maintain Non-Settlement Areas.	The proposed development will not result in further encroachment into non-settlement areas. As infill development, the project will have a minimal incremental impact on the rural landscape.

Official Community Plan (OCP)

The proposed zoning amendment is consistent with the Municipality's OCP, both as per Schedule "A" of OCP Amendment Bylaw No. 1021, 1993, and as per Schedule A of OCP Adoption Bylaw No. 1083, 2011 as revised.

The proposed development is a small-scale infill development, which is consistent with the maximum density specified in the SLRD's zoning bylaw and the RGS. The proposal does not conflict with the growth management policies of Whistler's OCP or Whistler 2020.

BUDGET CONSIDERATIONS

Costs associated with processing the referral have been provided for in the RMOW Planning Department operating budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

Staff expects that the SLRD will hold a Public Hearing prior to adopting the proposed zoning amendment bylaw.

SUMMARY

The development and rezoning proposal referred by the SLRD represents an increase in the maximum number of permitted beds from 32 to 50. This minimal increase does not conflict with the intent of Whistler's regionally applicable planning and land use policies. Overall, infill development, rather than greenfield development, is the more sustainable approach to accommodating increased regional tourism demands. The proposal is consistent with the planning approach in the RGS, Whistler 2020 and the OCP. Staff recommends responding to the SLRD's referral with an endorsement of the proposed bylaw.

Respectfully submitted,

Jake Belobaba, MCIP, RPP
Senior Planner

For:
John Rae
Acting General Manager of Resort Experience



Box 219, 1350 Aster Street,
 Pemberton, BC V0N 2L0
 Ph. 604-894-6371, 1-800-298-7753
 F: 604-894-6526
 info@slrd.bc.ca www.slrd.bc.ca

June 3, 2014

RE: Squamish Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014

I am writing to request your comments on a proposed bylaw. Zoning Amendment Bylaw No. 1335-2014 will amend SLRD Zoning Bylaw No. 20, 1970 as part of a rezoning application from the Brew Creek Centre. Zoning Bylaw No. 20, 1970 is one of the zoning bylaws for Electoral Area D and covers the northern portion of the area south of Whistler. The Brew Creek Centre has submitted a rezoning application to modify the zoning of their property to allow for more sleeping space for guests.

On May 26, 2014 the SLRD Board carried the following motions regarding Bylaw 1335-2014:

6.3.5 Request for Decision – Brew Creek Centre - Zoning Amendment Bylaw No. 1335-2014 (to amend Zoning Bylaw No. 20, 1970)

1. THAT Bylaw 1335-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014” be introduced and given first reading.
2. THAT Bylaw 1335-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014” be referred to the appropriate First Nations, Resort Municipality of Whistler, and provincial agencies including the Vancouver Coastal Health Authority, the Ministries of Forests, Lands, & Natural Resource Operations, Environment, BC Parks, and Transportation & Infrastructure, for comment.

As per the above resolutions, I am writing to formally invite your feedback on Bylaw 1335-2014. I have attached a copy of the bylaw, as well as the most recent staff report. The due date for feedback on the bylaws is June 30, 2014

If you have any questions, please do not hesitate to call me or Kim Needham at 604-894-6371.

Sincerely,

Ian Holl
 Planner

BYLAW REFERRAL FORM



Re: SLRD Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014

SQUAMISH LILLOOET REGIONAL DISTRICT
P.O. Box 219, 1350 Aster Street
Pemberton, B.C. V0N 2L0
Phone: (604) 894-6371 / 1-800-298-7753
Fax: (604) 894-6526

Date: June 3, 2014

PURPOSE OF THE BYLAWS

The purpose of Bylaw 1282 is to amend Zoning Bylaw No. 670, which is the current zoning bylaw covering Electoral Area A and B. The result being that Zoning Bylaw No. 670 will then apply to Electoral Area A only. This amendment is in conjunction with the Area B Zoning Review project that is creating a new zoning bylaw for Electoral Area B. There are no major changes proposed for Area A, the primary aim is to divorce Electoral Area A and B from each other in Zoning Bylaw No. 670. There some minor housekeeping changes included in the amendment bylaw.

REQUEST FOR COMMENT

You are requested to comment on the attached bylaw for potential effect on your agency's interests. Your comments on the bylaw are requested no later than June 30, 2014.

If no response respecting your agency's interest is received by June 30, 2014, the Regional District may assume that your agency has no objection to the proposed bylaws.

GENERAL LOCATION

Zoning Amendment Bylaw No. 1335 applies to the Brew Creek Centre property in Electoral Area D.

AREA OF PROPERTY AFFECTED

Approx. 12.8 acres

ALR STATUS

N/A

OCP

Area D OCP Bylaw No.
1135-2013

OTHER INFORMATION

Please use the attached Response Summary to provide any comments. If your agency's interests are unaffected no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy, which would affect our consideration of this bylaw.

Ian Holl
(Name)

Planner
(Title)

This referral has been sent to the following agencies:

Squamish Nation, Lil'wat Nation, Resort Municipality of Whistler, and provincial agencies, including the Vancouver Coastal Health Authority, the Ministries of Forests, Lands & Natural Resource Operations, Environment, BC Parks, and Transportation & Infrastructure.

BYLAW REFERRAL RESPONSE SUMMARY
SLRD Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014

☐

Approval Recommended for
Reasons Outlined Below

☐

Interests Unaffected by Bylaw

☐

Approval Recommended Subject to
Conditions Below

☐

Approval Not Recommended Due to
Reasons Outlined Below

☐

Approval Recommended with
further information/conditions to
follow

☐

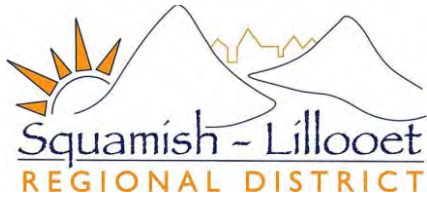
Approval Not Recommended with
further information/conditions to follow

Signed By: _____

Date: _____

Agency: _____

Title: _____



REQUEST FOR DECISION

Brew Creek Centre – Zoning Amendment Bylaw No. 1335-2014

Meeting Date: May 12/26, 2014

To: SLRD Electoral Area Directors Committee / SLRD Board

Applicant: Drew Rose (Agent) & Barclay Isherwood (Owner)

Location: SLRD Electoral Area D – Brew Creek

Legal Descriptions:

PID 006-050-301 (DL 6902, Group 1, NWD)

OCP Designation: Commercial – Brew Creek Retreat Electoral Area D OCP Bylaw No. 1135-2013	Zoning: Tourist Retreat I Zoning Bylaw No. 20, 1970	ALR Status: N/A	Development Permit Areas: Wildfire Protection Garibaldi Sensitive Ecosystems
--	---	---------------------------	--

RECOMMENDATION:

1. THAT Bylaw 1335-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014” be introduced and given first reading.
2. THAT Bylaw 1335-2014, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014” be referred to the appropriate First Nations, Resort Municipality of Whistler, and provincial agencies including the Vancouver Coastal Health Authority, the Ministries of Forests, Lands, & Natural Resource Operations, Environment, BC Parks, and Transportation & Infrastructure, for comment.

KEY ISSUES/CONCEPTS:

The Brew Creek Centre is looking to offer more sleeping space for guests as they have an expanding clientele that is increasing the demand for more accommodation. The SLRD received an application for a rezoning regarding the Brew Creek Centre property. The property location is shown in Appendix 1. The amendment application requests zoning to allow an increase in allowable guest beds from the current 32 to a maximum of 50. The existing Tourist Retreat I zone does mention a maximum of 50 guest beds, however, the density calculation used in that zone (2.5 beds per acre) yields a maximum of 32 beds based on the size of the Brew Creek property.

RELEVANT POLICIES:

Electoral Area D OCP Bylaw No. 1135-2013

Electoral Area D Zoning Bylaw No. 20, 1970

BACKGROUND:

Staff have drafted a zoning bylaw amendment for this application. The application was given permission to proceed to the draft bylaw stage by the Board at the April 28, 2014 Board meeting. It is now being brought to the Board for first reading and to initiate the referral process. The zoning amendment will remove the density calculation so that the allowable guest beds can reach a maximum of 50 at Brew Creek Centre.

ANALYSIS:

The applicant has stated that they are satisfied with the bulk of the provisions in the current Tourist Retreat I zone and are not looking to change any permitted uses. Since the TR-I zone does not apply to any other properties under Zoning Bylaw No. 20, 1970, the zone can be modified to suit the Brew Crew Centre without creating a new zone. There are currently 24 guest beds offered on site and with the proposed zoning change, 26 new guest beds would be added for a maximum of 50.

