

WHISTLER

AGENDA

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

ADOPTION OF AGENDA

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

ADOPTION OF MINUTES

Adoption of the Regular Council minutes of June 3, 2014.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS/DELEGATIONS

Corporate Plan Update

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

RZ 1069 - 8340
Mountainview Drive

A presentation by Craig Ross, applicant, regarding the application RZ 1069 - 8340 Mountainview Drive.

MAYOR'S REPORT

INFORMATION REPORTS

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

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

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

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*.

ADMINISTRATIVE REPORTS

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

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, A302, A303, A304, 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.

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

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.

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

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.

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

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.

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

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.

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

That Council consider the results of the Council remuneration review to determine remuneration effective January 1, 2015.

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

That Council approve the 2013 Statements of Financial Information.

MINUTES OF COMMITTEES AND COMMISSIONS

Liquor License Advisory
Committee

Minutes of the Liquor License Advisory Committee meeting of May 1, 2014.

Forest and Wildland
Advisory Committee

Minutes of the Forest and Wildland Advisory Committee meeting of May 14, 2014.

BYLAWS FOR FIRST AND SECOND READING

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

The purpose of Land Use Contract Discharge and Zoning Amendment Bylaw (RS1 Zone - 8340 Mountainview Drive) No. 2058, 2014 is to discharge the Land Use Contract from 8340 Mountainview Drive and replace it with zoning.

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

The purpose of Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014 is to create a new zone to regulate land uses and density of development on a lease area for Whistler/Blackcomb for office and workshop uses at 4890 Glacier Lane.

BYLAWS FOR ADOPTION

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

The purpose of Environmental Protection (Invasive Species and Development Permit Conditions) Amendment Bylaw No. 2052, 2014 is to add two sections to Environmental Protection Bylaw 2000, 2012 related to managing invasive species and development permit conditions for the protection of the natural environment.

OTHER BUSINESS

CORRESPONDENCE

- | | |
|--|--|
| May Long Weekend –
Street Hockey
Tournament
File No. 2100 | 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. |
| Parking Ticket at Visitor
Information Centre
File No. 3009 | Correspondence from P. Ulicki, dated May 22, 2014, regarding parking at the Whistler Visitor Centre. |
| Solana Development in
Rainbow Subdivision
File No. DP 1334 | 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. |
| Strategic Wildfire
Prevention Initiative
File No. 3009 | 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. |
| Passive House Grand
Opening
File No. 3009 | 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. |

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JUNE 3, 2014, STARTING AT 5:30 PM**

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

PRESENT:

Acting Mayor A. Janyk

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

ABSENT: Mayor N. Wilhelm-Morden

Chief Administrative Officer, M. Furey
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Acting General Manager of Infrastructure Services, M. Day
Corporate Officer, S. Story
Director of Planning, M. Kirkegaard
Manager of Communications, M. Comeau
Manager of Village Animation & Events, B. Andrea
Planner, F. Savage
Planning Technician, R. Licko
Planning Analyst, K. Creery
Recording Secretary, A. Winkle

ADOPTION OF AGENDA

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

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

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes and Public Hearing minutes
of May 20, 2014.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

IRONMAN

A presentation was given by Evan Taylor, Race Director, regarding IRONMAN Canada 2014.

MAYOR'S REPORT

Acting Mayor A. Janyk reported that the RMOW released the 2013 Annual Report last week. Every year, the RMOW presents its annual report to the community, outlining the numbers – revenues and expenditures, accomplishments from the previous year and highlights for the year ahead. A copy of the annual report is available for public inspection at whistler.ca and a printed copy is available for reference at the reception desk of Municipal Hall. Members of the public can submit comments or questions on the annual report via email at corporate@whistler.ca, or by fax at 604-935-8109 or by mail prior to June 17, when council will consider the annual report at the regularly scheduled council meeting.

Acting Mayor A. Janyk, on behalf of the RMOW and Council, congratulated Anne Popma, who was recently appointed as the new Whistler Community Cultural Officer at the Whistler Arts Council Annual General Meeting. Anne will assume her position on June 9 and will have an office at Millennium Place that will make her accessible to the community. This new position was created as a result of recommendations in the Cultural Tourism Development Strategy and the Community Cultural Plan and will work to facilitate and implement cultural development initiatives in Whistler. The position is funded through the provincial Resort Municipality Initiative and will work out of the Whistler Arts Council office.

Acting Mayor A. Janyk, on behalf of the RMOW and Council, congratulated Whistler artist Ron Denessen, whose proposal was selected for the design of the 2014 fall and winter street banners. His proposal is called "The Colours and Shapes of the Whistler Landscape in fall and winter." Ron is a member of the RMOW's Public Art Committee. Committee members are allowed to participate in our design competitions as the art jury reviews anonymous proposals. That is, jurors only see the artist's name after a selection is made. Congratulations to Ron. We look forward to seeing the new street banners which will be installed in October 2014.

Acting Mayor A. Janyk reported that the RMOW and the Public Art Committee invite artists to submit proposals for a project to be developed along a section of Whistler's Valley Trail. This public art proposal competition is open to artists, craftspeople and designers, as well as to individuals and teams. The 2014 project is the sixth in the Valley Trail series. The latest one was the pinecone near Creekside. The past projects created art in the Alpine, Whistler Cay, Creekside and Alta Lake neighbourhoods. The deadline for proposals is July 7. Details are available at whistler.ca/public-art.

Acting Mayor A. Janyk reported that water sprinkling restrictions are in

effect June 1 to September 30. As the summer approaches, we would like to remind everyone that there is water sprinkling restrictions in effect from June 1 to September 30. Whistler often experiences long, hot dry spells in the summer months that result in drinking water supply limitations. To help reduce water consumption, we would greatly appreciate your support. Details regarding restrictions are available on whistler.ca.

Acting Mayor A. Janyk reported that seasonal paving is now underway. The work will involve traffic delays and noise starting weekday mornings at 8:00 a.m. Paving of the Fire Hall No. 1 parking lot, Village Gate Boulevard, Blackcomb Way, Northlands Boulevard and Glacier Drive will commence this week. The bus bay on Village Gate Boulevard is also under reconstruction as of June 2. All of this work is scheduled to be completed by June 27.

Acting Mayor A. Janyk reported that the RMOW held its annual Spring Yard Waste Drop off Program from May 17 to 19. Whistler residents composted 15.44 metric tonnes (34,039 pounds) of waste during the weekend. Acting Mayor A. Janyk thanked everyone for participating in the event.

Acting Mayor A. Janyk congratulated everyone who participated in Bike to Work Week last week. The RMOW team produced some excellent results this year with over 45 registrants, 1050 kilometres logged, and 228 kilograms of GHG emissions saved. Whistler came out as the top community in the Sea to Sky region, with the highest participation per capita (3 per cent).

Environment Week is taking place from June 1 to 7. Plant a tree, unplug, ride your bike and volunteer for environmental projects. There will be a Clean Air Day and Bike to Work Week wrap-up event on Wednesday, June 4 at 12 p.m. at the Whistler Public Library.

Whistler is one of 30 communities that are helping high school graduates celebrate their accomplishments with GradPASS. The special pass offers two days of free, unlimited transit travel during the month of June. A total of 19,500 GradPASS cards will be given to Grade 12 students in the 30 participating communities. Details are available at whistler.ca, and on behalf of the RMOW and council Acting Mayor Janyk extended her congratulations to the 2014 graduates.

Acting Mayor Janyk encouraged everyone to come out and cheer on the runners at the Whistler Half Marathon on Saturday, June 7. Hundreds of runners will be competing in the half marathon and 10-kilometre distances. Children aged five to nine will be running the one-kilometre race through the Village later on in the morning. The best viewing spots will be in the Village at Whistler Olympic Plaza, near the junction between Lorimer road and Highway 99, and at the end of Whistler Golf Course near Blueberry Drive. Visit WhistlerHalfMarathon.com for more information.

Acting Mayor Janyk reported that Whistler Street Entertainment will be offering free resort-friendly animation throughout the Village on key summer weekends. Upcoming programming will take place on June 7 during the

Whistler Half Marathon and will include activities such as lawn games, hoop performances, craft stations and a street party. There will even be a performer on stilts dressed as a marathoner (his long stride is an advantage). Activities will be focused in Village Square and Whistler Olympic Plaza. Whistler Street Entertainment will return regularly again starting the ArtWalk/Canada Day long weekend from Saturday, June 28 through to September 6. Visit whistler.ca/whistlerpresents for details.

Acting Mayor Janyk reported that Tourism Whistler and the RMOW Village Host Program will be hosting a Whistler Resort Information Trade Show at the Whistler Conference on June 23. The trade show is an opportunity to learn about what is new on the mountain and in the Village this upcoming summer season. The deadline for registration is today, June 3.

Acting Mayor Janyk reminded property owners that property taxes are due July 2. Property Tax Notices were mailed out during the third week of May and are due each year on the first business day in July. Property owners would have also received the 2014 edition of Tax Talk, which provides information about property taxes, operating budgets, FAQs and more. For more information, visit whistler.ca.

Acting Mayor Janyk reported that the Whistler Housing Authority has launched the 2014 Housing Needs Assessment, which will run until June 13, 2014. The survey is an opportunity for business owners in Whistler to provide valuable information to help assess the employment characteristics and housing needs of Whistler's workforce. For more information, visit the WHA website.

Acting Mayor Janyk reported that Tourism Whistler announced this week that the 2013/14 winter season was reported as the busiest yet, with room nights up three per cent. Not only was there growth in room nights, but the hotels were also able to grow their Average Daily Rates, and there was resurgence in the international markets. The season was also very successful for conference bookings. Congratulations to Tourism Whistler, Whistler Blackcomb, the business community and everyone for making it the best winter season yet. She commented on the many tourism development and marketing initiatives underway in the resort.

Acting Mayor Janyk reported that the BC Care Providers Association held a conference in Whistler. She reported that she welcomed the Economic Development Association of British Columbia (EDABC), where she heard the Deputy Minister speak.

Acting Mayor Janyk congratulated Jim Charters and Joe Redmond who were appointed this morning by Council to the Whistler Board of Variance, each for a term of three years.

ADMINISTRATIVE REPORTS

DVP 1078 - 1007
Madeley Place Setback
Variance and Covenant
Amendment
Report No. 14-059
File No. DVP 1078

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

That Council approve Development Variance Permit Application DVP1078 to vary the setbacks at 1007 Madeley Place as shown in Table 1 of Report No. 14-059 and illustrated in Architectural Plans F-1.1, V-1.1, V1.1a, V-1.2, V-3.0, and V-3.1 prepared by Murdoch + Company dated 22-05-2014; and further,

That Council authorize the Mayor and Corporate Officer to execute a Section 219 covenant on the title of the subject property attaching the geotechnical report prepared by GVH Consulting Ltd, dated March 11, 2014 and confirming that the property is safe for the use intended; and a further engineering report detailing the methodology of water proofing the basement level to the satisfaction of the General Manager Resort Experience, prior to development permit issuance.

CARRIED

LLR 1188 – Longhorn
Pub Increase In Liquor
Primary Patio Capacity
Report No. 14-061
File No. LLR 1188

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

That Council pass the resolutions attached as Appendix “A” to Administrative Report No. 14-061 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Longhorn Pub for a Structural Change to Liquor Primary License No. 005564 to increase the physical size of the patio and increase the patio occupant load from 170 to 360 persons.

CARRIED

LLR 1186 – Garibaldi
Lift Company
Permanent Changes To
Liquor Primary License
Report No. 14-061
File No. LLR1186

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

That Council pass the resolution attached as Appendix “A” to Administrative Report No. 14-062 providing Council’s recommendation to the Liquor Control and Licensing Branch in support of an application from the from the Garibaldi Lift Company for a Permanent Change to Licensed Hours of Sale for Liquor Primary License No. 169279, to extend hours of sale to 9:00 am to 1:00 am Monday through Sunday; and

That Council authorize the resolutions attached as Appendix “B” to Administrative Report No. 14-062 providing Council’s recommendation to the BC Liquor Control and Licensing Branch in support of an application from the Garibaldi Lift Company for a Structural Change to Liquor Primary License No. 169279, to increase the interior occupant load from 202 to 214 persons; and further

That Council pass the resolutions attached as Appendix “C” to Administrative Report No. 14 -062 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from the Garibaldi Lift Company for a Structural Change to Liquor Primary License

No. 169279 to increase the physical size of the patio and increase the patio occupant load from 225 to 468 persons.

CARRIED

2014 Welcome Mudders
Special Occasion
License
Report No. 14-060
File No. 8216.44

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

That Council endorse a requested capacity of over 500 people for a Special Occasion License (SOL), subject to Fire and RCMP approvals for the "Welcome Mudders" event to be held in Whistler Olympic Plaza on Saturday, June 21, 2014.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Forest and Wildland
Advisory Committee

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

That minutes of the Forest and Wildland Advisory Committee meetings of March 12, 2014 and April 9, 2014 be received.

CARRIED

Coat of Arms Committee

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

That minutes of the Coat of Arms Committee meeting of April 14, 2014 be received.

CARRIED

May Long Weekend
Committee

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

That of the May Long Weekend Committee meeting of April 14, 2014 be received.

CARRIED

Advisory Design Panel

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

That minutes of the Advisory Design Panel meeting of April 16, 2014 be received.

CARRIED

BYLAW FOR THIRD READING

Zoning Amendment
Bylaw (RM48-2007
Karen Crescent) No.
2053, 2014

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

That Zoning Amendment Bylaw (RM48-2007 Karen Crescent) No. 2053, 2014 receive third reading.

CARRIED

Zoning Amendment
Bylaw (Liveaboard Uses)
No. 2051, 2014

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

That Zoning Amendment Bylaw (Liveaboard Uses) No. 2051, 2014 receive third reading.

CARRIED

BYLAWS FOR ADOPTION

Zoning Amendment
Bylaw (CC1 Zone -
Clocktower Hotel) No.
2045, 2014

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

That Zoning Amendment Bylaw (CC1 Zone - Clocktower Hotel) No. 2045, 2014 be adopted.

CARRIED

OTHER BUSINESS

There were no items of Other Business.

CORRESPONDENCE

Valley Trail Lighting
File No. 3009

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

That correspondence from Mark Peterson, dated May 20, 2014, regarding broken valley trail lighting be received and referred to staff to respond.

CARRIED

District Energy System
File No. 3009

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

That correspondence from dated Gavin Phillipson, dated May 20, 2014, regarding the District Energy System be received and referred to staff.

CARRIED

May Long Weekend
File No. 3009

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

That correspondence from Patrick Smyth, dated May 20, 2014, regarding the May Long weekend be received and referred to staff.

CARRIED

Whistler Experience
File No. 3009

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

That correspondence from Brian Wallace, dated May 23, 2014, regarding the quality of service and dining in Whistler be received.

CARRIED

BC Hydro Payments In
Lieu of Taxes
Discussion
File No. 7511

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

That correspondence from Peter DeJong, Director of Administrative Services for the Squamish-Lillooet Regional District (SLRD), dated May 26, 2014, regarding a resolution by the SLRD Board related to previous correspondence on BC Hydro Payments In Lieu of Taxes be received and referred to staff.

CARRIED

Bike to Work Week and
Clean Air Day
File No. 3009

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

That correspondence from Kari Mancer, dated May 27, 2014, inviting Council to attend the Bike to Work Week wrap up even on Clean Air Day: June 4, 2014 be received.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the June 3, 2014 Council meeting at 6:39 p.m.

CARRIED

ACTING MAYOR: A. Janyk

CORPORATE OFFICER: S. Story



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: June 17, 2014

REPORT: 14-065

FROM: Corporate and Community Services

FILE: 2100

SUBJECT: MAY LONG WEEKEND COMMITTEE LESSONS LEARNED

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.14-065, May Long Weekend Committee Lessons Learned.

PURPOSE

To provide Council with an update on lessons learned by the May Long Weekend Committee

DISCUSSION

The Council approved membership on this committee is:

- Sue Chappel – Community Member at Large
- Andy Flynn – Food & Beverage Industry
- Stephen Webb – Hotel Association of Whistler
- Steve LeClair – Royal Canadian Mounted Police
- John Grills – Whistler Municipal Council
- Norm McPhail – General Manager RMOW

This committee met February 24, March 10, March 24, April 14 and May 27, 2014 at Municipal Hall and reviewed the history, goals, initiatives, challenges and set into place recommendations to help support a successful May Long Weekend for 2014. Representation from the bar and restaurant associations attended one of these meetings to provide input.

A series of meetings were also held between individual committee members and the GM Corporate and Community Services. An overview and updates were provided to the committee by the Festival, Events and Animation team on the plans for the Great Outdoors Festival which was to occur over the May Long Weekend. The committee has considered and discussed the festival in the context of the overall planning for the resort as a key weekend introduction to summer. The introduction of this festival was intended to add to the guest experience on the May 24 weekend.

The committee has assisted in the development of strategies aimed at preventing criminal interest in Whistler and examined means to help re-focus young adult celebration beyond liquor related rites

of passage. Police road checks have been proven to be an essential crime prevention tool on the highway. Police Bike Patrols in pedestrian areas also an excellent community engagement, enforcement and prevention response.

Highly visible police presence around night clubs and associated gatherings was very effective at controlling negative crowd behaviour. Police also effectively monitored house parties, supported by Bylaw and Fire Rescue.

Accommodation providers were also engaged on festival offerings and crime prevention strategies. Private security was engaged to assist with management of problems experienced by accommodation providers. Early morning and daytime security patrols were made of the Village, neighbourhoods, parks, trails and waterways by Bylaw Services, RCMP and Whistler Fire Rescue Services.

The GM of Corporate and Community Services directly engaged resort partners to develop & reinforce goals for this weekend. Community groups were engaged to better leverage the eyes, ears and support of community members towards the timely reporting of apparent crime to police.

The May Long Weekend Committee has made recommendations towards action to better engage community collaborative that will enhance visitor experience. To work as a community to eliminate the negative elements which have historically tended to undermine a positive atmosphere in the resort during this time period and beyond.

Overall the weekend was viewed as a success with increased visitation from a more diverse demographic. An increase was also observed of families in the resort and who attended many outdoor activities offered by the GO Fest and otherwise. Despite significant improvements, there were some negative aspects still remnant which related to late night disturbances.

Summary of Lessons Learned:

- Improve communications with the media on critical event reporting
- An analysis has been conducted of violation tickets issued, age demographic and resident address which will assist prevention strategies in the present and for future events.
- Consideration of incentive packages of resort offerings to include accommodation and advance tickets to events that best serve the needs of the entire resort.
- The GO Festival was observed to be a significant success and was observed to attract added visitors to the resort. The music chosen and events added a retro flare to the resort. The Earth Snow and Water Race being a highlight from the past and brought back many Whistler locals, which is a theme that we need to build on.
- More advanced advertising of GO Fest activities and earlier engagement of local business in this process. Open up the festival to include events already underway during this weekend and encourage new ideas.
- Must maintain a high visible police presence on bikes, foot patrols, road checks and call response. This must be supplemented by fire rescue, bylaw and private security supports. Suggested that increased police presence follow next year with added focus to Blackcomb Base and our Sub-Divisions.
- Must continue to work with the community and partners on the importance of reporting crime, becoming involved in the local events and supporting initiatives aimed at enhancing our resort experience.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Health and Social	The resort community is safe for both visitors and residents and is prepared for potentially unavoidable emergency events	Effective and collaborative planning processes with all resort stakeholders by the committee will help leverage preventative processes and strategies to help enhance public safety.
Economic	Whistler has a year round and diversified economy.	Successful events and animation initiatives supported by local business sectors in collaboration with the May Long Weekend committee towards improving the visitor experience in a traditionally slow season for the resort.
Partnership	Partners work together to achieve mutual benefit	Engagement of community stakeholders by the committee towards a successful May Long Weekend to the benefit of all concerned.
Recreation and Leisure	Residents and visitors of all ages and abilities enjoy activities year round that encourage healthy living, learning and sense of community.	Engagement of and/or communication to all resort sectors by the committee on recreational and leisure activities planned for the May Long Weekend.
Visitor Experience	Community members and organizations work collectively to ensure exceptional experiences that exceed visitor expectations.	Collaboration among resort partners with the committee on strategies to enhance the visitor experience over the May Long Weekend.

OTHER POLICY CONSIDERATIONS

The 2014 May Long Weekend Committee is working in consideration of related initiatives under the following policy frameworks:

- The Corporate Plan
- Economic Partnership Initiative

BUDGET CONSIDERATIONS

None.

COMMUNITY ENGAGEMENT AND CONSULTATION

The RMOW has been networking with partners towards overall planning of the May Long Weekend including: the Whistler Chamber of Commerce, Tourism Whistler, the Whistler Hotel Association, the Whistler Food and Beverage Association, the Whistler Restaurant Association, Whistler Blackcomb, Whistler Strata Property Rental Managers, Private Security Providers, Sea to Sky & Lower Mainland RCMP, Whistler Public Library, Whistler Museum and Archives, the Whistler Arts Council, and the general public.

SUMMARY

Request that Council receive the lessons learned outlined in this information report of the May Long Weekend Committee

Respectfully submitted,

Norm McPhail
General Manager of Corporate and Community Services



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: June 17, 2014

REPORT: 14-069

FROM: Corporate and Community Services

FILE: 4525

SUBJECT: 2013 ANNUAL REPORT

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

REFERENCES

Appendix A – Annual Report for the year ended December 31, 2013.

PURPOSE

This report provides the 2013 annual report for the Resort Municipality of Whistler for consideration by Council.

DISCUSSION

Section 98 of the *Community Charter* requires a council, before June 30 of each year to prepare an annual report, and have the report available for the public to review. The annual report was published on May 29, 2014, and has been available for public review since that date. Section 99 of the *Community Charter* requires that the annual report to be considered at a public meeting of council, which is the subject of this information report.

In accordance with the *Community Charter*, the annual report must include:

- The audited annual financial statements
- List of permissive tax exemptions and the amount of property taxes that would have been imposed on the property
- A report respecting municipal services and operations

- Any declarations of disqualification
- A statement of municipal objectives, and the measures that will be used to determine progress respecting those objectives
- Any other information that council considers advisable

BUDGET CONSIDERATIONS

Cost to produce and advertise the annual report, not including staff time and internal costs, is estimated to be \$900. This cost is accommodated in the annual operating budget of the municipality

COMMUNITY ENGAGEMENT AND CONSULTATION

The annual report is available to the public on the municipal website and a printed copy is available at the reception desk at Municipal Hall.

In accordance with the *Community Charter*, ads were placed in the May 29th and June 2nd editions of the Pique Newsmagazine. The ad asked the public to send any submissions on the annual report into the RMOW prior to 4:30 p.m. on June 17th. As of the time that this report was published in the Council package, no correspondence has been received. Members of the public will also be offered the opportunity to make submissions or ask questions on the Annual Report at the Council Meeting of June 17th when the annual report is considered by Council.

SUMMARY

This report presents the 2013 annual report of the Resort Municipality of Whistler.

Respectfully submitted,

Ken Roggeman
DIRECTOR OF FINANCE
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES



Tourism Whistler / Robin O'Neill

2013 ANNUAL REPORT

Resort Municipality of Whistler
whistler.ca

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March 29, 2014

Produced by the Resort Municipality of Whistler

4325 Blackcomb Way, Whistler, B.C. V0N 1B4

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MESSAGE FROM THE MAYOR



As mayor of the Resort Municipality of Whistler (RMOW), I always look forward to reflecting on what we've accomplished in the previous year. The 2013 Annual Report is an opportunity to recognize the great work that has been done in the past year by our staff, members of council, residents and volunteers. We are committed to continually looking at ways to better serve our community through our programs and services.

In 2013, there was tremendous focus on planning work with partners and the community in the development of four key reports and the updated Official Community Plan (OCP) to help guide the resort community.

In 2013, we delivered a budget with no increases to taxes and utility fee revenues through extensive teamwork on managing expenditures, while continuing to maintain Whistler as a successful resort community, and in 2014, we have worked hard to keep tax rates at the same levels for the third year in a row.

It has been an exciting and busy term of council to date and I am proud of the work we have accomplished on behalf of the resort community with a focus on fiscal responsibility, accountability, customer service and engagement, and progressive resort community planning.

In this final year of our term our focus is on executing recommendations from the recent economic, recreation, learning and culture planning work,

in addition to maintaining our core operations and responsibilities. The updated OCP will guide Whistler's next phase of evolution as a maturing resort community, focusing on enhancement and optimization of existing and approved land use and development. Some of the deliverables from the other plans include resort enhancements such as a welcome strategy, village rejuvenation work, alpine trail development, and continued festivals, events and animation program, as well as work on our waste management program, wildfire protection and water utility.

I would like to thank the community for your continued support and input. Feedback received during the budget process and input from the Community Life Tracking Survey have been instrumental in delivering programs and services that meet the needs of our community. The RMOW will continue to work diligently to provide excellence in our work, and to support the resort municipality.

Sincerely,

A handwritten signature in black ink that reads "N. Wilhelm-Morden". The signature is written in a cursive, flowing style.

Nancy Wilhelm-Morden

Mayor

RESORT MUNICIPALITY OF WHISTLER

MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER



2013 was a year of planning and investing in the future success of our resort community. We completed a significant amount of strategy work in collaboration with resort partners and the community resulting in the completion of three major reports: The Learning and Education Task Force final report, Whistler Community Cultural Plan (led by the Whistler Arts Council), and Economic Partnership Initiative (EPI) – Summary of Key Findings Report. In addition, an update to Whistler’s Recreation and Leisure Master Plan was substantially completed.

The EPI final report is integral in guiding strategic planning for the municipality to improve the resort experience and support ongoing community and economic viability. The report provides us with 60 recommendations that will help ensure Whistler’s continued economic success, and defines guidelines for evaluating investment of Resort Municipality Initiative (RMI) funds to maintain and grow Whistler’s tourism economy.

The RMOW is continually reviewing its programs and services to ensure a high quality of service delivery and responsible fiscal management. Satisfaction with services provided by the RMOW is generally ranked very high for most municipal services. An organization-wide exercise is underway to look at ways to evolve the ways we deliver customer service.

In 2013, the RMOW furthered relationships with the Province of British Columbia and with resort partners to support the resort economy, capitalizing on growth and re-investment, building on the momentum of two strong winter seasons and a record-breaking summer. A very successful Festivals, Events and Animation (FE&A) program included street entertainment, an expanded Vancouver Symphony Orchestra program and a 12-day Whistler Presents Concert Series at Whistler Olympic Plaza. Other highlights for 2013 included the introduction of the first of five consecutive years of IRONMAN Canada and the return of the massive Tough Mudder event for a second year.

We also completed several community projects, including construction of Florence Petersen Park and Bayly Park. The much-anticipated Audain Art Museum broke ground in September 2013, and consultations between the RMOW and the business community also began with the goal of supporting the continued evolution and enhancement of Whistler Village. In addition, a comprehensive and long-term Solid Waste Management Strategy was approved, progress was made on the West Side Sewer project, and we worked closely with our BC Transit partners to improve transit services.

Whistler council adopted the updated Official Community Plan (OCP) in 2013. The project included extensive community consultation with more than 2,500 hours of citizen and stakeholder time invested. The updated OCP will guide Whistler’s next phase of evolution as a maturing resort community, focusing on enhancement and optimization of existing and approved land use and development.

Working with our partners, the RMOW will continue to dedicate resources to deliver a Whistler experience that maintains Whistler as a desirable place to visit, play, and live, sets us apart, and helps to ensure our success as a leading resort community. The RMOW will also continue to invest in ongoing research and tracking programs to assist with organizational and resort-wide strategic decision making.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Finley". The signature is written in a cursive, flowing style.

Chief Administrative Officer
RESORT MUNICIPALITY OF WHISTLER



THE RESORT MUNICIPALITY OF WHISTLER

Incorporated on September 6, 1975, the Resort Municipality of Whistler (RMOW) is Whistler's municipal government led by an elected Council and administered by an executive team and staff on behalf of almost 10,000 permanent residents and 2.5 million annual visitors.

The RMOW governs and manages the resort community, acting as a steward for resort interests and serving the needs of both residents and visitors. The RMOW collaborates with in-resort and external partners to create visitor experiences and enrich community life. The organization is committed to progressive and deliberate community planning and management to create a vibrant and healthy resort community.

Vision

Whistler's vision is to be the premier mountain resort community as it moves toward sustainability.

Mission

The RMOW's mission is to be a leader and a partner in the resort community, representing a caring, accountable, open, professional, municipal government, committed to continuous improvement and to balancing fiscal capabilities with the delivery of exceptional service.

The municipality spans an area of 12,630 hectares and is located approximately 125 kilometres north of the large population centre of Metro Vancouver.

The RMOW manages municipal planning and development, park and Village operations, sports facilities and recreation, public utilities and environmental services, bylaws and enforcement, fire rescue, fiscal planning and financial services, legislative services, human resources, communications, information technology, economic development and the administration of the Whistler2020 Comprehensive Sustainability Plan and Whistler's Official Community Plan.



WHISTLER COUNCIL

Whistler's council is comprised of a mayor and six councillors who are elected for a three-year term. The current mayor and six councillors were elected on November 19, 2011 for a three-year term and include:

- Mayor Nancy Wilhelm-Morden
- Councillor Jack Crompton
- Councillor Jayson Faulkner
- Councillor John Grills
- Councillor Duane Jackson
- Councillor Andrée Janyk
- Councillor Roger McCarthy

The primary functions of municipal council are:

- To establish administrative policy.
- To adopt bylaws governing matters delegated to local government through the *Local Government Act and the Community Charter*, along with other Provincial statutes for the protection of the public.
- To levy taxes for these purposes.

Municipal council represents the citizens of Whistler, providing community leadership by serving as the legislative and policy making body of the municipality. The mayor and council approve policy and budgets and provide direction to the chief administrative officer.

Council is responsible for:

- Providing good government for its community.
- Providing works, services, facilities, and other things that the municipality considers necessary or desirable for all or part of the community.
- Providing stewardship of the public assets of the community.
- Fostering the current and future economic, social and environmental well-being of the community.

WHISTLER IN NUMBERS

9,284 POPULATION

32.4 MEDIAN AGE OF POPULATION

24,405 HECTARES (MUNICIPAL BOUNDARIES)

2.14 M ANNUAL VISITORS

221,538 *UNIQUE WEBSITE VISITORS

1.3 M *WEBSITE PAGE VIEWS

270,000 *VISITS TO THE MEADOW PARK SPORTS CENTRE

5,041 *PARTICIPANTS IN MUNICIPAL RECREATION PROGRAMS

16,000 *SKATERS AT WHISTLER OLYMPIC PLAZA

\$146,135 *COMMUNITY ENRICHMENT GRANTS

\$856,800 *FEE FOR SERVICE CONTRIBUTIONS

\$3.6 M *PROTECTIVE SERVICES

15,252 ASSESSED PROPERTIES

148 *DEVELOPMENT APPLICATIONS

439 *BUILDING PERMITS

\$435,799 *PERMISSIVE TAX EXEMPTIONS

172 *MARRIAGE LICENCES

1,547 *BUSINESS LICENCES

840 *DOG LICENCES

128 KILOMETRES OF MUNICIPAL ROADS

551.3 HECTARES OF MUNICIPAL PARKS

31 COMMUNITY AND NEIGHBOURHOOD PARKS

51,544 *POUNDS OF ORGANIC WASTE COMPOSTED

40 KILOMETRES OF VALLEY TRAIL

25 KILOMETRES OF LOST LAKE CROSS-COUNTRY SKI TRAILS

15 KILOMETRES OF LOST LAKE SNOWSHOE TRAILS

12,000 *ANNUAL VISITORS TO THE WHISTLER PUBLIC LIBRARY

**Note: Numbers reflect 2013 results.*

INTRODUCTION

The 2013 Resort Municipality of Whistler (RMOW) Annual Report includes a summary of municipal progress relative to municipal objectives and other information required by the *Community Charter*. It reports on the key corporate strategy areas outlined in the 2012-2014 Corporate Plan.

DECLARATION OF DISQUALIFIED COUNCIL MEMBERS

In 2013, there were no council members disqualified from holding office.

HIGHLIGHTS OF MUNICIPAL PROGRESS IN 2013

In 2012, council developed the **2012-2014 Council Action Plan**, which outlined council's key priorities and deliverables for its three-year term. The RMOW then developed the **2012-2014 Corporate Plan** as one of the key deliverables to help guide strategic decision-making within the organization. Along with the Five-Year Financial Plan, the Corporate Plan supports the organization to deliver excellence in municipal services, to manage the municipal budget within current economic constraints, and to position the resort for continued success.

The Corporate Plan includes community priorities, which are articulated in **Whistler2020**, Whistler's Integrated Community Sustainability Plan; corporate goals, corporate indicators and employee objectives, which reflect best practices for management and operations; corporate strategies and deliverables.

A report on the Corporate Plan was presented to council in April 2013 highlighting progress for the last year. The report included 2012 corporate and community indicator results, status updates for all of the key deliverables in the plan, and updated financial information and project information from the 2013-2017 Five-Year Financial Plan.

The municipality's progress and key accomplishments for 2013 are reported in the annual report for the seven corporate strategy areas:

- 1. Enhance strategic planning tools, policies and processes**
- 2. Improve internal corporate performance management systems**
- 3. Maintain strategic, prudent, and efficient financial management policies**
- 4. Expand community outreach and engagement to support municipal-decision making**
- 5. Demonstrate excellence in the development of core municipal infrastructure services**
- 6. Enhance the resort experience and support ongoing community and economic vibrancy**
- 7. Improve client service delivery across all municipal functions**

This document highlights municipal accomplishments in 2013 and looks ahead at corporate activities for 2014.

1. ENHANCE STRATEGIC PLANNING TOOLS, POLICIES AND PROCESSES

Highlights of 2013

In 2013, the municipality completed a significant amount of planning work in collaboration with resort partners and the community resulting in the completion of three major reports: **The Learning and Education Task Force final report, Whistler Community Cultural Plan** (led by the Whistler Arts Council), and **Economic Partnership Initiative – Summary of Key Findings Report**. In addition, an update to Whistler's **Recreation and Leisure Master Plan** was substantially completed.

The **EPI Committee was formed in 2012** with a mandate to grow the resort community economy, build confidence in the resort community economy and encourage reinvestment. **The EPI final report** summarizes key research and findings conducted by the group and provides concrete recommendations for collaboration for Whistler's continued economic success, and defines guidelines for evaluating investment of RMI funds to maintain and grow Whistler's tourism economy. The Committee's final report is integral in enhancing strategic planning for the municipality, the resort experience and supporting ongoing community and economic viability.

In 2013, Whistler council adopted the updated **Official Community Plan (OCP)**. The update began after the 2010 Winter Games and included extensive community consultation with over 2,500 hours of citizen and stakeholder time and thought invested.

LOOKING FORWARD TO 2014-2015

- Application of the updated Official Community Plan (OCP), which will guide Whistler's next phase of evolution as a maturing resort community, focusing on enhancement and optimization of existing and approved land use and development.
- Implementation of the 60 action items identified in the EPI Summary of Key Finding Report.
- Implementation of the Whistler Community Cultural Plan (led by the Whistler Arts Council) and the Learning and Education Task Force report.
- Completion of the Recreation and Leisure Master Plan Update.



Whistler's updated OCP will provide direction for meeting Whistler's anticipated needs over the next five years and beyond.

Whistler's OCP updated through hard work and collaboration

Whistler's Official Community Plan (OCP) updated was adopted May 7, 2013.

It was last comprehensively updated in 1993, although amendments to the document have been made continually, and a vast amount of functional policy has been developed over the last 20 years.

The OCP update was the largest post-Games planning project that involved two municipal councils and a dedicated staff team.

Whistler's updated OCP will provide direction for meeting Whistler's anticipated needs over the next five years and beyond in support of Whistler's community's vision – to be the premier mountain resort as we move toward sustainability. The OCP provides the regulatory framework for policy included in Whistler2020, Whistler's comprehensive sustainability plan and vision.

The goals, objectives, and policies contained within the OCP are a reflection of the extensive input received from Whistler's citizens and resort community stakeholders over a 20-month period that began in the spring of 2010.

“The quality of the plan is a direct result of the volume and value of community input in combination with the expertise and passion for Whistler that staff brought to the project. Truly, this OCP was a successful exercise in collaboration with all facets of our resort community.”

~ Nancy Wilhelm-Morden
Mayor



Mayor Nancy Wilhelm-Morden said, “Completing the Official Community Plan (OCP) was one of the key deliverables for this council, and we are incredibly pleased that it has been approved by the Province. An Official Community Plan is one of the most important plans for a municipality, and this comes at a critical time in Whistler’s history with resort-wide discussions underway for how we move forward from this point. The OCP is a very important guiding document in this process.”

As required by the *Local Government Act*, this plan addresses residential, commercial, industrial, recreational and utility uses and includes a Regional Context Statement. It also addresses social and environmental issues. The OCP serves as a framework for all policies, regulations and decisions pertaining to land use and development in Whistler.

2. IMPROVE INTERNAL CORPORATE PERFORMANCE MANAGEMENT SYSTEMS

Highlights of 2013

The RMOW is committed to ongoing work to identify efficiencies, implement best practices, and manage performance to deliver programs and services to the community.

The **Corporate Plan** is one tool that tracks deliverables and departmental progress towards corporate goals, in addition to improving communication within the organization and with the community to ensure accountability and a shared understanding of the municipality's work.

The plan is updated annually and progress is reported each year. The most recent progress report was presented to council in April 2013. The report included corporate and community indicators, status updates for all of the key deliverables in the plan, and updated financial information and project information from the 2013-2017 Five-Year Financial Plan.

According to the update, the **RMOW is on track with the deliverables in the Corporate Plan**, and corporate indicator results that measure the RMOW's performance related to its goals—ranging from financial health to customer service to the level of trust in the community. The municipality's financial planning and reserves are in good shape, and long-term infrastructure maintenance and investment planning will continue to be priorities for the organization over the next year. Results from the 2013 Community Life Survey demonstrate that eighty per cent of permanent residents and second homeowners perceive good value for money of the services provided by the RMOW.

The RMOW has been committed to measuring the community's energy and greenhouse gas (GHG) emission footprint since 2000. The current community data set has more than 10 years of performance insights, trends and detailed estimates.

In 2013, the RMOW continued to **work towards GHG emission and energy consumption reductions for corporate operations**, and realized cost savings from upgrades and retrofitting at the Meadow Park Sports Centre. **Boiler upgrades to Meadow Park Sport Centre's** backup system were added to complete the energy system upgrades to the aquatic centre heating systems. The boiler improvements were paid for by an incentive support donation of \$21,600 from FortisBC. Eight older atmospheric boilers were replaced by four new advanced condensing boilers which operate at more than 94 per cent efficiency. The utility cost reductions are estimated at \$115,000 to \$130,000 per year.

The RMOW also initiated **lighting retrofits at several municipally-owned buildings** including Maurice Young Millennium Place, Municipal Hall, the Public Works Yard and the Public Safety Building.

LOOKING FORWARD TO 2014-2015

- The RMOW will continue to work towards GHG emission and energy reductions for corporate operations and realize cost savings.
- The RMOW will continue to monitor GHG emission and energy consumption trends across the community. The 2012-2013 Whistler Energy and GHG Performance Trends Annual Report will be presented to council summer 2014. The report will include performance data, key trends and insights, as well as benchmarks on performance against council-adopted targets. These reports are intended to support and inform the strategic management of energy and climate-changing emissions across the community.
- Looking ahead, the RMOW will also work towards improving tracing and systems for building permit and development zoning projects.



The 2012-2014 Corporate Plan provides increased accountability and transparency in terms of the RMOW's goals and demonstrates how the RMOW is supporting the overall community vision and priorities.

RMOW corporate plan provides roadmap for 2012-2014

In 2012, the RMOW unveiled the 2012-2014 Corporate Plan, which was developed as one of the key deliverables in the 2012-2014 Council Action Plan to increase accountability and engagement with community members and to help guide strategic decision-making.

The Corporate Plan, enables the municipality to clearly articulate its corporate goals and account for progress.

Designed to be consistent with the five priorities of the Whistler2020, Whistler's Comprehensive Sustainability Plan, the Corporate Plan was developed with the input of all RMOW divisions, and establishes six goals, which reflect both council and community priorities.

Corporate Goals

- Corporate financial health
- Leadership and excellence in facility and infrastructure management
- Partnering to support exceptional resort experience
- Delivering exceptional customer service
- Establishing a high level of community trust
- Protecting natural assets and ecological functions

A review of corporate, local, regional, and global contexts and associated trends are included in the Plan to enable the RMOW to build on opportunities, to mitigate challenges, and to position the resort community for a vibrant and prosperous future. While 99 per cent of

“The Corporate Plan has proven to be an invaluable planning tool for the RMOW, allowing us to share our organization’s priorities, goals, and objectives with community members and partners. In addition, having clearly defined goals shared across the organization helps to support increased staff collaboration and productivity. Furthermore, the Corporate Plan reflects and integrates community input received by staff and council through a variety of channels and continues to support our commitment to openness, transparency, and accountability.”

~ Mike Furey
Chief Administrative Officer



Tourism Whistler / Mike Crane



Tourism Whistler / Mike Crane



Tourism Whistler / Robin O'Neill

Whistler residents were satisfied with Whistler as a place to live and there is some positive trending in core community indicators such as visitor satisfaction and recreation opportunities, of concern, are indicators trending away from the community's vision for the future, such as room nights and unemployment rate. This plan seeks to align municipal activities with the resort community's goals of ensuring economic viability, enhancing the resort experience, enriching community life, and protecting the environment, while working in partnership toward success. Economic viability is one area that requires focused attention.

"The Corporate Plan continues to provide our framework for informed decision making as we look ahead to 2014 and beyond," said Furey. "We will focus on further integrating the Corporate Plan into our daily work across the organization, meeting service delivery goals, and monitoring community and corporate indicators with a focus on areas that have achieved neutral or unsatisfactory results to date. We will focus on alignment with our partners to support the resort economy, capitalizing on growth and re-investment, building on the momentum of two strong winter seasons and a record-breaking summer. We also commit to ongoing updates to council and the community on our progress."

Working with partners, the RMOW must continue to dedicate resources to deliver the Whistler Experience — the set of unique qualities that makes Whistler a desirable place to visit, play, and live, sets it apart from other places, and helps to ensure its success as a world-class resort community. The RMOW will also continue to invest in ongoing research and tracking programs to assist with organizational and resort-wide strategic decision-making.

3. MAINTAIN STRATEGIC, PRUDENT AND EFFICIENT FINANCIAL MANAGEMENT

Highlights of 2013

In 2013, the RMOW made **significant progress on accountability** in terms of its reporting mechanisms through the **2012-2014 Corporate Plan** and its **annual and quarterly reporting**.

The RMOW began quarterly financial reporting in 2012, as it was identified as a priority by council in the 2012-2014 Council Action Plan. In 2013, **quarterly financial reports continued to provide a regular overview of financial information** and support the RMOW's commitments to fiscal responsibility and accountability.

For the second year in a row, **the RMOW was able to deliver a “zero and zero” budget** with no municipal tax or utility fee increase in 2013.

In 2013, Whistler received **Resort Municipality Initiative (RMI) funding** from the provincial government in the amount of \$7.008-million allowing the RMOW to maintain a major investment of the RMI funds in many programs specific to growing tourism including the **Festivals, Events and Animation (FE&A) program**.

RMI funding in the amount of \$2.84-million was put towards the FE&A program in 2013 enabling Whistler to further leverage opportunities for the resort. Highlights for 2013 included the introduction of the first of five consecutive years of IRONMAN Canada and the return of the massive Tough Mudder event for a second year. There was also an increased investment in animation and third party event augmentation programming, which incorporated the winter and spring seasons for the first time, including the Luge World Championships in February, weekly winter family nights at Whistler Olympic Plaza and the World Ski and Snowboard Festival.

RMI funding was confirmed as part of a five-year agreement (2012-2016) between the Province of British Columbia and the RMOW. Contribution amounts are confirmed annually. The agreement follows the original five-year agreement that was in place from 2006 through 2011. The Province develops annual funding allocations based on accommodation business generated in each community during the previous calendar year.

LOOKING FORWARD TO 2014-2015

- The RMOW contributes approximately 18 per cent of its annual operating budget to reserves to save money for future infrastructure maintenance and replacement, unforeseen expenditures, and funding for capital projects. During 2014, the RMOW will work towards developing municipal reserve policies to improve planning for future expenditures.
- In 2014, the RMOW will develop a long-term cash flow plan. Forecasting of major revenue and expenses will allow the RMOW to predict the impacts (both short and long term) of current and proposed policies, allowing the municipality to plan accordingly.
- The RMOW will continue to develop high level reports to support the work of Finance and Audit Committee and provide regular financial updates via the Corporate Plan and annual and quarterly reports in order to support the RMOW's commitments to fiscal responsibility and accountability.
- In 2014, the RMOW will improve online client services delivery for customer facing interactions and services (taxes, fees, tickets) – The My City implementation will streamline and simplify online property taxes services with 24/7 full access. The Customer Service Strategy Project will review and enhance the customer service experience to strengthen the continuity between the departments for full service.
- One of the priority areas in the 2012-2014 Council Action Plan is an open for business focus. The RMOW is dedicated to fair, honest and open procurement through its Purchasing Policy and sustainable purchasing guidelines. In 2014, the RMOW will focus on updating its purchasing and procurement policies to reflect the municipality's current reality.



The RMOW's budget balances municipal revenues with expenditures and reserve transfers to pay for municipal services and to save for future expenses.

Whistler council adopts “zero and zero” budget

On May 6, 2014, the RMOW adopted a “zero and zero” budget with no increases to existing municipal property tax revenue and no increases to municipal utility fees for the third year in a row, while maintaining or increasing levels of service to the community and resort visitors.

The budget recommendations incorporated significant work by senior staff and the Finance and Audit Committee, input from the 2013 Community Life Tracking Survey, ongoing feedback from the public about programs and services, and feedback received during the budget process.

The Finance and Audit Standing Committee provides direction and guidance to staff during the development of the budget. Council deliberates on and ultimately adopts the municipality's Five-Year Financial Plan (budget document). Following this, tax rates are calculated, tax rate bylaws are adopted, and property tax notices are sent to property owners for payment.

A \$2.4-million year-over-year increase to operating costs in 2014 includes increases in labour costs, increased contributions to resort partners, more resort programming, increased servicing of Village and park areas resulting from increased summer visitation, and increases in energy costs. Revenue increases include new growth in assessment roll, facility and volume related fees, and increasing Municipal and Regional District Tax (Hotel Tax) due to strong business levels.

“It has taken a lot of hard work to come in at a zero per cent increase three years in a row. Leadership from the Finance and Audit Committee and the efforts of municipal staff at all levels has enabled the identification of a broad range of efficiencies to offset costs, which along with revenue increases, has allowed for the zero increase to property taxes and municipal fees.”

~ Nancy Wilhelm-Morden
Mayor



Some key factors affecting the 2014 budget include:

- Labour and energy cost increases
- Operational costs related to increased summer visitation
- Lower Canadian dollar exchange resulting in higher costs for any equipment or supplies from the United States
- Continued contribution to municipal reserves
- New projects and activities
- New development added to the assessment roll
- Modest Hotel Tax increase (one per cent)
- Parking revenue increase due to increased utilization
- Updated Royal Canadian Mounted Police (RCMP) budget aligned with actual costs
- End of Peak to Peak revitalization tax exemption

4. EXPAND COMMUNITY ENGAGEMENT TO SUPPORT MUNICIPAL DECISION-MAKING

Highlights of 2013

Community engagement and public consultation was a key focus for the RMOW in 2013 allowing the municipality to reach out to the community on various programs and services.

In February, a review of the **Meadow Park Sports Centre fees and charges** was undertaken, which included a general survey to assist in establishing future fee structures for admissions, passes, and programs, as well as a four-month drop-in user survey. Following the public consultation process, it was determined that admission rates and pass products would remain the same over the next year, and recover the facility's revenue shortfall through alternative means.

In 2013, the RMOW **launched the Whistler Village 3.0 initiative to support the continued evolution and enhancement of Whistler Village** through collaboration between the RMOW, and Whistler Village neighbourhoods and businesses. The process will build on the previous work of the council-appointed Business Enhancement Committee. The initiative will also support the deliverable of "advancing the Village neighbourhood/precinct concept," which is included in the Council Action Plan, and "completing outstanding tasks related to the Retail Strategy," identified as a deliverable in the Corporate Plan.

The RMOW conducted its seventh **Community Life Tracking Survey in 2013**, which included a random phone survey of 300 permanent residents and 200 second homeowners. An online survey was also completed by 82 participants.

- The survey indicated that there permanent residents and second homeowners are generally satisfied with opportunities to provide input to community decision making. The numbers from 2012 and 2013 remained the same at 62 per cent for residents and 51per cent for second homeowners.
- In addition, there was an increase in the proportion of permanent residents, who trust that local decision makers have the best interests of the resort community in mind when making decisions most of the time, from 47 per cent at the end of 2010 to 68 per cent in 2013, and from 61 per cent to 72 per cent for second homeowners in the same time period.

In 2013, there was tremendous focus on **planning work with partners and the community in the development of four key reports to guide the resort community:**

- The Learning and Education Task Force final report
- Whistler Community Cultural Plan
- Economic Partnership Initiative – Summary of Key Findings Report
- Whistler's Recreation and Leisure Master Plan

The Learning and Education Task Force Final Report was developed in June 2013 following a year of investigation, research, community engagement and deliberations by the council-appointed Learning and Education Task Force.

Development of the Whistler Community Cultural Plan took place from 2012 to 2013 and was led by the Whistler Arts Council on behalf of the RMOW. In addition, more than 400 community members participated in focus groups, attended open houses, and completed an online survey during development of the plan.

Whistler's Economic Partnership Initiative (EPI) Committee was formed in September of 2012 to take on a broad-based, medium-term (\leq 5yr), community-wide economic planning mandate. The Committee is comprised of local economic stakeholder organizations and community representatives – each in a unique position to contribute to the planning of Whistler's economic future. **Following extensive research, the EPI Committee hosted an open house in June 2013 to share updates about their research and findings, answer questions and receive feedback from the community.** In November 2013, the Committee presented the EPI Summary of Key Findings Report that was then endorsed by Whistler council. The report includes approximately 60 action items with various stakeholder leads, funding and timelines ranging from immediate to 24 months.

An update of the Recreation and Leisure Master Plan (RLMP) began in the winter of 2012 and will be completed in 2014. **The update has provided many opportunities for community engagement including: extensive community consultation and community-led discussions with over 40 stakeholder groups,** partners, government agencies, and industry consultants; several online surveys; and a community open house attended by over 90 members of the public. More than 400 unique comments have been received and distilled into over 130 draft findings.

During the **2013 budget process, two community open houses were held for community members to learn about the budget process** and ask questions. PlaceSpeak, an online tool was also used to provide additional opportunities for residents and second homeowners to participate in discussions, polls, and a survey.

In 2013, Whistler Transit launched a Twitter account and passenger survey allowing transit passengers to have two new additional ways to connect with the Whistler Transit System. The Twitter account provides passengers with the latest service updates, tips, and helpful transit information. Riders can also share their comments with Whistler Transit via the account. The RMOW also conducted a **2013 Whistler Transit Winter Monitoring Program,** which resulted in an additional 2,000 annual-service hours implemented for the winter season and changes to the fee structure.

In April 2013, the **library began a public consultation process** which included a formal close-ended survey, which showed that **99 per cent of patrons valued the library's collections,** youth programs were a priority and 56 per cent of patrons sought the recommendations of library staff regarding book selection. The results from the survey were used to develop the library's 2014-2017 strategic plan.

In August 2013, Whistler held its inaugural **Subaru IRONMAN Canada event.** As part of the preparation for the event, an **operations and opportunities meeting** was held for local retail and hospital businesses to find out about the benefits of hosting the triathlon, event operations, retail opportunities, how businesses could leverage the event and provided an opportunity for feedback and questions.

In November 2013, **community members were invited to an open house to learn more about the RMOW proposed Alta Lake Sewer Project,** option assessments and preliminary cost estimates.

Site preparation and construction of the Audain Art Museum project began in September in 2013 less than a year after initial discussions about the project. Following an initial community open house in November 2012 where residents learned about the proposed project, a second **open house was held in January 2013 to provide an opportunity for the community to see the plans for the proposed site, building design and other project details.**

In 2013, the RMOW launched an update of the RMOW's website, which included a website feedback survey component in early 2014. Part of the whistler.ca update included **a new committees of council section to ensure that members of the public were apprised of committee meetings. The new section provides online access to agendas, meeting minutes and additional documents.**

COMMITTEES OF COUNCIL

The RMOW currently has 14 Select Committees, two Standing Committees and two Council-Appointed Boards currently in progress. Committees have been established to assist council and provide opportunities for public involvement in municipal matters on an ongoing basis.

Select Committees

- Advisory Design Panel
- Whistler Business Enhancement Committee
- Economic Partnership Initiative Committee
- Emergency Planning Committee
- Festivals, Events and Animation Oversight Committee
- Forest and Wildland Advisory Committee
- Illegal Spaces Task Force Committee
- Liquor Licence Advisory Committee
- Measuring Up Committee
- Public Art Committee
- Recreation Leisure Advisory Committee
- Transit Management Advisory Committee
- May Long Weekend Committee
- Coat of Arms Committee

Standing Committees

- Audit and Finance Standing Committee
- Human Resources Standing Committee

Council-Appointed Boards

- Board of Variance
- Whistler Public Library Board of Trustees

LOOKING FORWARD TO 2014-2015

- The **2014 Community Life Tracking Survey** will continue to provide information to staff and council to support decision-making, and to integrate in the annual corporate planning and financial planning processes.
- **Consultations regarding the Village 3.0 Project will continue in 2014** with a focus on Village Streetscape enhancement. The Streetscape Guide will provide direction for Village businesses to create diversity and visual interest through individual business expression and personality that reinforces Whistler's unique character in terms of signs and graphics, storefronts and outdoor displays, and outdoor patios, landscaping and lighting.
- **The RMOW will deliver the municipality's next election in November 2014.** Local government elections in British Columbia are held every three years. During this election process, the RMOW will focus its efforts on providing innovative election processes and procedures.
- The RMOW will facilitate the **implementation of recommendations made by the May Long Weekend Committee**, which will assist council to create collaborative strategies that will enhance visitor experience, mitigate the impacts of elements which have historically tended to undermine a positive atmosphere in the resort at this time of year.
- **Support BC Transit's three-year transit service review process in 2014** and will provide input (along with BC Transit, the Squamish-Lillooet Regional District, the District of Squamish and the Village of Pemberton) towards the region's 25-year Transit Future Plan.



The RMOW tracks 24 key community indicators and 28 key corporate indicators to measure ongoing community and organizational performance and trends.

RMOW presents 2013 corporate and community indicators

As part of the 2014 budget process, the RMOW presented the municipality's key corporate performance indicators as set out in the Corporate Plan to the community at a council meeting. These performance results demonstrated areas where the community and organization are doing well, as well as areas that are in need of ongoing improvement.

Corporate performance indicators in the municipality's 2012-2014 Corporate Plan are derived and updated from Community Life Survey data, Whistler 2020 Community Monitoring, and internal tracking by departments.

The RMOW tracks 24 key community indicators and 28 key corporate indicators to measure ongoing community and organizational performance and trends. The indicators range widely from community safety and visitor satisfaction to community usage of resources such as water and energy, and satisfaction with services and programs delivered by the RMOW. The following are some samples of indicator results for 2013.

Whistlerites love Whistler with 99 per cent of permanent residents and 94 per cent of second homeowners indicating that overall, they were satisfied with Whistler as a place to live or spend time. Satisfaction with services provided by the RMOW is generally ranked very high for most municipal services from parks, trails and Village maintenance and library services, to municipal recreational programs and facilities, road maintenance, and snow clearing. For example 97 per cent of summer and 96 per cent of winter visitors, and 94 per cent of permanent residents were satisfied with the Village atmosphere and ambiance. In 2013, 96 per cent of residents were

“As an organization, we are continuously measuring our performance to ensure that we are meeting the priorities of our community. The gathered data is tracked, shared with community members and used to inform our work plans on an annual basis.”

~Ted Battiston
RMOW manager of special projects



Tourism Whistler / Mike Crane



Tourism Whistler / Robin O'Neill



Tourism Whistler / Chad Chohofack

also satisfied with opportunities for recreation in Whistler.

Although the levels are still high, there were some small decreases in satisfaction levels for both permanent residents and second homeowners for Municipal Hall front counter services, and access to information on the municipal website. Levels of satisfaction with building and land development requirements and permitting services with permanent and second home owners, and transit services with permanent residents are relatively low.

The RMOW is continually reviewing its programs and services to ensure a high quality of service delivery and responsible fiscal management. Aspects of the above areas and others will be addressed through the development of a Customer Service Strategy; launch of the updated municipal website with improvements to usability, content, and mobile function; and implementation of an information campaign for building and planning departments. Whistler's significant transit program is widely used by the community and is evaluated on an ongoing basis to balance service delivery needs with operating costs.

Eighty per cent of permanent residents and second homeowners perceived that the value of services received from the RMOW for the municipal portion (about 60 per cent) of property taxes collected is good.

In the areas of community decision making, 68 per cent of residents and 72 per cent of second homeowners indicated that they believe local decision makers in Whistler have the best interests of the community in mind when making decisions, while 62 per cent of residents and 52 per cent of second homeowners were satisfied with opportunities to provide input into municipal decision making. These figures compare to provincial averages typically in the 50 per cent range. The RMOW has implemented a number of measures in recent years to focus in this area including the development of the Corporate Plan and reporting, quarterly financial reporting, website information access, and significant committee and partnership based planning.

5. DEMONSTRATE EXCELLENCE IN THE DELIVERY OF CORE MUNICIPAL INFRASTRUCTURE SERVICES

Highlights of 2013

In 2013, the RMOW made progress on several key projects to improve infrastructure services throughout the community.

Whistler council adopted a **Solid Waste Management Strategy in 2013** that aims to reduce solid waste management operating costs while working towards Whistler's goal of zero waste by diverting waste from the landfill. Net savings achieved through the strategy are predicted to be \$430,000 per year by 2020 and \$685,000 per year by 2030. Costs will be reduced by establishing performance-based contracts, increasing the capacity of the compost facility, encouraging waste diversion from stratas and participating in the new provincial recycling program, which was implemented in May 2014.

In 2013, the RMOW embarked on an **update of its Liquid Waste Management Plan** in an effort to continue to protect Whistler's high-quality water with the support of \$50,000 in federal Gas Tax funding. The update began in 2013 and was completed in May 2014. The project included review of the wastewater treatment plant, service area and collection system, receiving waters where treated wastewater is released, storm water management, water conservation and more. The update will also reflect the significant progress made in Whistler on wastewater management in recent years as well as recent changes to regulations at both the federal and provincial level.

The RMOW **completed boiler upgrades to Meadow Park Sport Centre's backup system** in 2013 to complete the energy system upgrades to the aquatic centre heating systems. The boiler improvements were paid for by an incentive support donation of \$21,600 from FortisBC. Eight older atmospheric boilers were replaced by four new advanced condensing boilers which operate at more than 94 per cent efficiency. The utility cost reductions are estimated at \$115,000 to \$130,000 per year, with annual GHG reductions forecast at 300 to 350 tCO₂e/year.

In 2013, the RMOW continued to operate a number of annual infrastructure programs, including:

- The **annual road reconstruction program**, which includes a yearly schedule of patching and repaving sections of municipal roads, and Valley Trail repaving and reconstruction. Eighty-seven per cent of residents and 90 per cent of second homeowners are satisfied with the RMOW's maintenance of roads within the municipality.
- The **water main flushing program** to clean water pipes, improve the integrity and durability of the piping system, and maintain the excellent water quality that Whistler is known for.
- The **spring and fall yard waste programs**, which enable community members to clean out their yards and drop off yard waste free of charge at the Nester's compactor site, while collecting important organic matter for the municipal compost facility (which is transformed into nutrient rich soil amendments), and diverting landfill waste. In 2013, Whistler residents sent 65,044 pounds (29.1 tonnes) of organic waste to the composter.
- **Pitch-In Day**, a program that the RMOW coordinates on behalf of the community. In 2013, community groups collected 1.5 metric tonnes of garbage from Whistler's roadsides.
- **The RMOW participated in Earth Hour** on March 29 by turning off non-essential lights and "powering down", while encouraging local residents, visitors and businesses to do the same. In 2013, Whistler placed twelfth out of 68 communities registered for Earth Hour in British Columbia, dropping local electrical demand by seven per cent. In 2013, energy consumption across all municipal operations was 3,350 GJ lower than in 2008. This reduction is equivalent to the annual energy consumption of 37 average single family homes in Whistler.
- Along with the Province, and the B.C. Water and Waste Association, the RMOW invited residents to learn more about drinking water during **Drinking Water Week**. Activities included a video contest, documentary film screening about water preservation and tours from 21 Mile Creek to the RMOW's Waste Water Treatment Plant for high school students.

- In 2013, the RMOW raised awareness about emergency preparedness and provided information to help get residents prepared for emergencies during emergency situations during **Emergency Preparedness Week**. Activities included a business continuity planning seminar and community presentations and displays for families and residents.

LOOKING FORWARD TO 2014-2015

- Focus on advancing recommendations in the **Solid Waste Management Strategy** with implementation and delivery over the next few years.
- Advancement of the **Alta Lake Sewer** project to provide sewer service to the Westside Alta Lake subdivision, which includes 39 lots that are currently serviced by septic systems. In April 2014, the RMOW entered into a servicing agreement with five properties identified in Phase 1 of the Sub-Project in advance of the larger Alta Lake Sewer project. The project is ongoing and feedback from the community is being collected regarding alignment options. Final decisions regarding the project will be determined following a follow up report to council in summer 2014.
- Planning and implementation of a **pedestrian crossing and road signal at Alta Lake Road** will be carried out in 2014.
- In 2014, the **Whistler Fire Rescue Service will conduct a review** of its programs and services. The Service will also have an **increased focus on FireSmart initiatives** to educate Whistler homeowners of their **shared responsibility in protecting the community against wildfire**. Community education and programs include: garden debris safe burning weekends, free yard waste drop offs, home and site hazard assessments through the Whistler Fire Rescue Service, and information regarding reducing, replacing or removing wildfire risks, and modifying and maintaining buildings based on the guidelines in the FireSmart Homeowners Manual.
- In 2014, the RMOW will **implement changes to Whistler waste depot sites** at Function Junction and Nester's including an onsite attendant, new hours of operation, and additional recycling options. The changes are a result of updates to the BC Recycling Regulations being implemented largely through Multi Material British Columbia (MMBC).
- The RMOW will **continue to deliver high quality water** to the businesses, residences and industries of Whistler, for domestic use and fire protection in 2014.



Results from the 2013 Community Life Survey show that 80 per cent of permanent residents and 81 per cent of second homeowners were satisfied with the RMOW's leadership regarding its treatment of waste, waste services and recycling.

Changes coming to Whistler's waste depots including operating hours of 7 a.m. to 7 p.m.

As of May 2014, Whistler residents and visitors will see changes to Whistler's waste depot sites at Function Junction and Nester's, including an onsite attendant, new hours of operation, and additional recycling options.

The changes are the result of updates to the BC Recycling Regulations being implemented largely through Multi Material British Columbia (MMBC).

The main changes include the following:

- Attendant on site to assist with recycling, compost and garbage.
- Enhanced signage outlining what can be dropped off at the depots and what needs to be taken to the Whistler Transfer Station in the Callaghan Valley.
- Operating hours of 7 a.m. to 7 p.m.
- New recycling options for plastic film, Styrofoam and milk cartons.
- Improved lighting and potential reorganization of facilities within the sites.
- New gates and improved fencing.

The new operating hours were required as participating in the MMBC program requires an onsite attendant. The hours of 7 a.m. to 7 p.m. were chosen given research that determined that 90 per cent of users access the depots within that time span.

“The implementation of these changes to the Function Junction and Nester's depots is a great step forward to improve the level of service, reduce the amount of garbage going to the landfill and save money for the RMOW and Whistler taxpayers. As with any change, we recognize there will be a period of transition as people become accustomed to the new operating hours, and I encourage everyone to familiarize themselves with the changes before the May 19 implementation date.”

~ Nancy Wilhelm-Morden
Mayor

The full-time attendant that will now be on site at both the Function Junction and Nester's depots will assist residents with getting their recycling, compost, and garbage into the appropriate compactors or containers. This will reduce municipal costs by increasing the amount of recyclables diverted out of the waste stream as well as decreasing unauthorized (non-residential) disposal at the depot sites. The attendant will also help reduce contamination of recyclables, therefore increasing their value, and help directly educate residents about what can be recycled and composted.

As required by Bylaw 1861 – Garbage Disposal and Wildlife Attractants, commercial users will continue to be required to take all garbage, compost and recycling to the Whistler Transfer Station in the Callaghan Valley rather than deposit their materials at the Whistler depots.

MMBC is a non-profit organization that was formed to represent producers of packaging and printed paper (PPP) and, as mandated by the BC Provincial Government, to design a new stewardship program that will be implemented across B.C.

The RMOW decided to participate in the program as one of five recommendations in its Solid Waste Management Strategy, which was put in place to reduce municipal costs for handling solid waste, divert waste from the landfill and allow the RMOW's solid waste utility to be self-funded by 2018. Participating in the MMBC program in particular is expected to have a net savings of \$125,000 per year. Through the program, MMBC will pay the RMOW for the recyclables that are collected and the cost to provide and service the recycling bins at the depot sites. The RMOW plans to invest \$60,000 to install gates, improve lighting, improve the signage and make other upgrades to the sites.

In addition to participating in the MMBC program, the Solid Waste Management Strategy also sets out to achieve several other objectives:

- Increase the capacity of the Whistler Composter Facility to deal with more biosolids and reduce overall costs.
- Improve diversion in the commercial and multifamily accommodation sector, given that 62 per cent of the waste Whistler currently sends to the landfill is generated by this sector.
- Establish a multi-step proposal process for performance-based solid waste management contracts.

An overview of the changes to Whistler's depot sites is available on the RMOW website.

6. ENHANCE THE RESORT EXPERIENCE AND SUPPORT ONGOING COMMUNITY ECONOMIC VIBRANCY

Highlights of 2013

In 2013, the RMOW's **Festivals, Events and Animation program successfully coordinated programming**, street entertainment, an **expanded Vancouver Symphony Orchestra program** and a **12-day Whistler Presents Concert Series** at Whistler Olympic Plaza. Other highlights and news for 2013 included the introduction of the first of **five consecutive years of IRONMAN Canada** and the return of the massive Tough Mudder event for a second year. There was also an increased investment in animation and third party event augmentation programming, which incorporated the winter and spring seasons for the first time, including the Luge World Championships in February, the first B.C. Family Day, weekly winter family nights at Whistler Olympic Plaza and the World Ski and Snowboard Festival.

In 2013, the RMOW **furthered relationships with the Province and with resort partners** to support the resort economy, capitalizing on growth and re-investment, building on the momentum of **two strong winter seasons and a record-breaking summer**. Summer 2013 was one of Whistler's strongest on record in terms of room nights booked. The 2012-2013 winter season was a success, with great snow conditions, and a significant increase in paid room nights with results that were the highest in Whistler's history. The strong growth in room night occupancy also resulted in some recovery in the resort economy overall.

The RMOW completed several community projects in 2013, including construction of **Florence Petersen Park** located in the heart of the Village and **Bayly Park and community garden in the Cheakamus Crossing neighbourhood**. The much-anticipated **Audain Art Museum** broke ground in September 2013, and consultations between the RMOW, and Whistler Village neighbourhood and businesses also began with the goal of supporting the continued evolution and enhancement of Whistler Village.

In 2012, the RMOW opened a permanent outdoor skating facility at Whistler Olympic Plaza and transformed the Great Lawn and Pavilion into skating rinks. Following the opening of the new permanent facility, the ice rinks were larger and operating hours were longer. Construction included replacing a portion of the lawn with a refrigerated concrete floor, installation of a permanent refrigeration plan and remedial landscape works. During the 2013 season, more than 16,000 skaters enjoyed the atmosphere at the Plaza from opening day on December 20, 2012 to closing on March 28, 2013. This project was funded and is operated seasonally using the Resort Municipality Initiative funds.

In 2013, the RMOW along with other municipalities in the Sea to Sky corridor worked with the BC Ministry of Transportation and Infrastructure to improve maintenance, signage and infrastructure along Highway 99 as well as secondary roads in the Callaghan, Squamish/Paradise Valley, and Pemberton. The Sea to Sky Road Cycling Collaborative, a group of tourism, government and sport representatives from across municipalities created a brochure that outlines routes and safety tips for road cycling in the corridor. The **Road Cycling in the Sea to Sky brochure** is a tool that not only helps drivers and cyclists learn and understand the rules of the road – it also provides descriptions of eleven scenic and challenging routes in the Sea to Sky region.

After receiving feedback from residents and visitors about library hours, the RMOW considered **re-opening the library on Sundays as part of the 2013 budget process**. On April 14, 2013, the library re-opened for its first Sunday of service. The library continues to be an important community facility and service provider for residents, second homeowners, seasonal workers, and visitors, and the community is thrilled with this increased level of service.

LOOKING FORWARD TO 2014-2015

- Deliver the inaugural **May Long Weekend Festival – Whistler’s Great Outdoors festival**, funded by the RMOW through the Province of B.C.’s Resort Municipality Initiative.
- Implement initiatives of the Economic Partnership Initiative including **Whistler Village rejuvenation** and reinvestment, an updated **Whistler Welcome Strategy and Village Gate Bus and Taxi Bus Loop revitalization**.
- In 2014, the RMOW will develop and engage partners on the **Cultural Connector Plan**, which will serve to improve the physical, visual and experiential connectivity between six significant cultural institutions located within Whistler Village and Upper Village.
- Ensure the continued success of **RMOW’s Festivals, Events and Animation (FE&A) program**.
- Host thousands of community leaders during the **2014 Union of British Columbia Municipalities (UBCM) annual convention**. Conference business is an important part of Whistler’s economy, and conferences like UBCM will continue to bring significant visitors to the resort during non-peak periods.
- In addition to the 2014 Emily Carr University of Art + Design Summer Satellite Studio program in Whistler, **the RMOW will pursue additional learning and education opportunities**.
- **Further invest in the Alpine Trail program** and upgrade and improve trail and park signage throughout the municipality.



The FE&A program has contributed to growth in occupancy throughout the resort since 2011. Summer 2013 was a record-breaking summer, with occupancy at over 90 per cent on several weekends.

Whistler's 2014 Festivals, Events and Animation program is sure to impress

The 2014 Festivals, Events and Animation (FE&A) program will include a robust line-up of events including the introduction of a May Long Weekend festival, moving Vancouver Symphony Orchestra concerts to early July, moving the IRONMAN Canada race to July 27, and investing in third party events.

This year's program has been informed by successes and findings from previous years. The event line-up is composed of a mix of Original Programming; Attract, Retain, Augment investments; and Animation throughout the year.

The total budget for the 2014 FE&A program is \$3,160,000 and is funded through the provincial Resort Municipality Initiative (RMI). Planning for the program is guided by the FE&A Working Group and Oversight Committee who undertake an annual evidence-based strategic planning process to identify key facts, research findings and issues.

Initial plans for the 2014 FE&A program were presented to council in October 2013, at which time council approved early funding of \$1,200,000 from RMI reserves to deploy for planning and programming from October 2013 through May 2014 in advance of provincial confirmation of the 2014 RMI program in the spring.

Since that time, the Working Group and Oversight Committee have continued to confirm many aspects of the FE&A program, such as event dates, contracts and Attract, Retain and Augment investments into third-party programming.

"The due diligence of the resort partners involved in the strategic planning of this year's program is evident in the strong event line-up, including carefully considered investments into third-party programming."

~ Nancy Wilhelm-Morden
Mayor

Original programming this year includes the new May Long Weekend festival—GO Fest! - Whistler's Great Outdoor Festival—the event supports the goals and objectives of the May Long Weekend Committee. Planning for the Whistler Presents Summer Concert Series is underway, with the concert line-up announcements coming in late spring. The Vancouver Symphony Orchestra is also moving the dates for its public concert series in Whistler from late July to early July, including Canada Day and the following weekend.

Attract, Retain, Augment investments into third-party programming followed a similar process to last year. For 2014 the FE&A program will invest in 11 events (including two Test & Development events), down from 12 last year. FE&A investments in third-party events are based on the likelihood of the FE&A investment achieving FE&A goals and delivering incremental benefits to Whistler. Investment decisions are made following a rigorous process to ensure alignment with the Whistler brand, quality of program and benefits to the resort.

Highlights of the enhanced winter Animation component of the FE&A program in 2014 so far are the expanded Family Après evenings, increased Fire and Ice shows and the Winter Games Celebrations that took place during the 2014 Sochi Winter Games. Whistler Street Entertainment will run on weekends from May through to September.

The FE&A program has contributed to growth in occupancy throughout the resort since 2011. Summer 2013 was a record-breaking summer, with occupancy at over 90 per cent on several weekends.

Enhanced marketing campaigns are in place for the entire 2014 FE&A program. These are resourced and executed by the RMOW and Tourism Whistler.

Calendar highlights for the 2014 FE&A program include:

- World Ski and Snowboard Festival – April 11-20
- GO Fest, Whistler's Great Outdoors Festival – May 16-19
- Tough Mudder – June 21-22
- Vancouver Symphony Orchestra – July 1-5
- Whistler Presents Summer Concert Series – June 28 & 29; August 22, 23, 29, 30, 31
- Whistler Children's Festival – July 12-13
- Subaru IRONMAN Canada – July 27
- Wanderlust Whistler – July 31-Aug 4
- Crankworx– August 8-17
- RBC GranFondo Whistler – September 6
- Spirit Within Festival – September 19-21
- Whistler Reader's and Writer's Festival – October 17-19
- Cornucopia Food and Wine Festival – November 6-16
- Whistler Film Festival - December 3-7
- Whistler Presents: The Holiday Experience – December holiday season
- Whistler Presents: New Year's Eve Celebration – December 31

7. IMPROVE CLIENT SERVICE DELIVERY ACROSS ALL MUNICIPAL FUNCTIONS

Highlights of 2013

Whistler's **2013 Community Life Tracking survey** showed high levels of satisfaction for most municipal services, from parks, trails (97 per cent) and Village maintenance and library services, to municipal recreational programs and facilities, road maintenance, and snow clearing. For example 97 per cent of summer and 96 per cent of winter visitors, and 94 per cent of permanent residents were satisfied with the Village atmosphere and ambiance.

The RMOW is continually reviewing its programs and services to **ensure a high quality of service delivery and responsible fiscal management**. Aspects of the above areas and others will be addressed through the development of a **Customer Service Strategy**; launch of the **updated municipal website** with improvements to usability, content, and mobile function; and implementation of an information campaign for building and planning departments. Whistler's **significant transit program** is widely used by the community and is evaluated on an ongoing basis to balance service delivery needs with operating costs.

Eighty per cent of permanent residents and second homeowners perceived that the value of services received from the RMOW for the municipal portion (about 60 per cent) of property taxes collected is good.

An **update of whistler.ca, the virtual front desk of the RMOW, was completed in 2013**. The work was undertaken to streamline and improve the overall user experience, to reflect changes to online technology, add additional features and content, and introduce a new mobile site. Monthly page views of Whistler.ca were 85,000 in 2012 and 115,000 in 2013.

Part of the whistler.ca update included a new committee of council section to **provide the public with online access to committee agendas, meeting minutes and additional documents**.

The RMOW continued to provide **council meeting video streaming** in 2013, as a way of providing access for community members to watch a live or archived meetings online.

In 2013, **Whistler Transit launched a Twitter account and passenger survey** allowing transit passengers to have two new additional ways to connect with the Whistler Transit System. The Twitter account provides passengers with the latest service updates, tips, and helpful transit information.

A comprehensive analysis of the Whistler transit system was completed in 2012. Through the data gathering process, fare structure simplification and affordability for family travel were identified as items that needed review in 2013.

In 2013, **Whistler Transit introduced the new Family Travel Program**, which allow families with up to three children under the age of 12 to ride free with parents or guardians that have a valid Whistler Transit System monthly, 6-month, 12-month or one-day transit pass.

In addition to the family program, the Transit Management Committee recommended changes to the Whistler Transit fare structure. The **Whistler transit system fare structure was simplified for riders** by eliminating the concession cash fare and the concession one-day pass, as well as adjusting the cost of the 10-Ride Adult sheet of tickets to \$22.50 from \$20.00 to follow current best practice guidelines where the price of ten tickets is set at the cost of nine cash fares.

In 2013, **Municipal Hall renovations were undertaken to improve customer service delivery**, leverage synergies of work groups to support customer service and a centralized front desk, and provide more efficient customer service, in addition to improving accessibility to Municipal Hall. The main reception area at the main entrance to Municipal Hall was converted to an open-concept customer service counter providing reception and financial services. The Building Department has a new location on the lower floor of Municipal Hall, which locates the RMOW services associated with building, development and zoning in the same area for better customer access. The accessibility ramp into the building was also upgraded.

LOOKING FORWARD TO 2014-2015

- Due to a short building season and bottleneck of requests for permits in the early summer, the RMOW will work toward educating property owners about processes. The **RMOW implemented a building and planning information campaign** in April 2014 to build understanding and awareness around required permits, processes and timelines for effective and safe building, development and landscaping projects.
- In 2014, the RMOW will **implement financial system modifications through MyCity**, a planned new service that will provide home and business owners of Whistler 24/7 secure online access to information regarding their RMOW accounts for Sewer and Water User Rates, Property Taxes, Dog Licences and Business Licences.
- The RMOW is currently in the planning stages of developing a **Customer Service Strategy** and will begin implementation of the organization-wide strategy in 2014.
- 2014 will also see the implementation of a **Pay-by-phone parking system** for municipal parking lots and stalls, which will allow any driver parking a fare required municipal space the option to divert the expense to a credit card via the use of a mobile device.
- The **2014 Community Life Tracking Survey** will be scheduled to provide community feedback for annual planning and budget planning processes.
- In 2014, the RMOW will work with the Whistler Community Services Society (WCSS) to establish a pilot **Whistler TaxiSaver program** to assist individuals who can't access conventional transit due to mobility issues (especially in winter due to snow and ice). The TaxiSaver pilot program will be available for clients of the WCSS Helping Hand Volunteer Driver program funded by the RMOW through the Transit budget. This program will provide access to individuals who are unable to be matched with a volunteer driver.



By far the most commonly suggested way for Municipal Hall to provide administrative services, noted by two-thirds of permanent residents and second homeowners, is via email or the web.

RMOW launches updated website

In 2013, the RMOW began the process of updating its municipal website. A robust website is one essential component to the RMOW's commitment to open and transparent communication and exceptional customer service as outlined in the **Council Action Plan, Corporate Plan** and other guiding policy. The project was completed in December 2013, and Whistler.ca, the website of the RMOW, is now live with upgrades to design, navigation, the mobile website and more.

The work was undertaken to streamline and improve the overall user experience, to reflect changes to online technology, add additional features and content, and introduce a new mobile site.

Top highlights on the updated RMOW website are as follows:

- **Homepage design:** Dynamic front-end experience with clean design to highlight essential information
- **Drop-down menus:** Restructured drop-down menus to intuitively guide users to content, as well as improved design to make menus easier to read
- **"I Want To" menu:** Dynamic "I Want To" menu that is always positioned at the bottom of the browser window to guide users to the most popular pages at any time
- **Content page design:** Shortened sidebar and improved secondary navigation to guide users and prevent information from being buried
- **Web friendly content:** Updated content to ensure every page is written in web friendly language that is clear, concise and easy to scan

"Whistler.ca is the virtual front desk of the RMOW and the ongoing developments to the website are one element of the customer service focus outlined in the RMOW's Corporate Plan. The updates reflect the needs of our residents, businesses and visitors to access information easily and efficiently and for the organization to be transparent and accountable."

~ Nancy Wilhelm-Morden
Mayor

- **Committees of council section:** New committees of council section to provide the public with online access to agendas, meeting minutes and additional documents
- **Recreation guide with interactive display:** New interactive online display for the Recreation Program Guide
- **Mobile website:** Redesigned mobile website to provide smart phone users with ready access to all pages on whistler.ca
- **Back-end upgrades:** Behind-the-scenes programming to keep the website operating seamlessly

The website is a cost-effective way of sharing information and delivering services, and keeping community members and other stakeholders informed about RMOW programs, services and initiatives using a preferred channel of communication. Ongoing evolution, updates and evaluation are important to ensuring websites are effective, up to date, user friendly and technically sound.

Monthly page views of Whistler.ca were 85,000 in 2012 and 115,000 in 2013. A goal is to grow these to 150,000 in 2014.

“The website will continue to be developed and evolved,” added Wilhelm-Morden. “It has been built with the capacity for additional modules, and we will explore further opportunities in the future to ensure we are always providing our users with progressive access to information.”

MESSAGE FROM THE DIRECTOR OF FINANCE

I am pleased to present the audited financial statements of the Resort Municipality of Whistler (RMOW) for the year ended December 31, 2013. Whistler council has delegated the responsibility for the integrity and objectivity of the financial information contained in the consolidated financial statements to the management of the RMOW. The consolidated financial statements which, in part, are based on informed judgments and estimates, have been prepared by management in accordance with Canadian public sector accounting standards for local governments and in compliance with Section 167 of the Community Charter.

The RMOW's independent auditors, BDO Canada LLP, were engaged to express an opinion and have affirmed that the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the RMOW as at December 31, 2013, and its consolidated results of operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

The consolidated financial statements have been reviewed with the Finance and Audit Committee and accepted by council.

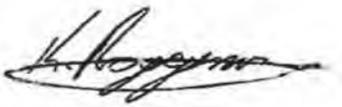
Net Financial Assets of the municipality as shown on the Consolidated Statement of Financial Position (CSFP) has increased by nearly \$16-million. This is primarily the result of increased cash and investment balances, lower accounts payable and repayment of debt principal, including retirement of the short term financing for construction of the Olympic Village. Also shown on the CSFP, tangible capital assets have decreased \$6-million to \$432-million. The decrease results from tangible capital asset additions being less than the cost of depreciation for the year.

Most major revenue categories except for Olympic Village unit sales have increased slightly from the prior year and are relatively comparable to budget. Exceptions are; Investment income which experienced market declines from what was planned, works and services charges that are development based and not readily estimated and, other income which includes unplanned items such as unclaimed building deposit amounts and recoveries from various external entities.

The largest challenge facing expenditures was the unbudgeted labour cost increases, while the biggest opportunities compared to budget were in the areas of Transit and RCMP. Project costs are budgeted through contributions from reserves in the financial plan and, to the extent the costs are not incurred, the funds remain in the reserves.

Throughout the year senior management and the finance department have received support and guidance from the Finance and Audit Committee as well as council and the annual report is an opportunity to share the financial results of the municipality with our community.

Sincerely,



Ken Roggeman

Director of Finance

RESORT MUNICIPALITY OF WHISTLER

**Resort Municipality of Whistler
Consolidated Financial Statements
For the year ended December 31, 2013**

**Resort Municipality of Whistler
December 31, 2013**

Council

Mayor
Councilors

Nancy Wilhelm-Morden

Jack Crompton
Jayson Faulkner
John Grills
Duane Jackson
Andree Janyk
Roger McCarthy

Appointed Officers

Administrator
Director of Finance
General Manager of Corporate and Community Services
General Manager of Environmental Services
General Manager of Resort Experience
Corporate Officer

Mike Furey
Ken Roggeman
Norm McPhail
Joe Paul
Jan Jansen
Shannon Story

Solicitors

Young, Anderson

Bankers

Royal Bank of Canada
BlueShore Financial

Auditors

BDO Canada LLP

Police

Royal Canadian Mounted Police

**Resort Municipality of Whistler
Consolidated Financial Statements
For the year ended December 31, 2013**

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Resort Municipality of Whistler
Consolidated Financial Statements
For the year ended December 31, 2013

Introduction

The Council of the Resort Municipality of Whistler has delegated the responsibility for the integrity and objectivity of the financial information contained in the consolidated financial statements to the management of the Resort Municipality of Whistler. The consolidated financial statements which, in part, are based on informed judgments and estimates, have been prepared by management in accordance with Canadian public sector accounting standards for local governments and have been applied on a basis consistent with that of the preceding year.

To assist in carrying out their responsibility, management maintains an accounting system and internal controls to provide reasonable assurance that transactions are executed and recorded in accordance with authorization, and that financial records are reliable for preparation of consolidated financial statements.

The consolidated statements include the operations and capital for the following:

Resort Municipality of Whistler
General Fund
Water Fund
Sewer Fund
Solid Waste Fund

Whistler Public Library

Whistler Village Land Co. Ltd.

Whistler 2020 Development Corp.

Emerald Forest Lands
Emerald Forest Trust
591003 BC Ltd.

Whistler Housing Authority Ltd.

The Resort Municipality of Whistler's independent auditors, BDO Canada LLP, are engaged to express an opinion as to whether these consolidated financial statements present fairly the Resort Municipality of Whistler's financial position, financial activities and cash flows in accordance with Canadian public sector accounting standards. BDO Canada LLP has been given unrestricted access to all financial and other records of the Resort Municipality of Whistler. Their opinion, which follows, is based on procedures they consider sufficient to support such an opinion in accordance with Canadian generally accepted auditing standards.



Ken Roggeman
Director of Finance
May 20, 2014

Independent Auditor's Report

To the Mayor and Council of the Resort Municipality of Whistler

We have audited the accompanying consolidated financial statements of the Resort Municipality of Whistler, which comprise the Consolidated Statement of Financial Position as at December 31, 2013 and the Consolidated Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

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

Chartered Accountants

Whistler, British Columbia
May 20, 2014

Resort Municipality of Whistler
Consolidated Statement of Financial Position

As at December 31

2013

2012

Financial Assets

Cash and short-term investments (Note 4)	\$ 30,470,090	\$ 26,108,774
Accounts receivable (Note 5)	5,343,693	6,101,739
Mortgage receivable (Note 6)	1,000,000	-
Investments (Note 7)	54,288,573	48,695,462
Olympic Village held for resale	8,151,958	8,852,979
Investment in business enterprises (Note 8)	1,375,243	1,314,178
	<u>100,629,557</u>	<u>91,073,132</u>

Liabilities

Accounts payable (Note 9)	9,613,056	11,678,593
Employee future benefits (Note 10)	1,384,000	1,268,100
Landfill closure (Note 11)	1,122,852	1,393,971
Deferred revenue	264,199	254,717
Deferred contributions	1,298,670	1,551,421
Short-term debt	-	1,576,089
Long-term debt (Note 12, Schedule 2)	33,965,346	36,289,910
	<u>47,648,123</u>	<u>54,012,801</u>

Net Financial Assets

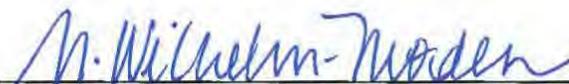
52,981,434 37,060,331

Non-Financial Assets

Inventory	220,184	218,972
Prepays	489,494	301,034
Tangible Capital Assets (Note 13)	432,692,473	438,661,465
	<u>433,402,151</u>	<u>439,181,471</u>

Accumulated Surplus (Note 14)

\$ 486,383,585 \$ 476,241,802



 Nancy Wilhelm-Morden, Mayor



 Ken Roggenman, Director of Finance

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Resort Municipality of Whistler Consolidated Statement of Operations

For the year ended December 31	2013 Financial Plan	2013 Actual	2012 Actual
	(Note 21)		
Revenue (Schedule 4)			
Taxation revenue (Note 15)	\$ 41,851,836	\$ 41,875,161	\$ 41,367,095
Government transfers and grant revenue (Schedule 3)	11,729,346	11,800,179	11,205,928
Fees and charges (Note 16)	20,577,650	21,581,987	21,380,399
Investment income	1,608,469	1,003,240	1,769,822
Contribution from developers	359,500	148,450	4,659
Works and services charges	325,000	556,330	1,015,908
Gain (loss) on disposal of tangible capital assets	-	(2,277)	(431,279)
Income from business enterprises (Note 8)	-	61,066	51,497
Other income	1,347,941	2,102,309	2,150,379
Olympic Village unit sales	4,225,000	1,722,475	7,826,466
	82,024,742	80,848,920	86,340,874
Expenses (Note 20 and Schedule 4)			
General government services	5,585,242	5,962,920	5,432,353
Resort Experience	11,332,873	11,505,911	10,647,762
Infrastructure services	20,108,728	18,671,184	18,767,820
Corporate and community services	17,993,428	17,136,201	16,378,569
Infrastructure maintenance	6,790,170	3,544,450	3,566,492
Wholly-owned subsidiaries	3,519,349	3,304,441	10,958,039
Amortization (Note 13)	9,608,541	10,582,030	10,520,214
	74,938,331	70,707,137	76,271,249
Annual surplus	7,086,411	10,141,783	10,069,625
Accumulated surplus, beginning of year	476,241,802	476,241,802	466,172,177
Accumulated surplus, end of year	\$ 483,328,213	\$ 486,383,585	\$ 476,241,802

Resort Municipality of Whistler
Consolidated Statement of Change in Net Financial Assets

For the year ended December 31	2013 Financial Plan	2013 Actual	2012 Actual
	(Note 21)		
Annual surplus	\$ 7,086,411	\$ 10,141,783	\$ 10,069,625
Acquisition of tangible capital assets	(9,172,562)	(4,768,590)	(7,879,307)
Amortization of tangible capital assets	9,608,541	10,582,030	10,520,214
Loss on sale of tangible capital assets	-	2,277	431,279
Transfer to property for resale	-	-	1,494,308
Proceeds on sale of tangible capital assets	-	153,275	124,057
	435,979	5,968,992	4,690,551
Net use (acquisition) of supplies inventory	-	(1,212)	(32,626)
Net use (acquisition) of prepaid expenses	-	(188,460)	(13,515)
Change in net financial assets for the year	7,522,390	15,921,103	14,714,035
Net financial assets, beginning of year	37,060,331	37,060,331	22,346,296
Net financial assets, end of year	\$ 44,582,721	\$ 52,981,434	\$ 37,060,331

Resort Municipality of Whistler
Consolidated Statement of Cash Flows

For the year ended December 31

2013

2012

Cash provided by (used in)

Operating transactions

Annual surplus deficit	\$ 10,141,783	\$ 10,069,625
Items not utilizing cash:		
Amortization	10,582,030	10,520,214
Cost of sales Olympic Village units	1,147,412	8,867,738
Revaluation of landfill post-closure care costs	(271,119)	112,402
Loss (gain) on disposal of capital assets	2,277	431,279
Revaluation of post employment benefits	115,900	(125,000)
Equity loss (gain) in business enterprises	(61,066)	(51,496)
Changes in non-cash working capital balances	<u>(2,740,431)</u>	<u>(3,812,743)</u>
Net cash provided by operating transactions	<u>18,916,786</u>	<u>26,012,019</u>

Capital transactions

Cash used to acquire tangible capital assets	(4,768,590)	(7,879,307)
Proceeds on sale of tangible capital assets	<u>153,275</u>	<u>124,057</u>

Net cash used by capital transactions (4,615,315) (7,755,250)

Investing transactions

Investment in Olympic Village held for resale	(446,391)	(983,316)
(Purchase) sale of investments	<u>(5,593,111)</u>	<u>3,952,578</u>

Net cash provided (used) by investing transactions (6,039,502) 2,969,262

Financing transactions

Repayment of Debt	<u>(3,900,653)</u>	<u>(9,566,071)</u>
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Net cash provided (used) by financing transactions (3,900,653) (9,566,071)

Increase in cash and short-term investments during the year 4,361,316 11,659,960

Cash and short-term investments, beginning of year 26,108,774 14,448,814

Cash and short-term investments, end of year \$ 30,470,090 \$ 26,108,774

Supplemental Information

Interest paid	<u>\$ 1,951,560</u>	<u>\$ 2,624,441</u>
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Resort Municipality of Whistler Consolidated Notes to the Financial Statements

December 31, 2013

1. Significant Accounting Policies

The Resort Municipality of Whistler ("RMOW") is responsible for preparation and fair presentation of its consolidated financial statements in accordance with Canadian public sector accounting standards for local governments using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants. The accounting policies of the RMOW include the following:

Reporting Entity These consolidated financial statements consolidate the accounts of all the Funds of the RMOW and all entities controlled by the RMOW. Controlled entities include:

Whistler Village Land Co. Ltd.	- Owns and operates various parking and other structures in the RMOW.
Whistler Housing Authority Ltd.	Provision, administration and management of resident restricted housing for individuals and families that live and work in the Whistler area.
Emerald Forest Trust	Recipient of Emerald Forest parklands.
591003 BC Ltd.	Ownership of a portion of Emerald Forest parklands.
Whistler 2020 Development Corp.	This wholly-owned subsidiary of the RMOW was responsible for the development and subsequent sale of 2010 Winter Olympic and Paralympic Games Athletes' Village (the "Olympic Village").

Cash Cash is made up of the total of the Bank account balances of the RMOW and its subsidiaries, petty cash and operating till floats, and easily redeemable highly liquid cash investments. It is adjusted for deposits and accrued interest held by the Municipality and its subsidiaries for security deposits held in connection with building, development, and other permits, security deposits on rental units and prepaid rent.

Investments Investments include bond funds as well as Municipal Finance Authority of British Columbia (MFA) pooled investments, by which market based unit values are allocated amongst the participants in the investment pool. Long-term investments are carried at cost plus accrued interest but are written down to net realizable value when there has been, in management's opinion, a permanent decline in value.

Mortgage Receivable The mortgage receivable is carried at cost plus accrued interest but is reviewed for impairment at the end of each financial reporting period.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

1. Significant Accounting Policies (Continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of goods and services. They have useful lives extending beyond the current year and are not intended for sale in ordinary course of operation.

Tangible Capital Assets

Tangible capital assets are a special class of non financial assets and are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight line basis over the estimated life of the tangible capital asset commencing once the asset is put into use. Donated tangible capital assets are recorded at fair value at the time of the donation.

Type	Major Asset Category	Use Life Range
General	Land	n/a
	Land improvements	20 - 75 years
	Buildings	15 - 69 years
	Equipment	4 - 75 years
Infrastructure	Transportation	20 - 75 years
	Water	30 - 100 years
	Sewer	40 - 90 years
	Drainage	75 - 100 years

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

The Resort Municipality of Whistler does not capitalize interest costs associated with the construction of a tangible capital asset.

Leases

The RMOW records leases that transfer substantially all the risks and benefits of ownership to the RMOW as capital leases. The related equipment is capitalized as its fair market value at the time of acquisition and is amortized at the same rates as purchased equipment. An offsetting obligation is also recorded which is reduced as lease payments are made after accounting for the implied interest portion.

All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

**Resort Municipality of Whistler
Consolidated Notes to Financial Statements**

December 31, 2013

1. Significant Accounting Policies (Continued)

**Inventory of
Materials and
Supplies**

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

**Employee Benefit
Plans**

The RMOW records liabilities for accrued employee benefits in the period in which they are earned. A summary of these benefits is as follows:

Employees are entitled to compensation for unused vacation credit when they leave the RMOW's employment. The amount of any carried forward vacation credit is limited and any excess is paid out annually.

Employees may accumulate unused sick leave during their term of employment. Rights to payout of accumulated amounts has been curtailed (Note 10). The amount of unused sick leave carried forward annually is limited.

**Revenue
Recognition**

Taxes and parcel taxes are recognized as revenue in the year they are levied.

Through the British Columbia Assessments appeal process, taxes may be adjusted by way of supplementary roll adjustments. Estimates are made of potential adjustments to taxes. Any additional adjustments required over that estimated are recognized at the time they are awarded. Levies imposed by other taxing authorities are not included as Taxes for municipal purposes. Levies imposed for Regional District services and other taxing authorities are not included.

Charges for sewer and water usage are recorded as user fees. Connection fee revenues are recognized when the connection has been established.

Sales of service and other revenue are recognized on an accrual basis.

**Government
Transfers**

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of liability. Any resulting liability is recognized in the statement of operations as the stipulation liabilities are settled.

Interest on Debt

RMOW records interest expense on the accrual basis.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

1. Significant Accounting Policies (Continued)

**Deferred Revenue
and Deferred
Contributions**

Deferred revenue results from the collection of revenue from business licences and other sources that is related to the next fiscal year.

Deferred contributions represent funds collected from third parties for use in specific capital projects and may be refundable to the contributor in certain circumstances.

**Financial Plan
Amounts**

Financial Plan amounts reflect the Five Year Financial Plan as adopted on March 19, 2013, with minor subsequent reallocations, reclassifications, and consolidations of subsidiary budgets to conform with the financial statement presentation.

Use of Estimates

The preparation of consolidated financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements, and the reported revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. The areas requiring the greatest level of estimation for the RMOW are the landfill closure, useful lives of tangible capital assets, certain employee future benefit liabilities, Olympic village held for sale valuation and contingent liabilities.

**Financial
Instruments**

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

**Segmented
Information**

RMOW segments its operations for financial reporting purposes based upon areas of managerial responsibility. This information is provided in Schedule 4.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

1. Significant Accounting Policies (Continued)

**Olympic Village
Held for Resale**

Subsidiary Whistler 2020 Development Corp. ("WDC") developed the Athletes' Village for the 2010 Olympic and Paralympic Games. WDC has sold all of the residential units. Some commercial spaces and development lots make up the remaining inventory to be sold. Proceeds from the sales must be used to repay any debts; any excess must be paid into a statutory reserve to fund future resident restricted housing.

Management regularly reviews the carrying value of the property in comparison to expected future costs and expected recoveries on sales. Should the carrying value exceed expected recoveries, the property would be written down to its net recoverable value at such time.

**Trusts Under
Administration**

Public sector accounting standards require that trusts administered by a government should be excluded from the government reporting entity, (see Note 19).

2. Change In Accounting Policies

In 2013, the RMOW adopted the provisions of the public sector accounting standard "PS3410 Government Transfers". This new standard can be applied either retroactively or prospectively, however the requirements of this standard did not differ from the treatment the RMOW had previously been following and therefore, no change was required.

Government transfers are recognized as revenue when authorized and eligibility criteria have been met unless the transfer contains stipulations that create a liability. If the transfer contains stipulations that create a liability, the related revenue is recognized over the period that the liability is extinguished.

In 2013, the RMOW also adopted the provisions of the public sector accounting standard "PS3510 Tax Revenue". The requirements of this standard did not differ from the treatment the RMOW had previously been following and therefore, no change was required.

Resort Municipality of Whistler Consolidated Notes to Financial Statements

December 31, 2013

3. Nature of Operations

The Resort Municipality of Whistler ("RMOW") is a local government situated in the province of British Columbia, Canada. The RMOW is subject to the laws and regulations of the provincial statutes of the *Community Charter*, the *Local Government Act* and the *Resort Municipality of Whistler Act*. Local governments in Canada are not subject to income tax.

The RMOW provides community services to its taxpayers and as a world class destination resort it is responsible for creating and maintaining an infrastructure to serve a population much in excess of the number of full time residents.