Current Zoning

Existing density regulations in section 2.7.23(a) of Zoning Bylaw No. 20, 1970:

- Pension or Pensions – the maximum permitted density is 2.5 guest beds per acres to a maximum of 50 beds plus staff accommodation of 1 dwelling unit per 10 beds.

As noted, the permitted density calculation needs to be amended. The rezoning would alter the Tourist Retreat I zone as follows:

- Pension or Pensions – the maximum permitted density is 50 guest beds plus staff accommodation of 1 dwelling unit per 10 guest beds.

Development Permit Areas

Wildfire Development Permits (DPs) & Garibaldi Sensitive Ecosystem Development Permits will be required for new buildings, and the guidelines are outlined in the Area D OCP Bylaw No. 1135-2013.

Fire truck access and turnaround

The applicant was requested to provide proof that based on fire truck sizes and turning radii there will be sufficient space for ingress and egress. The applicant has provided confirmation that the fire truck access route design is in compliance with the BC Building Code. The proponent has been in communication with Ed Jones, the Garibaldi Fire Chief, and Joe Mooney, the Pinecrest/Black Tusk Village volunteer fire fighter (and RMOW Chief Building Inspector) regarding this.

Voluntary Amenity Contribution

It has been suggested by the SLRD that the applicant might consider a voluntary community amenity in the form of a monetary contribution to the Garibaldi Fire Department.

OPTIONS:

Option 1

Give the zoning amendment bylaw first reading and initiate the referral process.

Option 2

Do not give the zoning amendment bylaw first reading, and refer the application back to staff for more information, or revision.

Option 3

Reject the application.

PREFERRED OPTION: Option 1

FOLLOW UP ACTION:

As per Board direction.

CONCLUSION:

SLRD staff view this proposed zoning amendment as relatively minor given that the existing zoning of the property already indicates a maximum of 50 guest beds, thereby supporting the proposed increase. It is the density calculation provision that needs to be altered or removed to allow the Brew Creek Centre property to achieve that maximum figure of 50 guest beds. SLRD staff are supportive of the application and the opportunity to amend the zoning to facilitate an expansion of the guest beds to the requested maximum of 50.

ATTACHMENTS:

Draft Zoning Amendment Bylaw No. 1335-2014

Appendix 1: Site Location Map

Appendix 2: Site Plans

Appendix 3: Building & Elevation Plans

Prepared by: I. Holl, Planner

Reviewed by: K. Needham, Director of Planning and Development

Approved by: L. Flynn, Chief Administrative Officer

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970.

1. This bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Zoning Bylaw No. 20, 1970, Amendment Bylaw No. 1335-2014”.

a. By deleting Section 2.7.23(a), and replacing it with a new section 2.7.23(a) as follows:

(a) Pension or Pensions – the maximum permitted density is 50 guest beds plus staff accommodation of 1 dwelling unit per 10 guest beds.

b. By updating the table that summarizes the amendments to the bylaw in the front of Zoning Bylaw No. 20, 1970 to include this bylaw.

ADOPTED this day of , 2014

Peter DeJong
Secretary

[illegible][illegible]

NEW 20-BED QUEST
ACCOMMODATION LODGE
"BREW SOUTH"

NOTE: ALL OTHER BUILDINGS

UNSERVED CROWN LAND

 SITE PLAN WITH
NEW GUEST LODGE ("BREW SOUTH")
AND EXPANDED PARKING

JANUARY 30, 2014

THE BREW CREEK CENTRE
1 Brew Creek Road
Whistler, B.C.

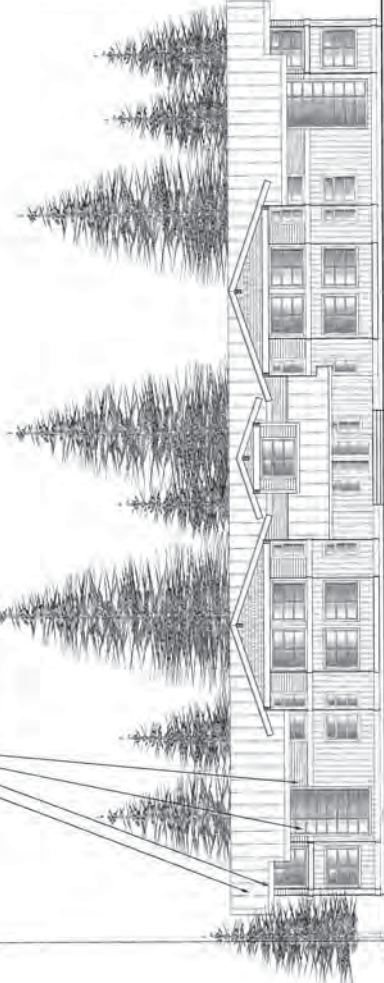
SITE MASTER PLAN

 $1'' = 40''-0''$

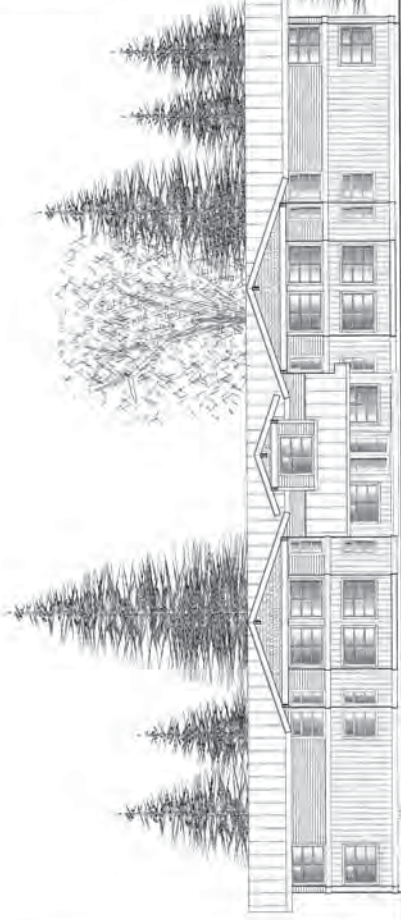
07-03

TYPICAL EXTERIOR MATERIALS

- STANDING SEAM METAL ROOFING
- CLEAR TRIM BOARDS (NATURAL)
- TRIPLE GLAZED FIBERGLASS
- FRAME WINDOWS (BLACK)
- HORIZONTAL LAPRED CEDAR
- SEMI ROUND & MATEN CEDAR
- SEMI NATURAL



NORTH (ENTRY) ELEVATION



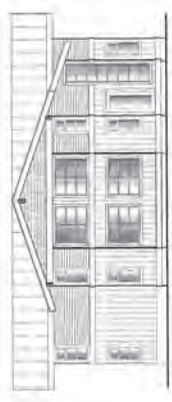
SOUTH ELEVATION



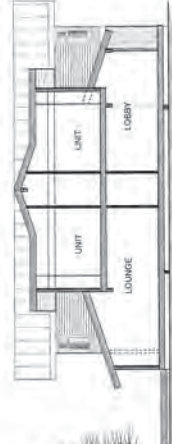
UPPER FLOOR PLAN



MAIN FLOOR PLAN



EAST / WEST ELEVATION



SECTION THRU LOUNGE & LOBBY



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: July 2, 2014

REPORT: 14-077

FROM: Resort Experience

FILE: 7007.1, Bylaw 2060

SUBJECT: LAND USE PROCEDURES AND FEES AMENDMENT BYLAW NO. 2060, 2014

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, second, and third readings to Land Use Procedures and Fees Amendment Bylaw No. 2060, 2014; and further,

That Council direct staff to amend Zoning and Parking Bylaw No. 303 to exempt any development related to or associated with the construction of a detached dwelling or duplex dwelling in any development permit area designated in Official Community Plan Amendment Bylaw No. 1021 1993 from requiring a development permit, if it is deemed that the applicable guidelines were met at time of subdivision.

PURPOSE

As a result of the June 4, 2014 B.C. Supreme Court decision affecting Whistler's Official Community Plan, this report presents proposed bylaw amendments to minimize processing time and uncertainty for development permit and building permit applicants and minimize disruption to the municipal staff work program.

Specifically, the report presents Land Use Procedures and Fees Amendment Bylaw No. 2060, 2014 for consideration by Council. The bylaw delegates Council's authority to the General Manager of Resort Experience to issue certain development permits and discharge or modify certain covenants, and establishes measures for the municipality to comply with the *Riparian Areas Protection Act*.

The report also seeks direction from Council to amend Zoning and Parking Bylaw No. 303 to implement development permit exemptions for any development related to or associated with the construction of a detached dwelling or duplex dwelling in any development permit area designated in Official Community Plan Amendment Bylaw No. 1021, 1993, if it is deemed that the applicable guidelines were met at time of subdivision.

DISCUSSION

On June 4, 2014, the Minister of Community, Sport and Cultural Development's approval of Official Community Plan Adoption Bylaw 1983, 2011 (2013 OCP) was quashed by the B.C. Supreme Court making Official Community Plan Amendment Bylaw No. 1021, 1993 (1993 OCP) in force again. In reviewing the implications of this decision, the municipality's legal counsel identified that amendments to the municipality's existing land use procedures and fees bylaw would be necessary to process development permits for development permit areas designated in the 1993 OCP in a timely manner and for the municipality to continue to comply with the *Riparian Areas Protection Act*.

Land Use Procedures and Fees Amendment Bylaw No. 2060, 2014 will:

1. Delegate Council's authority to issue certain development permits.

Under the Community Charter, Council may, by bylaw, delegate its powers, duties and functions to an officer or employee of the municipality in order to streamline the development approval process.

The bylaw amendment enables any development permit authorizing any development related to or associated with the construction of a detached dwelling or duplex dwelling, including the subdivision of land for that purpose, to be issued by the General Manager of Resort Experience.

The bylaw amendment also establishes criteria in which the General Manager of Resort Experience may issue development permits in development permit areas designated in Official Community Plan Bylaw No. 1021, 1993 (1993 OCP), consistent with delegated authorities provided for in the existing land use procedures and fees bylaw.

2. Delegate Council's authority to execute any discharge or modification of certain covenants restricting gross floor area.

The bylaw amendment delegates to the General Manager of Resort Experience the authority to execute any discharge or modification of a s. 219 covenant restricting gross floor area, but only to the extent that the covenant being modified or discharged is inconsistent with a zoning bylaw definition of gross floor area or restricts the use of a crawlspace that did not constitute gross floor area at the time the covenant was granted.

Council endorsed this process on August 21, 2012 by way of the following resolution: "That Council endorses the proposed process for a covenant modification to exclude basement floor area from a Gross Floor Area calculation;".

The General Manager still has discretion to make a recommendation to Council that a decision on a covenant modification is made by the Council if there is question as to whether the proposed modification meets the intent of zoning bylaw definition of gross floor area.

3. Comply with the *Riparian Areas Protection Act*.

The municipality had been relying on a s. 929 (bylaw in preparation) approach to protecting riparian areas as required by the Fish Protection Act (now Riparian Areas Protection Act) on the basis that the 2013 OCP with its detailed riparian area protection provisions provides a level of riparian area protection that meets or exceeds that set out in the Riparian Areas Regulation and is a bylaw in preparation. Building permits were issued upon receipt of a report by a "qualified environmental professional for lands within a riparian assessment area as defined in the riparian Areas Regulation. on condition that the applicant complies with the DP area conditions that would be applicable once the 2013 OCP is adopted. Relevant land use procedures bylaw procedures were repealed when the 2013 OCP was adopted.

The bylaw amendment reinstates the former procedures because the riparian area development permit areas and development permit requirements created by the 2013 OCP are no longer in existence.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Partnership	Decisions consider the community's	The proposed bylaw amendments will

	values as well as short and long-term social, economic and environmental consequences.	assist in the processing of development permits for development permit areas designated in the 1993 OCP in a timely manner, and will establish measures for the municipality to continue to comply with the <i>Riparian Areas Protection Act</i> .
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
N/A	N/A	N/A

OTHER POLICY CONSIDERATIONS

Relationship to Existing Process/Information Requirements

For development permit areas designated in the 1993 OCP for the protection of the natural environment, its ecosystems and biological diversity, the Environmental Impact Assessment Process contained in the 1993 OCP will apply.

Riparian Areas Protection Act

The bylaw amendment will enable the municipality to comply with the *Riparian Areas Protection Act*.

BUDGET CONSIDERATIONS

Consistent with the existing development approval information requirements and process, all costs for the submission requirements are to be borne by applicants.

COMMUNITY ENGAGEMENT AND CONSULTATION

Land Use Procedures and Fees Amendment Bylaw No. 2060, 2014 will not require a public hearing. Staff will update the municipality's website immediately upon adoption of the bylaw by Council.

SUMMARY

As a result of the June 4, 2014 B.C. Supreme Court decision affecting Whistler's Official Community Plan, this report presents proposed bylaw amendments to minimize processing time and uncertainty for development permit and building permit applicants and minimize disruption to the municipal staff work program.

Respectfully submitted,

Melissa Laidlaw
ACTING DIRECTOR OF PLANINNG
for
John Rae
ACTING GENERAL MANAGER, RESORT EXPERIENCE



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: July 2, 2014

REPORT: 14-076

FROM: Corporate and Community Services

FILE: 3007.1, Bylaw 2059,
Bylaw 2061

SUBJECT: 2014 MUNICIPAL ELECTION BYLAWS

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first three readings to “General Local Government Election Bylaw No. 2059, 2014”;

That Council consider giving first three readings to “Mail Ballot Authorization and Procedure Amendment Bylaw No. 2061, 2014.

PURPOSE OF REPORT

The purpose of this report is to request that Council give first three readings to a bylaw which sets the general election rules that must be authorized by bylaw under the *Local Government Act* which include:

- Access to nomination documents
- Setting additional advance voting opportunities
- Resolution of tie vote after judicial recount

Staff is also recommending that Council give first three readings to a bylaw to amend “*Mail Ballot Authorization and Procedure Bylaw No. 1975, 2011*” to allow mail ballots to be entered into a vote tabulating unit before the close of general voting day.

DISCUSSION

Voting Days

General Voting Day for the 2014 British Columbia Local Government Election is Saturday, November 15, 2014 from 8:00 a.m. to 8:00 p.m. In the Resort Municipality of Whistler (RMOW) qualified voters will vote for 1 Mayor, 6 Councillors and 2 School Trustees (unless one or more of these positions are won by acclamation). The location of General Voting Day is still being determined. According to the *Local Government Act*, the RMOW must hold one required advance voting day on Wednesday, November 5th. The RMOW must also hold a second advanced voting opportunity on a date of our choosing. The proposed bylaw recommends that the additional advance voting day be held on Saturday, November 8th. The first advance voting day will be held on Wednesday, November 5, 2014 from 8:00 a.m. to 8:00 p.m. in the Community Room of the Whistler Public Library and the second will be held from 8:00 a.m. to 8:00 p.m. in the lower level of Municipal Hall.

Staff is also proposing that Mail Ballot Voting which was instituted for the first time in the 2011 election will be continued for this election but that an amendment to the bylaw is made.

Election Bylaws Already In Place

The RMOW currently has four existing election bylaws that remain current and will be relied upon for the 2014 Local Government Election. They are:

“Provincial Voters List Adoption Bylaw No. 1874, 2008”: this bylaw authorizes the RMOW to use the current available Provincial Voters List as our register of resident electors. The RMOW also keeps its own Non Resident Property Electors list. The Provincial List was first adopted for the 2008 municipal election and as a result Whistler saw a substantial reduction of newly registered voters since the majority of resident voters were already on the Provincial List. This significantly reduced voter line ups on General Voting Day. The Provincial Voters List is maintained and updated by Elections BC through a variety of processes. These include registrations and updates received from voters through the provinces’ online voter registration system, updates from the National Register of Electors, and data received from the Insurance Corporation of BC and Vital Statistics. According to the Province, over 90% of eligible voters are currently on the BC Provincial Voters List.

“Automated Voting Machines Authorization Bylaw No. 1599, 2002”: This bylaw allows the RMOW to use automated voting machines rather than having to hand count all ballots. For the 2014 Municipal Election, the RMOW will be renting automated voting machines from Elections Systems and Software (ES&S) along with six other BC Municipalities in order to get a discounted group rate. The RMOW is renting the same type of machine as we had previously rented from the City of Toronto for the 2008 and 2011 elections. The RMOW could not rent from the City of Toronto for the 2014 election as they are running their own municipal election this fall.

“Mail Ballot Authorization and Procedure Bylaw No. 1975, 2011”: Mail ballot voting is a procedure to allow electors to cast ballots in an election without having to attend a voting place. Section 100 of the *Local Government Act* allows municipalities in British Columbia the option of instituting mail ballot voting by bylaw, however, municipalities are not required to permit such voting.

The bylaw authorizes mail ballot voting to be made available to:

- persons with a physical disability, illness or injury that affects their ability to vote in a conventional manner;
- persons who expect to be absent from the municipality on general voting day and at all times of advance voting opportunities.