The RMOW is one of many Whistler organizations that have partnered in Whistler 2020 which is a long-term community wide plan that is guided by our values and sustainability principles and sets out a shared vision of what the resort community will look like in a successful and sustainable future. The RMOW has restructured the organization to more efficiently adhere to the priorities outlined in Whistler 2020 and the consolidated financial statements have also been prepared using this same organizational structure.

4. Cash and Short-term Investments

Cash and short-term investments include \$ 25,755,747 (2012 - \$ 22,786,086) invested in term deposits with maturities ranging from January to September 2014. Rates of return on investments vary from 1.75% to 2.15%.

5. Accounts Receivable

	2013	2012
Property taxes	\$ 2,396,431	\$ 2,973,407
Other governments	830,315	681,372
Other	2,116,947	2,446,960
	<u>\$ 5,343,693</u>	<u>\$ 6,101,739</u>

6. Mortgage Receivable

The RMOW, through WDC, has a mortgage receivable as the result of a property sale during 2013. The principal of the mortgage is due July 2015 and accrued interest at 0% until July 2014 and 2% thereafter. The property sold has been registered as security against the mortgage.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

7. Investments

	2013	2012
<u>t e</u>		
Mutual funds	\$ 4,264,616	\$ 4,955,156
Bonds	5,500,000	
Accrued interest and other	390,217	333,939
<u>Municipal Finance Authority Pooled Funds</u>		
Short-term bond fund	39,974,673	39,306,307
Intermediate fund	4,159,067	4,100,060
	\$ 54,288,573	\$ 48,695,462

Mutual funds consist primarily of real return bonds and inflation-linked bonds issued by Canadian and foreign governments (US) with a rating of AAA and with maturities ranging from one to 31 years. Yields on the bonds range from 1.25% to 4.50%.

Bonds consist of British Columbia and Ontario provincial government bonds. They both mature in 2017 and have yields of 2.19% and 2.28%, respectively.

MFA pooled funds are recorded at their fair value which approximates cost. t e investments are recorded at cost less impairment, if any.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

8. Investment in Government Business Enterprises

In 2004, RMOW purchased 50% of the outstanding shares of Whistler.com Systems Inc. and its affiliate Tourdex.com Systems Inc., a locally based company that provides reservation services for properties in Whistler. Purchase price was \$925,000.

Results from operations in government business enterprises are included in Income from Business Enterprises.

Condensed Financial Information for 2013:

	<u>Whistler.com</u>	<u>Tourdex.com</u>
Financial Assets	\$ 1,506,314	\$
Non Financial Assets	128,373	341,515
	<u>1,634,687</u>	<u>341,515</u>
Liabilities	712,600	274,733
Debt		
Equity	922,087	66,782
	<u>\$ 1,634,687</u>	<u>\$ 341,515</u>
Revenues	\$ 1,770,012	\$
Expenses	1,644,719	3,162
Net income (loss)	<u>\$ 125,293</u>	<u>\$ (3,162)</u>

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

9. Accounts Payable

	2013	2012
Other governments	\$ 403,798	\$ 615,638
Public transit and RCMP	2,555,313	2,600,593
Trade accounts	4,630,878	6,309,609
Payroll	2,023,067	1,978,253
Estimated litigation settlement	-	174,500
	\$ 9,613,056	\$ 11,678,593

10. Post Employment Benefits

The RMOW provides paid sick leave to qualifying employees. Unused amounts can be banked for future use and one half of the bank is payable upon termination of employment or at October 1, 2014 whichever is sooner. In 2012 the decision was made to discontinue this benefit at the end of an eighteen month notice period beginning in March 2013. New employees hired will be eligible for sick pay benefits only during their employment, there will be no payout of unused sick pay at termination. Management has accounted for this liability based on the results of an actuarial valuation done by an independent firm. The valuation uses a projected benefit actuarial valuation method pro rated on services, and will be reviewed on a periodic basis. The 2013 extrapolation is based on actual data as at December 31, 2011. The rate of compensation increase based on age, gender, inflation and job description, ranged from 2.58% to 4.63% annually. The RMOW has fully expensed the employee future benefits. The actuarial valuation used a discount rate of 4.0% in 2013, an increase from 3.5% in 2012.

	2013	2012
Balance, beginning of year	\$ 1,268,100	\$ 1,393,100
Current service costs, including interest	256,800	240,400
Benefits paid	(140,900)	(365,400)
Balance, end of year	\$ 1,384,000	\$ 1,268,100
Accrued benefit obligation	\$ 1,677,700	\$ 1,735,200
Unamortized net actuarial loss	(293,700)	(467,100)
Accrued benefit (asset) liability	\$ 1,384,000	\$ 1,268,100

11. Landfill Future Closure and Post-Closure Care Costs

The RMOW operated a landfill site until its closure in 2005. The RMOW is obligated by government legislation to fund closure and post closure costs related to this site. In 2013 the recorded liability amount was decreased from \$1,393,971 to \$1,122,852 to reflect changes to the RMOW's estimated future post closure care costs. This amount represents management's best estimate of the post closure care costs in perpetuity.

**Resort Municipality of Whistler
Consolidated Notes to Financial Statements**

December 31, 2013

12. Long-term Debt

Details of outstanding debt are outlined in Schedule 2.

Future payments required are as follows:

	RMOW	Subsidiaries	Total	Interest
2014	\$ 1,442,260	\$ 709,300	\$ 2,151,560	\$ 1,903,181
2015	1,447,671	1,289,493	2,737,164	1,842,732
2016	1,453,175	692,713	2,145,888	1,795,292
2017	1,266,400	2,408,112	3,674,512	1,718,056
2018	1,130,165	431,652	1,561,817	1,652,805
Thereafter	8,240,872	5,840,081	14,080,953	12,023,568
Sinking fund earnings	7,613,452		7,613,452	
	\$ 22,593,995	\$ 11,371,351	\$ 33,965,346	\$ 20,935,634

Collateral for long-term debt for rental housing includes a first charge against rental housing and related assets, corporate guarantees, a general security agreement and assignment of rents.

RMOW entered into a lease agreement with HSBC during 2007 for a One Wright In Vessel Composting System. In 2012 RMOW refinanced the composting system with a 5 year loan from RBC. The balance at December 31, 2013 is \$1,088,841 (2012 - \$1,395,622).

December 31, 2013

13. Tangible Capital Assets

	General					Infrastructure				2013 Total
	Land	Land Improvements	Buildings	Equipment	Transportation	Water	Sewer	Drainage	Work in Progress	
Cost, beginning of year	\$ 87,807,295	\$ 36,449,248	\$ 155,306,288	\$ 59,302,099	\$ 66,497,458	\$ 72,152,658	\$ 52,114,470	\$ 22,192,855	\$ 3,109,918	\$ 554,932,289
Additions	1,211,968	778,472	884,556	740,626	205,773	9,061		41,158	896,976	4,768,590
Transfers		1,097,364	1,451,513			13,983		79,554	(2,642,414)	-
Disposals & adjustments			(178,835)	(549,311)	(40,379)					(768,525)
Revaluations										-
Cost, end of year	89,019,263	38,325,084	157,463,522	59,493,414	66,662,852	72,175,702	52,114,470	22,313,567	1,364,480	558,932,354
Accumulated Amortization, beginning of year		5,518,114	45,665,774	14,424,484	18,892,063	15,921,085	10,623,860	5,225,444		116,270,824
Amortization		726,050	3,841,923	2,709,303	1,406,171	981,591	625,068	291,924		10,582,030
Transfers										-
Disposals & adjustments			(93,697)	(496,668)	(22,608)					(612,973)
Revaluations										-
Accumulated Amortization, end of year		6,244,164	49,414,000	16,637,119	20,275,626	16,902,676	11,248,928	5,517,368		126,239,881
Net Book Value, year ended 2013	\$ 89,019,263	\$ 32,080,920	\$ 108,049,522	\$ 42,856,295	\$ 46,387,226	\$ 55,273,026	\$ 40,865,542	\$ 16,796,199	\$ 1,364,480	\$ 432,692,473
Net Book Value, year ended 2012	\$ 87,807,295	\$ 30,931,134	\$ 109,640,514	\$ 44,877,615	\$ 47,605,395	\$ 56,231,573	\$ 41,490,610	\$ 16,967,411	\$ 3,109,918	\$ 438,661,465

**Resort Municipality of Whistler
Consolidated Notes to Financial Statements**

December 31, 2013

13. Tangible Capital Assets (Continued)

(a) Assets under construction:

Assets under construction having a value of approximately \$1,364,480 (2012: \$3,109,918) are not yet amortized. Amortization of these assets will commence when the assets are put into service.

(b) Works of Art and Historical Treasures:

The RMOW manages and controls various portions of its non-operational historical cultural assets including buildings, artifacts and sculptures located at Municipal sites and public display areas. These are not yet tangible capital assets and are not amortized.

14. Accumulated Surplus

Accumulated surplus consists of:

	2013	2012
Reserve Funds (including Resort Municipality Initiative funds), Schedule 1	\$ 76,454,725	\$ 64,974,378
Investment in Olympic Village for resale	8,151,958	8,852,979
Unallocated Surplus	3,049,775	42,890
Investment in tangible capital assets	398,727,127	402,371,555
	\$486,383,585	\$476,241,802

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

14. Accumulated Surplus (Continued)

Reserve Fund

- () Reserve Funds (see Schedule 1)

Reserve funds are funds that have been internally restricted by Council. Formal establishing bylaws have been adopted pursuant to the *Community Charter, Local Government Act*, and *Resort Municipality of Whistler Act* which define how these reserves are to be used.

- () Resort Municipality Initiative and Municipal and Regional District Tax (see Schedule 1)

The Resort Municipality of Whistler receives two payments from the Province of British Columbia each month. The Municipal and Regional District tax (MRDT) is funded by tax on room rentals which is collected by the Province of British Columbia with portion remitted to the RMOW.

The Resort Municipality Initiative (RMI) is approximately double the MRDT, the amount being determined every five years in advance. In 2006 the provincial government approved a further transfer of an additional 4%.

Expenditures from both these funds are restricted to those set out in the establishing Order in Council for the 2% Hotel Tax and to an agreement between the RMOW and the Province of British Columbia for the Resort Municipality Initiative funding.

15. Taxation Revenue

Taxation revenue for general municipal purposes comprises the following amounts:

	2013	%	2012	%
Total Taxation and Levies	\$ 65,078,583	100.00	\$ 65,093,932	100.00
Hospital District	567,104	0.87	607,369	0.93
Regional District	635,097	0.98	626,603	0.96
B.C. Assessment Authority	686,301	1.05	702,288	1.08
Municipal Finance Authority	2,118	0.00	2,190	0.00
Province - School	21,312,802	32.75	21,788,387	33.47
	23,203,422	35.65	23,726,837	36.44
Municipal Taxation and Levies	33,963,505		33,507,246	
1% Utility Tax	523,766		512,914	
Parcel and frontage taxes	7,387,890		7,346,935	
Net Municipal Taxation	\$ 41,875,161	64.35	\$ 41,367,095	63.56

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

16. Fees and Charges

	2013	2012
Fees and charges are comprised as follows:		
Permits and fines	\$ 3,380,714	\$ 3,139,115
Admissions and programs	1,723,327	1,748,387
Facility rental	3,588,372	3,594,782
e	2,570,141	2,676,455
User fees - utility funds	10,319,433	10,064,070
Other	-	157,590
	\$ 21,581,987	\$ 21,380,399

17. Contingent Liabilities

() The RMOW and its employees contribute to the Municipal Pension Plan (the Plan), jointly trustee pension plan. The board of trustees, representing plan members employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 179,000 active members and approximately 71,000 retired members. Active members include approximately 314 contributors from the Resort Municipality of Whistler.

The most recent actuarial valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The RMOW paid \$1,527,355 (2012 - \$1,440,701) for employer contributions while employees contributed \$1,363,808 (2012 - \$1,289,250) to the plan in fiscal 2013.

(b) A number of legal claims have been initiated against the RMOW in varying unspecified amounts. The outcome of these claims cannot reasonably be determined at this time. Any ultimate settlements will be recorded in the year the settlements occur.

() The Whistler Village Co. Ltd., a subsidiary of the RMOW, has consented to the granting of a mortgage by Whistler Resort Association ("Tourism Whistler") to the Royal Bank of Canada by way of a sublease of the leasehold interest of the Conference centre facility, in the principal sum of \$5,887,500. Tourism Whistler currently holds a 99 year lease on the conference centre property. The RMOW has not guaranteed the mortgage but has allowed the asset to be used as security.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

18. Commitments

The RMOW agreement with Tourism Whistler to pay to them an annual amount of \$17,800 plus 50% of the proceeds from the Municipal and Regional District (formerly the 2 Additional Hotel Room) to a maximum of \$367,000. Other amounts are indexed to the Consumer Price Index. The current year contributions were \$629,844 (2012 \$626,711)

The 2011 second agreement with Tourism Whistler adds an additional amount of \$1,000,000 to be paid to Tourism Whistler calculated on a baseline of \$345 million of Municipal and Regional District Tax received. Any difference between the actual amount received and the baseline amount is split equally between the RMOW and Tourism Whistler. This agreement is in effect as long as the RMOW also receives this funding from the province.

19. Trust Funds

Not recorded in these consolidated financial statements are the Cemetery fund and refundable building, damage and security deposits. The following is a summary of trust fund transactions for the year:

	2013	2012
Balances, beginning of year	\$ 4,193,444	\$ 4,231,669
Contributions received	213,668	629,151
	4,407,112	4,860,820
Expenses and transfers	1,441,499	667,376
	\$ 2,965,613	\$ 4,193,444

20. Expenses by Object

	2013	2012
Payroll	\$ 25,790,756	\$ 24,448,433
Goods and Services	28,151,053	26,312,125
Interest charges on long-term debt	1,940,120	2,624,441
Infrastructure maintenance	3,261,800	3,238,745
Landfill liability adjustment expense (Note 11)	(166,034)	259,553
Cost of Sales Olympic Village units	1,147,412	8,867,738
Amortization (Note 13)	10,582,030	10,520,214
	\$ 70,707,137	\$ 76,271,249

During 2013 the RMOW settled a compensation agreement with its non-union workforce that resulted in a retroactive labour cost adjustment of \$598,765. On the consolidated statement of operations this retroactive adjustment accounted for the share of General government services. All future costs arising from the compensation agreements have been accounted for as payroll costs of their respective functions.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

21. Financial Plan

Financial Plan amounts represent the Financial Plan bylaw adopted by Council on March 5, 2013 as adjusted to a “PSAB basis” in order to match the required presentation in the Statement of Operations and the Statement of Change in Net Financial Assets. This adjustment is necessary because certain revenue items in the Financial Plan are not considered revenues for PSAB purposes including transfers from reserves and other internal sources, collection of works and services charges and debt proceeds. Similarly capital expenditures and debt principal repayments are not considered expenses for PSAB purposes. The Financial Plan amounts are also presented on a consolidated basis and include the budgets for all entities that form part of the RMOW’s reporting entity.

The following shows how these two different bases are reconciled:

	<u>2013</u>
Excess of revenue over expenditure per Financial Plan bylaw	-
Transfers from reserves and other internal sources	\$ 2,924,829
Subsidiary budgets not included in bylaw	3,162,305
Amortization	(9,608,541)
Capital expenditure	9,172,562
Debt principal repayments	<u>1,435,256</u>
Annual surplus on a PSAB basis	<u>7,086,411</u>
Acquisition of tangible capital assets	(9,172,562)
Amortization	<u>9,608,541</u>
Change in net financial assets	<u>\$ 7,522,390</u>

Resort Municipality of Whistler
Schedule 1 - Consolidated Schedule of Reserves

For the year ended December 31

	Balance 2012	Total Contributions	Total Expenditures	Balance 2013
General Fund				
Municipal and regional district tax	\$ 2,932,882	\$ 3,959,097	\$ 3,807,948	\$ 3,084,031
Resort municipality initiative	3,297,388	7,083,034	5,028,713	5,351,709
Vehicle replacement	4,226,502	1,062,850	293,818	4,995,534
General operating	5,369,703	1,906,623	1,822,281	5,454,045
General capital	13,944,755	5,516,526	2,454,966	17,006,315
Library	355,545	29,337	13,188	371,694
Parking	415,869	4,990		420,859
Parkland	513,750	6,165		519,915
Recreation W/C	2,724,164	251,624	264,533	2,711,255
Transportation W/C	8,180,787	268,623	334,584	8,114,826
Employee Housing	1,760,318	186,363		1,946,681
	<u>43,721,663</u>	<u>20,275,232</u>	<u>14,020,031</u>	<u>49,976,864</u>
Water Fund				
Water capital	5,876,109	2,584,018	249,149	8,210,978
Water operating	2,276,148	1,064,334	210,293	3,130,189
Water W/C	1,010,678	97,271		1,107,949
	<u>9,162,935</u>	<u>3,745,623</u>	<u>459,442</u>	<u>12,449,116</u>
Sewer Fund				
Sewer capital	2,943,029	1,945,014	425,939	4,462,104
Sewer operating	142,051	527,292	121,313	548,030
Sewer W/C	7,898,756	185,640		8,084,396
	<u>10,983,836</u>	<u>2,657,946</u>	<u>547,252</u>	<u>13,094,530</u>
Solid Waste Fund				
Solid waste capital	99,226	151,294	132,737	117,783
Solid waste operating	234,344	2,635	29,452	207,527
	<u>333,570</u>	<u>153,929</u>	<u>162,189</u>	<u>325,310</u>
Total Reserves	<u>64,202,004</u>	<u>26,832,730</u>	<u>15,188,914</u>	<u>75,845,820</u>
Controlled Entities Reserves				
WV Housing Corp.				
Capital project reserve	482,965			482,965
Capital maintenance project reserve	89,409	136,664	300,133	(74,060)
Operating reserve	200,000			200,000
	<u>772,374</u>	<u>136,664</u>	<u>300,133</u>	<u>608,905</u>
Total	<u>\$ 64,974,378</u>	<u>\$ 26,969,394</u>	<u>\$ 15,489,047</u>	<u>\$ 76,454,725</u>

Resort Municipality of Whistler
Schedule 2 - Consolidated Schedule of Long-term Debt
and Agreements Payable

As at December 31

Bylaws	Purpose	Maturity	Interest Rate	Balance Outstanding	
				2013	2012
General Fund					
1842	Millennium Place	2018	5.150	\$ 1,783,825	\$ 2,100,501
1841	Library - FCM Loan	2029	2.230	1,451,898	1,542,641
				\$ 3,235,723	\$ 3,643,142
Sewer Utility Fund					
726 1529	Emerald Sewer System	2021	3.050	\$ 1,089,113	\$ 1,197,735
1839	WWTP Upgrade	2028	5.150	12,271,656	12,860,945
				\$ 13,360,769	\$ 14,058,680
Solid Waste Fund					
	5 Year Term Loan	2017	1.720	\$ 1,088,841	\$ 1,395,622
1840	Transfer Station	2028	5.150	4,908,662	5,144,378
				\$ 5,997,503	\$ 6,540,000
Subsidiary Companies					
(1)	Housing Loan - Legacy Way	2020	3.886	\$ 3,734,757	\$ 3,841,820
(1)	Housing Loan - Dave Murray Place	2017	6.420	2,890,969	3,165,895
(1)	Housing Loan - Lorimer Road	2015	4.120	712,268	790,935
(1)	Housing Loan - Seppo's Way	2025	6.800	4,033,357	4,249,438
				\$ 11,371,351	\$ 12,048,088
Total Due				\$ 33,965,346	\$ 36,289,910

Resort Municipality of Whistler
Schedule 3 - Consolidated Schedule of Government Transfers and Grants

For the year ended December 31	2013 Financial Plan	2013 Actual	2012 Actual
	(Note 21)		
Provincial Transfers			
Unconditional			
Provincial Revenue Sharing	\$ 157,240	\$ 156,516	\$ 320,456
Small Community Grant	215,309	215,309	460,676
CARIP Grant - Carbon Tax Rebate	20,000	43,875	23,220
UBCM Age-Friendly Planning	-	-	22,619
	392,549	415,700	826,971
Conditional			
Municipal and regional district tax	3,570,000	3,874,622	3,504,207
Resort municipality initiative	7,000,000	7,008,416	6,357,779
Victim Services	53,981	40,095	31,730
Kids on the Go - Recreation	10,000	10,267	9,888
Provincial Grants to Library	56,000	56,631	56,890
Cheakamus North Connector Road Design	40,000	-	-
Cross Connection Prevention Program	79,210	-	-
Westside Alta Lake Sewers	135,600	-	-
Provincial Fuel Thinning Project Funding	9,045	15,295	15,002
Community Tourism Program	-	-	-
DES Pre Feasibility Study	-	-	10,500
Motion Picture Support	-	-	10,000
	10,953,836	11,005,326	9,995,996
Federal Transfers			
Unconditional			
Conditional			
Community Works Grant - Gas Tax - Federal	298,535	298,419	298,535
	298,535	298,419	298,535
Total Government Grants	\$ 11,644,920	\$ 11,719,445	\$ 11,121,502
Grants in lieu of taxes	\$ 84,426	\$ 80,734	\$ 84,426
	\$ 11,729,346	\$ 11,800,179	\$ 11,205,928

Resort Municipality of Whistler
Schedule 4 - Schedule of Segmented Operations

	GENERAL GOVERNMENT SERVICES	RESORT EXPERIENCE	INFRASTRUCTURE SERVICES	CORPORATE & COMMUNITY SERVICES	INFRASTRUCTURE MAINTENANCE	WHOLLY-OWNED SUBSIDIARIES	Total RMOW 2013	Total RMOW 2012
REVENUES								
Property Taxes (Note 15)	34,487,271	-	7,387,890	-	-	-	41,875,161	41,367,095
Government Grants	11,658,391	750	-	106,992	34,045	-	11,800,178	11,205,928
Fees and Charges	347,770	1,125,748	12,905,246	4,410,748	-	2,792,475	21,581,987	21,380,399
Investment Income	813,401	1,346	151,762	8,015	-	28,716	1,003,240	1,821,319
Developer Contributions	-	-	-	-	148,450	-	148,450	4,659
Works and Service Charges	394,892	-	161,439	-	-	-	556,331	1,015,908
Disposal of assets	-	-	-	-	(2,277)	-	(2,277)	(431,279)
Income from business enterprises	61,066	-	-	-	-	-	61,066	-
Other Income	381,205	494,047	215,919	652,313	348,399	10,426	2,102,309	2,150,379
Cheakamus Crossing Sales	-	-	-	-	-	1,722,475	1,722,475	7,826,466
	48,143,996	1,621,891	20,822,256	5,178,068	528,617	4,554,092	80,848,920	86,340,874
EXPENSES								
Payroll	2,458,496	6,828,491	5,254,033	10,784,095	282,650	182,991	25,790,756	24,448,433
Goods and Services	3,303,403	4,677,420	12,416,029	6,352,106	-	1,402,095	28,151,053	26,312,125
Interest Charges on Long Term Debt	201,021	-	1,167,156	-	-	571,943	1,940,120	2,624,441
Infrastructure Maintenance	-	-	(166,034)	-	3,261,800	-	3,261,800	3,238,745
Landfill Closure	-	-	-	-	-	-	(166,034)	259,553
Cost of Sales Cheakamus Crossing	5,962,920	11,505,911	18,671,184	17,136,201	3,544,450	1,147,412	1,147,412	8,867,738
	5,962,920	11,505,911	18,671,184	17,136,201	9,838,134	3,304,441	60,125,107	65,751,035
Amortization	-	-	-	-	9,838,134	743,896	10,582,030	10,520,214
	5,962,920	11,505,911	18,671,184	17,136,201	13,382,584	4,048,337	70,707,137	76,271,249
Surplus (deficit)	42,181,076	(9,884,020)	2,151,072	(11,958,133)	(12,853,967)	505,755	10,141,783	10,069,625
Transfer to/from Other funds	4,849,021	(3,472,513)	5,555,471	638,702	(7,570,682)	-	-	-
Net Change in Financial Equity	37,332,055	(6,411,507)	(3,404,399)	(12,596,835)	(5,283,286)	505,755	10,141,783	10,069,625

PERMISSIVE TAX EXEMPTIONS

In accordance with Section 224(1) of the *Community Charter*, the following properties in the Resort Municipality of Whistler were provided permissive property tax exemptions by Council.

Organization	Municipal tax for 2013
Our Lady of the Mountains Catholic Church	18,278
Whistler Children's Centre	3,347
Whistler Mountain Ski Club	8,463
Whistler Sliding Centre	236,022
High Performance Centre and Lodge	36,727
Whistler Sport Legacy Athlete's Accom	24,364
Whistler Social Services - Spring Creek Dr	5,122
Spo7ez Cultural Centre	103,476
	435,799

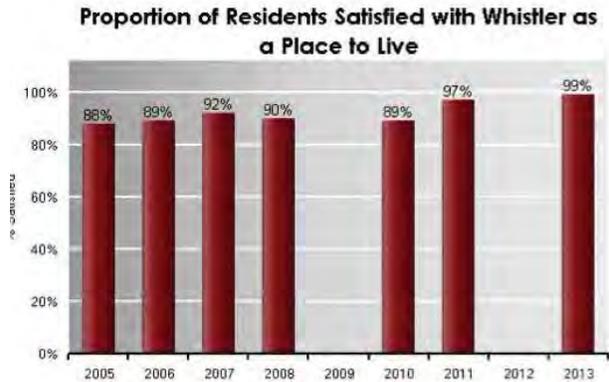
STATISTICAL REVIEW

Summary of Core Community Indicators

The statistical review includes results from the 2014 update of the RMOW's 2012-2014 Corporate Plan.

Resident Satisfaction (2013):

In 2013, 99% of permanent residents were satisfied (72% very satisfied, 26% somewhat satisfied) with Whistler as a place to live. The overall results are strong with a general increase over time, though results are statistically unchanged from the previous period. Satisfaction amongst permanent residents is the highest it's been since the measure began in 2006, with the main shift resulting from an increase in those responding "very satisfied".



Local Workforce (2013):

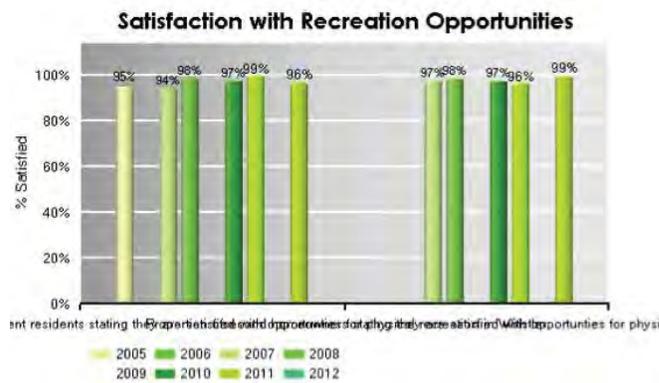
In 2013, employers reported that 80% of their employees lived in Whistler during the 2012/13 winter season. The proportion of employees living locally remained generally stable, and the three year trend increased slightly.



Among the seasonal workforce, 96% lived in Whistler; this is virtually the same as 2012. In comparison, 69% of the permanent employees lived in Whistler in 2013. Over the three year average from 2010, the community has increased the number of employees living in Whistler, while also increasing the size of the workforce overall.

Recreation Opportunities (2013):

Almost all respondents are 'very' or 'somewhat' satisfied with recreation opportunities in Whistler.



Permanent Residents

In 2013, 96% of permanent residents were satisfied (88% very satisfied, 8% somewhat satisfied) with opportunities for recreation in Whistler. Results continue to be strong and statistically unchanged from previous years. Notable is the directional increase in 'very satisfied' responses from residents.

Seasonal Residents (2008)

In 2008, 94% of seasonal residents were satisfied (71% very satisfied, 23% somewhat satisfied) with opportunities for recreation in Whistler.

Health Status (2011):

In general, seasonal residents have rated their overall health slightly lower than permanent residents.

Permanent Residents: The majority of permanent residents (82%) rated their health status as 'very good' or better (43% excellent, 39% very good) in 2011. While the overall rate remained relatively stable for 2011, the proportion rating 'excellent' increased from 40% in 2010 to 43% in 2011. The three year average trend decreased slightly, with the proportion rating "very good" decreasing from 49% in 2007 to 39% in 2011. The proportion rating "excellent", however, increased from 35% in 2007 to 43% in 2011.

Seasonal Residents 2007: The majority of seasonal residents (77%) rate health status as very good or better (34% excellent, 43% very good)

Benchmarks: B.C.: 59%, age standardized 61% (Statistics Canada. 2010. Health Trends.)

Income Below Costs (2012):

Permanent Residents

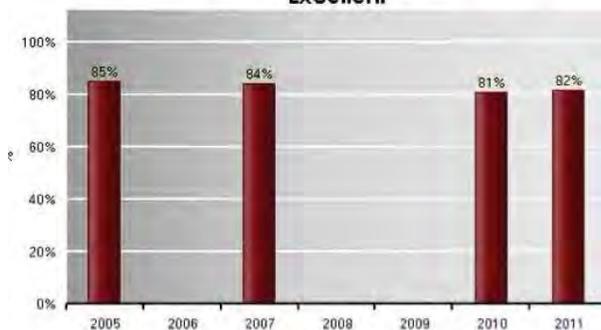
In 2012/13, a family of four needed to earn \$36 in compensation to cover their basic costs of living. A single individual needed to earn \$12-\$13 to cover their basic living costs. Living costs do not include childcare or savings. In 2012/13, 28% of permanent residents had incomes or combined incomes below the cost of living. This result is statistically similar to past years. The 2012/13 data indicated that a lower proportion of couple households (21%) experienced challenges compared to all other household types.

Housing, recreation and food items are the three largest costs for Whistler residents, in descending order. The decrease in permanent residents with incomes or combined incomes below the cost of living is largely the result of a recent decline in housing costs.

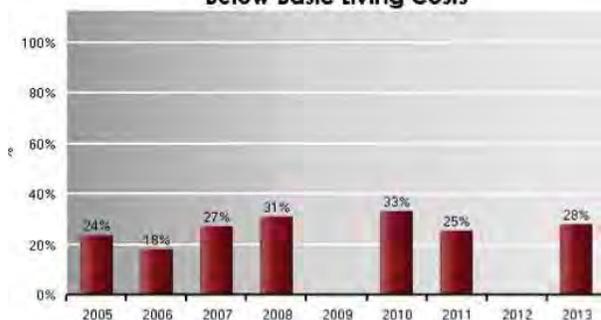
Seasonal Residents (2008)

A higher proportion of individual/single seasonal residents (85%) report incomes that fall below basic living costs, compared to other demographic groups in Whistler. Results in 2008 are higher than those in 2007 where 70% reported incomes below the cost of living.

Proportion Rating Health Status as Very Good to Excellent



Estimated Proportion of Residents with Incomes Below Basic Living Costs



Unlawful Incidents (2012):

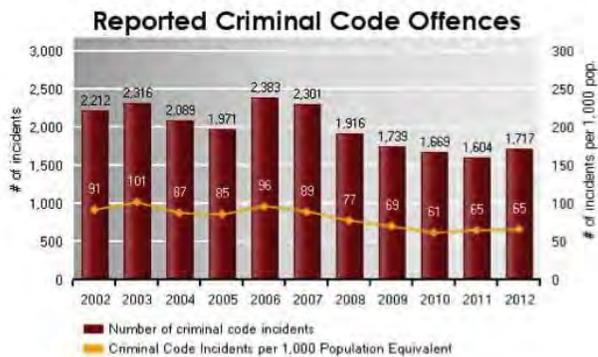
The total number of reported criminal code incidents increased from 1,604 in 2011 to 1,717 in 2012. This amount resulted in 63 reported incidents per 1,000 residents and visitors. The year over year change of reported criminal code incidents increased by 7%, and the three year average remained stable.

The criminal code incidents per 1,000 population equivalent (residents/visitors) remained stable year over year, and decreased on a three year average by 20%.

Benchmarks

Incidents per 1,000 population 2012: Squamish 93, Pemberton 67, West Vancouver 37, North Vancouver City 66.

In 2012, BC reached its lowest crime rate since 1972, now 77 offences per 1000 population. The crime rate dropped from 79 in 2011.



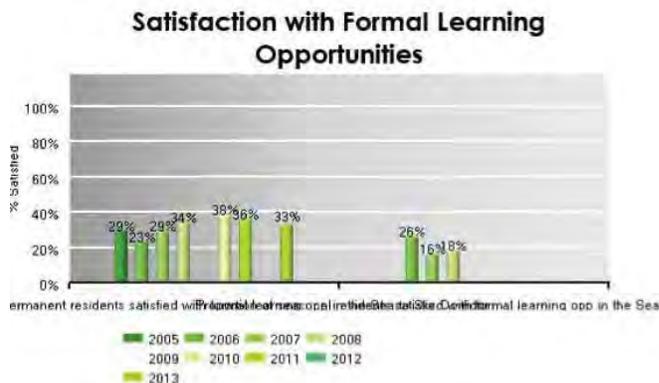
Learning Opportunities (2013):

Permanent Residents

In 2013, overall satisfaction with formal learning opportunities amongst permanent residents was 33% (8% 'very satisfied' and 24% 'somewhat satisfied'). Results for permanent residents are statistically unchanged over the three year average and year to year. Compared to other community attributes, this question scored the highest proportion of dissatisfied residents at 32%.

Seasonal Residents (2008)

As seen in previous measures the majority of seasonal residents remain neutral on the subject of opportunities for formal learning, being less likely to pursue studies while in Whistler just for the season.



Visitor Satisfaction (2012):

Annual Visitor Satisfaction has maintained high levels in the past six years. Worth noting are the high levels of satisfaction reported for both seasons; historically, one season has experienced stronger results. This is a positive overall trend, as Whistler has been seeking out ways to grow into a four-season resort. Actual figures are not released publicly for competitive reasons

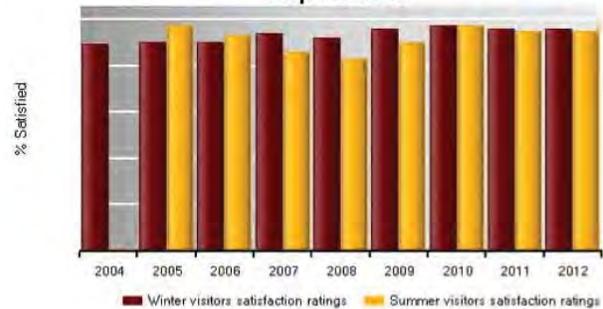
Winter (Nov-April)

Similar to 2010/11 and 2011/12, a high proportion of visitors were satisfied with their overall Whistler experience in the 2012/13 Winter season. Visitor Satisfaction remained high and statistically unchanged from recent periods. In general, the quality of the mountain experience stands out as the most significant factor impacting overall satisfaction.

Summer (May to Oct)

Similar to 2011, a high proportion of visitors were satisfied with their overall Whistler experience in the Summer of 2012. Visitor Satisfaction indicates a directional increase remaining high and statistically unchanged from recent periods.

Visitor Satisfaction With the Overall Experience



Visitor Numbers (2012):

In 2012/13, it is estimated that 2.55 Million visitors traveled to Whistler, the second highest amount in Whistler's history. The overall number of visitors to Whistler increased year over year from 2011/2012 by 8%, and the three year average remained stable.

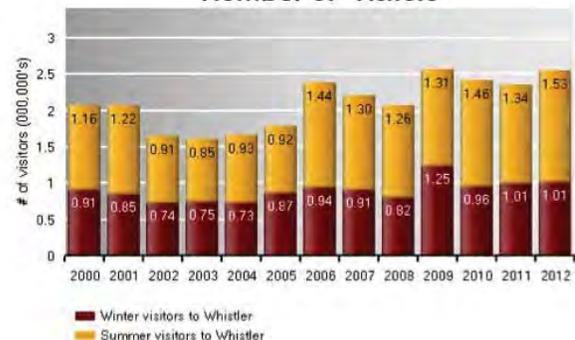
Winter Visitors (Nov-April)

In Winter 2012/13 1.01 million visitors came to Whistler, which is second only to the 2010 Olympic year for visitor numbers and virtually the same as the previous winter. The overall number of winter visitors decreased on the three year average, down from the peak 2010 Olympic year. The 2010 Olympic Winter hosted by far the greatest amount of visitors based on Whistler's history at 1.25 million.

Summer Visitors (May-Oct)

In Summer 2012 1.53 million visitors came to Whistler. The overall number of summer visitors increased on a three year average by 6% and year over year by 5%. Summer 2012 represented the busiest summer ever.

Number of Visitors



Whistler Atmosphere (2012)

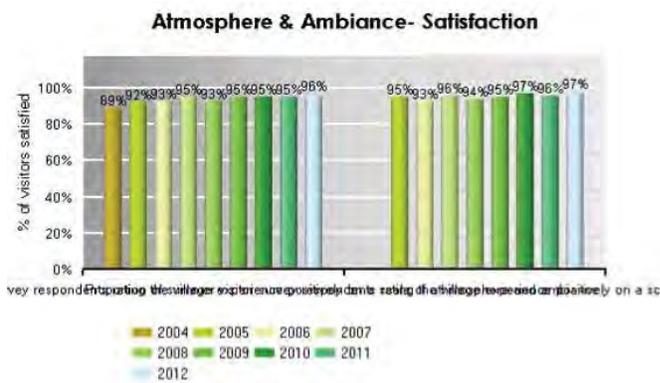
Satisfaction with Whistler's atmosphere and ambiance remains high with the vast majority of visitors being satisfied.

Winter

In 2012/13, 95% percent of winter visitors were satisfied with Whistler's atmosphere and ambiance, which is consistent with 2009/10 and 2010/11. The three year average and year over year trends both remained statistically unchanged and high. Past surveys identified ambiance and atmosphere as one of the top key elements driving winter visitor satisfaction.

Summer

In 2012, 96% of summer visitors were satisfied with Whistler's atmosphere and ambiance. The three year average and year over year trends both remained statistically unchanged and high.



Occupancy Rate (2012):

The 2012 Annual Occupancy Rate is the highest seen in the last 13 years; this reflects a steady increase in summer rates over the past few years and an increase in the Winter 2012/13 Occupancy Rate over the same time frame.

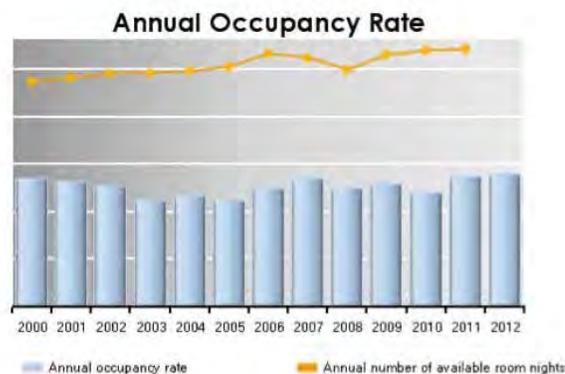
Winter

The three year average trend increased in the 2012/13 season and remained stable with 2011/12. Winter 2012/13 reflects occupancy rate figures close to 2000 and 2001, which is a significant increase compared to recent years. This increase is due to an increase in the number of rooms sold as opposed to rooms taken off the market for repair or other reasons.

Summer

The three year average trend increased as did the year to year trend from 2011 to 2012. Summer figures continue to be among the highest recorded.

*Actual figures are not released publicly for competitive reasons



Rooms Sold (2012):

Total room nights sold increased year over year from 2011 to 2012, with 2012 numbers being the highest ever. The total three year average including both Summer 2012 and Winter 12/13 also increased.

Summer 2012

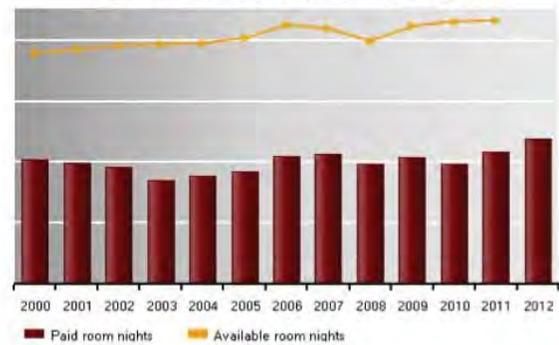
The number of room nights sold in Summer 2012 increased from 2011 and are the highest numbers experienced in Whistler's history. Results have continued to increase slightly on both a year over year and three year average trend.

Winter 2012/13

Winter 2012/13 experienced a significant increase in paid room nights and results are the highest in Whistler's history. Results increased on both a year over year and three year average trend.

*Actual figures are not released publicly for competitive reasons

Paid and Available Room Nights

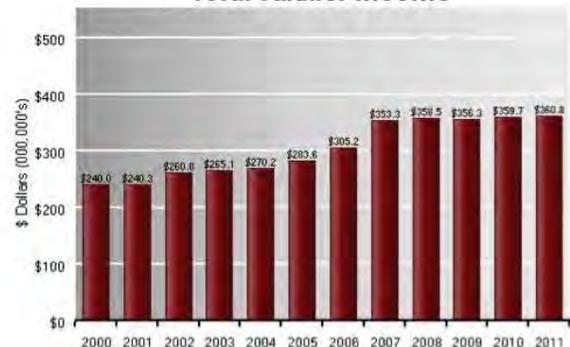


Total Income (2011):

Whistler's Total Taxfiler Income in 2011 was roughly \$360 million while the Total 'Real' Taxfiler income was roughly \$252.

The three year average in Total Taxfiler income increased slightly, while the year over year total remained virtually stable.

Total Taxfiler Income



Median Income (2011):

In 2011, Whistler's 'real' median income was \$20,217, while the reported income was \$28,850. Whistler's 'real' median income decreased 3% year over year and over the three year average to the 3rd lowest result since 2000.

Reported median income for males is higher (32,250) than reported median incomes for females (26,070) however the median income for males traditionally lower than the province average for males, whereas the income for females is generally higher.

'Real' median income from employment also decreased year to year and over the three year average to the 2nd lowest level since 2001 at \$17,414.

Results in other Sea to Sky communities are generally higher and dropped more steeply than Whistler from 2009 to 2010. Incomes stabilized in 2011.

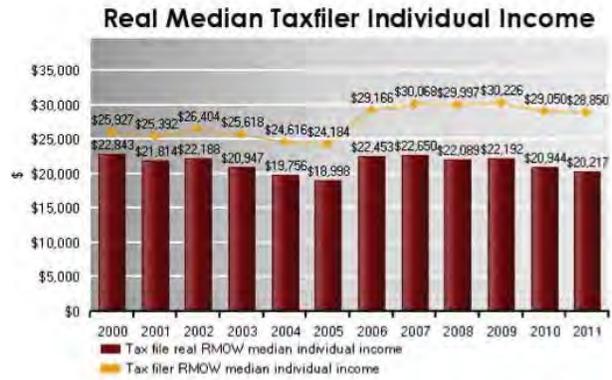
Real Median Income Benchmarks:

Squamish - \$22,726; Pemberton - \$23,356

Full Time Employees (FTE) (2013):

There were approximately 12,250 FTEs required as reported by Whistler businesses in Winter 2012/13. The three year average number of FTE's decreased slightly with the year over year number remained statistically unchanged.

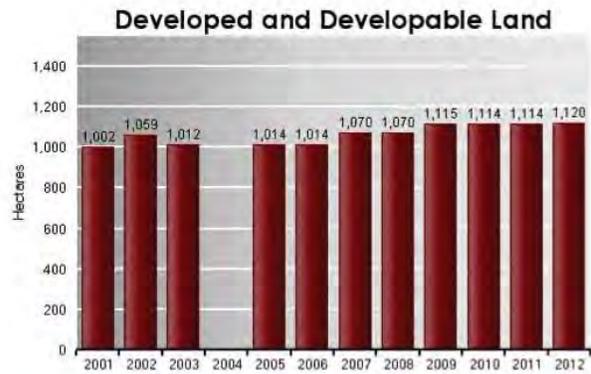
The Whistler Housing Authority study reported that only 5% of businesses could not meet their full staffing requirements during the 2012/13 winter season. For the fifth consecutive year, staffing shortages remained low compared to the 30% figure reported after the 2007/08 winter season.



Development Footprint (2011):

In 2012, there was 1,120 ha of land considered developed or developable. In total, Whistler has 24,378 hectares of land within the new 2010 RMOW boundaries.

One rezoning to allow increased development occurred in 2012 and the amount of developed/developable land increased less than 1% on a three year average. Since the total year to year change was less than 1% the one year trend is considered stable. The land change in 2012, resulted from a 4th reading officially changing zoning from low density residential to light industrial use near Mons Rd



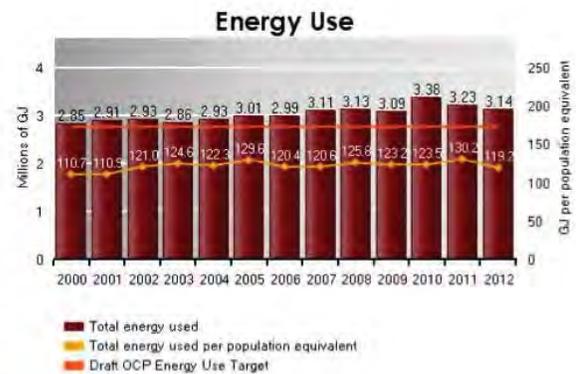
Energy Use (2012):

Whistler's total energy use for 2012 was estimated at 3.14 million GJ, which is the equivalent to 544,000 barrels of oil. On a per capita basis, Whistler used 119.2 GJ/capita of energy in 2012, which is down from 2011 Total energy costs for Whistler in 2012 are estimated at roughly \$78 million.

The estimated three year average energy use increased 1%, and the estimated year to year energy use was statistically unchanged from 2011.

Energy use from intra-community transportation, commercial/Institutional sector and residential energy sector all contributed to the increase over the three year average.

The Draft OCP Energy Use target is to reduce energy consumption by 10% from 2007 levels to 2,760,908 GJ by 2020.



Greenhouse Gas (GHG) Emissions (2012):

Overall greenhouse gas (GHG) emissions were 114,300 tonnes in 2012 decreasing 1.3% on a three year average and while slightly down the 2012 results are statistically stable year over year from 2011.

Current community-wide GHG emission levels are on the recommended performance scenario track in the current RMOW Integrated Energy Plan.

Consistent with previous years, more than half of all estimated community-level emissions (63,000



tonnes annually) are produced by intra-community transportation.

Material Consumption (2012):

In 2012, 26,625 tonnes of materials were used then landfilled, reused, composted or recycled.

The three year average amount of materials being used in Whistler increased approximately 3%, while the year over year usage increased by 7%. The amount of materials consumed per population equivalent remained stable year over year but decreased 3% on the three year average.

Commercial/Institutional sector landfilled waste as well as an increase in recyclable/compostable products (primarily wood chips), drive the year over year increase.

The estimated proportion of materials sent to the landfill increased year over year, and the estimated waste diversion rate improved slightly to 53%.

Water Use (2011):

In 2011 Whistler treated and sent out approximately 5.28 Billion litres of potable water. This is down 424,173,000 litres from 2010 (a decreased of 7.5%), but is still a slight increase in the three year average.

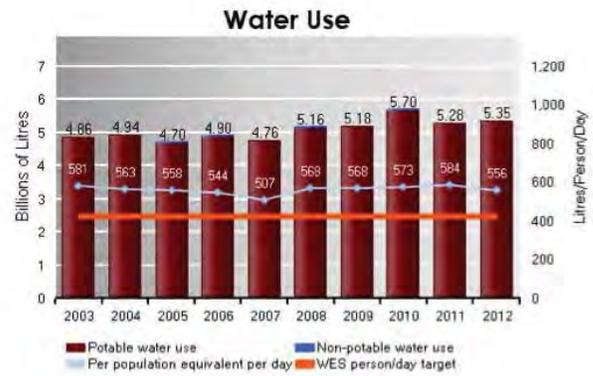
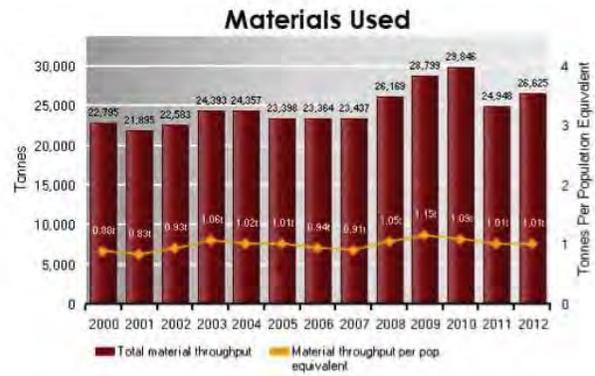
The per capita daily water use, at 536 litres/person/day, decreased year over year by 4%, and also decreased slightly in the three year average. This is still far above Whistler's recommended target of 425L/person/day.

RMOW irrigation with non-potable well water represented 0.0198 billion litres, a 22% decrease from 2010, but still a slight increase in the three year average.

Benchmarks

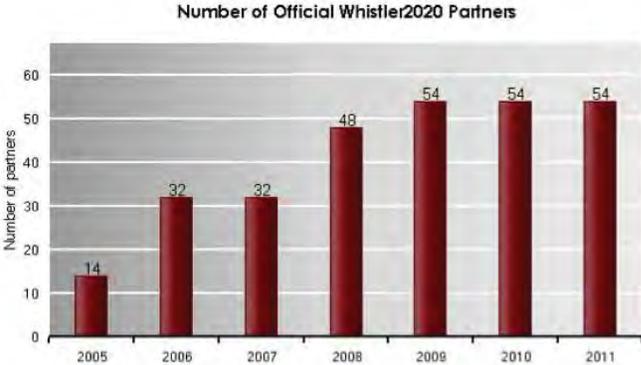
The Town of Banff reported water use in 2009 being 282.68L/person/day, less than half of Whistler's usage. (Banff's figure is adjusted for the visitor population and does not include non-potable water flows, which is minimal)

The Town of Canmore produced 389L/person/day when accounting for their non-permanent population.

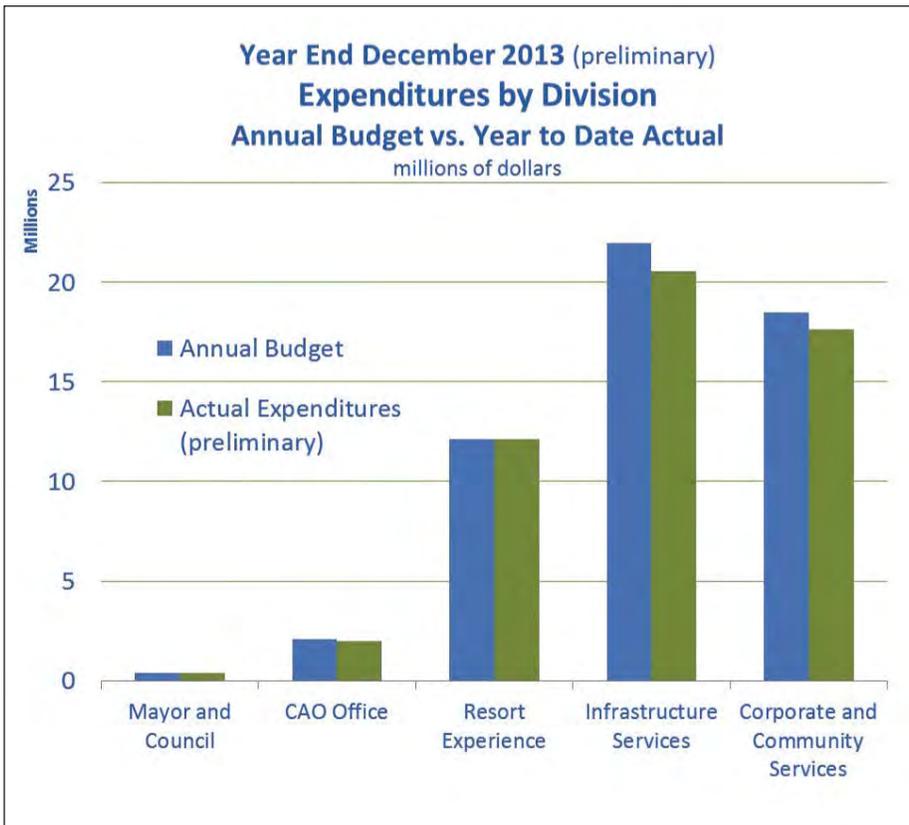
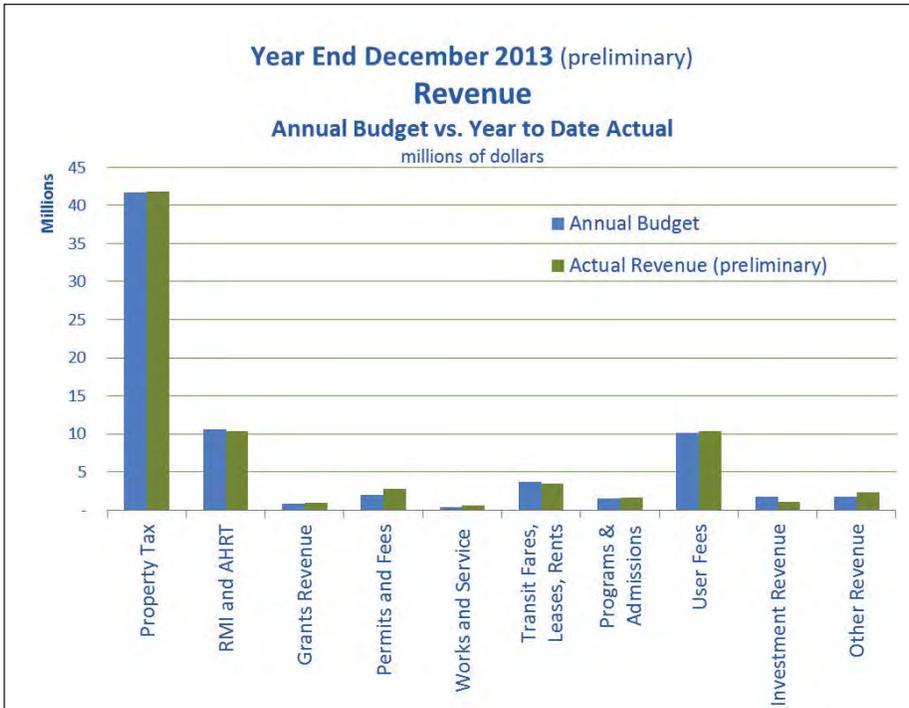


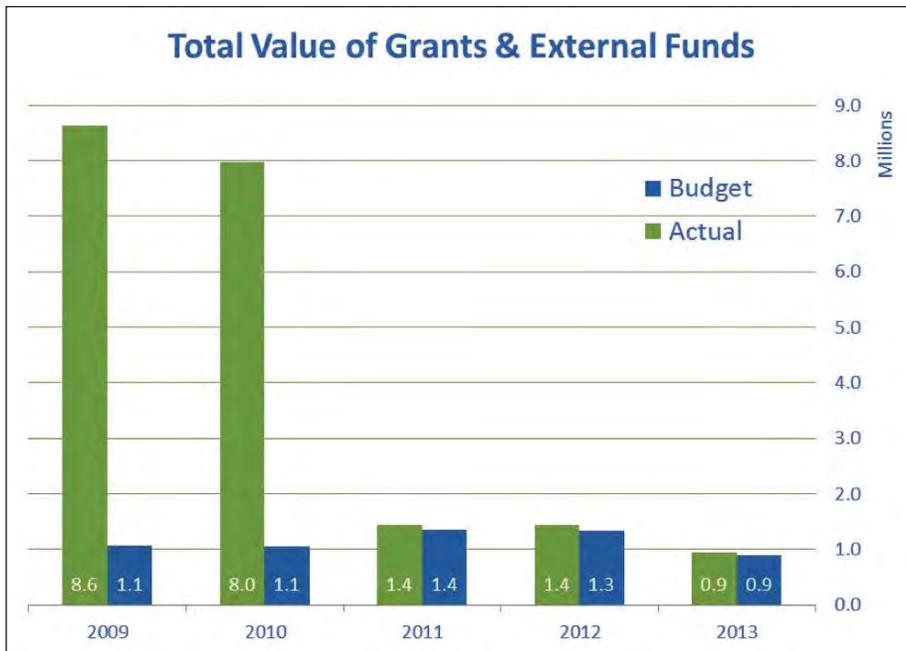
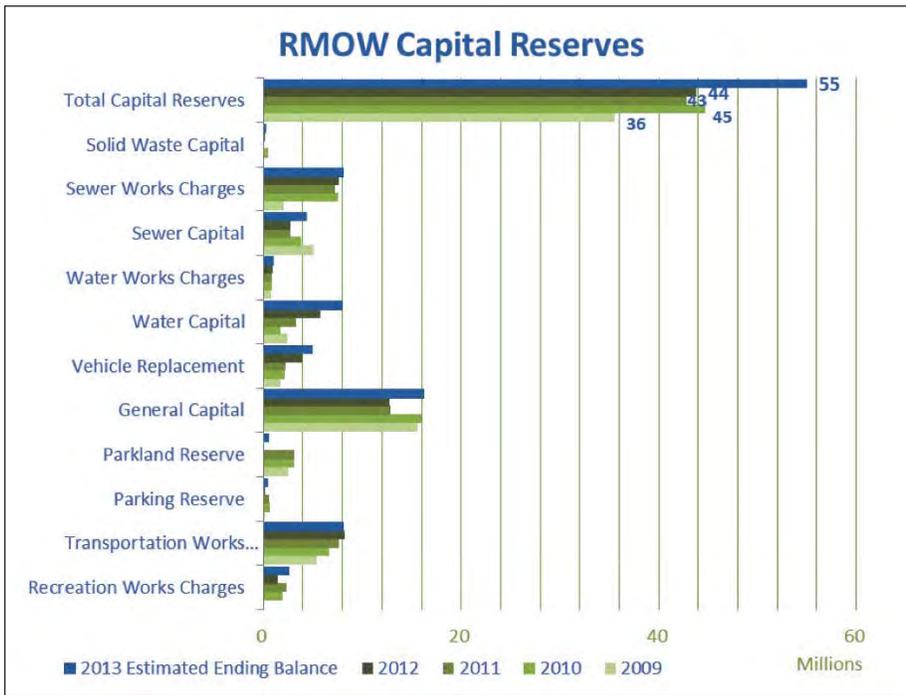
Number of Partners (2012):

The number of official Whistler2020 partners remained steady in 2012 with 54 formal partner organizations.

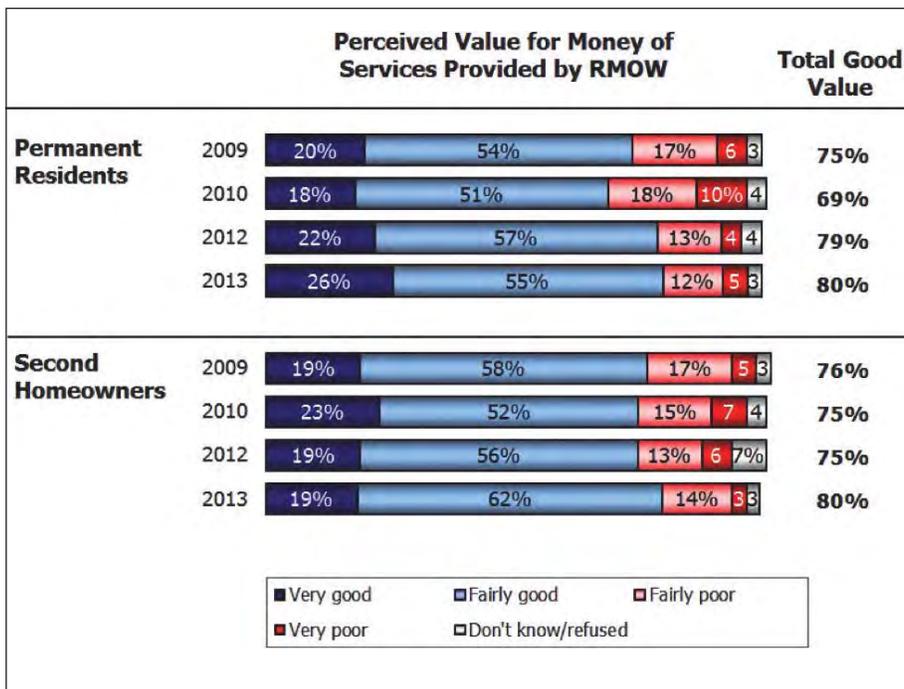
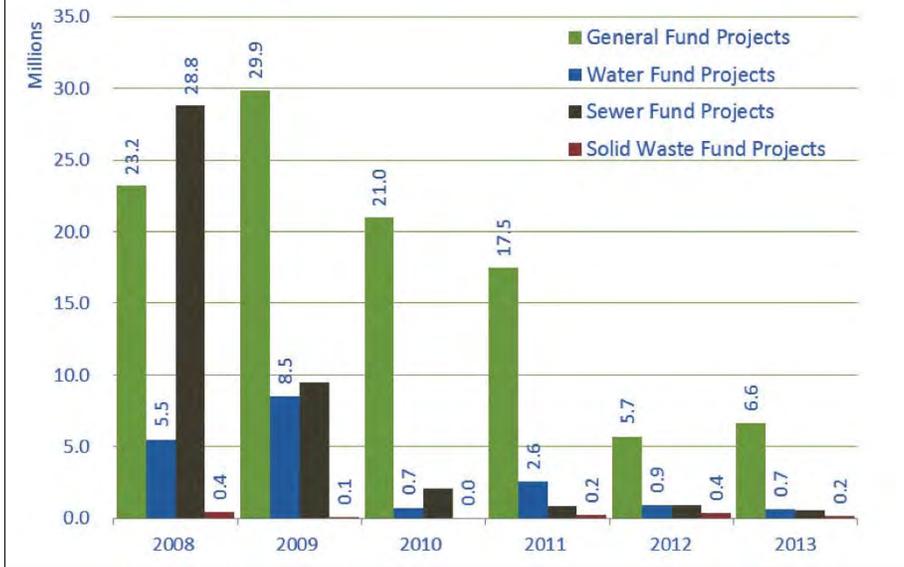


Corporate financial health is well maintained and understood

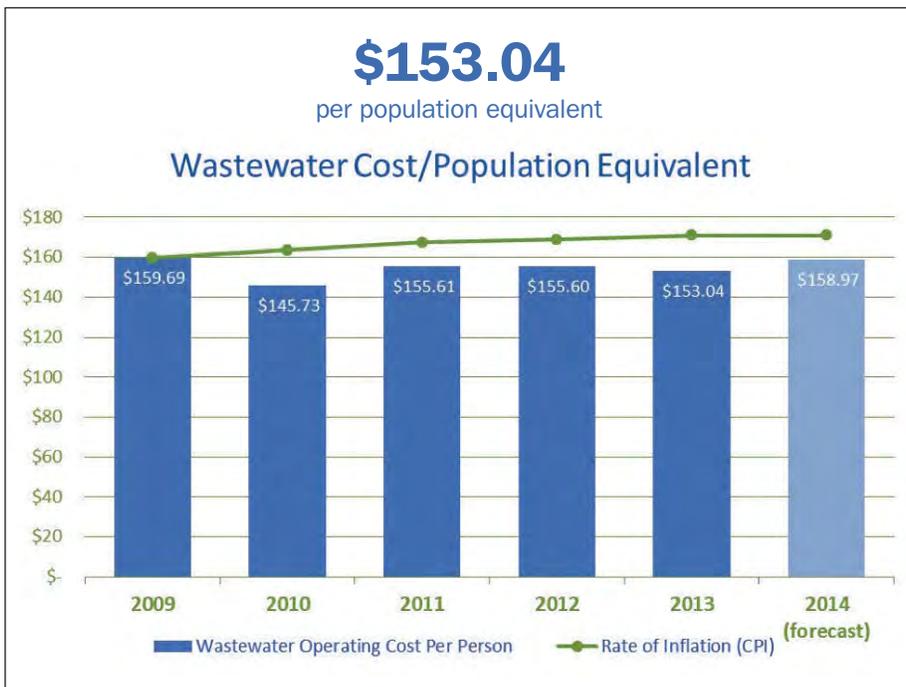
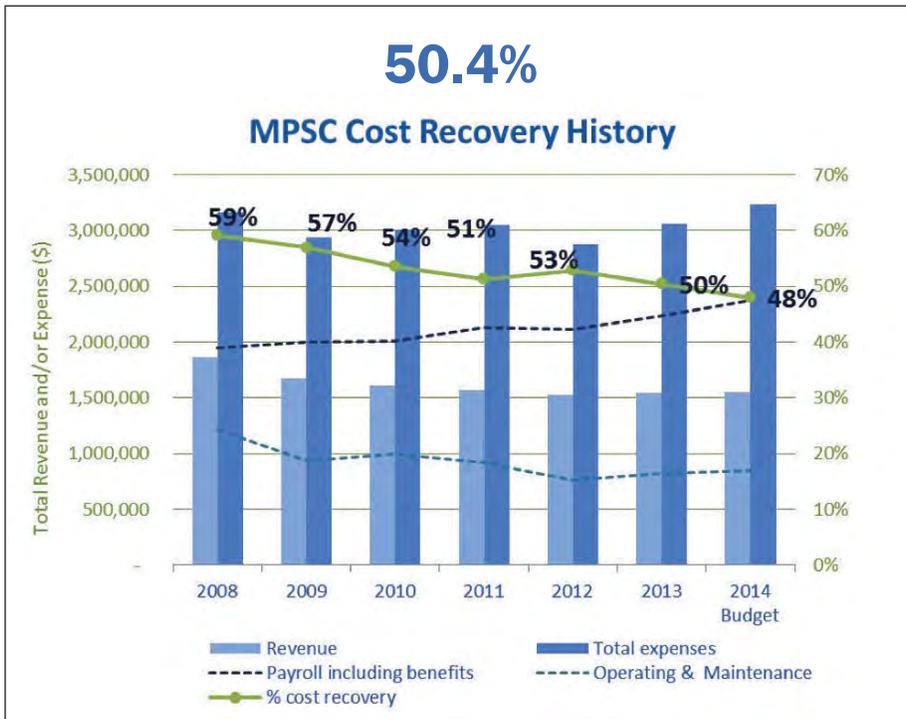




Annual Capital Replacement Expenditures



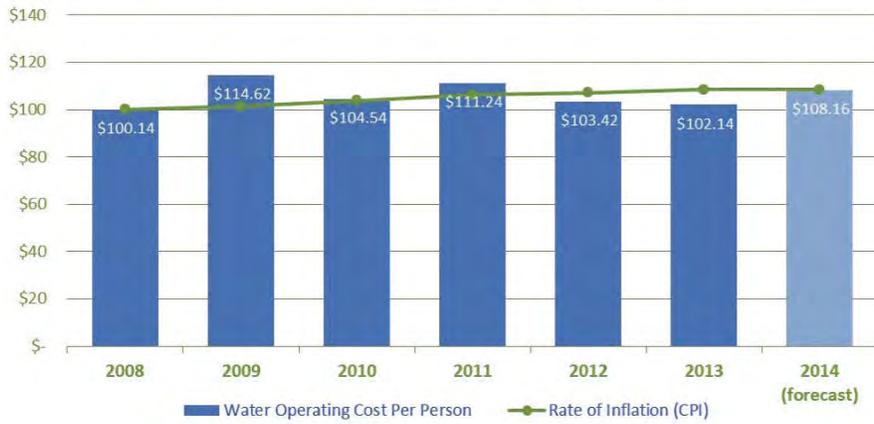
Demonstrated leadership and excellence in facility and infrastructure management



\$102.14

per population equivalent

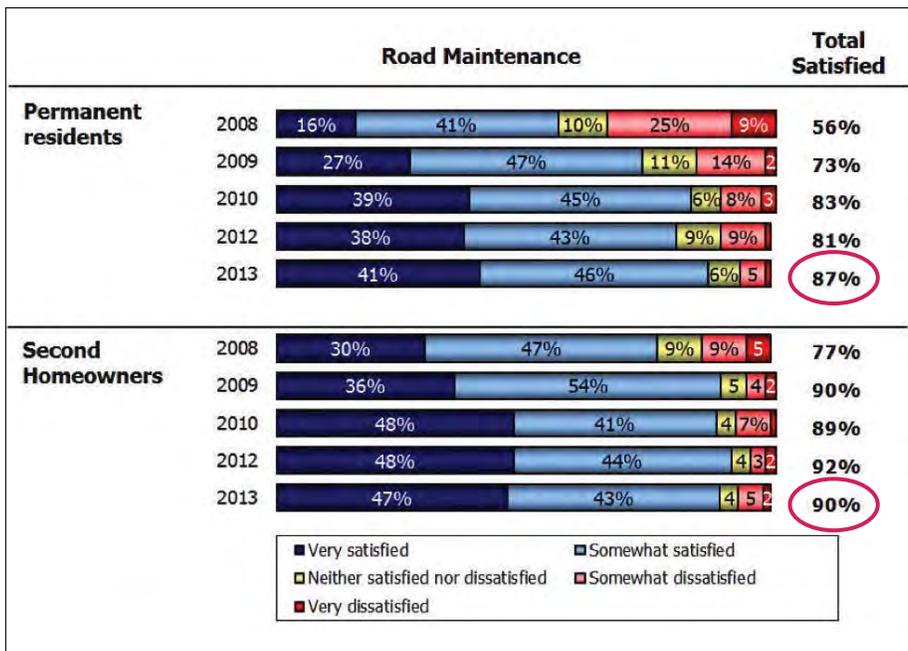
Drinking Water Operating Cost/Population Equivalent



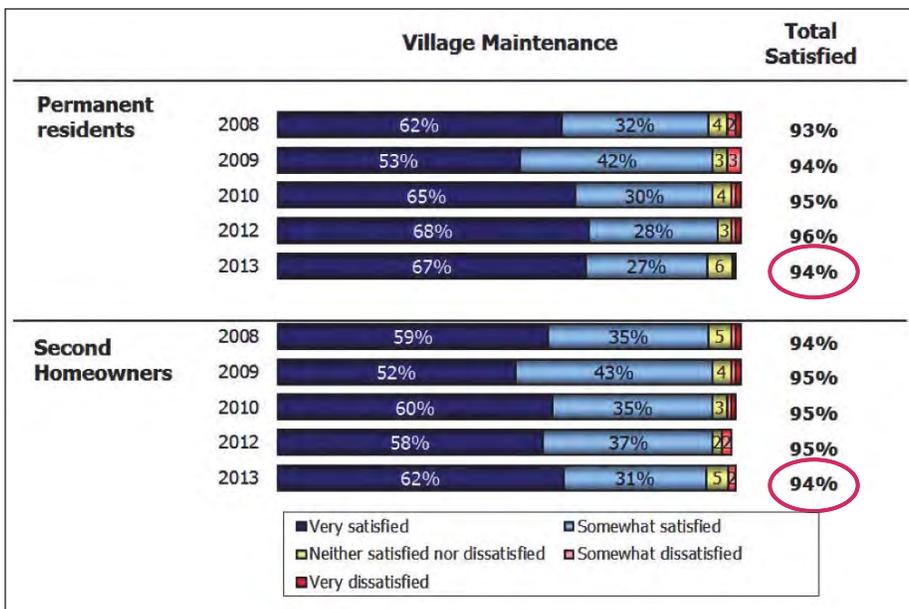
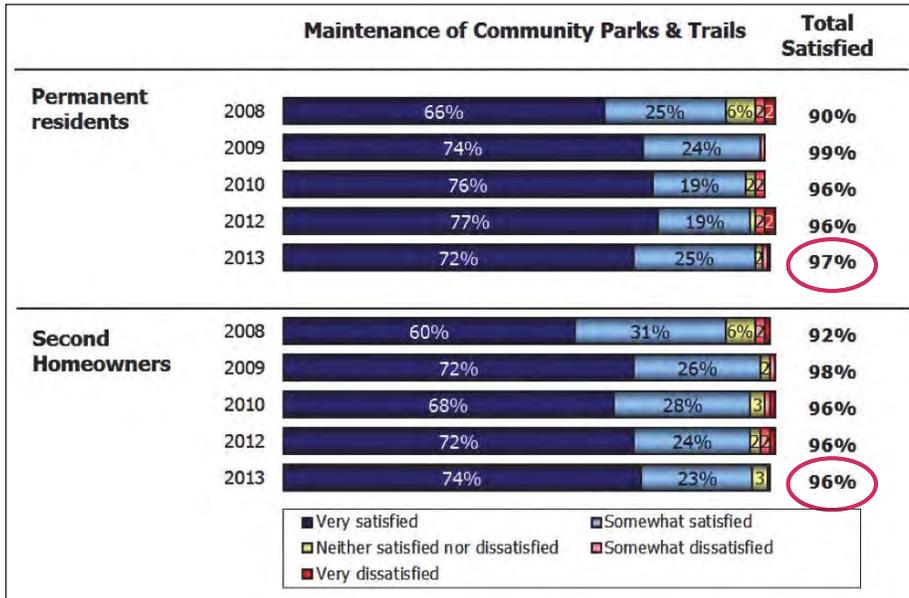
2012: 0.007

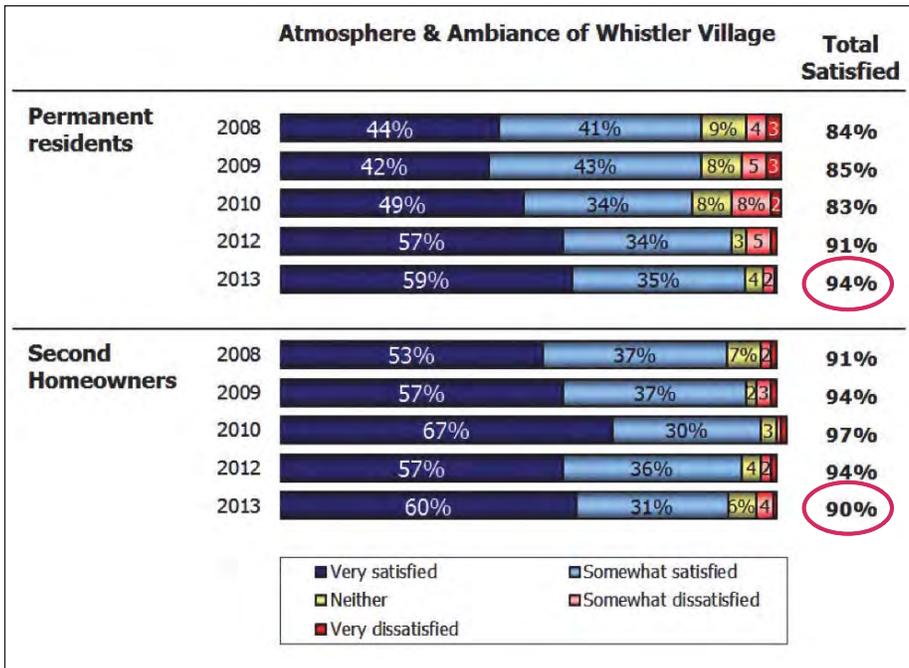
2013: 0.000

*7 boil water advisory days
affecting 16 of a possible 15,396 dwellings
($16/15396 \times 7 + 0.007$)



RMOW is a valued community partner, effectively supporting an exceptional resort experience.





97% of visitors satisfied

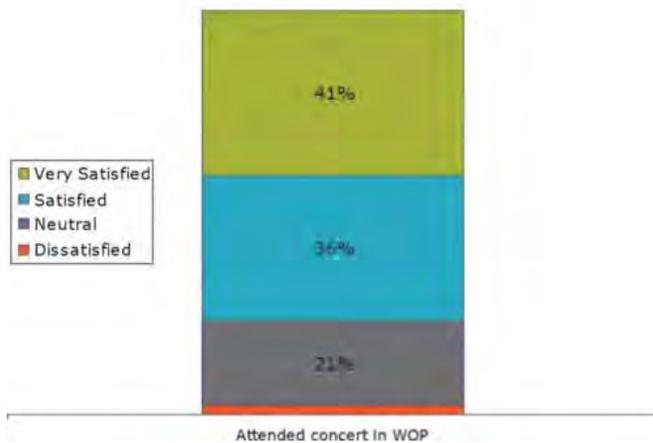
(Summer 2012)

96% of visitors satisfied

(Winter 2012/13)

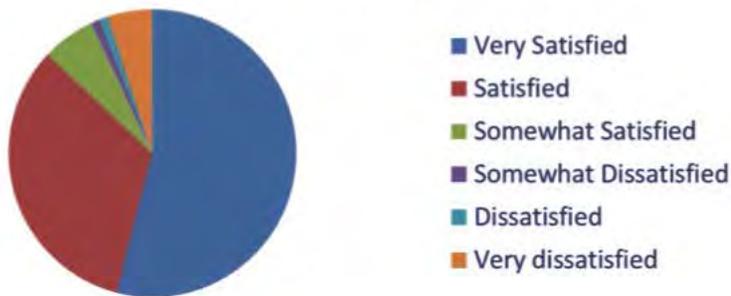
with Village Atmosphere & Ambiance

SATISFACTION WITH FREE CONCERTS AT WOP IN 2012



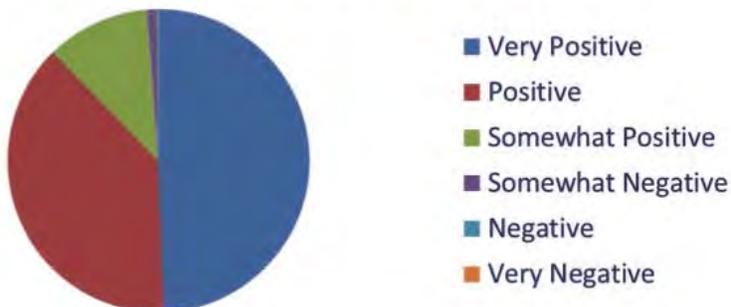
2013 Surveyed Satisfaction Levels

Respondents = 1417

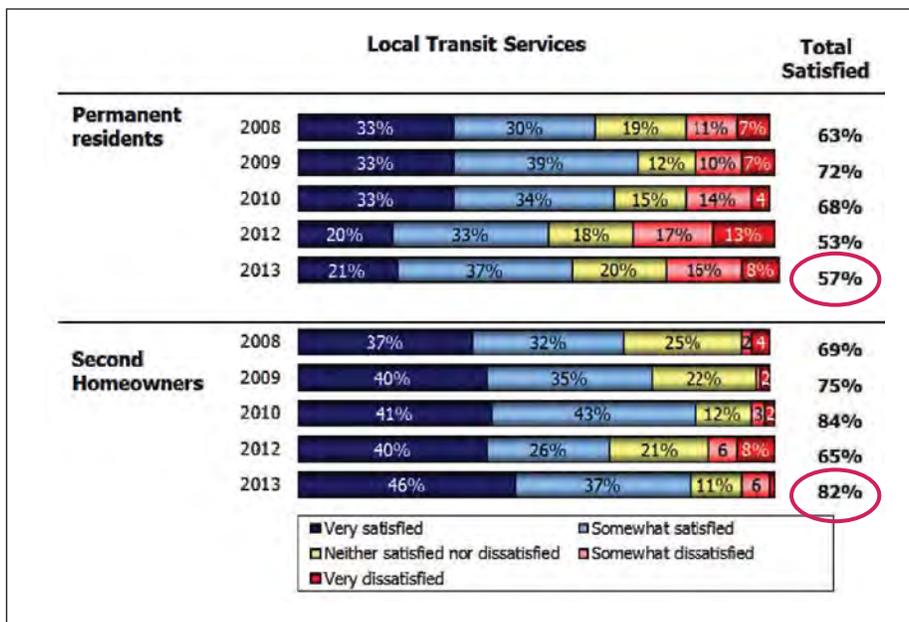
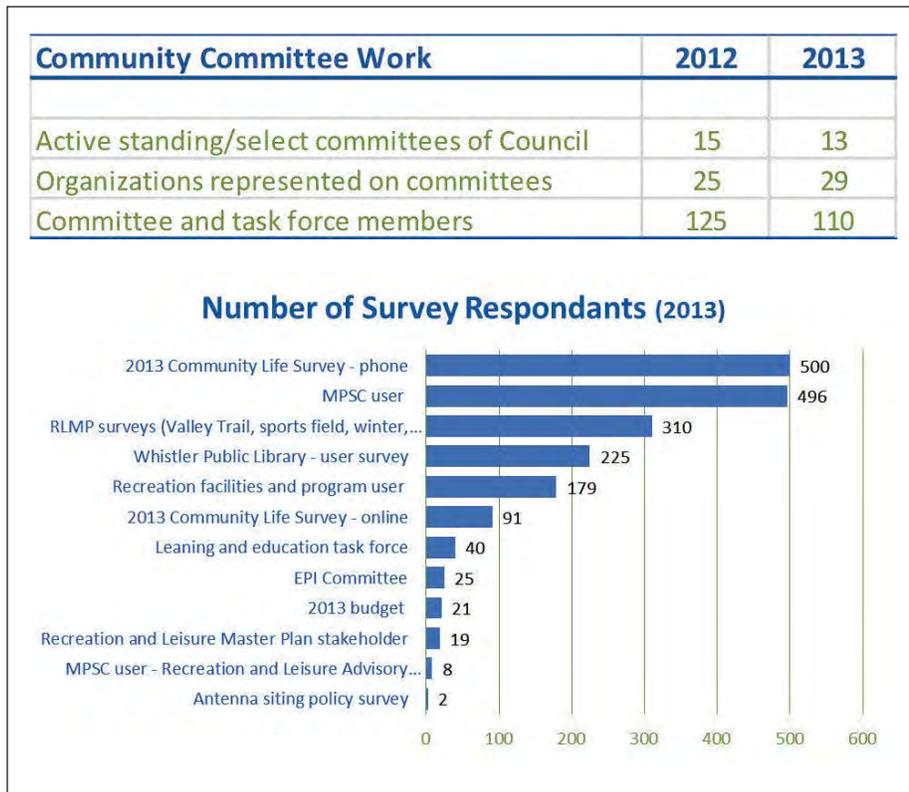


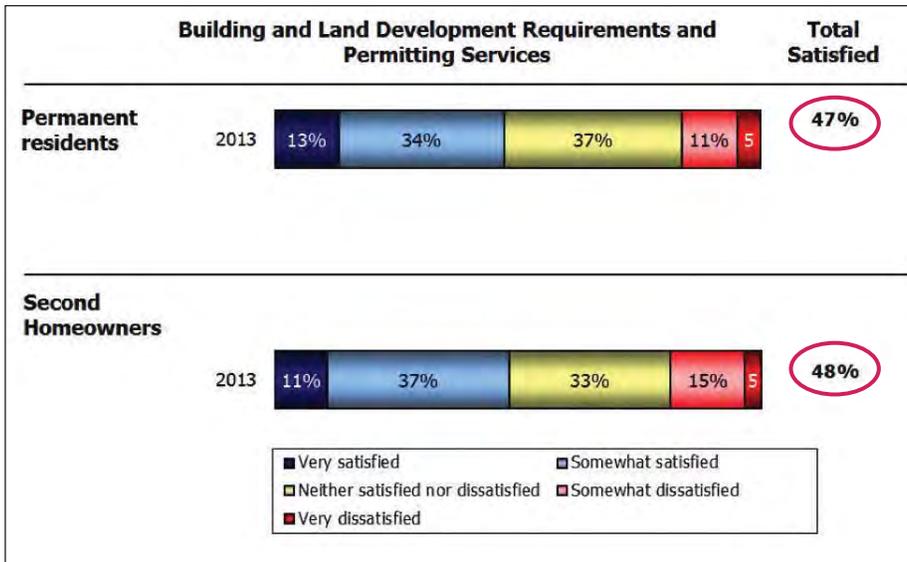
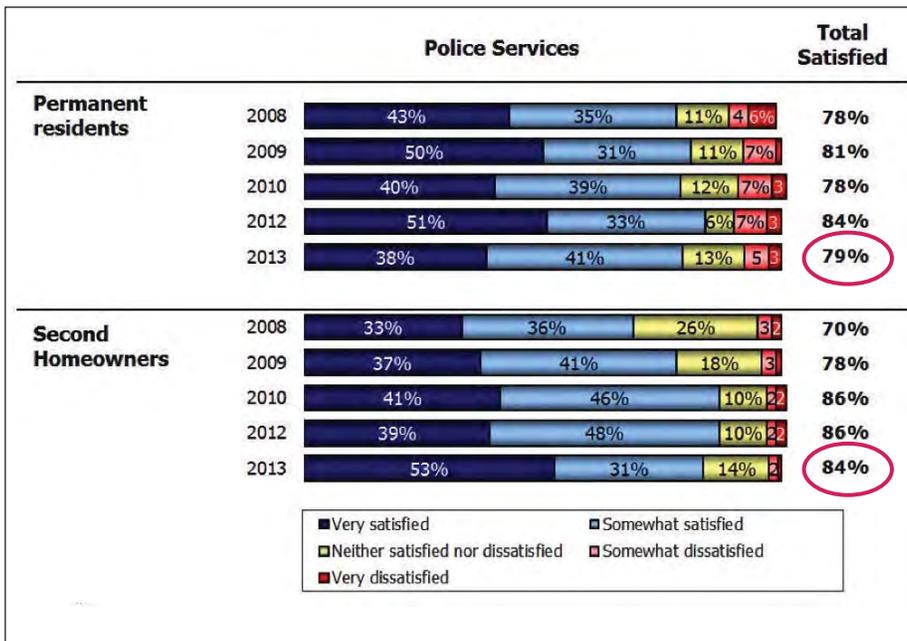
2013 Surveyed Impact on Whistler Experience

Respondents = 1435



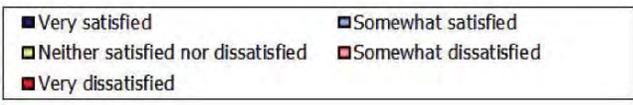
Effective policies and services are reliably delivered with exceptional customer service





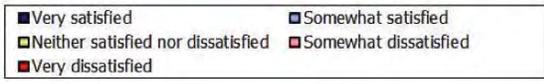
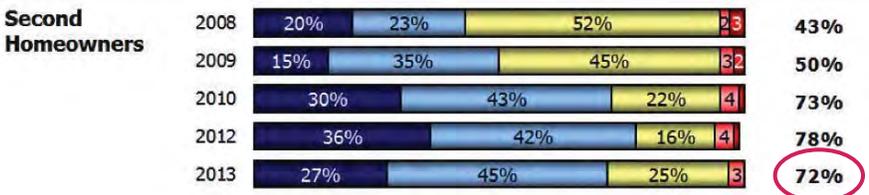
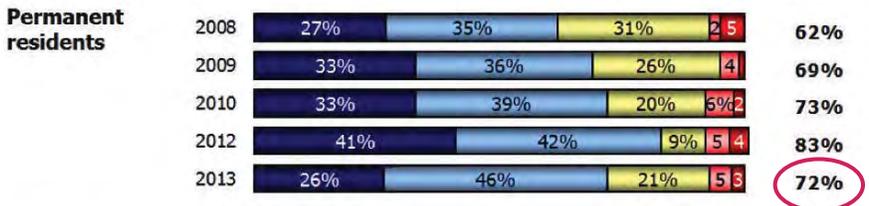
The Overall Planning of the Resort Community

Total Satisfied

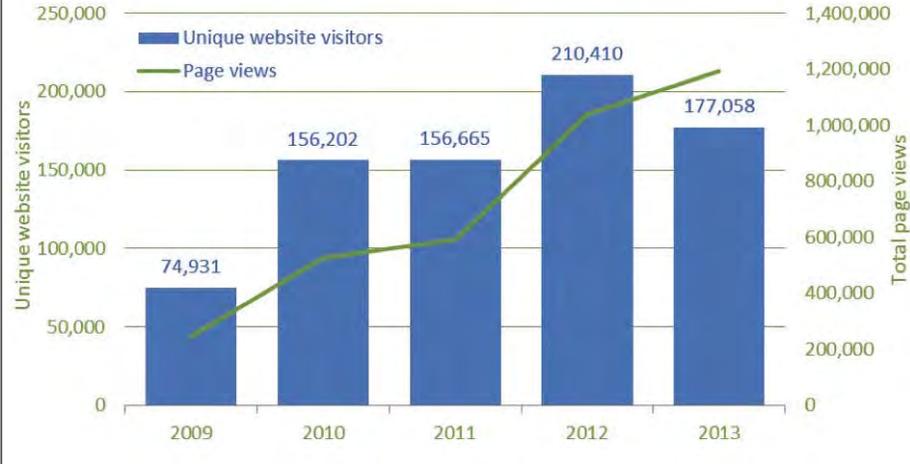


Internet Access to Municipal Hall

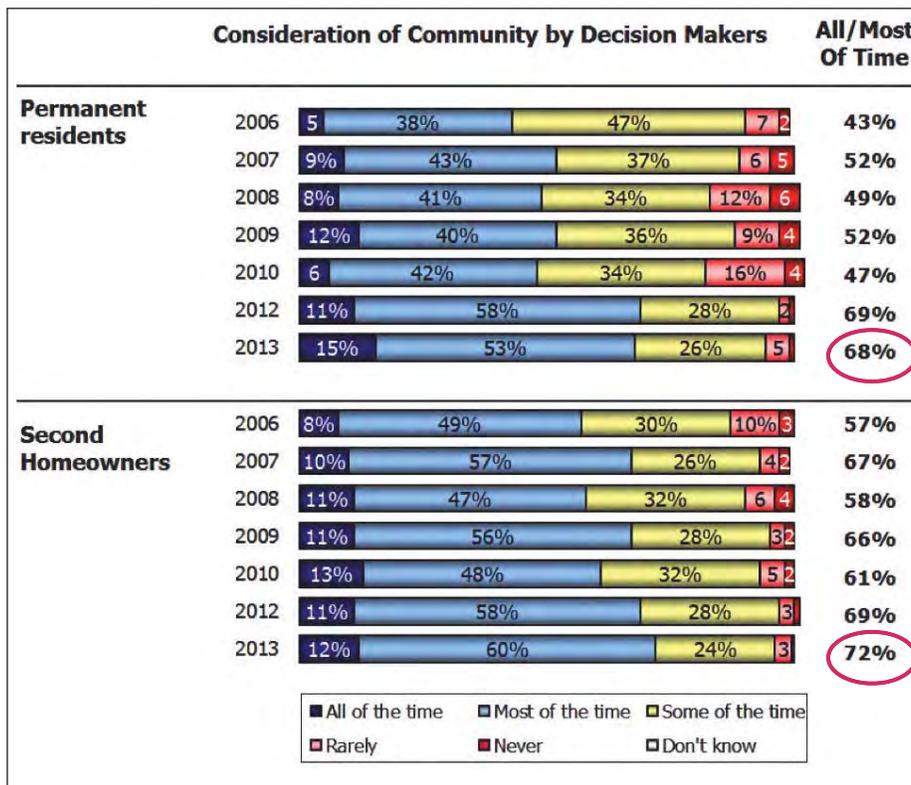
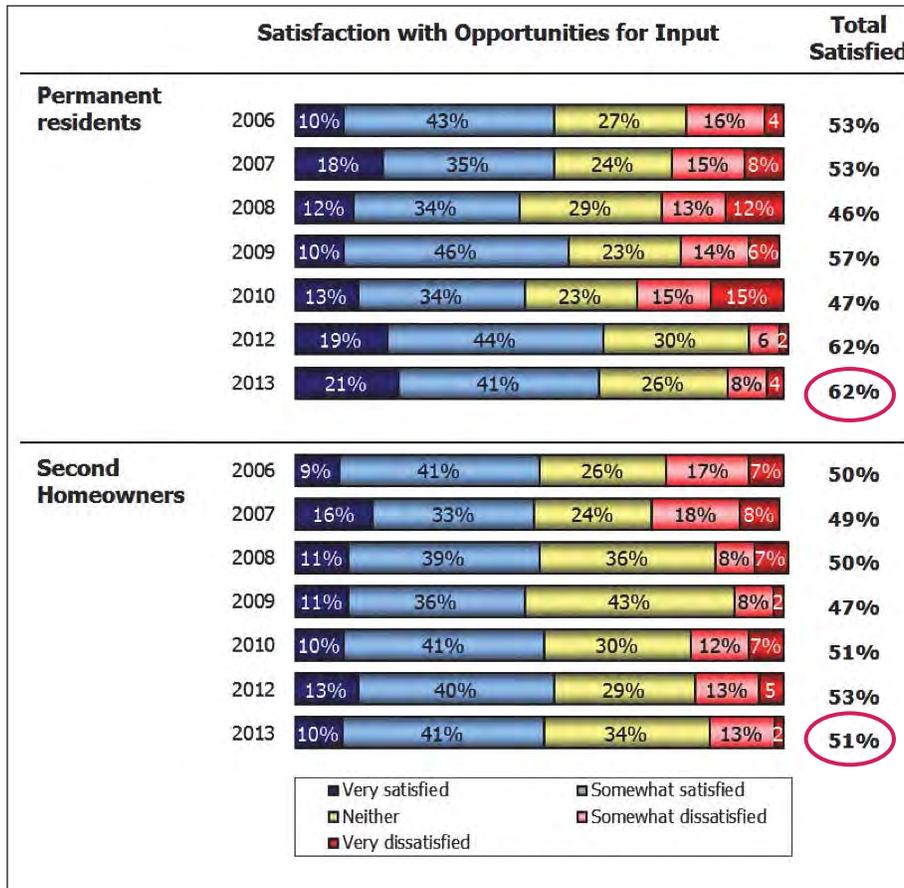
Total Satisfied



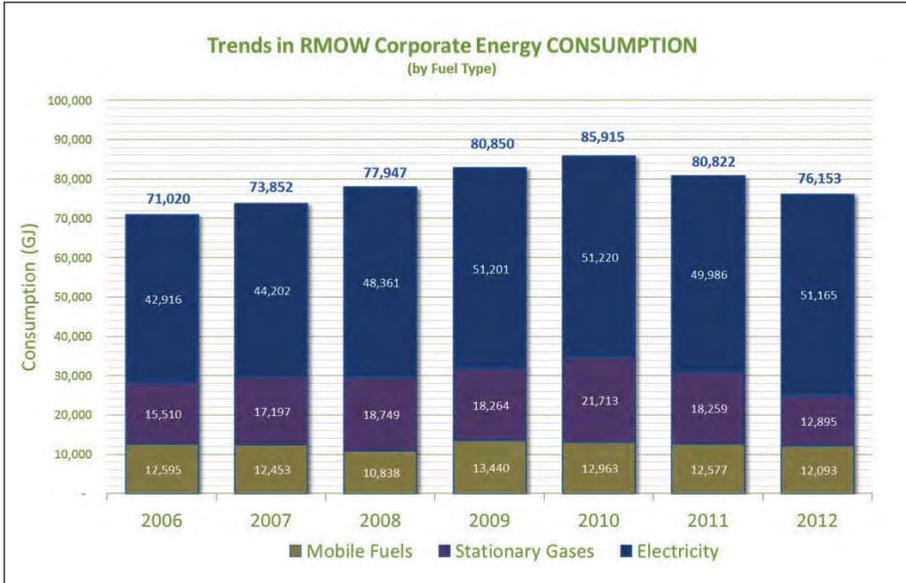
whistler.ca website traffic



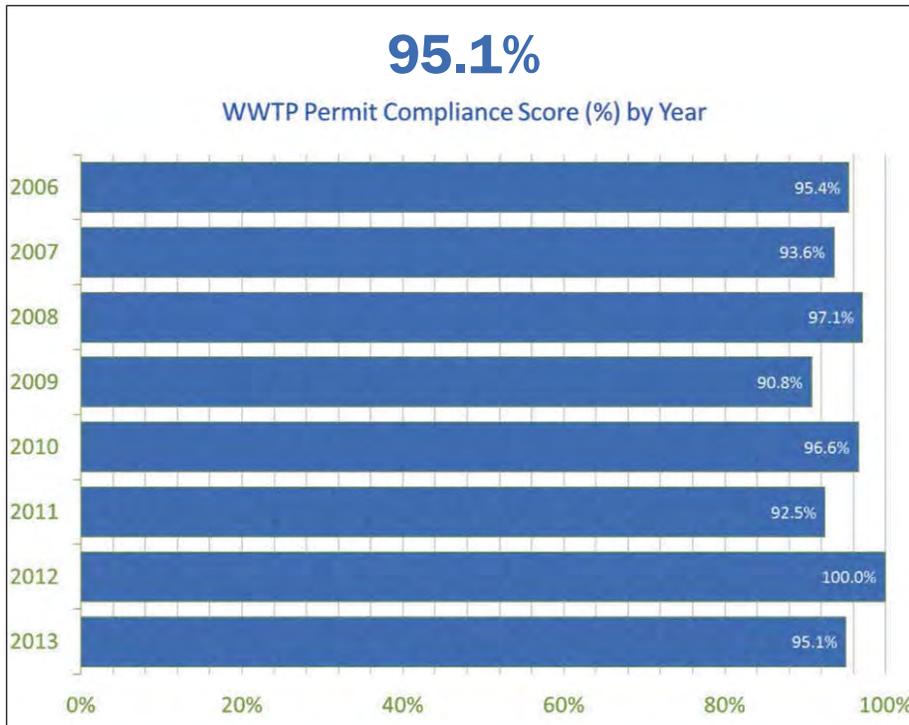
Community has a high level of trust in local government & its leadership



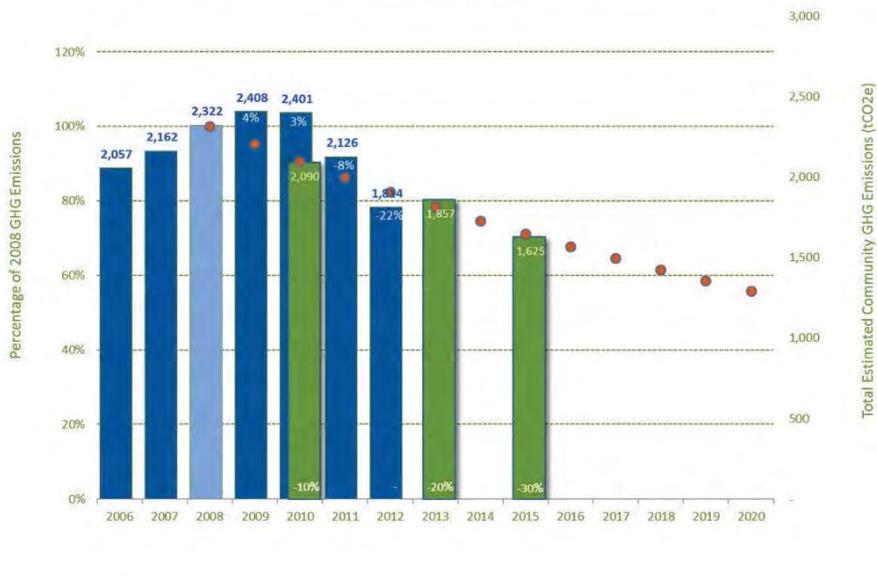
Demonstrated leadership toward the careful **stewardship** of natural assets and the protection of **ecological function**



*2013 results pending



WHISTLER - Total Estimated RMOW Corporate GHG Emissions
 (showing targetted reductions and a 4.75% reduction per year targetted performance curve)
 (contracted emissions excluded)



*2013 results pending

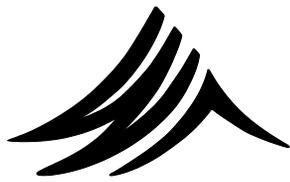
		Recycling/ Waste Services					Total Satisfied
Permanent residents	2008	38%	33%	6%	14%	9%	71%
	2009	44%	36%	5%	10%	5%	80%
	2010	43%	36%	5%	10%	6%	79%
	2012	51%	32%	2%	11%	4%	83%
	2013	46%	34%	7%	9%	4%	80%
Second Homeowners	2008	42%	36%	13%	7%	3%	78%
	2009	50%	37%	5%	6%	4%	86%
	2010	43%	35%	9%	8%	5%	78%
	2012	44%	37%	5%	9%	4%	81%
	2013	50%	30%	7%	8%	4%	81%

Very satisfied
 Somewhat satisfied

Neither satisfied nor dissatisfied
 Somewhat dissatisfied

Very dissatisfied





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 17, 2014 **REPORT:** 14-067
FROM: Resort Experience **FILE:** DVP 1079
SUBJECT: DVP 1079 - 3831 SUNRIDGE DRIVE SETBACK AND HEIGHT VARIANCE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Variance Permit 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.