Please note that those voting by mail must also be eligible to vote under the general voting rules which are:

- the person must be age 18 or older;
- the person must be a Canadian citizen;
- the person must be a resident of BC for at least six months, prior to general voting day
- the person must be a resident or homeowner in Whistler for 30 days, prior to general voting day

Mail ballots allow our locals who are away on the election days an opportunity to vote as well as our BC based non-resident property electors who are not in Whistler during any of the voting opportunities. In the 2011 election, a large number of people requested mail ballots that were not eligible to vote.

An amendment to this bylaw is proposed to reduce wait time at the close of general election day. Under the current bylaw, no mail ballots are allowed to be inserted into the vote tabulator unit until 8:00 p.m. on November 15th. During the 2011 Local Government Election, 397 valid mail ballots were received and had to be inserted into the vote tabulator unit at 8:00 p.m. This took a great deal of time while candidates and scrutineers waited for results. The proposed bylaw amendment will allow the chief election officer or designate to feed the bulk of the ballots into a vote tabulator unit specifically designated for mail ballots at 4:00 p.m. two days before general election day. Scrutineers will be invited to observe when this takes place. All remaining ballots received after 4:00 p.m. two days before general voting day, will be kept secure and then fed into another designated vote tabulator for mail ballots at the close of general voting day.

“Sign Bylaw No. 558, 1987”: This bylaw allows election signs to be authorized with the following restrictions:

- (a) the maximum area of election signs is 2.0m²;
- (b) the maximum height of election signs is 2.4m;
- (c) election signs must not be displayed prior to the date on which an election is called by the relevant election officer;
- (d) election signs must be removed within seven (7) days of the date of the election in respect of which they were displayed;
- (e) election signs must not be displayed on private property or on a public right of way immediately adjacent to private property without the express consent of the owner or occupant of the private property.

In addition to the sign permit application fee of \$30, an applicant for a sign permit for one or more election signs must provide a deposit of \$200 for the purposes of ensuring the full and timely removal of the permitted sign or signs.

What's New for 2014?

The 2014 local elections in BC will see a number of significant changes. Two new pieces of legislation have just been given royal assent.

The new *Local Elections Campaign Financing Act* (LECFA) makes significant reforms to campaign finance rules including:

- Requiring candidates to file campaign finance disclosure statements within 90 days, rather than 120, following an election
- Ensuring candidate campaign disclosures are published online on Elections BC website
- Ensuring the sponsorship information is published on all election advertisements
- Requiring third-party advertising sponsors to register and disclose their expenditures

- Establishing a new compliance and enforcement role for Elections BC (rather than the Chief Election Officer)

The *Local Elections Statute Amendment Act* (LESAA) is a companion piece to the campaign finance legislation establishing how election participants will transition to the new campaign finance rules. The act also makes further changes to the local elections by:

- Extending the terms of office for local elected officials from three to four years
- Moving the general voting day from November to October, beginning in 2018.

OTHER POLICY CONSIDERATIONS

Pursuant to the *Local Government Act*, Council is required to set the following by bylaw:

- access to nomination documents
- setting additional advance voting opportunities
- resolution of tie vote after judicial recount
- authorize mail ballot voting (already completed under Bylaw 1975, 2011)
- authorize use of Provincial Voters List (already completed under Bylaw 1874, 2008)
- authorize use of automated voting machines (already completed under Bylaw 1599, 2002)
- regulate election signage (already completed under Bylaw 558, 1987)

According to section 39 of the *Local Government Act*, election bylaws must be adopted at least 8 weeks before the first day of the nomination period of the general local election. For the 2014 election, this would be on August 5th.

Pursuant to the *School Act*, the elections for School Trustees will be conducted on the same dates, times and locations as the general local election for Mayor and Councillors.

BUDGET CONSIDERATIONS

The total budget for the 2014 Local Government Election in Whistler is \$80,000. This includes all costs associated with staffing, advertising, and venue rent, rental of electronic vote tabulators, ballots, supplies and costs associated with mail ballot voting.

COMMUNITY ENGAGEMENT AND CONSULTATION

Notice of the opportunity to vote by mail will be advertised in the local Whistler papers as well as in the North Shore News and on the RMOW website.

Notice will also be given in accordance with the *Local Government Act* for:

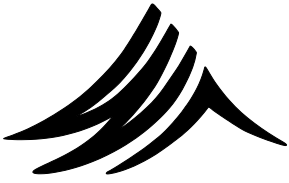
- advance elector registration
- nomination period
- availability of list of electors and request to omit or obscure personal information on the list and period for objections to elector registrations
- advanced voting opportunities
- notice of election

SUMMARY

Staff requests that Council consider giving first three readings to “*General Local Government Election Bylaw No. 2059, 2014*” and “*Mail Ballot Authorization and Procedure Amendment Bylaw No. 2061, 2014*”.

Respectfully submitted,

Shannon Story
CHIEF ELECTION OFFICER
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES



WHISTLER

MINUTES

**REGULAR MEETING OF PUBLIC ART COMMITTEE
MARCH 19, 2014, STARTING AT 4:30 P.M.**

**In the Piccolo Room
4325 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Kerry Chalmers
Ron Denessen
Marie-Eve Masse
Andrea Mueller, Whistler Arts Council Representative
Stephanie Sloan, Chair
Jane Wong
Councillor, Andrée Janyk
Recording Secretary, Kevin McFarland

REGRETS:

Ian Crichton
Penny Eder
Michelle Kirkegaard
Kat Sullivan

ADOPTION OF AGENDA

Moved by Kerry Chalmers
Seconded by Andrea Mueller

That Public Art Committee adopt the Public Art Committee agenda of March 19, 2014.

CARRIED

ADOPTION OF MINUTES

Moved by Kerry Chalmers
Seconded by Ron Denessen

That Public Art Committee adopt the Regular Public Art Committee minutes of January 15, 2014.

CARRIED

PRESENTATIONS/DELEGATIONS

none

OTHER BUSINESS

- Updates The Timeless Circle project update concerned selection of a caster / bronze foundry located on Salt Spring Island.
- Regarding the Street Banner design project, a jury review will be scheduled shortly after the April 28, 2014 proposal deadline.
- Future Projects Members discussed a procedure for significant changes in a project that may arise during the implementation stage. Significant changes must be proposed well in advance of installation and must be approved by the client.
- 2014 Projects:
Valley Trail Project The 2014 Valley Trail Public Art Project call for artists will include a list of potential sites. Members suggested sites along the Valley Trail in Lost Lake Park, as well as by Lakeside Park, the Whistler Golf Course and by Blueberry Drive. Proponents are allowed to suggest other sites. Suggestions are vetted by Parks staff to rule out sites that may interfere with snow clearing or other operations.
- Village 3.0 Members requested more information on the RMOW Village 3.0 Portals and Gateways project and the potential for public art. Staff will arrange a presentation.

ADJOURNMENT

Moved by Stephanie Sloan
Seconded by Jane Wong

That Public Art Committee adjourn the March 19, 2014 meeting at 5:45 p.m.
CARRIED

CHAIR: Stephanie Sloan



WHISTLER

MINUTES

**REGULAR MEETING OF THE COAT OF ARMS COMMITTEE
MONDAY, MAY 12, 2014, STARTING AT 10:00 A.M.**

**At Municipal Hall - Piccolo Room
4325 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Council Representative and Chair, Mayor Nancy Wilhelm-Morden
Manager of Legislative Services, Shannon Story
Public Art Committee Representative, Penny Eder
Whistler Arts Council Representative, Michelle Kirkegaard
Whistler Museum Representative, Sarah Drewery
Member-at-Large, Bob Brett
Recording Secretary, Nikki Best

ADOPTION OF AGENDA

Moved by M. Kirkegaard
Seconded by P. Eder

Adoption of the Regular Coat of Arms Committee agenda of May 12, 2014.
CARRIED

ADOPTION OF MINUTES

Moved by P. Eder
Seconded by M. Kirkegaard

Adoption of the Regular Coat of Arms Committee minutes of April 14, 2014.
CARRIED

OTHER BUSINESS

Coat of Arms
Brainstorming Session

A brainstorming session was held regarding the components and themes for Whistler's Coat of Arms.

ADJOURNMENT

Moved by P. Eder

That the Coat of Arms Committee adjourn the May 12, 2014 meeting at 11:30 a.m.

CARRIED

CHAIR: Mayor N. Wilhelm-Morden



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, MAY 21, 2014, STARTING AT 2:45 P.M.**

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

PRESENT:

MBCSLA, Co-Chair, Crosland Doak
MBCSLA, Pawel Gradowski
Member at Large, Chris Wetaski
Member at Large, Eric Callender
Councillor, John Grills
Senior Planner & ADP Secretary, Melissa Laidlaw
Recording Secretary, Kay Chow

REGRETS:

MAIBC, Dennis Maguire
MAIBC, Doug Nelson
MAIBC, Chair, Tom Bunting
UDI, Dale Mikkelsen

ADOPTION OF AGENDA

Crosland Doak assumed the role of Chair in Tom Bunting's absence.

Moved by P. Gradowski
Seconded by C. Wetaski

That Advisory Design Panel adopt the Advisory Design Panel agenda of May 21, 2014.

CARRIED

ADOPTION OF MINUTES

Moved by C. Wetaski
Seconded by P. Gradowski

That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of April 16, 2014.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council: renovation work is underway at GLC and Carleton Lodge; May long weekend activities; Planning, Building and Communications Dept. have produced and distributed a brochure highlighting the building season to-do checklist.

PRESENTATIONS

Conflict of Interest Guideline

1. Melissa Laidlaw, Senior Planner, presented the proposed ADP Conflict of Interest Guideline:
 - A. A committee member who is involved in a topic under review by the committee must declare his/her conflict and not take part in the discussion of the topic or vote on any question in respect of the topic;
 - B. must leave the meeting for the period of time during which the topic is under consideration; and
 - C. must not attempt in any way, whether before, during or after the meeting to influence the voting or on any question in relation to the topic.
2. There was a discussion and clarification of the guideline.

1015/1025 Legacy Way "The Podium" Cheakamus Crossing Workshop File No. DP1348

The applicant team of John Dietrich, MIP Holdings Ltd. and Brent Murdoch, Murdoch + Company Architecture entered the meeting.

Kevin Creery, Planning Analyst, RMOW introduced the project proposal for one apartment building to be built on two consolidated lots. A 3 storey 1,483 m² building with 36 units, 52 underground parking spaces, 1 accessible parking space and proposed front setback variance from 3 m to 1.8 m and rear setback variance from 6 m to 2.58 m.

Brent Murdoch advised on the following.

1. The plans have evolved since the meeting package was sent to Panel members last week.
2. Site relationship to Bayly Park and Cheakamus Crossing neighbourhood.
3. Consolidation of two lots to build one large building.
4. Entrance to underground parking aligns with Mt. Fee Rd. intersection.
5. The site is currently a big flat gravel parking lot, ramps up slightly to the park.
6. A single large wood frame building, 3 storeys high with underground parking, residential units around a central courtyard, addition of a 2nd accessible parking space and illustrative landscape plan.
7. Two main unit types, 2 b/r straddling a main living space and two types of end units.
8. Underground parking structure partially submerged 1.5 to 2 m below grade.
9. Semi public space around, public street face, back side public space to Bayly Park, private covered interior courtyard.
10. Address the large building by highlighting key building aspects such as the entries, break up massing, use of colours, materials and textures, change in roof height, not symmetrical, like a "podium", open air space.
11. Consistent building base.
12. Similar footprint and plan layout with subtle variations and different roof heights to break up the building.
13. Further refinement for the ends of the building, asymmetrical treatment similar to the front entrance; change colour and texture.
14. Landscaping border edge treatment, interface zone, seeded boulevard.
15. Continue sidewalk and push to curb edge.

16. Grade park edge, propose swale condition along edge, joint graded condition with Bayly Park.
17. Reconfigured end unit plan layout, balconies turned so that there are fewer balconies along the street edge.
18. Target market: combination of market and rental units.

Panel offers the following comments.

It was recognized that the application was a preliminary submission and lacked enough information to be fully considered.

Site Context and Landscaping

1. Panel generally supports consolidating the two lots.
2. As the landscape plan is unresolved at this point, Panel would like to see greater detail regarding specific uses of the landscape and to explore the role of the landscape in storm water management.
3. Panel recommends a stronger vertical and horizontal building relationship to the street.
4. Panel felt the curbside landscape boulevard should be retained as per other frontages on Legacy Way.
5. Panel felt the parking garage entrance was not an appropriate 'streethead' element for the T-Intersection (Mount Fee Rd.) and its location and prominence should be reconsidered.
6. Panel questioned the benefit of the north amenity space and recommended further programming for this space. There was a suggestion to consider other uses such as an approach for parking, cycling or opening/closing up the space.

Form and Character

1. Panel felt the long building mass should be broken up more and recommended exploring an entrance way or something else to split the building massing and to meet the intent of the master plan's two lot massing.
2. Panel felt that the applicant should review the design as it relates to the "Whistler-Multi-Family Design Guidelines" in particular the relationship to the street and the above ground balconies.
3. Panel suggested the applicant consider lowering the building so that there is a better relationship to the street.
4. Panel generally supports the roofed courtyard concept; the courtyard is unique to Whistler.
5. Panel encourages as much natural light and transparency as possible into courtyard, both from overhead and through entries and massing articulation.
6. Panel requests further detail on the development of the courtyard; give consideration to the definition of private, semi-private and semi-public spaces as well as noise abatement and consider opening it up to the park in a stronger format.
7. Panel encourages making the north elevation a more significant entrance elevation to Cheakamus in massing, material and detail.
8. Panel felt the parking garage required further planning to address storage, mechanical space and guest parking.

9. Panel supports the proposed rear (west) elevation setback variance but feels that variance should be 'earned' through a stronger east elevation, streetscape and overall massing.
10. Panel requests development statistics with the next submission.

Material Colour & Detail

1. Insufficient information to comment.

Green Building Initiatives

1. Insufficient information to comment.

Moved by C. Doak
Seconded by E. Callender

That Advisory Design Panel would like to see the application return and further evolve based on all aspects of Panel's comments.

CARRIED

The applicant team left the meeting.

OTHER BUSINESS

Next Meeting

The next meeting will be moved ahead 1 week and be held on Thursday, June 12, 2014 in the Community Room of the Whistler Public Library.

ADJOURNMENT

Moved by C. Doak

That Advisory Design Panel adjourn the May 21, 2014 committee meeting at 4:30 p.m.

CARRIED

CHAIR: Crosland Doak

SECRETARY: Melissa Laidlaw

BYLAW TO RESCIND FIRST AND SECOND READINGS

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (Festivals, Events and Auxiliary Liquor Retail) NO.
2055, 2014

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

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

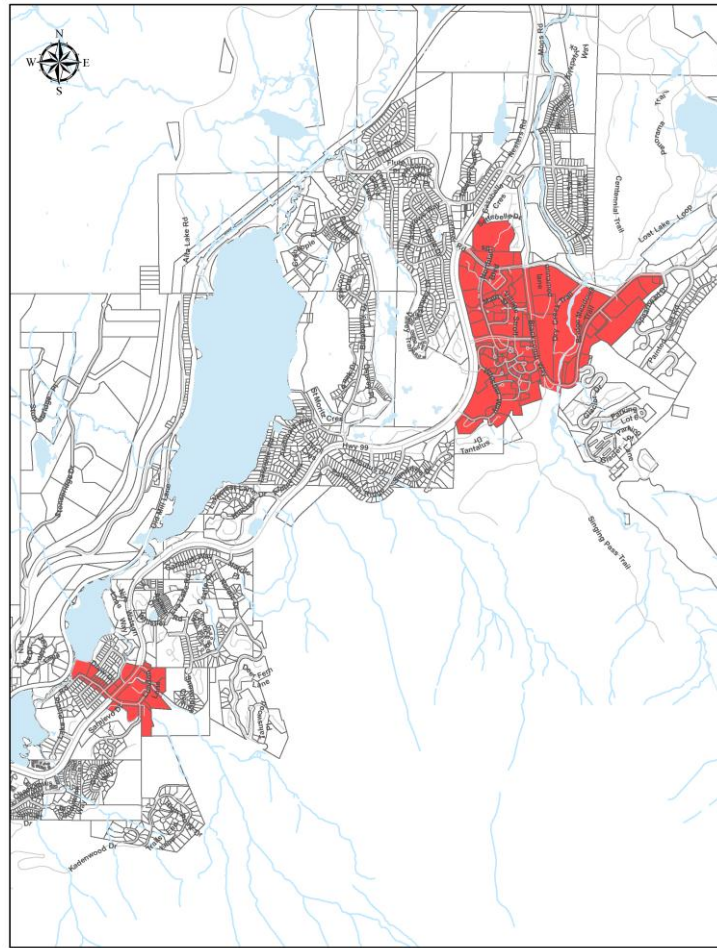
NOW THEREFORE the Municipal Council of the Resort Municipality of Whistler, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014”.
2. Zoning and Parking Bylaw No. 303, 1983 is amended as follows:
 - a. In Section 2—Definitions, by adding a the following definition of outdoor assembly:

“outdoor assembly” means a temporary gathering of persons for civic, cultural, charitable, entertainment, political, travel, religious, social, educational, recreational and philanthropic purposes outdoors or in temporary structures and includes the temporary sale of liquor as an auxiliary use;
 - b. By inserting the Heading “Outdoor Assembly in Villages” and inserting as Subsection 26.1 under Section 5 the following text and graphic:

26.1 In addition to the permitted uses in Sections 8 through 21, outdoor assembly is permitted in the Creekside Village, Whistler Village and Blackcomb Village within areas designated as ‘Core Commercial’ in Official Community Plan Bylaw 1983, 2011.