REFERENCES

Civic Address: 3831 Sunridge Drive
Legal Description: SL 49, Plan LMS2202, District Lot 4750 Group 1, NWD
Owners: Scopic Holdings Limited
Zoning: RT6 (Two Family Residential Six)

Appendix A – Location Plan

Appendix B - Diagrams of Proposed Variance

Appendix C - Correspondence

PURPOSE OF REPORT

This report presents Development Variance Permit DVP 1079, an application to vary setbacks and roof height at 3831 Sunridge Drive in order to permit construction of a new detached dwelling.

DISCUSSION

Background

3831 Sunridge Drive is located at the uppermost reach of the Sunridge subdivision. The site is accessed by a private lane shared with five neighbouring properties. The subject parcel further provides an access easement for a shared common driveway access with the existing dwelling constructed on 3833 Sunridge Drive.

The parcel slopes steeply uphill with a grade change of over 20 metres (nearly 66 feet) from front parcel line to rear. The change in grade from the front of the building envelope to the back is approximately 16 metres (over 52 feet), making this a challenging lot to develop.

Variance Proposal

On March 31, 2014, Staff received DVP 1079 requesting a roof height variance and setback variances to accommodate driveway retaining walls.

Roof Height Variance

As noted, this is a steeply sloping site; the building design responds to this by burying the structure into the hillside. Please see Appendix B for diagrams of the proposal; Section AA on Sheet A401 is very illustrative of the difficulties encountered. The front of the building is at grade and three storeys tall. At the rear, the building varies between one and two storeys above grade though excavation is required to achieve daylighting on this side. Any building on this site would need to "chase the grade" in a similar manner. The building has a flat roof to help reduce perceived height and massing.

The Zoning Bylaw allows a 3.0 metre height bonus for parcels that slope downhill from the road. Currently, there is no such provision in the zoning bylaw for uphill lots, which face the same development challenges but in reverse.

Setback Variances for Retaining Driveway

As noted above, this lot shares a common driveway access point with the neighbour. Therefore the existing driveway for 3833 Sunridge Drive establishes the initial driveway elevation for the subject lot as well.

The proposed driveway circles around to climb the hillside to reach the lowest level of the building. In order to achieve the required driveway grades stipulated in the Zoning Bylaw, retaining is required.

The proposal is described in the table below:

	Required	Proposed	Comment
Front Setback	7.6 m	2.0 m	Only to accommodate retaining for the driveway. The dwelling respects the setback requirements.
Side setbacks	6.0 m	1.0 m	
Roof Height	7.6 m	9.98 m	Building is set into hillside. Due to the steep grades the project requires excavation at the rear to achieve daylighting.

The proposal respects all other requirements of the Zoning Bylaw.

DVP CRITERIA

Potential Positive Impacts	Comment
Complements a particular streetscape or neighbourhood.	Staff consider that this project will fit with the character of the neighbourhood. The existing dwelling at 3833 Sunridge shares a common condition, and has a similar design solution with the driveway making its way up the hillside to reach the dwelling which is at a similar elevation to the proposed dwelling.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	Proposal is sensitive to the steep grades. The building is buried into the hillside at the back.
Maintains or enhances desirable site features, such as natural vegetation trees and rock outcrops.	Not applicable
Results in superior siting with respect to light access resulting in decreased energy requirements.	Height variance allows for large floor to ceiling windows resulting in improved light penetration.
Results in superior siting with respect to privacy.	The dwelling respects the required setbacks and covenanted building envelope.
Enhances views from neighbouring buildings and sites.	Setting the building into the hillside enhances views for the immediate neighbours at 3833 and 3829 Sunridge Drive.

Potential Negative Impacts	
Is inconsistent with neighbourhood character.	This is a high quality building, consistent with level of the rest of the neighbourhood.
Increases the appearance of building bulk from the street or surrounding neighbourhood.	Building requires a 2.38 m height variance. As a mitigating measure, it is set deep into the hillside.
Requires extensive site preparation.	Any development on this site will require extensive site preparation.
Substantially affects the use and enjoyment of adjacent lands. (e.g. reduces light access, privacy, and views.	Staff do not consider that this dwelling will substantially affect adjacent lands.
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	Not applicable.
Requires a height variance to facilitate gross floor area exclusion.	Not applicable.
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations.	Not applicable.

OTHER POLICY CONSIDERATIONS

The Local Government Act allows Council to vary regulations contained in the Zoning Bylaw by way of a development variance permit in Section 922.

This proposal is consistent with the criteria established for consideration of development variance permits.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing Development Variance Permit Application DVP 1080 has been posted on site for the duration of this application (received March 31st of this year). Two letters in opposition were received.

In response to concerns raised by neighbours with the initial design, the applicant revised their proposal to reduce the height of the building. The roof elevation of the proposed building will now be lower than the roof of the neighbouring home on 3833 Sunridge Drive. There has also been clarification of roof height calculations with the neighbours.

Further, with staff direction, the applicant also agreed to lower the walls for the proposed driveway. The original scheme called for the walls to extend beyond the driveway elevation to form the guard. The applicant has agreed to reduce the wall height to the curb elevation of the driveway and provide

a transparent guard to help reduce the perceived massing. The proposed wall finish is textured concrete stained in a basalt colour. The applicant will provide landscaping to help screen the wall in order to further reduce impact.

Given the foregoing, one of the opposing neighbours has submitted a new letter in support of DVP 1079. Correspondence is attached to this report as Appendix C.

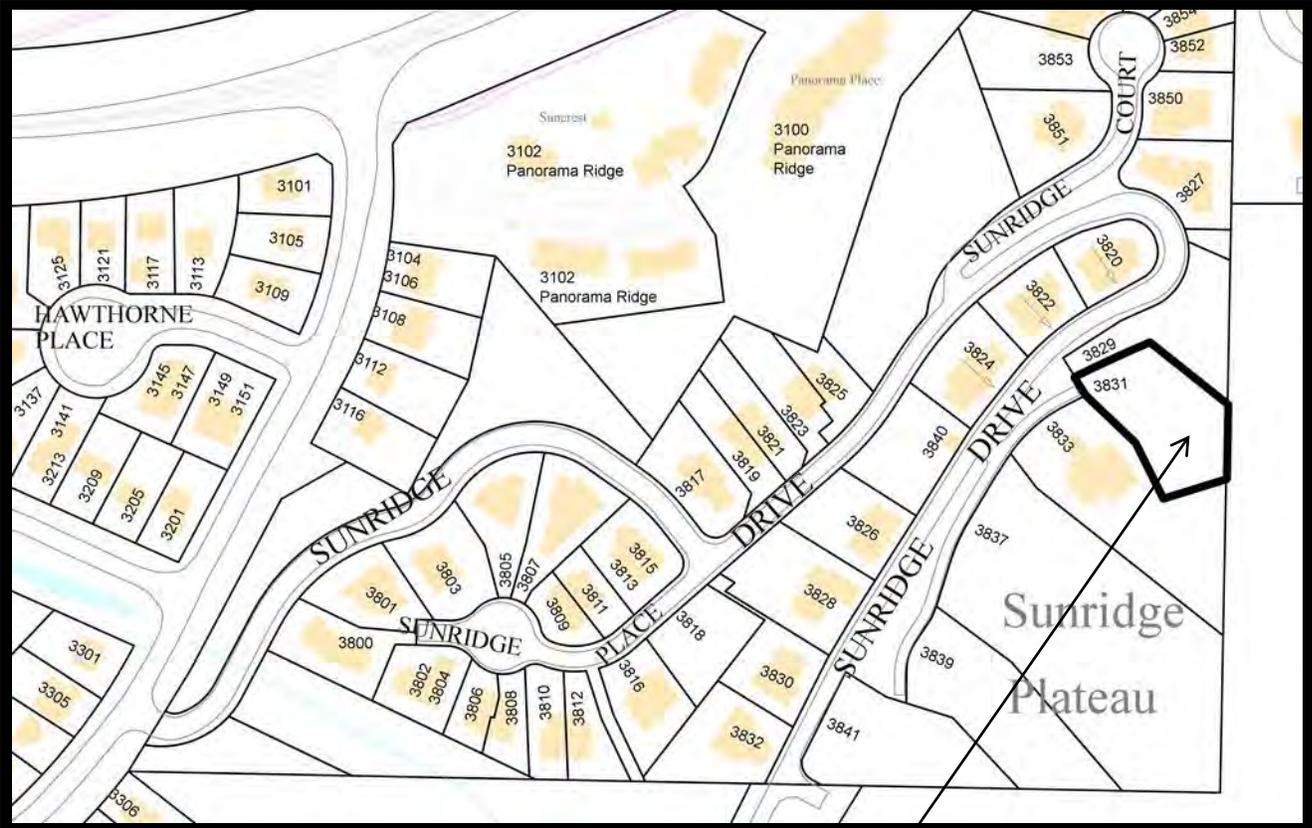
SUMMARY

Development Variance Permit Application No DVP 1079 requests Council's consideration of a roof height variance and setback variances to accommodate driveway retaining at 3831 Sunridge Drive resulting from difficult site conditions.

Respectfully submitted,

Roman Licko
PLANNING TECHNICIAN
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

DVP 1079 – 3831 Sunridge Drive



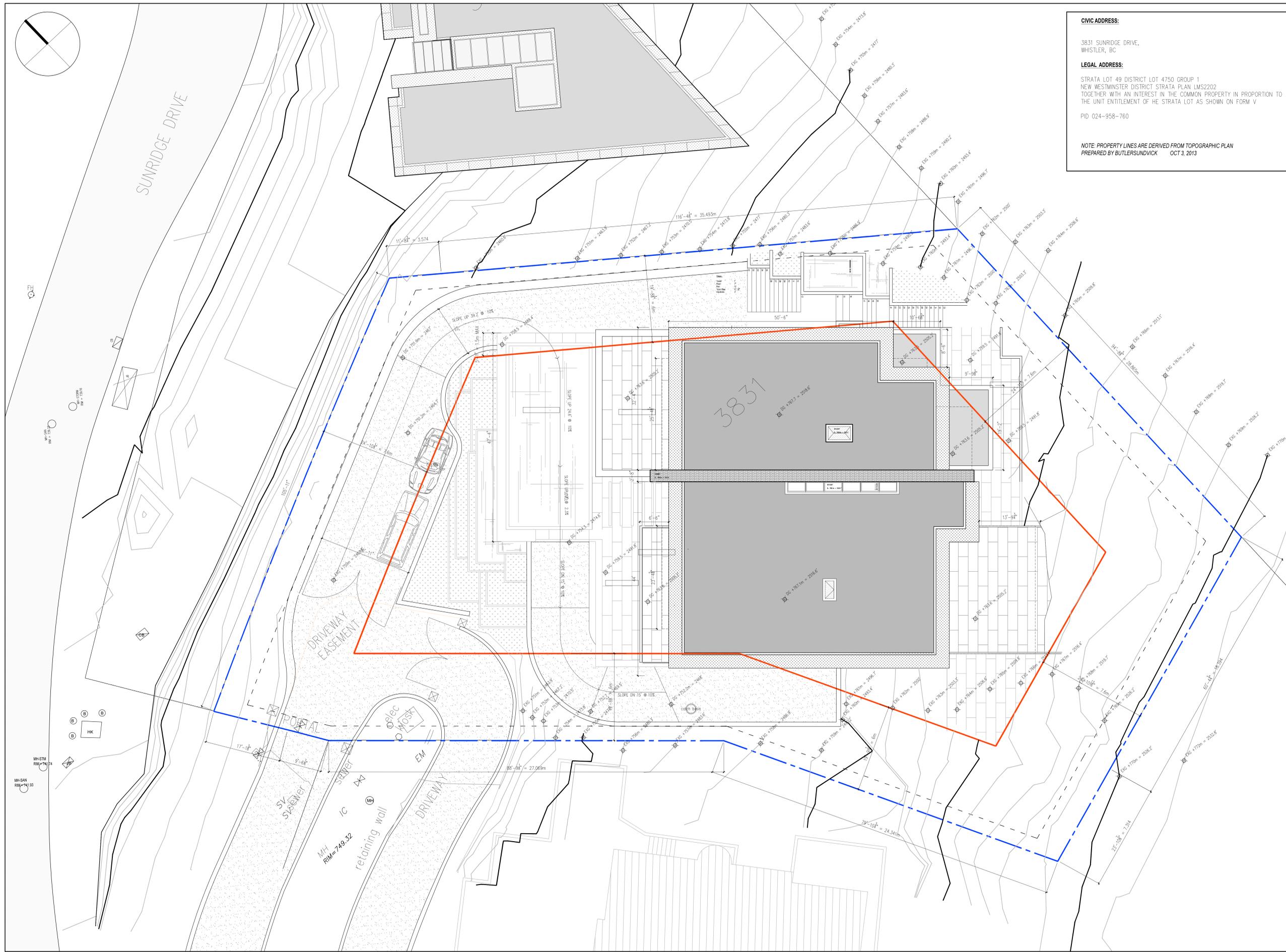
Subject Lands

CIVIC ADDRESS:
3831 SUNRIDGE DRIVE,
WHISTLER, BC

LEGAL ADDRESS:
STRATA LOT 49 DISTRICT LOT 4750 GROUP 1
NEW WESTMINSTER DISTRICT STRATA PLAN LMS2202
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO
THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

PID: 024-958-760

**NOTE: PROPERTY LINES ARE DERIVED FROM TOPOGRAPHIC PLAN
PREPARED BY BUTLERSUNDVICK OCT 3, 2013**



- LEGEND:**
- EXISTING EMBANKMENT
 - CURB
 - TREES
 - TREES TO BE DEMOLISHED
 - GRADIENT 8:15
 - GRADIENT
 - STONE PAVING
 - PLANTERS
 - WATER FEATURE/POOL
 - PROPERTY LINE
 - SITE SETBACK
 - LINE TO WHICH DESIGN GRADIENT MUST MEET EXISTING GRADIENT
 - BUILDING LINE
 - EXG +747.81 EXISTING SITE GRADE
 - DG +742.7 PROPOSED NEW DESIGN GRADE
 - GUARD RAILS
 - NORTH PLAN
- SITE SERVICES LEGEND:**
- FIRE HYDRANT
 - HYDRO RISK
 - MANHOLE
 - CATCH BASIN
 - JUNCTION BOX
 - WATER VALVE
 - BOLLARD

1	28-Mar-2014	Issued for Development Permit
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Revisions / Issues:

Project Title:

ROBERTO AQUILINI RESIDENCE
3831 SUNRIDGE DRIVE
WHISTLER, B.C.

Sheet Title: **SITE PLAN**

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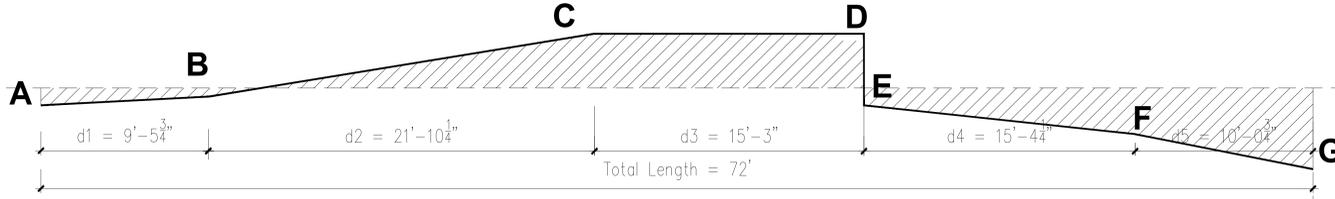
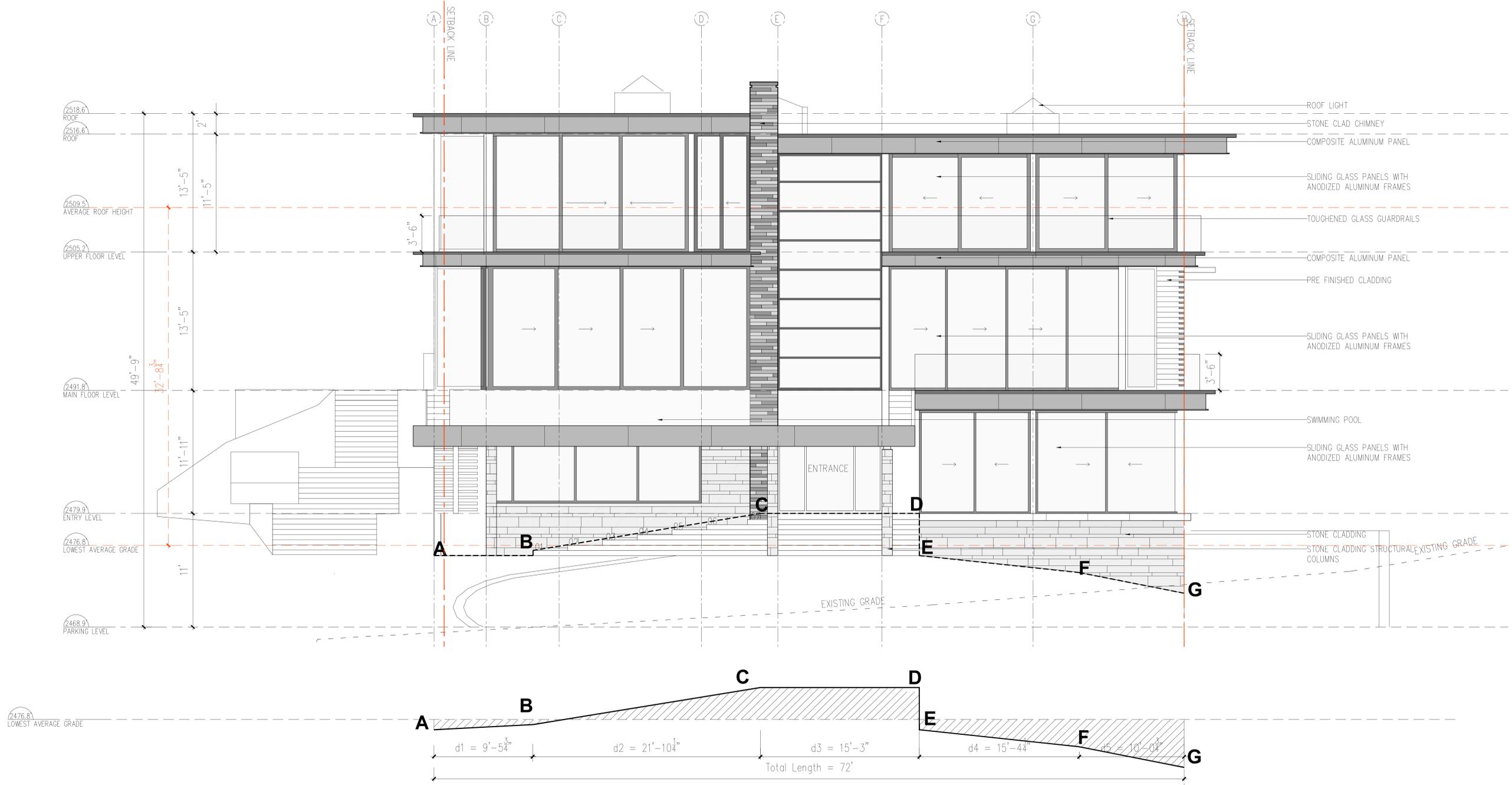
Drawn By: MT, MB, PL
Reviewed by: WF

Date: 28 MAR 2014
Plot Date: 28 MAR 2014

Scale: 1/8" = 1'-0"
Drawing No. A 101

Project No.: 21320
CAD File Name: File

Notes:



AVERAGE GRADE CALCULATION: 2,476.8'

- AB = 9.5' = d1
- BC = 21.8' = d2
- CD = 15.3' = d3
- DE = 0' = d4
- EF = 15.4' = d5
- FG = 10' = d6

- A = 2475.8'
- B = 2476.3'
- C = 2479.9'
- D = 2479.9'
- E = 2475.8'
- F = 2474.2'
- G = 2472.2'

$$\frac{(A+B)d1}{2} + \frac{(B+C)d2}{2} + \frac{(C+D)d3}{2} + \frac{(D+E)d4}{2} + \frac{(E+F)d5}{2} + \frac{(F+G)d6}{2}$$

$$\frac{(2475.8 + 2476.3)9.5}{2} + \frac{(2476.3 + 2479.9)21.8}{2} + \frac{(2479.9 + 2479.9)15.3}{2} + \frac{(2479.9 + 2475.8)0}{2} + \frac{(2475.8 + 2474.2)15.4}{2} + \frac{(2474.2 + 2472.2)10}{2}$$

= 2,476.8'

1	28-Mar-2014	Issued for Development Permit
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No.	Date	Description
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Revisions / Issues:

Project Title:

ROBERTO AQUILINI RESIDENCE
3831 SUNRIDGE DRIVE
WHISTLER, B.C.

Sheet Title:
NORTH ELEVATION

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Drawn By: MT, MB, PL Project North

Reviewed by: WF

Date: 28 MAR 2014

Plot Date: 28 MAR 2014

Graphic Scale

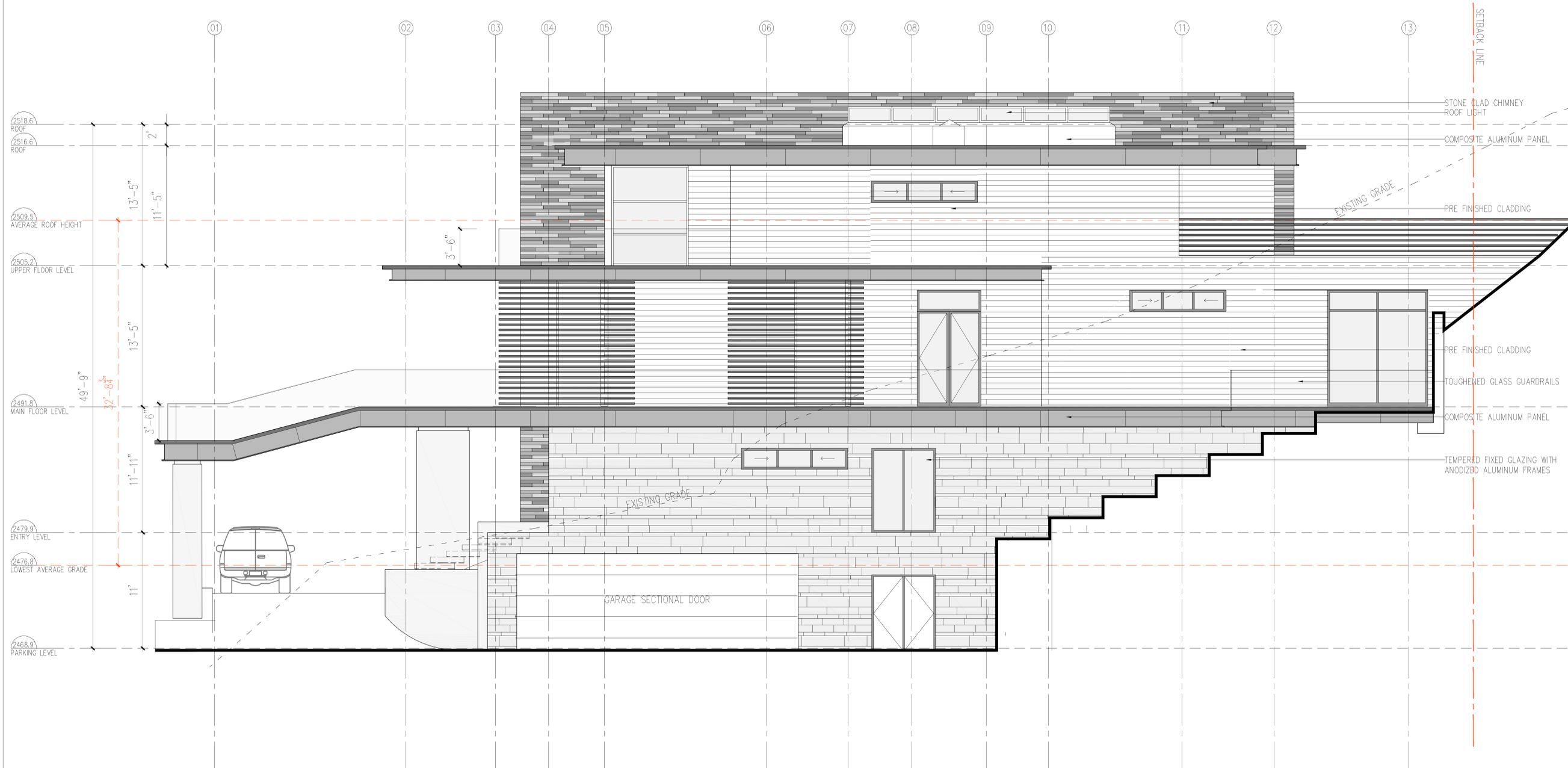
Scale: 1/4" = 1'-0" Drawing No.

Project No: 21325 **A 301**

CAD File Name:

File

Notes:



1	28-Mar-2014	Issued for Development Permit
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No.	Date	Description
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Revisions / Issues:

Project Title:

ROBERTO AQUILINI RESIDENCE
3831 SUNRIDGE DRIVE
WHISTLER, B.C.

Sheet Title:
WEST ELEVATION

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Drawn By: MT, MB, PL
Reviewed by: WF

Date: 28 MAR 2014
Plot Date: 28 MAR 2014

Graphic Scale

Scale: 1/4" = 1'-0" Drawing No.

Project No.: 21325

CAD File Name:
File

A 302

Notes:



- EXTRACT GRILLE
- ROOF LIGHT
- COMPOSITE ALUMINUM PANEL
- STONE CLAD CHIMNEY
- PRE FINISHED CLADDING
- TOUGHENED GLASS GUARDRAILS
- COMPOSITE ALUMINUM PANEL
- PRE FINISHED CLADDING
- TEMPERED FIXED GLAZING WITH ANODIZED ALUMINUM FRAMES
- SWIMMING POOL
- STONE CLADDING
- STONE CLADDING STRUCTURAL COLUMNS

1	28-Mar-2014	Issued for Development Permit
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No.	Date	Description
Revisions / Issues:		

Project Title

ROBERTO AQUILINI RESIDENCE
3831 SUNRIDGE DRIVE
WHISTLER, B.C.

Sheet Title
EAST ELEVATION
Drawing Title Line 2

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Drawn By: MT, MB, PL Project North
Reviewed by: WF

Date: 28 MAR 2014
Plot Date: 28 MAR 2014

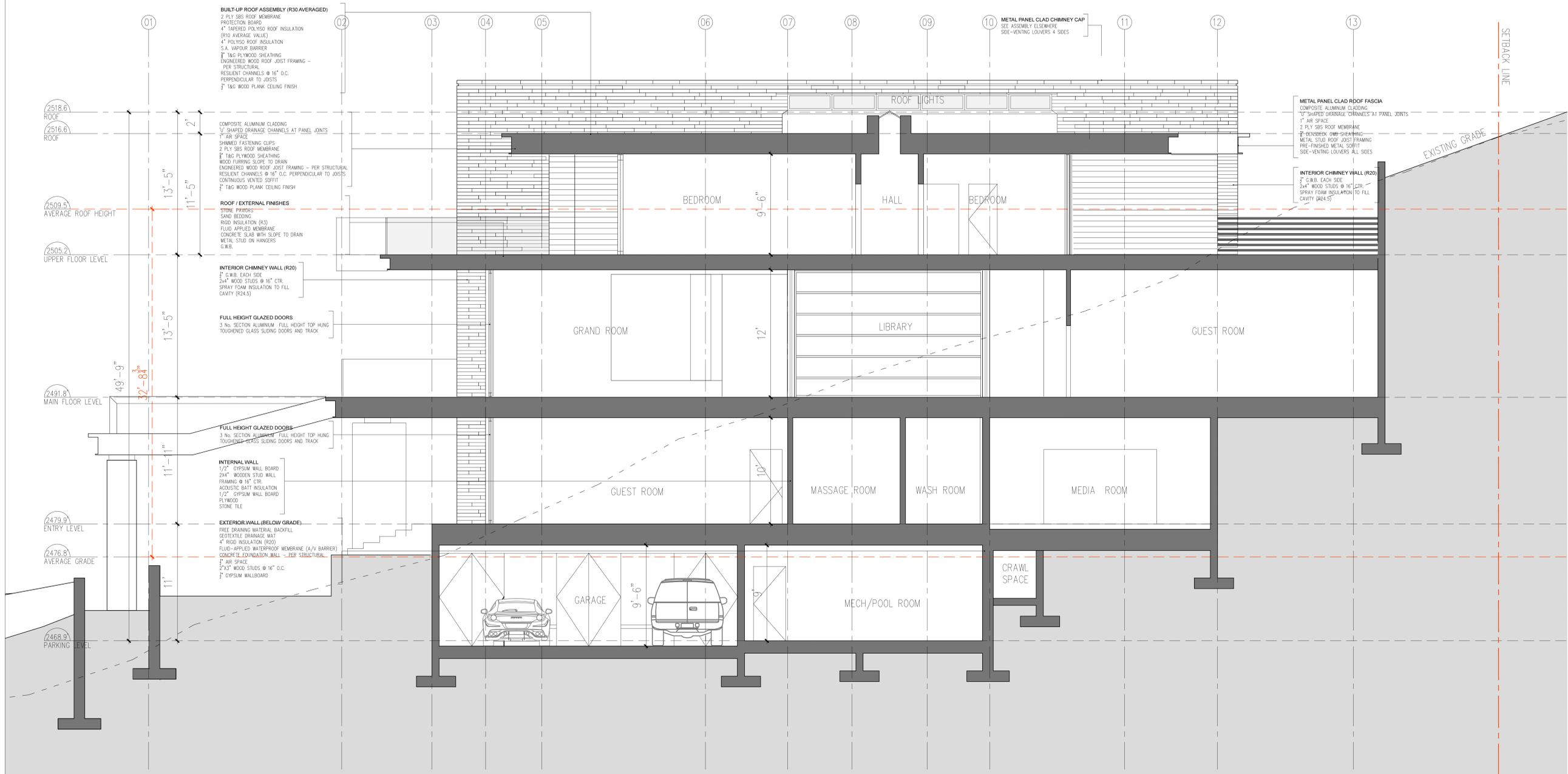
Graphic Scale

Scale: 1/4" = 1'-0" Drawing No.

Project No.: 21325 **A 303**

CAD File Name:
File

Notes:



BUILT-UP ROOF ASSEMBLY (R30 AVERAGED)
2 PLY SBS ROOF MEMBRANE
PROTECTION BOARD
4" TAPERED POLYSTYROFOLE ROOF INSULATION (R10 AVERAGE VALUE)
4" POLYSTYROFOLE ROOF INSULATION
S.A. VAPOUR BARRIER
3/4" TAG PLYWOOD SHEATHING
ENGINEERED WOOD ROOF JOIST FRAMING - PER STRUCTURAL
RESILIENT CHANNELS @ 16" O.C. PERPENDICULAR TO JOISTS
1/2" TAG WOOD PLANK CEILING FINISH

COMPOSITE ALUMINUM CLADDING AT PANEL JOINTS
1" AIR SPACE
SHIMMED FASTENING CLIPS
2 PLY SBS ROOF MEMBRANE
1/2" TAG PLYWOOD SHEATHING
WOOD FLOORING SLOPE TO DRAIN
ENGINEERED WOOD ROOF JOIST FRAMING - PER STRUCTURAL
RESILIENT CHANNELS @ 16" O.C. PERPENDICULAR TO JOISTS
CONTINUOUS VENTED SOFFIT
1/2" TAG WOOD PLANK CEILING FINISH

ROOF / EXTERNAL FINISHES
STONE FINISHES
SAND BEDDING
RIGID INSULATION (R3)
FLUID APPLIED MEMBRANE
CONCRETE SLAB WITH SLOPE TO DRAIN
METAL STUD ON HANGERS
C.I.B.

INTERIOR CHIMNEY WALL (R20)
2" C.I.B. EACH SIDE
2x4" WOOD STUDS @ 16" CTR.
SPRAY FOAM INSULATION TO FILL CAVITY (R24.5)

FULL HEIGHT GLAZED DOORS
3 No. SECTION ALUMINUM FULL HEIGHT TOP HUNG TOUCHED-GLASS SLIDING DOORS AND TRACK

FULL HEIGHT GLAZED DOORS
3 No. SECTION ALUMINUM FULL HEIGHT TOP HUNG TOUCHED-GLASS SLIDING DOORS AND TRACK

INTERNAL WALL
1/2" GYPSUM WALL BOARD
2x4" WOODEN STUD WALL FRAMING @ 16" CTR.
ACOUSTIC BATT INSULATION
1/2" GYPSUM WALL BOARD
PLYWOOD
STONE TILE

EXTERIOR WALL (BELOW GRADE)
FREE DRAINING MATERIAL BACKFILL
TEXTILE DRAINAGE MAT
4" RIGID INSULATION (R20)
FLUID-APPLIED WATERPROOF MEMBRANE (A/V BARRIER)
CONCRETE FOUNDATION WALL - PER STRUCTURAL
1" AIR SPACE
2"x3" WOOD STUDS @ 16" O.C.
1/2" GYPSUM WALLBOARD

METAL PANEL CLAD CHIMNEY CAP
SEE ASSEMBLY ELSEWHERE
SIDE-VENTING LOUVERS 4 SIDES

METAL PANEL CLAD ROOF FASCIA
COMPOSITE ALUMINUM CLADDING
"U" SHAPED DRAINAGE CHANNELS AT PANEL JOINTS
1" AIR SPACE
2 PLY SBS ROOF MEMBRANE
2" HENSBERG GWB SHEATHING
METAL STUD ROOF JOIST FRAMING
PRE-FINISHED METAL SOFFIT
SIDE-VENTING LOUVERS ALL SIDES

INTERIOR CHIMNEY WALL (R20)
2" GWB EACH SIDE
2x4" WOOD STUDS @ 16" CTR.
SPRAY FOAM INSULATION TO FILL CAVITY (R24.5)

No.	Date	Issued for Development Permit	Description
1	28-Mar-2014	Issued for Development Permit	

Revisions / Issues
Project Title:

ROBERTO AQUILINI RESIDENCE
3831 SUNRIDGE DRIVE
WHISTLER, B.C.

Sheet Title:
SECTION AA

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Drawn By: MT, MB, PL Project North
Reviewed by: WFF

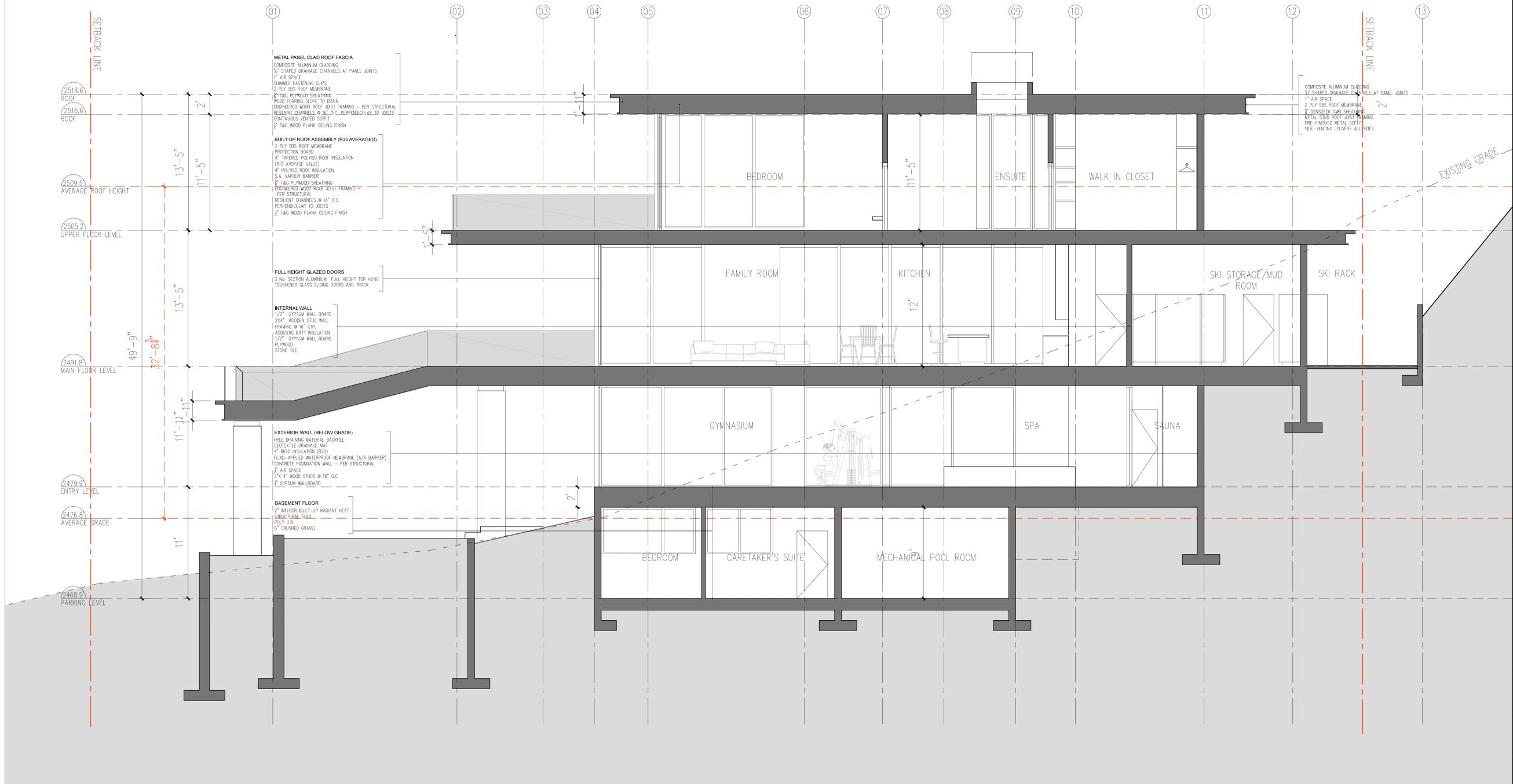
Date: 28 MAR 2014
Plot Date: 28 MAR 2014

Graphic Scale

Scale: 1/4" = 1'-0" Drawing No.

Project No.: 21325
CAD File Name: File
A 401

Notes:



No.	Date	Issued for Development Permit	Description
1	28-Mar-2014	Issued for Development Permit	

ROBERTO AQUILINI RESIDENCE
3831 SUNRIDGE DRIVE
WHISTLER, B.C.

Sheet Title:
SECTION CC

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Drawn By: MT
Reviewed By: WFF
Date: 28 MAR 2014
Plot Date: 28 MAR 2014
Graphic Scale

Scale: 1/4" = 1'-0" Drawing No.
Project No.: 21325
CAD File Name: A 403





From: Stacey Morse <staceymorse@gmail.com>
Sent: Tuesday, June 03, 2014 4:39 AM
To: Planning
Cc: Bob NY Morse
Subject: variance request in sunridge 3831 Sunridge Drive

To Roman Licko

I am writing on behalf of my husband Robert Morse and myself.

We are owners of 3824 Sunridge Drive, across the street from 3831 Sunridge Dr.

We are very opposed to the approval of the variance.

The proposed variance would allow construction of a home of a height that is inconsistent with the rest of the strata, and will look out of place. In addition if approved, the house will be too close to the ski access trails. These trails for use of the entire community and should not be so close to a house, as to feel that we are walking through someones property. This is not keeping in spirit with the community.

Approving a variance such as this proposal, would be an unfortunate precedent for others. I would not like to see anyone ignore the rules set and approved by the town of Whistler, and the community of Sunridge Plateau.

Please let me know how I can further make my views known.

Thank you,

Stacey Morse

staceymorse@gmail.com

212 203 5363

Sent from my iPad

From: Leslie Hanauer <lesliehanauer@secondave.com>
Sent: Monday, June 02, 2014 9:48 AM
To: Planning
Cc: Nick Hanauer; Jane Shadley
Subject: Variance No. 1079

Mr. Licko,

I'm am writing in hopes of obtaining some additional information on variance permit no. 1079. I as well aware that the comment period ended May 30th, however I do not live full time in Whistler and only heard of this on Friday, May 29th. On Friday, my husband called to obtain more information, could not reach you, and was told someone would return his call but never did. I have also tried to call many times this morning and have not been able to get through.

It is my hope that you can send me some additional information about exactly what the bullder intends. Can you provide plans? Can you share the name and contact information of the owner? How do you accept comment/complaints if i determine it is necessary?

I am most worried about the setbacks. Will the house itself comply with the minimum permitted setbacks and it is just the retaining wall that will be outside of the original minimum setbacks? Regarding the height, why is a more than doubling of the maximum height allowable necessary? Will this home fall into or under the maximum allowable square footage allowed in the neighborhood, which I believe is 5,000 sq feet? I can be a reasonable neighbor but I am not interested in oversized houses built lot-line to lot-line which may be overbearing to the rest of the houses in the neighborhood.

Please respond to this email or I can be reached at 206-601-7121, my husband, Nick Hanauer can be reached at 206-883-6170.

Thank you for your prompt attention to this matter,

Leslie Hanauer

Roman Licko

From: Nick Hanauer <nick@secondave.com>
Sent: Wednesday, June 11, 2014 1:45 PM
To: Roman Licko
Subject: Re: DVP 1079 - 3831 Sunridge

Roman, this project looks totally reasonable now. Please put us down in support of it- unless you think we are missing something.

From: Roman Licko <rlicko@whistler.ca>
Date: Tuesday, June 10, 2014 at 4:58 PM
To: Jane Shadley <jane@chaletcare.com>, Nick Hanauer <nick@secondave.com>, Leslie Hanauer <Lesliehanauer@secondave.com>, "morserr@gmail.com" <morserr@gmail.com>, "Hope Warschaw (Warschaw@aol.com)" <Warschaw@aol.com>
Cc: "info@munsterandsons.com" <info@munsterandsons.com>
Subject: DVP 1079 - 3831 Sunridge

All,

The revised diagrams for DVP 1079 (3831 Sunridge Drive) have now been received. Please find a revised drawing package for your reference. As noted previously, the mean roof height value is calculated at 9.98 m (a variance of 2.38 m).

Given the changes, can everyone please respond as to whether they continue to oppose this variance?

Thank you,

Roman Licko
PLANNING TECHNICIAN
Planning & Development

RESORT MUNICIPALITY OF WHISTLER
4325 Blackcomb Way
Whistler, B.C. V0N 1B4
TEL: 604-935-8173
FAX: 935-8179
E-MAIL: rlicko@whistler.ca

WEBSITE: www.whistler.ca

Whistler was the proud Host Mountain Resort for the 2010 Olympic and Paralympic Winter Games

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REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 17, 2014
FROM: Resort Experience
SUBJECT: DVP 1080 - 3159 AND 3163 LAKECREST LANE SETBACK VARIANCES

REPORT: 14-066
FILE: DVP 1080

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Variance Permit 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.

REFERENCES

Civic Addresses: 3159 and 3163 Lakecrest Lane

Legal Descriptions: Lots 21 and 22, District Lots 5411 and 7258, Plan BCS1403

Owners: 0764833 BC Ltd

Zoning: RS9 (Single Family Residential Nine)

Appendix A – Location Plan

Appendix B – Diagrams of proposed variance.

Appendix C - Correspondence

PURPOSE OF REPORT

This report introduces Development Variance Permit No. 1080, an application to relax the required setbacks at 3159 & 3163 Lakecrest Lane in order to permit a subterranean passage connecting the two existing dwellings.

DISCUSSION

Background

The subject parcels are located on the northwest side of Lakecrest Lane backing onto Alta Lake. Both lots are under the same ownership. RMOW records show that building permits were issued for these properties in the summer of 2011 as shown:

Address	Permit No.	Issued	Completed	Constructed Gross Floor Area	Permitted Gross Floor Area
3159 Lakecrest Lane	BP 2397	August 26, 2011	October 28, 2013	348 m ²	349 m ² *
3163 Lakecrest Lane	BP 2398	August 26, 2011	January 8, 2014	191 m ²	325 m ²

*Changes to GFA regulations of the Zoning Bylaw excluding basements provide the density required for construction of the corridor.

The parcels were developed together to function as one estate with the main dwelling situated on 3159 Lakecrest Lane and a secondary/ guest house on 3163 Lakecrest Lane. The two buildings share a design motif and the landscaping ties the parcels together such that they are perceived as a single larger 'estate' parcel. Staff note that the dwelling at 3163 Lakecrest Lane is significantly below the maximum permitted GFA.

Variance Proposal

Due to health and accessibility reasons, the applicants would like to connect the two dwellings with a below grade corridor linking the two basement levels together enabling indoor passage from one structure to the other. This would require side setback variances on each lot as follows:

Address	Affected Side	Required Setback	Proposed Setback
3159 Lakecrest Lane	Southwest	3.0 m	0.0 m
3163 Lakecrest Lane	Northeast	3.0 m	0.0 m

The corridor will be entirely underground and will not be visible above grade, so it will not impact neighbouring properties. The corridor is limited to an underground passageway; no space is proposed to be included for livable area for other purposes. Staff note that the corridor is not constructed, and the applicants are following the proper channels to receive their approvals prior to any construction.

Staff analysis of established development variance criteria is summarized below:

DVP Criteria

Potential Positive Impacts	Comment
Complements a particular streetscape or neighbourhood.	Corridor is below grade, and does not affect streetscape or neighbouring properties.
Works with the topography on the site, reducing the need for major site preparation or earthwork.	Not applicable
Maintains or enhances desirable site features, such as natural vegetation trees and rock outcrops.	Not applicable
Results in superior siting with respect to light access resulting in decreased energy requirements.	Not applicable
Results in superior siting with respect to privacy.	Not applicable
Enhances views from neighbouring buildings and sites.	Corridor is entirely below grade and does not affect views from any other properties.
Potential Negative Impacts	
Is inconsistent with neighbourhood character.	Corridor is below grade, and does not affect streetscape or neighbourhood.
Increases the appearance of building bulk from the street or surrounding neighbourhood.	Corridor is entirely below grade and will not increase perceived building bulk.
Requires extensive site preparation.	Proposal will require some excavation. The applicant intends to landscape the area after completion thereby mitigating concerns.
Substantially affects the use and enjoyment of adjacent lands. (e.g. reduces light access, privacy, and views.	Corridor is below grade, and does not affect streetscape or neighbouring properties.
Requires a frontage variance to permit greater gross floor area, with the exception of a parcel fronting a cul-de-sac.	Not applicable
Requires a height variance to facilitate gross floor area exclusion.	Proposal does not require a height variance.
Results in unacceptable impacts on services (e.g. roads, utilities, snow clearing operations.	Not applicable.

The proposal conforms with all other requirements of the Zoning Bylaw. Staff note that a Building Code Analysis will be required prior to Building Permit; and further recommend that this be attached to the title by way of a section 219 covenant to ensure that all recommendations contained in this analysis are implemented.

Legal documents associated with this application are described in the table below:

Document	Function	Recommendation
Covenant BX354908	Existing lot specific development covenant.	Amend to reflect the new development.
Amending Covenant	To refer to the revised development scheme.	Register
New Covenant	To attach the pending building code analysis to the property title in perpetuity.	Register
Reciprocal Easements	To allow for shared access, utilities, and firewall.	Register

OTHER POLICY CONSIDERATIONS

The Local Government Act allows Council to vary regulations contained in the Zoning Bylaw by way of a development variance permit in Section 922.

This proposal is consistent with criteria established for consideration of development variance permits.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing Development Variance Permit Application DVP 1080 has been posted on site for the duration of this application (received in late April of this year). Correspondence in support has been received from the owners of 3155 Lakecrest Lane, and 3167 Lakecrest Lane, the immediate neighbours on both sides. This is attached to this report as Appendix C.

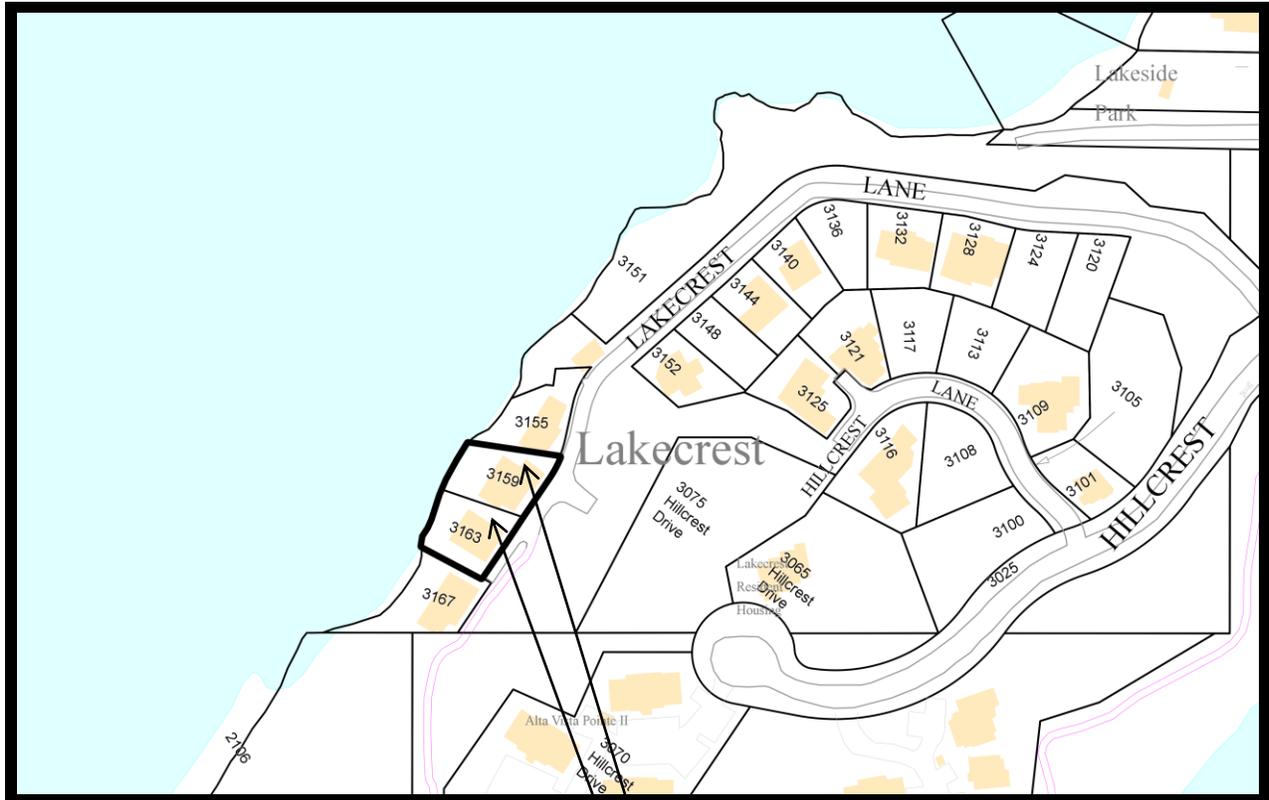
SUMMARY

Development Variance Permit Application No. 1080 requests Council's consideration of side setback variances at 3159 and 3163 Lakecrest Lane to accommodate a proposed underground corridor connecting the dwellings on these properties. This application has the support of staff and neighbours.

Respectfully submitted,

Roman Licko
PLANNING TECHNICIAN
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE.

DVP. 1080: 3159 and 3163 Lakecrest Lane



Subject Lands

GROSS FLOOR AREA	SQ.FT.	M2
LOWER FLOOR	0	0.0
MAIN FLOOR	1,060	98.5
SUB-TOTAL	1060	98
LOWER FLOOR + TUNNEL	1,066	99.0
MECHANICAL	85	7.9
GARAGE	0	0.0
TOTAL	2211	205

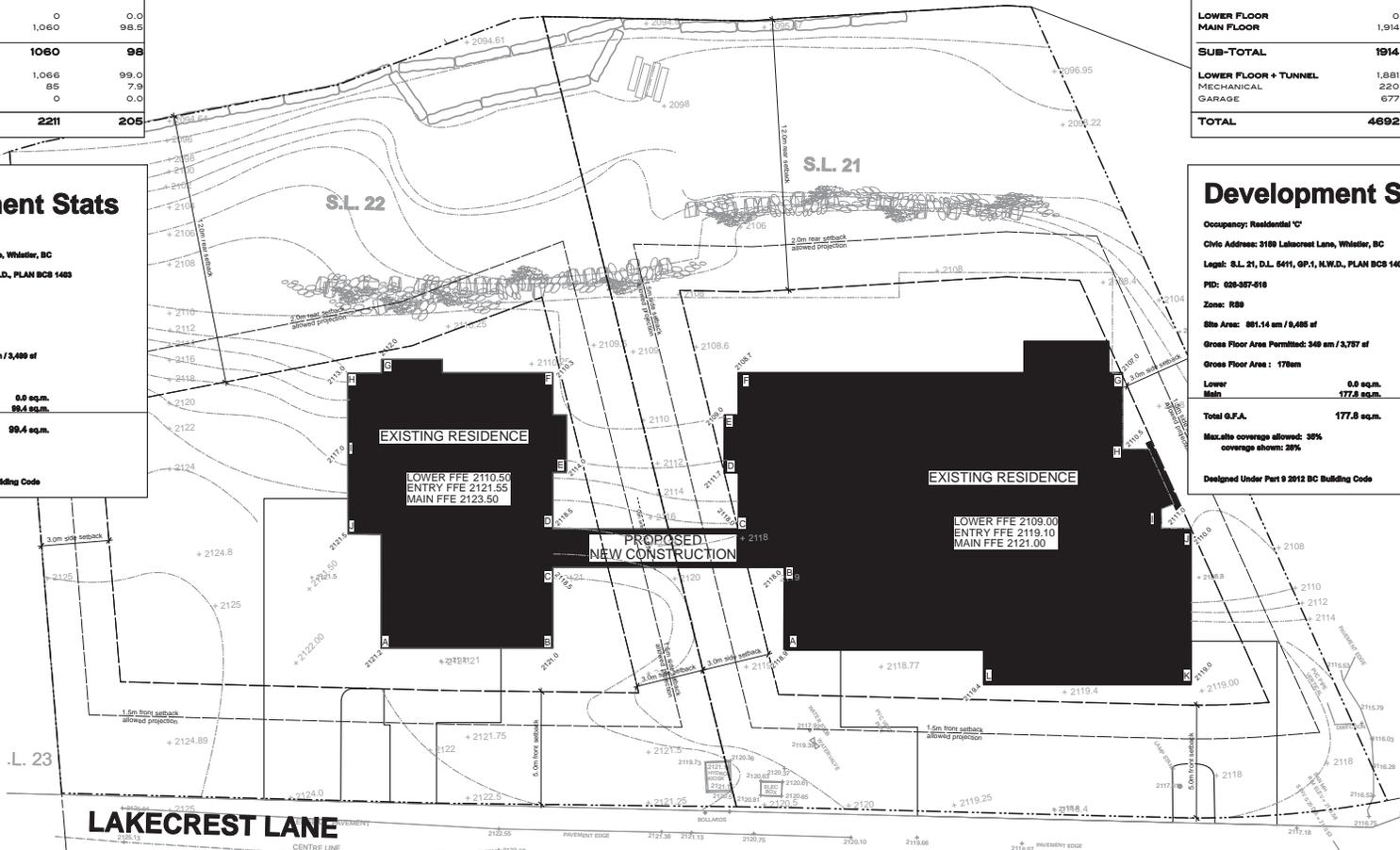
Development Stats

Occupancy: Residential C
 Civic Address: 3163 Lakecrest Lane, Whistler, BC
 Legal: S.L.22, D.L. 5411, GP-1, N.W.D., PLAN BCS 1463
 PID: 026-357-626
 Zone: R80
 Site Area: 632.45 ac / 8,340 sf
 Gross Floor Area Permitted: 326 ac / 3,499 sf
 Gross Floor Area SL22: 98.4acm
 Lower: 0.0 sq.m.
 Main: 98.4 sq.m.
 Total G.F.A.: 98.4 sq.m.
 Max. site coverage allowed: 30%
 coverage shown: 14%
 Designed Under Part 9 2012 BC Building Code

GROSS FLOOR AREA	SQ.FT.	M2
LOWER FLOOR	0	0.0
MAIN FLOOR	1,914	177.8
SUB-TOTAL	1914	178
LOWER FLOOR + TUNNEL	1,881	174.7
MECHANICAL	22.0	2.0.4
GARAGE	677	63.0
TOTAL	4692	436

Development Stats

Occupancy: Residential "C"
 Civic Address: 3163 Lakecrest Lane, Whistler, BC
 Legal: S.L. 21, D.L. 5411, GP-1, N.W.D., PLAN BCS 1403
 PID: 026-357-616
 Zone: R80
 Site Area: 691.14 ac / 8,485 sf
 Gross Floor Area Permitted: 349 ac / 3,767 sf
 Gross Floor Area: 178acm
 Lower: 0.0 sq.m.
 Main: 177.8 sq.m.
 Total G.F.A.: 177.8 sq.m.
 Max. site coverage allowed: 30%
 coverage shown: 26%
 Designed Under Part 9 2012 BC Building Code



BASEMENT EXCLUSION CALCULATIONS SL22

ELEVATION	GRADES	AVERAGE GRADE
A-B	2121.2 + 2121.0 / 2	2121.10
B-C	2121.0 + 2118.5 / 2	2119.75
C-D	2118.5 + 2118.5 / 2	2118.50
D-E	2118.5 + 2114.0 / 2	2116.25
E-F	2114.0 + 2110.3 / 2	2112.15
F-G	2110.3 + 2112.0 / 2	2111.15
G-H	2112.0 + 2113.0 / 2	2112.50
H-I	2113.0 + 2117.0 / 2	2115.00
I-J	2117.0 + 2121.5 / 2	2119.25
J-A	2121.5 + 2121.2 / 2	2121.35
TOTAL		21167.60
		2116.70
		2116.7 - 1.0m (3.28ft)
LOWER FFE = OR LOWER		2113.42

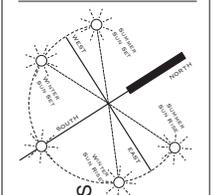
BASEMENT EXCLUSION CALCULATIONS SL21

ELEVATION	GRADES	AVERAGE GRADE
A-B	2118.9 + 2118.0 / 2	2118.45
B-C	2118.0 + 2118.0 / 2	2118.00
C-D	2118.0 + 2111.7 / 2	2114.85
D-E	2111.7 + 2108.0 / 2	2110.35
E-F	2108.0 + 2108.7 / 2	2108.85
F-G	2108.7 + 2107.0 / 2	2107.85
G-H	2107.0 + 2105.5 / 2	2106.75
H-I	2110.0 + 2111.0 / 2	2110.75
I-J	2111.0 + 2110.0 / 2	2110.50
J-K	2110.0 + 2119.0 / 2	2114.50
K-L	2119.0 + 2119.4 / 2	2119.20
L-A	2119.4 + 2118.9 / 2	2119.15
TOTAL		28361.20
		2113.43
		2113.43 - 1.0m (3.28ft)
LOWER FFE = OR LOWER		2110.15

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 DVP: _____ 01.MAR.2014

Issued For: _____ Date: _____



Title: **SITE PLAN - Lot 21 & 22**
 BASEMENT EXCLUSION CALCULATIONS
 Project: **MINTZBERG RESIDENCE**
 3159 & 3163 Lakecrest Lane, Whistler, BC

MURDOCH-COMPANY
 ARCHITECTURE + PLANNING LTD.
 106-4130 Main Street
 P.O. Box 1304
 Whistler, B.C. V0W 1B4
 Ph: 250-6362 Fax: 250-6363
 e-mail: murdoch@telus.net

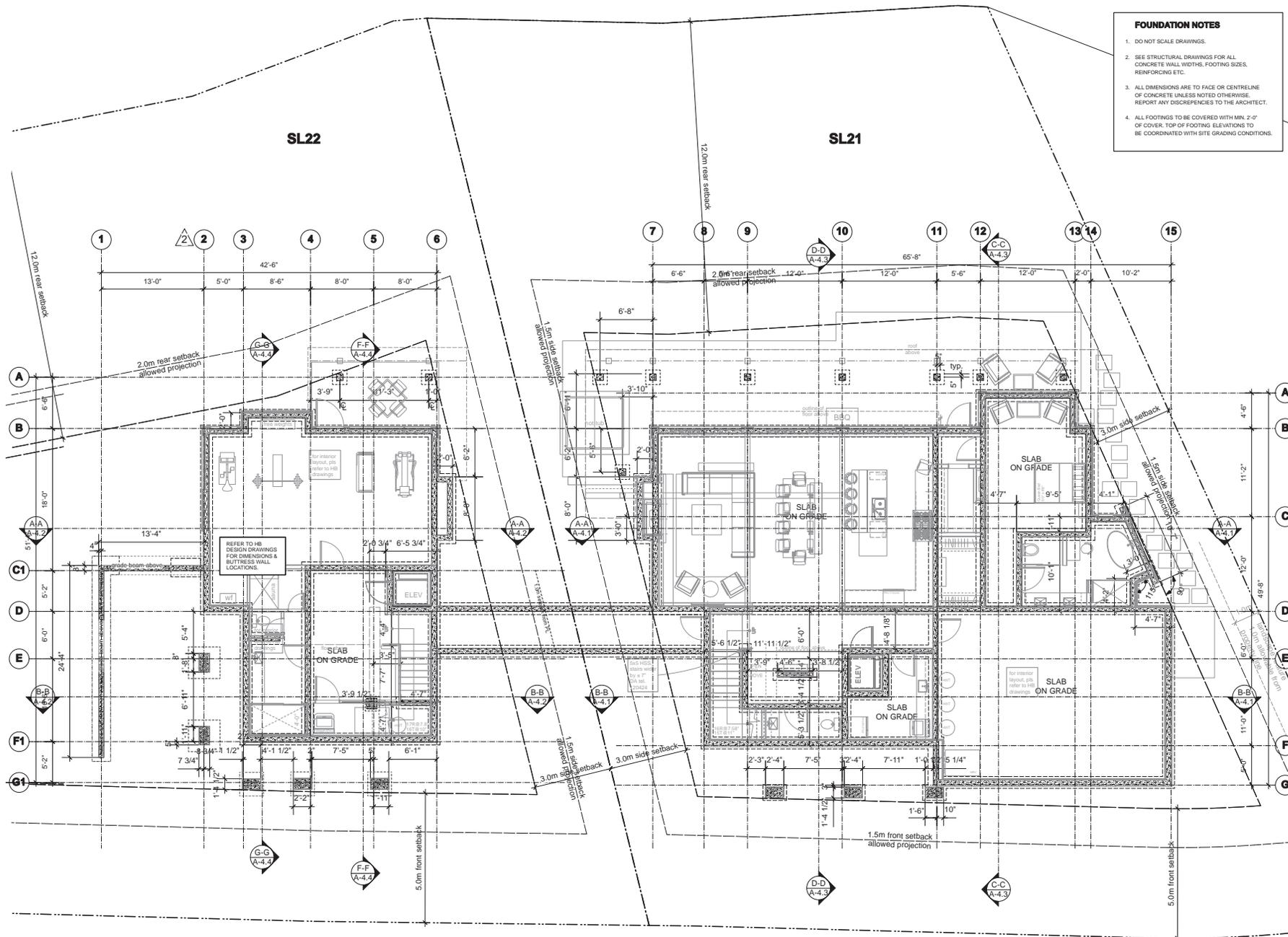
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Drawn By: _____ Scale: _____

TT/BM: _____ 1/8" = 1'-0" imperial

Project No: _____ Sheet No: _____

1010 **A-1.1**

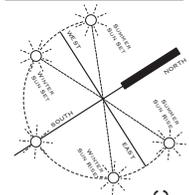


- FOUNDATION NOTES**
1. DO NOT SCALE DRAWINGS.
 2. SEE STRUCTURAL DRAWINGS FOR ALL CONCRETE WALL WIDTHS, FOOTING SIZES, REINFORCING ETC.
 3. ALL DIMENSIONS ARE TO FACE OR CENTRELINE OF CONCRETE UNLESS NOTED OTHERWISE. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 4. ALL FOOTINGS TO BE COVERED WITH MN. 2" OF COVER. TOP OF FOOTING ELEVATIONS TO BE COORDINATED WITH SITE GRADING CONDITIONS.

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Issued For:	Date:
DVP	01.MAR.2014

Issued For:	Date:
2. REVISION	10.NOV.2011



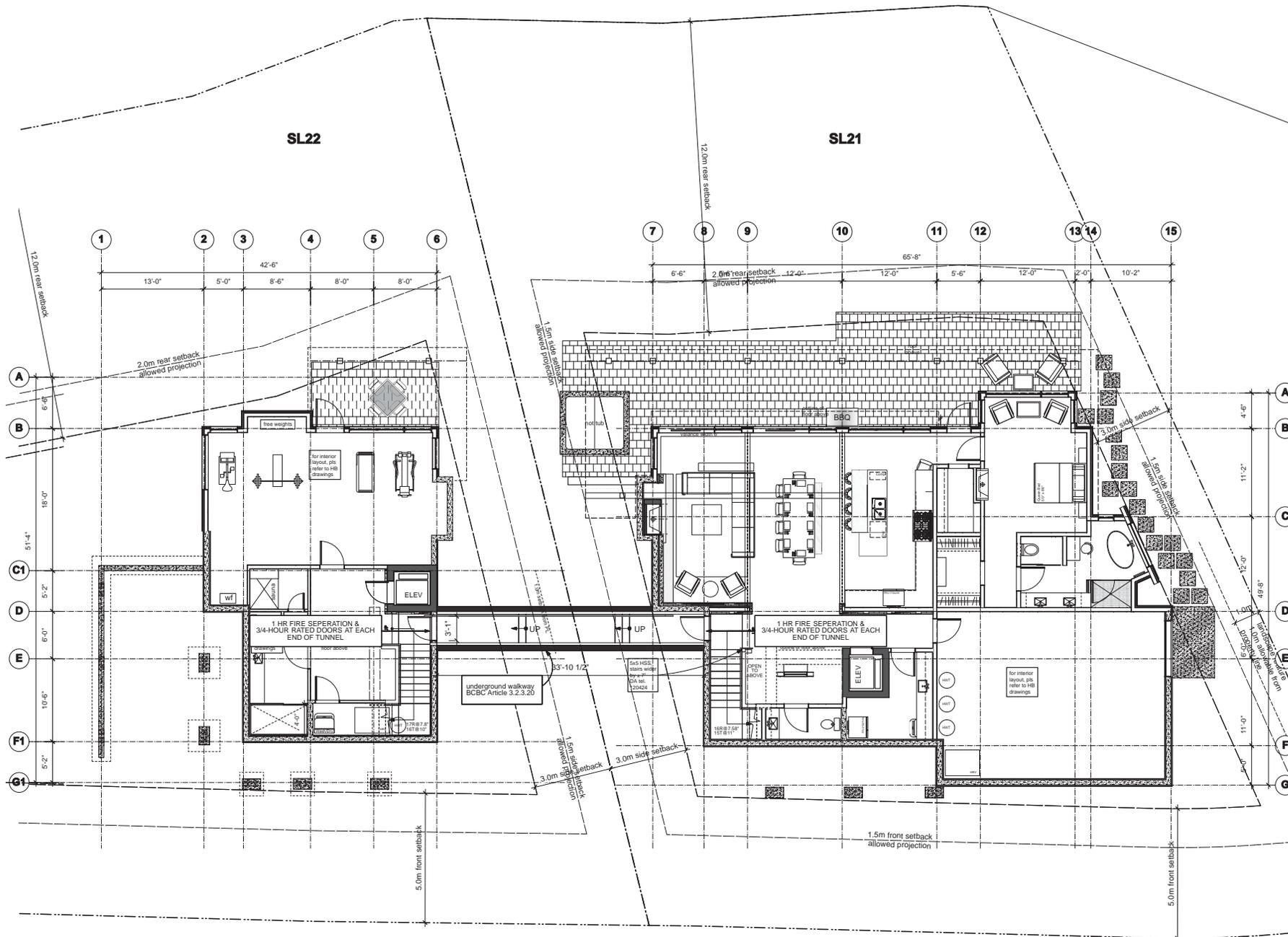
Title
FOUNDATION PLAN
 Lot 21 & 22
 Project
MINTZBERG RESIDENCE
 3159 & 3163 Lakecrest Lane, Whistler, BC

MURDOCH + COMPANY
 ARCHITECTURE + PLANNING LTD.
 105-5119 Main Street
 P.O. Box 1384
 Whistler, B.C. V0N 1B4
 Ph. 800-685-7444 Fax 800-683-9893
 e-mail murchio@telus.net

Sealed By:

Drawn By:	Scale:
TT/BM	3/16" = 1'-0" imperial
Project No:	Sheet No:
10.10	A-2.1

1 Foundation Plan
 3/16" = 1'-0" imperial

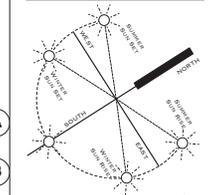


1 Lower Floor Plan
3/16" = 1'-0" imperial

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DVP _____ 01.MAR.2014

Issued For: _____ Date: _____



Title
LOWER FLOOR PLAN
Lot 21 & 22
Project
MINTZBERG RESIDENCE
3159 & 3163 Lakecrest Lane, Whistler, BC

MURDOCH + COMPANY
ARCHITECTURE + PLANNING LTD.
105-4310 Main Street
P.O. Box 1384
Whistler, B.C. V0W 1B4
Ph. 800-6852 Fax 800-6893
e-mail murchio@telus.net

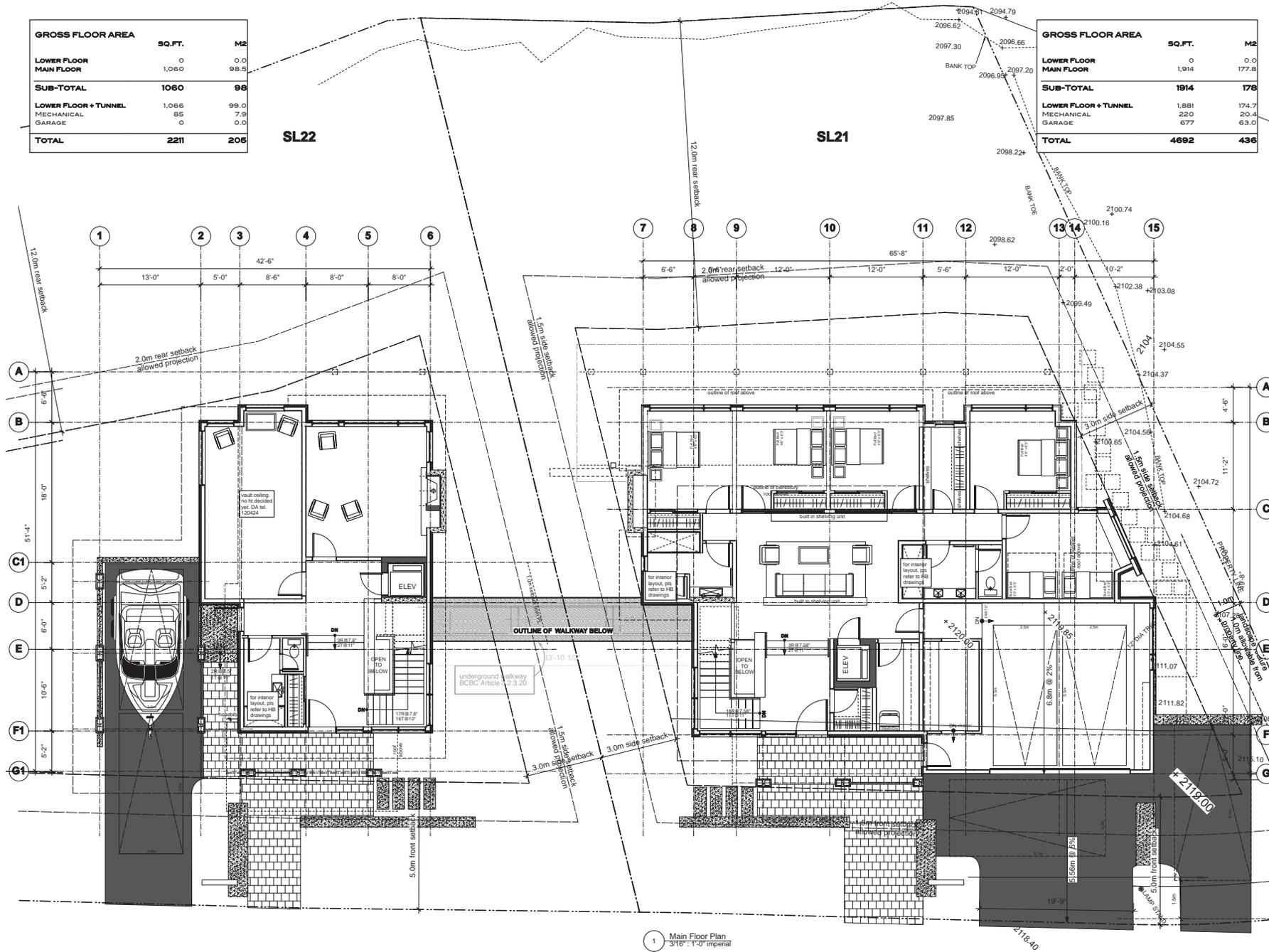
Sealed By: _____

Drawn By: _____ Scale: _____
TT/BM 3/16" = 1'-0" imperial
Project No: _____ Sheet No: _____
10.10 A-2.2

A-2.2 LOWER FLOOR PLAN

GROSS FLOOR AREA		
	SQ.FT.	M2
LOWER FLOOR	0	0.0
MAIN FLOOR	1,060	98.5
SUB-TOTAL	1060	98
LOWER FLOOR + TUNNEL	1,066	99.0
MECHANICAL	85	7.9
GARAGE	0	0.0
TOTAL	2211	205

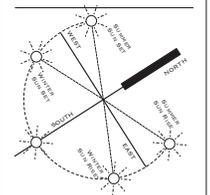
GROSS FLOOR AREA		
	SQ.FT.	M2
LOWER FLOOR	0	0.0
MAIN FLOOR	1,914	177.8
SUB-TOTAL	1914	178
LOWER FLOOR + TUNNEL	1,881	174.7
MECHANICAL	220	20.4
GARAGE	677	63.0
TOTAL	4692	436



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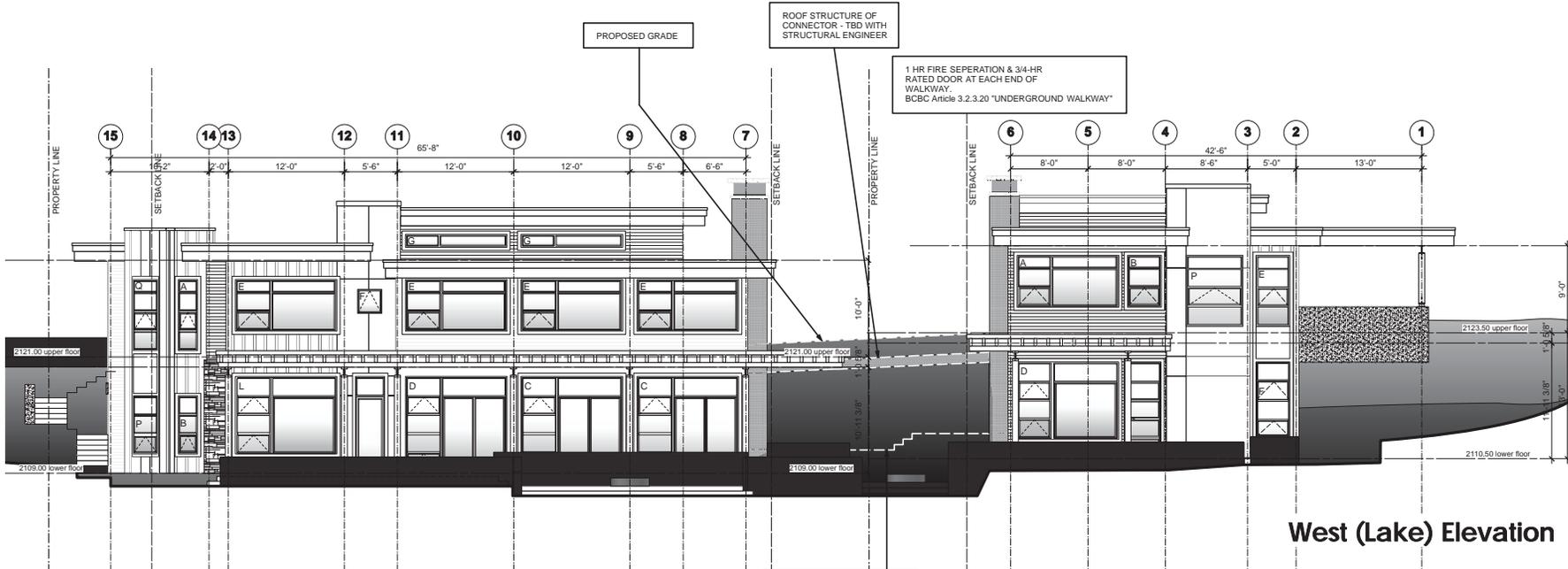
Title
MAIN FLOOR PLAN
 Lot 21 & 22
 Project
MINTZBERG RESIDENCE
 3159 & 3163 Lakecrest Lane, Whistler, BC

MURDOCH + COMPANY
 ARCHITECTURE + PLANNING LTD.
 105-4310 Main Street
 P.O. Box 1384
 Whistler, B.C. V0W 1B4
 Ph. 802-8952 Fax 802-6993
 e-mail murchio@telus.net

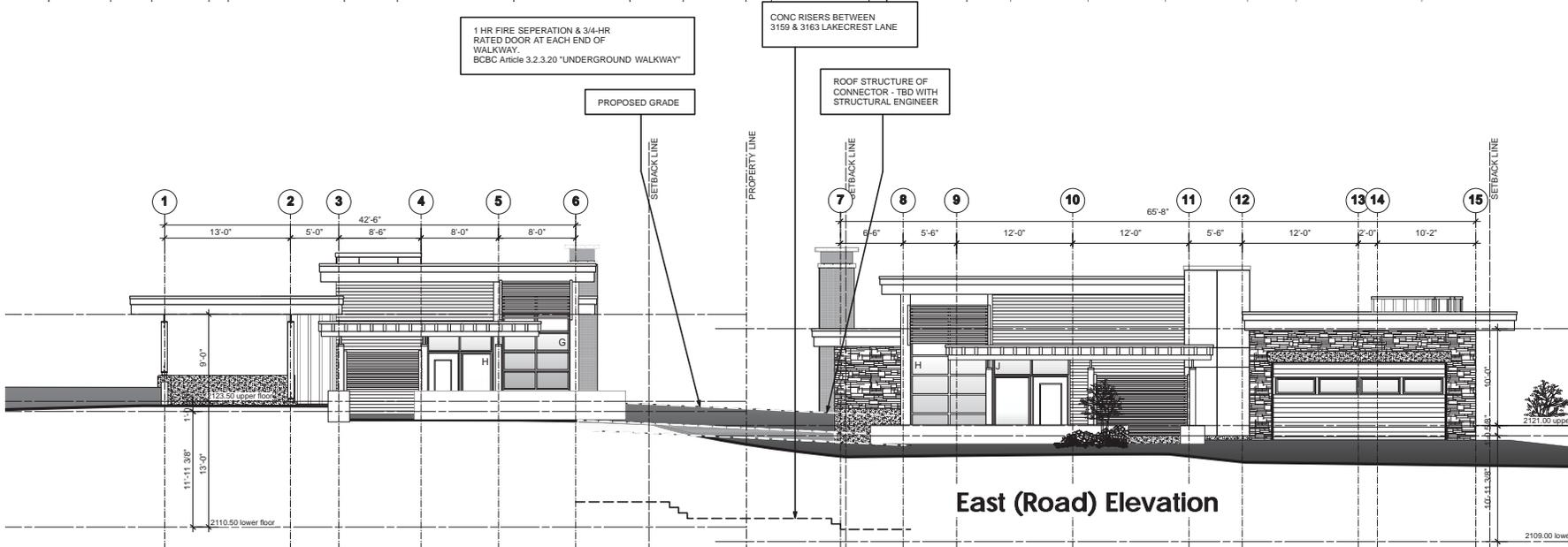
Sealed By: _____

Drawn By: _____ Scale: _____
 TT/BM 3/16" = 1'-0" imperial
 Project No: _____ Sheet No: _____
 10.10 A-2.3

1 Main Floor Plan
 3/16" = 1'-0" imperial



West (Lake) Elevation



East (Road) Elevation

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DVP _____ 01.MAR.2014

Issued For: _____ Date: _____

Title **BUILDING ELEVATIONS**

Project **MINTZBERG RESIDENCE**
3159 & 3163 Lakecrest Lane, Whistler, BC

MURDOCH + COMPANY
ARCHITECTURE + PLANNING LTD.
100-4719 Main Street
P.O. Box 1394
Whistler, B.C. V8W 1S4
Ph. 605-6982 Fax 605-6983
e-mail murdoch@telus.net

Sealed By: _____

Drawn By: _____ Scale: _____

BM/TT 3/16" : 1'-0" imperial

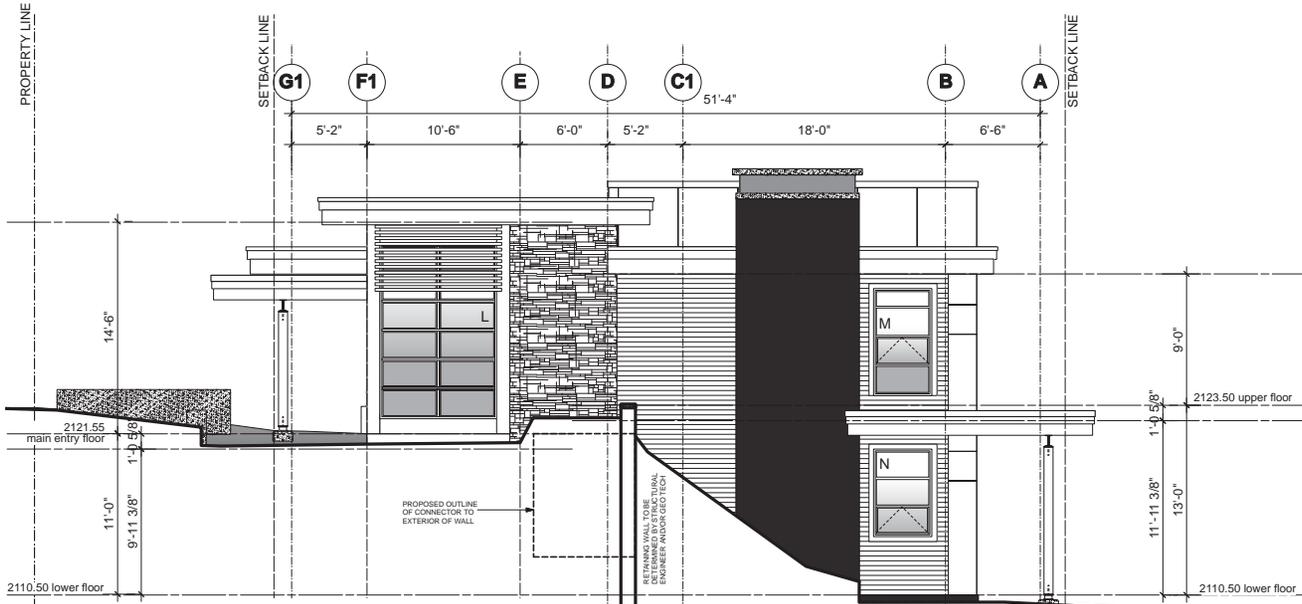
Project No: _____ Sheet No: _____

10.10 **A-3.1**

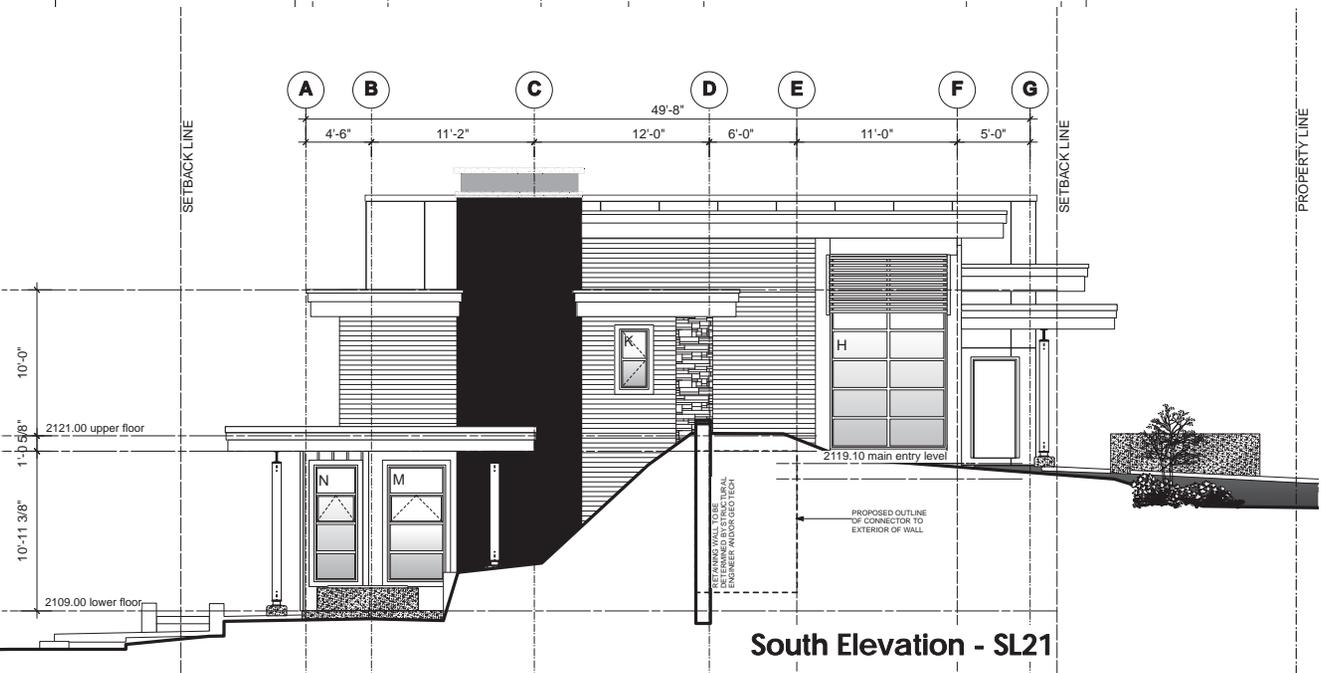
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 DVP 01.MAR.2014

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North Elevation - SL22



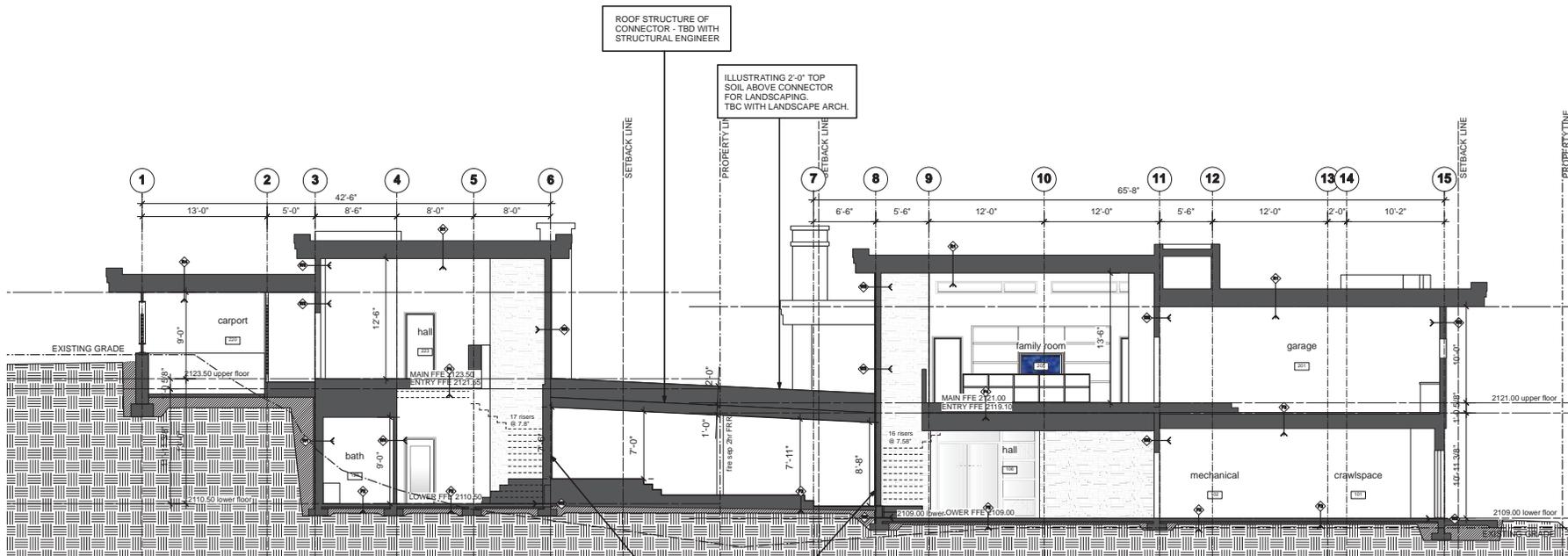
South Elevation - SL21

Title **BUILDING ELEVATIONS**
NORTH & SOUTH
 Project **MINTZBERG RESIDENCE**
 3159 & 3163 Lakecrest Lane, Whistler, BC

MURDOCH + COMPANY
 ARCHITECTURE + PLANNING LTD.
 106-4719 Main Street
 P.O. Box 1304
 Whistler, B.C. V0W 1B4
 Ph. 825-4982 Fax 825-4983
 e-mail murdoch@telus.net

Sealed By: _____

Drawn By: TT Scale: 1/4" = 1'-0" imperial
 Project No: 10.10 Sheet No: A-3.2



ROOF STRUCTURE OF CONNECTOR - TBD WITH STRUCTURAL ENGINEER

ILLUSTRATING 2'-0" TOP SOIL ABOVE CONNECTOR FOR LANDSCAPING. TBC WITH LANDSCAPE ARCH.

1 HR FIRE SEPERATION & 3/4-HR RATED DOOR AT EACH END OF WALKWAY.
BCBC Article 3.2.3.20 "UNDERGROUND WALKWAY"

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DVP _____ 01.MAR.2014

Issued For: _____ Date: _____

Title
BUILDING & TUNNEL SECTION
Lot 21 & 22
Project
MINTZBERG RESIDENCE
3169 & 3163 Lakecrest Lane, Whistler, BC

MURDOCH + COMPANY
ARCHITECTURE + PLANNING LTD.
100-4719 Main Street
P.O. Box 1394
Whistler, B.C. V0W 1S4
Ph: 800-685-7444 Fax: 800-683-8893
e-mail: murdoch@telus.net

Sealed By: _____

Drawn By: _____ Scale: _____
BM/TT 3/16" : 1'-0" imperial
Project No: _____ Sheet No: _____
1010 A-4.1

A-4.1 BUILDING & TUNNEL SECTION

From: Dick Wilson <dickwwilson@gmail.com>
Sent: Friday, May 23, 2014 1:35 PM
To: Planning
Subject: Re: Notice of Development Variance Permit Application # 1080

On behalf of my wife Carol and myself as owners of 3167 Lakecrest Lane, we have no objection to this application for 3159 and 3163 Lakecrest Lane.

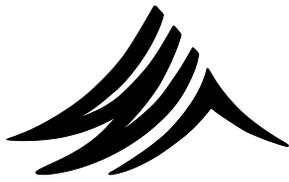
R.W. (Dick) Wilson
dickwwilson@gmail.com

From: Ken Mason <KBMason@shaw.ca>
Sent: Tuesday, May 27, 2014 4:40 PM
To: Planning
Subject: DVP NO.1080

Roman...I'm the neighbour to 3159 & 3163 Lakecrest Lane and responding to the Development Variance Permit Application NO. 1080. I do not see any negative impact from this variance and support this application.

Best Regards,

Ken Mason
3155 Lakecrest Lane, Whistler



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 17, 2014

REPORT: 14-070

FROM: Resort Experience

FILE: RZ 1069

SUBJECT: RZ 1069 - 8340 MOUNTAINVIEW DRIVE LAND USE CONTRACT DISCHARGE
AND REZONING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to “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.

REFERENCES

Owners: 0954216 BC Limited

Location: 8340 Mountainview Drive

Legal Description: Lot 29, except part in Plan 17958, District Lot 7301, Plan 15206

Current Zoning: Alpine Meadows Land Use Contract

Proposed Zoning: RS1 (Single Family Residential One)

Appendix A – Location Plan

Appendix B – Diagram of Proposed Development

Appendix C – Correspondence

PURPOSE OF REPORT

The owners of 8340 Mountainview Drive have applied to discharge the Land Use Contract from the lands and replace it with RS1 (Single Family Residential One) zoning. Council supported continuing review of Rezoning Application RZ 1069 at their May 6th, 2014 regular meeting and directed staff to bring forward bylaws for consideration. This report presents the Land Use Contract Discharge/ Zoning Amendment Bylaw and requests Council's consideration of first and second readings.

DISCUSSION

Background

The subject parcel is located on the west (uphill) side of the upper sweep of Mountainview Drive. The neighbourhood consists of mostly RS1 zoned lots at the road level. These RS1 lots are divided into groups by four panhandles that extend down to the road from four very large (in excess of 1200 m² in each case) parcels. These large lots were created in 1973, and continue to be undeveloped due to access issues limited by the narrow panhandle accesses and steep terrain. The subject parcel is the most southerly of these four panhandle lots.

Rezoning Proposal

On May 6th, 2014, Rezoning Application RZ 1069 was presented to Council. This application proposed to discharge the Land Use Contract ("LUC") registered on the title of 8340 Mountainview Drive as G2065 and rezone the lands to RS1, consistent with the parcels at the street elevation.

The proponent has also acquired two adjoining RS1 parcels (8332 and 8238 Mountainview Drive) and has prepared an integrated development concept for these three lots that addresses access to the higher elevation. The May 6th Council report describes the proposal in greater detail. The developer proposes a multi-stage approach to the project.

As shown in Appendix "B", the proposal is to construct one dwelling at the road level, with a driveway winding up the hillside to access two dwellings above. This concept will require the following:

1. Discharge of the LUC from 8340, and replacement with RS1 Zoning for consistency with the existing developed neighbourhood.
2. Discharge of covenant G317 on lot 29.
3. Registration of a new development covenant tying the lands to the RZ 1069 proposal.
4. Consolidation and re-subdivision of the three proponent-owned parcels: 8328, 8332, and 8340 Mountainview Drive.
5. Resolution of minor technical issues.

Re-subdivision of the consolidated parcel provides the proponent with the ability to develop an access driveway climbing the grade change up to the higher elevation. The number of parcels would remain at three. A covenant will need to be registered on title tying the lands to the proposed scheme, and preventing any further subdivision.

As part of this rezoning application, consideration has been given to enabling improved access to the adjoining panhandle lots. This is outside of the applicant's control; however, he is committed to recognizing an unregistered historic understanding for shared access with the neighbouring panhandle parcels. To that end, the applicant has agreed to dedicate a legal easement in favour of the three remaining LUC parcels (8344, 8384, and 8392 Mountainview Drive) for independent future access.

Legal Documents

Legal documents associated with this application are described in the Table below:

Document	Function	Recommendation
G2065 (existing LUC)	<ul style="list-style-type: none"> Provides development regulations on the lands in lieu of zoning. 	Discharge and replace with RS1 zoning.
G317 (existing covenant)	<ul style="list-style-type: none"> Ties the lands to the LUC. Provides a building envelope 	Discharge and replace with a new covenant reflecting RZ 1069.
New Development Covenant	<ul style="list-style-type: none"> To tie the lands to the proposal as shown in RZ 1069. To prohibit any further subdivision beyond the proposal as shown in RZ 1069. To require use of Fire-Smart Principles. To require environmental monitoring. To register tree preservation areas and building envelopes. To ensure adequate landscaping for the access driveway. 	Register
Access Easement in Favour of adjacent Lots 30, 31, & 32	<ul style="list-style-type: none"> To provide future access for the three neighbouring LUC parcels via the Lot 29 panhandle. 	Register

Whistler 2020 Analysis

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	Development on the lands would remain at three dwellings, as currently permitted. This can be considered as a reconfiguration of the three parcels.
	Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.	The proponent will provide a landscape plan consistent with this policy.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Continuous encroachment on nature is avoided.	The new driveway will impact the existing hillside; the proponent will provide landscaping as a mitigating strategy.

OTHER POLICY CONSIDERATIONS

Official Community Plan (“OCP”)

The proposed zoning bylaw amendment is consistent with the Municipality’s Official Community Plan, both as per Schedule “A” of Official Community Plan Amendment Bylaw No. 1021, 1993, and as per Schedule A of Official Community Plan Adoption Bylaw No. 1083, 2011 as revised.

BUDGET CONSIDERATIONS

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

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign describing the proposal has been posted on the property at the road level since the fall of 2013. Correspondence has been received from the owners/ representatives of the adjacent panhandle parcels; this is attached to this report as Appendix C.