Lands Designated as Core Commercial in OCP Bylaw 1983, 2011



And renumbering the sections of the bylaw that follow accordingly

c. And by adding to the table in Schedule 'D' the following

<p>Olympic Plaza, 4365 Blackcomb Way, & 4334 Main St</p>	<p>Lot 1 District Lot 5028 New Westminster District Group 1, Plan LMP219, Except Plan LMP6463, & DL 5275, EP's LMP222 LMP224 LMP221 LMP226 LMP4764 LMP5302 LMP5532,</p> <p>Lot B District Lot 5272 Group 1 EP LMP24002 Plan LMP24001</p>	<p>Same as Legal Description</p>	<p>Temporary retail sales and sampling of packaged liquor in conjunction with an approved event.</p>
--	--	----------------------------------	--

Upper Village Stroll, 4545 Blackcomb Way	Plan LMP3260 Lot 11 Group 1 District Lot 3866 & 3903	Same as Legal Description	Temporary retail sales and sampling of packaged liquor in conjunction with an approved event.
---	---	------------------------------	--

GIVEN FIRST READING this 20th day of May, 2014.

GIVEN SECOND READING this 20th day of May, 2014.

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

GIVEN THIRD READING this __ day of ____, ____.

APPROVED by the Minister of Transportation and Infrastructure this __ day of
____, ____.

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

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a
true copy of Zoning Amendment
Bylaw (Festivals, Events and
Auxiliary Liquor Retail) No. 2055,
2014.

Shannon Story
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

**ZONING AMENDMENT BYLAW (Festivals, Events and Auxiliary Liquor Retail) NO.
2055, 2014**

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

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

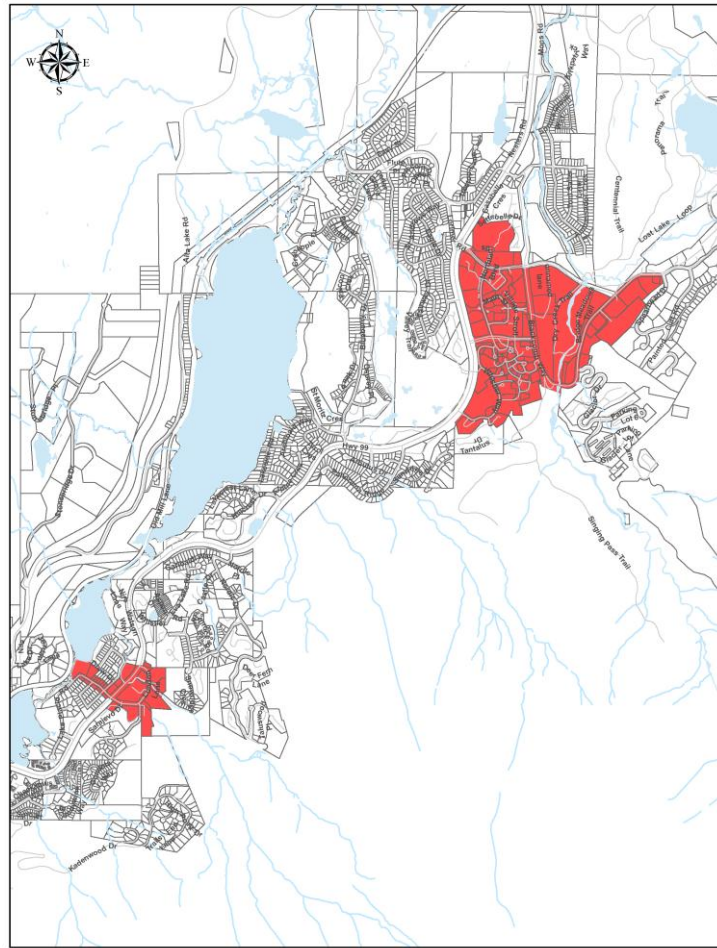
NOW THEREFORE the Municipal Council of the Resort Municipality of Whistler, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014”.
2. Zoning and Parking Bylaw No. 303, 1983 is amended as follows:
 - a. In Section 2—Definitions, by adding a the following definition of outdoor assembly:

“outdoor assembly” means a temporary gathering of persons for civic, cultural, charitable, entertainment, political, travel, religious, social, educational, recreational and philanthropic purposes outdoors or in temporary structures and includes the temporary sale of liquor as an auxiliary use;
 - b. By inserting the Heading “Outdoor Assembly in Villages” and inserting as Subsection 26.1 under Section 5 the following text and graphic:

26.1 In addition to the permitted uses in Sections 8 through 21, outdoor assembly is permitted in the Creekside Village, Whistler Village and Blackcomb Village. Within the areas shown in red in Figure 5-A

Figure 5-A : Outdoor Assembly Areas



And renumbering the sections of the bylaw that follow accordingly

c. And by adding to the table in Schedule 'D' the following

Olympic Plaza, 4365 Blackcomb Way, & 4334 Main St	<p>Lot 1 District Lot 5028 New Westminster District Group 1, Plan LMP219, Except Plan LMP6463, & DL 5275, EP's LMP222 LMP224 LMP221 LMP226 LMP4764 LMP5302 LMP5532,</p> <p>Lot B District Lot 5272 Group 1 EP LMP24002 Plan LMP24001</p>	Same as Legal Description	Temporary retail sales and sampling of packaged liquor in conjunction with an approved event.
---	--	---------------------------	---

Upper Village Stroll, 4545 Blackcomb Way	Lot 34 District Lot 3866 Plan 22981	Same as Legal Description	Temporary retail sales and sampling of packaged liquor in conjunction with an approved event.
Whistler Conference Centre 4010 Whistler Way	Lot 40 Except Portions In Plans 21429 And 22561 District Lot 1902 Plan 18662	Same as Legal Description	Temporary retail sales and sampling of packaged liquor indoors and in conjunction with an approved event.

GIVEN FIRST READING this ____ day of _____, ____.

GIVEN SECOND READING this ____ day of _____, ____.

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

GIVEN THIRD READING this ____ day of _____, ____.

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

ADOPTED by the Council this ____ day of _____, ____.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a
true copy of Zoning Amendment
Bylaw (Festivals, Events and
Auxiliary Liquor Retail) No. 2055,
2014.

Shannon Story
Corporate Officer

**RESORT MUNICIPALITY OF WHISTLER
LAND USE PROCEDURES AND FEES AMENDMENT BYLAW
NO. 2060, 2014**

A Bylaw to amend the land use procedures and fees bylaw

WHEREAS the Council has adopted Land Use Procedures and Fees Bylaw No. 2019, 2012 and wishes to amend the 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 Procedures and Fees Amendment Bylaw No. 2060, 2014”.
2. Land Use Procedures and Fees Bylaw No. 2019, 2012 is amended as follows:
 - a. by inserting in s. 19(a) after the words “Multi-Family Residential Development” the words “and all development permit areas designated in Official Community Plan Amendment Bylaw No. 1021, 1993”.
 - b. by adding as ss. 19(h) and (i) the following:

(h) exercise the powers of the Council under s. 929 of the *Local Government Act* in relation to building permit applications in respect of any parcel of land any portion of which is in a “riparian assessment area” as defined in the Riparian Areas Regulation, and in doing so the General Manager may:

- i. require the applicant to provide a report by a “qualified environmental professional” as defined in the Riparian Areas Regulation before the building permit is issued, prepared in accordance with the Assessment Methods set out in the Regulation and containing the certifications and opinions described in the Regulation;
- ii. require that the applicant implement any measures identified in the report as necessary to protect riparian areas from the effects of the development, including the registration of a s. 219 covenant obliging the owner of the land to comply with such measures on an ongoing basis, as a condition of issuing the building permit; and
- iii. on behalf of the Resort Municipality, execute any covenant granted for the purpose described in subsection (ii).

(i) on behalf of the Resort Municipality, execute any discharge or modification of a s. 219 covenant restricting gross floor area, but only to the extent that the covenant being modified or discharged is inconsistent with a zoning bylaw definition of gross floor area or restricts the use of a

crawlspace that did not constitute gross floor area at the time the covenant was granted.

c. by adding to Schedule B the following:

- any development related to or associated with the construction of a detached dwelling or duplex dwelling, including the subdivision of land for that purpose.