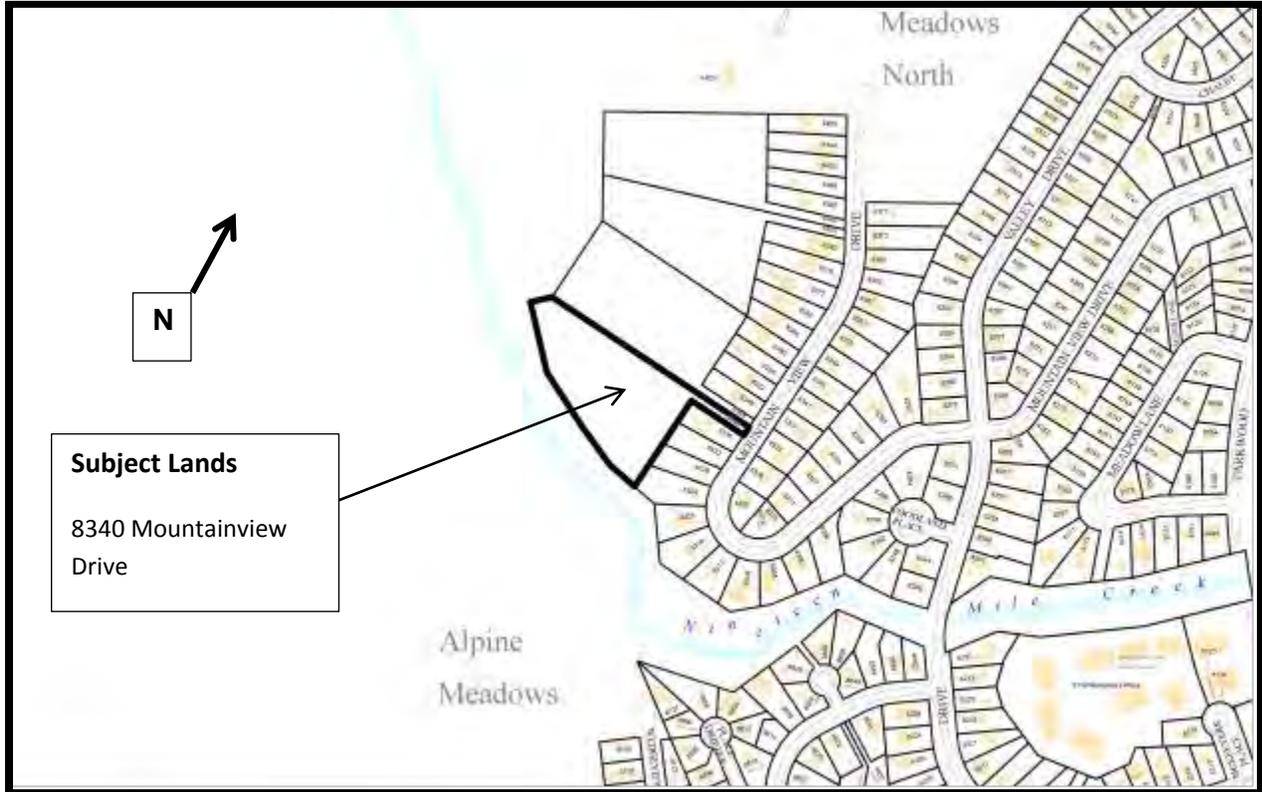
Per the requirements of the *Local Government Act*, this LUC discharge/ rezoning will require a Public Hearing wherein the public will be allowed to make representations to Council or present written submissions respecting matters contained in the Zoning Amendment Bylaw. **SUMMARY**

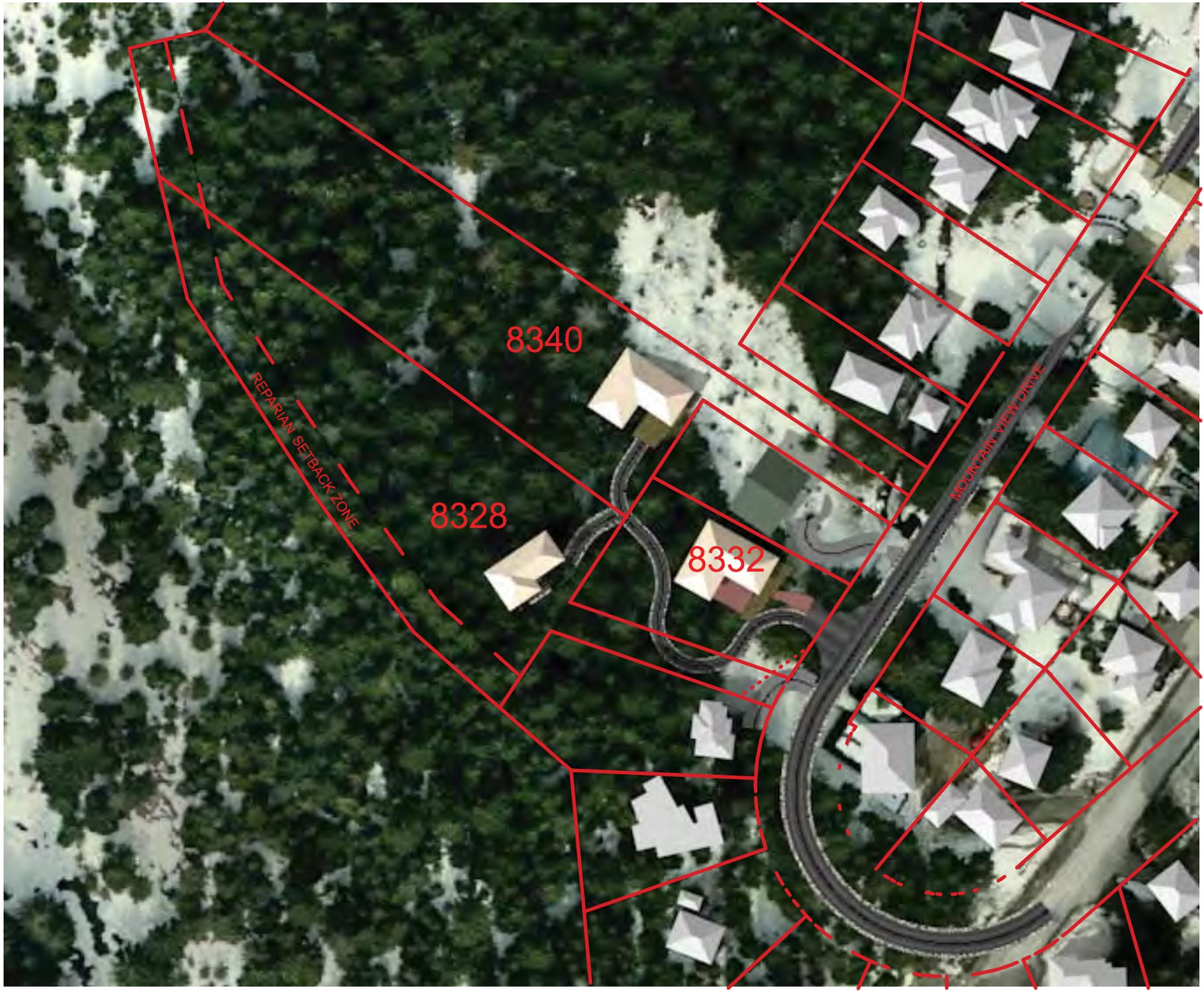
Rezoning Application RZ 1069 proposes discharge the Land Use Contract registered on 8340 Mountainview Drive and replace it with RS1 (Single Family Residential One) zoning. Council supported continuing review of RZ 1069 at their May 6th, 2014 meeting. This report presents ““Land Use Contract Discharge / RS1 Zoning Amendment Bylaw (8340 Mountainview Drive) No. 2058, 2014”” and requests Council’s consideration of first and second reading.

Respectfully submitted,

Roman Licko
 PLANNING TECHNICIAN
 for
 Jan Jansen
 GENERAL MANAGER OF RESORT EXPERIENCE

RZ 1069: 8340 Mountainview Drive LUC Discharge and Rezoning





SHEET 1-6	DESIGN DRAWN BY: CR	REVISION SCHEDULE	DRAWING TITLE	PROJECT	DESIGN BUILD HOME CONSTRUCTION RENOVATION CONSULTING		
	SCALE: AS NOTED DATE: 15/02/14	No. Date Description	8328 / 8332 / 8340 MOUNTAIN VIEW DR.	WHISTLER ALPINE DEV.	E-MAIL: INFO@CB-CONTRACTING.COM	PHONE: 604.905.6645	FAX: 604.905.6967



DON VANDERHORST CONSULTING LTD

June 25, 2013

Mayor Nancy Wilhem – Morden and Members of Council
Resort Municipality of Whistler
4325 Blackcomb Bay
Whistler, BC V0N 1B4

Dear Mayor Willhem – Morden and Members of Council:

Re: Re-development Proposal – Lots 29 – 32 – Mountainview Drive.

I am writing to you today on behalf of Mr. and Mrs. Yanagisawa, owners of Lot 31, above Mountainview Drive. My firm has been acting as agent in respect to a current application for Building Permit for Lot 31, and I have been asked, by the owners of Lot 31, to follow up with you regarding the proposed redevelopment of the 4 lots above Mountainview Drive.

As you are aware, the 4 large lots above Mountainview Drive were created several years ago, but due to challenges on developing an adequate driveway access to these lots, no development, to this point, as occurred. My client, the owner of Lot 31, has legal access to their property off of Mountainview Drive via a long, narrow panhandle that they share with the owner of Lot 32. However, due to the steepness of these panhandles, access is technically not feasible.

My firm was retained some time ago to assist the owner of Lot 31 to prepare and submit an application for Building Permit, including a plan for a driveway and servicing. The Building Permit application was submitted in late June 2011, and included a plan that contemplated the development of the panhandles that are shared between Lots 29 and 30, with a driveway and servicing to provide access for Lots 29, 30 and 31, with the driveway to be extended along the lower boundary of Lot 30 to the boundary of Lot 31.

Throughout the latter part of 2011 and into the summer of 2012, discussions and work continued on to identify a driveway plan that would meet the approval of the RMOW pursuant to the Building Permit requirements. That work also included discussions with the owners of Lots 29 and 30 to draft a joint easement agreement among the three property owners for driveway access and servicing. Although discussions with the owners of Lot 29 and 30 were ongoing throughout first half of 2012, no formal agreement on an easement agreement was reached. The lack of an approved driveway plan and agreement with the owners of Lots 29 and 30 has been the main stumbling block to securing a formal Building Permit for Lot 31.

In September 2012, the owners of 29 advised that they had sold their property, including two additional single family lots, along Mountainview Drive, to a company called Whistler Alpine Developments (WAD).

On behalf of my clients, I followed up with the representative of WAD to review the work we had undertaken to this point, including the preliminary driveway and servicing plan for Lots 29, 30 and 31. WAD advised me at that time that they remained willing to continue discussions with the owners of Lot 30 and 31 to identify a suitable plan that would provide access to all three lots (29, 30 and 31). However, WAD also expressed

*52 Deerwood Place, Port Moody, BC V3H 4X7 Tel: 604-802-1864 Fax: 604-469-5541
E-mail: don.vanderhorst@telus.net*

reservations about the proposed driveway access via the two panhandles shared between Lots 29 and 30, due to the steep grades and significant retaining walls that would be required to be built in order to achieve the maximum grades allowed for by the RMOW for driveway access.

As discussions with WAD continued on, the company offered a series of options that would provide access and servicing to Lots 30, 31 and 32, but through a significantly different alignment and location. Specifically, WAD was suggesting that the joint driveway access be developed through the two single family lots off of Mountainview Drive (Lots P and Q), and then continue over into Lots 30, 31 and 32. This design and alignment provided significantly reduced grades and eliminated the need for the costly retaining walls.

While my client (the owner of Lot 31) has consistently been supportive of a joint driveway access, they are also aware that any agreement for joint access must include the owners of Lot 30. Unfortunately, the owners of Lot 30 have been reluctant to participate in any meaningful discussions that would result in an agreement among the four property owners for access and servicing, in part based on their lack of support for the proposed driveway alignment that WAD is proposing to locate through their property (Lot 30).

At this time, it is our understanding that WAD has submitted an application for rezoning for Lot 29, along with Lots P and Q, which if approved, would result in the removal of the existing Land Use Contract that is currently in place over Lots 29 – 32, and replacement with zoning that would allow for increased building size and subdivision. WAD has repeatedly offered, to the owners of Lot 30 – 32, an opportunity to jointly participate in this application for rezoning that would ultimately create a redevelopment of the four lots above Mountainview Drive, including joint driveway access and servicing.

My client is writing to you today to express their support, in principal, for the proposal by WAD that contemplates a joint access for all 4 lots above Mountainview Drive. The owners of Lot 31 are fully aware that access via the panhandle shared between Lots 29 and 30, while interesting, is likely not feasible, both from a technical perspective, but also probably not achievable unless WAD is prepared to support using their panhandle for a driveway. And it is our understanding, at this point, that WAD does not wish to develop the panhandle for driveway access, either to their property, or for a driveway that would provide access to Lot 30 or lands beyond. That said, the realistic option, for my client, is driveway that is developed in cooperation between Lots 29 and 30, with an agreement for this access to be extended over Lot 30 to Lots 31 and 32.

We believe the redevelopment plans, including the options for driveway access and servicing, as proposed by WAD, are realistic and achievable, and we look to the RMOW to encourage this proposal to proceed so that access, and development, of these four lots can finally be achieved.

Yours truly

Don van der Horst

Hamasaki Ent. Ltd.
P.O. Box 232
Whistler, BC
V0N 1B0
Canada

May 21,
2014

Dear Mayor and Council,

Thank you for giving us the opportunity to correspond with you and to discuss the reasons for why we are opposed to the rezoning of the (lot 29, P, and Q) file case number RZ 1069. As you know, we have had several disputes arise pertaining to the 4 large lots located in the upper portion of Mountain View Drive. We are here to present to you information that may have not been discussed and which may be vital to the decision making process.

The latest proposal by the owner of lot 29 to solve the dispute does not solve the problem but will only worsen the situation as there will be no alternatives for access for the remaining 3 lot owners. The lack of access to a road still remains and all will still be unable to use the land for development. Furthermore, the solution to rezone lot 29, would only benefit one of lot owners if passed. It is a model example of spot zoning leaving everyone except lot 29 in a worse off position. If rezoned in the proposed configuration, would still limit access for the remaining 3 lot owners (30, 31, and 32). We strongly urge council to oppose the rezoning of lot 29 which would remove the existing Land Use Contract, unless there can be access the main road (Mountain View Drive) for everyone.

When we were first approached by the owner of lot 31 in 2012, we were very keen on working together with him and the other adjacent lot owners in order to come to a viable solution to this ongoing issue namely the shared cost of building a road. We were told that the new owner of lot 29 would not allow us to use the originally planned panhandle shared by lot 29 and 30 (listed on the Land Use contract), and were told that the only plausible option was to build a road through lots P and Q (recently purchased by a new owner). On several occasions including a letter dated February 15, 2013, we instead tried to propose a plan which would share the road costs equally in a "strata road scheme (costs divided according to land use, road access, etc)" and construction materials, as well as labour costs between all 4 lot owners "provided that the road construction costs are competitive with current rates". This proposal was ruled out as the owner of lot 29 estimated the cost of this to be an obscene amount of 3.7 million dollars which was to be divided by (lots 30, 31, and 32 only). We were shocked by this estimate since in the past our estimates had suggested significantly lower. After having explained that we could not afford these costs, the owner of lot 29 proposed an even more limiting option which was described as a "joint venture agreement", which would require lots 30 and 31 to "be put up for sale and (the owner of lot

29) would share equally (50/50) in the profits that would result from the sale of Lots 30 and 31". After hearing about this new proposal, we felt that we were being forced into a decision against our will since we would have to give up on our dream of building on the land that we have owned for over 25 years. After learning about these limiting options, we requested legal advice and decided that we could no longer work together with the owner of lot 29 or 31, which has led us to the current situation.

As you can see, we are very worried about the consequences if the rezoning and restructuring of lot 29 is passed. Ourselves and the neighbouring lots 31 and 32 would also be blocked from the main road. We have faith that council members will come to a decision that is fair and will take the whole neighbourhood into consideration.

Sincerely,

Hamazaki Family



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 17, 2014 **REPORT:** 14-063
FROM: Resort Experience **FILE:** RZ1085
SUBJECT: RZ 1085 – 4890 GLACIER DRIVE – WHISTLER/BLACKCOMB BASE II

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council consider giving first and second readings to Zoning Amendment Bylaw (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.

REFERENCES

Location: 4890 Glacier Drive
Legal Description: All that unsurveyed Crown land together with District Lots 8016, 8017 and Block A of District Lot 5850 and that part of District Lot 5650, Group 1, New Westminster District and containing approximately 0791 hectares
Applicant: Blackcomb Skiing Enterprises Limited Partnership (Whistler/Blackcomb)
Current Zoning: RR1 (Rural Resource One)
Appendices: "A" Location Map
"B" Guidelines for aquifer protection and design character
"C" Ministry of Environment Letter

PURPOSE OF REPORT

This report presents the zoning amendment bylaw for a zoning amendment application for Whistler/Blackcomb Base II offices and workshops project located at 4890 Glacier Lane. The site is located north of the existing maintenance shop and south of various customer parking lots shown on the location map attached as Appendix A.

The report recommends that Council consider giving first and second readings to the Bylaw, and direct staff to schedule the public hearing.

DISCUSSION

Background

Zoning Amendment Application No. 1085 was reviewed by Council on May 6, 2014. Council authorized staff to proceed with further review of the application and to prepare the necessary zoning amendment bylaw for Council consideration.

Rezoning Proposal

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

This section of the report outlines the changes to Zoning Bylaw No. 303 as proposed in Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial One) No. 2057, 2014.

Currently the existing RR1 zone does permit the proposed administrative and industrial uses on the parcel as principal uses if there is no recreation use on site. The proposed MC1 (Mountain Commercial One) zone outlines specific permitted uses, density, setback, height and parking requirements for the site. Permitted uses will be limited to administrative and limited fabrication, assembling, repairing and maintenance uses relating to the operation of an outdoor recreation enterprise (Whistler/Blackcomb) in the Controlled Recreation Area and auxiliary buildings and auxiliary uses.

The proposed MC1 zone permits a maximum of 3,400 square metres (36,597 sq.ft.) of gross floor area on the parcel. This accommodates the applicant's envisioned development on the site. Approximately 597 square metres of gross floor area will be allocated for the existing finance building. The remaining gross floor area will be divided evenly (approximately 1,395 square metres each) between two new 3-storey buildings to be built in two phases. In Phase 1 the new building will provide 803 square metres of office and workshop space to replace the space destroyed in the September 2013 fire and approximately 592 square metres of gross floor area for other related administrative uses Whistler/Blackcomb is considering to consolidate on this site.

The proposed MC1 zone setbacks were developed based on discussions between the applicant and staff to retain the natural character of the area and to maintain an adequate buffer of mature trees and vegetation for the parcel.

With respect to parking, Whistler/Blackcomb's responsibility to the Province is complex in nature through their leases, licenses and approvals on the Crown land to provide parking on the mountain. With over 1,600 parking spaces within a reasonable distance of the site, the parking requirements in Section 6 of the Zoning and Parking Bylaw 303 are being modified for the MC1 Zone. Currently, required parking spaces must be either on the subject site or within a 50 metres distance from the site where the principal building will be located. The MC1 zone parking requirements will be a

combination of 25 parking spaces on the site and the remaining 68 required parking spaces to be provided within 100 metres of the site. This larger distance from the site reflects the ability for Whistler/Blackcomb to provide these spaces in the large existing and future surface parking lots surrounding the subject site. A total of 93 required parking spaces for the total gross floor area are consistent with the number of parking spaces required by other similar uses in other zones in the municipality.

Further, standards for aquifer protection and for the design of the development are recommended as a condition of rezoning consideration. These are outlined in the attached Appendix B.

WHISTLER 2020 ANALYSIS

The Whistler 2020 Analysis was provided in Administrative Report No. 14-047 to Council on May 6, 2014.

OTHER POLICY CONSIDERATIONS

Zoning and Parking Bylaw 303

In conjunction with the proposed MC1 Zone for this specific site, Zoning Amendment Bylaw (MC1 Zone – Mountain Commercial) No. 2057, 2014 makes other amendments to Zoning and Parking Bylaw 303. The zoning bylaw amendment creates a separate zoning category designated “Section 8A MOUNTAIN COMMERCIAL ZONES” to provide a specific and centralized location for land use regulations in the Zoning Bylaw for zoning information in the Whistler/Blackcomb Controlled Recreation Area.

Official Community Plan

The proposed zoning bylaw amendment is consistent with the Municipality’s Official Community Plan, both as per Schedule “A” of Official Community Plan Amendment Bylaw No. 1021, 1993, and as per Schedule A of Official Community Plan Adoption Bylaw No. 1083, 2011 as revised.

Green Building Policy

Whistler’s Green Building Policy provides direction for commitments in respect of green building features for proposed rezoning. A summary was provided in Administrative Report No. 14-047 to Council on May 6, 2014. A written agreement will be developed with staff that the site will be developed in accordance with Whistler’s Green Building Policy.

Works and Services Charges Bylaws

A summary evaluation was provided in the Administrative Report No. 14-047 to Council on May 6, 2014. Applicable fees will be assessed and collected at time of building permit application.

Employee Housing Service Charge Bylaw

A summary evaluation was provided in the attached Administrative Report No. 14-047 to Council on May 6, 2014. Prior to the adoption of the zoning the applicant is to confirm how the additional employee housing requirements will be satisfied.

EXTERNAL AGENCIES

As part of a rezoning application, under the Ministry of Environment (MOE) Contaminated Sites Regulations, the applicant was required to complete and submit a provincial site profile application regarding land remediation regulations for the subject parcel. On May 16, 2014, the Director of the Land Remediation Section MOE provided a letter of authorization for the Resort Municipality to proceed with processing of the zoning application. However, the letter states that in accordance with section 7(1) of the Contaminated Sites Regulation, the Director will require a preliminary site investigation for the subject site following completion of the rezoning. The letter is attached for reference as Appendix D.

BUDGET CONSIDERATIONS

The proposed development will be subject to rezoning application processing fees and building permit fees.

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

COMMUNITY ENGAGEMENT AND CONSULTATION

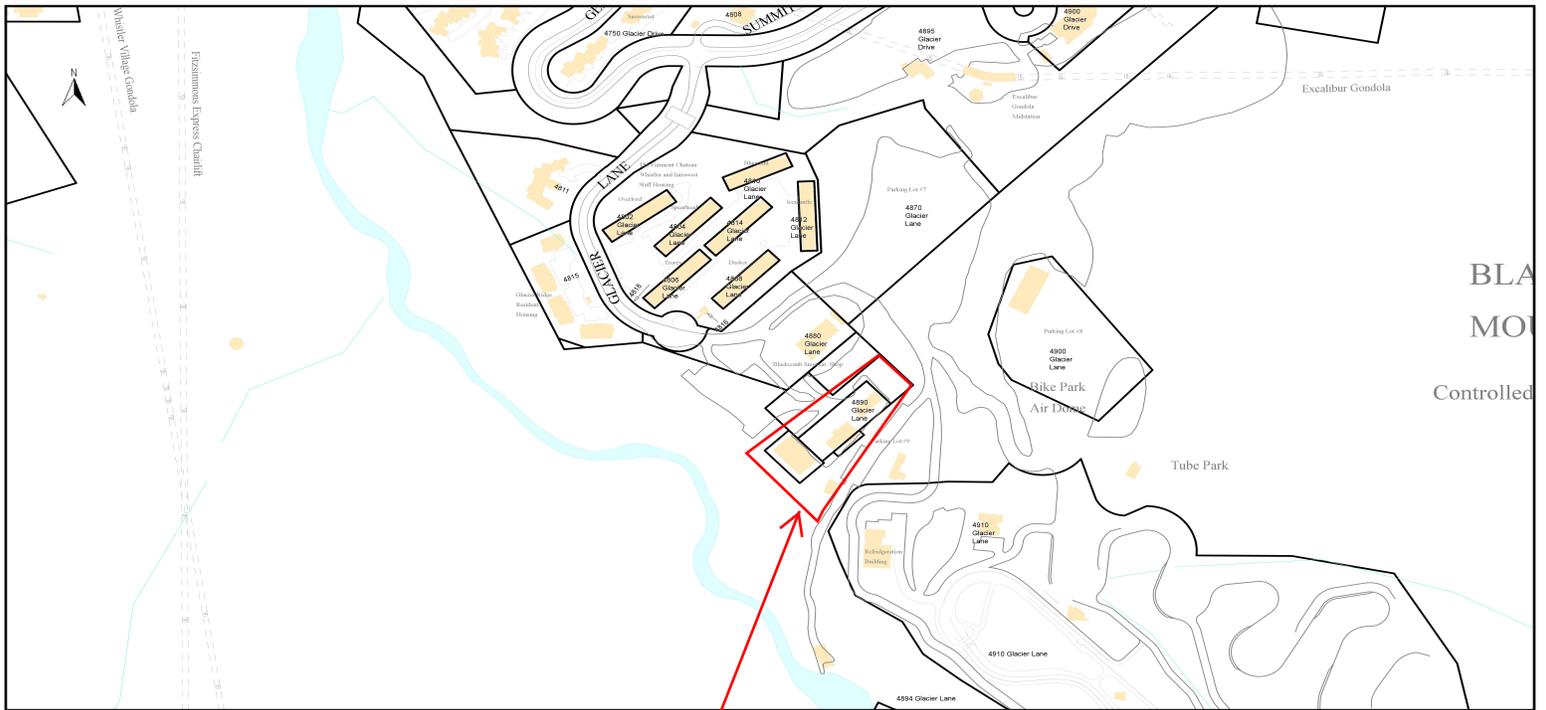
An information sign has been posted at the subject property to allow for public inquires about the application. A public hearing, which is subject to public notice requirements, is required as part of the statutory process for bylaw consideration and adoption.

SUMMARY

This report presents draft Zoning Amendment Bylaw (MC1 Zone - Mountain Commercial One) No. 2057, 2014 for a rezoning application for Whistler/Blackcomb Base II offices and workshops located at 4890 Glacier Lane. The rezoning application will create a new zone for this development. The zoning amendment bylaw is presented for Council consideration of first and second reading and scheduling of a public hearing.

Respectfully submitted,

Robert Brennan
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE



Subject Area

BLA
MO
Controlled

Aquifer Protection and Development Design Standards

1. AQUIFER PROTECTION

Standards

A review of aquifer issues shall be in accordance with the following standards.

- a. All improvements, buildings and structures and alterations to land must be designed, constructed, undertaken and maintained in a manner that does not result in contamination of any aquifer or groundwater.
- b. Buildings, structures and uses involving the transportation, storage or use of materials, chemicals, compounds or substances that could contaminate an aquifer or groundwater, including materials or substances used during land alteration and construction activities, must be located, designed, constructed, and maintained to eliminate the possibility of any such contamination.
- c. The RMOW may incorporate requirements for measures to preserve or protect aquifers and groundwater from contamination.

DEVELOPMENT FORM AND CHARACTER

Standards

These standards are not intended to be prescriptive; imaginative design solutions are encouraged provided they meet the general design intent.

SITE PLANNING AND BUILDING DESIGN

- a. Position buildings on the site to create a defined street edge common to attractive commercial areas.
- b. Mass and scale of development should fit with the surrounding neighbourhood character and mountain resort community character.
- c. Minimize the overall mass appearance of any one building.
- d. Building articulation and innovative and interesting façade treatments, consistent with the resort community character, are strongly encouraged to create identifiable, attractive commercial areas. For example:

- i. Use of a variety of colours, architectural features and building materials. Large areas of glass and singular materials are strongly discouraged.
 - ii. Use of building colors complementary to neighboring buildings or identifiable with the area. Colours should be muted and consist of natural colours found in the Whistler setting. Limited use of complementary accent colours for focal points, doors and storefronts is encouraged.
 - iii. Design shop facades as individual entities to strengthen their character and interest to the pedestrian.
 - iv. Entrances to shops and building lobbies should be clearly identifiable from sidewalks and other public areas.
 - v. Use of attractive and innovative signage.
 - vi. Integrate balcony and terrace areas as appropriate to building uses.
- e. Building materials should be consistent with the mountain character, sufficiently durable to withstand Whistler's harsh climate, and consistent with the intended use of the building.
 - f. Roof form should be modulated and of a mountain character to reduce the apparent bulk of a building and to create more visual interest. Deep roof overhangs are encouraged. Small areas of flat roofs are acceptable. Whistler's extreme freeze/thaw cycle and frequent large accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation. Roof colour should be generally neutral or muted in order to blend with the colours of the natural landscape.
 - a. Roof designs which incorporate evolving technology and best practices for stormwater management and energy systems are encouraged.
 - g. Roof mounted equipment should be integrated with the overall roof design and adequately screened so they are concealed to the greatest extent possible from pedestrian viewpoints.
 - h. Site and building design should address the functional needs of persons with disabilities; including those who are mobility, visually and hearing impaired, and/or have reduced strength or dexterity. Accessible routes to an acceptable standard shall be provided from the street and parking to building entrances in all seasons, and at an appropriate width, in terms of expected pedestrian volumes. Service bays and waste storage should be contained within the building or suitably screened
 - i. Trail connections should be maintained and strengthened. The municipality may accept or encourage the dedication of public trails to promote pedestrian movement.

ACCESS, PARKING AND WASTE FACILITIES

- a. Shared parking facilities and shared access points are encouraged to reduce the amount of curb-cuts, and allow for efficient traffic circulation and utilization of parking supply.
- b. Locate parking areas to minimize the visual impact of parking from the street. All surface parking areas should be screened by a combination of landscaping and berms.

- c. Parking areas must provide adequate areas for snow storage and drainage.
 - i. All accessible parking spaces should be located as close as possible to building entrances.
- d. Adequate bicycle parking facilities should be provided on-site and within buildings where appropriate.
 - ii. Service bays and loading areas should be integrated with site and building design and either contained within the building or suitably screened from the street and public areas.
- e. Garbage and recycling facilities should be designed as an integral element of the development – contained within the building or suitably screened and complementary to overall building design, and adequately sized to meet the needs of uses on site.

EXTERIOR LIGHTING

- a. Outdoor lighting should be used for safe pedestrian passage and property identification firstly seasonal festive lighting and limited architectural and landscape feature lighting is permitted.
- b. Illumination levels should be of sufficient intensity to provide safe pedestrian mobility but not overpower the nightscape. Use warm lighting
- c. Direct light downward by choosing the correct type of light fixture. Acceptable fixtures are full cutoff and fully shielded fixtures that shield the light source to protect dark skies and avoid light pollution.

SIGNAGE

- a. Comprehensive sign plans should consider the following design objectives:
 - i. Signage should be designed to be architecturally consistent with associated buildings and complement the character of the local commercial area.
 - ii. Street-fronting buildings' signage should be directly integrated into building façades or hung perpendicular to building façades.
 - iii. Signs that visually exhibit or express the character of their site or location or the nature of the business enterprise to which they relate are encouraged.
 - iv. All aspects of signage should be considered including sign brackets/mounting, lighting and materials.
 - v. All signage must also meet the requirements of the RMOW Sign Bylaw, except that the bylaw requirements may be varied by development permit to authorize signs that are demonstrated to better achieve the overall objectives of these form and character design guidelines.

FENCING

- a. Fencing is generally discouraged but may be used where necessary, along with vegetative planting, to limit public access to utilities or dangerous areas.
- b. Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high quality, reflecting and extending the building details and integrated with landscaping to minimize its visual impact.

- c. Chain link fencing where utilized should be screened so that such the fencing should not be visible from pedestrian areas, a municipal road or highway.

LANDSCAPING

- a. Properties adjacent to Highway 99 should maintain a 20 metre wide landscaped area adjacent to Highway 99 right-of-way that contributes to the mountain character and complements the development.
- b. Wherever possible, mature trees, including those along property lines and significant specimens within the interior of development sites, should be preserved and integrated with new landscaping.
- c. Landscaping, tree plantings and screening methods should be used to screen:
 - i. Surface parking lots;
 - ii. Surface storage areas;
 - iii. Blank building faces; and
 - iv. Provide buffers between commercial and mixed commercial/industrial land uses and other adjacent land uses.
- d. Landscaped areas with the capacity to infiltrate and accommodate stormwater runoff, such as planting beds and grassed areas, are encouraged to reduce stormwater runoff from surface parking lots and rooftops.
- e. Landscaping and screening elements must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.



16 May, 2014

Victoria File: 26250-20/16749
SITE: 16749

VIA FAX and EMAIL ONLY: 604 938-7527 and rbrennan@whistler.ca

Whistler & Blackcomb Mountain Resorts Ltd.
4545 Blackcomb Way
Whistler, BC V0N 1B4
Attention: Doug Forseth

Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, B.C. V0N 1B4
Attention: Robert Brennan

Dear Doug Forseth and Robert Brennan:

Re: Site Profile Submission – Zoning Application
4890 Glacier Lane, Whistler
PID: 015-774-937, PINs: 7357981, 90042269 and 90042270 and un-surveyed Crown Land.

This letter is to acknowledge receipt of a satisfactorily completed site profile pertaining to the above-referenced site.

Based on the information provided by the applicant, the ministry is prepared to provide the necessary release so that the Resort Municipality of Whistler may proceed with approval of the zoning application. To that end, please accept this letter as notice pursuant to the *Local Government Act* (section 946.2(2)(b)) that the Resort Municipality of Whistler may approve the zoning application under this section because the Director does not require site investigation prior to approval of the zoning application. This decision is for the limited purpose of the rezoning.

In accordance with section 7(1) of the Contaminated Sites Regulation (Regulation), the Director requires a preliminary site investigation for the subject site following completion of the rezoning. Investigation of all environmental media must be conducted until the full extent of contamination is determined at the site and which has migrated from the site. Section 58 and 59 of the Contaminated Sites Regulation describe the requirements for the conduct of preliminary and detailed site investigation and the content of reports based on those investigations.

Pursuant to the *Local Government Act* (section 946.2), or the *Land Title Act* (section 85.1) in the case of subdivision, this decision will suspend approval of future applications for the site identified in section 40 of the Act, until:

- the proponent has applied for, and obtained one of the following instruments, as applicable: a Determination that the site is not a contaminated site, a Voluntary Remediation Agreement, an Approval in Principle of a remediation plan or a Certificate of Compliance confirming the satisfactory remediation of the site. A copy of the legal instrument must be provided to the approving authority; or
- the approving authority has received notice from the ministry that it may approve a specific application because a) in the opinion of the Director, the site would not present a significant threat or risk if the specified application were approved; b) the Director has received and accepted a Notification of Independent Remediation with respect to the site; or c) the Director has indicated that a site investigation is not required prior to the approval of the specified application.

For more information regarding the freeze and release provisions of the site profile process, refer to Fact Sheet 37, "Site Profile Freeze and Release Provisions" and Administrative Guidance 6, "Site Profile Decisions and Requesting Release Where Local Government Approvals are Required" available on the Land Remediation Section Website at <http://www.env.gov.bc.ca/epd/remediation/>.

Please be advised of the following:

- The absence of a requirement to undertake a site investigation does not necessarily mean that the site is not a contaminated site. It is recommended that the proponent retain a qualified environmental consultant to identify and characterize any soil and/or groundwater of suspect environmental quality encountered during any subsurface work at the subject site;
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the Act and its regulations. The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination; and
- Penalties for noncompliance with the contaminated sites requirements of the Act and Regulation are provided in section 120(17) of the Act.

Decisions of a Director may be appealed under part 8 of the Act.

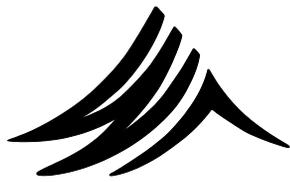
Please contact the undersigned at 604 582-5377 if you have any questions about this letter.

Yours truly,

A handwritten signature in black ink, appearing to read "Vincent Hanemayer". The signature is written in a cursive style with a large initial "V" and a long, sweeping tail.

Vincent Hanemayer
for Director, *Environmental Management Act*

vch\



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 17, 2014

REPORT: 14-071

FROM: Resort Experience

FILE: 8337

SUBJECT: WILDFIRE MANAGEMENT

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

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.

REFERENCES

Appendix A – Community Wildfire Protection Plan (Blackwell & Associates, 2011)

Appendix B – Landscape Scale Fire Behaviour Modeling (Blackwell & Associates, 2013)

Appendix C – Proposed RMOW Wildfire Management Plan Initiatives

PURPOSE OF REPORT

The purpose of this report is to discuss the Community Wildfire Protection Plan, the Landscape Scale Fire Behaviour Modeling report, and the proposed RMOW Wildfire Management Plan developed to deliver the recommendations from both reports.

DISCUSSION

Wildfires do happen in the Whistler area as shown in the Whistler Forest History Project (2010). To reflect the need for attention to wildfire management in our guiding documents, the OCP contains Policy 7.10.2.3:

Manage natural areas to take into account long-term wildfire fuel management impacts and the mitigation of fuel-load hazards.

Given the significant assets contained in our community, the RMOW is taking steps to minimize the risk of wildfire. In 2005, the RMOW engaged B.A. Blackwell & Associates, Ltd., a well-respected fire ecologist with extensive experience planning and implementing wildfire projects for many communities around the province, to complete the first Community Wildfire Protection Plan (CWPP) funded through the Union of BC Municipalities' Strategic Wildfire Prevention Initiative. The CWPP focuses on the developed areas of the valley, in what is called the Wildland Urban Interface area, defined as areas where homes are built near or among lands prone to wildland fire. Progress was made on the recommendations in the report, but it was felt to be prudent in 2011 to update the report to reflect current conditions in Whistler.

The CWPP provides recommendations in four areas:

1. Communication & Education
2. Structure Protection
3. Emergency Response, and
4. Fuel Management & Operational Plans

While the CWPP focuses on the developed portion of the valley, the Landscape Scale Fire Behaviour Modeling report addresses the area around Whistler. The report was prepared by Blackwell and Associates, Ltd, and delivered in December 2013. The objective of the report was to extend fuel management treatments beyond municipal lands and within the Cheakamus Community Forest to establish landscape level fuel breaks that will provide greater protection from wildfire. Landscape level fuel breaks can be defined as gaps in vegetation or other combustible material that may limit the rate of spread and growth of wildfire.

The fire behaviour analysis was completed for the RMOW and Community Forest through the use of fire behaviour modeling, historic fire weather, and previous fire locations. The following key findings were identified:

- A landscape fire event could occur
- Various factors are contributing to longer high fire danger ratings than in the past
- Fire behaviour is dependent on wind direction and speed, as well as fire danger rating
- Proposed fuel breaks and fuel type conversions indicate fire growth and size can be reduced for most modeled situations

The report produced a map based on the fire behaviour model that identifies landscape level fuel breaks (Figure 20) that can limit extreme fire behaviour potential in the RMOW corridor.

Please see Appendices A and B for the complete plans.

Next Steps

Fire Rescue Services and Environmental Stewardship reviewed the recommendations contained within the two reports and developed a proposed RMOW Wildfire Management Plan. The plan has been presented to Senior Managers as well as to Council at the March 18 Committee of the Whole meeting. The plan prioritizes the recommendations and assigns an implementation schedule over a five year period.

Moving forward, the RMOW will address the identified risks with a three-pronged approach:

1. Continue urban interface thinning
2. Establish landscape level fuel breaks, and
3. Deliver a community focused program to:
 - a. Assist homeowners in reducing risk
 - b. Enhance RMOW processes, training and communications.

Fire Rescue Services will focus on the community recommendations, and Environmental Stewardship which will focus on the landscape level and interface thinning (Firesmart) programs. Even though these two departments are the leads, it must be recognized that this is a municipal-wide initiative and other departments will be involved. The two leads will continue to work with municipal staff to coordinate appropriate timing, workloads and resources.

In 2014, a number of initiatives will be undertaken. The RMOW will:

- continue with interface thinning behind the Horstman neighbourhood;

- carry out the first landscape level fuel break project in the Callaghan valley;
- launch the community education program during Emergency Preparedness Week (May);
- conduct FireSmart assessments in neighbourhoods;
- improve information and communication with the public;
- allow backyard burning;
- conduct a pilot neighbourhood chipping program to assist homeowners in reducing flammable materials on their property; and
- purchase a sprinkler protection unit.

Over the 2015 – 2018 timeframe, further initiatives related to structure protection, communication and education, emergency response, and fuel management will take place. Potential programs and projects are:

- review RMOW internal policies and processes
- develop Whistler FireSmart guidelines;
- identify access gaps and improvements;
- update the evacuation plan and identify an alternate EOC location; and
- identify critical infrastructure (water, electrical) vulnerabilities and develop backup solutions.

Please see Appendix C for the entire proposed RMOW Wildfire Management plan.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Health & Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events	Wildfire occurs in the corridor and the RMOW is acting proactively to minimize risk to the community.
Finance	The cost of maintaining the resort community is shared	The RMOW has received approximately \$485,000 to 2013 with another \$180,000 approved for 2014.
Partnership	Decisions consider the community's values as well as short and long-term social, economic and environmental consequences	The state of the natural environment is crucial to Whistler's success as a resort and a community. Managing wildfire risk helps to protect our forests and community, while cost-sharing with the UBCM reduces costs to Whistler tax payers.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Finance	The cost of maintaining the resort community is shared	Currently, there is uncertainty around future funding for the UBCM programs. If that funding disappears, the RMOW may have to pay the full cost.

OTHER POLICY CONSIDERATIONS

As stated above, the OCP contains policies supporting wildfire management, and it's also included in the DP guidelines for the protection of riparian areas and wetlands, and other ecosystems (Schedules, I, J, & K).

BUDGET CONSIDERATIONS

A number of the recommendations have significant budget requirements. Fire Rescue Services and Environmental Stewardship will continue to engage with other departments and local stakeholders to prioritize and plan ahead in order to pace projects accordingly so that adequate resources can be secured.

COMMUNITY ENGAGEMENT AND CONSULTATION

Information will be included on the whistler.ca website, and as individual programs are rolled out, the community will be engaged as fits the program. For example, with the Horstman thinning project taking place this summer, a letter went out to the property management company and adjacent property owners, plus individual meetings were held as well as an on site meeting.

The community program will be launched during Emergency Preparedness week with information in the press, on the website, and taken into the community with staff presence at events. Information on FireSmarting properties will also be included in the 2014 property tax mail out.

SUMMARY

The reports provide clear direction for the RMOW. In the near term, staff will continue to deliver thinning projects, and improve support and education for community members.

Future initiatives need to be considered within RMOW and stakeholder work plans and budgets, and Fire Rescue Services and Environmental Stewardship will work with others to prioritize projects and secure resources.

Respectfully submitted,

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ENVIRONMENTAL STEWARDSHIP MANAGER
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RESORT MUNICIPALITY OF WHISTLER

Community Wildfire Protection Plan



Considerations for Wildland Urban Interface Management for Whistler, British Columbia

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EXECUTIVE SUMMARY

In 2005, a Community Wildfire Protection Plan (CWPP) was completed for the Resort Municipality of Whistler (RMOW). ‘FireSmart – Protecting Your Community from Wildfire’¹ was used to guide the protection planning process. Since that time, substantial new development has occurred and the RMOW has also implemented a number of recommendations from the 2005 plan. These changes have altered the community’s risk profile in some areas.

To continue moving forward in reducing risk, RMOW hired B.A. Blackwell & Associates Ltd. to reassess the level of risk in light of the changes in the community, and this CWPP update reflects the current conditions. The objective of this update is to identify the main risk factors related to wildfire and provide recommendations to address communication and education, structure protection, emergency response, and vegetation management. To assess the risk, a Geographic Information System (GIS) model called the Wildfire Risk Management System (WRMS) was updated. The updated WRMS spatially reflects changes across the landscape and enhances priority fuels mapping to delineate potential fuel treatment areas with some consideration given to operational feasibility and cost. The WRMS update identified that the developed portions of RMOW have a predominantly moderate and high wildfire risk. No extreme risk was identified considering the probability areas do not overlap with areas of high or extreme consequence. The probability of wildfire is greatest where hazardous fuel types and higher ignition probabilities occur, and this tends to be concentrated on the valley bottom and lower slopes.

This document includes recommendations for future community planning, design, and education, for implementation within the next 15 years. Given the reality that not all recommendations may be implemented, RMOW should review the recommendations and prioritize the ones that they believe will be most feasible.

Number	Recommendation
Rec #1	The RMOW has a comprehensive communication and education program in place for wildfire and other emergencies. To further enhance this program, the RMOW could consider: 1) Providing FireSmart information to individuals with their development permit application papers; 2) Using fridge magnets with lists to communicate evacuation tips and the essentials needed to residents and businesses.
Rec #2	The RMOW, as part of its current update to the OCP and Development Permit Guidelines should consider developing Wildfire Hazard Development Permit Area Guidelines for new subdivisions that require a report by a qualified professional to assess wildfire hazard and, if needed to mitigate hazard, makes recommendations to: 1) FireSmart the forest vegetation surrounding the subdivision; 2) plant FireSmart landscaping; and 3) adjust building setbacks from the wildland. Reports should adhere to a consistent standard defined by the RMOW.
Rec #3	The RMOW should consider developing a landscaping standard for FireSmart vegetation within Wildfire Hazard Development Permit Areas.
Rec #4	The RMOW, as part of its current update to the OCP and Development Permit Guidelines should consider developing Wildfire Hazard Development Permit Area Guidelines that require FireSmart principles to be applied to development including the consideration of a target FireSmart checklist score, low- or non-combustible exterior cladding and roof materials, sprinklers, set-backs and access (i.e., multiple access points, exterior ring roads and/or secondary emergency access).

1 Partners in Protection. 2004. FireSmart Protecting your Community from Wildfire. <http://www.partnersinprotection.ab.ca/downloads/index.php>

Rec #5	The RMOW, as part of its current update to the OCP and Development Permit Guidelines should consider requiring homes that are undergoing a significant retrofit or re-roofing to trigger the development permit process so that FireSmart building principles are applied.
Rec #6	The RMOW should consider having subdivision plans and hazard assessments within the Wildfire Hazard Development Permit area reviewed by the Fire Chief, or their designate, to ensure that any WFRS concerns are identified prior to permit approval.
Rec #7	In those areas developed without 2-way access, the RMOW should consider opportunities for improving emergency-only access using existing trail networks and logging roads in areas such as Kadenwood and Cheakamus Crossing. This may require the installation of removable access control, removal of natural barriers or upgrades to bridges or pedestrian only sections.
Rec #8	In those areas developed without 2-way access, the RMOW should consider working with developers to improve emergency access and evacuation routes as growth continues. Providing a secondary, emergency-only access trail or road that is gated could be an alternative to developing a secondary public access route in smaller or constrained subdivisions.
Rec #9	The RMOW should consider working with UBCM to identify opportunities to continue the fuel management program given the high cost of treatment in the municipality.
Rec #10	The RMOW and the WFRS should consider developing a Memorandum of Understanding (MOU) with the Cheakamus Community Forest to facilitate the continuation and expansion of the fuel management program within the confines of the current UBCM funding structure. If working together to complete fuel treatments in the urban interface, fuel treatment objectives rather than merchantable harvesting must drive the selection, design and implementation of treatments areas. Five potential treatment units have been identified in the community forest tenure.
Rec #11	The RMOW should consider working with UBCM to secure funding for prescription development and then treatment in polygons 1, 2, 3, 7, 8, 11 and 12. While these polygons were rated as moderate on the WUI threat worksheet, they range to high threat in portions of the polygons and are considered a fuel hazard that should be addressed through fuel treatments. Currently, UBCM and the Wildfire Management Branch will only approve treatments rated as high or extreme on the WUI Threat Rating Worksheet; however the division between moderate and high is not supported by a rationale and it is therefore unknown whether the classification is meaningful. It is our professional judgement that these units represent a fuel hazard that should be addressed by fuel treatments.
Rec #12	The RMOW should consider funding and implementing a monitoring and maintenance schedule for fuel treatments completed to date. Each site should be visited every three years and assessed for fuel hazard. Permanent photo plots have been established for visual assessment of change in vegetation over time.

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1. Introduction

THE RESORT Municipality of Whistler (RMOW) is a premier destination winter and summer resort with an estimated population of 9,824 permanent residents (Statistics Canada 2012) and an estimated daily population equivalent of 31,794 (residents, visitors and employees). The Community has been ranked as the number one destination ski resort in North America and recently hosted 2010 Olympic and Paralympic Winter Games. Overall, the Municipality is a significant contributor to the economy of British Columbia. For the period of 2000 to 2010 Whistler has, on average, accounted for 11% of BC's total tourism room revenue .

Wildfire can result in significant economic, social and environmental losses depending on where it occurs. Wildland urban interface (WUI) fires tend to have the most significant losses associated with them due to the values at risk in populated areas. The RMOW is 24,375 hectares in size and more than 65% is forested. Based on 2011 data, 9,239 private dwellings were within the municipality and 3,900 of those were occupied by permanent residents (Statistics Canada 2012). In total, assessed value of taxable properties in 2010 was more than \$10 billion.

In considering wildfire risk in the WUI, it is important to understand the specific risk profile of a given community, which can be defined by the probability and the associated consequence of wildfire to the community. While the probability of fire in coastal communities is substantially lower when compared to the interior of British Columbia (BC), the consequences of a large fire could be very significant given structure values, access and evacuation constraints, population size, topography and environmental considerations.

A Community Wildfire Protection Plan (CWPP) was completed for the RMOW in 2005. Since that time, substantial new development has

occurred. The RMOW has also implemented a number of recommendations from the 2005 plan. These changes have altered the community's risk profile in certain areas and B.A. Blackwell & Associates Ltd. have been contracted to prepare a CWPP update that reflects current conditions. The CWPP update will include an updated model of the Wildfire Risk Management System to spatially reflect changes in risk across the landscape, and will enhance priority fuels mapping to delineate potential fuel treatment areas with some consideration given to operational feasibility and cost.

1.1 Goals and Objectives of the CWPP Update

THIS CWPP will provide the RMOW with an updated plan to manage wildfire risk and guide mitigation strategies. Specifically, the goals and objectives of the plan are to:

1. Update the Community wildfire risk assessment by
 - a. Updating baseline data
 - b. Re-running the Wildfire Risk Management System Model
 - c. Completing the Wildland Urban Interface Wildfire Threat Sheet for specific areas of risk
2. Develop an action plan to guide mitigation by
 - a. Identifying and prioritizing hazardous fuel treatments
 - b. Identifying other initiatives to reduce risks that include
 - i. Community education
 - ii. Structure protection
 - iii. Emergency response

The scope of this project includes three distinct phases of work:

- Phase I – Update baseline data and re-run the Wildfire Risk Management System (WRMS) to spatially quantify fire risk.
- Phase II – Complete field stops to assess wildfire threat at specific locations and to identify areas that are potentially feasible priority fuel treatments.
- Phase III – Update the Plan including measures to mitigate the identified risk through communication and education, structure protection, emergency response and vegetation management.

1.2 Community Wildfire Protection Planning Process

THIS CWPP document will review the background information related to the community. This includes a summary of the community characteristics such as

demographic and economic profiles, critical infrastructure, environmental values, fire weather, and fuels. These and additional data are then used in a spatial model called the Wildfire Risk Management System (WRMS). The output of this model is a series of maps that characterize the probability of fire and the potential consequences of fire. The final map is a combination of all the probability and consequence layers and shows the levels of risk in the community. Figure 1 demonstrates how the development of a community risk profile is addressed by the individual elements of the CWPP planning process. The end result is the implementation of recommendations using the various planning tools to lower the wildfire risk faced by a community. The Action Plan in Section 8: 2011 Action Plan specifically addresses the elements of a CWPP that contribute to risk reduction (Figure 1). It makes specific recommendations (planning tools) on how risk can be reduced by making changes to these five elements.

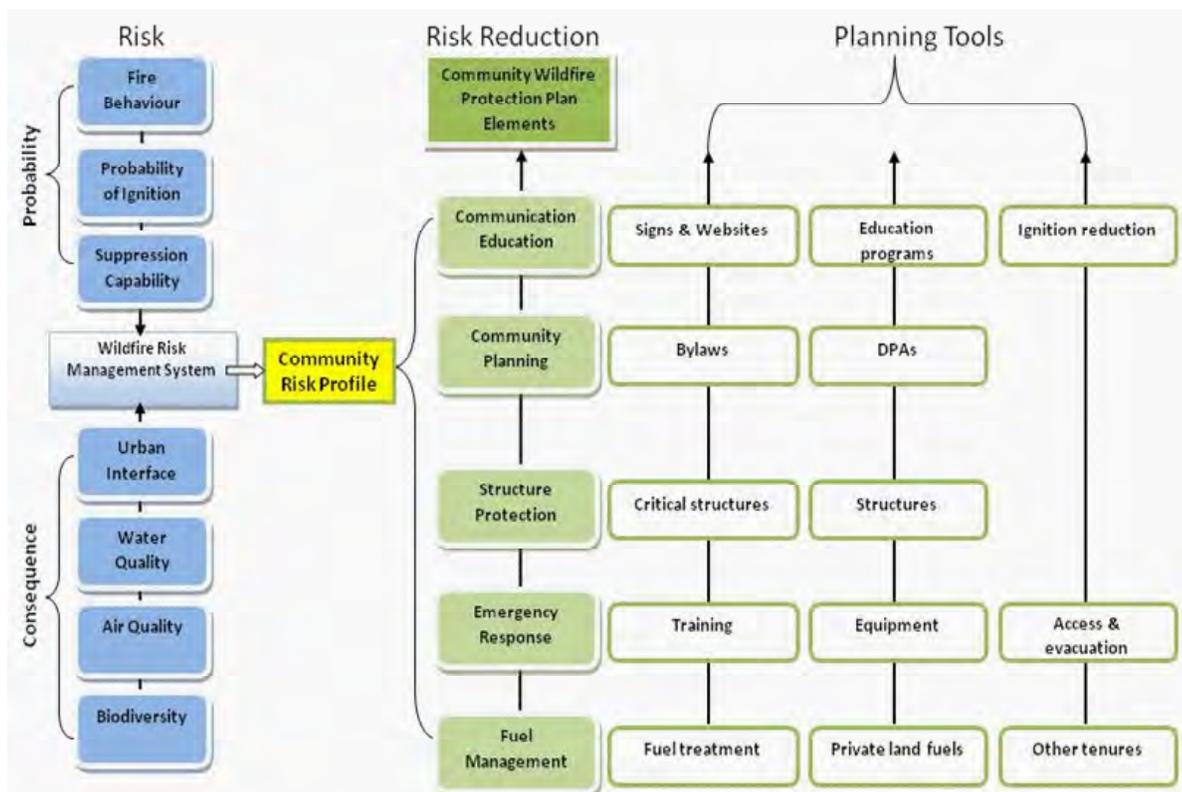


Figure 1. The planning structure that translates the community risk profile into actions to reduce the risk faced by the community.

2. Community Profile

THE RMOW is located on Highway 99 (Sea to Sky Highway) 57 km north of Squamish and 34 km south of Pemberton (Figure 2). The RMOW is 24,375 hectares in size and the municipal boundary encompasses extensive and continuous areas of forested wildland.

Whistler is a resort based community with an economy driven by recreation-based tourism; continued economic success is dependent on maintaining tourism as a primary economic driver (RMOW 2005). A large fire within and/or adjacent to the community could have short and long term implications for the economy of Whistler and the region due to impacts such as structure and infrastructure loss, resort closures, reduced employment, reduced visual quality and reduced visitor numbers. More than 60% of Whistler's employment is associated with tourism and it accounts for 43% of income (RMOW 2004).

2.1 Infrastructure

WHISTLER HAS extensive infrastructure spread primarily along the Highway 99 corridor and in Whistler Village centre. Key infrastructure in the urban interface includes the two Emergency Operations Centres (EOC) (public safety building and public works yard), three fire halls, municipal building, health care centre and medical clinic, schools, the BC Ambulance Service and the BC Hydro Rainbow substation (Map 1). Infrastructure values that are more isolated from the urban interface include the wastewater treatment facility, gas flare, compost facility, solid waste transfer station, BC Hydro transmission line, BC Hydro Function Junction substation and communications towers (Map 1). Watersheds and water system infrastructure

values are primarily located upslope from the developed areas (Map 1).

The Emergency Operations Centres, Health Care Centre and the local Fire Rescue Service are critical to emergency response in the community. The 2nd floor of the Public Safety Building functions as the primary Emergency Operations Centre for Whistler and provides the foundation for incident command and response during a large fire event or other major emergency.

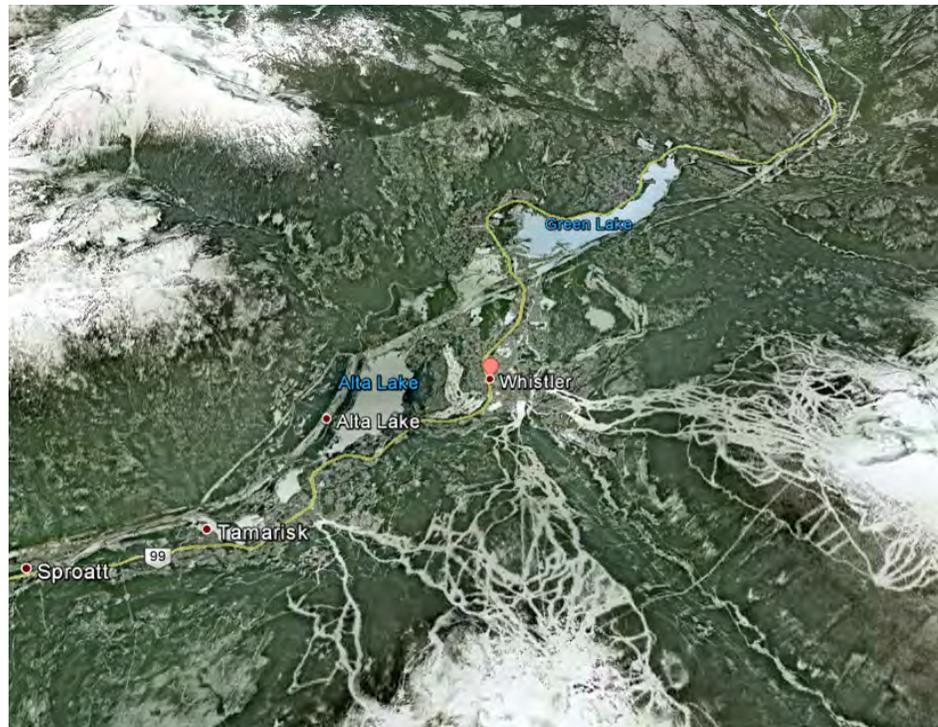


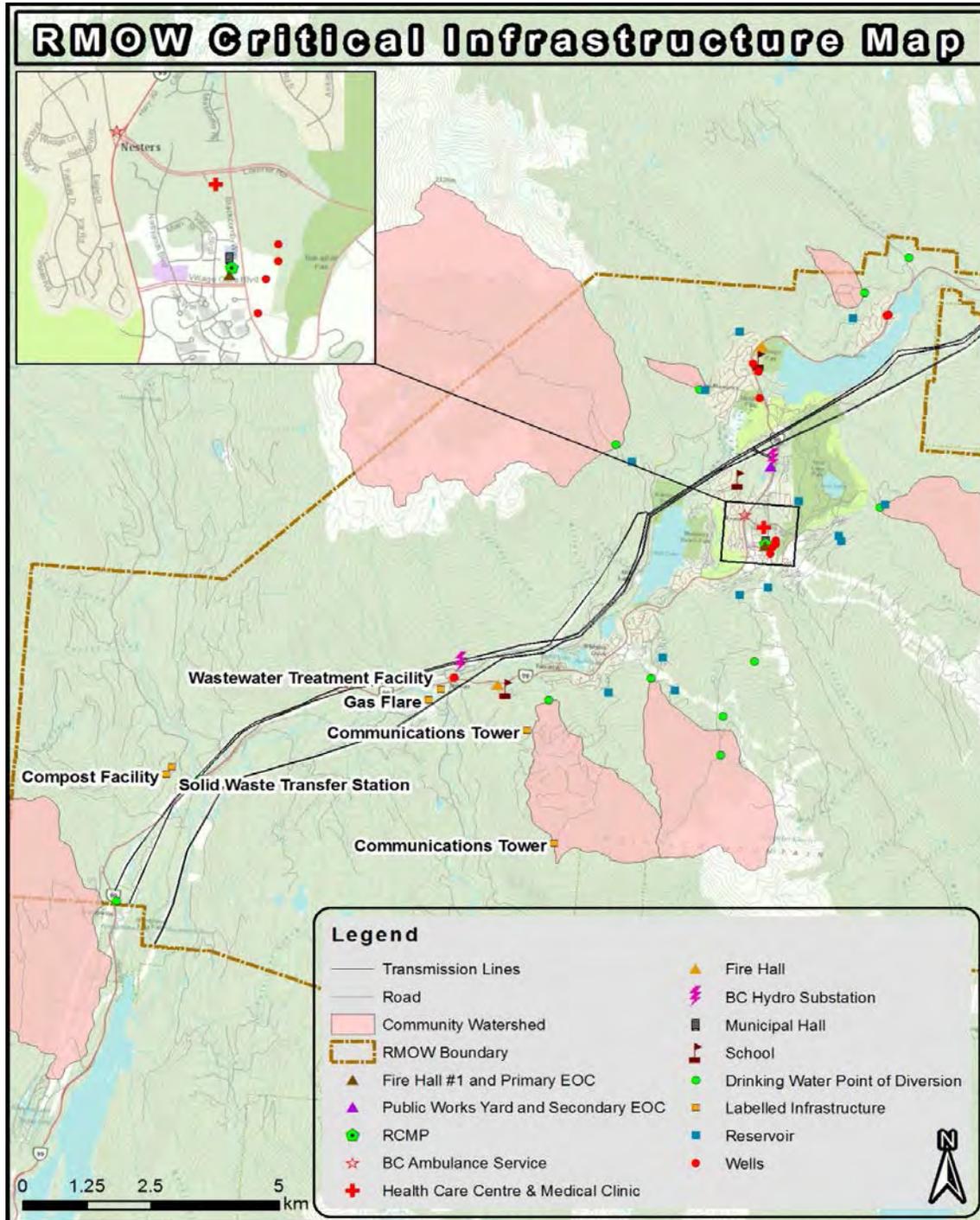
Figure 2. Google Earth™ image of the Resort Municipality of Whistler

The maintenance of electrical service and water supply is necessary for response during a large-scale emergency and is required during the recovery phase. Ideally full function of these services would be maintained throughout an emergency; however, wildfire could potentially disrupt regular services. Whistler's hydro-electric feed has been looped so that power can be supplied from either the north or south, which makes a disruption due to wildfire less likely. Additionally, Whistler has backup systems in place to maintain power to key facilities, including the water supply system. Portable

generators can also be connected at strategic locations in order to ensure that water is available should a major power failure occur.

The remaining infrastructure listed above and shown in Map 1 is considered vulnerable to wildfire and, while this infrastructure may not be critical during the response phase of a wildfire emergency, its loss is a concern in terms of community resilience during the recovery phase.

The key infrastructure discussed in this section was considered as part of the Wildfire Risk Management System (WRMS) and in the prioritization of treatment areas presented later in this plan.



Map 1. Critical infrastructure in and around Whistler.

2.2 Environmental and Cultural Values

WHISTLER IS rich in natural environment values which contribute to Whistler's attraction as a resort destination. Protecting the environment through sustainable ecosystem management and use of the Precautionary Principle is one of five key priorities for achieving Whistler's 2020 Vision for a sustainable future. The Whistler Terrestrial Ecosystem project (completed for the



RMOW by B.A. Blackwell and Associates Ltd. in 2004) identified critical areas for protection and further study. The Protected Area Network (PAN) protects these areas with a regulatory framework. The CWPP considers some of these values in the WRMS given their vulnerability to wildfire.

There are no Conservation Data Centre records for red or blue listed elements in the study area based on current data available for download (LRDW 2012). However, these data are considered incomplete. There is a high probability that the study area contains important habitat for species at risk. Within the RMOW, Whistler Terrestrial Ecosystem Map (TEM) data was used to identify important habitat at risk in the RMOW. This included one red listed species Keen's long-eared myotis (bat), and five blue listed species: coastal tailed frog; red-legged frogs; great blue heron; bull trout; and, Dolly Varden trout. TEM polygons rated

as potential habitat for at risk plants were also included (Map 2).

Through the Whistler Environmental Strategy (Whistler Environmental Strategy 2002), the RMOW has established a Protected Area Network (PAN). The strategic goal of the PAN is to protect, in Municipal boundaries, an ecologically viable network of critical areas. Utilizing information on ecosystems from the TEM inventory, the Municipality has identified and protected unique and sensitive habitats such as streams, lakes, wetlands, old growth forests, alluvial forests, riparian areas, and the corridors connecting them. These areas were included within the WRMS, and the lower elevation PAN areas were ranked above higher elevation PAN areas; primarily due to the limited area of important ecosystems in the valley bottom and their relative rareness compared to higher elevation protected areas.

Several other high value biodiversity areas outside of the RMOW were included to account for the absence of TEM data. These included the identified deer winter range, riparian train wreck and important stream networks in the interpretive forest.

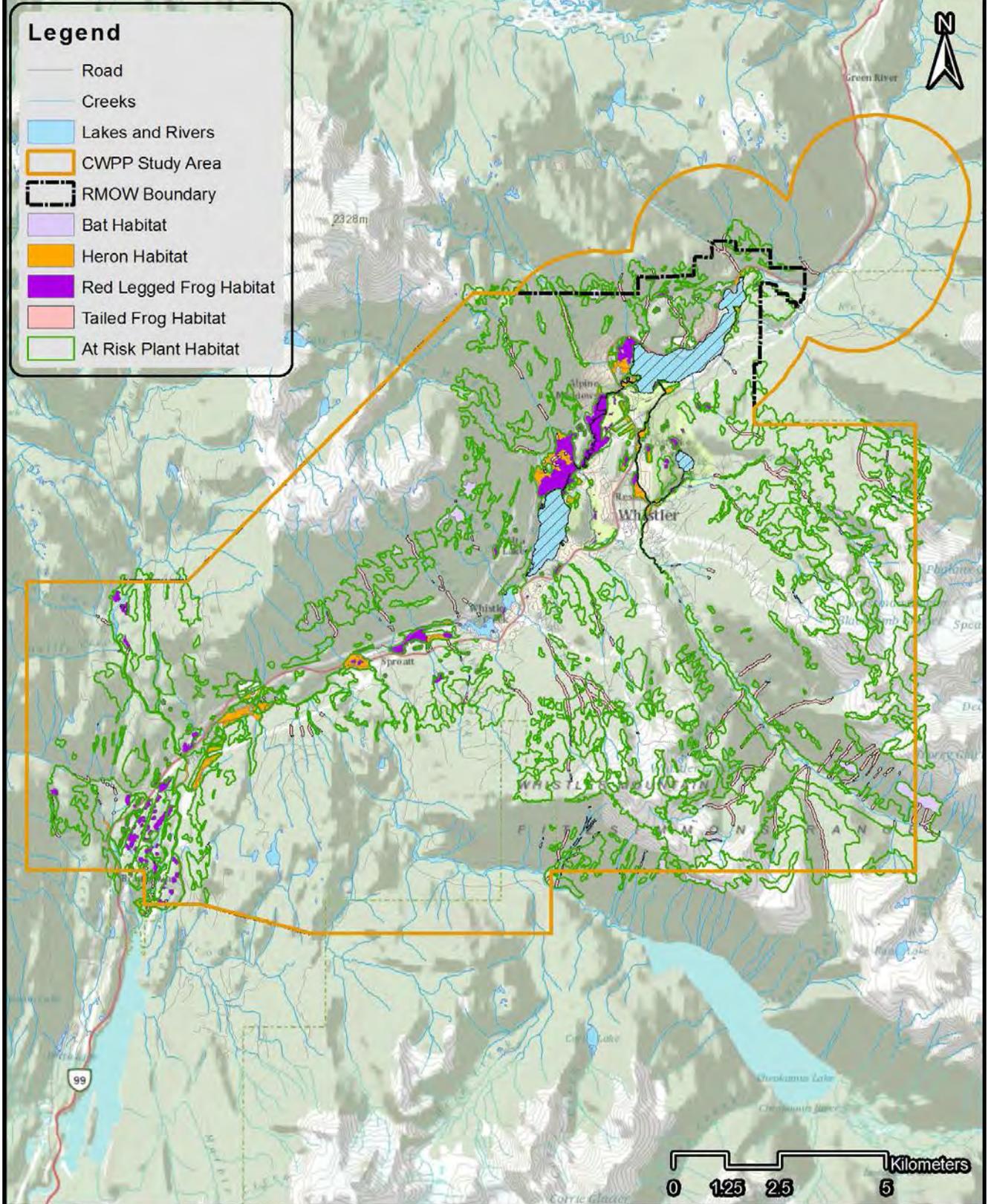
Currently, there are two First Nation Cultural Management Areas (Callaghan and Cheakamus) identified within the Sea to Sky LRMP (MAL 2008) that fall within the CWPP study area. Objectives for these are:

1. Conserve the integrity of the First Nations cultural and heritage resources, including cultural sites;
2. Ensure that economic development activities are undertaken in a manner that is sensitive to First Nation's social, ceremonial and cultural uses.

At this time, these areas have not been incorporated into the WRMS because we are uncertain how vulnerable the values at risk are to wildfire. However, cultural management areas will be considered under this plan.



RMOW Species At Risk Habitat Map



Map 2. Species at risk habitat within the RMOW.

3. The Wildland Urban Interface

THE CLASSICAL definition of wildland urban interface (WUI) is the place where the “forest meets the community”. Other configurations of the WUI can be described as intermixed. Intermixed areas include smaller, more isolated developments that are embedded within the forest.



In either interface or intermix settings, fire has the ability to spread from the forest into the community or from the community out into the forest. Although these two scenarios are quite different, they are of equal importance when considering interface fire risk. In Whistler, the probability of a fire moving out of the community and into the forest is equal to or greater than the probability of fire moving from the

forest into the community.

Map 3 shows the interface density classes mapped for the RMOW. The area of ‘Urban’ interface shown in Map 3 is buffered from the wildland by surrounding development. The area of ‘Developed’ interface density usually looks like the interface, whereas the ‘Mixed’ and ‘Isolated’ areas are predominantly intermix.

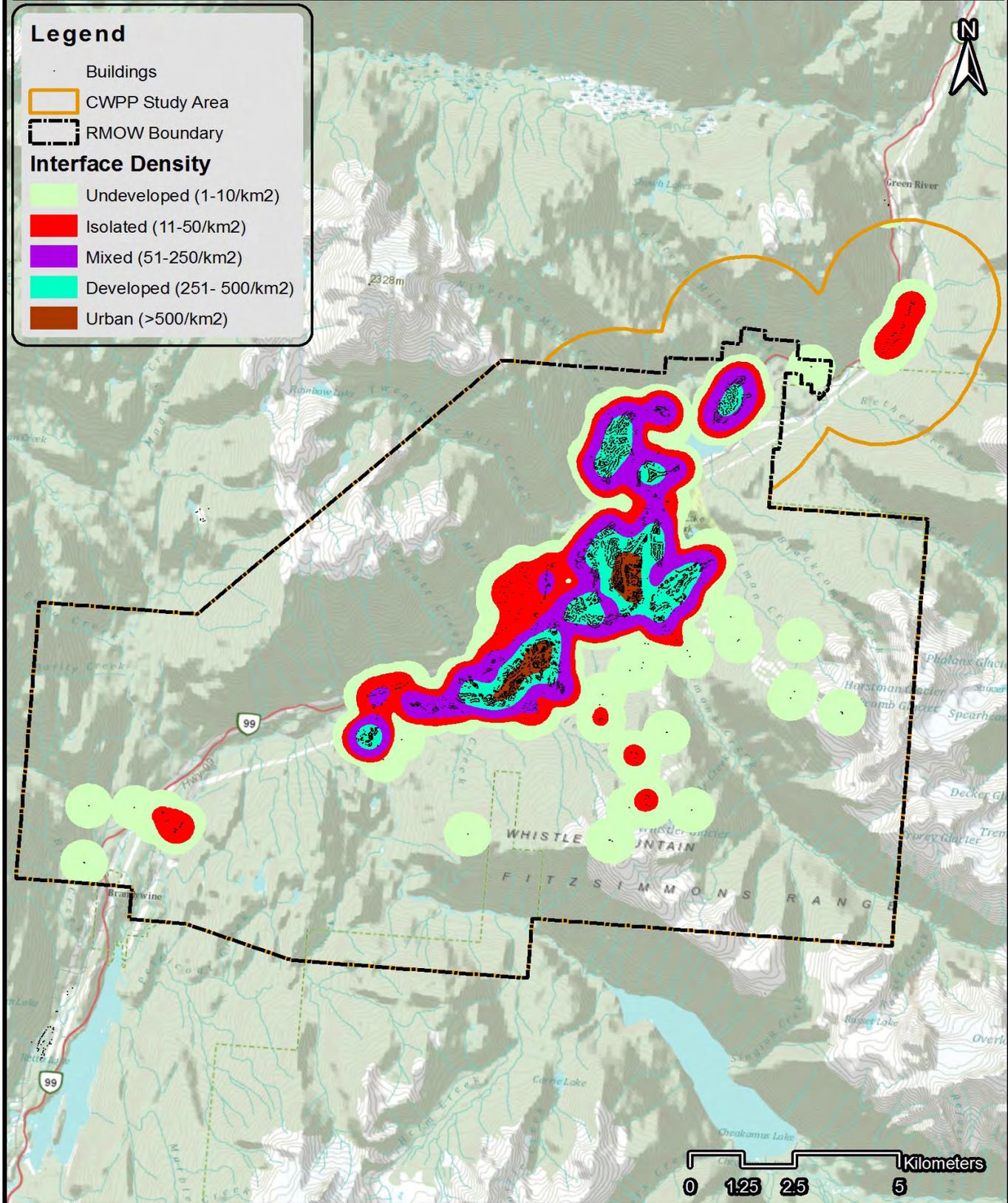
3.1 Vulnerability of the Wildland Urban Interface to Fire

FIRES SPREADING into the WUI from the forest can impact homes in two distinct ways: 1) by sparks or burning embers carried by the wind or convection that start new fires beyond the zone of direct ignition (main advancing fire front) and alight on vulnerable construction materials (i.e. roofing, siding, decks etc.) and 2) through direct flame contact, convective heating, conductive heating or radiant heating along the edge of a burning fire front or through structure-to-structure contact. Fire can ignite a vulnerable structure when the structure is in close proximity (within 10 meters of the flame) of either the forest edge or a burning house.

Structural fires also have the potential to move from a house into the adjacent forest. FireSmart principles not only address fire coming from the WUI to a structure but they also reduce the probability of a structural fire igniting the forest interface.



RMOW Interface Density Map



Map 3. Interface density classes within the RMOW.

The WUI continuum summarizes the main options available for addressing WUI fire risk in the CWPP process (Figure 3).

The recommended management response to a given wildfire risk profile is based on determining the appropriate combination and level of emphasis of the key elements shown in Figure 3:

- Communication and public education (e.g., signage, websites, advertising, communication planning, private owner structure protection and vegetation management)
- Structure protection (e.g., FireSmart principles for construction and vegetation management, National Fire Protection Association standards, subdivision design)
- Vegetation management (e.g., identifying hazardous fuel types, mitigating high risk fuels, creating landscape level fuel breaks)
- Emergency response (e.g., evacuation and access routes, firefighting capability, training, emergency response planning, post-fire rehabilitation planning)

Determining where efforts for wildfire mitigation should be focused is based on an assessment of risk, defined as the factors that contribute to the probability of fire and the values at risk (consequence) in the community. A variety of management responses are appropriate in a given community based on the Community Risk Profile presented in Section 6.

4. FireSmart

ONE OF the most important areas in respect to forest fire ignition and the damages associated

with a wildfire is the zone adjacent to buildings and homes. FireSmart, Protecting Your Community from Wildfire is a guide developed by Partners in Protection that provides practical tools and information on how to reduce losses associated with interface fires.

We often consider wildfire an external threat to our residences; however in many cases fire can originate as a house fire and spread into the

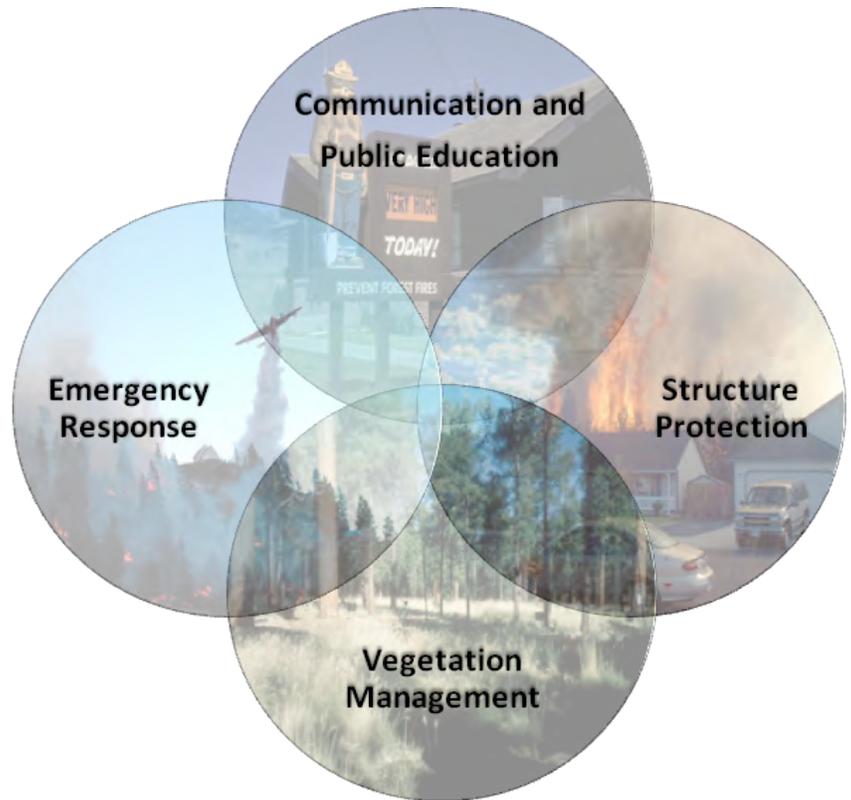


Figure 3. Wildland urban interface continuum summarizing the different options for addressing fire risk in the Community Wildfire Protection Plan.

interface. In both cases, fire coming from the forest to a building or spreading from a building to the forest, home owners, and businesses can take steps to reduce the probability of this occurring. There are two main avenues for FireSmarting a home: 1) change the vegetation type, density, and setback from the building (fuel treatments) and 2) change the structure to reduce vulnerability to fire and the potential for fire to spread to or from a building.

4.1 FireSmart Structure Protection

ANOTHER IMPORTANT consideration in protecting the wildland urban interface zone from fire is ensuring that homes can withstand an interface fire event. Often, it is a burning ember traveling some distance (spotting) and landing on vulnerable housing material, rather than direct fire/flame (vegetation to house) contact, that ignites a structure. Alternatively, the convective or radiant heating produced by one structure may ignite an adjacent structure if it is within close proximity. Structure protection is focused on ensuring that building materials and construction standards are appropriate to protect individual homes from interface fire. Materials and construction standards used in roofing, exterior siding, window and door glazing, eaves, vents, openings, balconies, decks and porches are primary considerations in developing FireSmart neighbourhoods. Housing built using appropriate construction techniques and materials is less likely to be impacted by interface fires.

While many communities established to date in BC were built without significant consideration with regard to interface fire, there are still ways to reduce home vulnerability. Changes to roofing materials, siding, and decking can ultimately be achieved through long-term changes in bylaws and building codes.

The FireSmart approach has been adopted by a wide range of governments and is a recognized template for reducing and managing fire risk in the wildland urban interface. The most important components of the FireSmart approach are the adoption of the hazard assessment systems for wildfire, site and structure hazard assessment, and the proposed solutions and mitigation outlined for vegetation management, structure protection, and infrastructure. Where fire risk is too high to be acceptable, at a minimum, the FireSmart standard should be applied to new subdivision developments and, wherever possible, the standards should be integrated into changes to, and new construction within, existing

subdivisions and built up areas.

The following link accesses an excellent 4 minute video demonstrating the importance of FireSmart building practices during and ember shower: http://www.youtube.com/watch?v=_Vh4cQdH26g

4.1.1 ROOFING MATERIAL

ROOFING MATERIAL is one of the most important characteristics influencing a home's vulnerability to fire. Roofing materials that can be ignited by burning embers increase the probability of fire related damage to a home during an interface fire event.

In most communities, there is no fire vulnerability standard for roofing material. Homes are often constructed with unrated materials that are considered a major hazard during a large fire event. In addition to the vulnerability of roofing materials, adjacent vegetation may be in contact with roofs, or roof surfaces may be covered with litter fall and leaves from adjacent trees. This increases the hazard by increasing the ignitable surfaces and potentially enabling direct flame contact between vegetation and structures.

4.1.2 BUILDING EXTERIOR - SIDING MATERIAL

BUILDING EXTERIORS constructed of wood are considered the second highest contributor to structural hazard after roofing material. Wood siding within the interface zone is vulnerable to direct flame or may ignite when sufficiently heated by nearby burning fuels. Winds caused by convection will transport burning embers, which may lodge against siding materials. Siding materials, such as wood shingles, boards, or vinyl are susceptible to fire. Brick, stucco, or heavy timber materials offer much better resistance to fire.

4.1.3 BALCONIES AND DECKING

OPEN BALCONIES and decks increase fire vulnerability through



their ability to trap rising heat, by permitting the entry of sparks and embers, and by enabling fire access to these areas. Closing these structures off, limits ember access to these areas and reduces fire vulnerability.

4.1.4 COMBUSTIBLE MATERIALS

COMBUSTIBLE MATERIALS stored within 10 m of residences also elevate fire risk. Woodpiles, propane tanks or other flammable materials adjacent to the home provide fuel and ignitable surfaces for embers. Locating these fuels away from structures helps to reduce structural fire hazards and makes it easier and safer for suppression crews to triage a house.

4.2 FireSmart Fuel Treatments

ONE EFFECTIVE method of reducing how easily fire can move to and from a home is by altering the vegetation around the home. The following information regarding fuel treatments is based on the FireSmart Manual (Partners in Protection 2002).

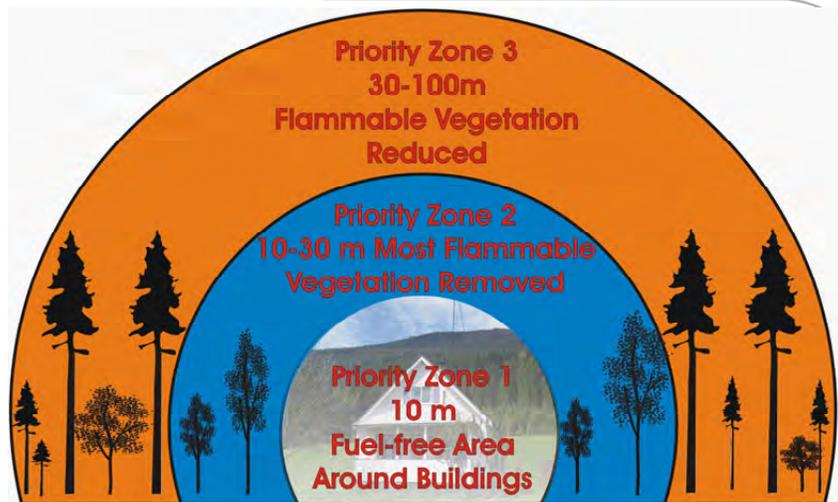


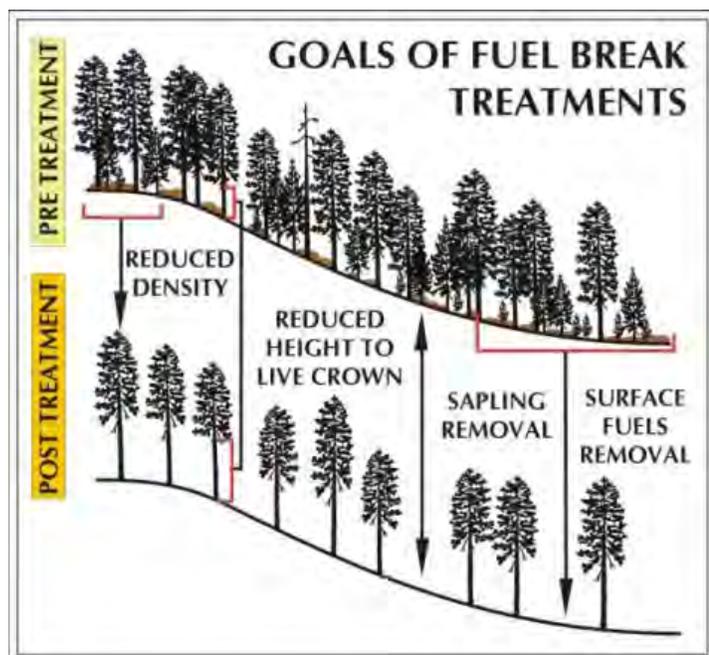
Figure 4. FireSmart Priority Zones

Priority Zone 1 is a 10 m fuel free zone around structures (Figure 4). This ensures that direct flame contact with the building cannot occur and reduces the potential for radiative heat to ignite the building. While creating this zone is not always possible, landscaping choices should reflect the use of less flammable vegetation such as deciduous bushes, herbs and other species with low flammability. Coniferous vegetation such as juniper or cedar bushes and hedges should be avoided, as these are highly flammable. Any vegetation in this zone should be widely spaced and well setback from the house.

Priority Zone 2 extends from 10 to 30 m from the structure. In this zone, trees should be widely spaced 5 to 10 m apart, depending on size and species. Tree crowns should not touch or overlap. Deciduous trees have much lower volatility than coniferous trees, so where possible deciduous trees should be preferred for retention or planting. Trees in this area should be pruned as high as possible (without compromising tree health), especially where long limbs extend towards buildings. This helps to prevent a fire on the ground from moving up into the crown of the tree or spreading to a structure. Any downed wood or other flammable material should also be cleaned up in this zone to reduce fire moving along the ground.

Priority Zone 3 extends from 30 to 100 meters from the home. The main threat posed by trees in this zone is spotting, the transmission of fire through embers carried aloft and deposited on the building or adjacent flammable vegetation. To reduce this threat, cleanup of surface fuels as well as pruning and spacing of trees should be completed in this zone (Figure 5).

Figure 5. Example of fuel reduction 30-100 m from buildings.



5. Fire Environment

5.1 Regional Climate

Whistler falls within the southern subarctic general climate type (Green and Klinka, 1994). This features an overall climate that is maritime in nature, but is beginning to transition to the more continental climates to the east because of the distance from the moderating effect of the Pacific Ocean. This increasing continentality is reflected in wider temperature extremes (warmer summers and cooler winters) as well as

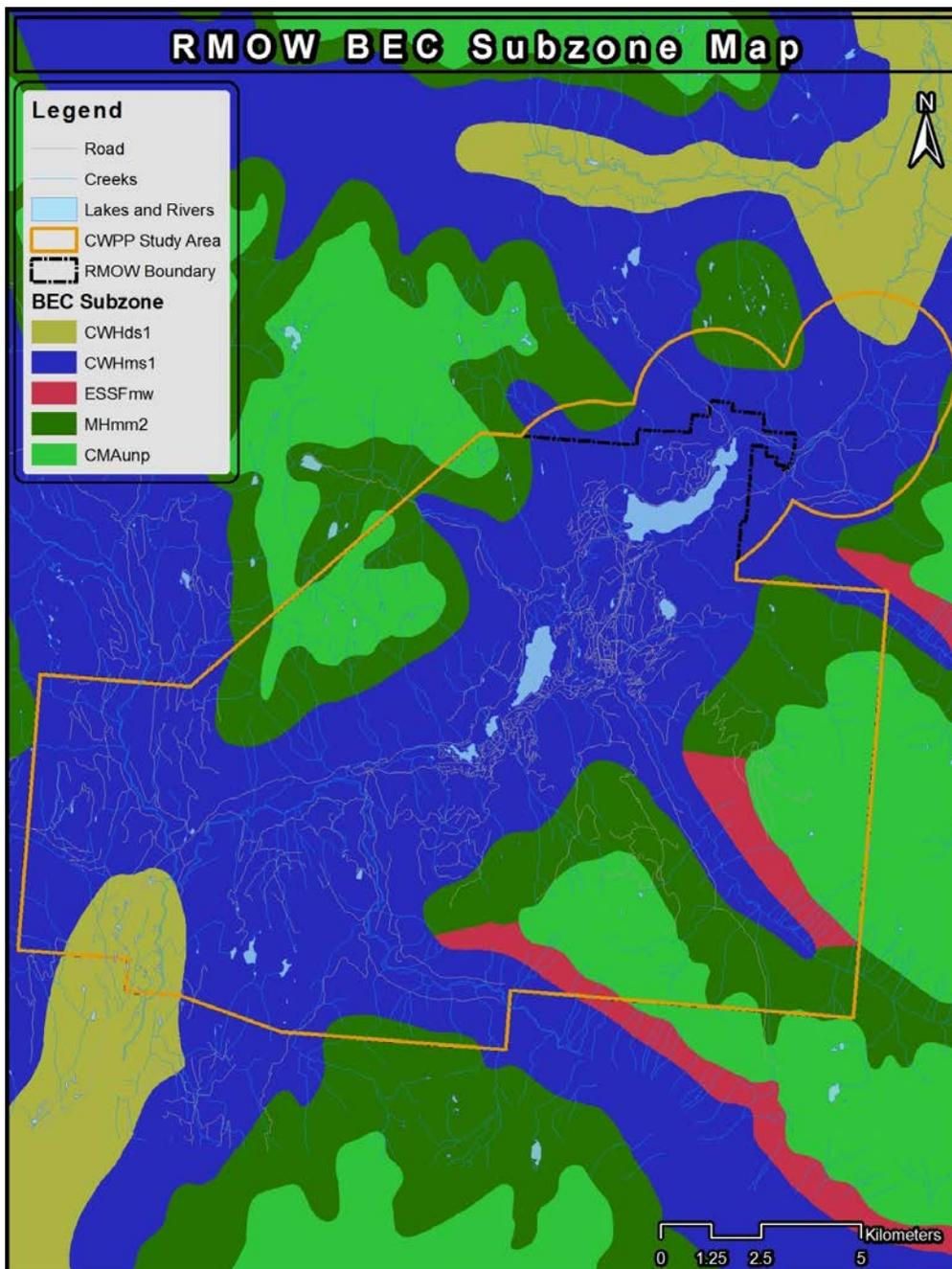
less precipitation relative to the more strongly maritime climates further to the west. Within this general climatic influence, regional climates within the study area vary primarily along elevation gradients and proximity to upper valley reaches. The Whistler CWPP study area intersects five different biogeoclimatic units (Map 4); the CMAunp is non-forested and therefore not described below. The majority of development within Whistler is located within the CWHms1 (Map 4).

The following overviews are adapted from

Green and Klinka (1994). The CWHds1 occurs in the lowest elevations in the study area. Its climate is characterized by warm, dry summers and moist, cool winters with moderate amounts of snow. Growing season water deficits on average sites are typical. Forest ecosystems on average sites are dominated by Douglas-fir, western hemlock, and varying amounts of western redcedar.

The CWHms1 occurs above the CWHds1 and reflects increasing precipitation and cooler temperatures. Its climate is characterized by moist, cool winters

Map 4. Biogeoclimatic Ecosystem Classification subzones within the RMOW.



and cool but relatively dry summers. Snow fall is relatively heavy, particularly in upper elevations. Forest ecosystems on average sites are dominated by western hemlock, Douglas-fir, and varying amounts of western redcedar, and amabilis fir, with the latter species increasing at higher elevations and cooler aspects. The abundance of Douglas-fir in the CWHms1 is related to historic wildfires which are associated with dry summers.

The MHmm2 represents a subalpine climate and occurs above the CWHms1. In the eastern portion of the study areas, it is restricted to northerly aspects and the ESSFmw occurs on southerly aspects (Map 4). The MHmm2 is characterized by long, moist, cold winters and relatively short, cool, moist summers. Snowfall is high and deep snowpacks can persist into July.

The ESSFmw is restricted to the eastern portion of the study area and only occurs on southerly aspects above the CWHms1 (Map 4). The subzone is the mildest in the ESSF zone and is characterized by long, cold winters with heavy snowfall and cool summers. Snowfall is high and snowpacks can persist into June.

5.2 Fire Weather

The Canadian Forestry Service developed the Canadian Forest Fire Danger Rating System (CFFDRS) to assess fire danger and potential fire behaviour. A network of fire weather stations is maintained by the Ministry of Forests, Lands and Natural

Resource Operations (MFL) and Environment Canada. The data from these stations are used to determine fire danger on forestlands within a community. The information can be

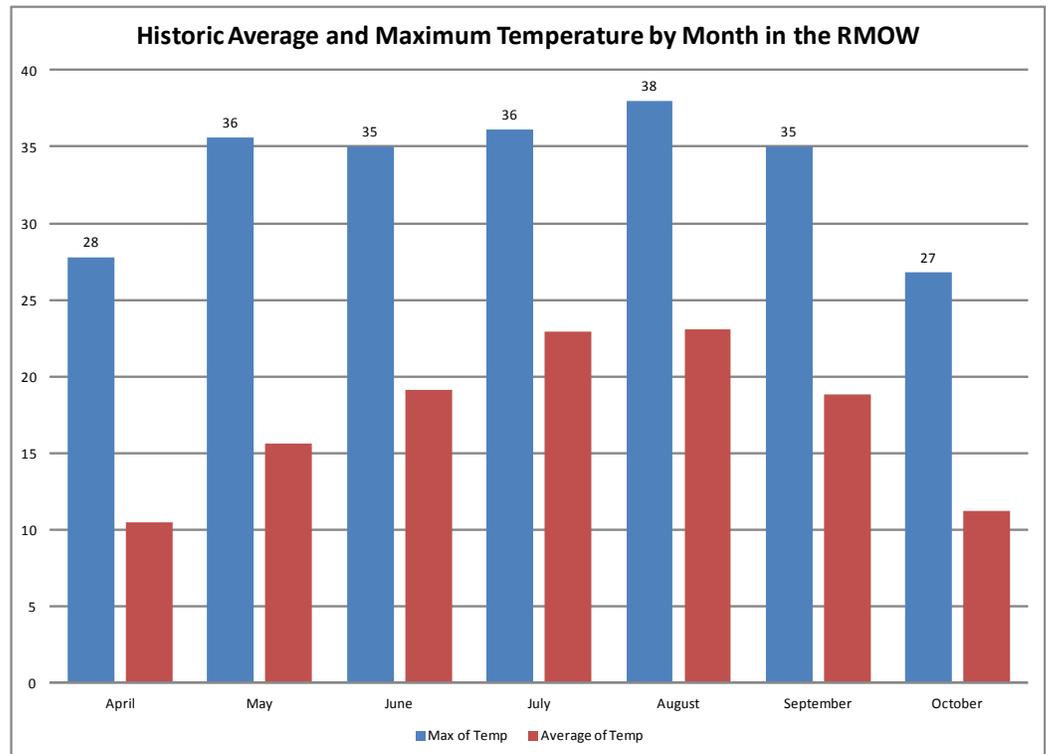


Figure 6. Historic average and maximum temperature by month within the RMOW.

obtained from the MFL Wildfire Management Branch and is most commonly utilized by municipalities and regional districts to monitor fire weather, determine hazard ratings, and implement fire bans and closures. Historic fire weather data for Whistler was compiled from eight weather stations that have operated in the study area for a total of 52 years between 1950 and 2007. The values extracted were from noon each day for the length of record. Average temperature data from this record reflects the relatively cool summers of the CWHms1 (Figure 6); however, in some years temperatures far exceed the average as demonstrated in Figure 6.

The Fire Danger classes provide a relative index of how easy it is to ignite a fire and how difficult control is likely to be. The BC Wildfire Act

[SBC 2004] and Wildfire Regulation [B.C. Reg. 38/2005], which specify responsibilities and obligations with respect to fire use, prevention, control and rehabilitation, restrict high risk activities based on these classes. Fire Danger Classes are defined as follows:

Class 1 (Low) – Fires likely to be self-extinguishing and new ignitions unlikely. Any existing fires limited to smouldering in deep, drier layers.

Class 2 (Moderate) – Creeping or gentle surface fires. Fires easily contained by ground crews with pumps and hand tools.

Class 3 (High) – Moderate to vigorous surface fire with intermittent crown involvement.

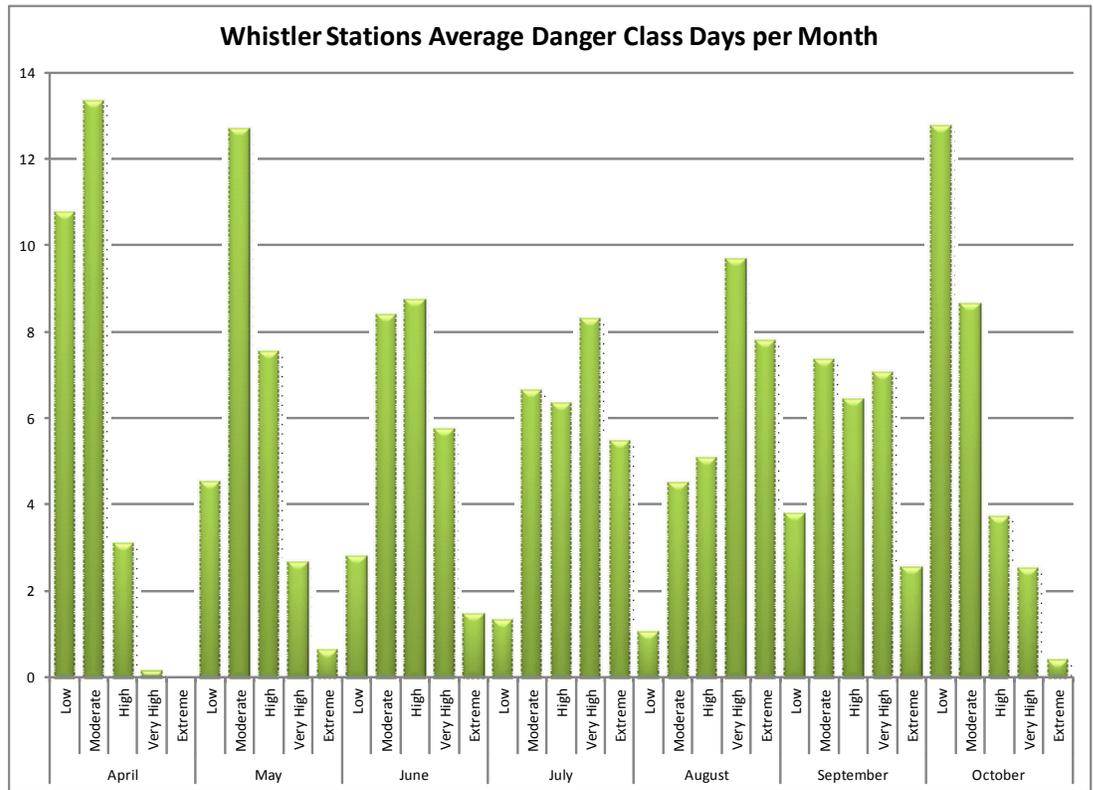
Challenging for ground crews to handle; heavy equipment (bulldozers, tanker trucks, aircraft) often required to contain fire.

Class 4 (Very High) – High-intensity fire with partial to full crown involvement. Head fire conditions beyond the ability of ground crews; air attack with retardant required to effectively attack fire's head.

Class 5 (Extreme) – Fast-spreading, high-intensity crown fire. Very difficult to control. Suppression actions limited to flanks, with only indirect actions possible against the fire's head.

In Whistler, danger class days for the fire season are predominantly low-moderate in April and May. The period from June to approximately

mid-September is dominated high to extreme fire danger days, with the peak in extreme fire danger days occurring in August (Figure 7). Fire danger drops steeply in October. These data suggest that the fire season in Whistler most often occurs from May through to September; however, July and August are the months when conditions are most likely to be favourable for extreme wildfire behaviour.



5.3 Fuels

Figure 7. Fire Danger Class averaged for each month.

The fuel typing used to develop the Provincial Strategic Threat analysis is not accurate at a local scale, therefore fuel types are generated spatially for the study area using an algorithm that assigns CFFDRS fuel types based on Vegetation Resource Inventory (VRI) data and then updated based on ground truthing.

The algorithm uses BEC, species mix, crown closure, age, and non-forest descriptors to assign fuel type. Typically, the outputs require refinement and do not adequately describe the variation in fuels present in a given area due to errors in VRI and adjustments required in the algorithm. For this

reason, it is important to ground-truth fuel types in order to modify the algorithm and improve fuel type accuracy. During the 2005 CWPP, the fuels in the area were extensively ground truthed as part of the Whistler Terrestrial Ecosystem Mapping Project; therefore the fuel type database was updated with recent development, harvesting or other disturbance as identified on recent orthophotographs. The fuel typing is illustrated in Map 5.

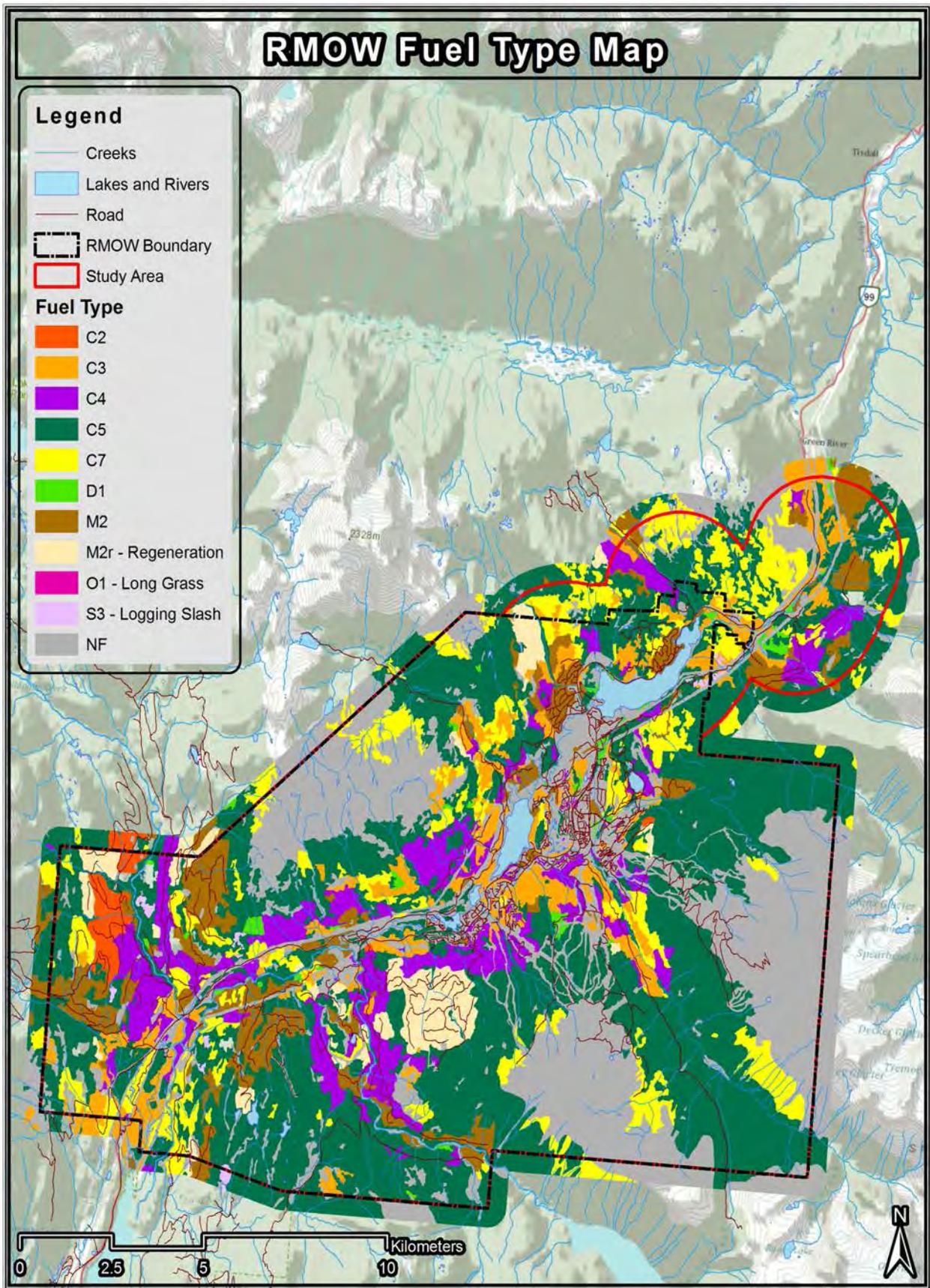
Table 1 summarizes the fuel types by general fire behaviour and total area for the RMOW. In general, the fuel types considered hazardous in terms of dangerous fire behavior and spotting (lofting burning embers) are C2, C4, and C3.

Hazardous fuel types are shown in Map 6. Appendix 1 contains a more detailed description of each type.

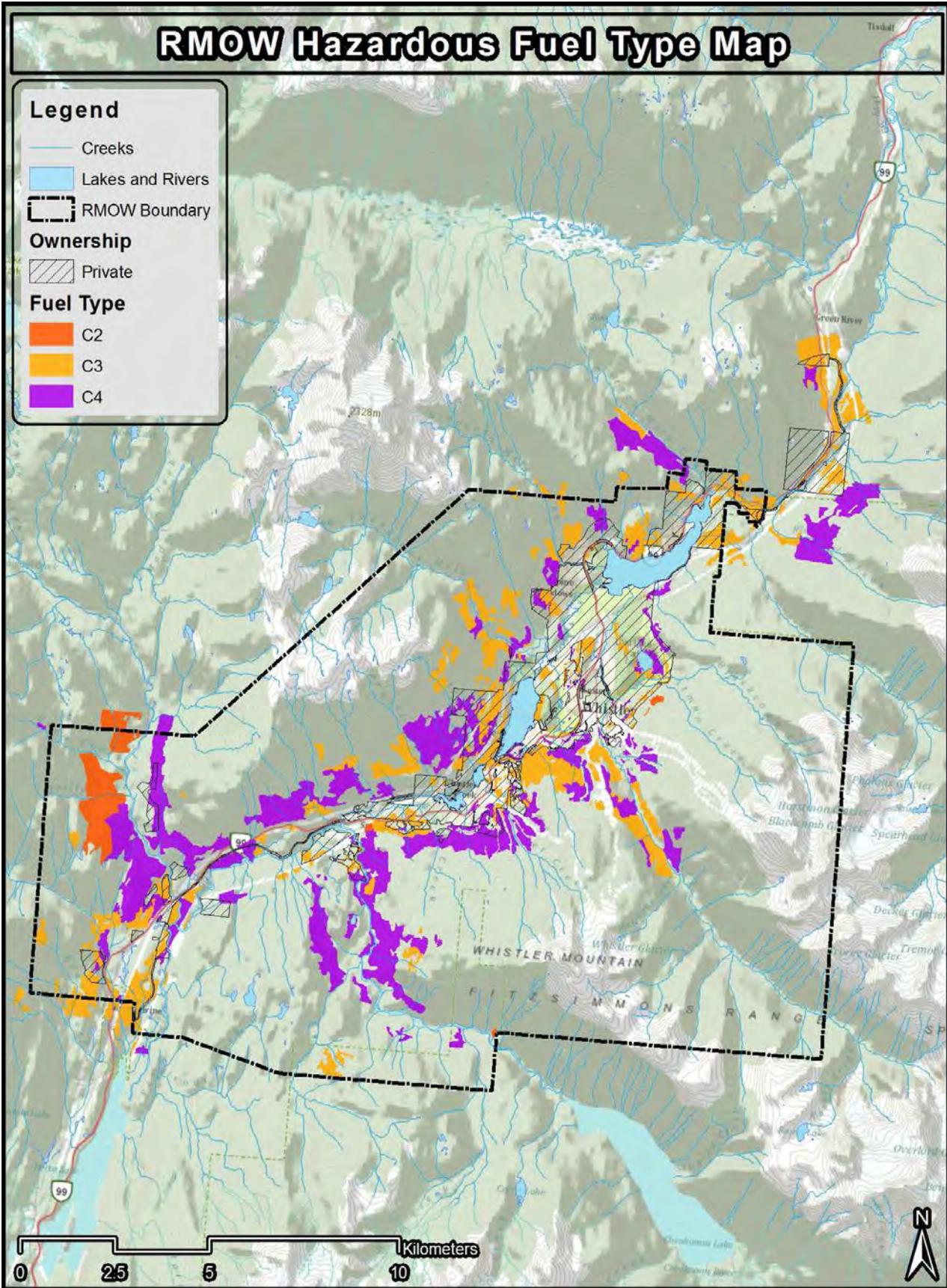
Under the existing provincial funding administered by the Union of BC Municipalities (UBCM), funds are only available for fuel treatment on Crown and municipal land. Of the 3,992 ha of potentially hazardous fuels identified in the study area (Map 6 and Table 1), approximately 10.4% is privately owned and most of that area is close to the interface. Compared to many other communities in BC, opportunities to address hazardous fuels on Crown or municipal land at the Whistler interface are relatively good.

Table 1. A summary of fuel types, associated hazard and area within the RMOW study area.

Fuel Type	Description	Wildfire behaviour under high wildfire danger	Area (ha)	Percent (%)	Percent area that is private (%)
C2	Moderately dense regeneration to pole-sapling forest with crowns almost to the ground.	Almost always crown fire, high to very high fire intensity and rate of spread.	230	0.9	0.0
C3	Fully stocked, mature forest, crowns separated from ground.	Surface and crown fire, low to very high fire intensity and rate of spread.	1,599	5.8	1.4
C4	Dense, pole-sapling forest, heavy standing dead and down, dead woody fuel, continuous vertical crown fuel continuity.	Almost always crown fire, high to very high fire intensity and rate of spread.	2,151	7.8	0.8
C5	Well stocked, mature forest, crowns well separated from ground.	Low to moderately fast spreading, low to moderate intensity surface fire.	10,337	37.7	1.7
C7	Open, uneven-aged forest, crowns separated from ground except in conifer thickets, understory of discontinuous grasses, herbs.	Surface, torching, rarely crowning (slopes > 30%), moderate to high intensity and rate of spread.	2,450	8.9	0.8
D1	Moderately well-stocked deciduous stands.	Always a surface fire, low to moderate rate of spread and fire intensity.	166	0.6	0.2
M2	Moderately well-stocked mixed stand of conifers and deciduous species, low to moderate dead, down woody fuels, crowns nearly to the ground.	Surface, torching and crowning, moderate to very high intensity and spread rate (depending on slope and percent conifer).	1,820	6.6	0.8
M2r	Moderately well-stocked mixed stand of conifers and deciduous species regeneration, crowns nearly to the ground.	Surface, torching and crowning, moderate to very high intensity and spread rate (depending on slope and percent conifer).	811	3.0	0.0
O1 - Long	Continuous standing grass, fuel loading is 0.3 kg/m ² , 90% cured.	Rapid spreading, moderate to high intensity surface fire.	108	0.4	0.0
S3	Continuous, deep slash from mature to over-mature stands of western red cedar, western hemlock, Douglas-fir. Slash is typically one season old.	Moderate to high rate of spread and high to very high intensity surface fire.	58	0.2	0.0
NF	Non-fuel	N/A	7,700	28.1	4.5
Total:			27,431	100.0	10.4



Map 5. Fuel typing for the RMOW.



Map 6. Potentially hazardous fuel types and private ownership within the RMOW.

5.4 Historic Ignitions

FIRE DATA are summarized by reported fire cause for the period of 1919 to 2009 with some gaps between years. Considering not all fires are reported, estimates are likely lower than actual numbers. Approximately 25% of fire ignitions have been lightning caused and the rest have been human caused (Figure 8). The highest number of recorded fires (both human and lightning caused) occurred in 2009. The average number of fires per for the length of record is 5 but in the previous decade the average number of fires per year has been 8 (Figure 8). Data pre-1951 may underestimate the number of fire starts as it only records fire extent for fires that contributed to an area burned, whereas data after that date includes all fires reported to the MFLNRO Wildfire Management Branch.

The number of hectares burned per year (Figure 9) shows that the largest wildfire in the area occurred in 1926. This fire occurred at the northern end of the study area and burned towards Pemberton (Map 7). The area burned in the study area has been consistently small since then, which is likely due to both regional climate limiting wildfire activity and effective fire suppression.

The figures above and the fire history data presented in Map 7 indicate that the RMOw has experienced some large fires in the last 100 years. Most have been human caused and the number of ignitions was higher than the historic average in the last decade. Most fires have started in the valley bottom (Map 7) and have tended to travel northeast to east towards Pemberton,

Number of Fires per Year of Record for the RMOw

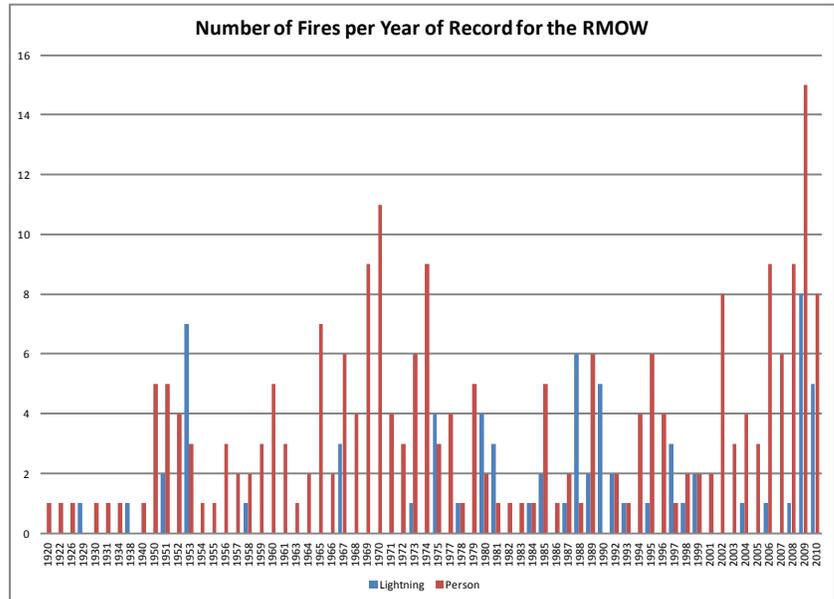


Figure 8. Number of fires per year between 1919 and 2010 within the RMOw.

Total Hectares Burned per Year with the RMOw

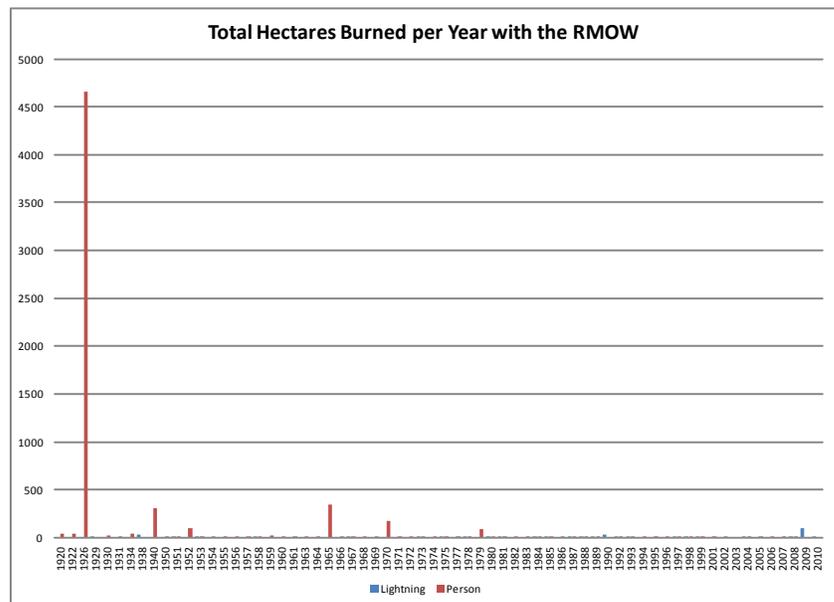
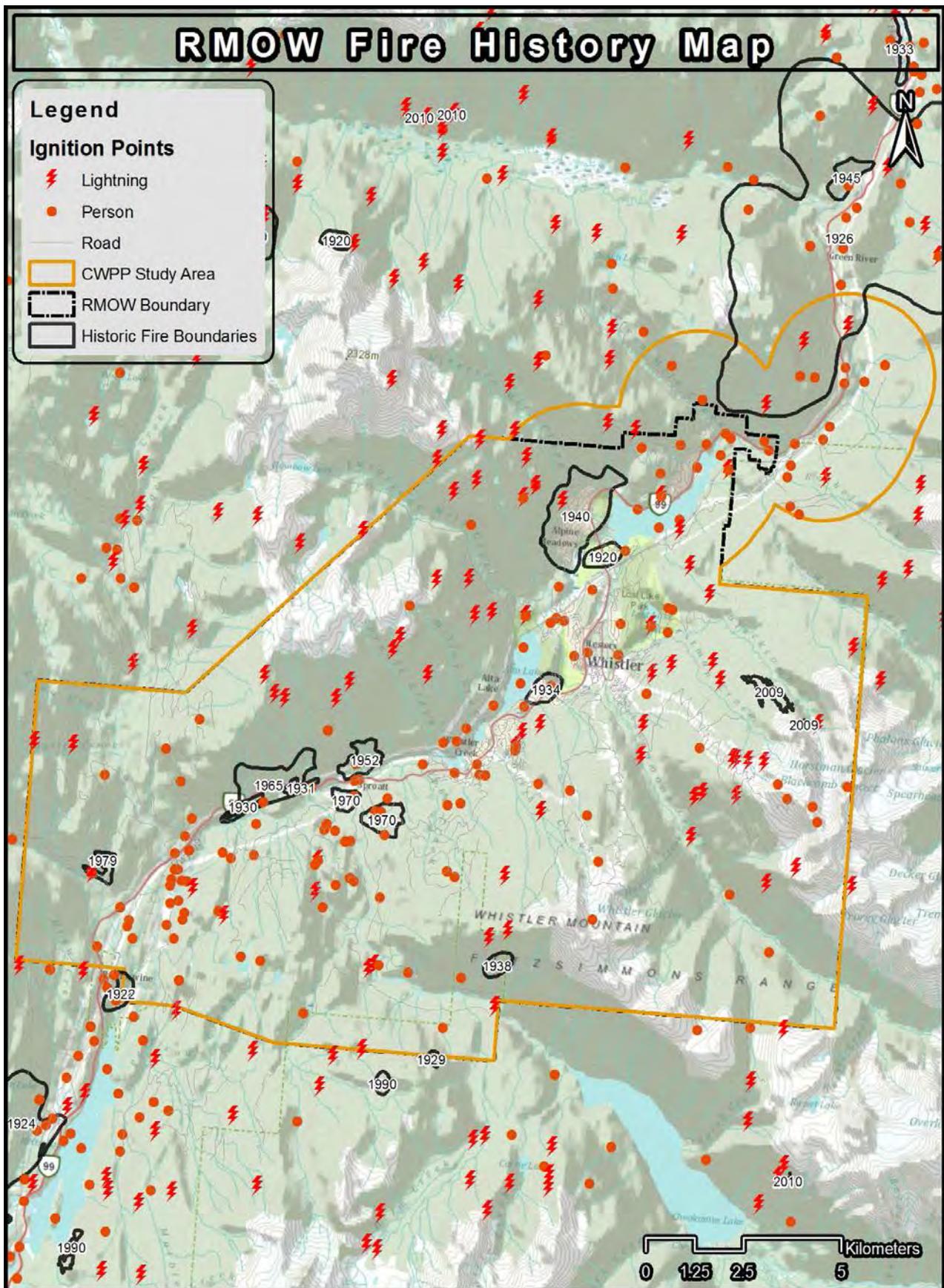


Figure 9. Number of hectares burned per year between 1919 and 2010 within the RMOw.

suggesting that winds from the southwest tend to drive the growth of wildfires up the valley.

The point ignition data shown in Map 7 represents ignitions located, as per MFLNRO methodology, on a grid rather than the exact ignition location; therefore, some points are located in water and multiple points are often located on top of one another.



Map 7. Historic ignitions and fire extents from 1919 to 2009.



6. Updated Community Risk Profile

6.1 Wildfire Risk Management System (WRMS)

The WRMS system is based upon a spatial model developed in a Geographic Information System (GIS) format. Individual polygons are weighted for each subcomponent (Figure 10). Using

the contribution of other subcomponents. Visual quality and recreation values are considered in designing and implementing fuel treatment activities but it was considered acceptable to remove them from the WRMS because we would not be developing recommendations to target the protection of these values from wildfire specifically. The Urban Interface subcomponent was expanded to include key infrastructure values that were previously non-existent or not available spatially.

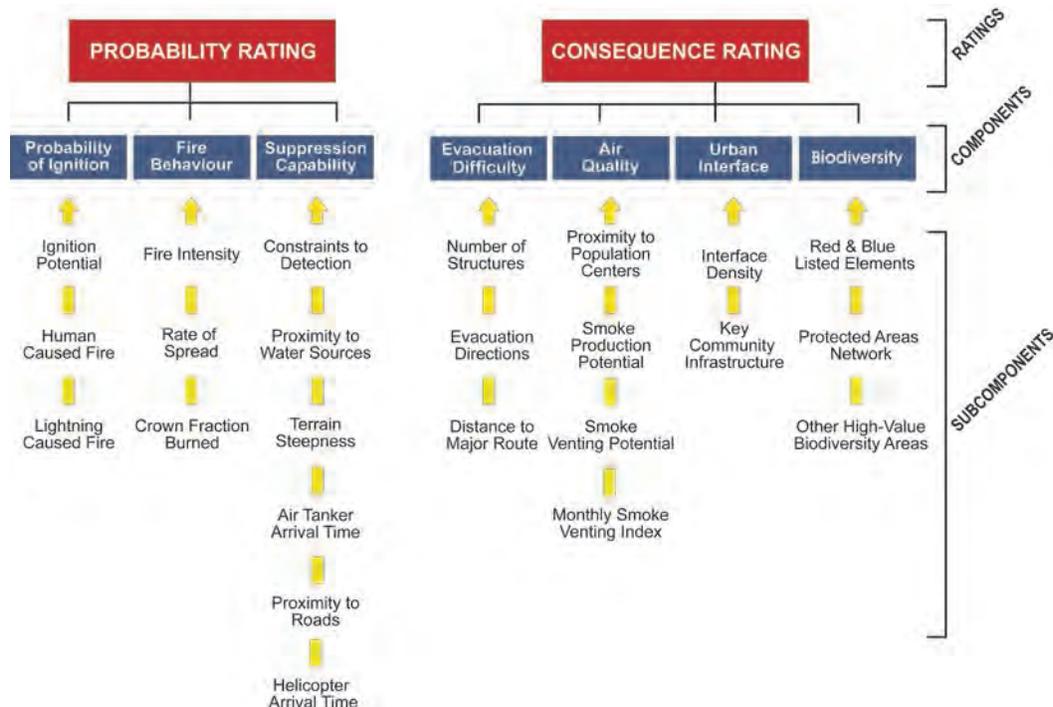


Figure 10. WRMS Structure used to calculate final probability and consequence ratings.

algorithms, the subcomponents are combined to produce component weightings which are then further processed to derive probability and consequence ratings. The WRMS component maps are presented in Appendix 2.

There are some differences in the model used to update fire risk and the 2005 WRMS and these are due to the evolution in our risk mapping approach that has occurred as we have completed more plans across the province. The probability components remain the same, as have the air quality and biodiversity subcomponents. However, the recreation and visual quality subcomponents have been removed because they are generally high across the majority of the study area and therefore add little definition to the model. This is undesirable because it dilutes

Overall fire risk is determined based on a combination of the probability and consequence as per the Fire Risk Matrix below (Figure 11). Similar to the Province's Wildland Urban Interface Wildfire Threat Worksheet method, fire risk determination based on the WRMS is more heavily influenced by the probability component than the consequence component.

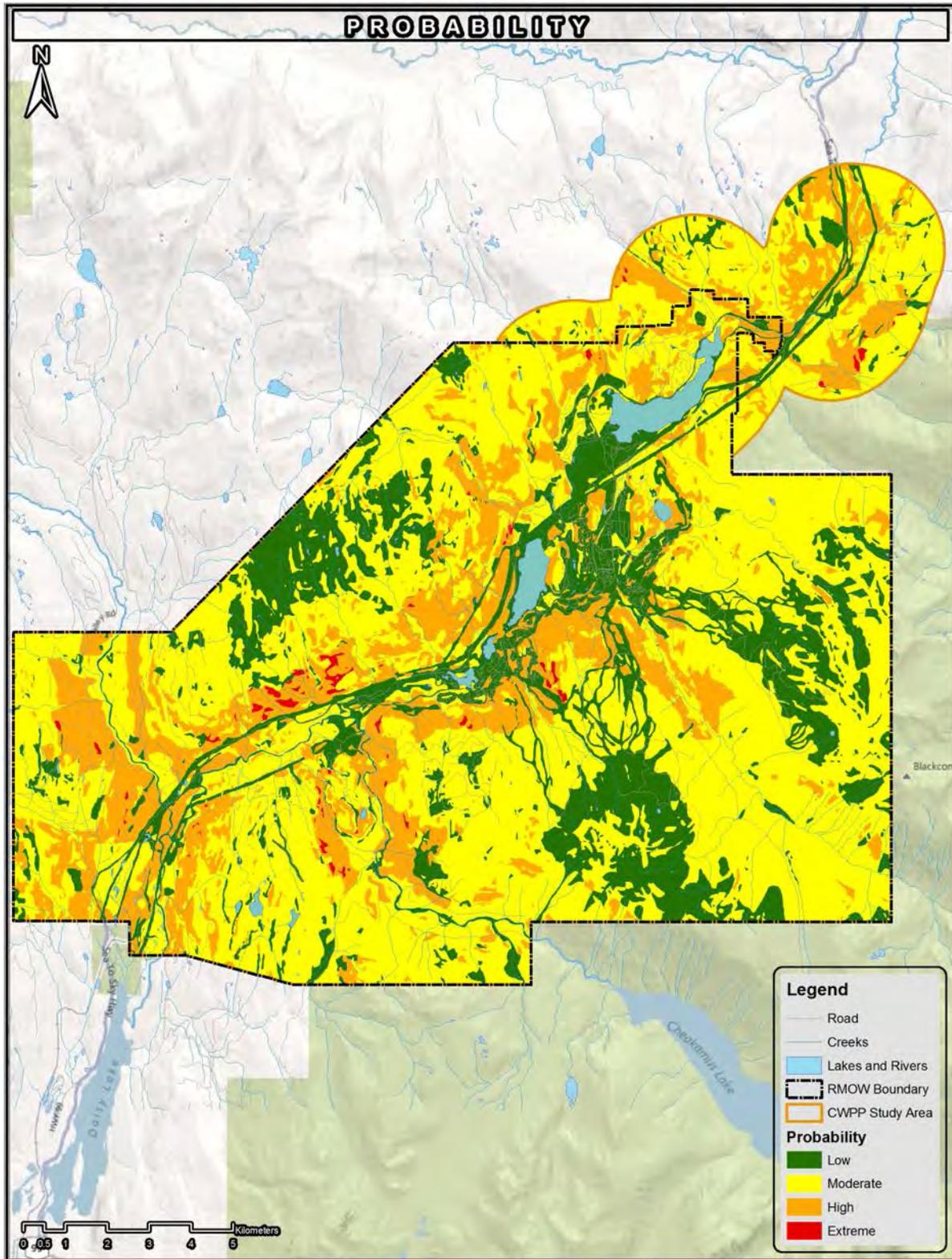
Figure 11. Fire risk matrix.

Fire Risk Matrix					
		PROBABILITY>>>>			
		Low	Moderate	High	Extreme
CONSEQUENCE	Low	Low	Moderate	High	High
	Moderate	Low	Moderate	High	High
	High	Moderate	High	High	Extreme
	Extreme	High	High	Extreme	Extreme

The Wildfire Risk Management System (WRMS) developed in support of this plan identified that the developed portions of the RMOW have a predominantly moderate and high wildfire risk (Map 10). No extreme risk is identified because extreme probability areas do not overlap with areas of high or extreme consequence. This is primarily driven by the values at risk in the valley bottom and the fuels that surround them. The probability of wildfire is greatest where the hazardous fuel types and higher ignition probabilities occur, both of which tend to be concentrated on the valley bottom and lower slopes (Map 8).

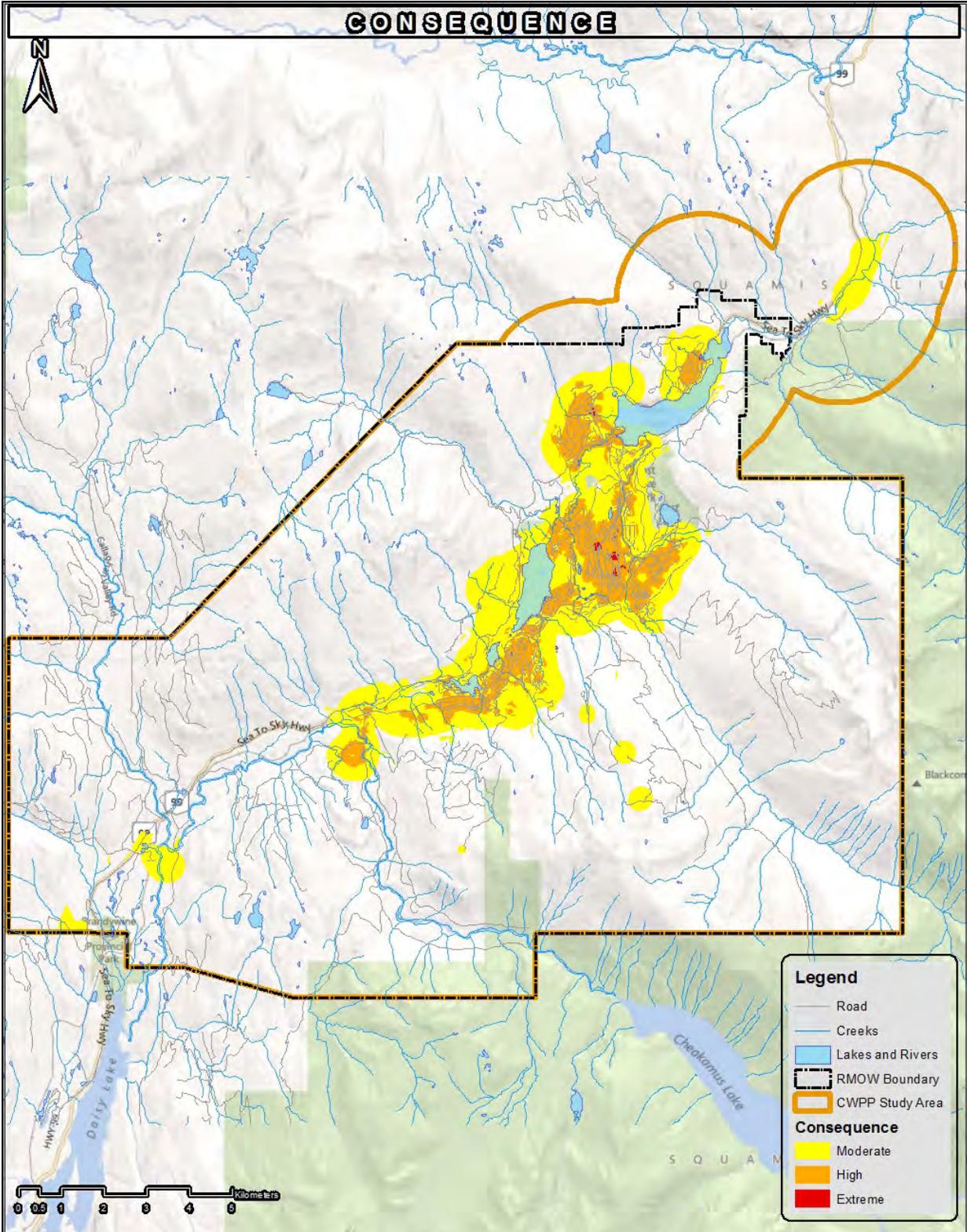
Consequence (Map 9) is primarily driven by urban interface; the subcomponents for biodiversity, air quality and evacuation difficulty only contribute noticeably to the definition of consequence when they overlap with urban interface values. This is both because of their weightings in the model and because, in most cases, the highest rated values for biodiversity, air quality and evacuation are located in the valley bottom and overlap with the interface. However, any one of these subcomponents occurring alone with no overlaps is not weighted high enough to increase consequence above

low. The assumption being that any one of these subcomponents occurring independently is not a significant driver of risk and does not warrant a risk response but where the subcomponents occur together or with urban interface they may warrant a risk response. See Appendix 2 for all WRMS map outputs.



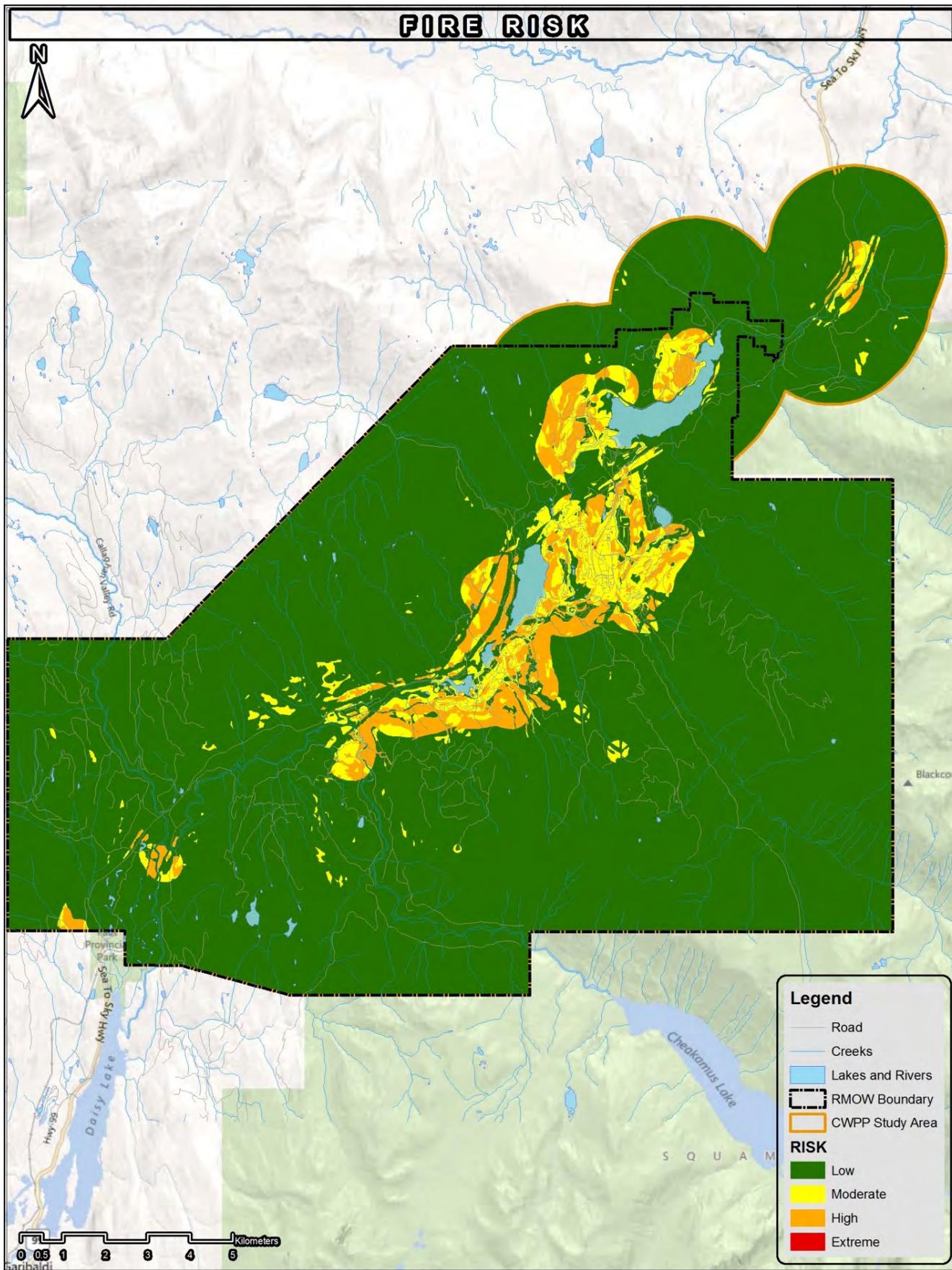
Map 8. Probability of wildfire from the WRMS.





Map 9. Consequence of wildfire from the WRMS.

FIRE RISK



Map 10. RMOW Fire Risk from the WRMS.

6.1.1 MODEL VALIDATION

The recent July, 2009 fire provides an opportunity for a limited validation of the WRMS. The modeled probability, fuel typing and fire behaviour were a relatively good fit for the actual fire boundary from the 2009 fire (Map 11). While the small size of the fire does not allow for a comprehensive validation of the model, it does provide some good information. As shown in Map 11, the fuel type mapping and probability is a relatively good fit for the fire boundary. Fuel typing boundaries are accurate at approximately 1:20,000, therefore it is not expected that edges of the fuel typing and fire boundary would match precisely. The rate of spread predicted and the rate of spread reported¹ were a good fit given that the fire behaviour is modeled under 90th percentile weather conditions. The fire was initially listed at Rank 4 (Rate of spread: 3.0 - 6.0 m/min) on July 30 and then downgraded to Rank 2 (less than 1.5 m/min) the following day. The Crown Fraction Burned predicted was also reasonable with the crown consumption evident on the orthophoto matching the model in two out of three areas. Fuel types are generalizations of forest inventory and associated forest fuels and cannot capture all of the variation in the polygon, therefore the model did an acceptable job of representing the crown fire behaviour for this fire.

The model did predict that rate of spread and crown consumption would be high in the C7 fuel polygon that extends beyond the fire boundary, which is a factor of the steep terrain and open forest (Map 11). Based on that, it could have been expected that the fire would have continued to grow and encompass the remainder of the C7 polygon. There could be several reasons why the fire stopped where it did rather than growing further into this polygon including: windspeed and direction driving fire shape, physical barriers (i.e., cliff features or bare rock), fire weather unfavourable to fire growth or discontinuity in surface fuels or other fuel attributes (e.g.,

¹ <http://www.straight.com/article-245031/wildfire-rages-blackcomb-mountain>

moisture) that prevented fire spread under the weather conditions at the time, and fire suppression efforts.

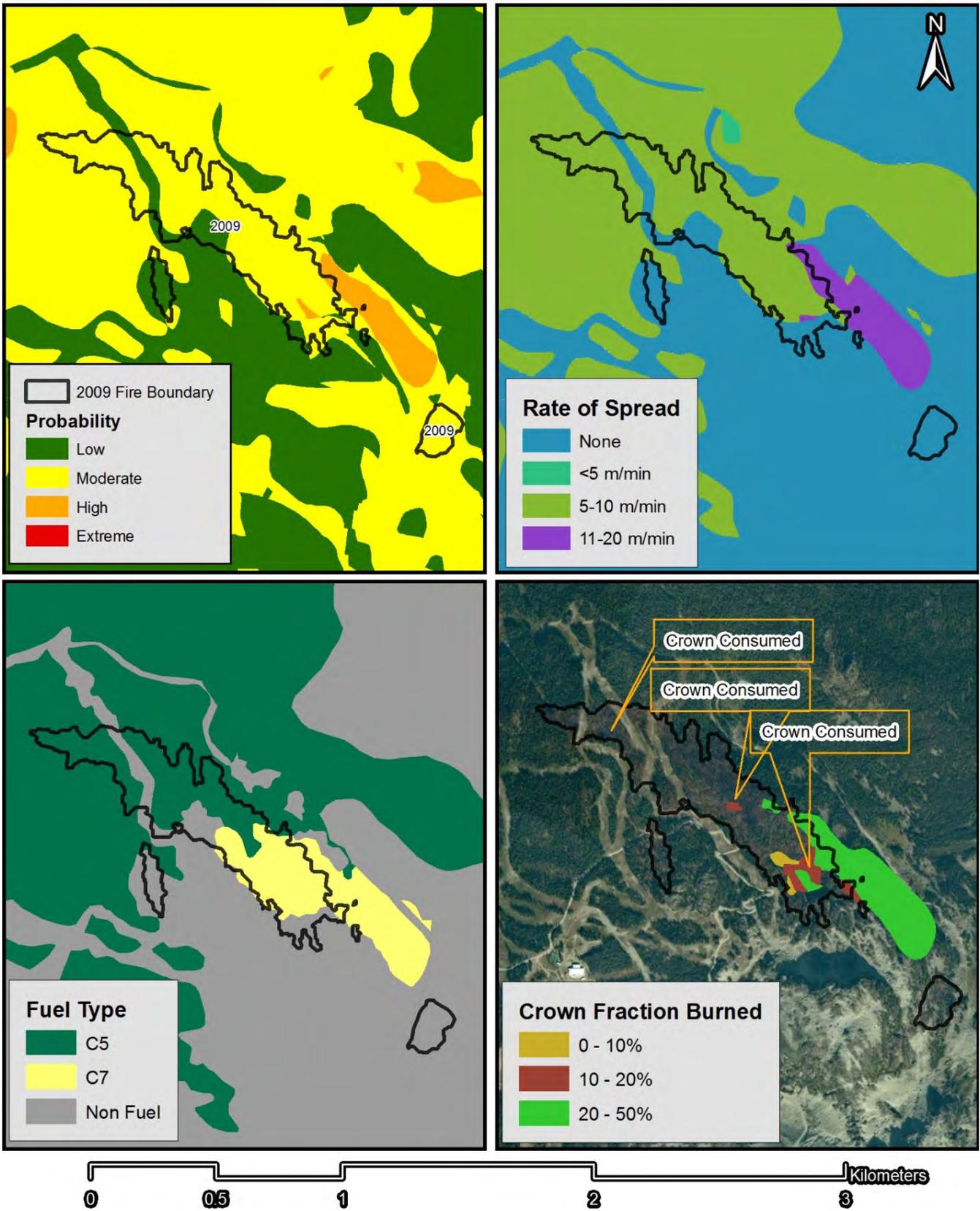
The area burned was modeled as low consequence, which is also consistent with the minimal impact this fire had on values at risk within the RMOW. However, were the fire to have impacted the Rendezvous Lodge, for example, the low density of structures in this area means that consequence values would still have been rated low overall due to the very low building density. It is a limitation of the model that building value is not reflected in the urban interface layer, particularly in the case of resort communities where high value structures are sometimes located in very isolated locations. However, given that these structures are at high elevation and well setback from forest fuels, there is a low probability that they would be physically damaged by wildfire. Additionally, on a relative scale it is considered appropriate that these structures are rated as lower consequence than the higher density areas in the valley bottom.

6.2 Wildland Urban Interface Threat Rating Worksheet

In 2010 the Wildfire Management Branch introduced a threat rating system for forested polygons in the interface. Details regarding how this worksheet was developed and is structured can be found in the 'Rating Interface Wildfire Threats in British Columbia' document at <https://ground.hpr.for.gov.bc.ca/files/Interfaceworksheetuserguide.pdf>.

The WUI Threat Rating Worksheet is used by UBCM and the BC Wildfire Management Branch when assessing funding eligibility for potential fuel treatment areas. In order to assess potential fuel treatment areas across the landscape, we have adapted this worksheet into a spatial format. Details of the methodology are provided in spatial methodology report submitted to the RMOW separately.

2009 Fire and WRMS Fire Behaviour Outputs



Map 11. A Comparison of modelled WRMS fire behaviour and outcomes of the 2009 wildfire.

Map 12 spatially represents areas rated from low to extreme threat within the RMOW. This worksheet represents forested polygons that are considered hazardous in terms of potential wildfire behaviour due to fuels, weather and topography, and their proximity to the interface. These results have been used to guide the selection of priority fuel treatment areas identified in Section 8.4.

7. Wildfire Prevention and Risk Reduction Initiatives Implemented since 2005

The CWPP and wildfire risk analysis undertaken in 2005 spatially identified wildfire risk and made recommendations for risk mitigation across several key areas including communication and education, structure protection, emergency response, training, fuel management and post-fire rehabilitation. The following section outlines the actions taken in response to those recommendations and the lessons learned in the last seven years.

7.1 Communication and Education

Recommendations for communication and education focused on educating residents, businesses and the local development community in how to apply FireSmart principles. The RMOW has made extensive efforts to educate residents, businesses and visitors on wildfire risk reduction and preparedness, and to communicate current information during the fire season.

The Whistler Fire Rescue Service (WFRS) partners with the community, local businesses and other government services to run programs intended to minimize risk to residents, visitors and businesses. Public education programs are run for children, adults and businesses and the website offers a phone number for booking public education events.

The RMOW website is structured with an alerts, news and calendar sidebar, as well as social media subscription options, to enable the delivery of real time information to people accessing the site. The sidebar is present on all pages so alerts are visible no matter which part of the site is visited.

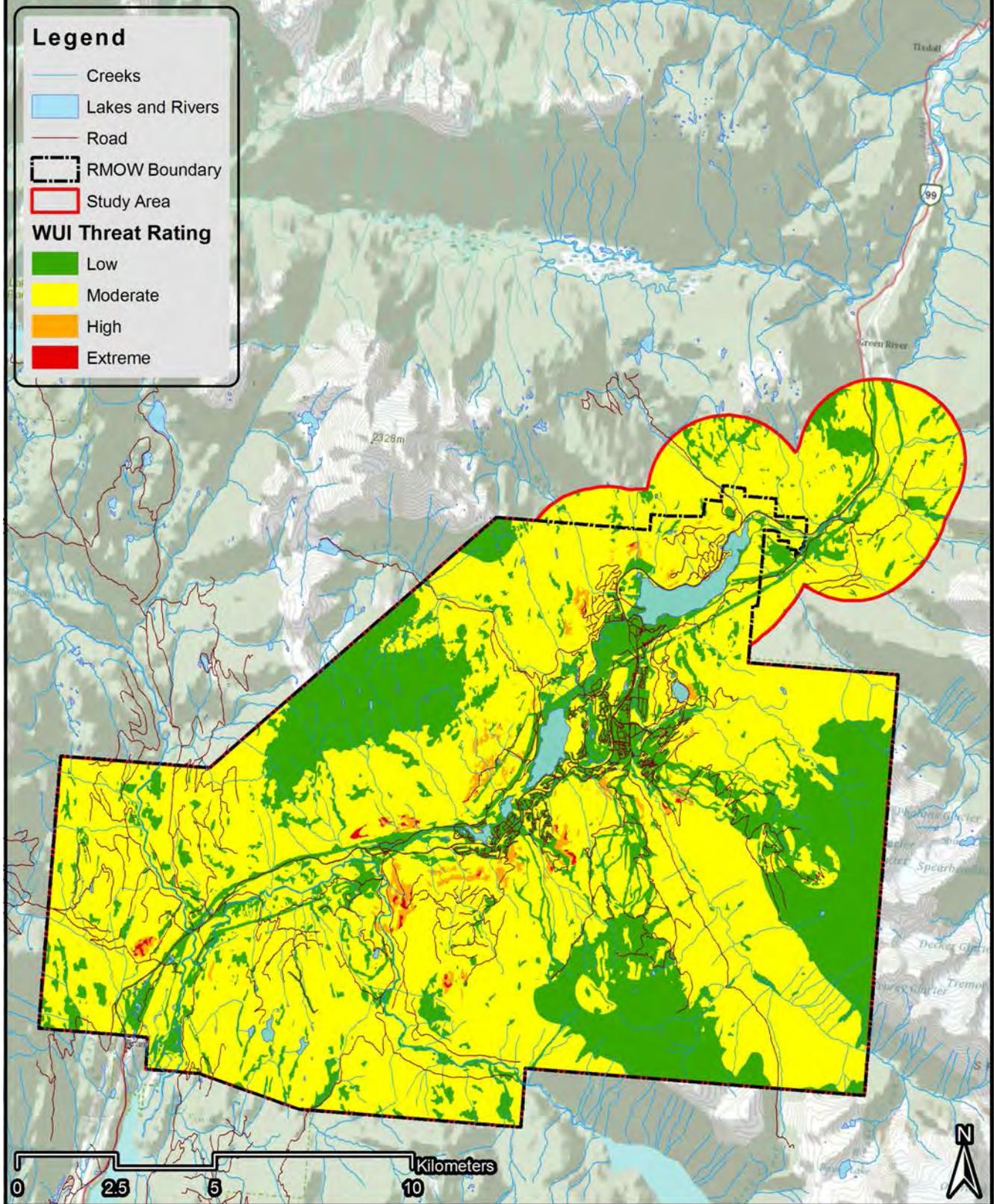
The Emergency & Protective Services page links to the WFRS and the Whistler Emergency Program. From these pages, visitors can download the Whistler Emergency Plan, burning/campfire/fireworks regulations and bylaws, and links to tools for fire prevention and emergency preparedness including FireSmart information.

The broader Emergency Preparedness Program is a multi-stakeholder program targeted at preparing the community for a range of potential hazards. Education initiatives run under the program include employee emergency preparedness training, self-help pamphlets for residents, training workshops, educational pamphlets and Emergency Preparedness Week, which is run annually.

7.2 Structure Protection

The 2005 plan identified that building code and RMOW bylaws had allowed for the development of a community dominated by businesses and residences that were vulnerable to a large interface fire event and that many structures were not FireSmart. This was identified as an issue to be addressed over the long-term due to the difficulty of modifying existing structures, the extensive cost associated with retrofitting, and the policy changes required. The recommendations in the CWPP addressed building setbacks from flammable vegetation, revisions to existing bylaws, the use of fire resistant roofing materials and sprinklers.

RMOW Wildland Urban Interface Threat Rating Worksheet Map



Map 12. Wildland Urban Interface Threat Rating Map.

Since 2005, substantial new development has occurred in the RMOW and a number of efforts have been made to apply FireSmart principles to development. Under the current Official Community Plan Bylaw 1021 (the OCP), the Municipality may regulate the siting of buildings and the placement of landscaping to alleviate wildfire hazards (Bylaw 1844).

Within the OCP, a number of subdivisions are designated as areas for the protection of development from hazardous conditions, including wildfire hazard. For these areas development permit guidelines state that the Municipality may require a detailed hazards assessment by a qualified professional prior to permitting, landscaping near buildings must be carefully designed to minimize fire fuels and exterior cladding and roof materials must be low- or non-combustible. The OCP and development permit guidelines are currently being reviewed and updated. Development permit guidelines are not legislated, but are usually followed. To date, some subdivisions have also had Section 219 Covenants placed on them to require sprinklers and other wildfire hazard reduction measures. The covenants are mandatory but are only as effective as their enforcement. Also in use is the Whistler Green checklist, which is voluntary but sets a community standard for healthy homes that use energy and resources efficiently. Fire resistant roofing and BC FireSmart rated cladding are each awarded one point in this checklist. New developments are generally more FireSmart than older subdivisions, most likely as a result of the RMOW's current policies and education initiatives.

7.3 Emergency Response and Training

The 2005 CWPP made recommendations relevant to access, evacuation, incident command, fuel storage, water supply, training and suppression resources.

Emergency and Evacuation Planning

Emergency management planning has been completed to a very high standard for the RMOW. The Whistler Emergency Plan is supported by several sub-plans including:

1. The Emergency Operations Centre (EOC) Plans for activating the EOC, along with response checklists of procedures for all EOC functions and roles, and supporting forms and documentation needed to operate the EOC;
2. Department Plans that maintain emergency protocols outlining their specialized procedures for responding to and recovering from emergencies;
3. Emergency Social Services (ESS) Plan activated when people have to be evacuated and provided with essential services such as shelter, food, clothing, family reunification, emotional support and other forms of care and comfort for the duration of an emergency; and
4. An Evacuation Plan addressing the planning, response and recovery activities involved in facilitating an evacuation of a wide-spread area of Whistler.

In addition to these plans, individual agencies have developed plans to support Whistler's response and recovery activities, including:

- RCMP;
- Whistler Health Care Centre;
- School District # 48;
- Whistler Blackcomb;
- Utilities (BC Hydro, Telus, Terasen Gas);
- Transportation Agencies (CN Rail); and
- Regional, Provincial and Federal Agencies.

The RMOW has a primary EOC located in the Public Safety Building on the second floor of the Fire Rescue Service (Map 1). A secondary EOC is located at the Public Works Yard (Map 1).

Fire Prevention

Since 2005, the Whistler Fire Rescue Service and the RMOW have enhanced efforts to prevent ignitions through their communication and education initiatives as well as through new regulations. The Fire Protection and Fireworks (Bylaw 1956, 2010) bylaw establishes regulations to prohibit open air burning and fireworks, restrict campfires, ban construction and authorize the Fire Chief to enforce total burn bans. This bylaw was guided by the Wildfire Regulations (B.C. Reg 38/2005) and classifies construction activity adjacent to interface and intermix areas as a “High Risk Activity” as per the Wildlife Regulations. Construction and maintenance activity in Whistler must adhere to the operational requirements defined in Schedule A of Bylaw 1956, 2010. These regulations work directly to reduce potential wildfire ignitions from open flames, fireworks and high risk activities. The ignition data presented in Figure 9 shows that the number of human caused fires per year in the last decade has been higher than the historic average. Many more people reside in the Whistler corridor today than historically and the increase in both population and access to the backcountry may explain why ignitions are higher than in the past. The number of brush/grass/tree fires responded by the WFRS in 2011 was 6, which is still higher than the historic average. However, since the bylaw changes have taken effect the number of nuisance calls responded to has decreased substantially. It remains to be seen what impact these bylaws will have on human ignition numbers (i.e., whether they will stabilize, decrease or continue to increase) but the decline in nuisance calls is positive given that it suggests fewer people are engaging in the high risk activities often associated with ignitions.

Access

Some existing subdivisions, such as Kadenwood, were identified as having one-way in and out access in the 2005 plan. Given the costs associated with new access, it is challenging to improve one-way in and out unless adjacent development occurs. Several subdivisions including Kadenwood, Taluswood and Green River Estates are current examples of subdivisions with limited access. There are foot trails around Kadenwood that could be used for secondary emergency access with smaller vehicles such as pickup trucks.

The logging road from Cheakamus Crossing to the Cal Cheak has potential as a secondary access for the subdivision or as emergency access for firefighting in the wildland; however, there is a bridge on the route that is pedestrian traffic only and would require upgrading for vehicle use.

Water

The 2005 plan identified a potential power failure as putting Whistler’s water system at risk. Portable generators are now available and can be connected at strategic locations to maintain the water system should a major power failure occur. The water system is capable of moving water from one sector to another through the use of pumps and automated valves. Additionally, each area serviced by the water system has an alarm attached to it to notify the water works division when water levels are nearing minimum firefighting requirements.

The municipality is well serviced through its existing reservoir and hydrant system; however the Waste Transfer Station and Edgewater Lodge are not connected to municipal water. The Waste Transfer Station has an on-site underground reservoir the Edgewater Lodge has a dry hydrant that draws from Green Lake. The WFRS has access to all private water systems in the RMOW.

Training, Equipment and Incident Command

Training was considered adequate in the 2005 CWPP. The WFRS have continued to maintain training standards and interface equipment. In addition, the WFRS undertake joint training exercises with the MFL Wildfire Management Branch (WMB). The incident command structure and the availability of WMB suppression resources have been effective during past wildfire incidents.

7.4 Fuel Management

The 2005 WRMS identified several areas of high hazard fuels associated with values at risk within the RMOW. The size and scale of these areas was considered a significant management challenge. Recommendations were made to address hazardous fuels in and adjacent to the community, work with BC Hydro to maintain transmission infrastructure and low surface fuel hazards in their rights-of-way, develop fuel breaks along existing breaks and to utilize a qualified professional to develop fuel break prescriptions.

The RMOW initiated a fuel management program in 2004 and worked extensively with residents to build community support for fuel treatments. Early treatments involved thinning adjacent to trails using hand crews. Chipping and yarding options included horses and ATVs. Once treatments moved to larger sites with larger distances from roadside ground-based (e.g., excavator) harvesting was used on flatter sites and cable yarding systems were used on steeper sites. In total, 27.4 ha have been treated under this program.

Challenges to the program to date have been treatment cost and capacity limitations. It is difficult to find contractors who: (a) can operate on steep slopes; (b) have small-scale equipment that can leave the target stand densities; and (c) are willing to purchase or rent specialized equipment when the existing funding cycle is short and unpredictable. Treatment costs are high due to the nature of the treatments (i.e.,

slope constraints and high visual standards) and debris hauling costs. Chipping or burning debris for on-site disposal is not acceptable within the RMOW so all debris is hauled to the RMOW Composting Facility. Hauling costs are high because of limited trucking capacity in the area to haul debris from steep sites. These factors have resulted in the average cost of the treatments exceeding the average per hectare costs for coastal communities. The RMOW has suggested to UBCM that the return to a 3-year or even 5-year funding cycle for UBCM grants would encourage contractors to buy or lease the equipment necessary to reduce costs.

The Whistler fuel management program has received significant support in the community. Public consultation and education efforts, and the careful design and implementation of fuel treatments at the interface enabled the treatments to transition from a basic hand-tool operation to the use of heavy machinery for larger scale treatments with public support. The public trust earned through implementation of the fuel management program to date is considered a significant achievement and is fundamental to continuing and expanding fuel management activities in the RMOW. However, Whistler's fuel treatment program is facing substantial challenges due to the high costs associated with operating in an area with significant operational constraints and high values at risk. UBCM, as of 2011/12, is unwilling to provide the total grant amount applied for under the funding formula due to the high cost of treatments, which are perceived to make Whistler's program unsustainable.

The Cheakamus Community Forest (CCF), with a planned annual harvest of 40 ha/year, may provide opportunities to complete fuel management more cost effectively because of the utilization of merchantable timber. However, these sites tend to have a relatively low component of merchantable wood removed. The CCF Forest Stewardship Plan incorporates fuel modification areas and states intent to identify and operate in areas to create a defensible Community Fuel Break (Cole 2010). A forested landscape fuel break will be planned in conjunction with the use of existing physical features (roads, power lines, non-forested, deciduous forest types). Additionally, coordination with WFRS and RMOW to implement treatments under the Community Wildfire Protection Plan is stated as a priority and selection of treatment areas will be done solely through the Fire Chief.

BC Hydro has implemented vegetation management standards to minimize the fuel hazard associated with vegetation management.

7.5 Overall Risk Profile

In 2005, the fire risk analysis of probability and consequence indicated that, under high to extreme fire weather conditions, the majority of the RMOW community would be vulnerable to wildfire.

While much of the study area has a low to moderate fire probability, the consequence of fire defined by the values at risk is considered high in the developed portions of the community. The highest probability fire scenario is a fire started from human ignition within the community that spreads out into the surrounding forest.

Since 2005, the risk profile of the community has changed somewhat due to new development and fuel treatment work that has been undertaken. Probability has lowered where fuel treatments have occurred and consequence has increased where new development exists.

8. 2011 Action Plan

Identifying actions to implement in a community is dependent on its unique risk profile. The Action Plan makes recommendations to improve the key elements of Communication and Education, Emergency Response, Structure Protection and Vegetation Management so that overall wildfire risk will be reduced.

Given the capacity and risk profile of the RMOW, all WUI continuum elements are considered equally important. However, the RMOW has already implemented a CWPP and made efforts to reduce risk in all areas therefore this section focuses on outlining recommendations that will fill gaps or enhance existing initiatives. An implementation section is also included.

8.1 Communication and Education

8.1.1 OBJECTIVES

The communication and education objectives are:

- To continue to improve public understanding of fire risk and personal responsibility by making residents aware that their communities are interface communities and by educating them on actions they can take to reduce fire risk on private property.
- To establish a sense of homeowner responsibility for reducing fire hazards.
- To continue to raise the awareness of elected officials to the resources required and the risk that wildfires pose to the community.
- To continue to work diligently to prevent ignitions during periods of high fire danger.

8.1.2 CURRENT STATUS

As outlined in Section 7, the RMOW has a comprehensive communication and education program in place.

Number	Recommendation
Rec #1	The RMOW has a comprehensive communication and education program in place for wildfire and other emergencies. To further enhance this program, the RMOW could consider: 1) Providing FireSmart information to individuals with their development permit application papers; 2) Using fridge magnets with lists to communicate evacuation tips and the essentials needed to residents and businesses.

8.2 Structure Protection

8.2.1 OBJECTIVES

The objectives for structure protection are:

- To continue to improve public understanding of fire risk and personal responsibility.
- To better protect homes/structures and critical infrastructure.
- To improve evacuation ease and suppression response.
- To implement policy tools to achieve FireSmart standards and to encourage private homeowners to voluntarily adopt FireSmart on their properties.

8.2.2 CURRENT STATUS

Section 7 outlines efforts the RMOW has made to bring FireSmart into development practices. The OCP and Development Permit Guidelines are currently under review so there is an opportunity to improve current practices.

Number	Recommendation
Rec #2	The RMOW, as part of its current update to the OCP and Development Permit Guidelines should consider developing Wildfire Hazard Development Permit Area Guidelines for new subdivisions that require a report by a qualified professional to assess wildfire hazard and, if needed to mitigate hazard, makes recommendations to: 1) FireSmart the forest vegetation surrounding the subdivision; 2) plant FireSmart landscaping; and 3) adjust building setbacks from the wildland. Reports should adhere to a consistent standard defined by the RMOW.
Rec #3	The RMOW should consider developing a landscaping standard for FireSmart vegetation within Wildfire Hazard Development Permit Areas.
Rec #4	The RMOW, as part of its current update to the OCP and Development Permit Guidelines should consider developing Wildfire Hazard Development Permit Area Guidelines that require FireSmart principles to be applied to development including the consideration of a target FireSmart checklist score, low- or non-combustible exterior cladding and roof materials, sprinklers, set-backs and access (i.e., multiple access points, exterior ring roads and/or secondary emergency access).

Number	Recommendation
Rec #5	The RMOW, as part of its current update to the OCP and Development Permit Guidelines should consider requiring homes that are undergoing a significant retrofit or re-roofing to trigger the development permit process so that FireSmart building principles are applied.
Rec #6	The RMOW should consider having subdivision plans and hazard assessments within the Wildfire Hazard Development Permit area reviewed by the Fire Chief, or their designate, to ensure that any WFRS concerns are identified prior to permit approval.

8.3 Emergency Response

8.3.1 OBJECTIVES

The objectives for emergency response are:

- To work toward improving emergency access and evacuation ease throughout the RMOW.
- To maintain high standards of emergency response in the RMOW.

8.3.2 CURRENT STATUS

Whistler Fire Rescue Service is currently staffed by one fire chief, two assistant chiefs, 21 fulltime firefighters/inspectors and up to 60 paid on call firefighters. Mutual Aid Agreements are in place with Squamish, Garibaldi and Pemberton. The WFRS has three halls and is equipped with vehicles, tools and protective equipment for initial attack of interface fires. As discussed in Section 7, the RMOW has a comprehensive emergency plan and procedures, and has both training and experience in incident command with WMB. Water supplies across the municipality are considered adequate for emergency response. Bylaws have been enacted to minimize the potential for human ignitions associated with campfires, fireworks and high risk activities during periods of high to extreme fire danger. Access for both evacuation and emergency response is still limited in some areas.

Number	Recommendation
Rec #7	In those areas developed without 2-way access, the RMOW should consider opportunities for improving emergency-only access using existing trail networks and logging roads in areas such as Kadenwood and Cheakamus Crossing. This may require the installation of removable access control, removal of natural barriers or upgrades to bridges or pedestrian only sections.
Rec #8	In those areas developed without 2-way access, the RMOW should consider working with developers to improve emergency access and evacuation routes as growth continues. Providing a secondary, emergency-only access trail or road that is gated could be an alternative to developing a secondary public access route in smaller or constrained subdivisions.

8.4 Vegetation (Fuel) Management and Operational Plan

8.4.1 OBJECTIVES

The vegetation management objectives are:

- To proactively reduce potential fire behaviour thereby minimizing adverse impacts on structures.
- To protect homes and critical infrastructure.
- To work with the Cheakamus Community Forest and UBCM to expand the fuel management program.

8.4.2 CURRENT STATUS

As outlined in Section 7, Whistler has initiated a successful fuel management program on Crown and municipal lands and the interface. However, there are still substantial areas of hazardous fuel surrounding the interface (Map 6). The fuel management program is currently facing funding challenges.

8.4.3 RECOMMENDATIONS

Based on the WUI Threat Rating map generated in GIS, several publicly owned polygons containing portions of high and extreme threat were ground truthed as potential treatment areas. Polygons that overlapped with cultural places identified in the Sea to Sky LRMP were excluded given that disturbance in these areas would not be desirable.

WUI threat worksheets were completed in the field in each potential treatment

polygon. The results shown in Table 2 identify those polygons that are considered feasible candidates for treatment. All polygons rated as moderate, which largely reflects the way in which the weather component is scored in the Coastal Western Hemlock Zone (2 out of a possible 40 points). Some portions of these polygons would be expected to score high due to variation in topography and fuel loads. The ground truthed results were generally consistent with modelled results presented in Map 12.

Table 2. Potential treatment areas with WUI Threat Worksheet Ratings

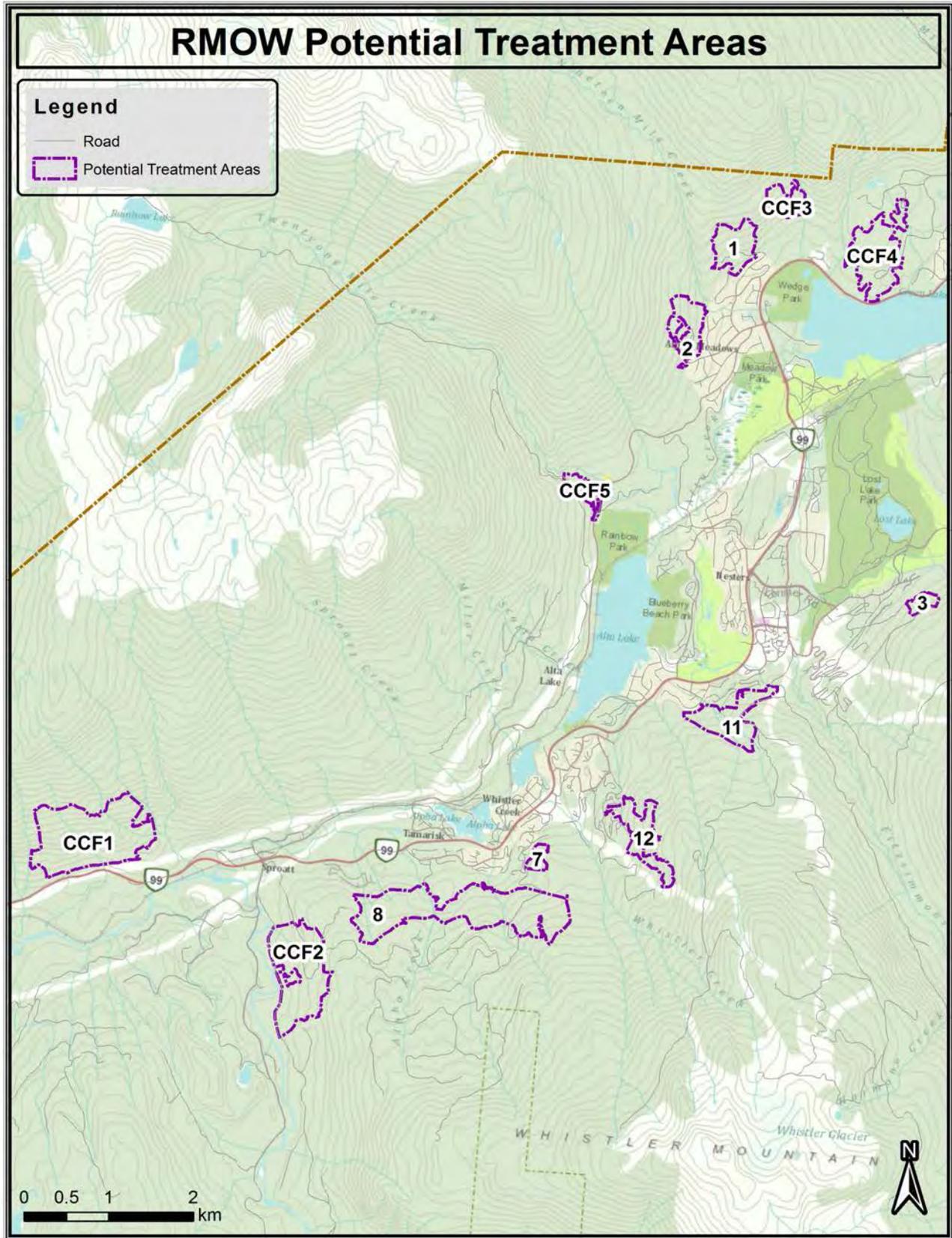
Polygon ID	WUI THREAT WORKSHEET SCORES				Rating
	Fuel	Weather	Topography	Structural	
1	46	2	32	20	100 = Moderate
2	48	2	27	17	94 = Moderate
3	42	2	34	13*	101 = Moderate
7	36	2	34	27	99 = Moderate
8	52	2	25	23	102 = Moderate
11	53	2	37	20	113 = Moderate
12	56	2	31	13	102 = Moderate
CCF1					Could not access
CCF2	47	2	23	10	82 = Moderate
CCF3	52	2	35	10	99 = Moderate
CCF4	50	2	18	20	90 = Moderate
CCF5	61	2	29	20*	112 = Moderate
	Out of 100	Out of 40	Out of 40	Out of 30	

* Structural immediately adjacent is water infrastructure, not homes.

Table 3. Potential treatment areas and recommended treatment type

Polygon ID	Area (Ha)	Fuel Types	Recommended Treatment Type	Comments
1	23.8	C3	Thin from below, prune and surface fuel removal	Located above Valley Drive.
2	21.8	C4	Thin, prune and surface fuel removal	Located above Alpine Way. Access is good, high use trails throughout unit.
3	5.9	C3	Thin from below, prune and surface fuel removal	Located South of Horstman Lane adjacent to water infrastructure. Access is difficult.
7	5.1	C4	Thin, prune and surface fuel removal	Located east of Gondola Way. Trail access but no machine access. Treat by hand.
8	105.3	C4	Thin, prune and surface fuel removal	Located south of Tynebridge Lane and north and south of Kadenwood Drive.
11	32.0	C4	Thin, prune and surface fuel removal	Located south of Panorama Ridge and Tantalus Drive. Creek ravine within unit.
12	26.6	C4	Thin, prune and surface fuel removal	Located east of Nordic Drive.
CCF1	93.2	C4	Thin, prune and surface fuel removal	Located north of Hwy 99 and olympic village. Potential unit for Cheakamus Community Forest
CCF2	64.4	C4	Thin, prune and surface fuel removal	Located east of Cheakamus FSR and olympic village. Potential unit for Cheakamus Community Forest
CCF3	13.1	C4	Thin, prune and surface fuel removal	Located north of Hwy 99 and Wedge Park. Not adjacent to interface. Potential unit for Cheakamus Community Forest.
CCF4	45.2	C3	Thin from below, prune and surface fuel removal	Located north of Hwy 99 and east of Rainbow neighbourhood. Potential unit for Cheakamus Community Forest.
CCF5	9.1	C3	Thin from below, prune and surface fuel removal	Located west of Alta Lake Road near Rainbow Park. Potential unit for Cheakamus Community Forest
Total	445.3			

Table 3 describes each potential treatment area identified. All units denoted by CCF are in the community forest. The location of each of these units is shown in Map 13.



Map 13. Potential treatment areas within the RMOW.

Number	Recommendation
Rec #9	The RMOW should consider working with UBCM to identify opportunities to continue the fuel management program given the high cost of treatment in the municipality.
Rec #10	The RMOW and the WFRS should consider developing a Memorandum of Understanding (MOU) with the Cheakamus Community Forest to facilitate the continuation and expansion of the fuel management program within the confines of the current UBCM funding structure. If working together to complete fuel treatments in the urban interface, fuel treatment objectives rather than merchantable harvesting must drive the selection, design and implementation of treatments areas. Five potential treatment units have been identified in the community forest tenure.
Rec #11	The RMOW should consider working with UBCM to secure funding for prescription development and then treatment in polygons 1, 2, 3, 7, 8, 11 and 12. While these polygons were rated as moderate on the WUI threat worksheet, they range to high threat in portions of the polygons and are considered a fuel hazard that should be addressed through fuel treatments. Currently, UBCM and the Wildfire Management Branch will only approve treatments rated as high or extreme on the WUI Threat Rating Worksheet; however the division between moderate and high is not supported by a rationale and it is therefore unknown whether the classification is meaningful. It is our professional judgement that these units represent a fuel hazard that should be addressed by fuel treatments.
Rec #12	The RMOW should consider funding and implementing a monitoring and maintenance schedule for fuel treatments completed to date. Each site should be visited every three years and assessed for fuel hazard. Permanent photo plots have been established for visual assessment of change in vegetation over time.

8.5 Implementation

The RMOW, having already implemented a CWPP in 2005 has the internal and contractor capacity to move forward on the recommendations included in this plan. The RMOW should consider forming a 'CWPP Implementation Team' composed of municipal staff from relevant departments to coordinate the implementation of recommendations contained in this report. The opportunities to update the OCP and Wildfire Hazard Development Permit Area (DPA) guidelines and the continuation of the fuel management program are considered high short-term priorities for implementation.

The RMOW has already initiated a process to review and update the OCP and Wildfire Hazard DPA guidelines, therefore the only implementation step suggested here is that the CWPP recommendations be considered in the current review process. The District of North Vancouver and the District of Maple Ridge have recently drafted Wildfire DPA guidelines and could potentially be contacted to provide examples if needed.

The continuation of the fuel management program is a key outcome of the CWPP. A fuel treatment program involves the selection of sites for treatment, the development of fuel

management prescriptions, the implementation of the operational fuel treatments and then, in most cases, periodic fuel break maintenance. Funding sources available for this work may change over time but the current funding source for treatments on Crown and municipal land is administered by the Union of BC Municipalities (technical assessment of project merit is made by Wildfire Management Branch). Whistler is also in a position to work with the Cheakamus Community Forest (CCF) to further fuel management goals. Therefore the implementation of this plan is targeted at the UBCM funding source but with the intent that some costs could potentially be offset or shared through partnership with the CCF. Based on Whistler's recent experience, neither UBCM funding or the CCF operating independently can adequately meet the objectives of the fuel management program due to cost constraints.

There are several steps in funding available from UBCM. The first step is gaining funding for CWPPs, which identify potential treatment or demonstration project areas. An approved CWPP is then needed to apply for prescription funding for identified priority treatment areas. An approved prescription is needed to apply for demonstration projects or operational fuel



treatments. The remainder of this plan addresses the implementation of the fuel management program under the current UBCM administered funding structure.

Funding applications are relatively straight forward and do not have a substantial cost associated with preparation, though the cost of application preparation is not covered by UBCM. In our experience, the cost of a fuel treatment prescription ranges from \$10,000 to \$17,500 depending on the complexity of the site and, to some extent, the size. Completing prescriptions for multiple areas at one time can result in considerable cost savings due to economies of scale realised during consultation, information sharing and field work. Operational fuel treatment costs have been high in Whistler, ranging from \$20,000 to \$40,000 per hectare due to operational and debris disposal constraints. It is anticipated that completing treatments in partnership with the CCF may facilitate a reduction in costs; however, the treatments must prioritize fuel treatment rather than merchantable timber removal. The following steps are suggested for implementation of the fuel management program:

1. The CWPP Implementation Team, or their designate, should:
 - o Determine the annual number of fuel treatment prescriptions targeted for completion. Fuel treatment prescriptions are funded at 75%; the RMOW contribution for these would be expected to range from \$2,500 to \$4,375 per prescription based on the cost range estimated above.
 - o Determine the target number of treatment areas or total hectares to be treated annually based on available budgets or in-kind contribution funding sources.
 - o For operational fuel treatments, UBCM funding will contribute 90% up to \$100,000 and 75% of \$101,000 - \$400,000 in funding per year. For example:

- If the total treatment cost is estimated to be \$111,111.11, then UBCM will pay \$100,000 and the RMOW must pay \$11,111.11 either in cash or in-kind contributions.
 - If the total treatment cost is estimated to be \$250,000.00, then the funding would calculate out as follows: 90% of eligible costs for up to \$100,000 calculated as $\$100,000/0.9 = \$111,111.11$
 - i. Remainder is $\$250,000.00 - \$111,111.11 = 138,888.89$
 - ii. 75% of eligible costs of the remaining amount calculated as $\$138,888.89 * 0.75 = \$104,166.67$
 - iii. Therefore, UBCM ($\$204,166.67$) + RMOW ($\$45,833.33$) = \$250,000
 - o The RMOW contributions may include in-kind costs, cash or a combination of both. Eligible in-kind contributions can include monetized values for staff time, meeting spaces or other resources and administration costs. Funding from other grant programs can also be used as in-kind unless they are from the Forest Investment Account (MFL). Revenue generated from merchantable timber removed incidentally during treatment can also form part or all of the in-kind contribution (revenue in excess of the community in-kind contribution is deducted from the net project cost and reduces the UBCM grant amount).
2. The Implementation Team should share the priority treatment area GIS data with the CCF to identify polygons that may be treated under or in partnership with their harvesting plans.
 3. The Implementation Team should contact the Wildfire Management Branch at the beginning of each year to determine whether there are any polygons on Crown land that their crews could treat or maintain if they are avail-

- able. Given that availability of the crews is uncertain during the fire season, the polygons assigned to them for treatment should ideally be areas that are expanding on or maintaining completed treatment areas (i.e., so that priority treatment areas are not left partially treated).
4. Once the Implementation Team has determined the number of fuel treatment prescriptions to be prepared for the current year, responsibility for preparing the UBCM funding applications for specific priority treatment areas should be assigned. Intake dates for funding submissions, guidelines and application forms are posted on <http://www.ubcm.ca/EN/main/funding/community-safety/strategic-wildfire-prevention.html>. Descriptions and maps of potential treatment areas can be sourced from the CWPPs but exact boundaries are likely to change subject to consultation with the CCF, field review and prescription development.
 5. Once prescription funding is secured, a qualified professional forester (RPF) with a sound understanding of fire behaviour and fire suppression should develop the treatment prescription. This individual will likely be a hired consultant unless the RMOW has such a resource available on staff. As part of the prescription development process:
 - a. If working in partnership with the CCF, the RPF should work with their representative to develop the harvesting portion of the prescription. The prescription must be driven by fuel treatment objectives rather than merchantable harvest, and must meet the high standards established from past treatments and expected by the community.
 - b. All resource values should be considered during prescription development and other qualified professionals (e.g., Professional Geoscientist [P.Geo], Registered Professional Biologist [RPBio]) should be consulted as required.
 - c. Information sharing should be initiated with First Nations and relevant government agencies.
 - d. Local stakeholder groups should be consulted during fuel management prescription planning.
 - e. Any treatment areas or portions thereof that are likely to be developed, treated for ecosystem restoration or commercially harvested in the near term should be excluded from treatment.
 - f. Field work for prescriptions should ideally be undertaken during the snow free period so that surface fuel conditions can be adequately assessed and ecological, riparian, hydrological, terrain or other considerations can be properly determined.
 - g. Estimates should be made of the volume, species and potential revenue from any merchantable timber that will be removed to meet fuel treatment objectives.
 - h. The proposed cost of fuel treatment activities should be estimated to aid in the preparation of the Operational Fuel Treatment funding application.
 - i. The treatment area should have layout and traversing completed.
 - j. The expected schedule for fuel treatment maintenance should be specified (i.e., 5 years, 10 years etc.).
 6. When the prescription is completed, the RMOW must submit it and a final report form within 30 days of project completion as outlined in the project approval letter.
 7. Once the prescription is approved, the Implementation Team should assign responsibility to prepare the UBCM funding applications for the operational treatment phase. Intake dates for funding submissions, guidelines and application forms are posted on <http://www.ubcm.ca/EN/main/funding/community-safety/strategic-wildfire-prevention.html>. Treatment costs should be estimated during the prescription phase and these costs should be used in the application. Some cost estimates



should also be included to enable the prescribing forester, or another suitably qualified RPF, to participate in any further public consultation and periodically check the fuel treatment work and communicate with the fuel treatment contractor to ensure that the outcomes meet the intent of the prescription.

8. When implementation funding has been secured, the RMOW should either tender the treatment work if operating alone, or work with the CCF to complete the treatment. Preferably, operations should occur in the period from snowmelt up until snowfall but timing may be subject to site-specific conditions. If tendering, past experience in fuel treatment work should be scored highly in the selection criteria because the outcomes expected from a fuel treatment prescription and the public profile of the treatment vary from a typical timber harvest scenario. Public information signage should be posted and notifications should be delivered to local residences adjacent to treatment areas.
9. When the operational fuel treatment is completed, the RMOW must submit a final report form and supporting information within 30 days of project completion as outlined in the project approval letter.
10. This process should continue annually to address priority treatment areas identified in current CWPP, or that are prioritized in the future. Maintenance of completed treatments should also be built in to the long-term schedule. Opportunities to reduce the financial burden of this work should be reassessed annually to take advantage of new funding schemes, bioenergy markets or other options as they become available. The priority fuel treatment areas should be reviewed periodically (5 – 10 years) as CWPPs are updated because values at risk, hazardous fuels, funding structures and tenures will change over time and priorities will shift.

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10. Appendix 1 – Fuel Type Descriptions

Fuel Type Descriptions

The following is a general description of the dominant fuel types within the study area.

C2 fuel type

Structure Classification	Pole sapling
Dominant Tree Species	Pseudotsuga menziesii (Douglas-fir), Thuja plicata (western redcedar), Tsuga heterophylla (western hemlock)
Tree Species Type	> 80% Coniferous
Understory Vegetation	Low (< 50% cover)
Age	30 – 40 yrs
Height	10 – 25 m
Stand Density	>1200
Crown Closure	80 – 100 %
Height to Live Crown	Average 2 m
Surface Fuel Loading	< 5 kg/m ²
Burn Difficulty	High; however, with a high potential for extreme fire behaviour and active crown fire.

Figure 12. Example of a densely stocked, pole-sapling C2 fuel type.



C3 fuel type

Structure Classification	Late pole sapling to late young forest
Dominant Tree Species	<i>Pseudotsuga menziesii</i> (Douglas-fir), <i>Thuja plicata</i> (western redcedar), <i>Tsuga heterophylla</i> (western hemlock)
Tree Species Type	> 80% Coniferous
Understory Vegetation	Low (< 50% cover)
Age	40 – 80 yrs
Height	20 – 35 m
Stand Density	700 – 1,200 stems/ha
Crown Closure	40 – 100 %
Height to Live Crown	Average 8 m
Surface Fuel Loading	< 5 kg/m ²

Figure 13. Example of evenly stocked, moderate density second growth stand – classified as a C3 fuel type.



C4 fuel type

Structure Classification	Pole sapling
Dominant Tree Species	<i>Pseudotsuga menziesii</i> (Douglas-fir), <i>Thuja plicata</i> (western redcedar), <i>Tsuga heterophylla</i> (western hemlock), <i>Pinus contorta</i> (lodgepole pine)
Tree Species Type	> 80% Coniferous
Understory Vegetation	Low (< 25% cover)
Age	20 – 40 yrs
Height	10 – 25 m
Stand Density	700 – 2000 stems/ha
Crown Closure	40 – 80 %
Height to Live Crown	Average 4 m
Surface Fuel Loading	< 5 kg/m ²
Burn Difficulty	Moderate to high; however, if fire is wind driven then there is a high potential for extreme fire behaviour and active crown fire.

Figure 14. Example of a moderate to high-density second growth stand of red cedar, live and dead lodgepole pine, and Douglas-fir classified as a C4 fuel type. stand – classified as a C3 fuel type.



C5 fuel type

Structure Classification	Mature and old forest
Dominant Tree Species	<i>Pseudotsuga menziesii</i> (Douglas-fir), <i>Thuja plicata</i> (western redcedar), <i>Tsuga heterophylla</i> (western hemlock)
Tree Species Type	> 80% Coniferous
Understory Vegetation	Moderate (> 40% cover)
Average Age	> 80 yrs
Average Height	30 – 40 m
Stand Density	700 – 900 stems/ha
Crown Closure	40 – 100 %
Height to Live Crown	Average 18 m
Surface Fuel Loading	< 5 kg/m ²
Burn Difficulty	Low; however, if fire is wind driven then there is a moderate potential for active crown fire.

Figure 15. Example of mature forest of Douglas fir and western red cedar – classified as a C5 fuel type.



C7 fuel type

Structure Classification	Young forest to mature forest
Dominant Tree Species	Pinus contorta (lodgepole pine), Pseudotsuga menziesii (Douglas-fir), Thuja plicata (western redcedar), Tsuga heterophylla (western hemlock)
Tree Species Type	> 80% Coniferous
Understory Vegetation	Variable depending on site quality and moisture availability
Average Age	20 – 80 yrs
Average Height	10 – 30 m
Stand Density	Variable, typically less than 500 stems/ha
Crown Closure	20 – 40%
Height to Live Crown	Average 4 m
Surface Fuel Loading	< 5 kg/m ²
Burn Difficulty	Low; however, if fire is wind driven then there is a moderate potential for active crown fire.

Figure 16. Example of an open treated Douglas-fir type – classified as a C7 fuel type.



D1 fuel type

Structure Classification	Pole sapling to mature forest
Dominant Tree Species	Populus trichocarpa (cottonwood), Betula papyrifera (paper birch), Populus tremuloides (trembling aspen)
Tree Species Type	> 80% Deciduous
Understory Vegetation	High (> 90% cover)
Average Age	> 20 yrs
Average Height	>10 m
Stand Density	600 – 2,000 stems/ha
Crown Closure	20 – 100 %
Height to Live Crown	< 10 m
Surface Fuel Loading	< 3 kg/m ²
Burn Difficulty	Low

Figure 17. Moist rich site dominated by deciduous species – classified as a D1 fuel type.



M2c fuel type

Structure Classification	Pole sapling, young forest, mature and old forest
Dominant Tree Species	Pseudotsuga menziesii (Douglas-fir), Thuja Plicata (western redcedar), Tsuga heterophylla (western hemlock), Populus trichocarpa (cottonwood), Betula papyrifera (paper birch), Populus tremuloides (trembling aspen)
Tree Species Type	Coniferous 20-80% / Deciduous
Understory Vegetation	variable
Average Age	> 20 yrs
Average Height	> 10 m
Stand Density	600-1500 stems/ha
Crown Closure	40 – 100 %
Height to Live Crown	6 m
Surface Fuel Loading	< 5 kg/m2
Burn Difficulty	Moderate; however, if fire is wind driven then there is a high potential for extreme fire behaviour and active crown fire.

Figure 18. Mixed fir/ cedar/sword fern site with a deciduous component of red alder and big leaf maple – classified as an M2 fuel type.



O1b fuel type

Structure Classification	Shrub/Herb
Dominant Tree Species	None
Tree Species Type	
Understory Vegetation	High (> 90% cover)
Average Age	<20 yrs
Average Height	<3 m
Stand Density	<50 stems/ha
Crown Closure	<20%
Height to Live Crown	
Surface Fuel Loading	< 3 kg/m ²
Burn Difficulty	Low

Figure 19. Volatile shrub dominated fuel type – classified as O1b.



O1b fuel type

Structure Classification	Herb/shrub
Dominant Tree Species	None
Tree Species Type	
Understory Vegetation	High (> 90% cover)
Average Age	< 10 yrs
Average Height	< 1m
Stand Density	< 50 stems/ha
Crown Closure	< 20%
Height to Live Crown	
Surface Fuel Loading	< 3 kg/m ²
Burn Difficulty	High

Figure 20. Volatile shrub dominated fuel type – classified as O1b.



M2 fuel type

Structure Classification	Coniferous Regeneration
Dominant Tree Species	Variable
Tree Species Type	>80% coniferous
Understory Vegetation	Moderate (> 70% cover)
Average Age	< 20 yrs
Average Height	< 1-10 m
Stand Density	< 1000 stems/ha
Crown Closure	< 30%
Height to Live Crown	<1m
Surface Fuel Loading	< 3 kg/m ²
Burn Difficulty	Moderate

Figure 21. Low (Moderate) volatility coniferous regeneration dominated fuel type – classified as M2r.