GIVEN FIRST, SECOND AND THIRD READINGS 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 Procedures and Fees Amendment Bylaw No. 2060, 2014.

Shannon Story
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

GENERAL LOCAL GOVERNMENT ELECTION BYLAW NO. 2059, 2014

A bylaw to provide for the determination of various procedures for the conduct of local government elections and other voting.

WHEREAS under the *Local Government Act*, Council may, by bylaw, determine various procedures and requirements to be applied to the conduct of local government elections and other voting;

AND WHEREAS the Council of the Resort Municipality of Whistler wishes to establish voting procedures and requirements under that authority;

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

1. CITATION

This Bylaw may be cited for all purposes as "General Local Government Election Bylaw No. 2059, 2014."

2. ACCESS TO NOMINATION DOCUMENTS

As authorized under section 73 of the *Local Government Act*, public access to nomination documents delivered to the chief election officer will be made available for public inspection at Municipal Hall during its regular office hours from the time of delivery until 30 days after the declaration of the election results. These documents will also be available on the Resort Municipality of Whistler website within the same time frame.

3. ADDITIONAL ADVANCE VOTING OPPORTUNITIES

(a) In addition to the required advance voting opportunity on:

Wednesday, November 5, 2014
at Whistler Public Library
4329 Main Street
Whistler, British Columbia
8:00 a.m. to 8:00 p.m.

the following day is hereby established as an additional advance voting opportunity for the 2011 general local election:

Saturday, November 8, 2014
At Whistler Municipal Hall
4325 Blackcomb Way
Whistler, British Columbia
8:00 a.m. to 8:00 p.m.

4. RESOLUTION OF TIE VOTE AFTER JUDICIAL RECOUNT

In the event of a tie vote after a judicial recount, the tie vote will be resolved by conducting a lot in accordance with section 141 of the *Local Government Act*.

5. SEVERABILITY

If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, sub-paragraph, clause or phrase.

6. REPEAL

"General Local Government Elections Bylaw, No. 1974, 2011" is hereby repealed.

READ A FIRST, SECOND AND THIRD TIME this ___ day of _____, ____.

ADOPTED this ___ day of _____, ____.

Mayor: Nancy Wilhelm Morden

Corporate Officer: Shannon Story

I HEREBY CERTIFY that this is a true copy
of "General Local Government Election
Bylaw No. 2059, 2014".

Shannon Story, Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

MAIL BALLOT AUTHORIZATION AND PROCEDURE AMENDMENT BYLAW NO. 2061, 2014

A bylaw to amend the Mail Ballot Authorization and Procedure Bylaw to allow mail ballots to be entered into a vote tabulating unit before the close of general voting day.

WHEREAS pursuant to Section 100 of the *Local Government Act*, Council may, by bylaw, permit voting by mail ballot and establish procedures therefor;

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 "Mail Ballot Authorization and Procedure Amendment Bylaw No. 2061, 2014".
2. Mail Ballot Authorization and Procedure Bylaw No. 1975, 2011 is amended by deleting section 5.3 and replacing it with "The chief election officer shall give notice to all candidates of the opportunity for scrutineers to be present at 4:00 p.m. on the Thursday two days before general voting day, in the presence of at least one other person and any scrutineers who choose to be present, the chief election officer or designate shall open all secrecy envelopes referred to in section 5.2 and shall feed them into a vote tabulating unit that has been designated specifically for mail ballots, after which the chief election officer shall ensure that no more ballots can be inserted at that time, secure the memory pack and not generate a register tape."

In this bylaw, the term "vote tabulating unit" and "register tape" have the meaning under the "*Automated Voting Machines Authorization Bylaw No. 1599, 2002.*"

3. Section 5.4 is deleted and replaced with "Where an outer envelope and its contents are received by the chief election officer or designate between 4:00 p.m. on the Thursday two days before general voting day and the close of voting on general voting day, the provisions of section 5.1 of this bylaw with regard to acceptance of the certification envelopes shall apply and the chief election officer or designate shall retain such certification envelopes in their possession until the close of voting and at that time shall open such certification envelopes in the presence of at least one other person plus any scrutineers present, and shall open the secrecy envelope and shall feed them into a vote tabulating unit that has been designated specifically for mail ballots."
4. Section 5.5 is deleted and sections 5.6 and 5.7 are renamed as 5.5 and 5.6
5. Section 5.7 is added and states: "If after inserting a mail ballot into the vote tabulation unit, the ballot is returned by the vote tabulation unit, the chief election officer or designate will, using the ballot return override procedure, reinsert the returned ballot into the vote tabulation unit to count any acceptable marks that have been made correctly. Any ballot counted by the vote tabulator unit is valid and acceptable marks contained on such ballots will be counted in the election subject to any determination made under judicial recount."
6. Section 5.8 is added and states: "During any period that the vote tabulating unit is not functioning, the chief election officer or designate shall insert the mail ballots, into the emergency ballot compartment. If the vote tabulating unit:
 - (a) becomes operational, or
 - (b) is replaced with another vote tabulator unit,

the ballots in the emergency ballot compartment shall, at the close of voting on general voting day, be removed and under the supervision of the chief election officer or designate, be reinserted into the vote tabulating unit to be counted.

In this bylaw, the term "emergency ballot compartment" has the meaning under the "*Automated Voting Machines Authorization Bylaw No. 1599, 2002.*"

Given first, second and third reading this day of July, 2014.

Adopted by Council this day of July, 2014.

Nancy Wilhelm-Morden
Mayor

Shannon Story,
Corporate Officer

I HEREBY CERTIFY that this is a true
copy of Mail Ballot Authorization and
Procedure Amendment Bylaw No. 2061,
2014.

Shannon Story,
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (RM48 – 2007 KAREN CRESCENT) NO. 2053, 2014

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

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

NOW THEREFORE the 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 (RM48 – 2007 Karen Crescent) No. 2053, 2014'.
2. The RM48 Zone (Residential Multiple Forty-Eight) in Section 12 of Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - a. Deleting section 47.1(c), which reads 'park and playground'.
 - b. Amending section 47.2 'Density' to read 'The maximum permitted floor space ratio is 0.46 provided that in no case shall the gross floor area on a parcel exceed 880 square metres.'
 - c. Amending section 47.3 'Height' to read 'The maximum permitted building height is 9.5 metres.'
 - d. Amending section 47.8.1 'Other Regulations' to read 'The maximum permitted gross floor area for a dwelling unit is 80.31 square metres.'

GIVEN FIRST READING this 6th day of May, 2014.

GIVEN SECOND READING this 6th day of May, 2014.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 20th day of May, 2014.

GIVEN THIRD READING this 3rd day of June, 2014.

APPROVED by the Minister of Transportation and Infrastructure this 13th day of June, 2014.

ADOPTED by the Council this __ day of ____, 2014.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy
of Zoning Amendment Bylaw (RM48 – 2007
Karen Crescent) No. 2053, 2014.

Shannon Story
Corporate Office

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (MARIHUANA PRODUCTION)
NO. 2042, 2014**

A Bylaw to amend Zoning and Parking Bylaw No. 303, 1983

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

NOW THEREFORE the 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 (Marihuana Production) No. 2042, 2014".
2. Section 2 Definitions of the Zoning and Parking Bylaw No. 303, 1983 is amended by adding the following definition in appropriate alphabetical order:

"marihuana production" and "marihuana distribution" mean, respectively, the growing and distribution of any plant that contains any of the substances listed in Schedule II to the *Controlled Drugs and Substances Act* (Canada), and includes any research or development activity associated with such uses."
3. Section 4 General Prohibitions of the bylaw is amended by adding the following:

"No person shall use any land or building for marihuana production or marihuana distribution, except as specifically permitted by this Bylaw."
4. Section 9 Industrial Zones is amended in respect of the IL2 Light Industrial Two Zone by adding the following as s. 2.1(t) under the heading "Permitted Uses", and by making any required consequential changes to subsections 2.1(r) and (s):

"on Strata Lots 11, 12 and 13 in Strata Plan BCS4326, the production and distribution of marihuana under a licence issued pursuant to the Marihuana for Medical Purposes Regulation (Canada) provided that the total amount of building floor area used for all such uses shall not exceed 900 square metres."

GIVEN FIRST READING this 18th day of March, 2014.

GIVEN SECOND READING this 18th day of March, 2014.

SECOND READING RECINDED this 6th day of May, 2014.

GIVEN SECOND READING AS REVISED this 6th day of May, 2014.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 20th day of May, 2014.

GIVEN THIRD READING this 20th day of May, 2014.

APPROVED by the Minister of Transportation this 2nd day of June, 2014.

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

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a
true copy of Zoning Amendment
Bylaw (Marihuana Production) No.
2042, 2014.