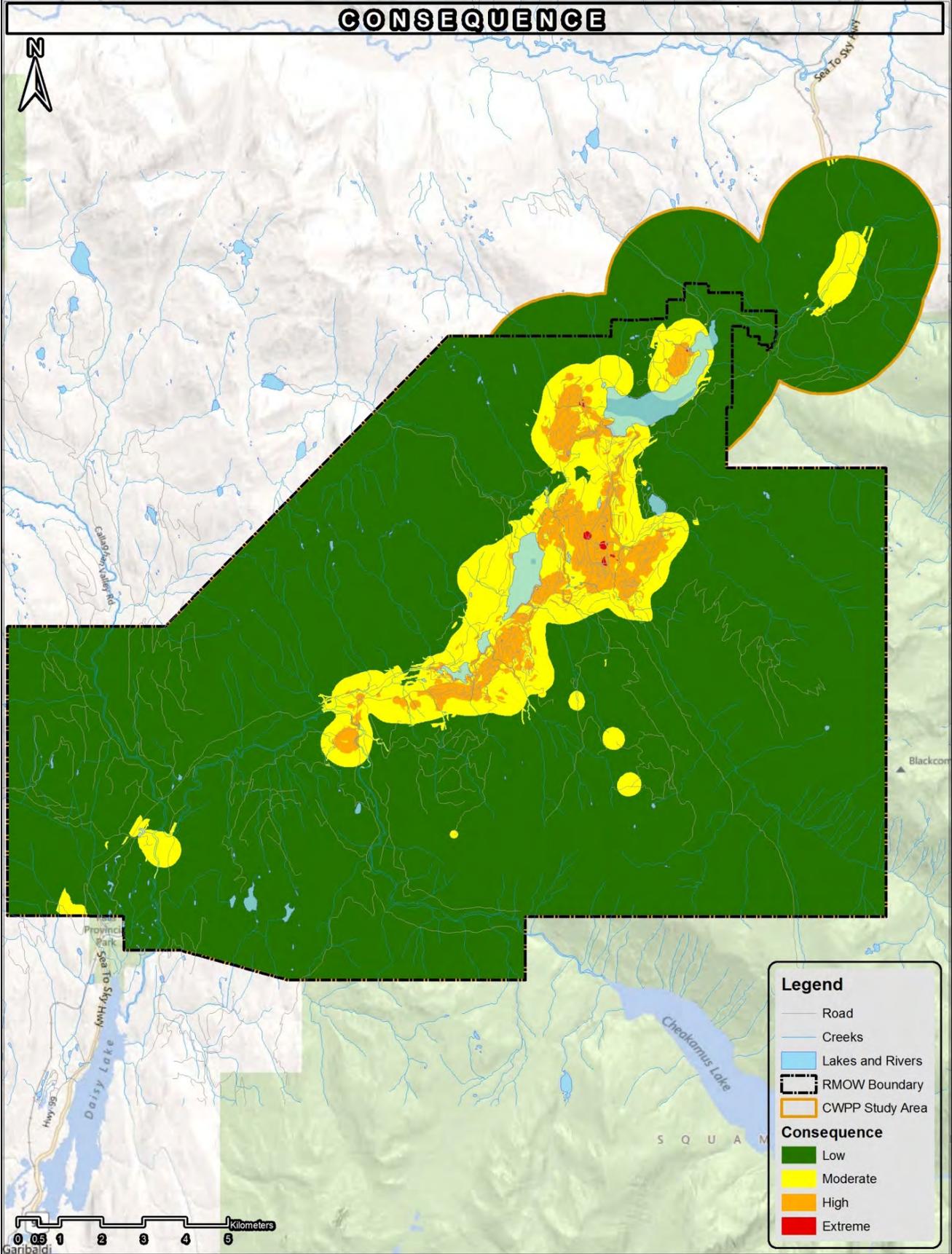


11. Appendix 2 - WRMS Outputs

Consequence

Consequence Rating		Attribute Weight	Component Weight
Urban Interface	Interface Density	70%	60%
	Key Community Infrastructure	30%	
Evacuation Difficulty	Number of Structures	30%	15%
	Evacuation Directions	50%	
	Distance to Major Route	20%	
Biodiversity	Red and Blue Listed Elements	30%	15%
	Protected Areas Network	50%	
	Other High Value Biodiversity Areas	20%	
Air Quality	Proximity to Population Centres	30%	5%
	Smoke Production Potential	20%	
	Smoke Venting Potential	30%	
	Monthly Smoke Venting Potential	20%	
Attribute Ratings Derived from GIS Databases			100%
Weights Assigned by Technical Planning Committee			
Weighted Sums Calculated and Plotted GIS			

CONSEQUENCE



Urban Interface Consequence

Wildfire Risk Management Theme: Consequence				
Wildfire Risk Management Component: Urban Interface				
Component Attributes:				
Attribute	Indicator/Units	Rating Scale		Weight
Interface <i>Indicator of threat to private and public property. Density class (from TRIM) = build-up areas and # of structures/km*2</i>	Weight by Density Class	Urban	10	70%
		Developed	9	
		Mixed	7	
		Isolated	5	
		Undeveloped	3	
		None	0	
Key Infrastructure <i>Indicator of the threat to critical community infrastructure: fuel storage, pumping station, fire department, health care centre, hydro right-of-way.</i>	Community Importance	Hospitals/medical, fire, ambulance, Emergency Operations Centers	10	30%
		Communications, hydro, water infrastructure	8	
		Schools, government buildings, sewage treatment, gas flare	6	
		Water license points of diversion (drinking water), transmission lines	3	
		Community watersheds	2	
		None	0	

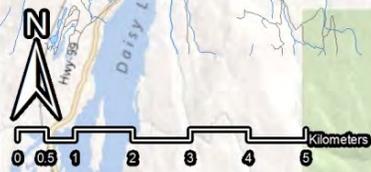
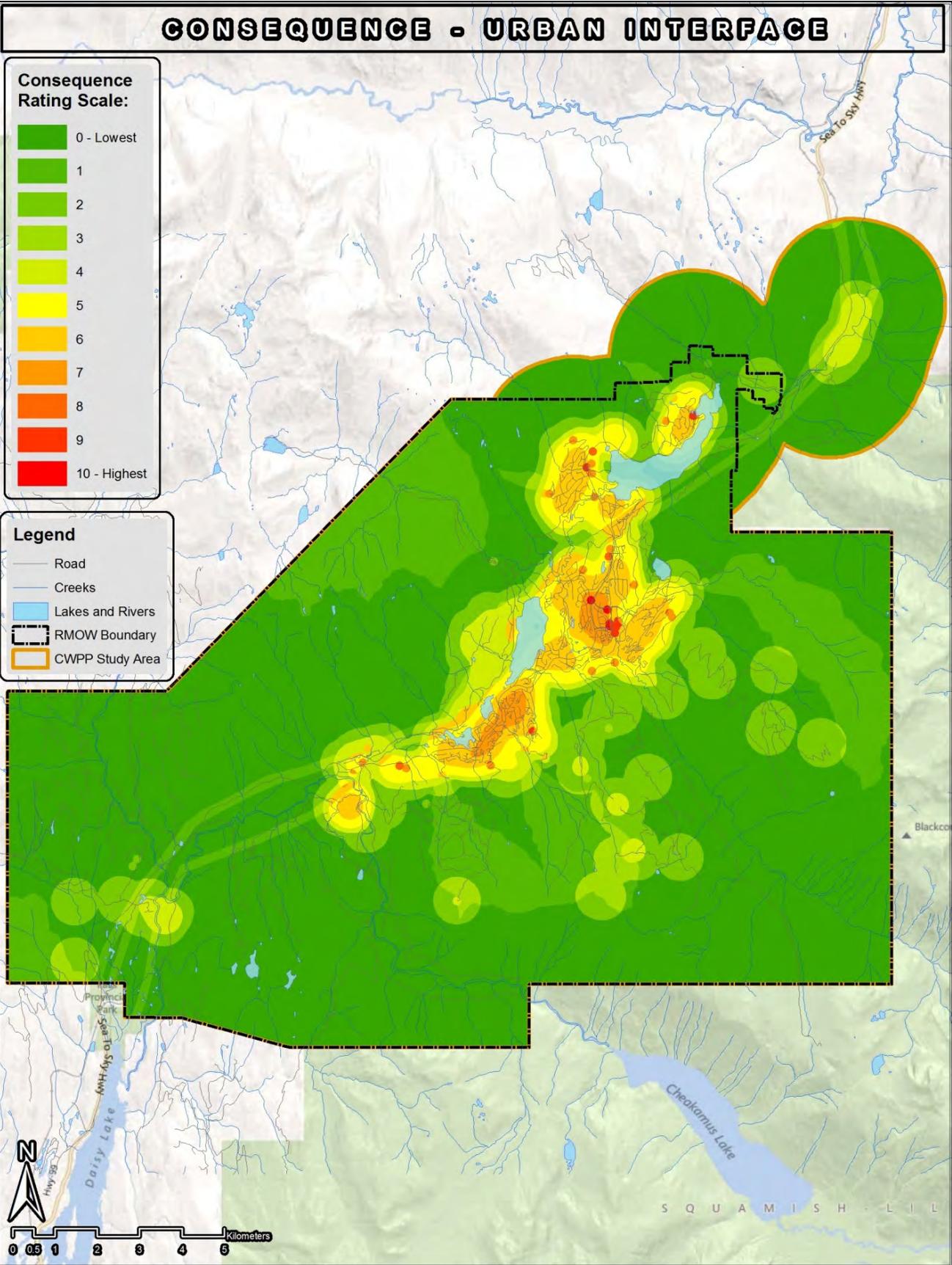
CONSEQUENCE - URBAN INTERFACE

Consequence Rating Scale:



Legend

- Road
- Creeks
- Lakes and Rivers
- RMOW Boundary
- CWPP Study Area

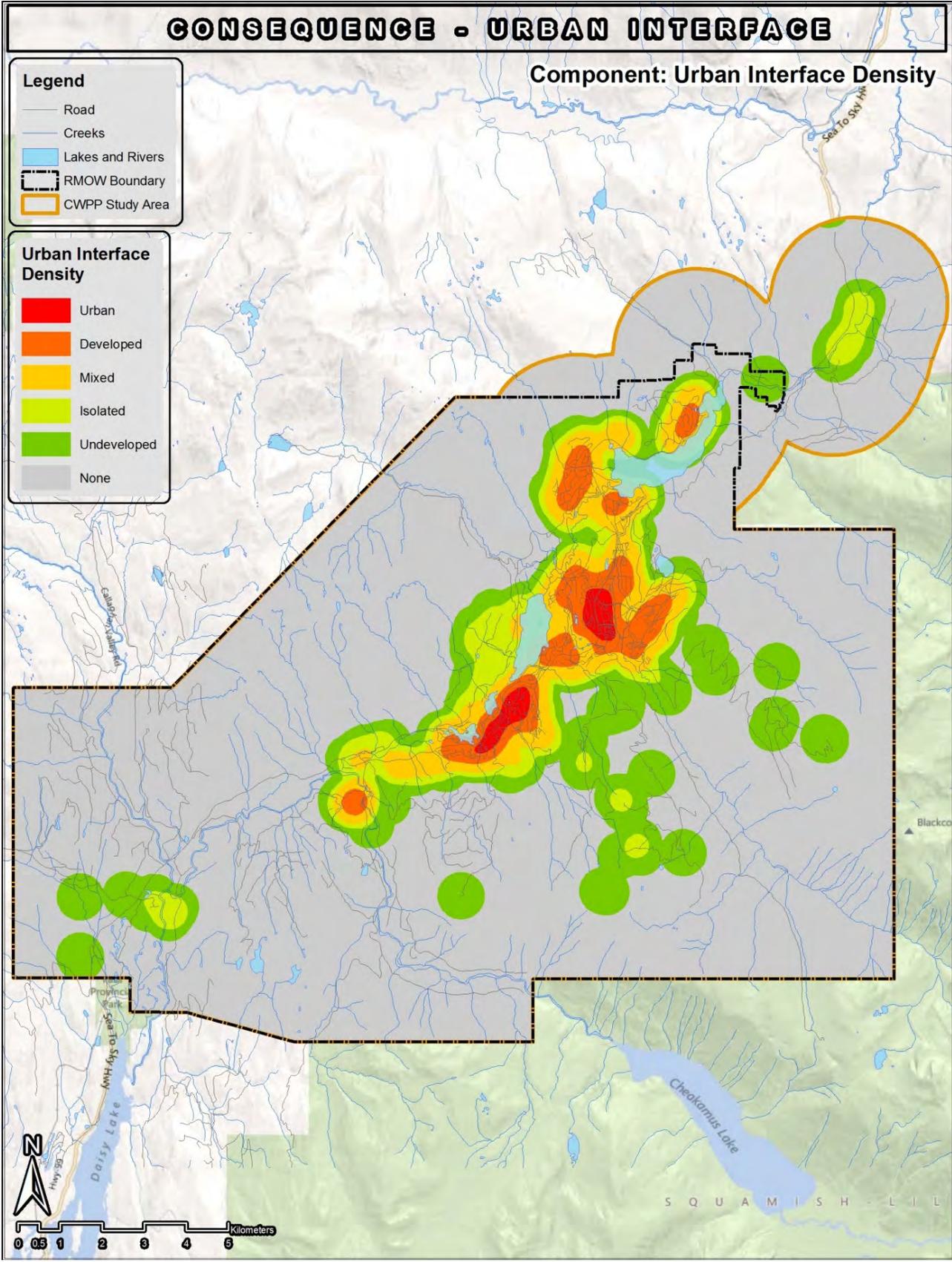


CONSEQUENCE - URBAN INTERFACE

Component: Urban Interface Density

- Legend**
- Road
 - Creeks
 - Lakes and Rivers
 - RMOV Boundary
 - CWPP Study Area

- Urban Interface Density**
- Urban
 - Developed
 - Mixed
 - Isolated
 - Undeveloped
 - None



CONSEQUENCE - URBAN INTERFACE

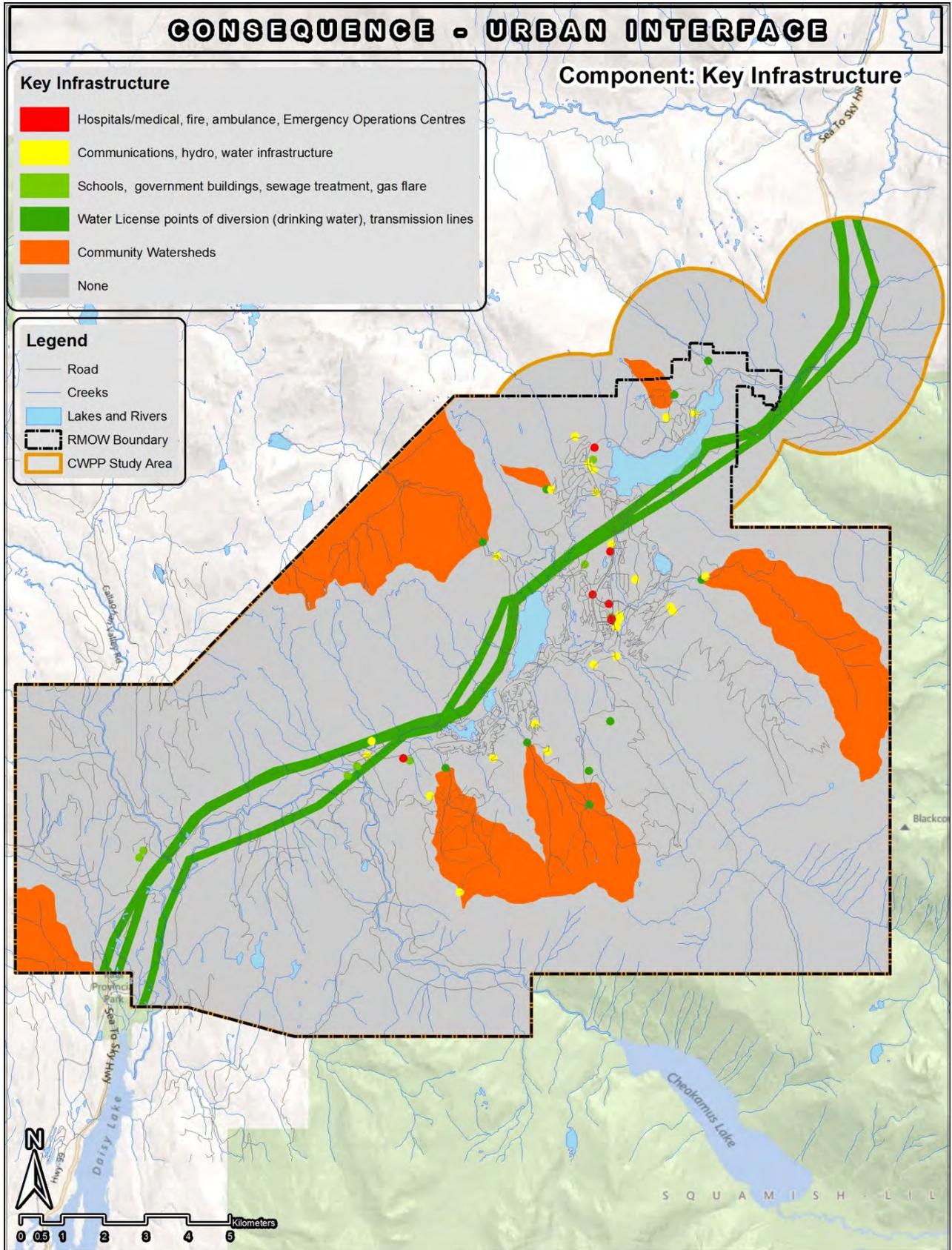
Component: Key Infrastructure

Key Infrastructure

- Hospitals/medical, fire, ambulance, Emergency Operations Centres
- Communications, hydro, water infrastructure
- Schools, government buildings, sewage treatment, gas flare
- Water License points of diversion (drinking water), transmission lines
- Community Watersheds
- None

Legend

-  Road
-  Creeks
-  Lakes and Rivers
-  RMOW Boundary
-  CWPP Study Area



Evacuation Difficulty (Consequence)

Wildfire Risk Management Theme: Consequence

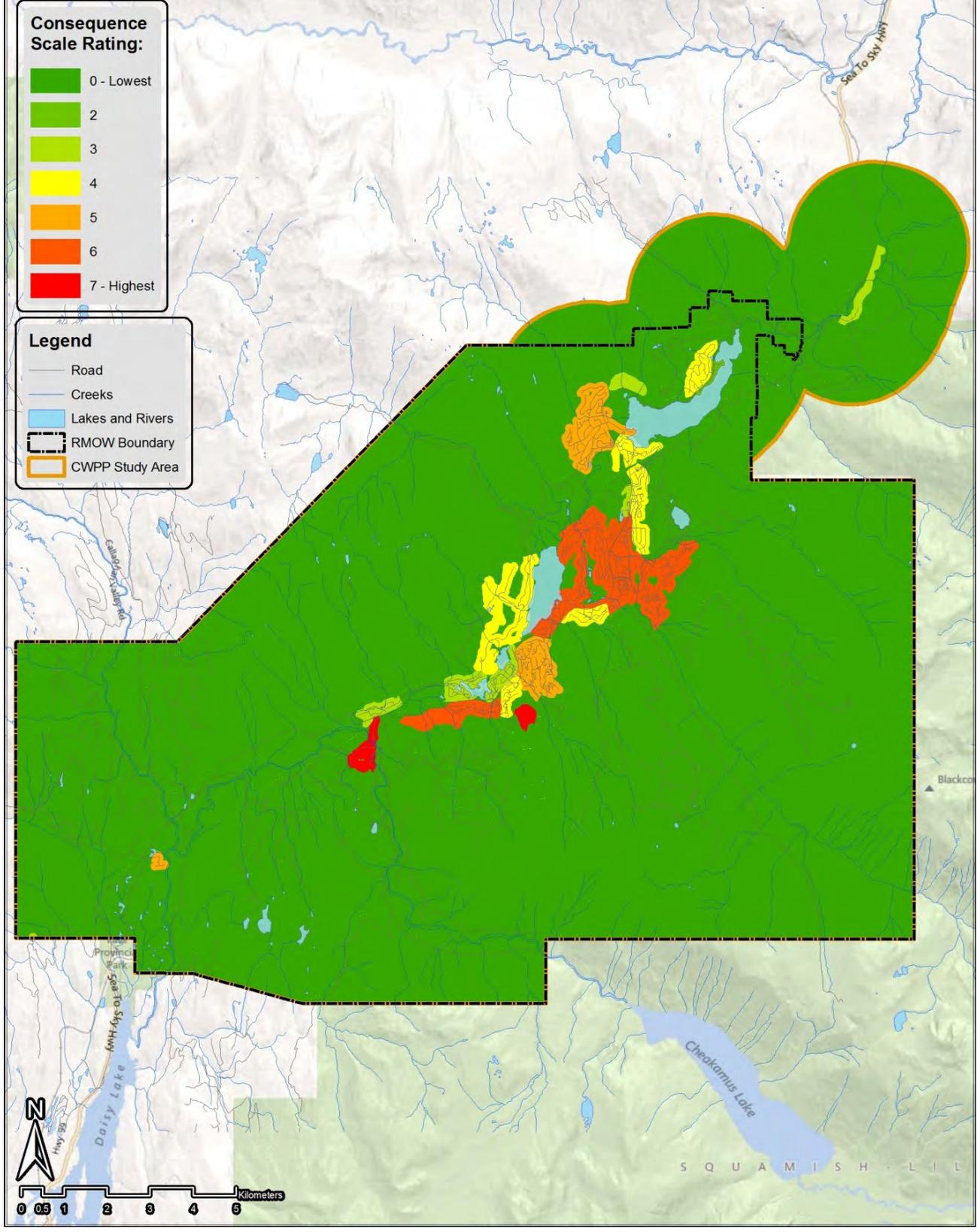
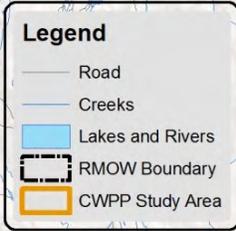
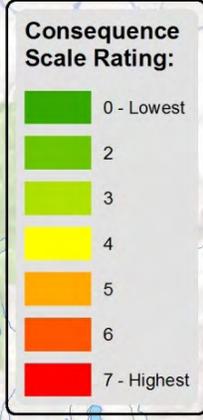
Wildfire Risk Management Component: Evacuation Difficulty

The egress component provides a rating of the difficulty of evacuation from an area during a landscape level fire event. The rating is calculated as a weighted sum rating using number of structures being evacuated, whether evacuation can occur in more than one direction by road or water, and distance to major evacuation routes.

Component Attributes:

Attribute	Indicator/Units	Rating Scale		Weight
Number of Structures Count of structures within 'egress catchment', defined as an area containing one or more roads that connect to a major route. Egress catchments created using 100 m buffers around structures.	Count of Structures	> 1000	10	30%
		501 - 999	8	
		101 - 500	6	
		21 - 100	3	
		<21	1	
Evacuation Direction Options Whether evacuees have the choice of turning in 1 or more directions to exit an 'egress catchment'.	Number of Directions for Evacuations	Water Only	10	40%
		One-way Road	7	
		Two-way Road	1	
Distance to Major Routes Longest distance evacuee has to travel from within an 'egress catchment' to a major route.	Metres	> 2000	10	30%
		1001 - 1999	7	
		501 - 1000	5	
		101 - 500	2	
		< 101	1	

CONSEQUENCE - EVACUATION DIFFICULTY



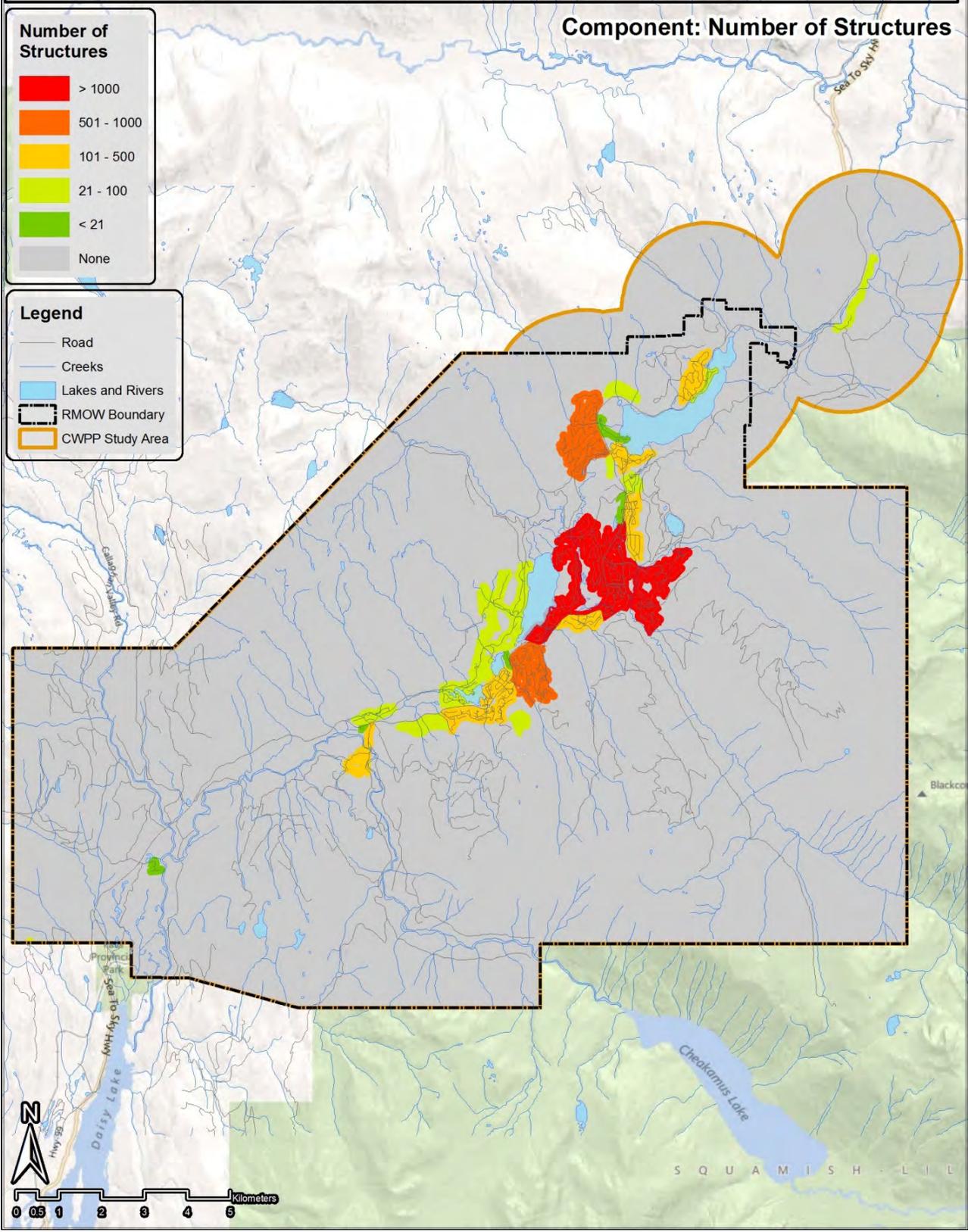
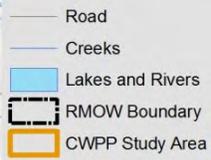
CONSEQUENCE - EVACUATION DIFFICULTY

Component: Number of Structures

Number of Structures



Legend



CONSEQUENCE - EVACUATION DIFFICULTY

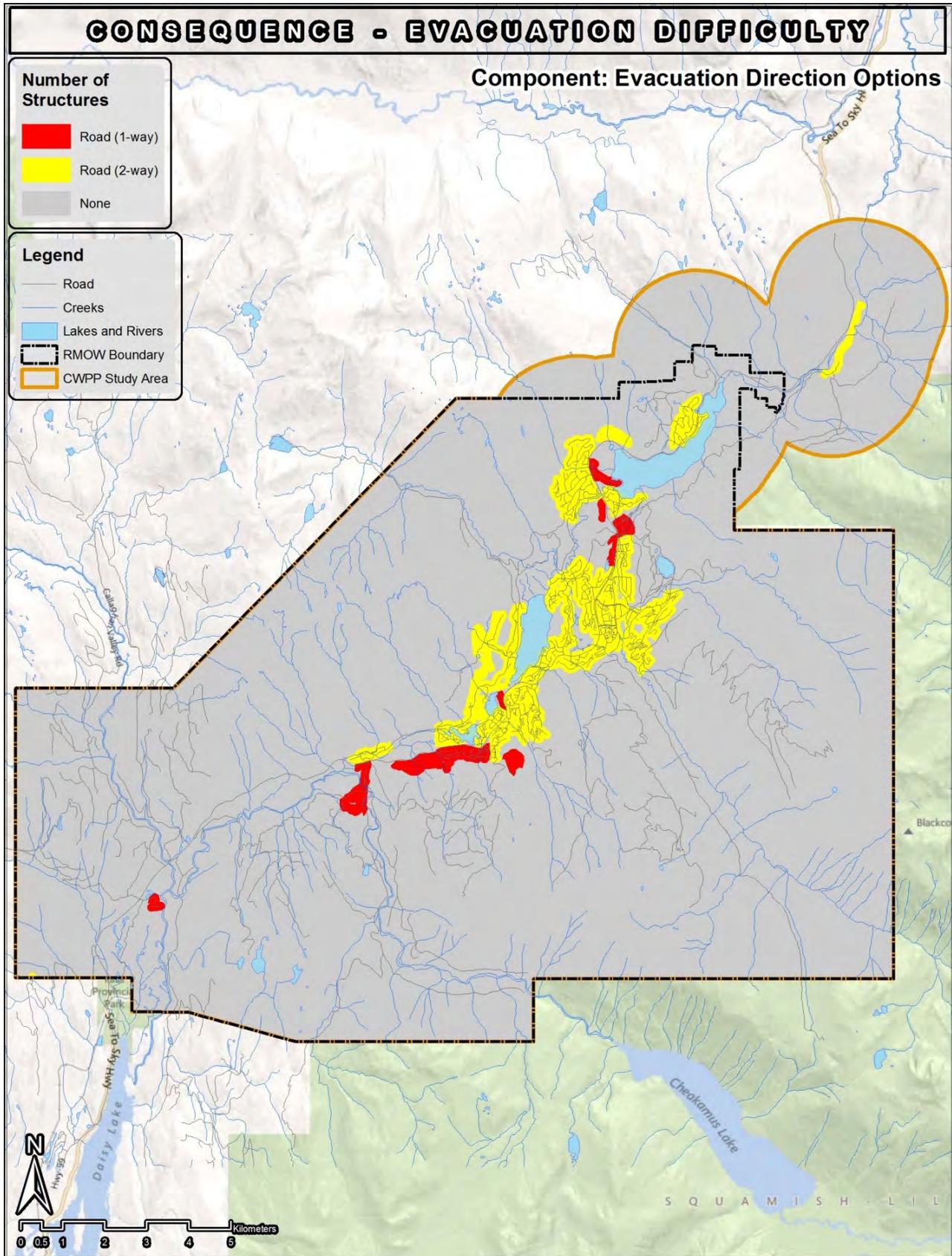
Component: Evacuation Direction Options

Number of Structures

- Road (1-way)
- Road (2-way)
- None

Legend

- Road
- Creeks
- Lakes and Rivers
- - - RMOV Boundary
- CWPP Study Area



CONSEQUENCE - EVACUATION DIFFICULTY

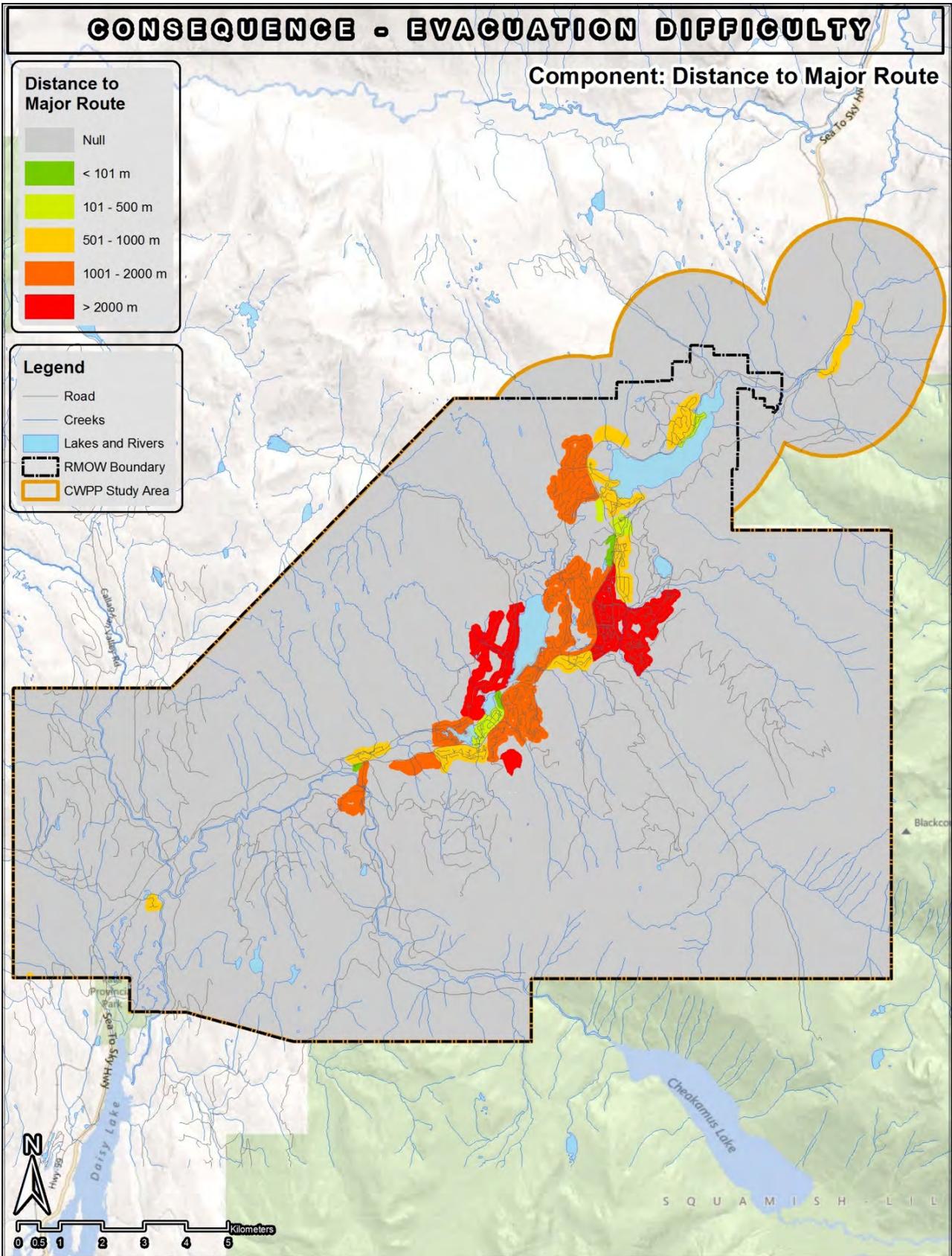
Component: Distance to Major Route

Distance to Major Route

- Null
- < 101 m
- 101 - 500 m
- 501 - 1000 m
- 1001 - 2000 m
- > 2000 m

Legend

- Road
- Creeks
- Lakes and Rivers
- RMOW Boundary
- CWPP Study Area



Biodiversity (Consequence)

Wildfire Risk Management Theme: Consequence

Wildfire Risk Management Component: Biodiversity

The biodiversity component provides a rating of the potential for a fire to pose a direct threat to valued ecosystem resources in the RMOW. The impact is calculated as a weighted sum rating using four attributes: Red and Blue Listed Ecosystems, Protected Area Network and other high value biodiversity areas outside of the RMOW.

Component Attributes:

Attribute	Indicator/Units	Rating Scale		Weight
Red and Blue Listed Elements <i>Indicator of the threat to CDC Red and Blue Listed species and ecosystems.</i>		Red	10	30%
		Blue	5	
		Other	0	
Protected Area Network <i>Protected Area Network as established by the RMOW. Outside of the RMOW boundaries considers parks and other identified conservation features. Also consider the addition of ancient cedars and amabilis areas.</i>		CWHms, > 250 <=/= 1000 m	10	50%
		CWHds > 250 m	10	
		Wetlands / Riparian PAN1/2	10	
		Wetland Buffer PAN1/2	10	
		Alluvial Forest PAN1/2	10	
		Connective Corridors	5	
Other High Value Biodiversity Areas <i>Outside of the RMOW boundaries consider parks and other identified conservation features. Also consider the addition of ancient cedars and amabilis areas.</i>		Streams Demo Forest	10	20%
		Riparian Train Wreck	10	
		Deer Winter Range Demo	6	

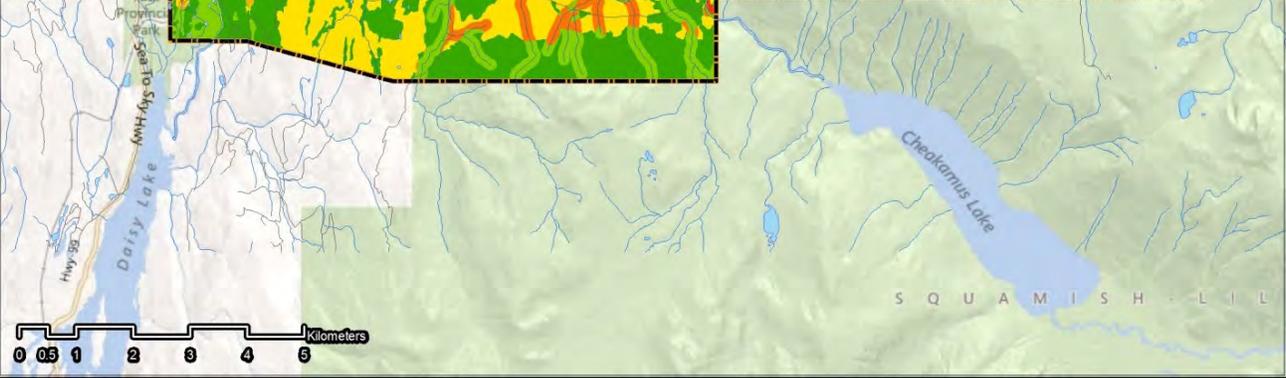
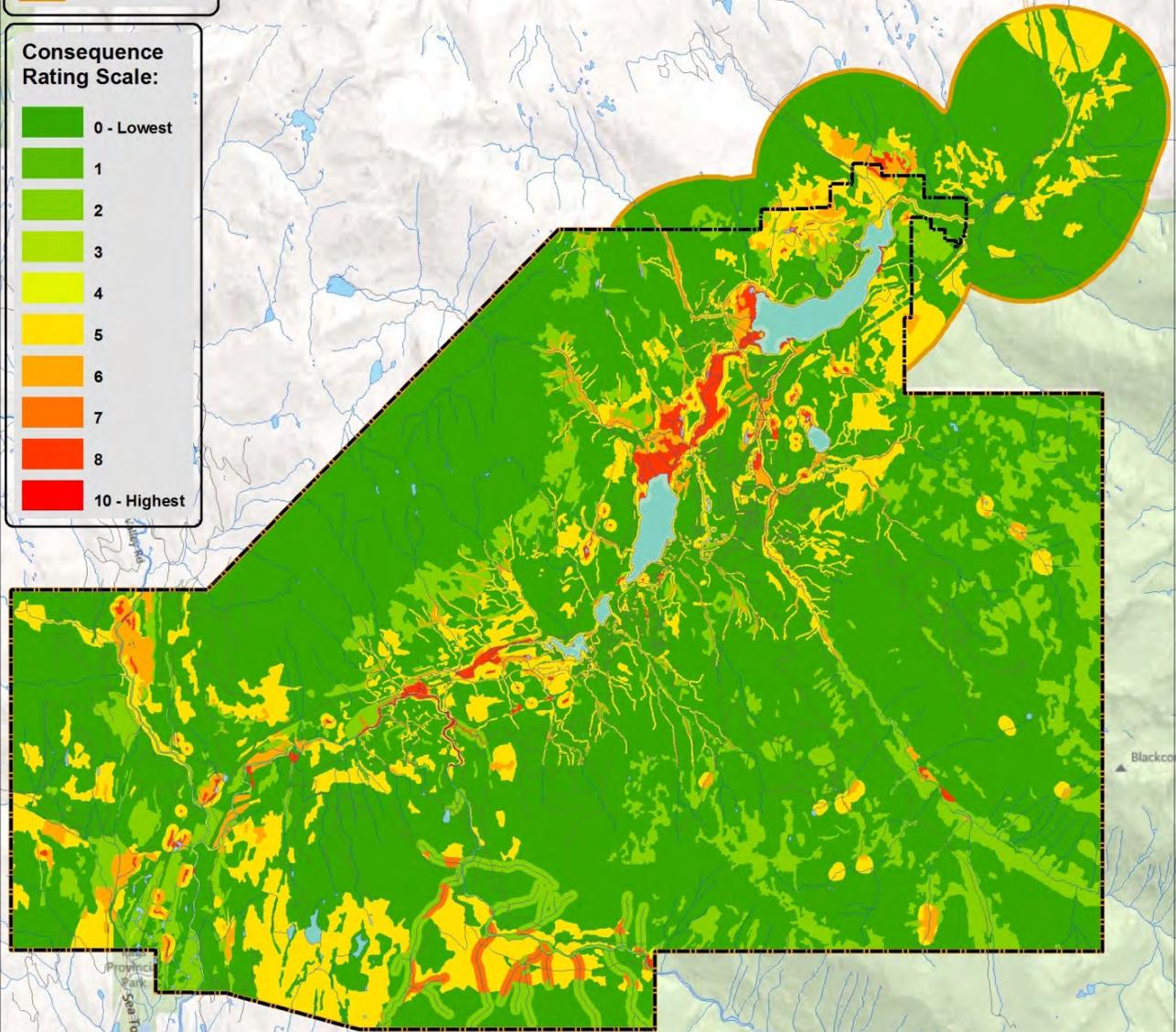
CONSEQUENCE - BIODIVERSITY

Legend

- Road
- Creeks
- Lakes and Rivers
- RMOW Boundary
- CWPPP Study Area

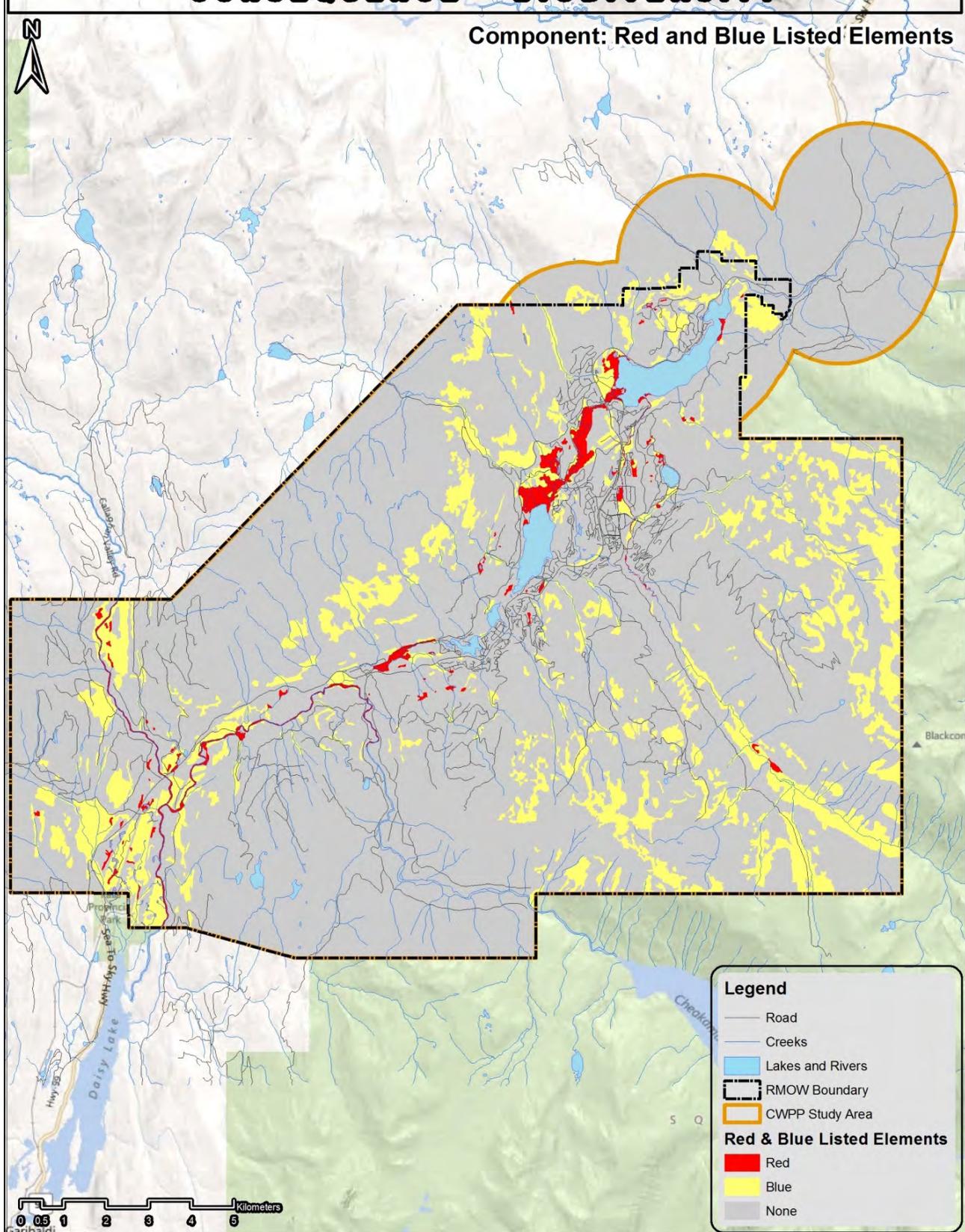
Consequence Rating Scale:

0 - Lowest
1
2
3
4
5
6
7
8
10 - Highest



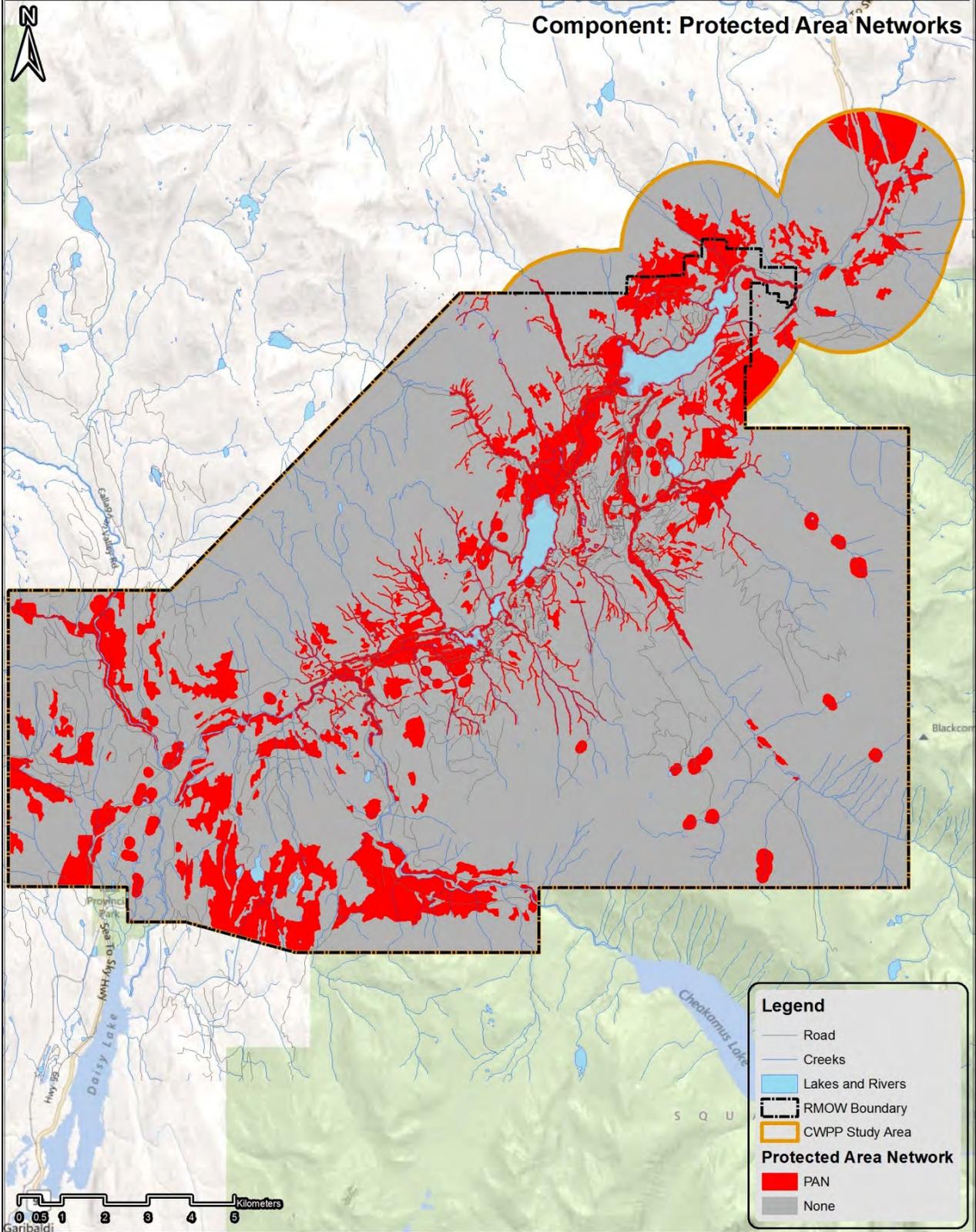
CONSEQUENCE - BIODIVERSITY

Component: Red and Blue Listed Elements



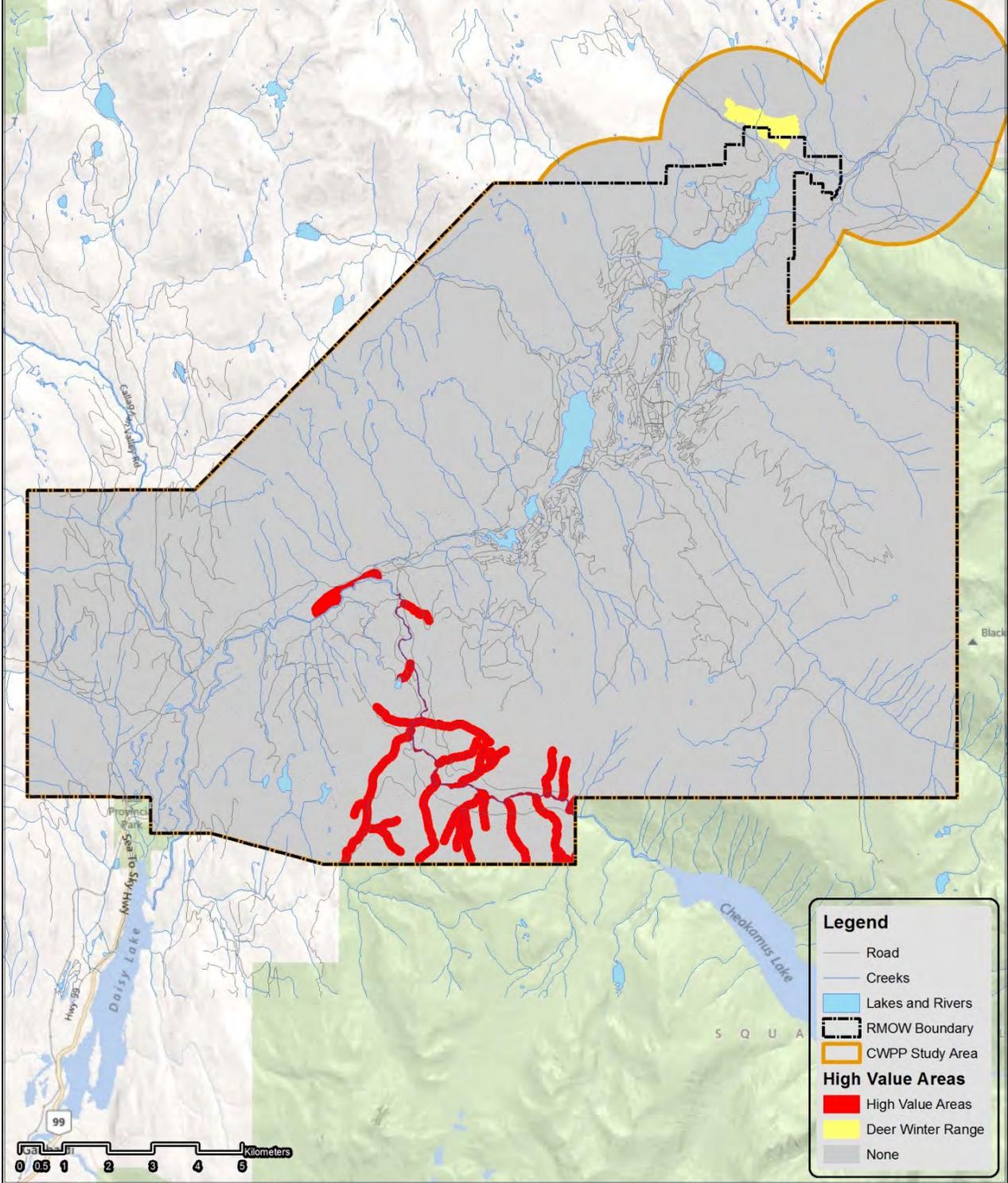
CONSEQUENCE - BIODIVERSITY

Component: Protected Area Networks



CONSEQUENCE - BIODIVERSITY

Component: High Value Areas



Air Quality Impact (Consequence)

Wildfire Risk Management Theme: Consequence				
Wildfire Risk Management Component: Air Quality Impact				
The Air Quality Impact component provides a rating of the impact that a fire would have on regional air quality within the RMOW airshed. The impact is calculated as a weighted sum rating using four attributes: Geographic Rating, Proximity to Population Centres, Smoke Production Potential and Smoke Venting Potential.				
Component Attributes:				
Attribute	Indicator/Units	Rating Scale		Weight
Proximity to Population Centres <i>Indicator of the distance to populated areas.</i>	Distance (D) kilometers	D ≤ 500 m	10	30%
		1 km > D > 500 m	9	
		2 km > D > 1 km	7	
		5 km > D > 2 km	5	
		10 km > D > 5 km	3	
		25 km > D > 10 km	1	
		D > 25 km	0	
Smoke Production Potential <i>Indicator of the potential for smoke production as a function of seral stage (overall biomass, forest floor depth, etc.)</i>	N/A	Old and Mature	10	20%
		Young	7	
		Old and Mature MH	5	
		Pole Sapling	3	
		Shrub / Herb	0	
Smoke Venting Potential <i>Indicator of the potential for smoke dispersion based on the mixing height during poor ventilation index days.</i>	By Elevation (E) meters	height < 100 m	10	30%
		500 m > H > 100 m	7	
		1000 m > H > 500 m	4	
		H > 1000 m	1	
Monthly Smoke Venting Potential <i>Indicator of the potential for smoke dispersion based on month.</i>	By Month	Jan	10	20%
		Nov, Dec	9	
		Feb	8	
		Sept, Oct	7	
		Aug	6	
		Mar	4	
		May	3	
		Jun, July	2	
Apr	1			

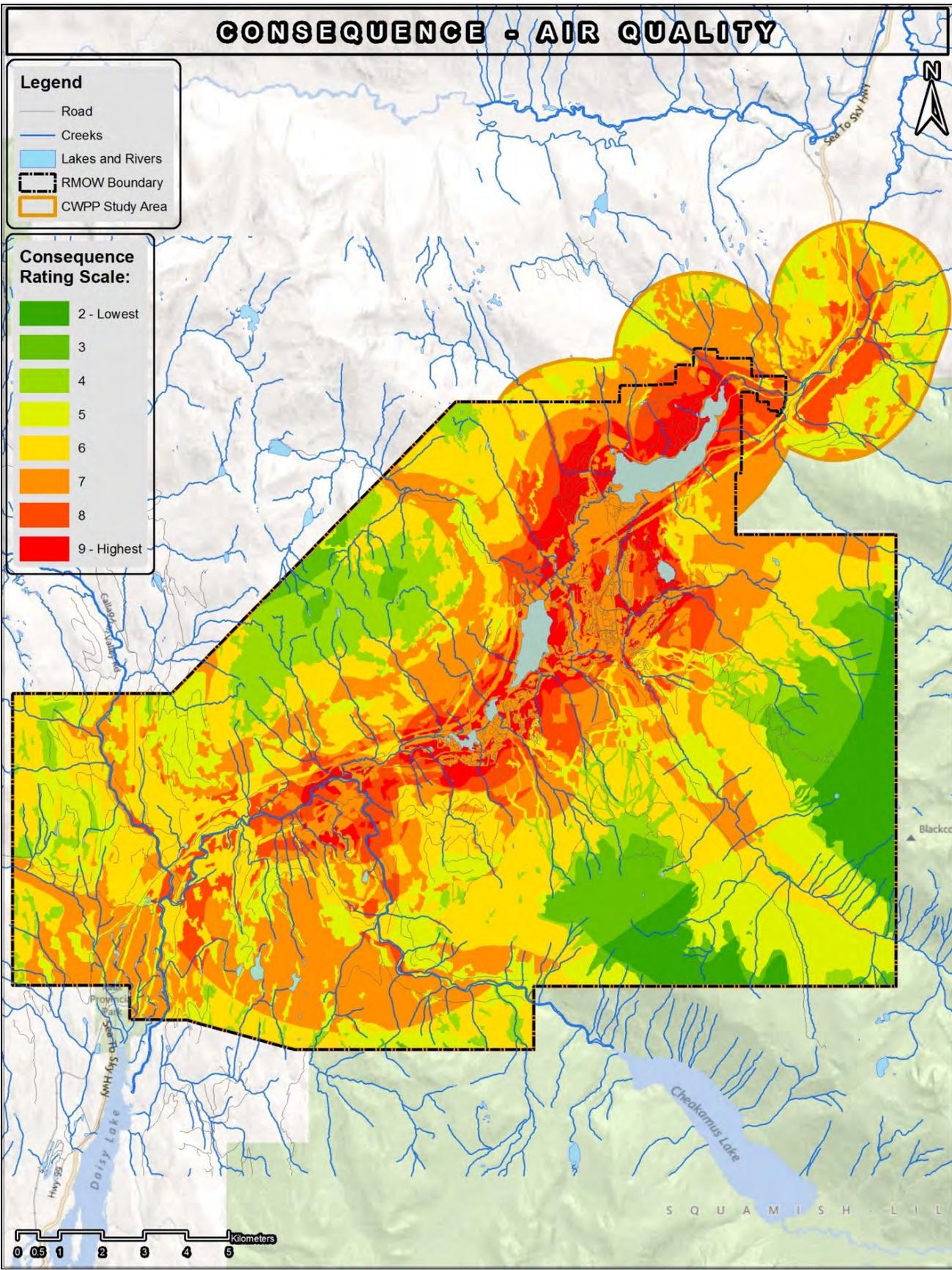
CONSEQUENCE - AIR QUALITY

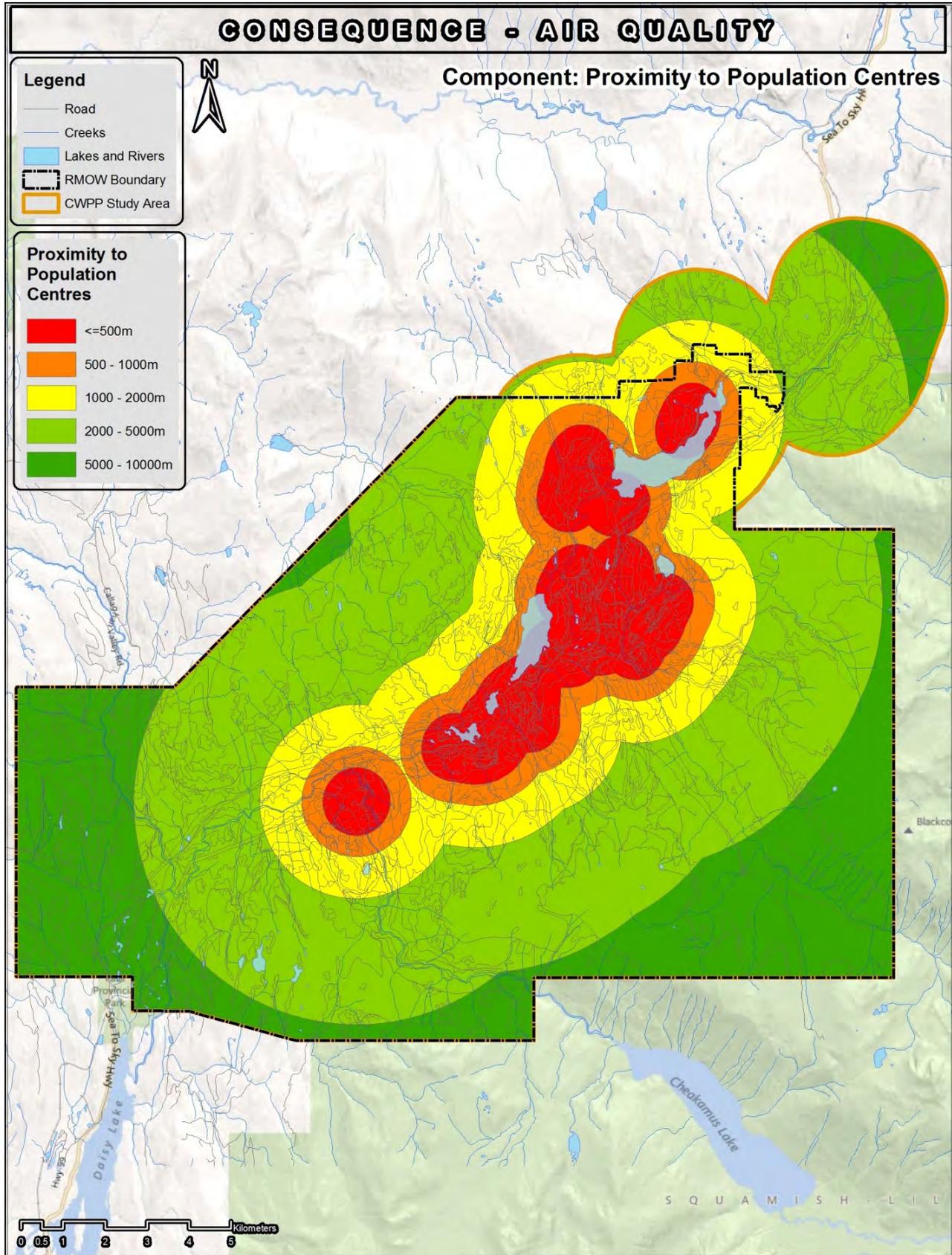
Legend

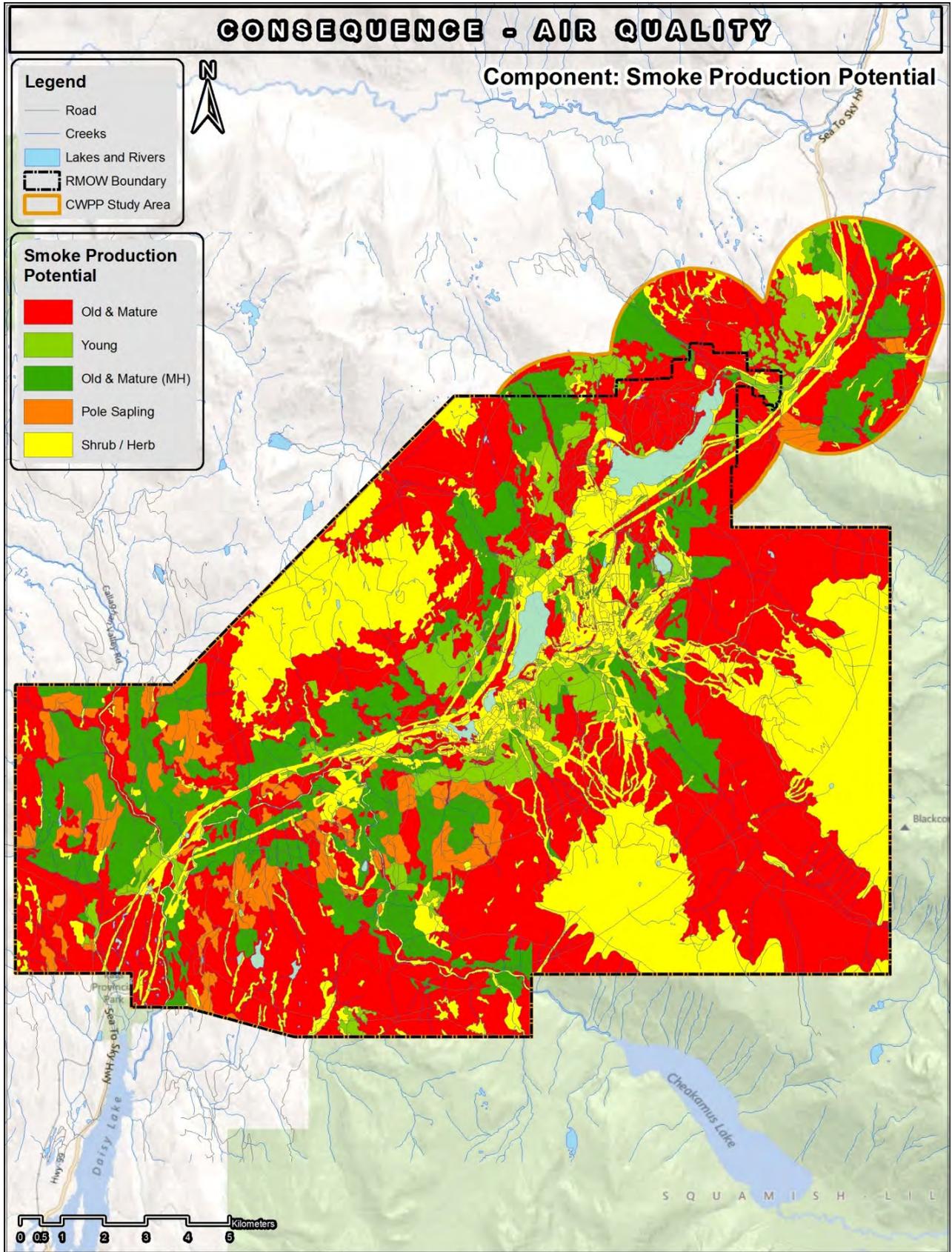
- Road
- Creeks
- Lakes and Rivers
- - - RMOW Boundary
- CWPP Study Area

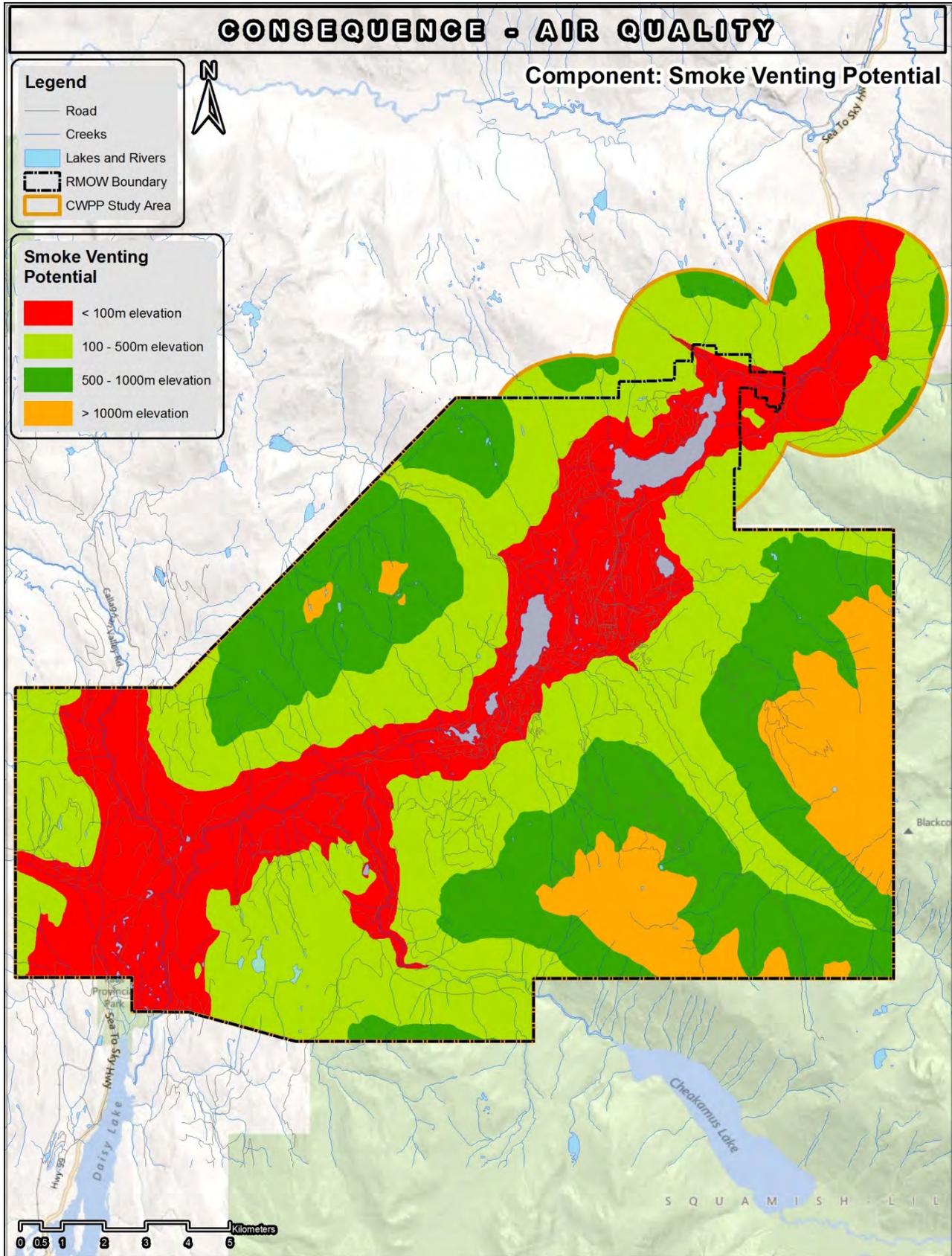
Consequence Rating Scale:

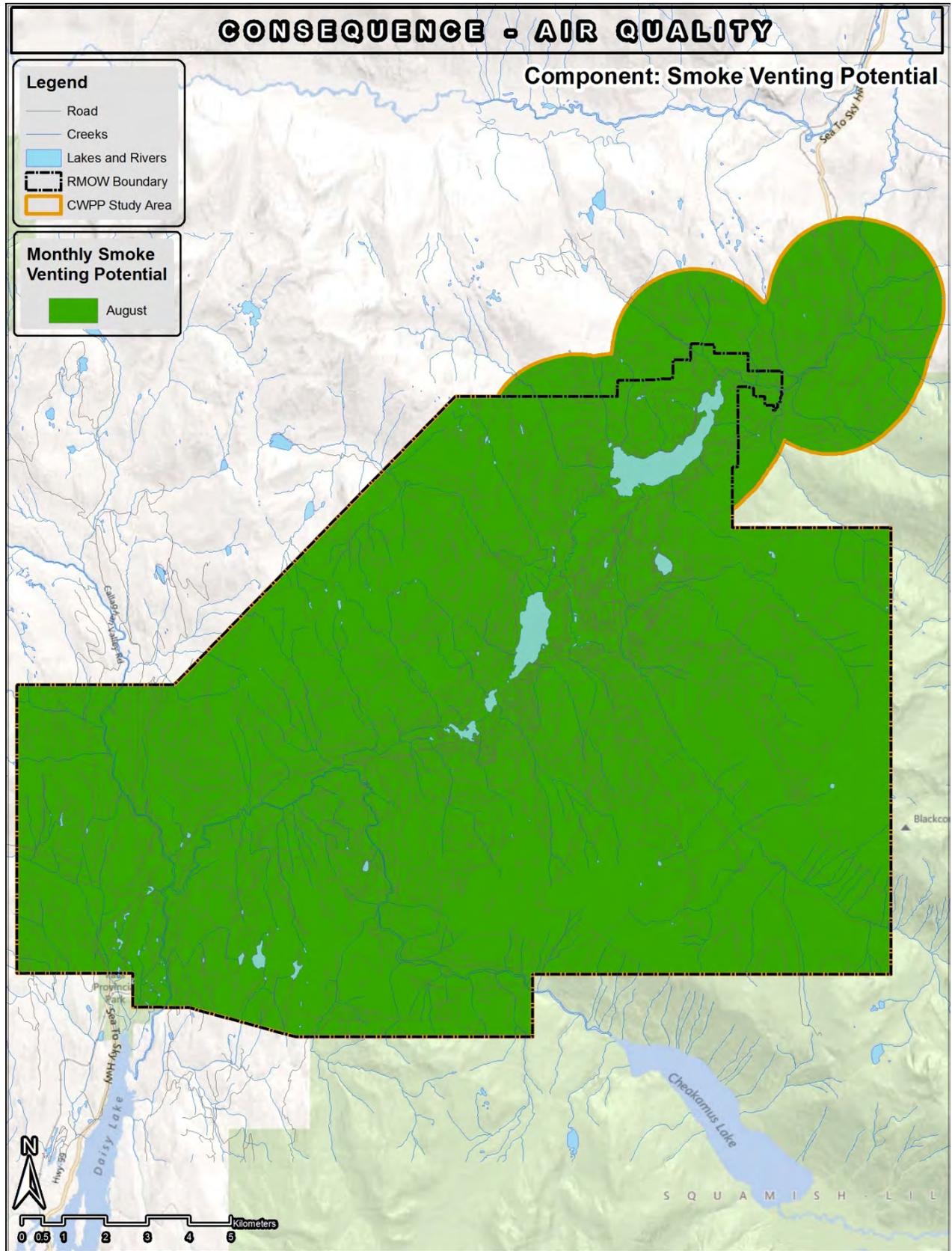
- 2 - Lowest
- 3
- 4
- 5
- 6
- 7
- 8
- 9 - Highest







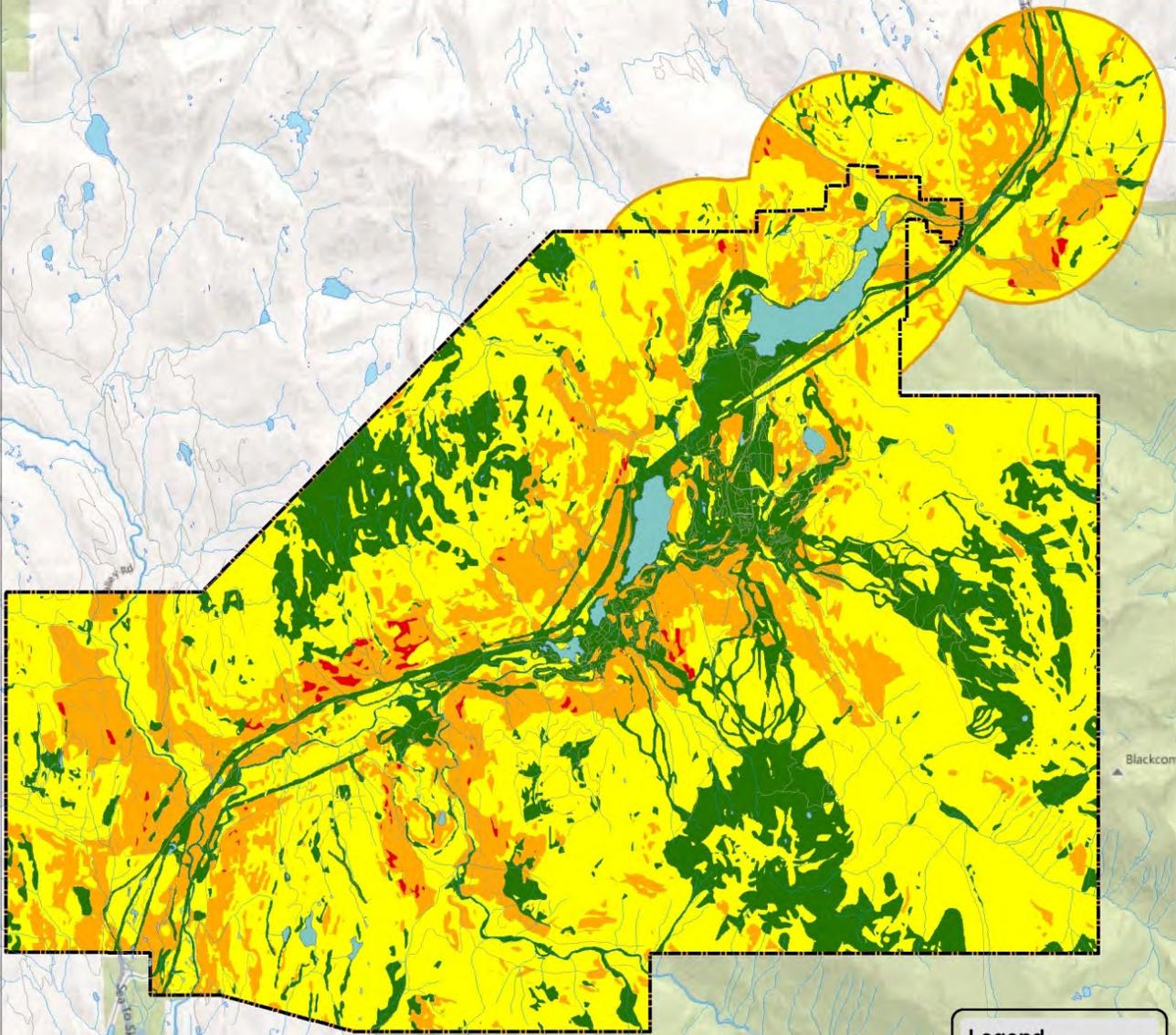




Probability

Probability Rating		Attribute Weight	Component Weight
Probability of Ignition	Llghtning / Human Caused Fires	40%	
	Ignition Potential	60%	
			30%
Potential Fire Behaviour	Fire Intensity	50%	
	Rate of Spread	25%	
	Crown Fraction Burned	25%	
			30%
Suppression Capability	Constraints Detection	10%	
	Proximity to Water Sources	20%	
	Helicopter to Arrival Time	10%	
	Air Tracker Tanker	10%	
	Terrain Steepness	30%	
	Proximity to Roads	20%	
			40%
			100%

PROBABILITY

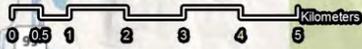


Legend

- Road
- Creeks
- Lakes and Rivers
- - - RMOW Boundary
- CWPP Study Area

Probability

- Low
- Moderate
- High
- Extreme



Fire Behaviour Probability

Wildfire Risk Management Component: Fire Behaviour

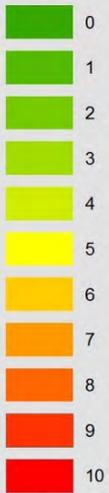
The Fire Behaviour component provides a rating of the probability of a wildfire exhibiting extreme behaviour in a given location given existing fuel types and 90th percentile weather conditions. The rating is calculated as a weighted sum rating using three attributes that are output from the FBP system: Fire Behaviour, Rate of Spread and Crown Fire.

Component Attributes:

Attribute	Indicator/Units	Rating Scale		Weight
Fire Intensity <i>Indicator of the rate of heat energy released.</i>	kilowatts/hour	> 10,000	10	50%
		4,0001 - 10,000	8	
		2,001 - 4,000	6	
		501 - 2,000	4	
		10 - 500	2	
		0 - 9	0	
Rate of Spread <i>Indicator of speed at which fire extends horizontally.</i>	meters/minute	> 40	10	25%
		20 - 40	8	
		10 - 20	6	
		5 - 10	4	
		0 - 5	2	
		0	0	
Crown Fraction Burned <i>Indicator of the proportion of tree crowns consumed by fire (i.e., a measure of tree mortality).</i>	percentage	75 - 100	10	25%
		50 - 75	8	
		20 - 50	6	
		10 - 20	4	
		0 - 10	2	
		0	0	

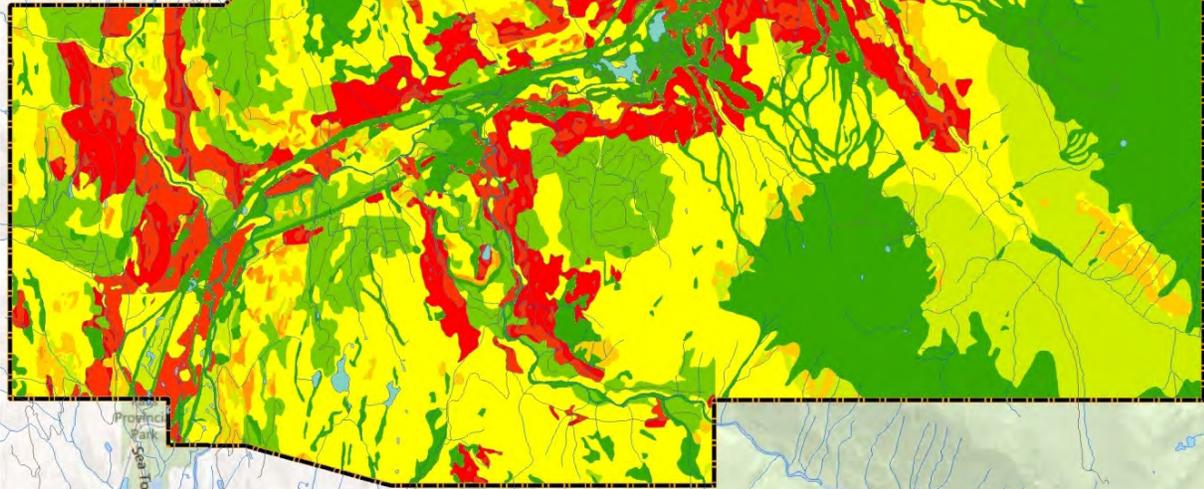
PROBABILITY - FIRE BEHAVIOUR

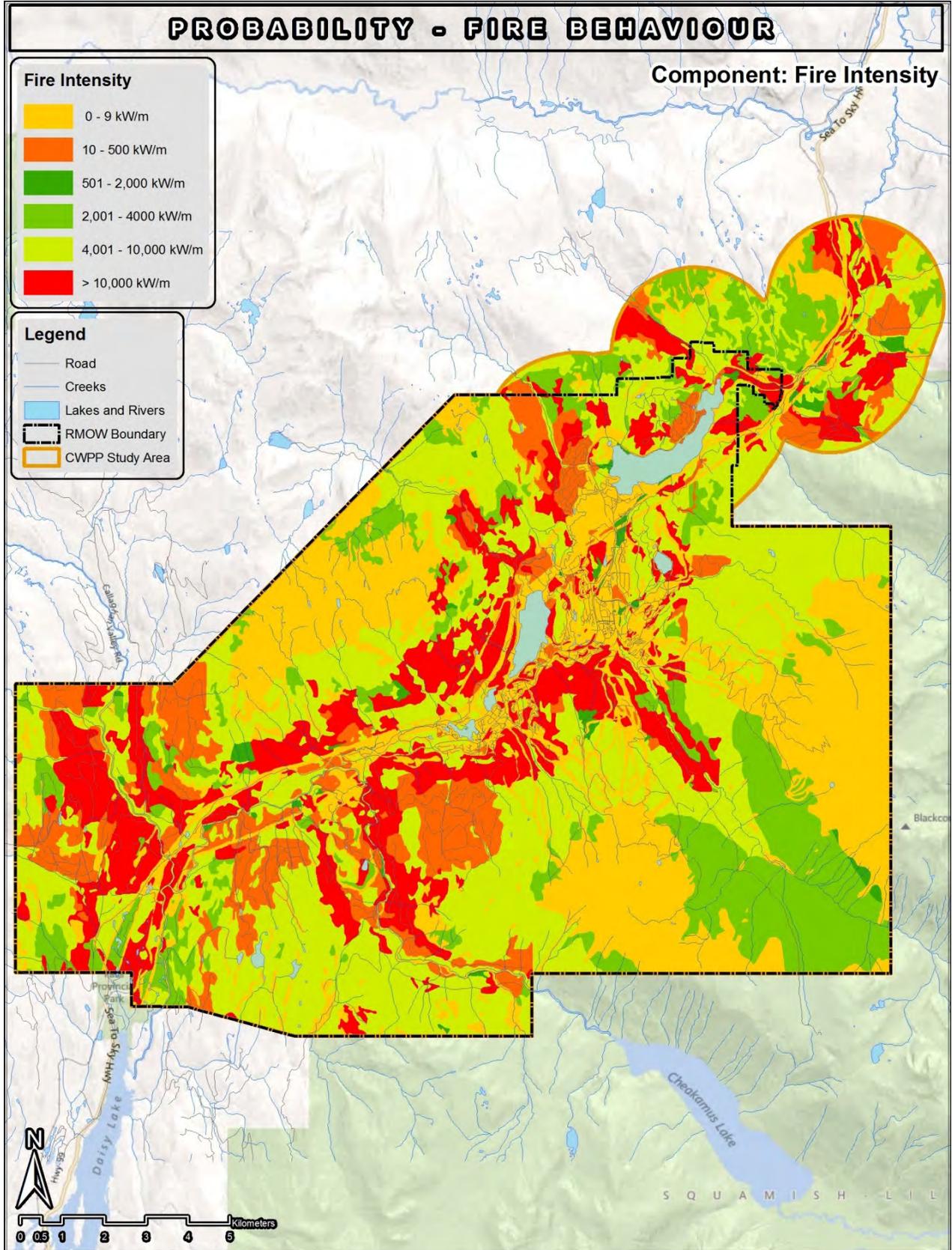
Probability Rating Scale:

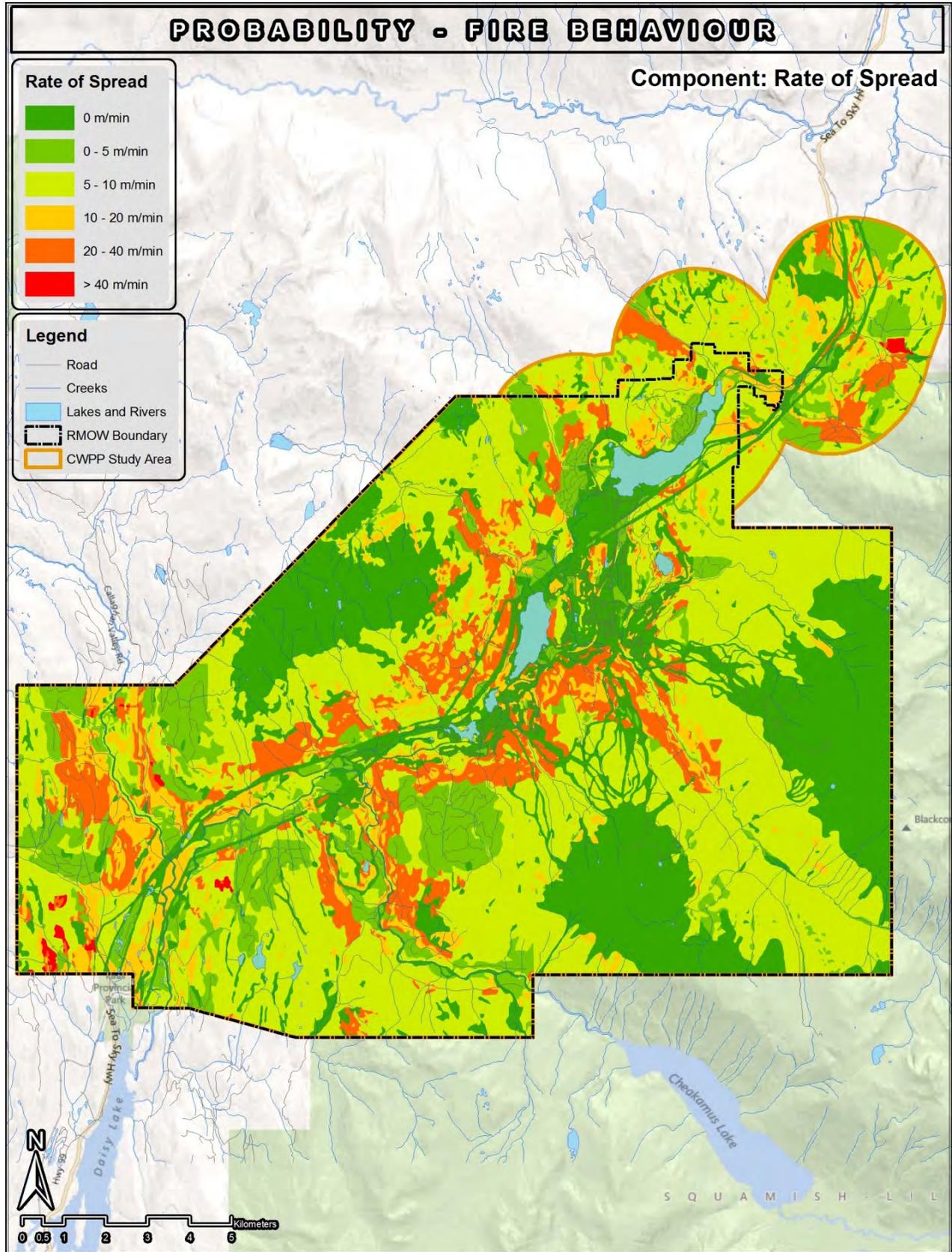


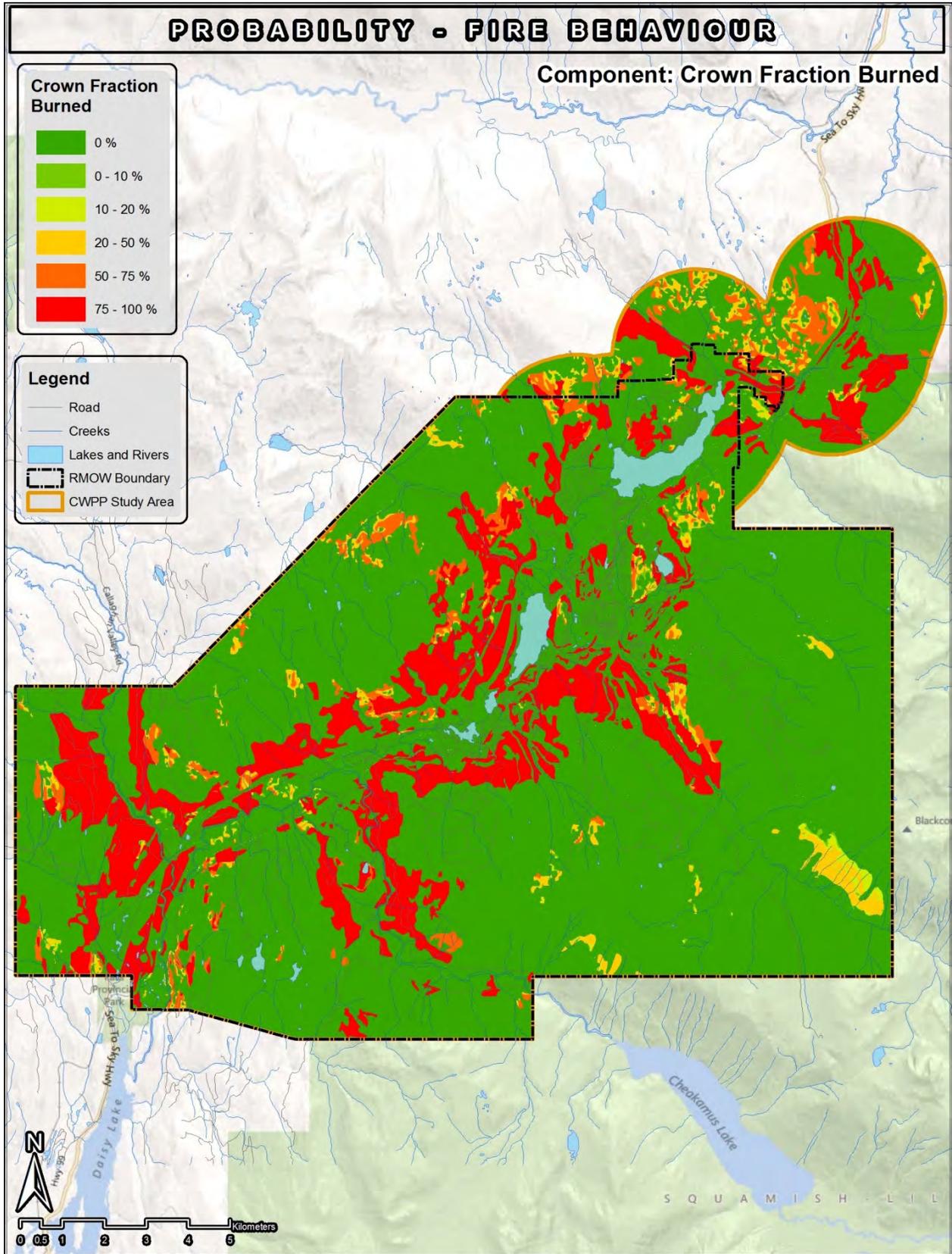
Legend

- Road
- Creeks
- Lakes and Rivers
- - - RMOV Boundary
- ▭ CWPPP Study Area









Probability of Ignition (Probability)

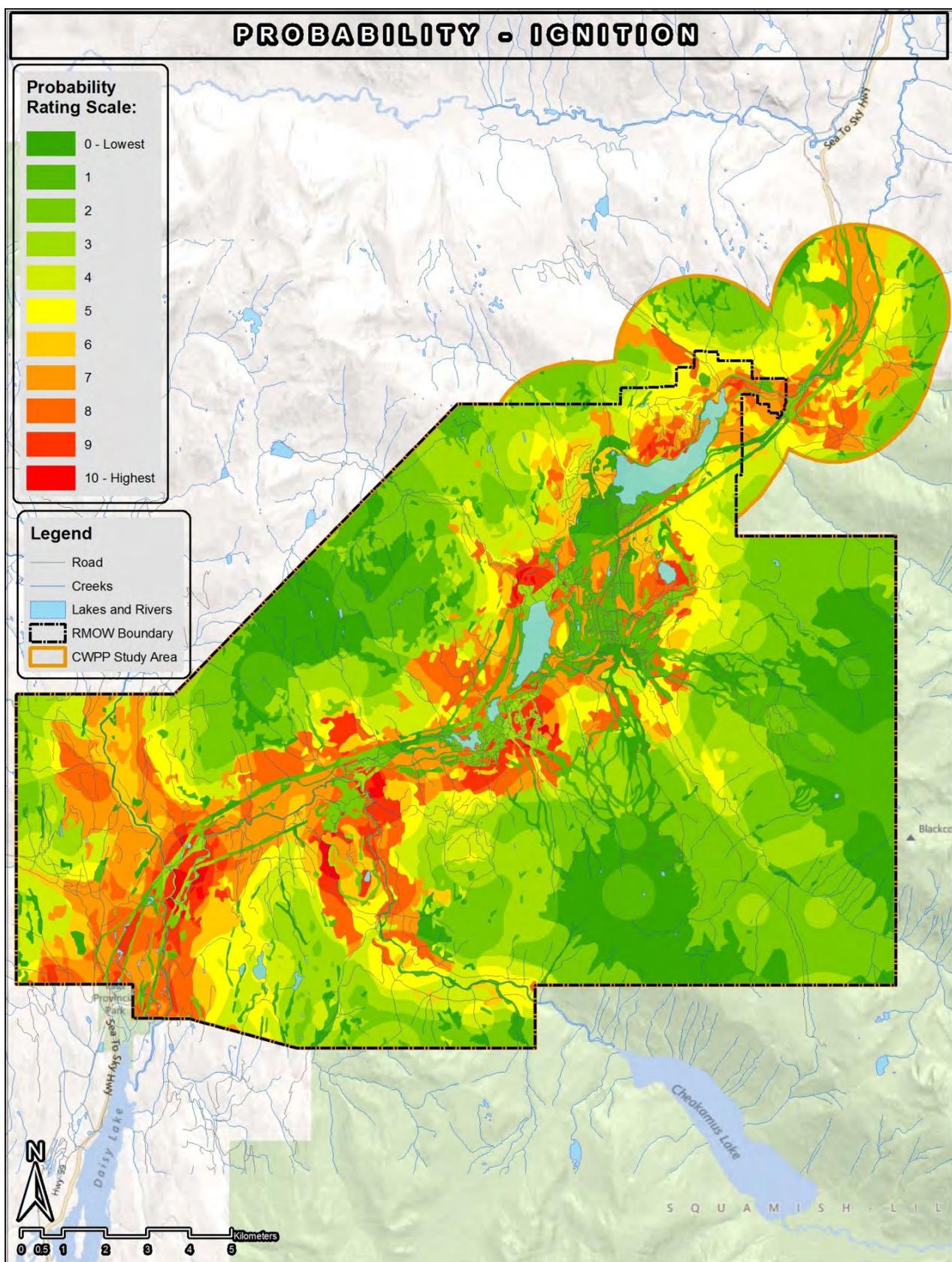
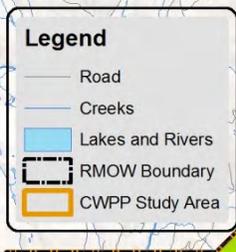
Wildfire Risk Management Component: Ignition

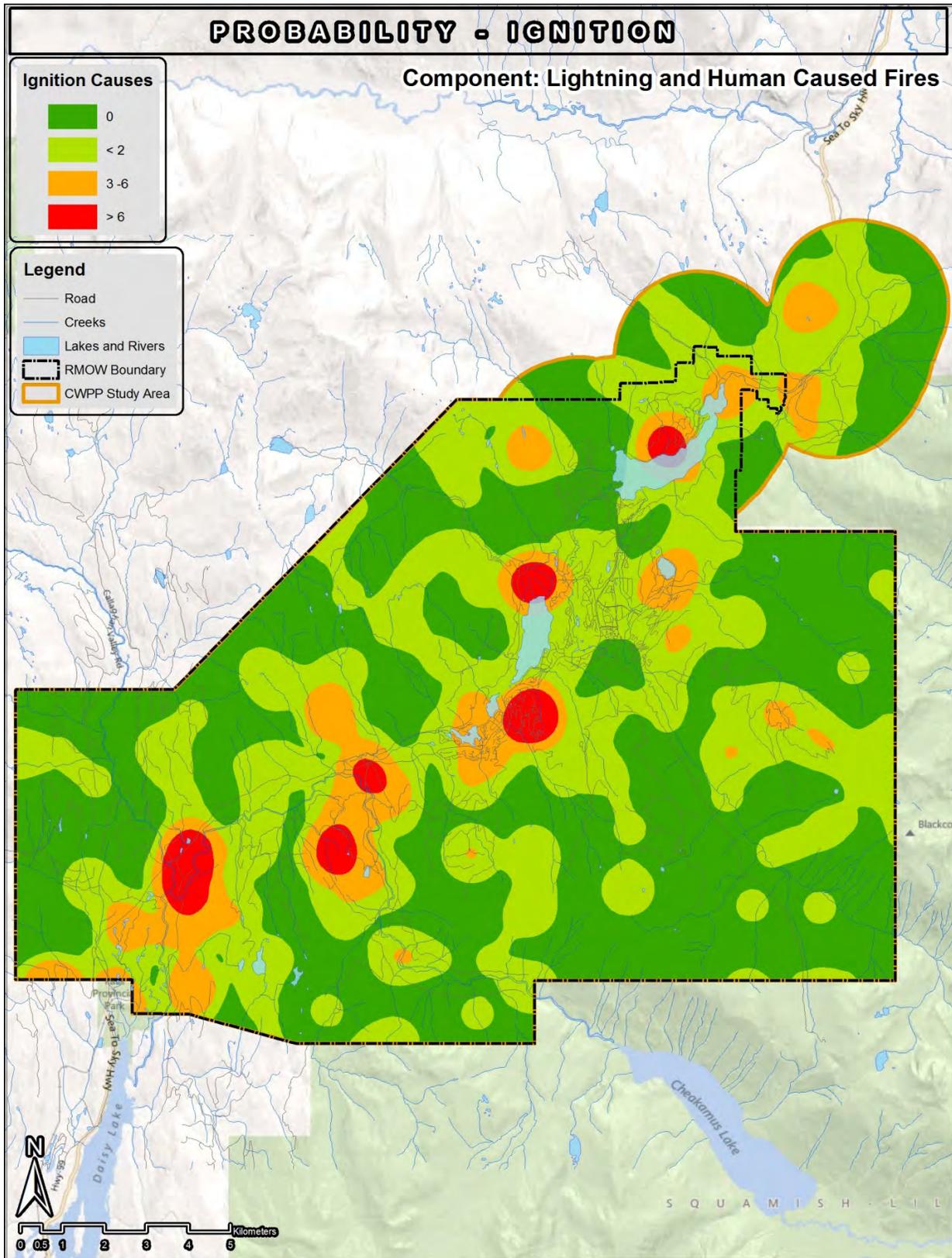
The Ignition component provides a rating of the probability of wildfire occurring in a given location based on historical fire frequency. The rating is calculated as a weighted sum rating using two attributes: Lightning Caused Fires and Human Caused Fires.

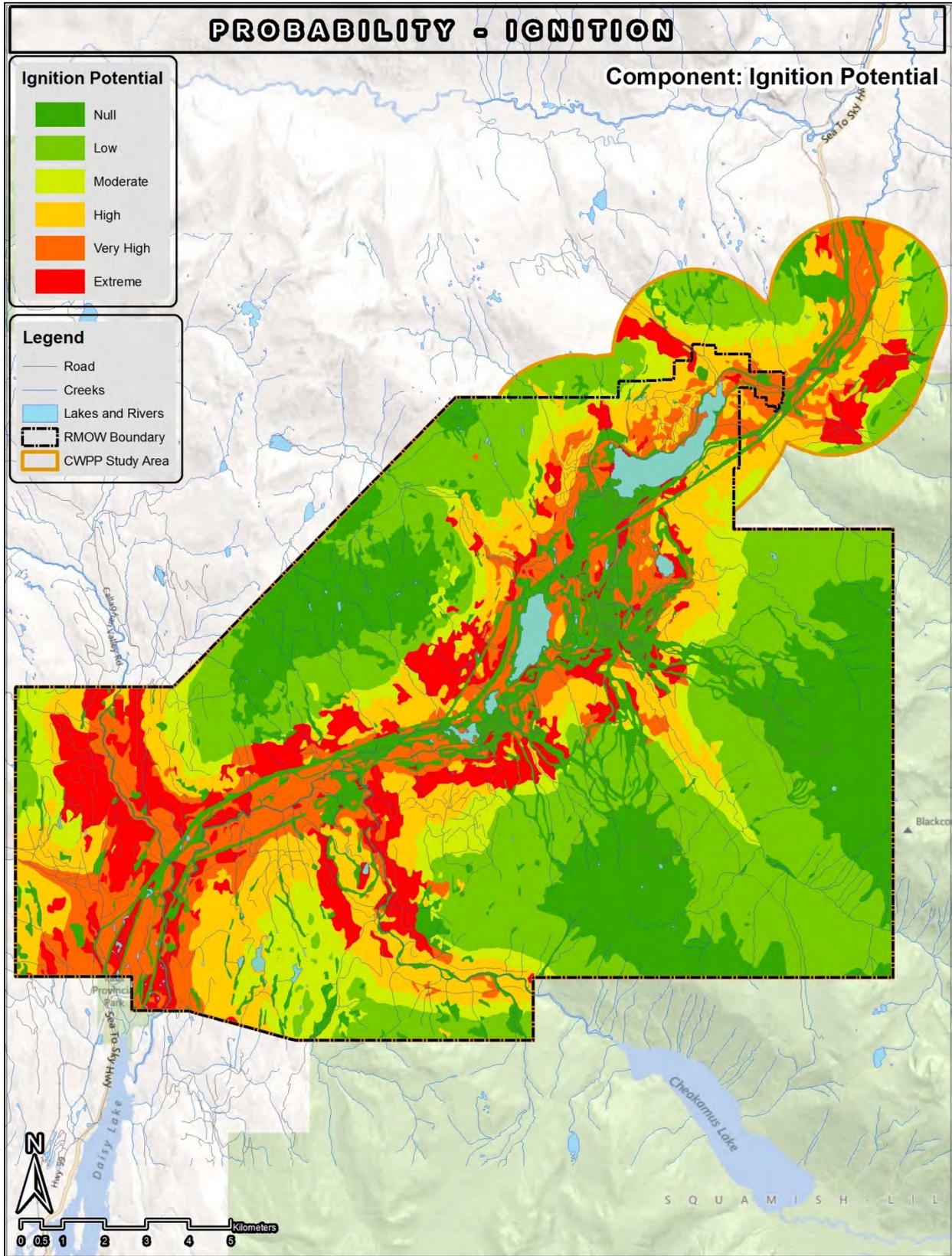
Component Attributes:

Attribute	Indicator/Units	Rating Scale		Weight
Lightning/Human Caused Fires <i>Indicator of historical frequency of lightning and human caused fires.</i>	# of fires / 500 m buffer	> 10,000	10	50%
		4,001 - 10,000	8	
		2,001 - 4,000	6	
		501 - 2,000	4	
		10 - 500	2	
		0 - 9	0	
Ignition Potential <i>Indicator of the potential for fire ignition based on fuel type and weather, calculated using WIPP (Wildfire Ignition Probability Predictor).</i>	Probability	> 40	10	25%
		20 - 40	8	
		10 - 20	6	
		5 - 10	4	
		0 - 5	2	
		0	0	

PROBABILITY - IGNITION







Suppression Response Capability (Probability)

Wildfire Risk Management Component: Suppression Response Capability

The Suppression Response component provides a rating of the probability that a wildfire could be quickly exterminated in a given location given existing resources. The rating is calculated as a weighted sum rating using five attributes: Constraints to Detection, Proximity to Water Sources, Helicopter Attack Time, Terrain Steepness and Proximity to Roads and Helipads.