Shannon Story
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (Liveaboard Uses) NO. 2051, 2014

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

WHEREAS the Council may in a zoning bylaw pursuant to the *Local Government Act*, divide all or part of the area of the Municipality including the surface of water into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and prohibit any use in any zone;

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 (Liveaboard Uses) No. 2051, 2014".
2. Zoning and Parking Bylaw No. 303, 1983 is amended in Section 4 General Prohibitions by numbering the paragraphs in that Section as 4.1 through 4.6 and adding the following as Section 4.7:

No person shall carry on any residential use of a vessel of any kind that is moored or docked on the surface of water, regardless of the duration of such use.

GIVEN FIRST READING this 6th day of May, 2014.

GIVEN SECOND READING this 6th day of May, 2014.

Pursuant to Section 890 of the *Local Government Act*, a Public Hearing was held this 20th day of May, 2014.

GIVEN THIRD READING this 3rd day of June, 2014.

APPROVED by the Minister of Transportation and Infrastructure this 13th day of June, 2014.

ADOPTED by the Council this ___ day of _____, 2014.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy of Zoning Amendment Bylaw (Liveaboard Uses) No. 2051, 2014.

Shannon Story
Corporate Officer

Mayor and Council,

Please reinstitute a polling place on the North Shore for the forthcoming Municipal Election.

Many Whistler property owners are resident in Greater Vancouver and have appreciated the availability of the facility, which was provided in West Vancouver, until the last election.

Election Saturday in November is not a date that many owners will wish to travel to Whistler, and many will have other commitments that day.

The process for online voting last time was cumbersome and tedious and will have disenfranchised many potential voters. Please restore an in-person polling place, which will allow simple confirmation of identity and qualification, and provision of assistance to voters where necessary.

Please consider the expense involved as a worthwhile recognition of a large number of Whistler property owners by facilitating their participation in the election.

Thank you.

William L Caulfield

2107 Drew Drive,
Whistler

358 19th Street East
North Vancouver BC
V7L 2Z3

wcaulfield@telus.net

604 825 8245 (cell)



June 11, 2014

Dear Mayors and Chairs:

I am pleased to inform you of opportunities to schedule appointments with me at the upcoming annual UBCM Convention taking place in Whistler, September 22 to 26, 2014.

You will have recently received a letter from Honourable Christy Clark, Premier, containing information about the online process for requesting a meeting with Premier Clark and other Cabinet Ministers. I am pleased to provide you with information regarding the process for requesting a meeting with me, as well as with provincial government, agency, commission and corporation staff.

If you would like to meet with me at the Convention, please complete the online form available from **June 16** at: [CSCD Minister's Meeting](#) and submit it to the Ministry of Community, Sport and Cultural Development before **August 15, 2014**. Meeting arrangements will be confirmed by early September. I will do my best to accommodate as many meeting requests as possible. In the event I am unable to meet with you, arrangements may be made for a meeting post-Convention.

Ministry staff will email the provincial appointment book. This lists all government, agency, commission and corporation staff available to meet with delegates at the Convention, as well as details on how to request a meeting online.

I look forward to another productive Convention and working with you in the year ahead.

Sincerely,

Coralee Oakes
Minister

pc: Honourable Christy Clark, Premier
Ms. Rhona Martin, President, Union of British Columbia Municipalities



Selina Robinson, MLA
(Coquitlam-Maillardville)



Province of
British Columbia
Legislative Assembly

Selina Robinson, MLA
(Coquitlam—Maillardville)
Victoria Office:
Room 201
Parliament Buildings
Victoria, BC V8V 1X4

Community Office:
102–1108 Austin Avenue
Coquitlam, BC V3K 3P5
Phone: 604 933-2001
Facsimile: 604 933-2002

June 23, 2014

Her Worship Mayor Nancy Wilhelm-Morden
and Members of Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

*Thank you for
being the best
community!*

Dear Mayor Wilhelm-Morden and Councillors,

I thought I would reach out to you before the summer is fully upon us to remind you that the Members of the Official Opposition are willing and eager to meet with you at the upcoming Union of BC Municipalities annual conference in Whistler.

As the Opposition Critic for Local Government it's been a very full year in the Legislature. As you are likely aware, there has been tremendous activity on the local government file with election reform changes that will be tested out in a few short months as we head into the November municipal elections under the new legislation. I also travelled to four of the five area association meetings this year to hear directly from you about the decision-making and leadership challenges facing you and your communities.

Having been a City Councillor for Coquitlam from 2008-13 and on the Executive of the Lower Mainland Local Government Association, I must say that attending those area association meetings made me somewhat nostalgic for resolution debates, learning sessions, area tours and hallway discussions about our communities. No matter which area association meeting I was at I saw the passion and commitment that you all have for your communities. Thank you for bringing that to your role as an elected representative. It really does make a difference.

I continue to be very passionate about community development, strengthening our communities and our local leadership. I believe that local government is closest to our constituents and has the knowledge and flexibility to respond to community needs as they arise.

I would love the opportunity to meet with you at UBCM. I look forward to hearing about the needs of your local government, the challenges you are experiencing and to work with you on solutions and recommendations on how to address these challenges.

page /2...continued

Our Caucus will be hosting the Official Opposition UBCM breakfast at the Whistler Hilton in the Mt. Currie Ballroom, for all delegates on Friday September 26, at 6:45 am, and I invite you to join us for breakfast. If you would like to set up a time to meet with myself or any of our opposition critics at UBCM, please contact Jared Butcher at jared.butcher@leg.bc.ca or phone at 250-953-4607.

All the best,



Selina Robinson, MLA
Official Opposition Critic for Local Government

June 16, 2014

Dear Mayor and Councillors,

In 2004, the House of Commons came together in historic fashion to unanimously pass the Westray Act. The legislation came in response to the horrific Westray coalmine explosion in Nova Scotia that killed 26 miners on May 9, 1992, and after a strong lobby campaign by the United Steelworkers to demand "No More Westrays".

The legislation was intended to hold corporate executives, directors and managers criminally responsible for workplace deaths. Ten years later, approximately 10,000 Canadians have been killed on the job, yet not one corporate executive has faced a single day in jail.

In response to this shameful record, our union has launched a campaign to "Stop The Killing and Enforce The Law", which asks provincial, territorial and federal governments to work together to ensure that workplace deaths are taken seriously and that, where warranted, the Westray Law is enforced.

As part of this campaign, we are asking City Councils to pass resolutions expressing their support for proactive action to protect workers. Though not an area of municipal responsibility, we recognize you as community leaders and this is a community issue. There is no place in Canada that has not been touched by workplace deaths, and your voices are needed to encourage senior levels of government to take steps to enforce the Westray Law.

Already communities across Canada have endorsed the enclosed resolution, including Toronto, Sudbury, St. Sault Marie, Hamilton in Ontario, Nanaimo, Burnaby, Lake Cowichan, New Westminster, Port Alberni, Mission in British Columbia, and Flin Flon in Manitoba.

I respectfully request that your council consider adding its voice by passing this resolution, and sending it to your provincial municipal association. In doing so, you will be sending a message to senior levels of government that it is time to work together to Stop the Killing, and Enforce the Law.

We would be pleased to have a representative from our union make a presentation to your council to provide additional information. Please contact Health & Safety Coordinator Ron Corbell at 604-683-1117 or rcorbell@usw.ca to schedule.

Thank you for your consideration.

Sincerely,



Stephen Hunt
Director

SH/BW/dl
encl.

copy: Scott Lunny, Assistant to the Director
Ron Corbell, USW D3 Health & Safety Coordinator
USW Staff Reps

our ref: 1920-100 Westray

United Steel, Paper and Forestry, Rubber, Manufacturing, Energy, Allied Industrial and Service Workers International Union

SAMPLE RESOLUTION

Enforce the Westray Amendments to Canada's Criminal Code

WHEREAS it has been more than two decades since the Westray mine disaster in Nova Scotia and a decade since amendments were made to the Criminal Code of Canada to hold corporations, their directors and executives criminally accountable for the health and safety of workers; and

WHEREAS police and prosecutors are not utilizing the Westray amendments, and not investigating workplace fatalities through the lens of criminal accountability; and

WHEREAS more than 1,000 workers a year are killed at work

THEREFORE BE IT RESOLVED that this Council support a campaign to urge our federal/provincial/territorial government to ensure that:

- Crown attorneys are educated, trained and directed to apply the Westray amendments;
- Dedicated prosecutors are given the responsibility for health and safety fatalities;
- Police are educated, trained and directed to apply the Westray amendments;
- There is greater coordination among regulators, police and Crown attorneys so that health and safety regulators are trained to reach out to police when there is a possibility that Westray amendment charges are warranted.