Component Attributes:

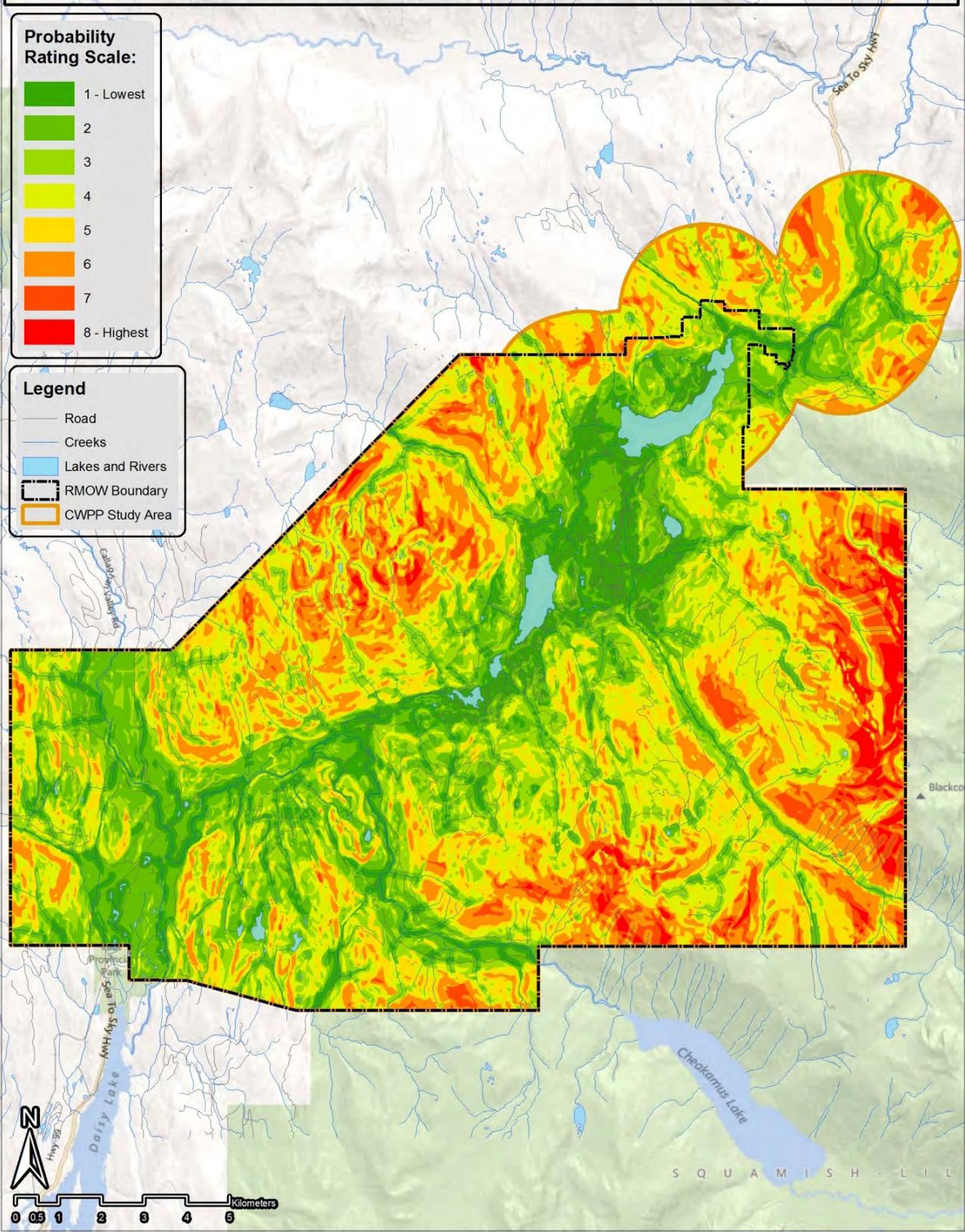
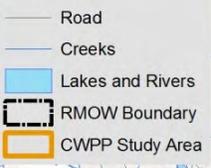
Attribute	Indicator/Units	Rating Scale		Weight
Constraints Detection <i>Indicator of the ability to detect a fire: reconnaissance at higher elevations is often constrained by cloud cover.</i>	Elevation (meters)	> 2001	10	10%
		1501 - 2000	7	
		1001 - 1500	2	
		0 - 1000	0	
Proximity to Water Sources <i>Indicator of the ability to access water quickly for fire fighting. Based on distance from all season streams and lakes.</i>	Distance (meters)	> 300	10	20%
		101 - 300	7	
		0 - 100	2	
Air Tanker Arrival Time <i>Indicator of the time for air tanker action measured as flight time (concentric) from Abbotsford (300 km/hr).</i>	Minutes	> 40	10	10%
		31 - 40 (200 km)	7	
		21 - 30 (150 km)	5	
		11 - 20 (100 km)	3	
		0 - 10 (50 km)	0	
Helicopter Arrival Time <i>Indicator of the time for initial attack measured as flight time (concentric) from nearest base PLUS fixed assumptions about time of travel to the base.</i>	Minutes	> 70	10	10%
		51 - 70 (210 km)	7	
		31 - 50 (150 km)	5	
		11 - 30 (90 km)	3	
		0 - 10 (30 km)	0	
Terrain Steepness <i>Indicator of the difficulty of control/contain on the landscape.</i>	Slope Class (%)	> 60	10	
		41 - 60	7	
		21 - 40	3	
		0 - 20	0	
Proximity to Roads <i>Indicator of the ability to get suppression resources into an area: based on a bush walking rate of 1 km/hr.</i>	Minutes	> 120 (> 2 km)	10	20%
		61 - 120 (2 km)	7	
		31 - 60 (1 km)	5	
		16 - 30 (0.5 km)	3	
		0 - 15 (0.25 km)	0	

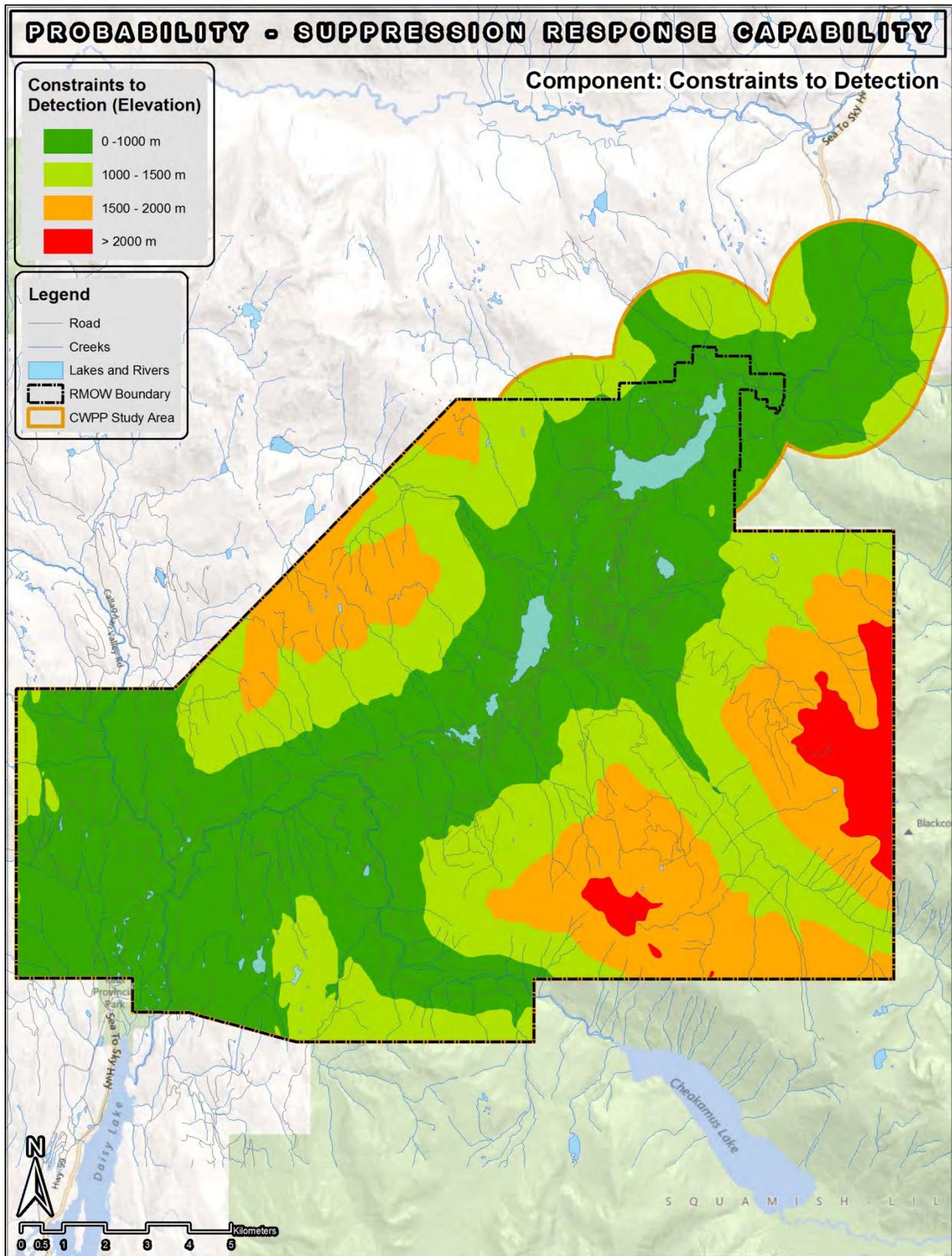
PROBABILITY - SUPPRESSION RESPONSE CAPABILITY

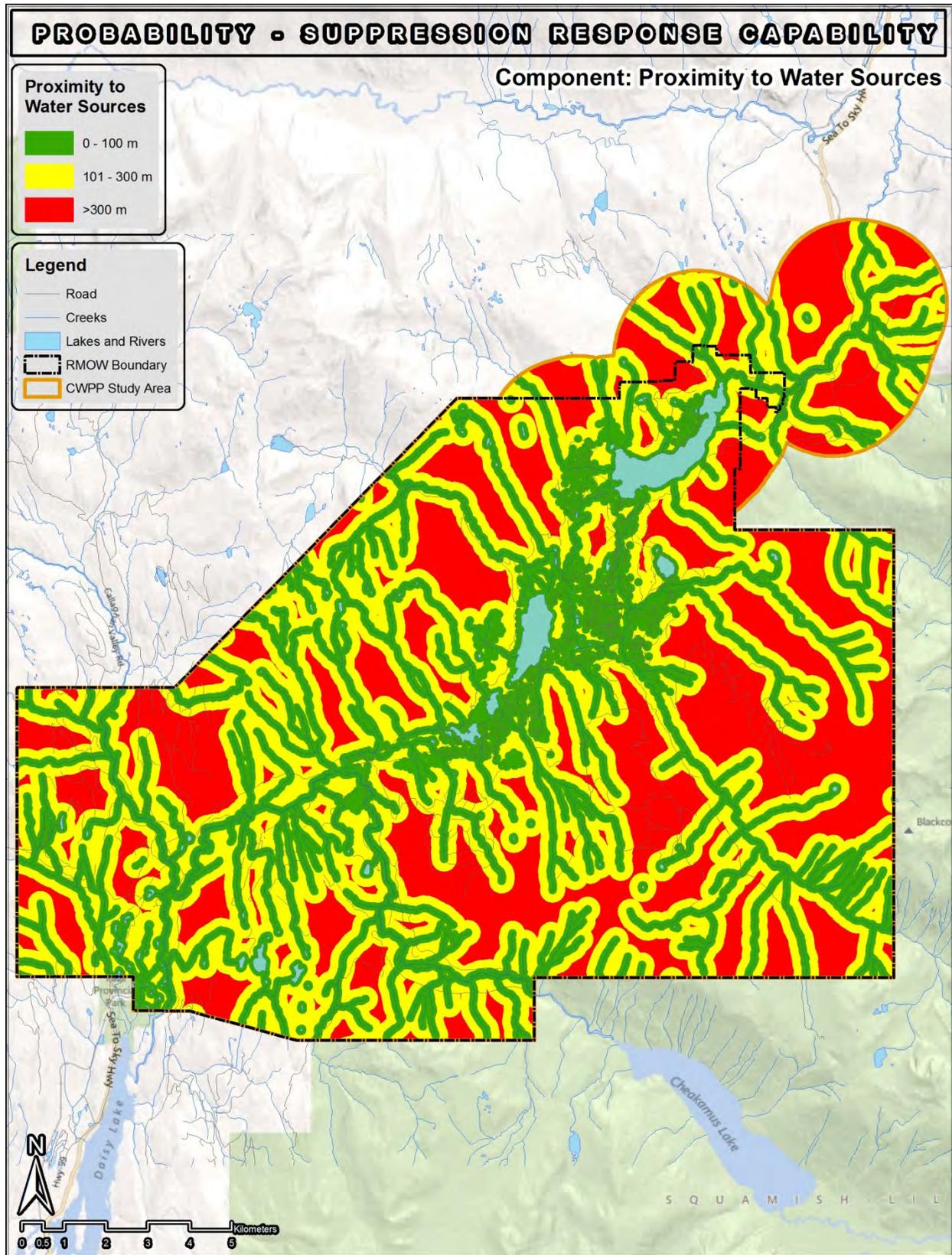
Probability Rating Scale:

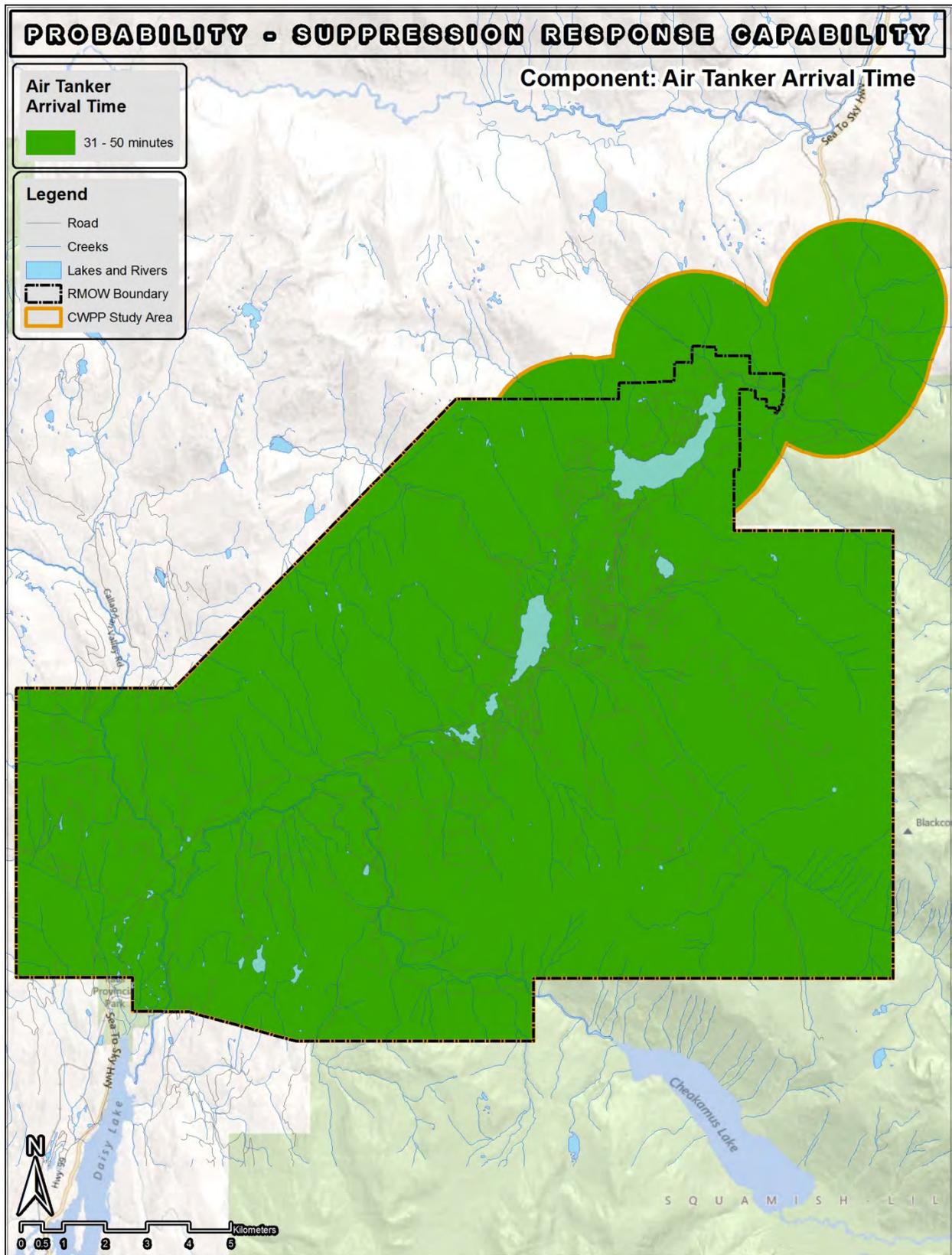


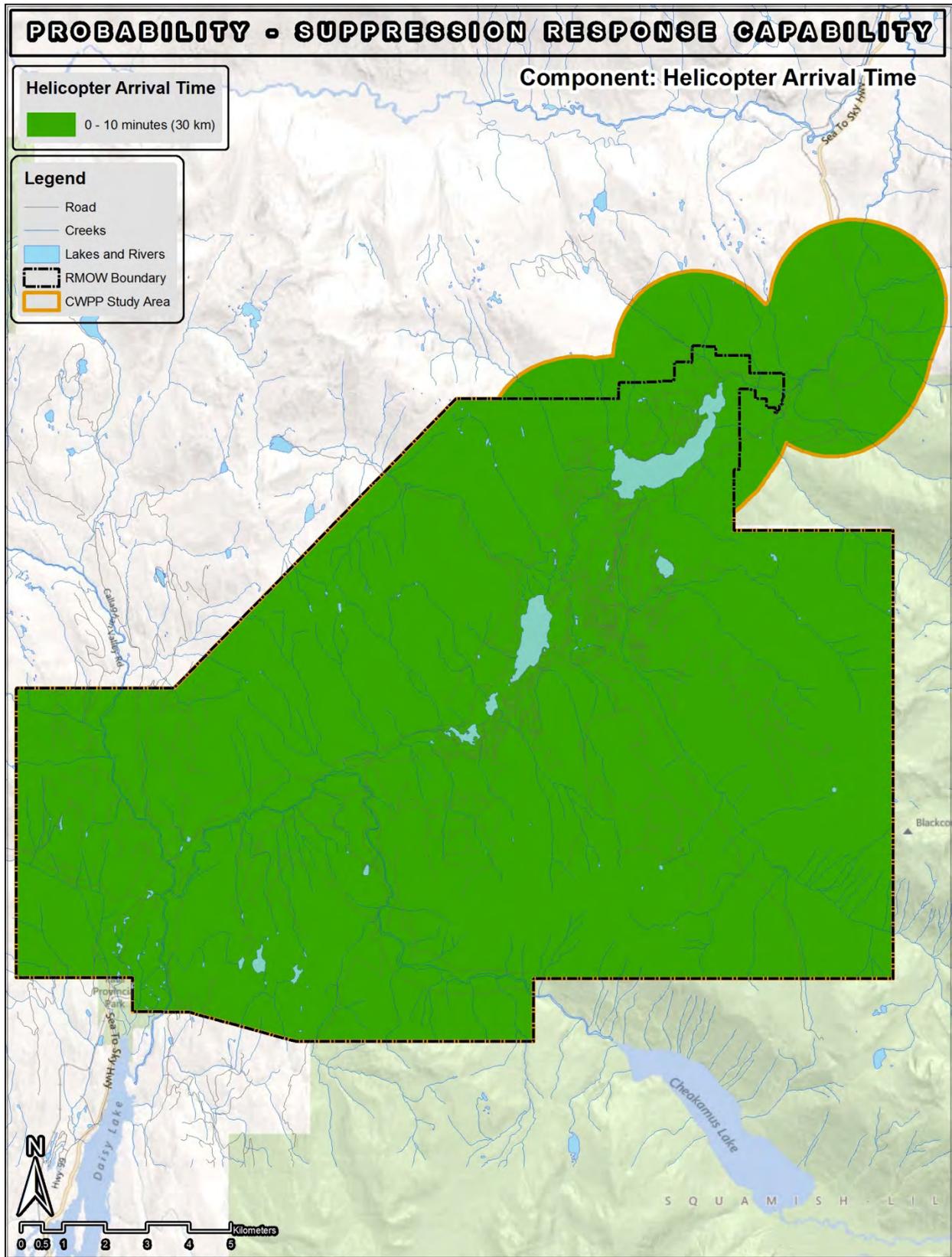
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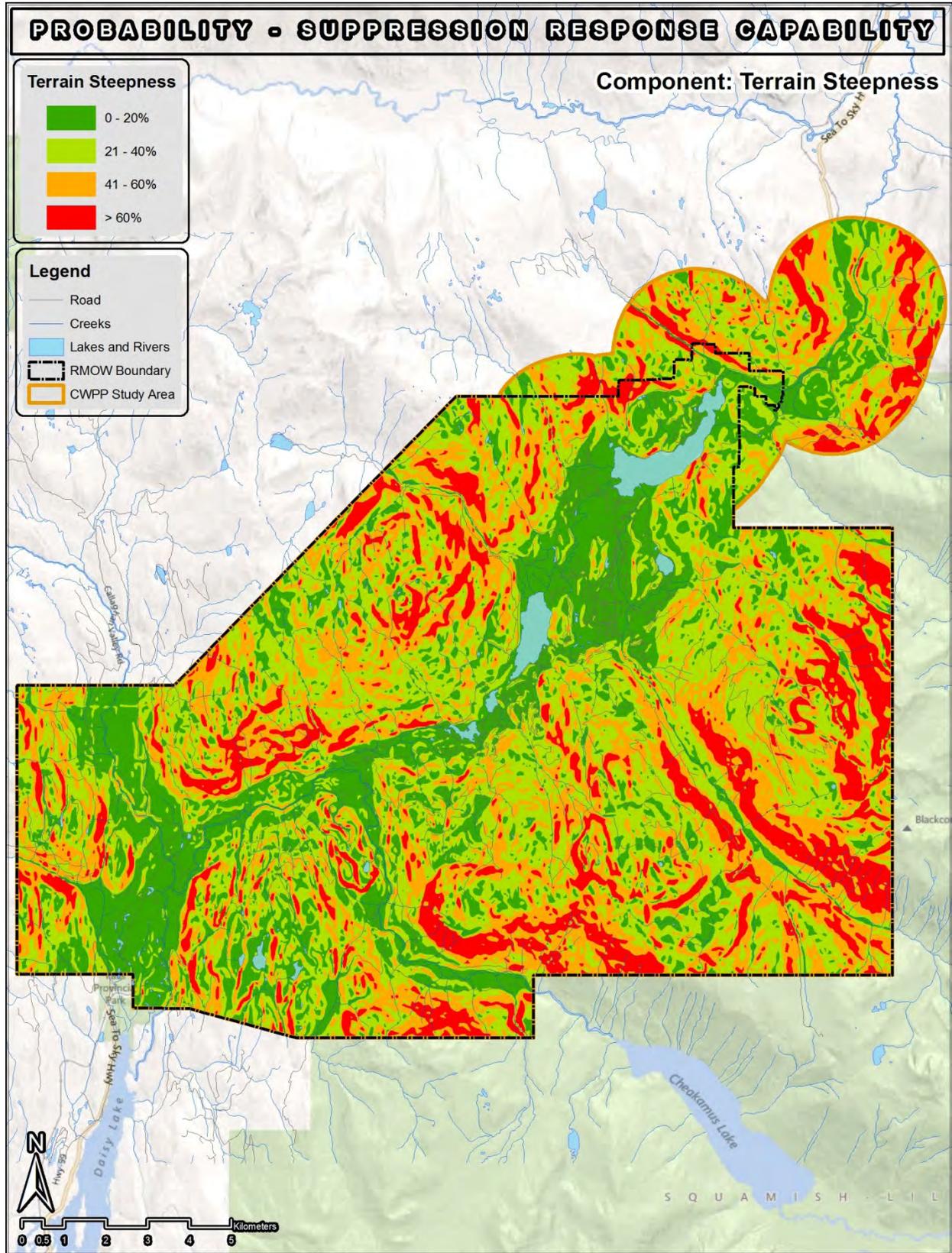


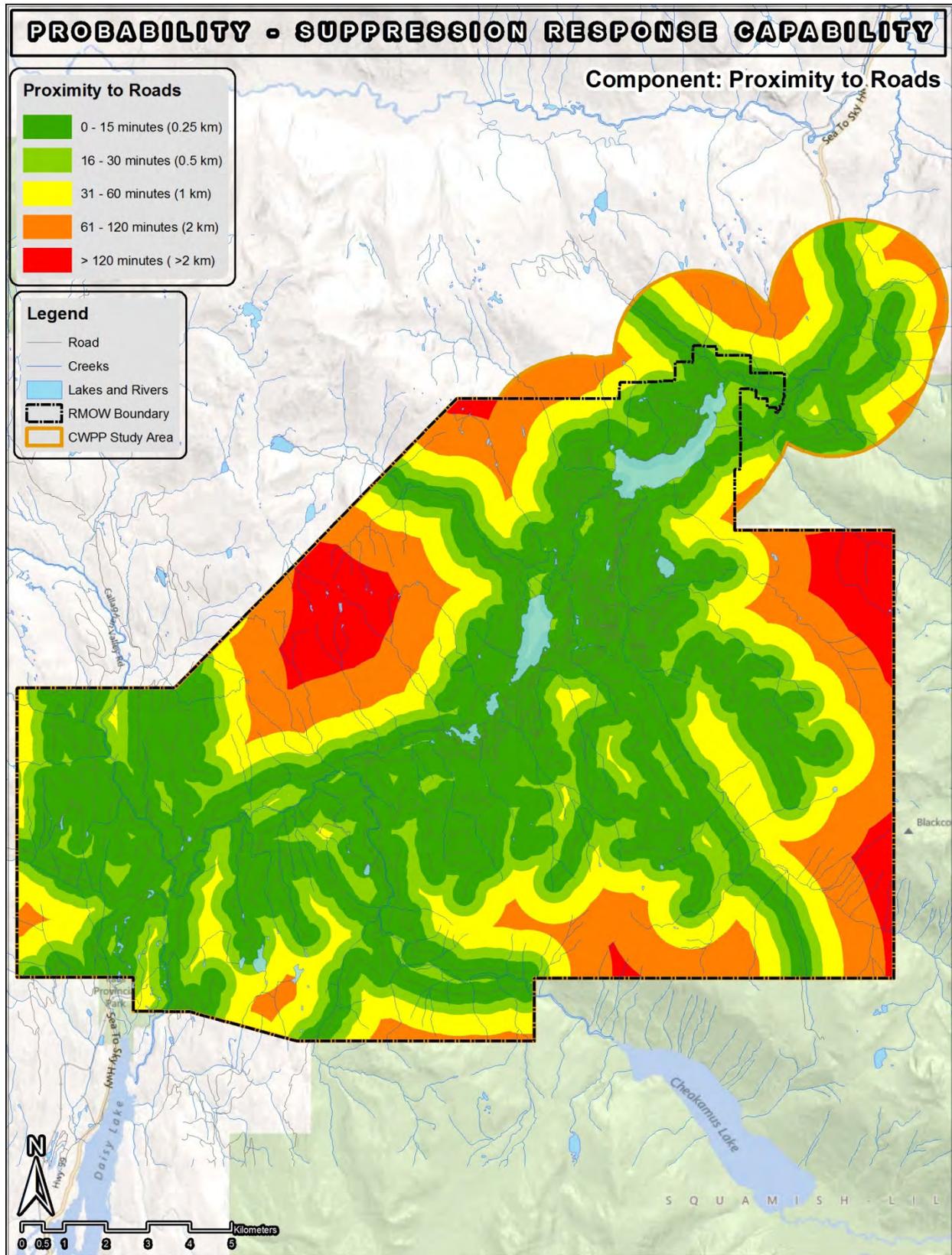












12. Appendix 3 – Principles of Fuel Management

FUEL OR vegetation management is a key element of the FireSmart approach. Given public concerns, vegetation management is often difficult to implement and must be carefully rationalized in an open and transparent process. Vegetation management should be strategically focused on minimizing impact while maximizing value to the community.

THE DECISION whether or not to implement vegetation management must be evaluated against the other elements of wildfire risk reduction to determine what the best avenue for risk reduction is. Its effectiveness depends also on the longevity of treatment (vegetation grows back), cost, and the resultant effect on fire behaviour.

12.1 What is fuel management?

FUEL MANAGEMENT is the planned manipulation and/or reduction of living and dead forest fuels for land management objectives (e.g., hazard reduction). It can be achieved by a number of methods including:

- Prescribed fire;
- Mechanical means; and
- Biological means.

The goal is to lessen potential fire behaviour proactively, thereby increasing the probability of successful containment and minimizing adverse impacts. More specifically, the goal is to decrease the rate of fire spread, and in turn fire size and intensity, as well as crowning and spotting potential (Alexander 2003).

Fire triangle

Fire is a chemical reaction that requires three main ingredients:

- Fuel (carbon);
- Oxygen; and
- Heat.

These three ingredients make up the fire triangle. If one is not present, a fire will not burn.

FUEL IS generally available in adequate quantities in the forest. Fuel must contain carbon. It comes from living or dead plant materials (organic matter). Trees and branches lying on the ground are a major source of fuel in a forest. Such fuel

can accumulate gradually as trees in the stand die. Fuel can also build up in large amounts after catastrophic events, such as insect infestations or disease.

OXYGEN IS present in the air. As oxygen is used up by fire, it is replenished quickly by wind.



HEAT IS needed to start and maintain a fire. Heat can be supplied by nature through lightning. People also supply a heat source through misuse of matches, campfires, trash fires, and cigarettes. Once a fire has started, it provides its own heat source as it spreads.

12.2 Forest Fuels

THE AMOUNT of fuel available to burn on any site is a function of biomass production and decomposition. Many of the forest ecosystems within British Columbia have the potential to produce large amounts of vegetation biomass. Variation in the amount of biomass produced

is typically a function of site productivity and climate. The disposition or removal of vegetation biomass is a function of decomposition.

Decomposition is regulated by temperature and moisture. In wet maritime coastal climates, the rates of decomposition are relatively high when compared with drier cooler continental climates of the interior. Rates of decomposition can be accelerated naturally by fire and/or anthropogenically by humans.

A hazardous fuel type can be defined by high surface fuel loadings; high proportions of fine fuels (<1 cm) relative to larger size classes, high fuel continuity between the ground surface and overstory tree canopies, and high stand densities. A fuel complex is defined by any combination of these attributes at the stand level and may include groupings of stands.

12.2.1 SURFACE FUELS

SURFACE FUELS consist of forest floor, understory vegetation (grasses, herbs and shrubs, and small trees), and coarse woody debris that are in contact with the forest floor (Figure 21). Forest fuel loading is a function of natural disturbance, tree mortality and/or human related disturbance.

Surface fuels typically include all combustible material lying on or immediately above the ground. Often roots and organic soils have the potential to be consumed by fire and are included in the surface fuel category.

Surface fuels that are less than 12 cm in diameter contribute to surface fire spread; these fuels often dry quickly and are ignited more easily than larger diameter fuels. Therefore, this category of fuel is the most important when considering a fuel reduction treatment. Larger surface fuels greater than 12 cm are important in the contribution to sustained burning conditions, but are often not as contiguous and are less flammable because of delayed drying and high moisture content, when compared with smaller size classes. In some cases where these larger size classes form a contiguous surface layer, such as

following a windthrow event or wildfire, they can contribute an enormous amount of fuel, which will increase fire severity and potential for fire damage.



Figure 22. High surface fuel loading under a forest canopy.

12.2.2 AERIAL FUELS

AERIAL FUELS include all dead and living material that is not in direct contact with the forest floor surface. The fire potential of these fuels is dependent on type, size, moisture content, and overall vertical continuity. Dead branches and bark on trees and snags (dead standing trees) are important aerial fuel. Concentrations of dead branches and foliage increase the aerial fuel bulk density and enable fire to move from tree to tree. The exception is for deciduous trees where the live leaves will not normally carry fire. Numerous species of moss, lichens, and plants hanging on trees are light and flashy aerial fuels. All of the fuels above the ground surface and below the upper forest canopy are described as ladder fuels.

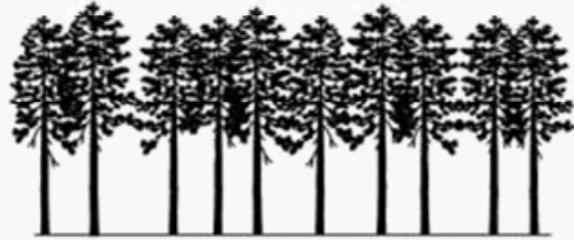
Two measures that describe crown fire potential of aerial fuels are the height to live crown and crown closure. The height to live crown describes fuel continuity between the ground surface and lower limit of the upper tree canopy. Crown closure describes the inter-tree crown continuity and reflects how easily fire can be propagated from tree to tree. In addition to

Low Height to Live Crown



By A. Neece & F. Steen, B.A. Blackwell & Associates Ltd

High Height to Live Crown



crown closure, tree density is an important measure of the distribution of aerial fuels and has significant influence on the overall crown and surface fire conditions. Higher stand density is associated with lower inter tree spacing, which increases overall crown continuity. While high density stands may increase the potential for fire spread in the upper canopy, a combination of high crown closure and high stand density usually results in a reduction in light levels associated with these stand types. Reduced light levels accelerate self-tree pruning, inhibit the growth of lower branches, and decrease the cover and biomass of understory vegetation.

Thinning is a preferred approach to fuels treatment and offers several advantages compared to other methods:

- Thinning provides the most control over stand level attributes such as species composition, vertical structure, tree density, and spa-

tial pattern, as well as the retention of snags and coarse woody debris for maintenance of wildlife habitat and biodiversity.

- Unlike prescribed fire treatments, thinning is comparatively low risk, is not constrained to short weather windows, and can be implemented at any time.
- Thinning may provide marketable materials that can be utilized by the local economy.
- Thinning can be carried out using sensitive methods that limit soil disturbance, minimize damage to leave trees, and provide benefits to other values such as wildlife.

The following summarizes the guiding principles that should be applied in developing thinning prescriptions:

- Protect public safety and property both

High Crown Closure



By A. Neece & F. Steen, B.A. Blackwell & Associates Ltd

Low Crown Closure



within and adjacent to the urban interface.

- Reduce the risk of human caused fires in the immediate vicinity of the urban interface.
- Improve fire suppression capability in the immediate vicinity of the urban interface.
- Reduce the continuity of overstory fuel loads and related high crown fire risk.
- Maintain the diversity of wildlife habitat through the removal of dense understory tree species.
- Minimize negative impacts on aesthetic values, soil, non-targeted vegetation, water and air quality, and wildlife.

The main wildfire objective of thinning is to shift stands from having a high crown fire potential to having a low surface fire potential. In general, the goals of thinning are to:

- Reduce stem density below a critical threshold to minimize the potential for crown fire spread. Target crown closure is less than 35%;
- Prune to increase the height to live crown to a minimum of 2.5 meters or 30% of the live crown (the lesser of the two) to reduce the potential of surface fire spreading into tree crowns; and
- Remove slash created by spacing and pruning to maintain surface fuel loadings below 5 kg/m².

12.3 The Principles of Landscape Fuelbreak Design

FUELBREAKS CAN be defined as strategically placed strips of low volume fuel where firefighters can make a stand against fire and provide safe access for fire crews in the vicinity of wildfires, often for the purpose of lighting backfires. Fuelbreaks act as staging areas where fire suppression crews could anchor their fire

suppression efforts, thus increasing the likelihood that fires could be stopped, or fire behaviour minimized, so that the potential for a fire to move fluidly through a municipality and into the interface is substantially reduced.

The RMOW must be sensitive to visual concerns and public perception. Therefore, specific area treatments or other manual/mechanical methods are most desirable. A fuel treatment is created by reducing surface fuels, increasing height to live crown and lowering stand density through tree removal. Fuelbreaks can be developed using a variety of prescriptive methods that may include understory and overstory fuel removal, timing of treatment, synergistic effects with other treatments, and placement on the landscape.

When developing fuelbreak prescriptions, the CFFDRS fuel type classification for the area and the potential fire behaviour must be considered in order to predict the change in fire behaviour that will result from altering fuel conditions. The identification of potential candidate areas for fuelbreaks should be focused on areas that will isolate and limit fire spread, and provide solid anchors for fire control actions.

Prior to finalizing the location of fuelbreaks, fire behaviour modeling using the Canadian Fire Behaviour Prediction system (FBP) should be applied to test the effectiveness of the size and scale of proposed treatments. These model runs should include basic information from fieldwork pertaining to the fuel types, height to live crown base, crown fuel load, surface loads, and topography. The model runs should be used to demonstrate the effectiveness of treatments in altering fire behaviour potential.

Treatment prescription development must also consider the method of fuel treatment. Methods include manual (chainsaw), mechanical, and pile burning or any combination of these treatments. To be successful, manual treatments should be considered in combination with prescribed burning of broadcast fuels or pile and burn.

Mechanical treatments involve machinery and must be sensitive to ground disturbance and impacts on hydrology and watercourses. Typically, these types of treatments reduce the overstory fuel loads but increase the surface fuel load. The surface fuel load must be removed in order to significantly reduce the fire behaviour potential. Increased surface fuel load is often the reason that prescribed burning or pile and burn are combined in the treatment prescription.

Final selection of the most appropriate fuelbreak location will depend on a number of factors including:

- Protection of recreation and aesthetics;
- Protection of public safety;
- Reduction of potential liabilities;
- Minimizing future suppression costs;
- Improved knowledge;
- Impacts on visual quality;
- The economics of the treatments and the potential benefits;
- Treatment cost recovery;
- The impact of treatments on the alteration of fire behaviour; and
- Public review and comment.

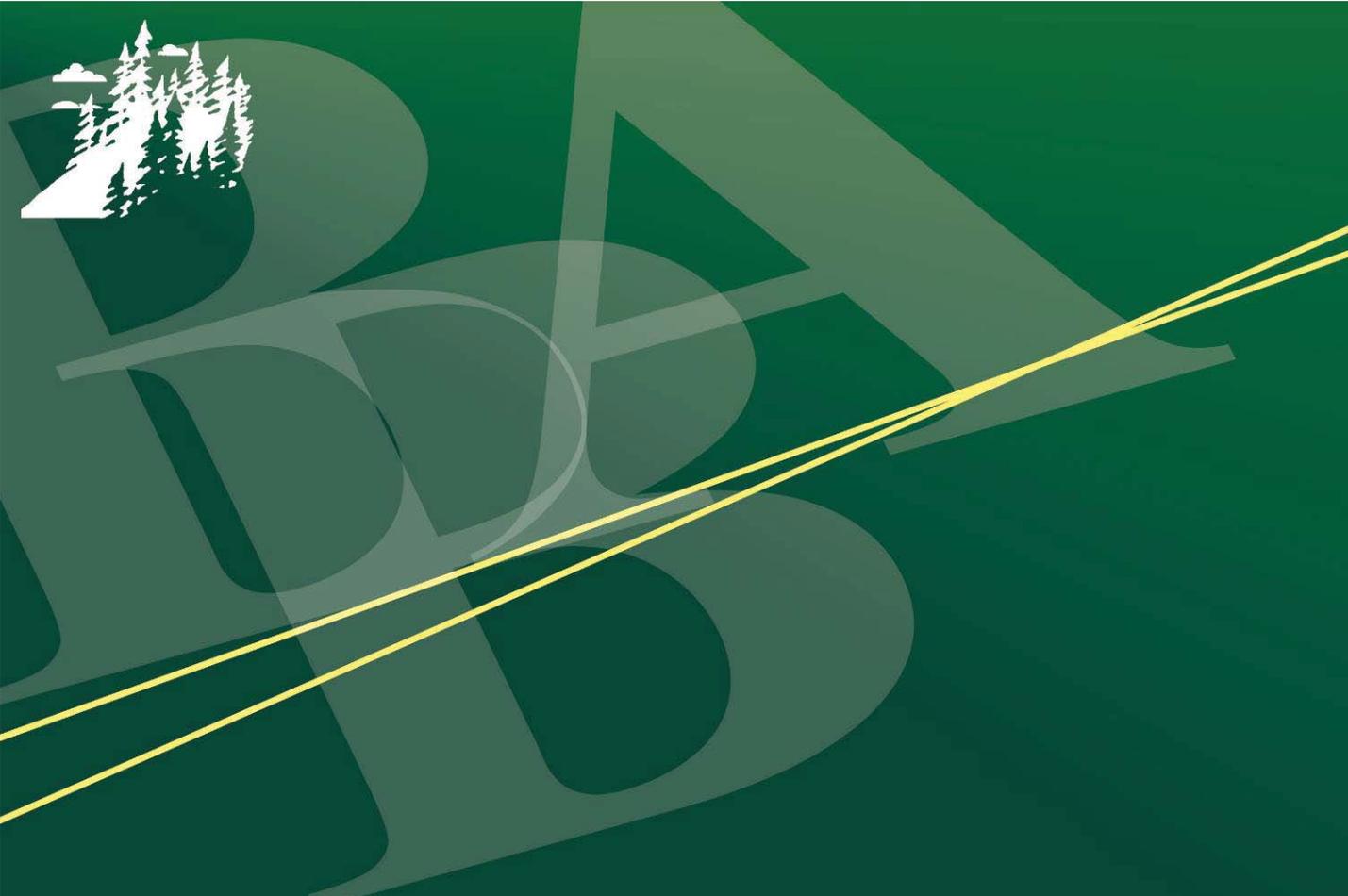
Fuelbreaks should not be considered stand-alone treatments to the exclusion of other important strategies already discussed in this plan. To be successful, municipalities need to integrate a fuelbreak plan with strategic initiatives such as communication and education, bylaws or DPAs, structure protection, emergency response, and training. An integrated strategy will help to mitigate landscape level fire risk, reduce unwanted wildland fire effects and the potential negative social, economic and environmental

effects that large catastrophic fires can cause.

12.4 Maintenance

ONCE A municipality commits to the development of a fuelbreak strategy, decision makers and municipal staff must recognize that they are embarking on a long-term commitment to these types of treatments and that future maintenance will be required. Additionally, the financial commitment required to develop these treatments in the absence of any revenue will be high. A component of the material to be removed to create fuelbreaks often has an economic value and can potentially be used to offset the cost of treatment. Options to sell this component should be explored and will help to provide benefits to the municipality and the local economy.

Fuelbreaks require ongoing treatment to maintain low fuel loadings. Following treatment, tree growth and understory development start the process of fuel accumulation and, if left unchecked, over time the fuelbreak will degrade to conditions that existed prior to treatment. Some form of follow-up treatment is required. Follow-up is dependent on the productivity of the site, and may be required as frequently as every 10 to 15 years in order to maintain the site in a condition of low fire behaviour potential.



LANDSCAPE SCALE FIRE BEHAVIOUR MODELING

Resort Municipality of Whistler

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Executive Summary

In 2005, a Community Wildfire Protection Plan (CWPP) was completed for the RMOW and since that time substantial new development has occurred. To capture these changes and the work completed to alter the community's risk profile, a CWPP update was completed in 2011. The 2005 CWPP and 2011 update contained a number of recommendations and identified key areas within the RMOW boundary where fuel management should be undertaken to reduce wildfire risk to interface areas.

The RMOW has initiated a successful fuel management program on Crown and municipal lands around the interface since 2004. Fuel management prescription development and implementation have occurred in high risk areas of the RMOW in close proximity to development, including Kadenwood, Horstman, Lost Lake, Centennial Trail, Mountainview Reservoir, Rainbow Housing West and Baxter Creek. However, there are still substantial areas of hazardous fuel surrounding the RMOW interface and the CWPP-derived fuel management program does not address the arguably greater risk to the community posed by a landscape-level fire event.

The objective of this study was to enable the RMOW to extend fuel management treatments beyond municipal lands and work with the Community Forest to establish landscape level fuelbreaks that will provide greater protection from wildfires. Landscape level fuelbreaks can be defined as gaps in vegetation or other combustible material that may limit the rate of spread and growth of wildfire. Fuelbreaks can occur naturally or can be created through vegetation and fuel management.

A fire behaviour analysis was completed for the RMOW and Community Forest through the use of fire behaviour modeling, historic fire weather, and previous fire locations. This report outlines the methods and results of the fire behaviour analysis, which includes fire behaviour modeling, and recommendations on how fuel management and development of landscape level fuelbreaks can be used to provide wildfire protection to the Whistler community.

The fire environment (fuels, weather and topography) of the study area supports the notion that a large, landscape level fire event could occur. In addition, factors such as fuel accumulation and extreme fire seasons, as experienced in 2003, 2009 and 2010, could result in longer periods of high fire danger than historically experienced.

This analysis is consistent with the risk assessment completed for the 2005 CWPP and 2012 update, and demonstrates that the landscape is vulnerable to large, catastrophic fires during



extreme fire weather conditions. Fire behaviour illustrated numerous locations where fires have the potential to ignite and spread quickly, within a 24 hour period. Additionally, some of these fire locations are not in close proximity to road access, located on steep terrain, and would be difficult to suppress.

Fire behaviour models illustrated dramatic changes in fire behaviour with changes in wind direction and wind speed over 24 hours. It is probable that fire perimeters would continue to grow rapidly beyond 24 hours, increasing risk and reducing the effectiveness of wildfire suppression efforts. Although model outputs demonstrated that winds of 10 km/hr are more favourable to fire suppression, the extensive growth of the modeled fires above the threshold of 25 km/hr suggests that suppression would be stressed and likely not successful.

The fire behaviour model demonstrated the following for untreated stands:

- As expected, fire growth and fire size increase substantially for almost all simulated ignitions with increasing windspeed;
- Fire growth and area of fire perimeters is very dependent on wind direction;
- Westerly and southerly winds are of the greatest concern to the RMOW;
- Fires originating along the eastern valley slopes north of the Cheakamus River and fires in the vicinity of Green Lake have the potential to cause significant fire related impacts within the RMOW;
- The results validate and support the efforts conducted to date to locate fuel treatments close to homes and infrastructure along the eastern slopes and at the base of Whistler Mountain; and
- Olympic Village resources at the Callaghan are also highly vulnerable to wildfire.

Alternately, for the treated stands which included fuelbreaks (the existing road network in addition to adjacent thinned stands within 50 m of each side of the road) and fuel type conversions (which were based on the hazardous fuel types) demonstrated the following:

- For most combinations of wind speed and direction, fire growth and size can be reduced by the proposed fuelbreak network and fuel type conversion;
- The most effective reductions in fire growth were for simulations with northerly winds which are not that common in the study area;
- The treated landscape proposed for the bottom of Whistler Mountain, and adjacent to the Village, is effective in limiting fire growth of ignition #14 which is considered one the highest risk simulated ignition;



- The southeastern slopes of RMOW are still potentially vulnerable to a wildfire with wind speeds exceeding 20 km/hr even with the proposed treated landscape; and
- The results of this simulation should be interpreted with caution as no spotting has been incorporated into the simulations (limitation of Prometheus).

Applying a conservative fuelbreak and fuel type conversion network to the landscape and remodeling the same scenarios resulted in substantially reduced fire behaviour potential. Model outputs for the treated landscape support further fuel treatments and the development of a fuelbreak network around key locations of the RMOW. It is estimated that under the current funding model and based on the resources of the community, establishment of fuel treatments similar to those modeled in this analysis, would likely extend over 20 years. With additional funding and appropriate resources this treatment plan could be accelerated and is recommended.



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1 Introduction

1.1 History of Fuel Treatments in Whistler

The Resort Municipality of Whistler (RMOW) is one of the top destination ski resorts in North America and is a world-renowned winter and summer resort with an estimated daily population of 31,794, which includes residents, visitors and employees. The RMOW's permanent population was estimated to be 9,824, according to Statistics Canada (2012).

The area of interest includes the municipal boundary of the RMOW and the Cheakamus Community Forest boundary. For this fire hazard assessment, the study area includes the RMOW and Community Forest boundaries with an additional 500 m buffer (Figure 1).

The social, economic and environmental losses associated with the 2003, 2009 and 2010 wildfire seasons in British Columbia (BC) emphasized the need for greater consideration and due diligence in regard to fire risk in the wildland urban interface (WUI). WUI fires tend to have the most significant losses associated with them due to the values at risk in populated areas. The RMOW is 24,375 ha in size and more than 65% is forested. Based on 2011 Statistics Canada data, 9,239 private dwellings were within the municipality and 3,900 of those were occupied by permanent residents. The total assessed value of taxable properties in 2010 was more than \$10 billion. In considering wildfire risk in the WUI, it is important to understand the specific risk profile of a given community, which can be defined by the probability and the associated consequence of wildfire within that community. The risk of a wildfire on the landscape is determined by the fire environment (defined as weather, topography and fuels). Considering weather and topography are beyond human control, fire managers are limited to using fuel manipulation to substantially alter the fire environment.

A Community Wildfire Protection Plan (CWPP) was completed for the RMOW in 2005 by B.A. Blackwell & Associates Ltd., and since that time, substantial new development has occurred. To capture these changes and the work completed to alter the community's risk profile, Blackwell with the cooperation of the RMOW, prepared a CWPP update in 2011. This update reflected current conditions in the community and included an update of the Wildfire Risk Management System (WRMS) which spatially reflects changes in risk across a landscape. Additionally, the WRMS enhanced priority fuels mapping to delineate potential fuel treatment areas with some consideration given to operational feasibility and cost.

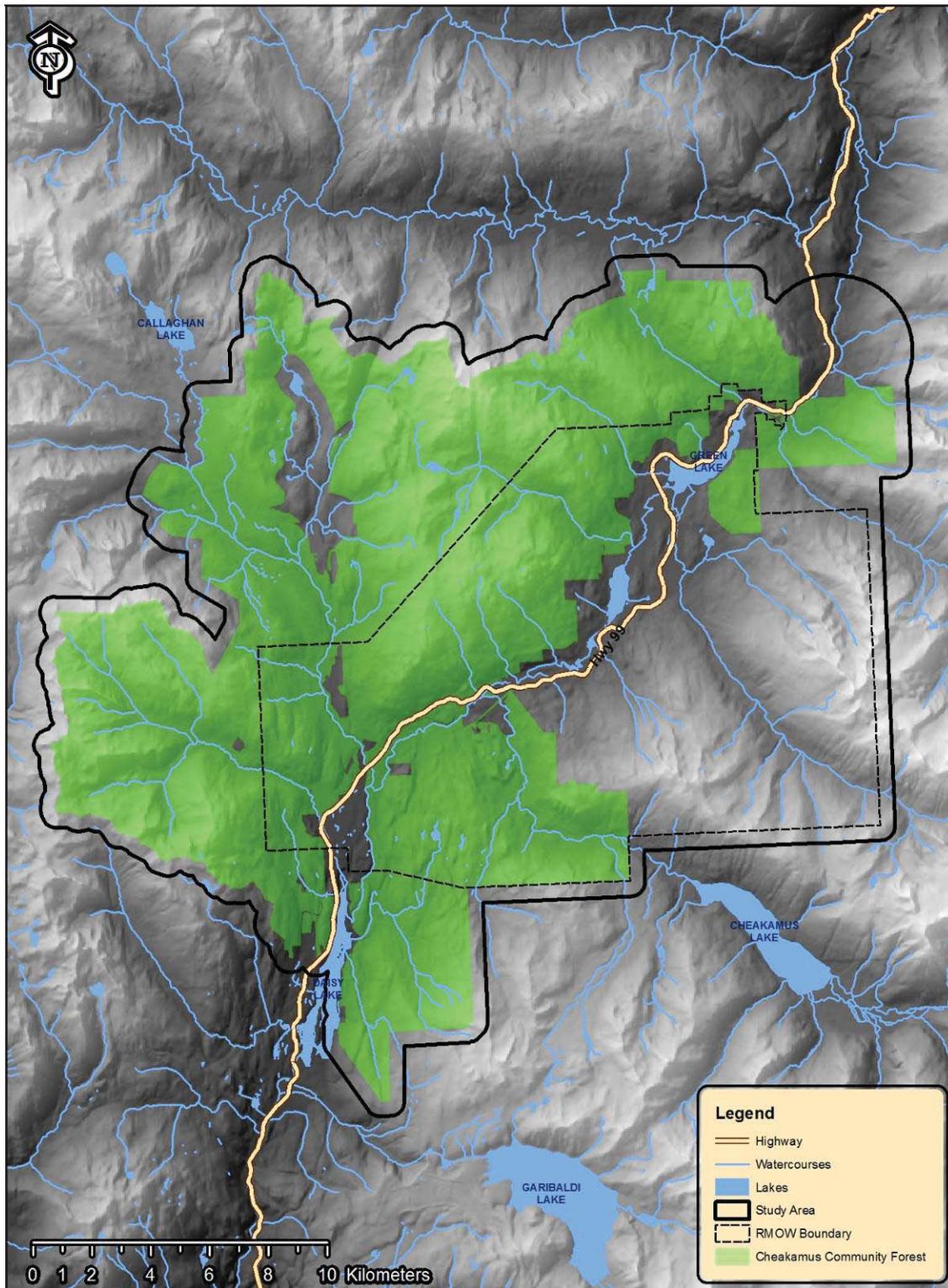


Figure 1. RMOW and Cheakamus Community Forest boundaries and the buffered study area boundary.



The RMOW has initiated a successful fuel management program on Crown and municipal lands since 2004 and includes the interface. Fuel management prescription development and implementation have occurred in several locations within the RMOW, including Kadenwood, Horstman, Lost Lake, Centennial Trail and Mountainview Reservoir. However, there are still substantial areas of hazardous fuels surrounding the interface and located throughout the study area that have the potential to negatively impact the community. Fuel management prescriptions have also been developed for Rainbow Housing West and Baxter Creek. Fuel treatment methods include: 1) conversion (e.g., coniferous to deciduous); 2) modification (altering the fuel bed structure); and 3) removal. The type and location of treatments is critically important to manipulating the spread and intensity of fire on the landscape. The primary focus of the treatments in the RMOW have been fuel removal at localized, small scale areas next to residences, hotel properties, and community infrastructure that are immediately adjacent to hazardous fuel types as defined by the CWPP.

The objective of this study is to enable the RMOW to identify and extend potential treatments to a landscape scale (outside of community), working cooperatively with the Community Forest to provide greater protection from wildfires that are ignited out of the established community protection area managed by Whistler Fire. Landscape level fuelbreaks can be defined as gaps in vegetation or other combustible material that may limit the rate of spread and growth of wildfire. Fuelbreaks can occur naturally or can be created through vegetation/fuel manipulation. There is no absolute standard for the width of fuelbreaks; however a minimum of 90 m has typically been specified for primary fuelbreaks (Agee *et al.*, 1999) to limit the probability of long range spotting (the transmission of fire through embers carried aloft and deposited on adjacent flammable vegetation or a building). Additionally, wider fuelbreaks have proven to be more effective than narrower ones (Agee *et al.*, 1999). The objective of landscape level fuelbreaks, as well as most fuel treatments, is to modify fire behaviour and provide points of anchor for suppression activities. Generally, larger treated areas more effectively reduce fire behaviour versus smaller areas (Finney *et al.*, 2003). A good example of this is the 2002 Hayman fire in Colorado where the post-fire case study suggested that large scale fuel treatments were more effective than small fuelbreaks and under extreme conditions, spotting can easily breach narrow treatment areas (Martinson, *et al.*, 2003). Principles of fuelbreak design are summarized in Appendix A.

Smaller treatment areas are more common in BC than landscape level fuelbreaks for a number of reasons including, but not limited to, the associated costs. Most fuel management programs in BC are administered through UBCM funding and require a municipal contribution. Securing additional community funds can be difficult and generally limit the amount of fuel management work occurring within a region.



The CWPP-derived fuel treatment program does not address the arguably greater risk to the RMOW posed by a landscape level fire event, causing an ember shower from a distant fire to rain down on the community. An ember shower results when burning particles are lofted well ahead (kilometers) of the fire front by the convection column and wind. This fire behaviour phenomenon is commonly referred to by fire managers as 'spotting'. The burning embers land and collect on combustible surfaces, and are the most common cause of structure ignition during wildfires. Ember showers were responsible for the catastrophic losses in Slave Lake in 2011 (1.8 billion dollars) and in the City of Kelowna in 2003 (234 million dollars).

1.2 Purpose of the Analysis

In BC, fuel treatments are considered a key tool available to fire managers for community fire protection. However, it is important to understand that fuel treatments do not stop fires, but lessen the impact of a fire on an identified area of concern by changing the behaviour of a fire entering a treated area. The purpose of assessing fuels and fuel treatments at a landscape level is to identify a configuration of treatment areas that will slow the growth of large fires by reducing fire intensity, crown fire, and mid to long range spotting.

There are several key questions that need to be answered when considering the type and extent of treatments that would be effective in a given community, including:

1. What are the likely weather conditions and ignition scenarios that would enable a wildfire burning in hazardous fuels to pose a threat to property and public safety within the community?
2. What and where are the hazardous fuels on the landscape?
3. What are the key constraints to treating fuels on the landscape?
4. Of those fuels that do pose a potential threat, how much area should be treated in order to effectively mitigate the risk?
5. What is an 'acceptable' level of wildfire risk to property and public safety within the community?

Decision tools such as fire behaviour modelling and spatial risk assessments can be used to answer questions like those posed above. Others are determined by factors such as government policy, ownership and available funds.

The purpose of this project is to use fire behaviour modelling, historic fire weather, and previous fire locations to investigate these questions and to present recommendations on how fuel treatments could be used to provide cost-effective wildfire protection in areas outside of the community limits that have the potential to grow into catastrophic wildfires.



2 Weather Conditions and Ignition Scenarios

2.1 Climate, Vegetation and Fire History

Climate and vegetation descriptions are from the RMOW's CWPP Update:

Regional Climate:

Whistler falls within the southern subarctic general climate type (Green and Klinka, 1994). This features an overall climate that is maritime in nature but is beginning to transition to the more continental climates to the east because of the distance from the moderating effect of the Pacific Ocean. This increasing continentality is reflected in wider temperature extremes (warmer summers and cooler winters) as well as less precipitation relative to the more strongly maritime climates further to the west. Within this general climatic influence, regional climates within the study area vary primarily along elevation gradients and proximity to upper valley reaches. The RMOW CWPP study area intersects five different biogeoclimatic units. The majority of development within RMOW is located in the CWHms1.

The CWHds1 occurs in the lowest elevations in the RMOW and its climate is characterized by warm, dry summers and moist, cool winters with moderate amounts of snow. Growing season water deficits on average sites are typical. Forest ecosystems on average sites are dominated by Douglas-fir, western hemlock, and varying amounts of western redcedar.

The CWHms1 occurs above the CWHds1 and reflects increasing precipitation and cooler temperatures. Its climate is characterized by moist, cool winters, and cool but relatively dry summers. Snowfall is relatively heavy, particularly in upper elevations. Forest ecosystems on average sites are dominated by western hemlock, Douglas-fir, and varying amounts of western redcedar, amabilis fir, with the latter species increasing at higher elevations and cooler aspects. The abundance of Douglas-fir in the CWHms1 is related to historic wildfires which are associated with dry summers.

The MHmm2 represents a subalpine climate and occurs above the CWHms1. In the eastern portion of the study areas, it is restricted to northerly aspects and the ESSFmw occurs on southerly aspects. The MHmm2 is characterized by long, moist, cold winters and relatively short, cool, moist summers. Snowfall is high and deep snowpacks can persist into July.

The ESSFmw is restricted to the eastern portion of the study area and only occurs on southerly aspects above the CWHms1. The subzone is the mildest in the ESSF zone and is characterized by long, cold winters with heavy snowfall and cool summers. Snowfall is high and snowpacks can persist into June.

These biogeoclimatic subzones represent a particular climate, topography and associated vegetation types which influence the assemblage of vegetation and wildlife (Figure 2).

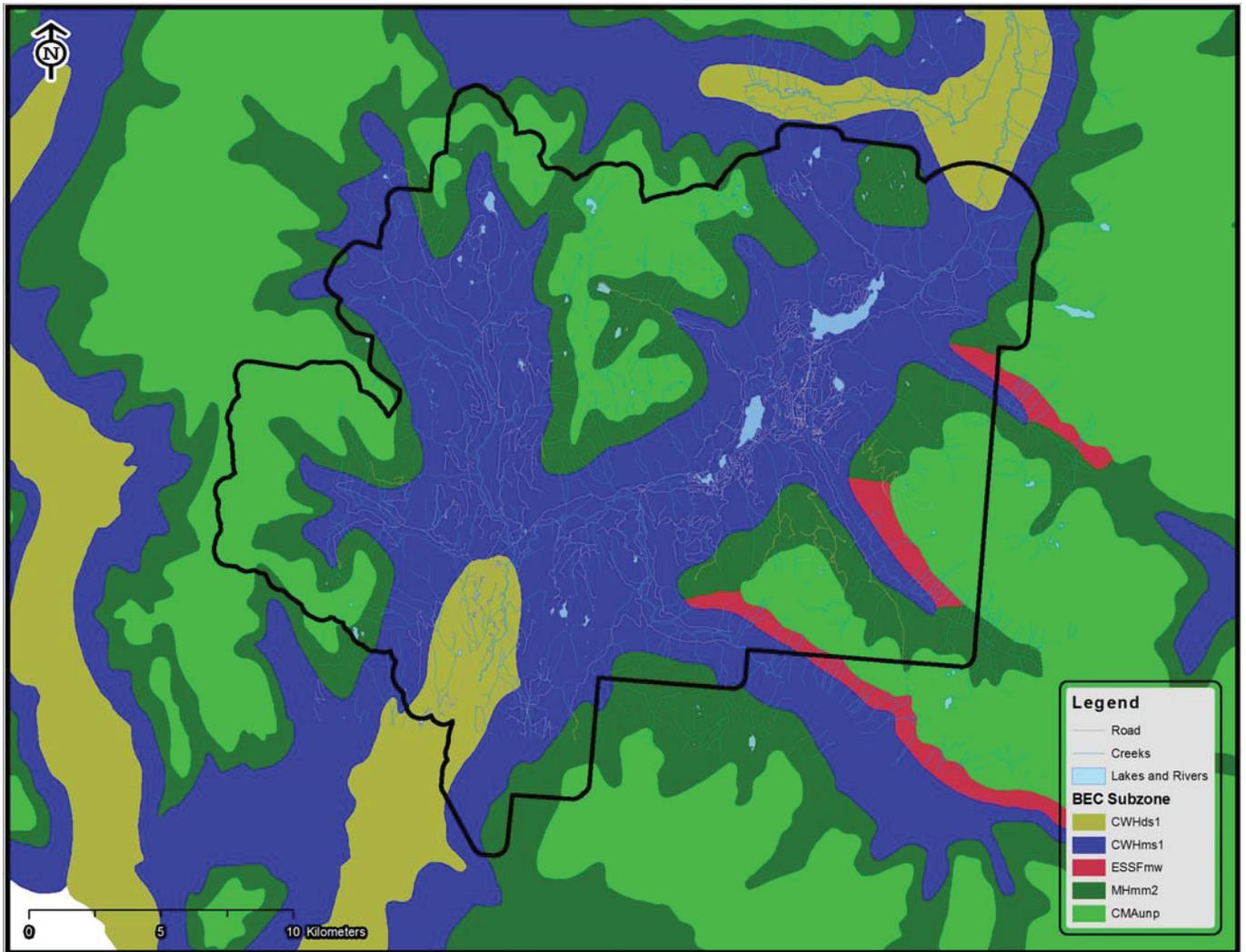


Figure 2. Biogeoclimatic Ecosystem Classification subzones within the RMOW and Community Forest study area.

Fire Environment:

The Canadian Forestry Service developed the Canadian Forest Fire Danger Rating System (CFFDRS) to assess fire danger and potential fire behaviour. A network of fire weather stations is maintained by the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO) and Wildfire Management Branch and is most commonly utilized by municipalities and regional districts to monitor fire weather, determine hazard ratings, and implement fire bans and closures. Historic fire weather data for RMOW was compiled from eight weather stations that have operated in the study area for a total of 52 years between 1950 and 2007 (Figure 3). The values extracted were from noon each day for the length of record. Average temperature data from this record reflects the relatively cool



summers of the CWHms1. However, in some years temperatures far exceed the average as demonstrated in Figure 3.

The Fire Danger classes provide a relative index of how easy it is to ignite a fire and how difficult control is likely to be. The BC Wildfire Act [SBC 2004] and Wildfire Regulation [BC Reg 38/2005], which specify responsibilities and obligations with respect to fire use, prevention control and rehabilitation, restrict high risk activities based on these classes.

Danger class days for the fire season are dominantly low-moderate in April and May in the RMOW. The period from June to approximately mid-September is dominated by high to extreme fire danger days, with the peak in extreme fire danger days occurring in August (Figure 4). Fire danger drops steeply in October. These data suggest that the fire season in the community most often occurs from May through to September. However, July and August are the months when conditions are most likely to be favourable for extreme wildfire behaviour.

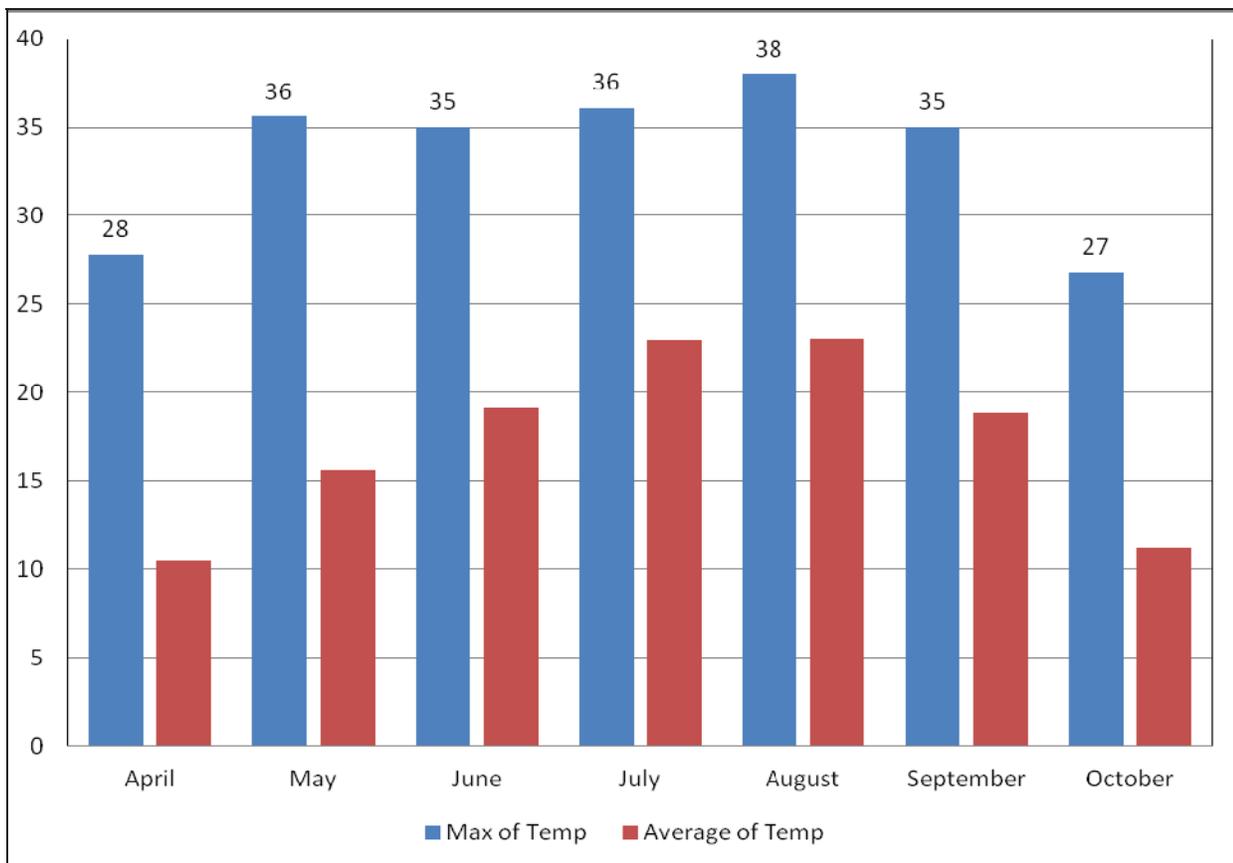


Figure 3. Historic average and maximum temperature by month within the RMOW study area.

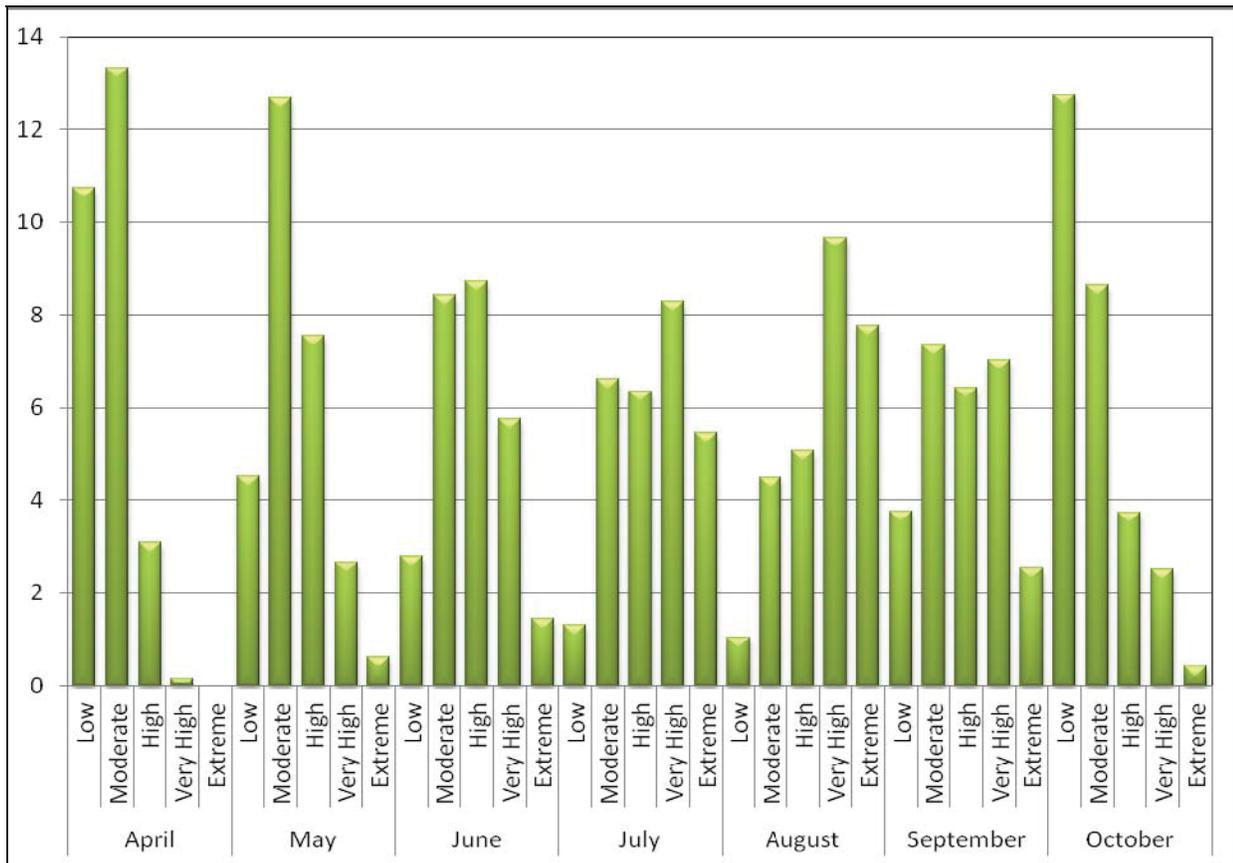


Figure 4. Fire danger class averaged for each month in the RMOW study area.

Fire data (includes ignitions) for the RMOW, was summarized by reported fire cause for the period of 1919 to 2009 with some gaps between years (Figure 5). Approximately 25% of fire ignitions have been lightning caused and the remainder are attributed to human cause. Fire data for the area suggests that the RMOW has experienced large wildfire in the past 100 years. In 1926, the largest wildfire in the area occurred and burned approximately 4,660 ha. Most wildfires have started in the valley bottom and tended to travel northeast and east towards Pemberton, suggesting that winds from the southwest tend to drive the growth of wildfires up the valley.

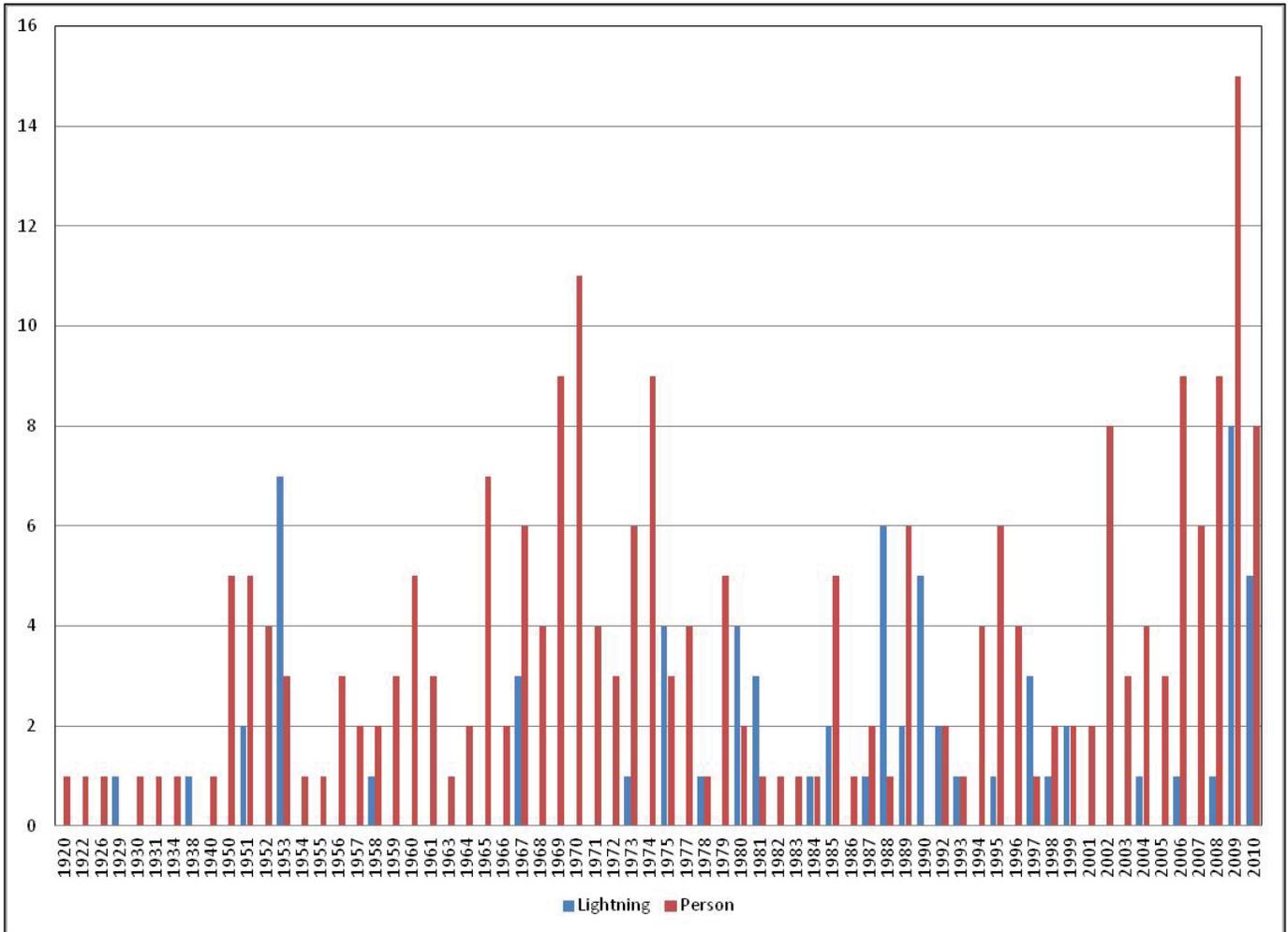


Figure 5. Number of fires ignitions per year between 1919 and 2010 in the RMOW study area.

Historic ignitions and fire perimeters are illustrated in Figure 6 and Figure 7. The fire history map was created from fire history data provided in the Canadian National Fire Database¹ which was compiled by the Canadian Forest Service from data provided by MFLNRO. The record shows fire perimeters within the study area from 1920 – 2010. However, this record may not be complete as it only includes the available fire perimeters from each provincial or territorial agency. Fourteen fires were due to human causes whereas the other 10 were attributed to lightning. Fire history is summarized in Table 1. This fire history summary identifies approximately 2,851 ha burned within the study area boundary between 1920 and 2010. This is approximately 5% of the total study area.

¹ http://cwfis.cfs.nrcan.gc.ca/en/historic/ha_lfdb_maps_e.php



Table 1. RMOW fire history summary from 1920 – 2010.

Fire Cause	Year	Size (ha)	Total Area Burned in Study Area Boundary (ha)
Lightning	2010	0.4	98.3
Lightning	2010	0.2	
Lightning	2010	0.5	
Lightning	2009	31.3	
Lightning	2009	2.3	
Lightning	1990	8.9	
Lightning	1990	0.3	
Lightning	1938	31.7	
Lightning	1929	8.5	
Lightning	1920	14.2	
Human	1979	28.7	2,752.4
Human	1970	28.4	
Human	1970	61.3	
Human	1965	178.7	
Human	1952	60.7	
Human	1940	302.5	
Human	1934	44.1	
Human	1931	14.7	
Human	1930	19.0	
Human	1926	1067.0	
Human	1926	722.9	
Human	1924	140.2	
Human	1922	42.1	
Human	1920	42.1	
TOTAL:			

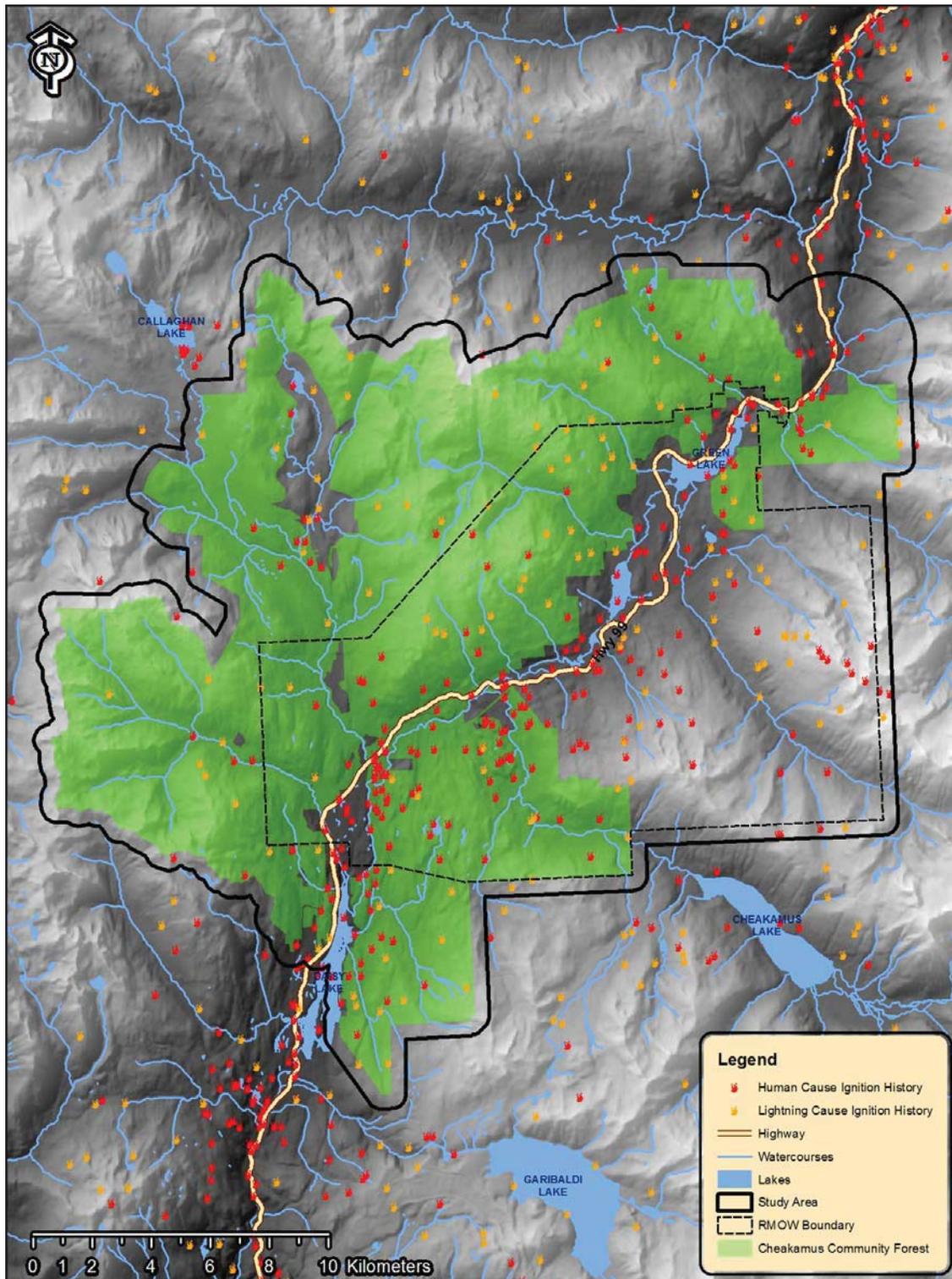


Figure 6. Historic ignitions for the study area.

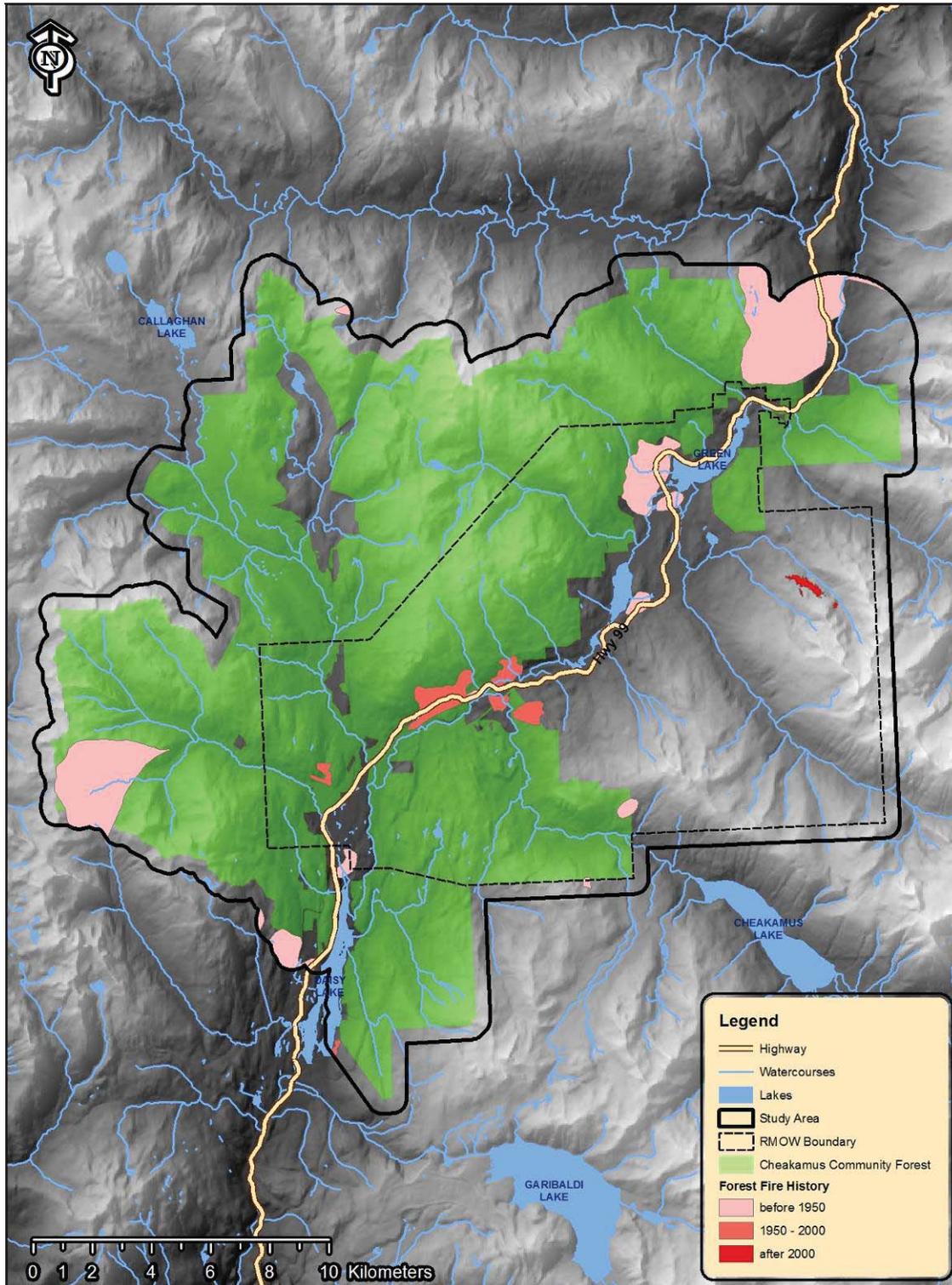


Figure 7. Historic fire perimeters from 1920 – 2010. Fires extending beyond the study area are not shown outside of the study area boundary.



Fire weather probabilities were summarized between 1931 – 2013 to estimate probability of rainfall and temperatures greater than 23 °C. The data suggests that at a Provincial level, fire weather in Whistler is not particularly extreme. However with high summer temperatures, low relative humidity and strong winds, the landscape around Whistler is capable of supporting large landscape level wildfires. This is illustrated in the modeling results below. In the summer months (late July – early August) the probability of precipitation is lowest and the probability of temperatures > 23 °C is highest – this is the period of time over when the warmest and driest conditions are most likely to occur.

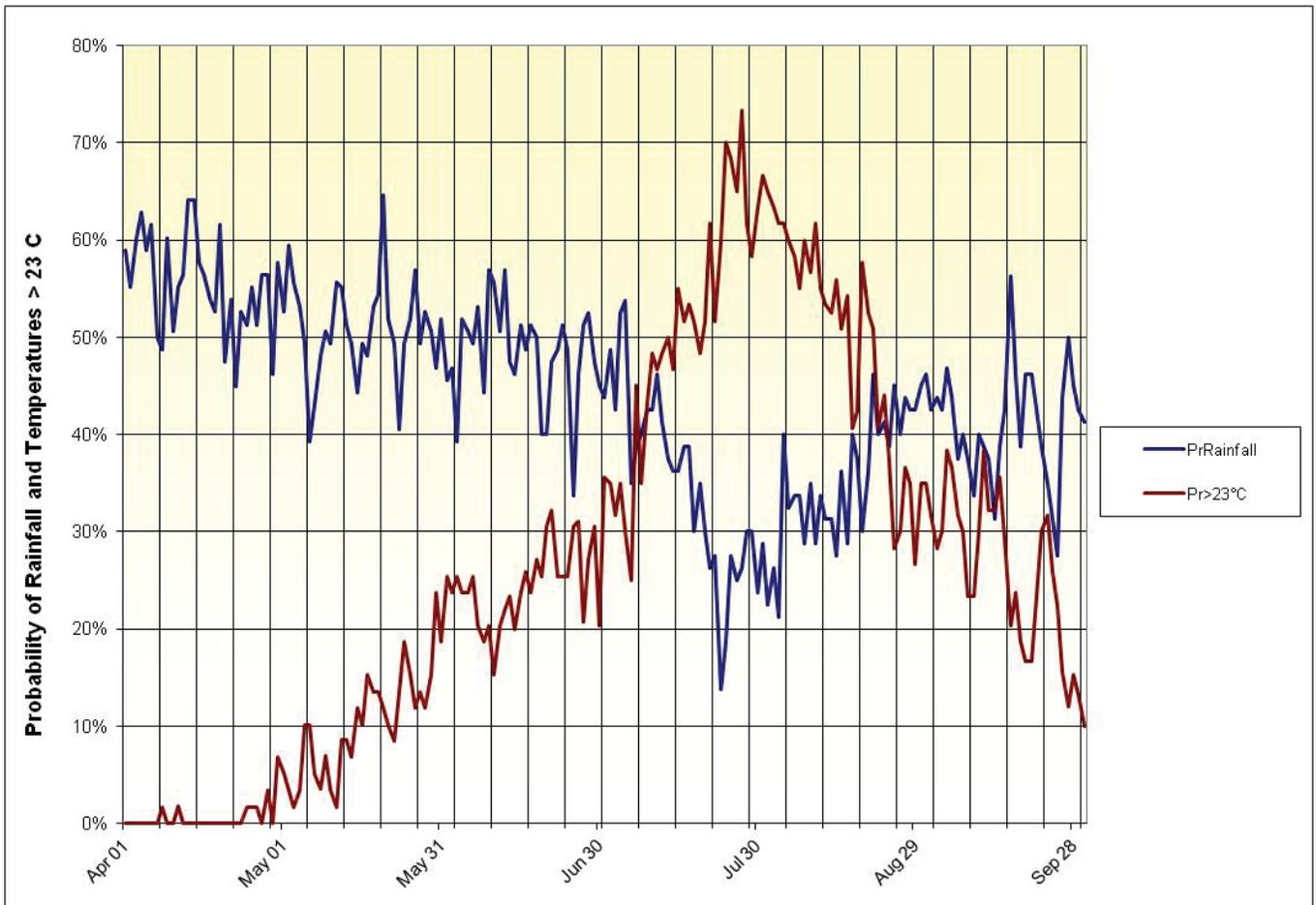


Figure 8. Graph of probability of rainfall and probability of temperatures > 23° C by date in the RMOW.



3 Fuel Types

B.A. Blackwell & Associates Ltd. derived fuel type polygons based on BC Vegetation Resource Inventory (VRI) data, and then updated the data using ground-truthing and orthophoto interpretations. VRI data was obtained from the BC Land and Resource Data Warehouse (LRDW). Fuel typing may contain some errors due to factors such as recent natural/human disturbance and heterogeneity within fuel type polygons, but the data accuracy was considered acceptable for the scale of this analysis. Fuel types that occur in the study area, are listed in Table 2. Figure 9 illustrates the spatial distribution of fuel types throughout the study area.

Table 2. Canadian fuel types used for the analysis.

Fuel Type	Description	Area (ha)	Percent of Total Study Area
C2	Moderately dense regeneration to pole-sapling forest with crowns almost to the ground.	176	2%
C3	Fully stocked, mature forest, crowns separated from ground.	2,449	4%
C4	Dense, pole-sapling forest, heavy standing dead and down, dead woody fuel, continuous vertical crown fuel continuity.	2,627	5%
C5	Well stocked, mature forest, crowns well separated from ground.	25,723	46%
C7	Open, uneven-aged forest, crowns separated from ground except in conifer thickets, understorey of discontinuous grasses, herbs.	3,651	7%
D1	Moderately well-stocked deciduous stands.	8,863	16%
M2	Moderately well-stocked mixed stand of conifers and deciduous species, low to moderate dead, down woody fuels, crowns nearly to the ground.	1,369	2%
O1	Continuous standing grass	755	1%
NF	Non-fuel	9,496	17%
TOTAL:		55,109	100%

Hazardous fuel types (C2, C3 and C4) were mapped for the study area and illustrated in Figure 10. These fuel types represent approximately 11% of the total study area and cover approximately 5,252 ha. These hazardous fuel types are the priority treatment areas illustrated below (Figure 20) and used with the proposed fuelbreaks in the fire behaviour modeling.

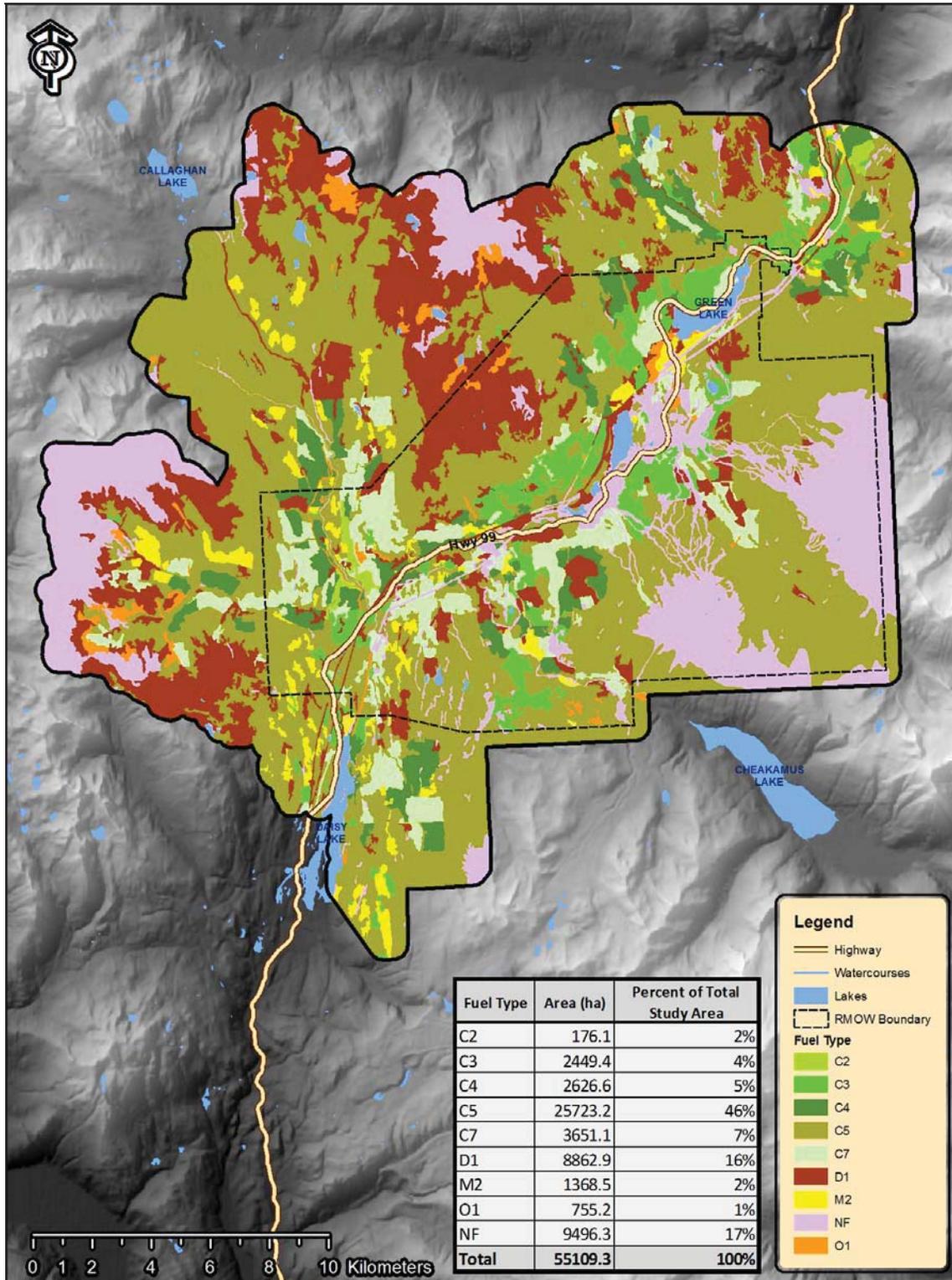


Figure 9. Fuel type distribution in the RMOW study area.

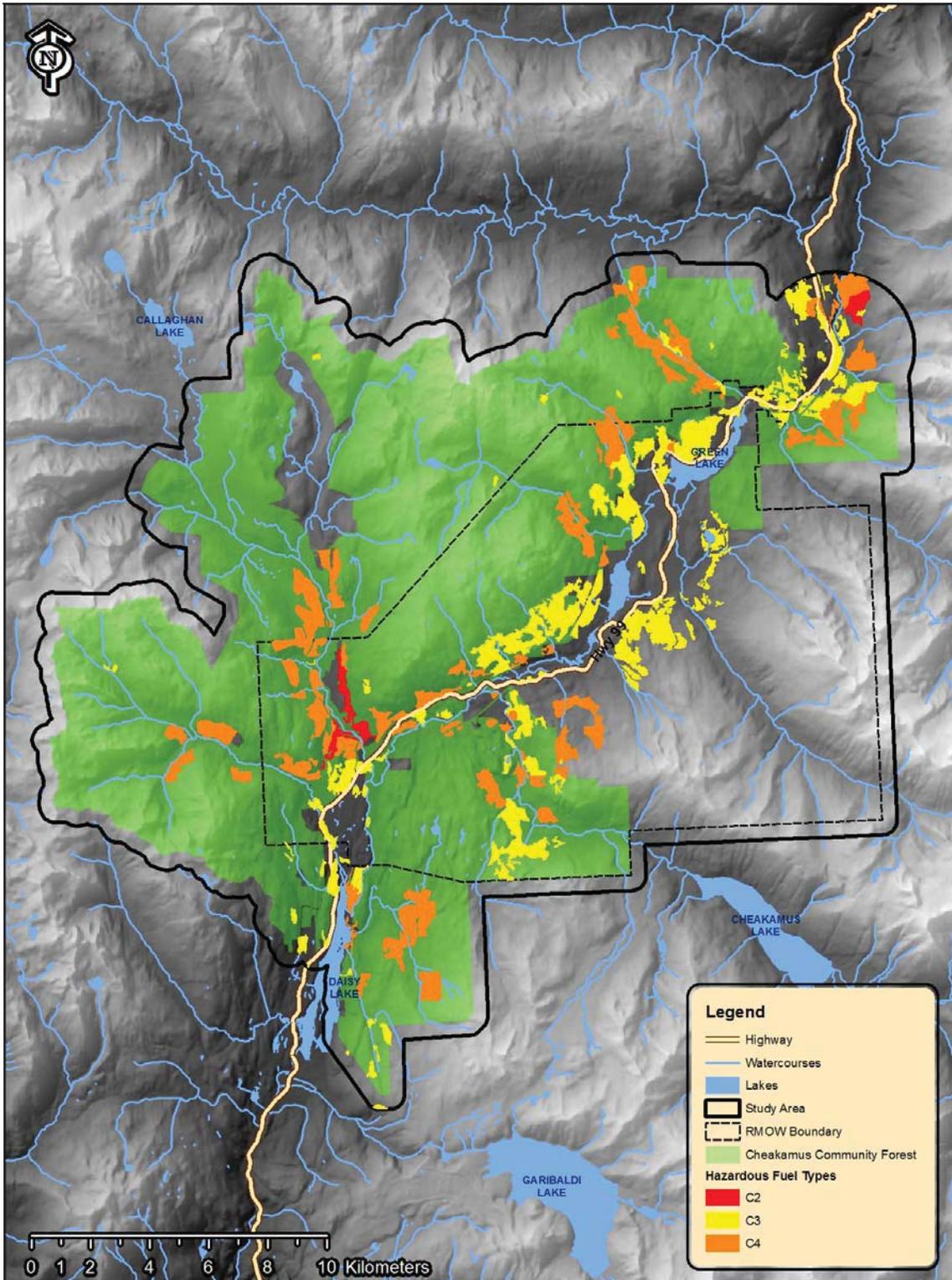


Figure 10. Hazardous fuel types.



4 Fire Behaviour Modeling

To investigate landscape level risks from extreme fire behaviour in hazardous fuels, multiple fire scenarios were modelled on a fuels landscape that included a 500 m buffer around the municipal boundary. Two spatial fire growth models were used to assess projected fire behaviour in fuels adjacent to the RMOW under specified weather conditions within a 24 hour burning period. Models used to complete the RMOW fire behaviour analysis included Burn P3 and Prometheus.

Burn P3 (probability, prediction and planning) is a simulation model used to evaluate wildfire susceptibility over large landscapes and until recently it has been utilized as a research tool. This model maps wildfire susceptibility, expressed as burn probability (BP), for a given period of fire weather. The landscape-level approach of Burn P3 combines smaller-scale deterministic fire growth modeling (*i.e.*, one set of inputs produces the same output) with larger-scale probabilistic model inputs (*i.e.*, inputs are drawn from a probability distribution according to specified fire regime perimeters). Components of this model include number of fires per iteration, location of ignitions, weather conditions under which the fire burns, and number of days that each fire achieves significant spread.²

Prometheus is an elliptical fire growth model that uses both the Fire Weather Index (FWI) values and the Fire Behaviour Prediction (FBP) calculations from the Canadian Fire Danger Rating System to estimate changes in the fire perimeter over time. In addition, text files created using a Geographic Information System (GIS) enable the inputs and outputs to be presented spatially.

Prometheus is a nationally applied inter-agency sponsored fire growth model in Canada. Prometheus is accepted as one of the dominant fire growth models used in Canada. Given that the objectives of the analysis included an investigation of the potential impacts of fire growth in treated and non-treated fuel types, it was appropriate to use both the Prometheus and Burn P3 fire growth models.

For this analysis, areas of high probability from BurnP3 were used to identify individual ignition points for use in Prometheus to model the fire growth of specific ignition points. A number of assumptions were made in both models to complete this analysis and these will be discussed in the following sections.

² <http://www.firegrowthmodel.ca/burnp3.html>



4.1 Burn P3

Burn P3 was used to map wildfire susceptibility, expressed as burn probability (BP), for a given number of fire iterations expressed as the total number of fires or as the number of fires/km². The landscape-level approach of Burn P3 combines smaller-scale deterministic fire growth modeling (*i.e.*, one set of inputs produces the same output) with larger-scale probabilistic model inputs (*i.e.*, inputs are drawn from a probability distribution according to specified fire regime perimeters). Components of this model include number of fires per iteration, location of ignitions, weather conditions under which the fire burns, and number of days that each fire achieves significant spread.³

For this analysis, two Burn P3 runs were completed where only fires that grew to more than 4.0 ha were included in the probability summary. The two runs were differentiated by 1) historical fire ignition density (human and lightning caused fires; and 2) random ignitions assigned throughout the study area with no consideration of fire history.

Once the information on ignition location, season, cause, duration of burning, and fire weather conditions are determined, fire spread is modeled using the fire growth submodel Prometheus. Areas burned by each simulated fire are recorded on the rasterized landscape. The burned areas from each iteration are compiled into a cumulative grid of burned areas where burn probability is calculated.

4.1.1 Model Inputs

Fuel Type Inputs

In this model, the fuel type variable consists of a classification of fuel types that are based on vegetation attributes. Additionally, each fuel type has a characteristic fire behaviour that differs based on weather and topography. Pixels (*i.e.*, every given point) that do not burn, such as water or rock, are classified as non-fuel.

Weather Zone Inputs

Weather zones are geographical areas that experience distinct fire weather. In Burn P3, this consists of weather observations and their associated FWI System codes and indices. The weather zones characterize areas of distinct fire weather conditions and fire growth is simulated for these zones.

Tabular data includes hourly fire weather data and the daily fire weather variable represents the weather under which fire spread is simulated (*e.g.*, the weather attached to each spread-event day of fire).

³ <http://www.firegrowthmodel.ca/burnp3.html>



Topography Inputs

Topography changes the fire behaviour by vectoring the wind speed as a function of slope. The elevation grid represents the altitude (m) and this input is used to compute the foliar moisture content in the FPB System, and change the wind direction and wind speed as prescribed by the FBP System.

Wind Grid Inputs

The wind grids modify the input wind direction and wind speed as a function of the underlying topography. To account for the effect of topography, wind direction and wind speed grids were imported. These grids were created using the WindNinja software which was obtained from the USDS Forest Service website (<http://www.firemodels.org>). Wind grids were built for cardinal directions.

Ignition Inputs

The ignition location variable characterizes a spatially-weighted probability of experiencing an ignition at any given point on the landscape. These probabilities can vary by season and cause. The ignition location for each fire is captured from a probability density grid. Ignition locations give the spatial patterns of ignitions on the landscape and they can be random or non-random (from ignition grids = random with no consideration of historic ignitions or from a list of ignition locations = historic ignitions based on the kernel density for human and lightning caused ignitions combined). It is worthy to note that the highest density of historic ignitions occurs along the Hwy 99 corridor due to human activity.

Figure 11 illustrates historic human and lightning caused ignitions in the study area and these points were used to generate the historic ignition density (Figure 12). The total number of fires simulated for historic human and lightning ignitions equaled 13.1 fires/km². Fires simulated for the random ignition function equaled 24.2 fires/km².

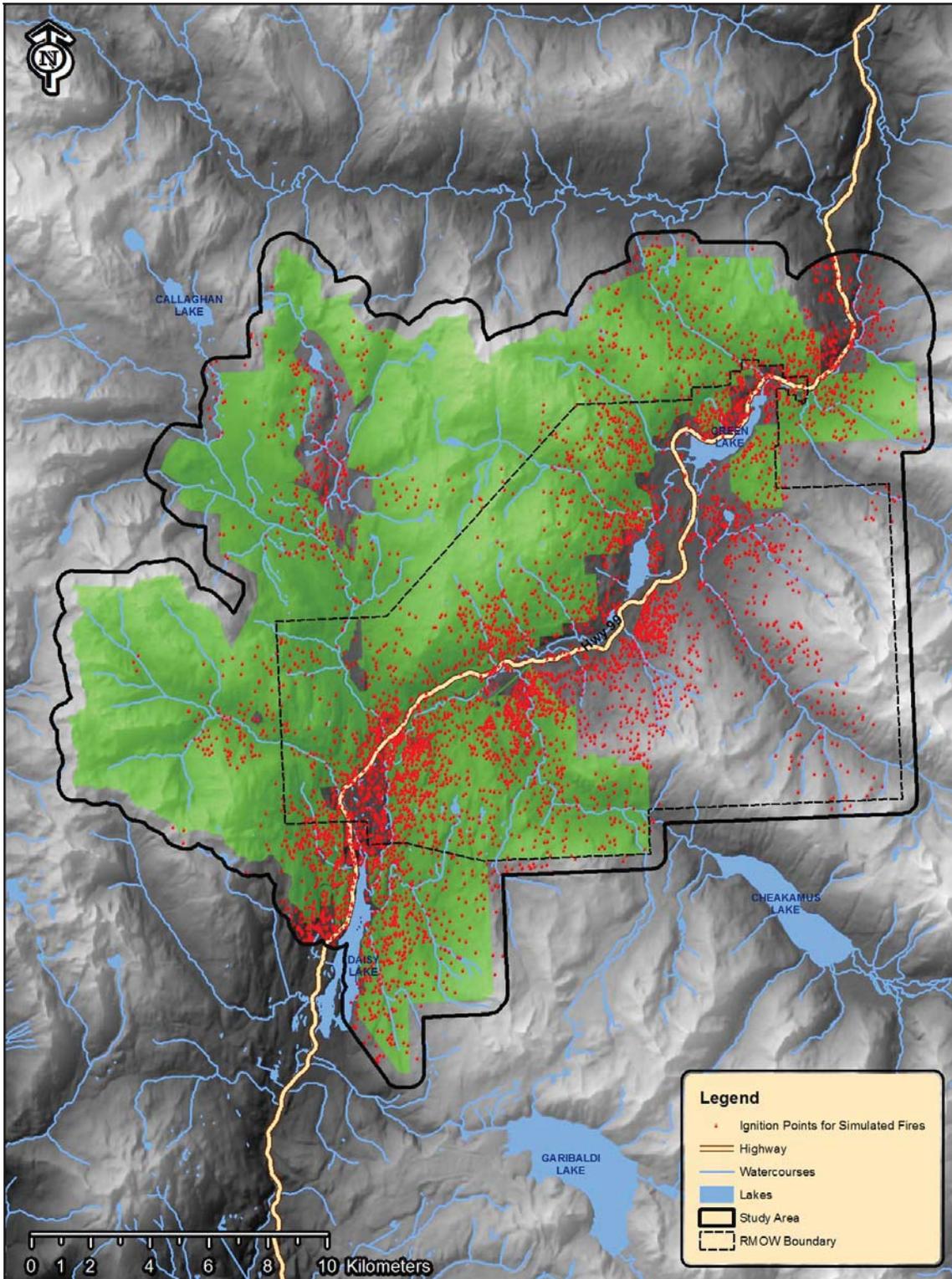


Figure 11. Burn P3 historic ignitions used to generate ignition density.

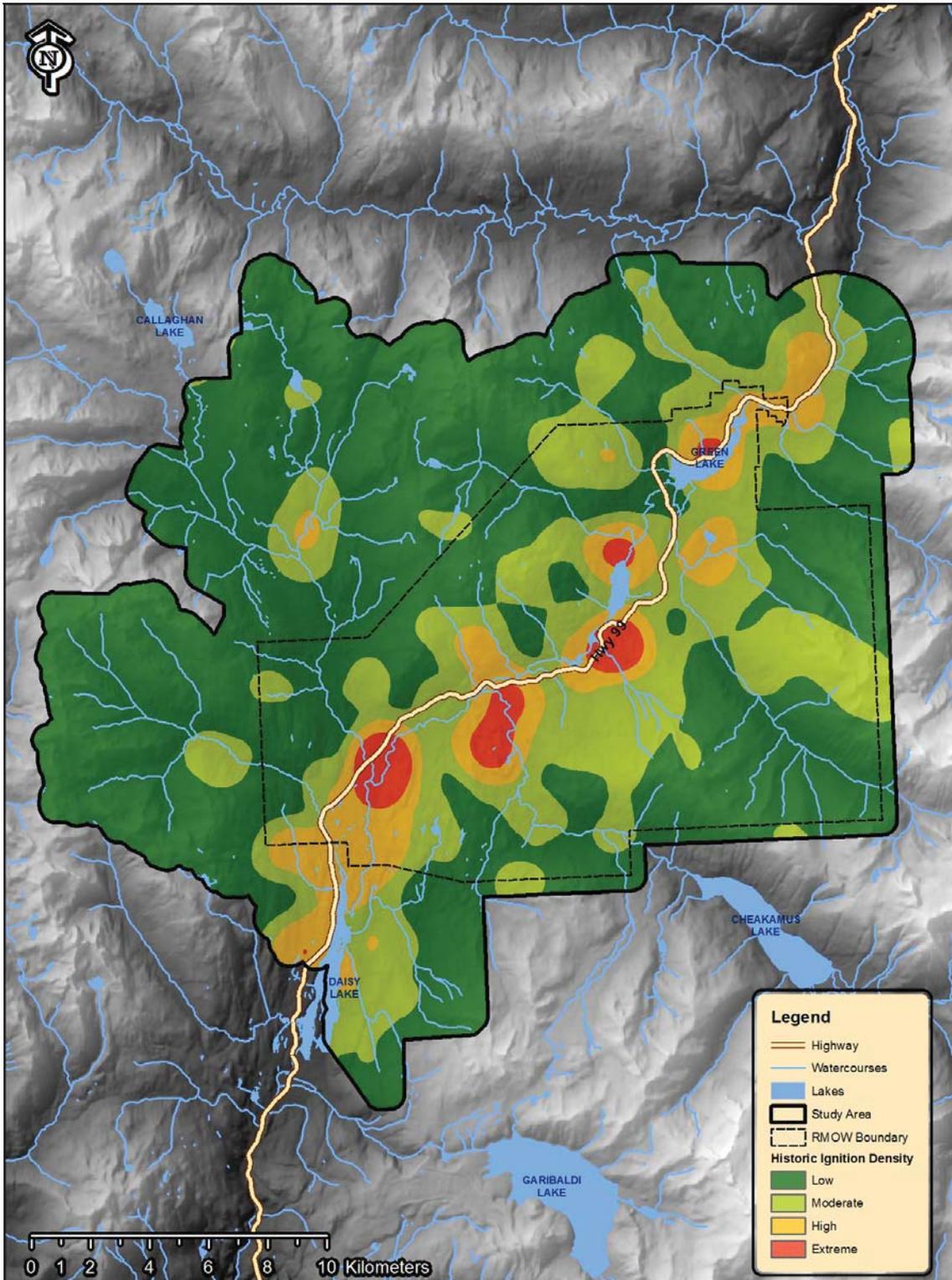


Figure 12. Historic human and lightning caused ignition density.

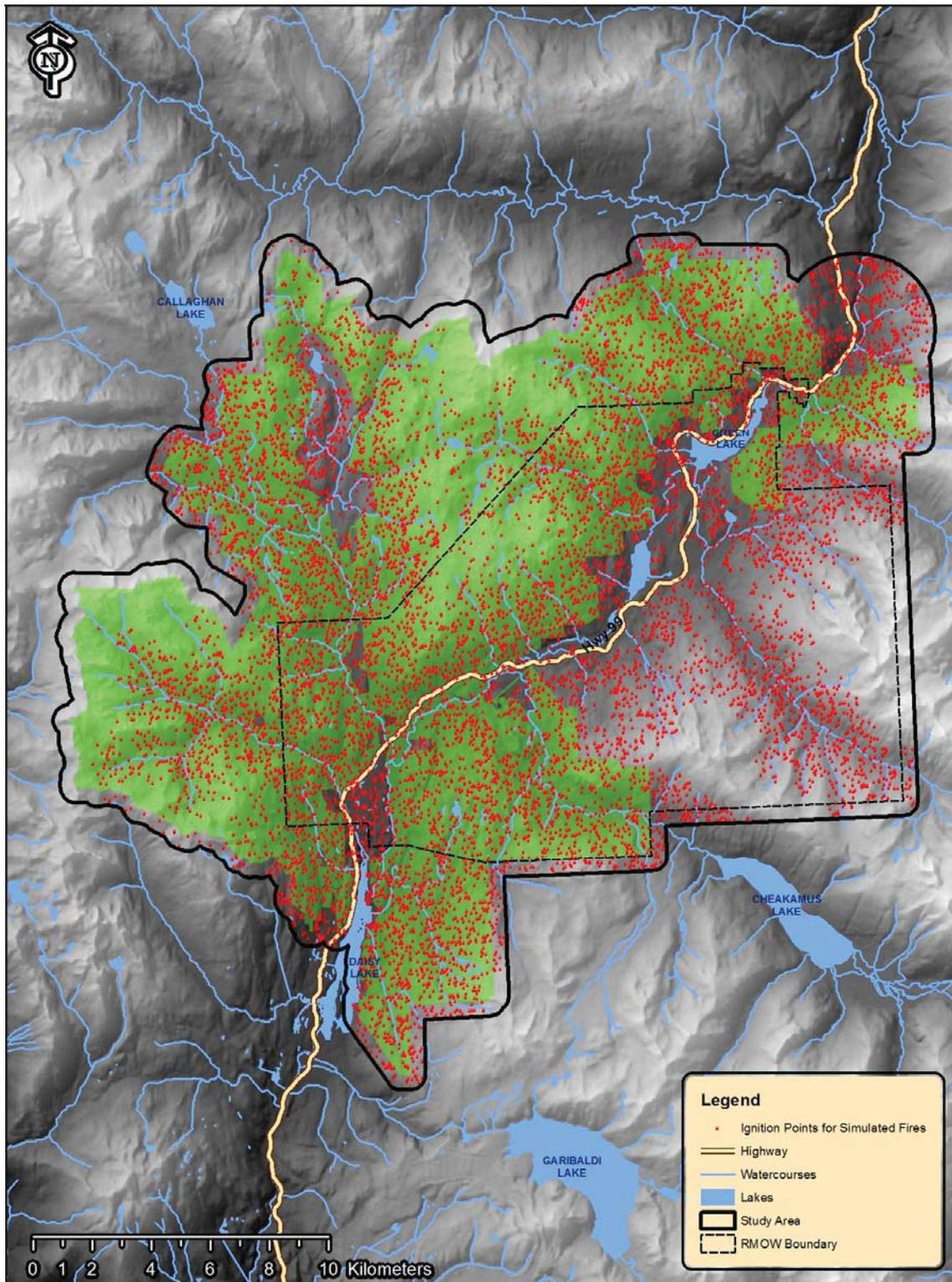


Figure 13. Burn P3 random ignitions.



4.2 Prometheus

The Canadian fire growth model used was Prometheus⁴, which is based on the CFFDRS⁵. The CFFDRS consists of two main subsystems; the Fire Weather Index (FWI) system and the Fire Behaviour Prediction (FBP) system (Figure 14). With respect to fuels, vegetation must be represented, as defined by the FBP System.

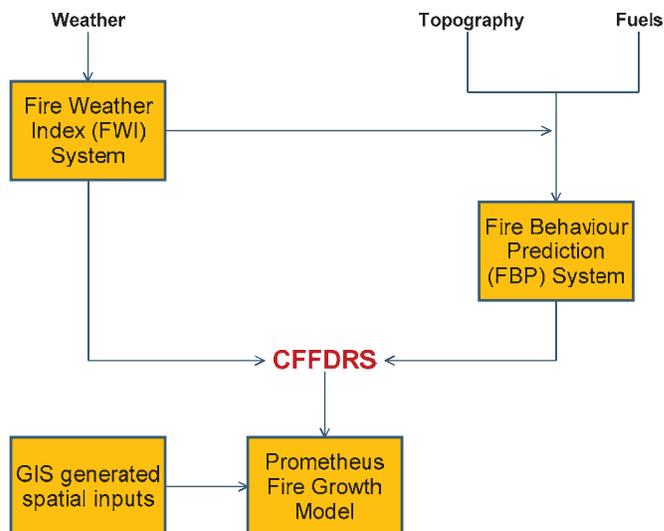


Figure 14. Diagrammatic representation of CFFDRS and Prometheus

Fire Weather Index:

The FWI system uses dry-bulb temperature, relative humidity, 10-meter open wind speed and 24-hour accumulated precipitation at noon local standard time as inputs to derive three fuel moisture codes:

1. Fine Fuel Moisture Code (FFMC): Moisture content of litter and fine fuels in a closed forest stand.
2. Duff Moisture Code (DMC): Moisture content of loosely compacted decomposing matter on the forest floor.
3. Drought Code (DC): Moisture content in deep, compact organic matter.

These in turn are used to derive:

4. Initial Spread Index (ISI): Wind speed with FFMC as an indicator of fire rate of spread.

⁴ <http://www.firegrowthmodel.com/index.cfm>

⁵ http://fire.cfs.nrcan.gc.ca/research/environment/cffdrs/cffdrs_e.htm



5. Build-up Index (BUI): A combination of DMC and DC that has a longer response time to changes in humidity/precipitation. BUI is used to indicate the total fuel available for combustion.

The resulting FWI is:

6. A combination of generalized ISI and BUI indicators used to derive a relative estimate of the potential intensity of the fire.

The FWI indicates the potential intensity of a fire on level terrain in a stand of mature pine and assesses relative fire potential (Van Nest and Alexander 1999). Variation in fire behaviour by fuel type is addressed in the FBP system. More comprehensive technical information on the FWI can be found in Van Wagner (1987).

Fire Behaviour Prediction System:

The FBP system assesses fire behaviour and uses inputs including topography, fuels, weather, foliar moisture content and duration of prediction. The FBP system is primarily based on empirical data from 495 observations of experimental and wildfires. Data from observations made during these fires was analyzed using statistical correlation techniques to derive fire behaviour predictions for 16 generalized boreal fuel types. Comprehensive technical information on the FBP can be found in the Forestry Canada Fire Danger Group (1992). Primary outputs include:

1. Rate of Spread (ROS): speed of fire spread usually expressed in metres per second.
2. Head Fire Intensity (HFI): energy output of the flaming fire front usually expressed as kilowatts per metre.
3. Fuel Consumption (surface and crown): expressed in kilograms per square metre.
4. Fire Description (surface, intermittent and crown): Surface fire burns through surface fuels, intermittent fire refers to surface fire that periodically switches to crown fire via torching trees, and crown fire refers to fire burning continuously from the surface to the crown.

Secondary outputs from FBP include:

1. Flank and back fire rates of spread;
2. Flank and back fire intensity;
3. Head, flank and back fire spread distances;
4. Elliptical fire area;
5. Fire perimeter;



- 6. Rate of perimeter growth; and
- 7. Length-to-breadth ratio.

4.2.1 Model Inputs

Weather and Fuel Moisture Model Inputs

For weather inputs, existing data on the 95th percentile fire weather for the CWHms1 was utilized (leading BEC zone in the study area). In other words, these values occur 5% of the time during the April to October reporting period. This data was originally derived by first estimating the Fire Weather Index (FWI) and Fire Behaviour Prediction (FBP) at every fire weather station in BC and then developing percentile interpolations within each biogeoclimatic (BEC) subzone. Observations from the fire season were used to derive the percentiles. Days with precipitation were excluded. Head Fire Intensity (HFI) was used to derive the 95th percentile weather values used. The values input into Prometheus are summarized in Table 3.

Table 3. Prometheus inputs.

Maximum Temperature (°C)	Minimum Temperature (°C)	Relative Humidity (%)	Duff Moisture Code	Drought Code	Fine Fuel Moisture Code	Precipitation (mm)
29	18	35	110	350	93	0

Wind adjustment factors were used in this analysis. Wind speed and direction were modeled using WindNinja. The burn period modeled was 24 hours for three wind speeds (10 km/hr; 25 km/hr; and 40 km/hr), and weather inputs were maintained as constants for the entire burn period.

Landscape Inputs

Elevation, aspect and slope were derived from a digital elevation model for the RMOW study area. Text files for input into each of the models were generated using GIS.

Fuel Type Inputs

Fuel types that occur within the study area and which were used for this analysis are listed in Table 2 and Figure 9 illustrates the spatial distribution of the fuel types.

Ignition Inputs

Ignition points were located on the landscape using GIS. Ignition points were selected at locations where the MFLNRO historic ignition data indicated high densities of fire starts and were placed within fuel polygons that would burn (*i.e.*, not within deciduous or non-fuel)



5 Results

5.1 Burn P3

Burn P3 probability for fires greater than 4.0 ha were calculated for the combined lightning and human caused ignitions (Figure 15). Additionally, burn probability associated with a random ignition function for fires greater 4.0 ha is captured in Figure 16.

For the historic ignition function, areas between Callaghan Creek and Daisy Lake demonstrated the highest probability for ignition and spread of fires greater than 4.0 ha. For random ignitions the probability outputs highlight extensive areas in the northern portion of RMOW, in the vicinity of Green Lake. Both Burn P3 runs demonstrated that the valley bottom of the Whistle corridor, particularly along the eastern slopes had a high probability of fire. Fire probabilities are influenced significantly by fuel type and topography (steep slopes), but it is the ignition distribution that highlights the major difference in the two model runs.

The historic ignitions emphasize that the majority of fires have occurred along the highway corridor and this is a function of human caused fires considering human activity and traffic throughout the area. The random ignition run illustrates that lightning fires on the upper slopes of the northern portions of RMOW should be a significant focus in developing fire prevention and control strategies for the community.

These two runs were used to determine the best locations to simulate individual fire ignitions to explore fire growth under varying conditions of windspeed and direction under extreme fire weather conditions. Fourteen individual ignition points were identified on the landscape. The results of these individual runs under varying conditions were modeled in Prometheus and are documented in the following sections.

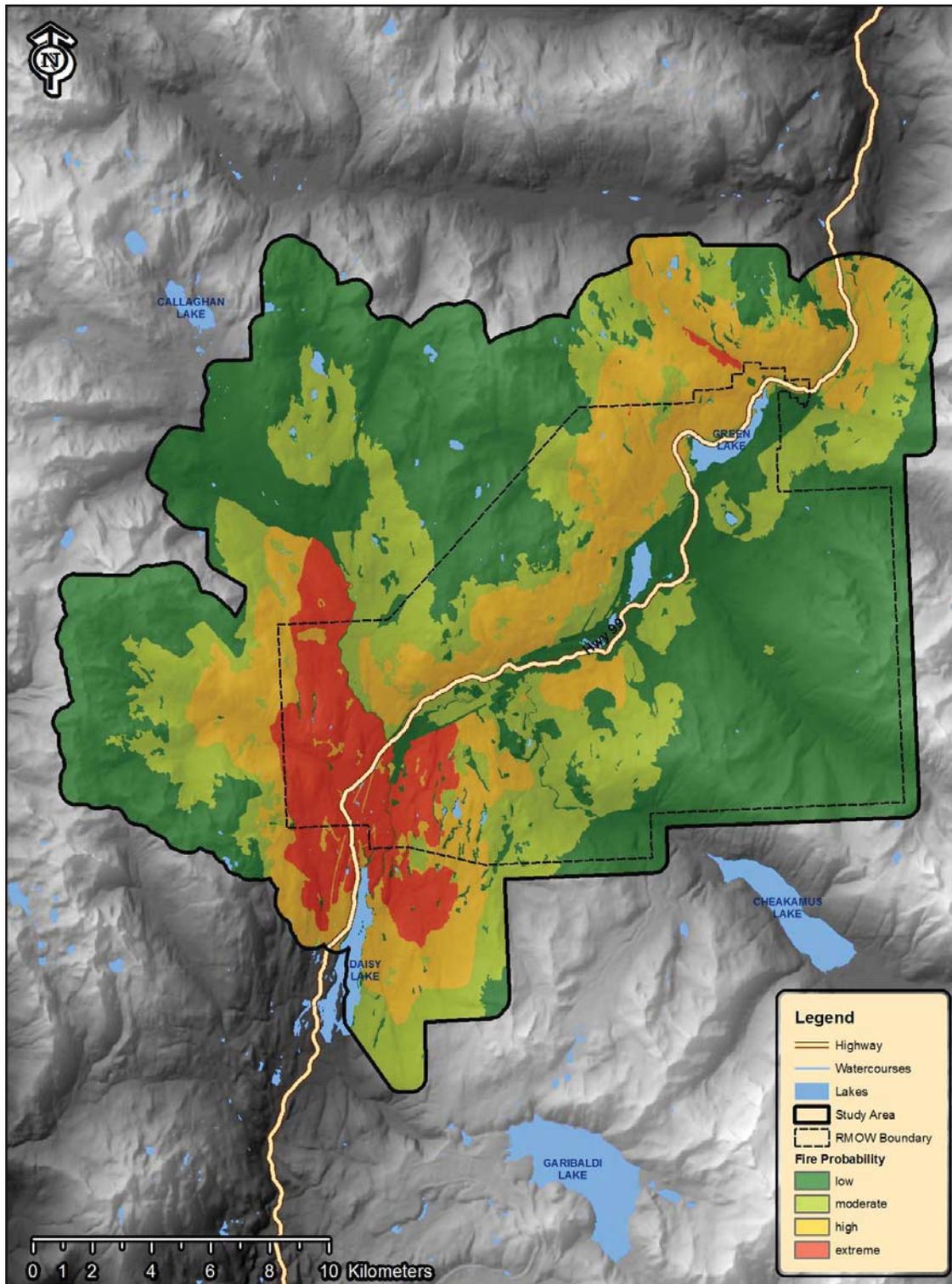


Figure 15. Burn P3 probability analysis using combined lightning and human caused ignitions for fires greater than 4.0 ha.

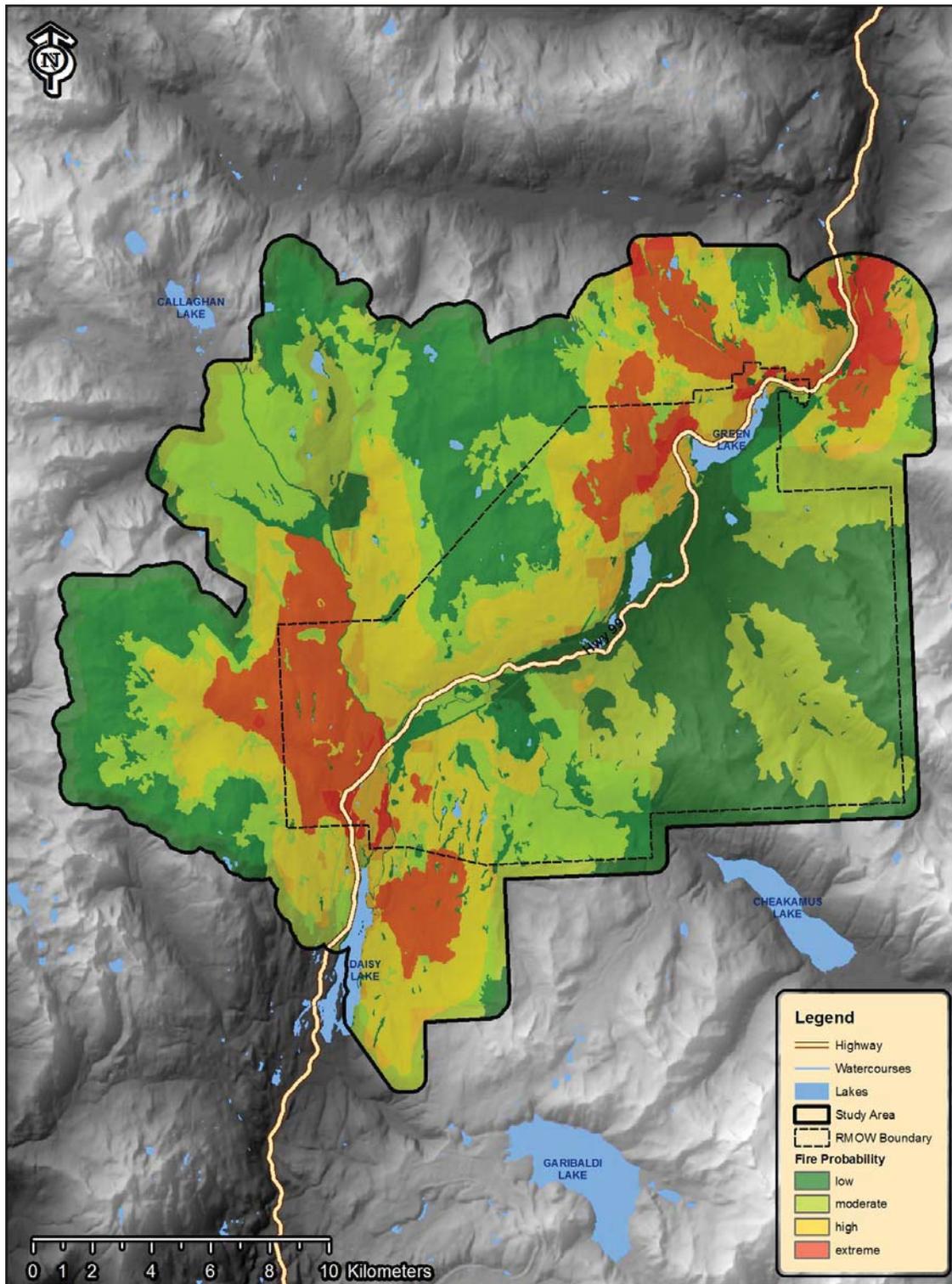


Figure 16. Burn P3 probability analysis using the random ignitions function for fires greater than 4.0 ha.

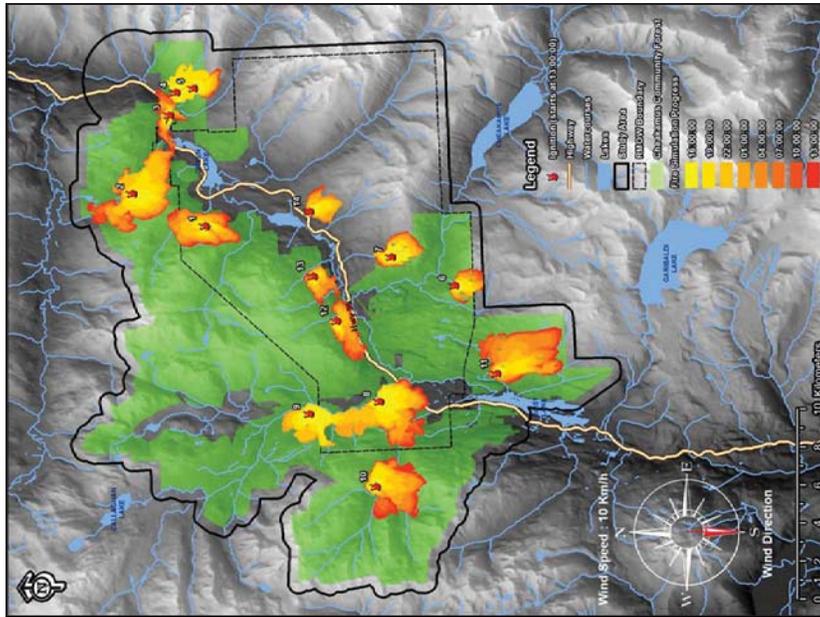


5.2 Prometheus

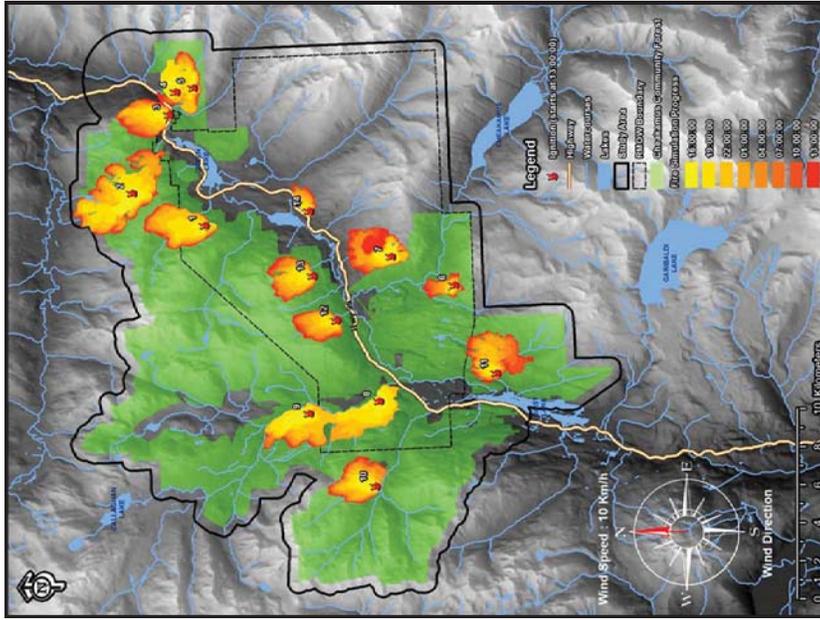
In total, 14 ignition points for northerly, southerly and westerly wind directions, at 10, 25 and 40 km/hour wind speeds were modeled with and without the combination of fuelbreaks and modified land (fuel type conversions). Fuelbreaks were the existing road network in the study area which included thinned stands adjacent to roads. It is important to note that Prometheus fire behaviour modeling does not simulate spotting of fires; hence modeled outputs are for individual ignition points only. Specific scenario parameter settings were 3 hour time steps and 90 m distance and perimeter resolution. Otherwise, default model settings were retained (*e.g.*, 32 starting vertices, acceleration on, BUI effect on, terrain effect on, green-up on, smoothing factor 0.4).

5.2.1 Untreated Landscape

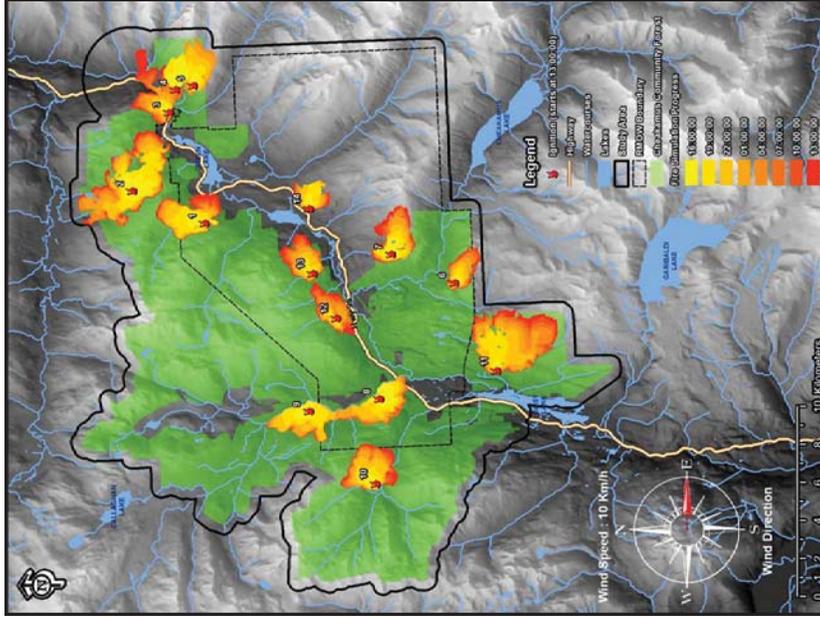
The results from the Prometheus model runs for northerly, southerly and westerly wind directions of 10, 25 and 40 km/hr, without any landscape level fuelbreaks are illustrated in Figure 17, Figure 18 and Figure 19.



Northerly winds

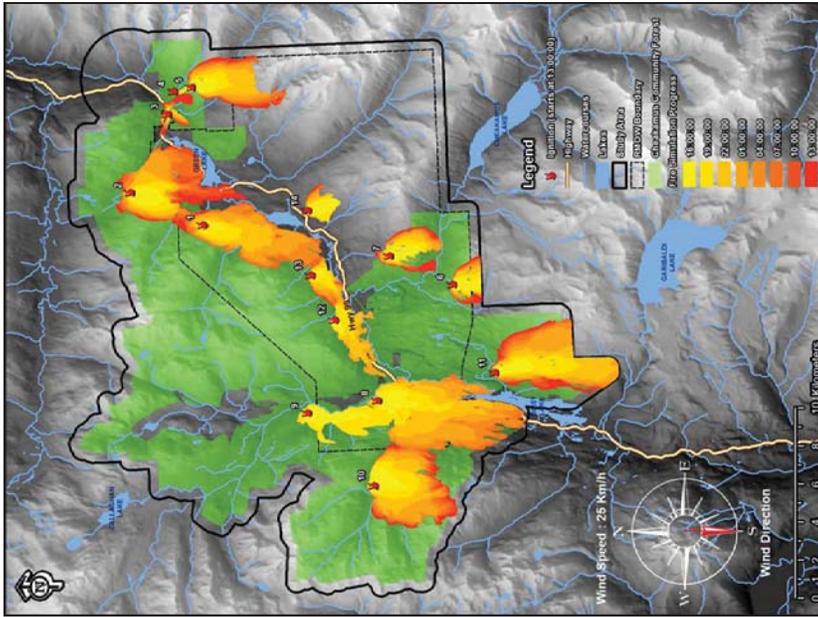


Southerly winds

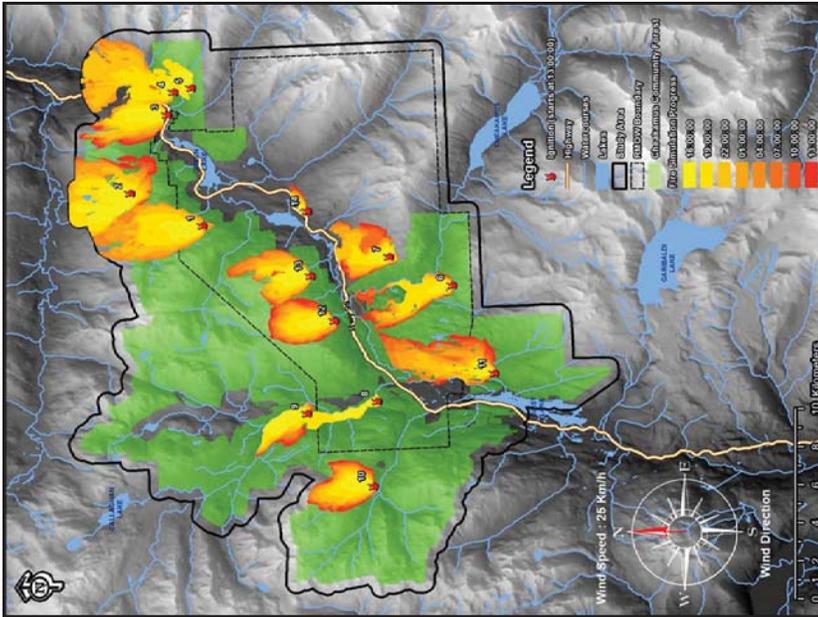


Westerly winds

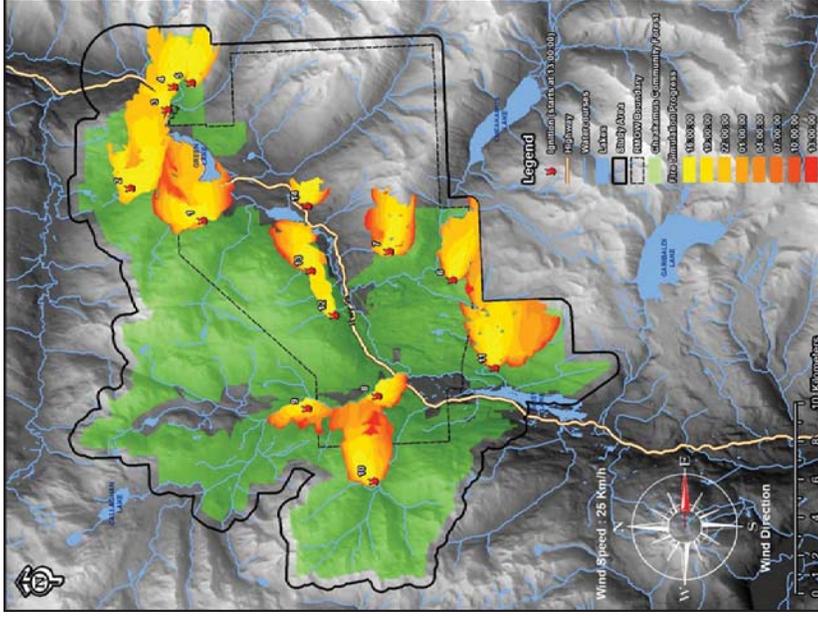
Figure 17. Prometheus fire behaviour modeling with 10 km/hour northerly, southerly and westerly winds on an untreated landscape.



Northerly winds

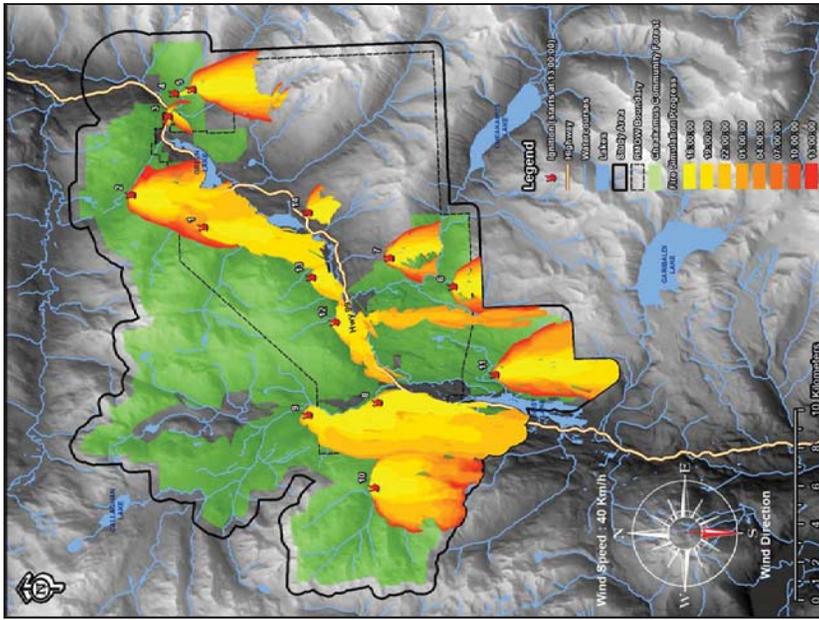


Southerly winds

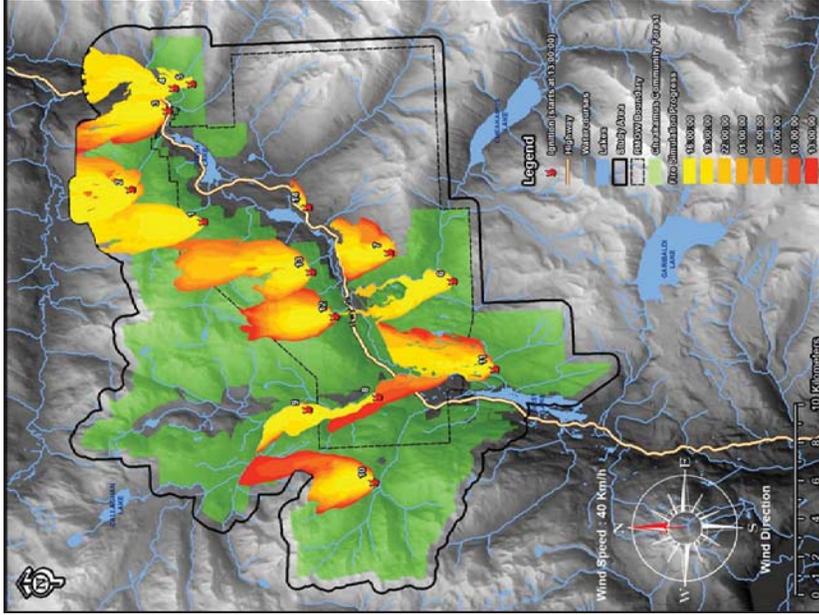


Westerly winds

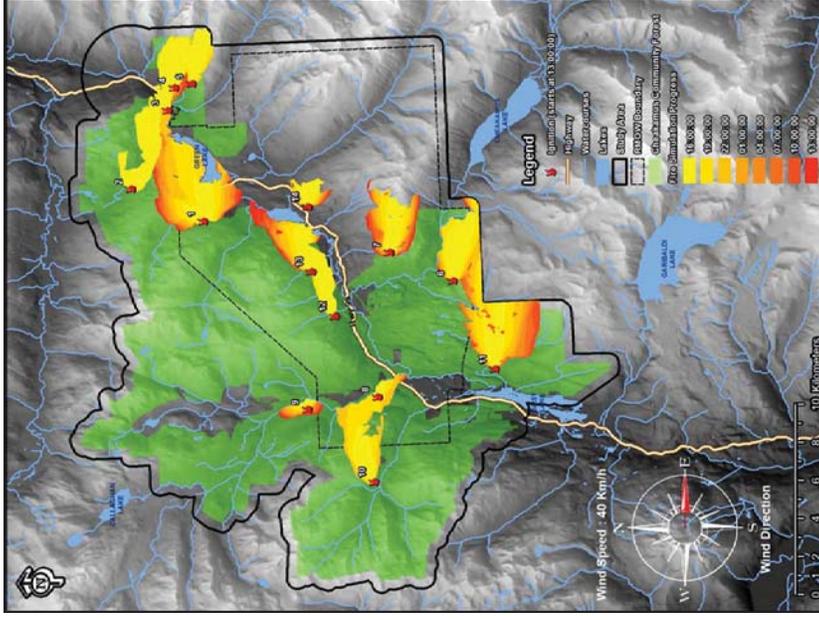
Figure 18. Prometheus fire behaviour modeling with 25 km/hour northerly, southerly and westerly winds on an untreated landscape.



Northerly winds



Southerly winds



Westerly winds

Figure 19. Prometheus fire behaviour modeling with 40 km/h northerly, southerly and westerly winds on an untreated landscape.



The Prometheus fire behaviour model outputs illustrate that the scale of fire growth and potential impacts increase with higher wind speeds over a 24 hour period. Fire perimeters in certain areas of the landscape are also significantly influenced by wind direction, whereas some individual ignition points result in fire growth that is similar under simulations with different wind directions. Generally any fire that exceeds a total area of more than 200 ha has the potential to significantly impact Whistler by threatening homes, infrastructure and public safety. A fire greater than 200 ha has the potential to create significant smoke, would be highly visible to the general public, would likely result in closure of some access within the corridor, and create the potential for evacuation of some residences (and would generate a significant ember shower).

Generally, with wind speeds less than 10 km/hr there are smaller differences in fire perimeter size among northerly, southerly and westerly wind directions (Figure 17) with the exception of ignition #8, located between Callaghan and north of Hwy 99. For ignition #8, a northerly wind could result in three times greater fire growth over 24 hours when compared to the fire perimeters driven by southerly or westerly wind. Ignitions modeled for 10 km/hr wind speeds in the Callaghan area (ignition #8 and #9), east of Daisy Lake (ignition #11), and around Green Lake (ignitions #1 - #5) illustrate significant fire growth over a 24 hour period. This is more likely related to fuel type conditions in these areas. The model runs highlight that Whistler Village would be threatened by southerly and westerly winds with ignitions south of Hwy 99 (ignition #7) which is the dominant wind direction during afternoons on the driest and hottest days of the fire season. Select ignition points (#1- #7 - #9, #14) have the potential to threaten important interface homes and infrastructure; however, fires modeled for 10 km/hr wind speeds illustrate slower fire growth with a higher probability of effective fire suppression when compared to wind speeds modeled at 25 and 40 km/hr.

The range of fire size is highly variable when individual ignitions are compared for the same direction and wind speed. For example a 10 km/hr wind from the north resulted in fire size ranging from 209 to 1,392 ha during the 24 hour burn period. Similarly the range for a 40 km/hr wind from the north resulted in a range of 108 to 4,894 ha emphasizing the tremendous variability associated with varying wind speed and direction.

Fire perimeters for wind speeds of 25 km/hr are substantially larger when compared with the 10 km/hr wind speeds; however fire perimeters modeled for northerly winds differ more substantially from southerly and westerly winds. With a northerly wind, ignition #8 and #9 move the fire south of Callaghan whereas southerly and westerly winds move the fire perimeters closer to the Olympic Park (Figure 18). For wind speeds of 25 km/hr, the greatest threat to infrastructure included: southerly winds that would threaten Whistler Village (ignition #7); northerly winds north of Hwy 99, surrounding Alta Lake and Green Lake; and westerly winds which would also threaten the Village and residential areas



around Alta and Green Lake. Similar to the 10 km/hr wind speed scenarios, select ignition points (#1- #9 and #14) have the potential to threaten important interface homes and infrastructure. The overlap of fire perimeters occurs with the greater wind speeds which illustrate faster fire progression with a much lower probability of effective fire suppression within the first 24 hours of fire growth.

Fire behaviour model outputs for 40 km/hr wind speeds capture the risk associated with ignitions throughout the study area. Within 24 hours, fire growth is extensive with fire perimeter overlap for most modeled ignition points (Figure 19). However fire perimeter size for westerly winds does not dramatically increase at 40 km/hr and fire perimeters are similar to fire behaviour observed for westerly 25 km/hr winds. Scenarios illustrated for wind speeds of 40 km/hr demonstrate rapid fire progression over 24 hours with low probability of effective fire suppression. Furthermore, the extensive growth and overlap of fire perimeters with northerly and southerly winds of 40 km/hr highlight the risk to interface and infrastructure throughout the study area. In particular, ignitions experiencing southerly winds around Whistler Village (ignition #7), and northerly/westerly winds around Green Lake (ignition #1 and #2) would be under the greatest threat. It is important to note that fire perimeters are generally narrower with higher winds speeds however they move at a faster forward rate resulting in greater area burned.

A summary of area burned for the modeled ignition points, wind directions and wind speeds is provided in Table 4.



Table 4. Untreated landscape summary of fire perimeter size for each ignition point, wind direction and wind speed.

Ignition # (untreated)	Wind Direction and Speed (Area burned in ha)								
	North			South			West		
	10 km/h	25 km/h	40 km/h	10 km/h	25 km/h	40 km/h	10 km/h	25 km/h	40 km/h
Ignition 1	548	1380	887	581	1023	856	536	3570	2857
Ignition 2	934	3637	4168	1148	2553	2078	1157	1073	0
Ignition 3	1215	151	108	419	2081	1775	975	463	0
Ignition 4	217	0	0	50	1393	912	113	196	997
Ignition 5	384	880	1031	499	103	0	460	2244	1297
Ignition 6	209	294	370	169	653	416	245	631	1949
Ignition 7	296	482	554	566	720	715	443	712	708
Ignition 8	1392	2536	398	465	91	199	446	260	856
Ignition 9	481	197	2747	1120	612	566	924	1433	151
Ignition 10	692	4131	4894	481	670	1231	510	1018	563
Ignition 11	931	1590	1639	593	1099	1585	1108	1507	1198
Ignition 12	331	298	2299	332	1386	5351	332	35	236
Ignition 13	210	2123	1197	408	665	1435	344	731	859
Ignition 14	226	215	220	118	64	61	204	196	193
Total	8067	17914	20512	6949	13113	17179	7797	14069	11865

*Areas of 0 ha are due to overlapping fire perimeters.

Overall the Prometheus runs demonstrate the following:

- As expected, fire growth and fire size increase substantially for almost all simulated ignitions with increasing windspeed;
- Fire growth and area of fire perimeters is very dependent on wind direction;
- Westerly and southerly winds are of the greatest concern to the RMOW;
- Fires originating along the eastern valley slopes north of the Cheakamus River and fires in the vicinity of Green Lake have the potential to cause significant fire related impacts within the RMOW;
- The results validate and support the efforts conducted to date to locate fuel treatments close to homes and infrastructure along the eastern slopes and at the base of Whistler Mountain; and
- Olympic Village resources at the Callaghan are also highly vulnerable to wildfire.



5.2.2 Treated Landscape

A key strategic question for the RMOW is what should be done to limit the identified risk of wildfire to the community that is highlighted by the modeling discussed above. To date, there have been several small scale fuel treatment projects that have been carried out in the RMOW. These treatments have been operationally challenging to implement and expensive, given the terrain, proximity to homes, and the amount and size of woody biomass that had to be removed. The RMOW will need to determine where and how much additional work should be conducted to limit its risk to wildfire. The following section attempts to demonstrate where and what additional landscape level treatments should be considered to limit fire risk to the community. The majority of the treatment areas that have been modeled are at lower elevation, in close proximity to existing roads, and are primarily within second growth forests that have high fire behavior potential, as demonstrated in the model outputs in the previous section.

Included in the treated landscape simulations are fuelbreaks (using the existing road network), that were proposed in the original 2005 CWPP, and fuel type conversions which are based on the modeled hazardous fuel types (Figure 20). The fuelbreaks used for this analysis include the existing road network in the study area with adjacent thinned stands. In designing fuelbreaks by using the road network, it is assumed that at a minimum, fuels will be thinned within 50 m of each side of the road centerline. Several large scale wildfires that have occurred in the United States and a wildfire that occurred in Westbank, BC in 2009, have demonstrated that the combination of fuel treatments and fuelbreaks limit fire behavior potential and provide an improved opportunity to conduct strategic fire suppression activities such that the probability of large fire escapes are more limited.

Figure 20 illustrates the proposed fuelbreaks and treatment areas. The proposed treatment areas are based on the hazardous fuel types identified in Figure 10. To demonstrate the effectiveness of this strategy, the 14 ignitions patterns were rerun using Prometheus. Fire perimeters were mapped and fire areas were recalculated for each of the windspeed and direction combinations. The fuel treatment footprint, while relatively small, represents an achievable area over the next 20 years if the current level of effort and funding could be maintained. If this becomes a strategic priority of the RMOW, the level of effort and funding would have to increase.

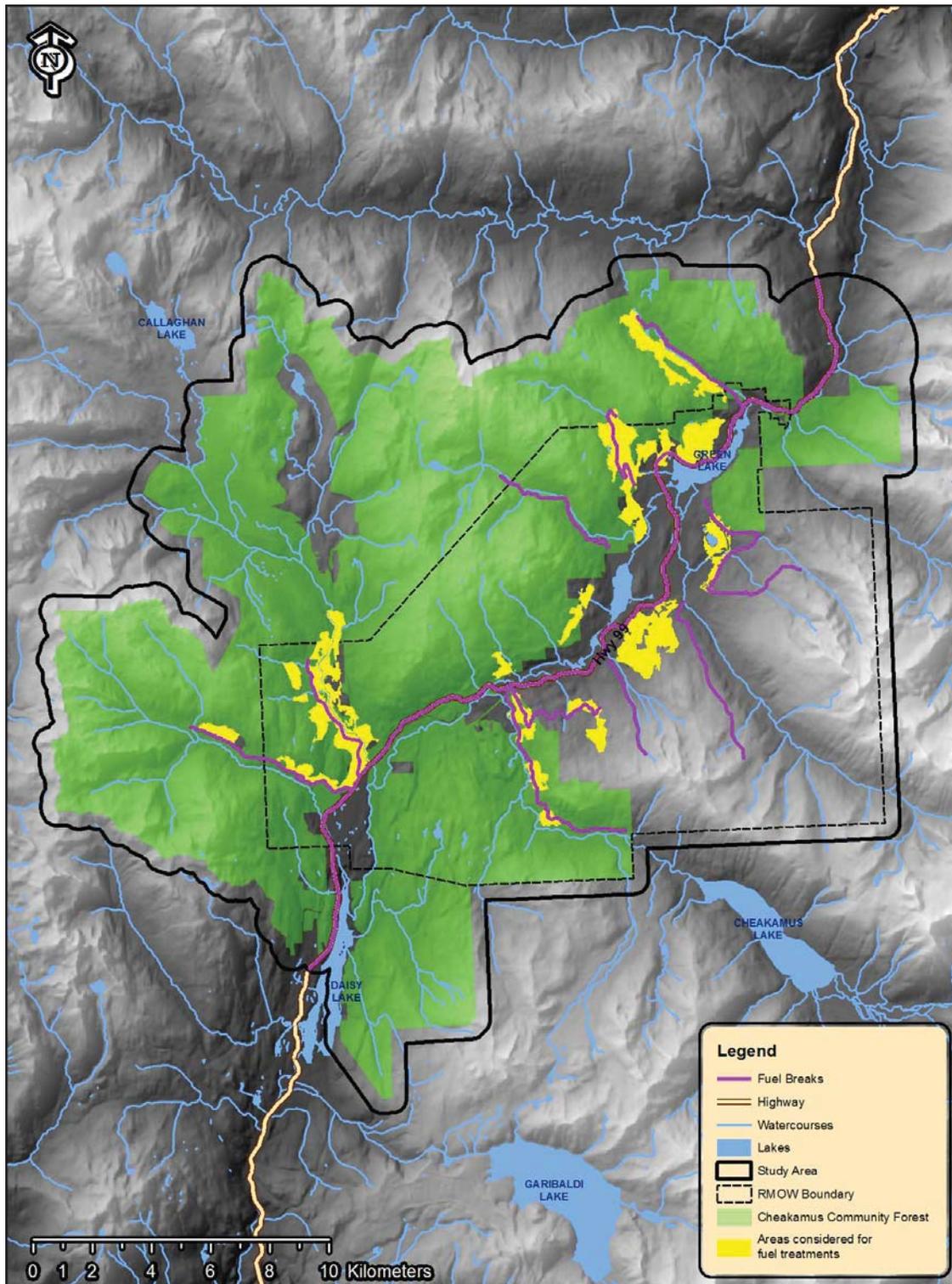
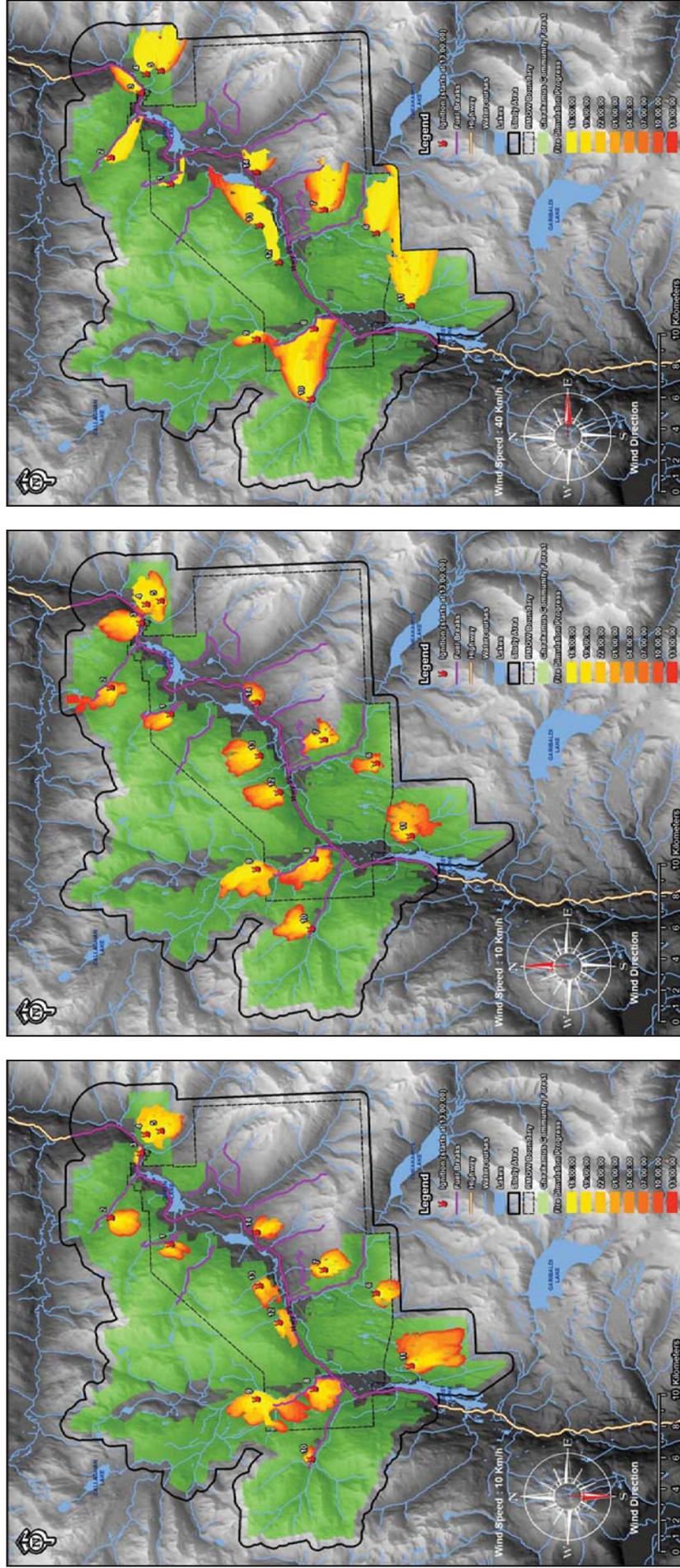


Figure 20. Proposed fuelbreaks with adjacent fuel type conversion areas to limit extreme fire behaviour potential in the RMOW corridor.



The results from the Prometheus model runs for northerly, southerly and westerly wind directions of 10, 25 and 40 km/hr, with the combination of landscape level fuelbreaks and fuel type conversions, to model changes in fire behaviour are presented in Figure 21, Figure 22 and Figure 23. Similar to the untreated landscape, the model included the same 14 ignition points located throughout the study area.

The small scale fuel conversions were placed adjacent to the fuelbreaks where hazardous fuels occurred (Figure 10). The conversion assumed that the fuel type was shifted from one of C2, C3, and or C4 to a C7. A C7 fuel type has limited fire behavior potential and under extreme conditions is only likely to support a surface fire with intermittent crown fire. The combination of the natural fuelbreaks and fuel type conversions were utilized to mimic large landscape level fuelbreaks considering the feasibility of this approach (cost-effective).



Northerly winds

Southerly winds

Westerly winds

Figure 21. Prometheus fire behaviour modeling with 10 km/hour northerly, southerly and westerly winds on a landscape with natural fuelbreaks and hazardous fuel type conversion to C7.

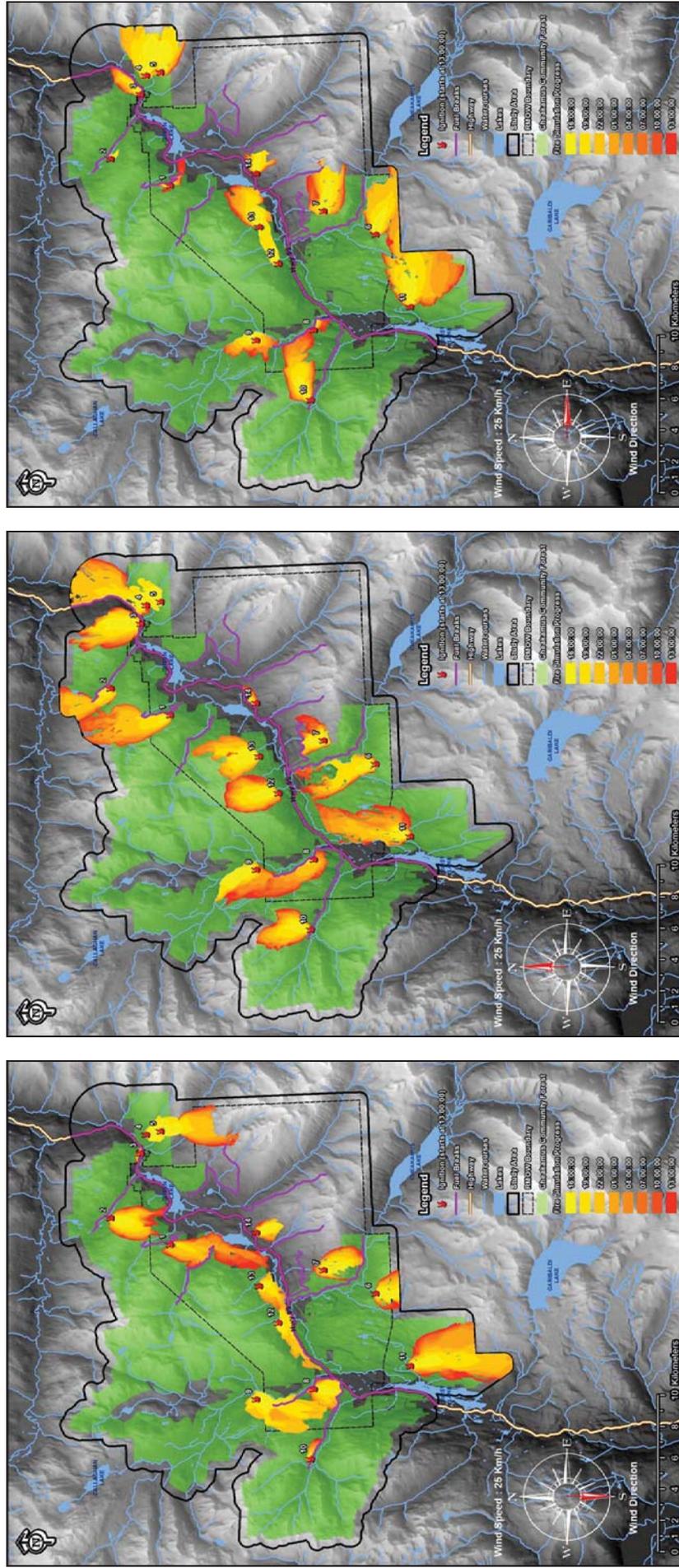
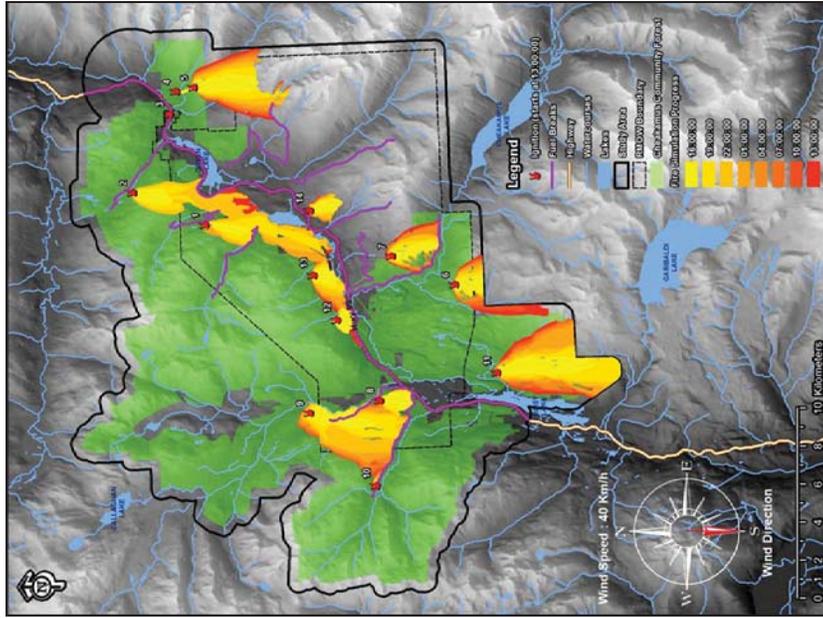
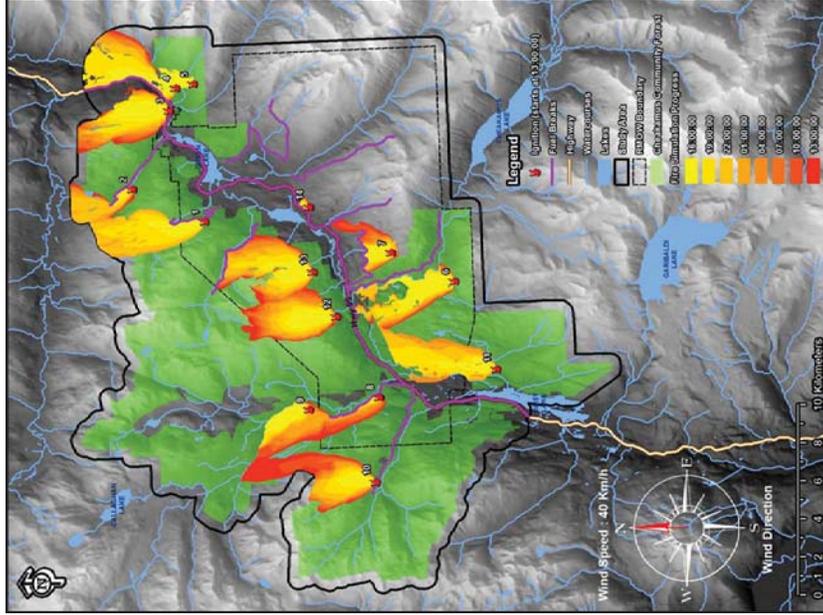


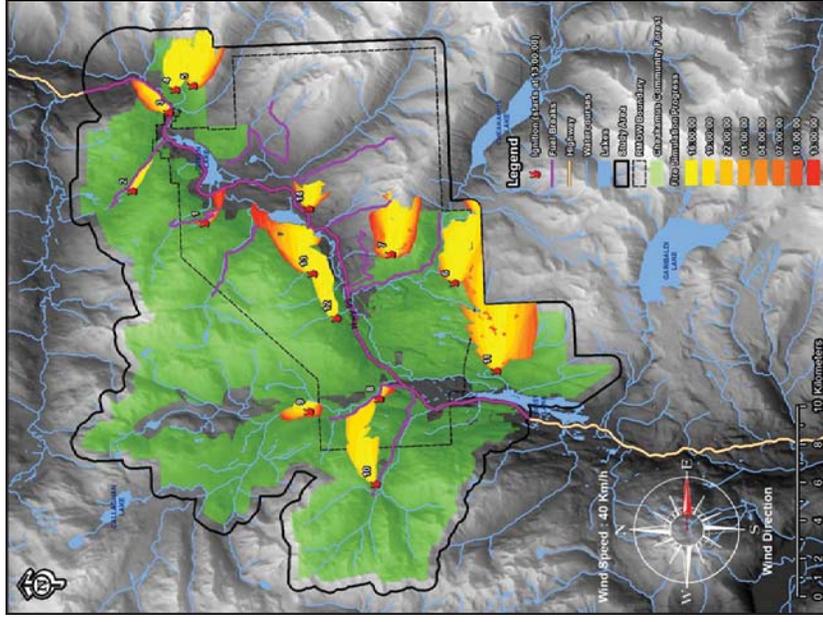
Figure 22. Prometheus fire behaviour modeling with 25 km/hour northerly, southerly and westerly winds on a landscape with natural fuelbreaks and hazardous fuel type conversion to C7.



Northerly winds



Southerly winds



Westerly winds

Figure 23. Prometheus fire behaviour modeling with 40 km/hour northerly, southerly and westerly winds on a landscape with natural fuelbreaks and hazardous fuel type conversion to C7.



All wind speeds modeled for the treated landscape (includes natural fuelbreaks in combination with adjacent hazard fuel type conversion to a C7) illustrate the effective change in reducing wildfire behaviour. On average, fire perimeters are substantially smaller with a reduced overlap in fire perimeters for the treated landscape vs. the untreated landscape. Overall, the most significant impacts of the treated landscape were for fires from the north. The treated landscape had a more limited impact on fire growth when compared to the southerly direction, although fire growth reductions were still significant for the majority of modeled scenarios.

For winds modeled at 10 km/hr, the treated landscape reduces wildfire threat in the Green Lake area (ignitions #1 and #2) and around Whistler Village (ignition #14) (Figure 21). Similar observations were made for 25 km/hr winds, with the most significant reduction in fire growth with westerly winds in the Green Lake area (ignitions #1 - #3) (Figure 22). Additionally, the threat to the Village is dramatically reduced with ignition #7. Some significant reductions in fire growth between the treated and untreated landscape are summarized in Table 5. These reductions should not be treated as absolutes, rather it is a comparison of the relative changes in potential fire behaviour and as a measure of the effectiveness of the combination of fuelbreaks and fuel type conversions.

Table 5. Significant reductions in fire growth between treated and untreated landscapes.

Ignition #	Windspeed and Direction	Untreated Fire Perimeter (ha)	Treated Fire Perimeter (ha)	Reduction of Fire Perimeter (ha)	% Reduction of Fire Perimeter
3	10 km/hr - Northerly	1,215	236	979	81%
8	10 km/hr - Northerly	1,392	374	1,018	73%
2	10 km/hr - Westerly	1,157	253	904	78%
2	25km/hr - Northerly	3,637	567	3,070	84%
10	25km/hr - Northerly	4,131	69	4,062	98%
13	25km/hr - Northerly	2,123	552	1,571	74%
1	25km/hr - Westerly	3,570	111	3,459	97%
2	25km/hr - Westerly	1,073	22	1,051	98%
2	40 km/hr - Northerly	4,168	290	3,878	93%
10	40 km/hr - Northerly	4,894	1,529	3,365	69%
12	40 km/hr - Northerly	2,299	268	2,031	88%
12	40 km/hr - Southerly	5,351	948	4,403	82%
1	40 km/hr - Westerly	2,857	92	2,765	97%

Similarly, a dramatic change is observed in fire behaviour for 40 km/hr wind speeds on the treated landscape (Figure 23). Fuelbreak benefits are best illustrated in the Green Lake area (ignition #1 – 3) and the Village (ignition #7).



The treated landscape did not effectively limit the combination of the 25km/hr or the 40 km/hr with a southerly and westerly wind direction. Select ignition points (#6, #7 and #11) have the potential to threaten important interface homes and infrastructure that would still significantly threaten the RMOW along the eastern slopes. More site specific modeling in this vicinity may be required to expand the treatment as proposed to deal with these specific scenarios.

A summary of the areas burned for the modeled ignition points, wind direction and wind speeds for the treated landscape is provided in Table 6.

Table 6. Treated landscape summary of fire perimeter size for each ignition point, wind direction and wind speed.

Ignition # (treated)	Wind Direction and Speed (Area burned in ha)								
	North			South			West		
	10 km/h	25 km/h	40 km/h	10 km/h	25 km/h	40 km/h	10 km/h	25 km/h	40 km/h
Ignition 1	154	862	1367	76	111	92	185	867	871
Ignition 2	297	567	290	253	22	60	341	1484	1392
Ignition 3	236	601	3	204	192	180	416	733	917
Ignition 4	395	124	0	315	541	257	50	1162	992
Ignition 5	548	825	1038	728	976	667	512	102	0
Ignition 6	209	294	492	245	631	1877	169	652	1757
Ignition 7	296	412	462	409	642	637	275	342	397
Ignition 8	374	1168	117	242	75	554	460	1131	933
Ignition 9	809	769	1291	467	363	147	584	285	250
Ignition 10	54	69	1529	267	691	432	332	579	1103
Ignition 11	930	1589	1637	1108	1502	1196	594	1097	859
Ignition 12	140	276	268	321	35	213	333	1345	948
Ignition 13	213	552	2051	329	704	845	408	664	1096
Ignition 14	205	180	171	207	175	164	137	62	33
Total	4861	8290	10716	5170	6660	7322	4797	10506	11550

*Areas of 0 ha may be due to overlapping fire perimeters.

**Increases in fire perimeters on the treated landscape may be due to fires funning parallel along fuelbreaks.

Overall the Prometheus runs on the treated landscape demonstrate the following:

- For most combinations of wind speed and direction, fire growth and size can be reduced by the proposed fuelbreak network (roads plus thinned stands) and fuel type conversion;
- The most effective reductions in fire growth were for simulations with northerly winds which are not that common in the study area;



- The treated landscape proposed for the bottom of Whistler Mountain, and adjacent to the Village, is effective in limiting fire growth of ignition #14 which is considered one the highest risk simulated ignition;
- The southeastern slopes of RMOW are still potentially vulnerable to a wildfire with wind speeds exceeding 20 km/hr even with the proposed treated landscape; and
- The results of this simulation should be interpreted with caution as no spotting has been incorporated into the simulations (limitation of Prometheus).

6 Conclusions and Recommendations

The fire environment (fuels, weather and topography) of the study area supports the notion that a large, landscape level fire event could occur. In addition, factors such as fuel accumulation and extreme fire seasons, as experienced in 2003, 2009 and 2010, could result in longer periods of high fire danger than historically experienced.

This analysis is consistent with the risk assessment completed for the 2005 CWPP and 2012 update, and demonstrates that the landscape is vulnerable to large, catastrophic fires during extreme fire weather conditions. Fire behaviour validated numerous locations where fires have the potential to ignite and spread quickly, within a 24 hour period. Additionally, some of these fire locations are not in close proximity to road access, located on steep terrain and would be difficult to suppress.

Fire behaviour models illustrated dramatic changes in fire behaviour with changes in wind direction and wind speed over 24 hours. It is probable that fire perimeters would continue to grow rapidly beyond 24 hours, increasing risk and reducing the effectiveness of wildfire suppression efforts. Although model outputs demonstrated that winds of 10 km/hr are more favourable to fire suppression, the extensive growth of the modeled fires above the threshold of 25 km/hr suggests that suppression would be stressed and likely not successful.

Ignitions on either side of the Cheakamus River, under southerly and westerly conditions for 40 km/hr, illustrated that extreme fire weather behaviour could severely impact RMOW interface. Additionally, ignitions around Green Lake demonstrated that the north end of the RMOW could be heavily impacted under extreme fire weather conditions. Westerly and northerly wind directions above 10 km/hr posed the greatest risk to this area of the RMOW.

Applying a conservative fuelbreak and fuel conversion network to the landscape and remodeling the same scenarios resulted in substantially reduced fire behaviour potential, with some minor exceptions (Table 6). Model outputs for the treated landscape support further fuel treatments and the development



of a fuel break network around key locations of the RMOW. It is estimated that under the current funding model and based on the resources of the community, establishment of fuel treatments similar to those modeled in this analysis, would likely extend over 20 years. With additional funding and appropriate resources this treatment plan could be accelerated and this is recommended.

The fuel conversions modeled in this analysis were based on the identified hazardous fuel types and are recommended for prioritized treatment. Several polygons simulated for fuel conversion are in areas of limited access. Development of simple access (*e.g.* ATV trails) to facilitate treatments is recommended as these same areas will also provide fire suppression access. Although other areas may illustrate high fire behaviour potential, the footprint (fuelbreaks and fuel conversions) created for this analysis is synergistic with the utilized fuelbreaks.

Further detailed planning and fuel management prescription development will be required to further implement the treatment areas identified in this fire behaviour analysis.



7 References

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Appendix A: Principles of Fuelbreak Design

The information contained within this section has been inserted from “The Use of Fuelbreaks in Landscape Fire Management” by James K. Agee, Benii Bahro, Mark A. Finney, Philip N. Omi, David B. Sapsis, Carl N. Skinner, Jan W. van Wagtendonk, and C. Phill Weatherspoon (1999). This article succinctly describes the principles and use of fuelbreaks in landscape fire management.

The principal objective behind the use of fuelbreaks, as well as any other fuel treatment, is to alter fire behaviour over the area of treatment. As discussed above, fuelbreaks provide points of anchor for suppression activities.

- *Surface Fire Behaviour*

Surface fuel management can limit fireline intensity (Byram 1959) and lower potential fire severity (Ryan and Noste 1985). The management of surface fuels so that potential fireline intensity remains below some critical level can be accomplished through several strategies and techniques. Among the common strategies are fuel removal by prescribed fire, adjusting fuel arrangement to produce a less flammable fuelbed (e.g., crushing), or “introducing” live understory vegetation to raise average moisture content of surface fuels (Agee 1996). Wildland fire behaviour has been observed to decrease with fuel treatment (Buckley 1992), and simulations conducted by van Wagtendonk (1996) found both pile burning and prescribed fire, which reduced fuel loads, to decrease subsequent fire behaviour. These treatments usually result in efficient fire line construction rates, so that control potential (reducing “resistance to control”) can increase dramatically after fuel treatment.

The various surface fuel categories interact with one another to influence fireline intensity. Although more litter and fine branch fuel on the forest floor usually results in higher intensities, that is not always the case. If additional fuels are packed tightly (low fuelbed porosity), they may result in lower intensities. Although larger fuels (>3 inches) - are not included in fire spread models, as they do not usually affect the spread of the fire (unless decomposed [Rothennel 1991]), they may result in higher energy releases over longer periods of time when a fire occurs, having significant effects on fire severity, and they reduce rates of fireline construction.

The effect of herb and shrub fuels on fireline intensity is not simply predicted. First of all, more herb and shrub fuels usually imply more open conditions. These should be associated with lower relative humidity and higher surface windspeeds. Dead fuels may be drier - and the rate of spread may be higher - because of the altered microclimate compared to more closed canopy forest with less understory. Live fuels, with higher foliar moisture while green, will have a dampening effect on fire behaviour. However, if the grasses and forbs cure, the fine dead fuel can increase fireline intensity and localized spotting.



• *Conditions That Initiate Crown Fire*

A fire moving through a stand of trees may move as a surface fire, an independent crown fire, or as a combination of intermediate types of fire (Van Wagner 1977). The initiation of crown fire behaviour is a function of surface fireline intensity and of the forest canopy: its height above ground and moisture content (Van Wagner 1977). The critical surface fire intensity needed to initiate crown fire behaviour can be calculated for a range of crown base heights and foliar moisture contents, and represents the minimum level of fireline intensity necessary to initiate crown fire (Table 1); Alexander 1988, Agee 1996). Fireline intensity or flame length below this critical level may result in fires that do not crown but may still be of stand replacement severity. For the limited range of crown base heights and foliar moistures shown in Table 3, the critical levels of flame length appear more sensitive to height to crown base than to foliar moisture (Alexander 1988).

Table 1. Flame lengths associated with critical levels of fireline intensity that are associated with initiating crown fire, using Byram’s (1959) equation.

Foliar Moisture Content (%)	Height of Crown Base in meters and feet			
	2 meters	6 meters	12 meters	20 meters
	6 feet	20 feet	40 feet	66 feet
	M ft	M ft	M ft	M ft
70	1.1 4	2.3 8	3.7 12	5.3 17
80	1.2 4	2.5 8	4.0 13	5.7 19
90	1.3 4	2.7 9	4.3 14	6.1 20
100	1.3 4	2.8 9	4.6 15	6.5 21
120	1.5 5	3.2 10	5.1 17	7.3 24

If the structural dimensions of a stand and information about foliar moisture are known, then critical levels of fireline intensity that will be associated with crown fire for that stand can be calculated. Fireline intensity can be predicted for a range of stand fuel conditions, topographic situations such as slope and aspect, and anticipated weather conditions, making it possible to link on-the-ground conditions with the initiating potential for crown fires. In order to avoid crown fire initiation, fireline intensity must be kept below the critical level. Managing surface fuels can accomplish this such that fireline intensity is kept well below the critical level or by raising crown base heights such that the critical fireline intensity is difficult to reach. In the field, the variability in fuels, topography and microclimate will result in varying levels of potential fireline intensity, critical fireline intensity, and therefore varying crown fire potential.

• *Conditions That Allow Crown Fire To Spread*



The crown of a forest is similar to any other porous fuel medium in its ability to burn and the conditions under which crown fire will or will not spread. The heat from a spreading crown fire into unburned crown ahead is a function of the crown rate of spread, the crown bulk density, and the crown foliage ignition energy. The crown fire rate of spread is not the same as the surface fire rate of spread, and often includes effects of short-range spotting. The crown bulk density is the mass of crown fuel, including needles, fine twigs, lichens, etc., per unit of crown volume (analogous to soil bulk density). Crown foliage ignition energy is the net energy content of the fuel and varies primarily by foliar moisture content, although species differences in energy content are apparent (van Wagtendonk et al. 1998). Crown fires will stop spreading, but not necessarily stop torching, if either the crown fire rate of spread or crown bulk density falls below some minimum value.

If surface fireline intensity rises above the critical surface intensity needed to initiate crown fire behaviour, the crown will likely become involved in combustion. Three phases of crown fire behaviour can be described by critical levels of surface fireline intensity and crown fire rates of spread (Van Wagner 1977, 1993): (1) a passive crown fire, where the crown fire rate of spread is equal to the surface fire rate of spread, and crown fire activity is limited to individual tree torching; (2) an active crown fire, where the crown fire rate of spread is above some minimum spread rate; and (3) an independent crown fire, where crown fire rate of spread is largely independent of heat from the surface fire intensity. Scott and Reinhardt (2001) have defined an additional class, (4) conditional surface fire, where the active crowning spread rate exceeds a critical level, but the critical level for surface fire intensity is not met. A crown fire will not initiate from a surface fire in this stand, but an active crown fire may spread through the stand if it initiates in an adjacent stand.

Critical conditions can be defined below which active or independent crown fire spread is unlikely. To derive these conditions, visualize a crown fire as a mass of fuel being carried on a "conveyor belt" through a stationary flaming front. The amount of fine fuel passing through the front per unit time (the mass flow rate) depends on the speed of the conveyor belt (crown fire rate of spread) and the density of the forest crown fuel (crown bulk density). If the mass flow rate falls below some minimum level (Van Wagner 1977) crown fires will not spread. Individual crown torching, and/or crown scorch of varying degrees, may still occur.

Defining a set of critical conditions that may be influenced by management activities is difficult. At least two alternative methods can define conditions such that crown fire spread would be unlikely (that is, mass flow rate is too low). One is to calculate critical windspeeds for given levels of crown bulk density (Scott and Reinhardt, 2001), and the other is to define empirically derived thresholds of crown fire rate of spread so that critical levels of crown bulk density can be defined (Agee 1996). Crown bulk densities of 0.2 kg m^{-3} are common in boreal forests that burn with crown fire (Johnson 1992), and in mixed conifer forests, Agee



(1996) estimated that at levels below 0.10 kg m^{-3} crown fire spread was unlikely, but no definitive single "threshold" is likely to exist.

Therefore, reducing surface fuels, increasing the height to the live crown base, and opening canopies should result in (a) lower fire intensity, (b) less probability of torching, and (c) lower probability of independent crown fire. There are two caveats to these conclusions. The first is that a grassy cover is often preferred as the fuelbreak ground cover, and while fireline intensity may decrease in the fuelbreak, rate of spread may increase. Van Wagtenonk (1996) simulated fire behaviour in untreated mixed conifer forests and fuelbreaks with a grassy understory, and found fireline intensity decreased in the fuelbreak (flame length decline from 0.83 to 0.63 m [2.7 to 2.1 ft]) but rate of spread in the grassy cover increased by a factor of 4 (0.81 to 3.35 m/min [2.7-11.05 ft/min]). This flashy fuel is an advantage for backfiring large areas in the fuelbreak as a wildland fire is approaching (Green 1977), as well as for other purposes described later, but if a fireline is not established in the fuelbreak, the fine fuels will allow the fire to pass through the fuelbreak quickly. The second caveat is that more open canopies will result in an altered microclimate near the ground surface, with somewhat lower fuel moisture and higher windspeeds in the open understory (van Wagtenonk 1996).

- Fuelbreak Effectiveness

The effectiveness of fuelbreaks continues to be questioned because they have been constructed to varying standards, "tested" under a wide variety of wildland fire conditions, and measured by different standards of effectiveness. Green (1977) describes a number of situations where traditional fuelbreaks were successful in stopping wildland fires, and some where fuelbreaks were not effective due to excessive spotting of wildland fires approaching the fuelbreaks.

Fuelbreak construction standards, the behaviour of the approaching wildland fire, and the level of suppression each contribute to the effectiveness of a fuelbreak. Wider fuelbreaks appear more effective than narrow ones. Fuel treatment outside the fuelbreak may also contribute to their effectiveness (van Wagtenonk 1996). Area treatment such as prescribed fire beyond the fuelbreak may be used to lower fireline intensity and reduce spotting as a wildland fire approaches a fuelbreak, thereby increasing its effectiveness. Suppression forces must be willing and able to apply appropriate suppression tactics in the fuelbreak. They must also know that the fuelbreaks exist, a common problem in the past. The effectiveness of suppression forces depends on the level of funding for people, equipment, and aerial application of retardant, which can more easily reach surface fuels in a fuelbreak. Effectiveness is also dependent on the psychology of firefighters regarding their safety. Narrow or unmaintained fuelbreaks are less likely to be entered than wider, well-maintained ones.



No absolute standards for width or fuel manipulation are available. Fuelbreak widths have always been quite variable, in both recommendations and construction. A minimum of 90 m (300 ft) was typically specified for primary fuelbreaks (Green 1977). As early as the 1960's, fuelbreaks as wide as 300 m (1000 ft) were included in gaming simulations of fuelbreak effectiveness (Davis 1965), and the recent proposal for northern California national forests by the Quincy Library Group (see web site <http://www.qlg.org> for details) includes fuelbreaks 390 m (0.25 mi) wide. Fuelbreak simulations for the Sierra Nevada Ecosystem Project (SNEP) adopted similar wide fuelbreaks (van Wagtendonk 1996, Sessions et al. 1996).

Fuel manipulations can be achieved using a variety of techniques (Green 1977) with the intent of removing surface fuels, increasing the height to the live crown of residual trees, and spacing the crowns to prevent independent crown fire activity. In the Sierra Nevada simulations, pruning of residual trees to 3 m (10 ft) height was assumed, with canopy cover at 1-20% (van Wagtendonk 1996). Canopy cover less than 40% has been proposed for the Lassen National Forest in northern California. Clearly, prescriptions for creation of fuelbreaks must not only specify what is to be removed, but must describe the residual structure in terms of standard or custom fuel models so that potential fire behaviour can be analyzed.

RMOW Community Wildfire Protection Plan – Recommendations

Red Recommendations – 2005 Plan

Blue recommendation – 2012 Plan update

Black Recommendations – Landscape Level Behaviour Model

#	DIVISION / DEPARTMENT	ASSIST AGENCY	ACTION	DATE
	Communication and Education			
1.	The RMOW should work with local developers to construct a FireSmart show home to be used as a tool to educate and communicate the principles of FireSmart to the public. The demonstration home would be built to FireSmart standards using recommended materials for interface communities. Additionally, vegetation adjacent to the home would be managed to guidelines outlined in the FireSmart program.			
	REX – Horticulture CCS - Fire	<ul style="list-style-type: none"> Rainbow Development CHBA – Sea to Sky Chapter 	<ul style="list-style-type: none"> investigate the construction of a home that demonstrates the Principles of “Whistler Fire Smart” Meet with CHBA – Sea to Sky to discuss Program 	<ul style="list-style-type: none"> ✓ Done at Rainbow Subdivision TBD
		<ul style="list-style-type: none"> Local landscapers 	<ul style="list-style-type: none"> Create a Firesmart Landscaping Demonstration area with signage 	2014
2.	The RMOW should create an interactive website that outlines community fire risks and proactive steps individual homeowners can take to make their homes safer within the community. Other information, such as fire danger and FireSmart principles, could be maintained on the local site so that fire management issues specific to Whistler could be easily communicated to the local population.			
	CCS – Fire CAO – Communications IS - GIS	<ul style="list-style-type: none"> TW WB Shaw Cable 	<ul style="list-style-type: none"> Include Firesmart supplement with tax notice review the links to the website and update create links to other websites, create Shaw TV documentary 	<ul style="list-style-type: none"> ✓ Implemented, ongoing
			<ul style="list-style-type: none"> Firesmart assessments linked to GIS program” Neighbourhood Program 	2014
3.	Similar to the ski condition reporting available to guests in resorts and businesses, the RMOW should work toward communicating the fire danger during periods of high and extreme danger to businesses and resorts within the Municipality. This information could be posted in hotel lobbies and public venues to facilitate communication of fire danger in the RMOW.			

RMOW Community Wildfire Protection Plan – Recommendations

Red Recommendations – 2005 Plan

Blue recommendation – 2012 Plan update

Black Recommendations – Landscape Level Behaviour Model

#	DIVISION / DEPARTMENT	ASSIST AGENCY	ACTION	DATE
	CCS – Fire CAO – Communications REX – Parks Ops	<ul style="list-style-type: none"> • W/B • T/W • Local Media • MOTI 	<ul style="list-style-type: none"> • enhance signage where required, use electronic boards • continue messaging through Village Host Program, Whistler Today • Targeted email groups ie. Recreation operators, permit holders, Construction Co 	✓ Implemented, ongoing
4.	The Whistler Fire Rescue Service should work with the local Chamber of Commerce to educate the local business community on FireSmart preparation and planning.			
	CCS - Fire	<ul style="list-style-type: none"> • Chamber of Commerce • Strata Groups • Contractors, Landscapers, CHBA 	<ul style="list-style-type: none"> • presentations at targeted groups • WB to adopt Firesmart Guidelines 	Ongoing
			<ul style="list-style-type: none"> • Workshop with WB to discuss being a Firesmart Partner 	2014
	Structure Protection			
5	Many homes and businesses are built immediately adjacent to the forest edge. In these neighborhoods, trees and vegetation are often in direct contact with homes. The RMOW should create building set backs with a minimum distance of 10 m when buildings border the forest interface.			
6.	The RMOW should begin a process to review and revise existing bylaws and building codes to be consistent with the development of a FireSmart Community.			
7.	In new subdivisions the RMOW should require roofing materials that are fire retardant with a Class A and Class B rating. While it is recognized that wholesale changes to existing roofing materials within the Municipality are not practical, a long-term replacement standard that is phased in over the roof rotation period would significantly reduce the vulnerability of the community.			
1, 10	Provide Firesmart information to Individuals with the Development Permit Application			
2	RMOW as part of current update to the OCP and Development Permit Guidelines should consider developing Wildfire Hazard Development Permit Area Guidelines			

RMOW Community Wildfire Protection Plan – Recommendations

Red Recommendations – 2005 Plan

Blue recommendation – 2012 Plan update

Black Recommendations – Landscape Level Behaviour Model

#	DIVISION / DEPARTMENT	ASSIST AGENCY	ACTION	DATE
	CCS – Fire, Legislative Services REX – Planning, Building, Parks IS – Engineering Staff Workshop required	WB Chamber of Commerce Strata groups Contractors	<ul style="list-style-type: none"> Develop a “Whistler Fire Smart” Guideline to include with the Building Permit. Consider designation of development permit area Investigate restrictive building bylaw Municipal Infrastructure to be made Firesmart – Village Firehall Excavation permit – consider amendment of construction regulations during high danger if Firesmart prescription implemented 	2014 -2018
8.	Given the wildfire risk profile of the community, an emergency sprinkler kit capable of protecting 30 to 50 homes should be purchased and maintained in the community. Fire rescue personnel, or a designate of the department, should be trained to mobilize and set up the equipment efficiently and effectively during a fire event.			
	CSC – Fire REX - Parks	OFC	<ul style="list-style-type: none"> Purchase OFC specified Sprinkler Protection Units x-train municipal staff in S115 Deploy SPU’s outside jurisdiction for cost recovery and operational experience 	2014/15 Budget Request
Emergency Response				
9.	The Municipality must work towards improving access in identified areas of the community that are considered isolated and that have inadequately developed access for evacuation and fire control.			
	REX – Planning IS – Engineering, EPC	WORCA W/B Parks CCF	<ul style="list-style-type: none"> Identify gaps in access Identify opportunities to improve access Update Evacuation Plan to identify gaps 	2014-2018
10.	An evacuation plan should be developed for the community and the outlying road and trail networks, which could be cut off or impacted by fire. A large fire may require the evacuation of heavily used trails where vehicle access is restricted.			
	IS – EPC, GIS CCS - Fire		<ul style="list-style-type: none"> Review the Evacuation Plan that was completed in 2005 	2015
11.	During a large wildfire it is probable that the valley bottom (location of the fire hall and Health Care Centre) could be severely impacted by smoke. It is recommended that contingency plans be developed in the event that smoke causes evacuation of Whistler Village. The RMOW should co-operate with Provincial and Regional governments to develop an alternate incident command location			

RMOW Community Wildfire Protection Plan – Recommendations

Red Recommendations – 2005 Plan

Blue recommendation – 2012 Plan update

Black Recommendations – Landscape Level Behaviour Model

#	DIVISION / DEPARTMENT	ASSIST AGENCY	ACTION	DATE
	and mobile facility in the event that the Village is evacuated.			
	IS - EPC	SLRD	<ul style="list-style-type: none"> Obtain agreement for use of other jurisdictions EOC's Identify viable secondary EOC 	
12.	Whistler/Blackcomb maintains large fuel storage capacity on the ski hill. Whistler Fire Rescue should work with Whistler/ Blackcomb Mountains to ensure that fuel storage facilities meet FireSmart standards and would be safe during an interface fire event.			
	CCS - Fire	W/B – Arthur DeJong	<ul style="list-style-type: none"> Blackcomb facility upgraded in 2006 	✓ Implemented
13.	Given the values at risk identified in this plan, it is recommended that during periods of extreme fire danger, the RMOW work with the Ministry of Forests and Range to maintain a local helicopter with a bucket on standby within the RMOW boundaries.			
	CCS - Fire	BC Forest Service Helicopter Providers	<ul style="list-style-type: none"> Review annually with BCFS 	✓ Implemented
14.	The RMOW should work with the engineering department to ensure that the integrity of the water delivery system is not compromised by an electrical failure that could impact emergency response during an interface fire. Backup solutions should be identified and developed based on the findings of this review.			
	IS - Engineering		<ul style="list-style-type: none"> Review Recommendations of the 2013 FUS Consider water access availability adjacent to proposed landscape level firebreaks Review water capacity in relation to residential sprinkler draw 	
	Training			
15.	The current level of training and available equipment related to interface fire response is considered adequate, but given the risk of fire to the community, the Whistler Fire Rescue Service should adopt an advanced program that fosters continuous improvement and skill renewal.			
	CCS – Fire REX – Parks, Irrigation IS - Utilities	BC Forest Service WB	<ul style="list-style-type: none"> X-Train RMOW staff, parks, irrigation, utilities, WB staff 	✓ Implemented, Ongoing

RMOW Community Wildfire Protection Plan – Recommendations

Red Recommendations – 2005 Plan

Blue recommendation – 2012 Plan update

Black Recommendations – Landscape Level Behaviour Model

#	DIVISION / DEPARTMENT	ASSIST AGENCY	ACTION	DATE
			<ul style="list-style-type: none"> • Develop an in-house instructor for S100 • Retain contract instructor for S115, S215 • Consider training of local contractors in S100 – tied to Construction Restriction prescriptions 	2015
	Fuel Management			
16.	A number of high hazard areas immediately adjacent to or embedded in the community have been identified as part of the wildfire risk assessment. These high hazard areas should be the focus of a progressive thinning program that is implemented over the next five to ten years. Thinning should be focused on the highest priority areas: C2, C3 and C4 fuel types. The goals of thinning are to remove hazardous fuels and to reduce the overall fire behaviour potential adjacent to the community.			
	CCS - Fire REX – Parks, Environmental IS – Waste Management	UBCM CCF W/B BC Forest Service Provincial Ministries SLRD Homeowners, Stratas	<ul style="list-style-type: none"> • Continue developing UBCM Funded prescriptions • Undertake landscape level fuel break – requires UBCM relaxation of current policies, enlist Ministry assistance • Undertake thinning on municipal trails and infrastructure • Implement Neighbourhood Firesmart Program • Provide for year round collection of yard waste, consider free chipper weekends in high risk subdivision • Consider return to garden debris burning 	2014-2018
17.	The RMOW should work with British Columbia Transmission Corporation (BCTC) to ensure that transmission infrastructure can be maintained and managed during a wildfire event. Maintaining the transmission corridor to a fuel break standard will provide the community with a more reliable power supply that is less likely to fail during a fire event and will reduce the probability of fire spreading into the community.			
18.	Prioritize the development of a fuel break network that builds on existing breaks such as the highway, railway corridor, and BC Transmission Corridor running through the Municipality.			
19.	Develop further fuel breaks using existing logging roads and topographic features. Given the visual and resource sensitivity of the RMOW, shaded fuel breaks (retaining overstory trees) should be constructed to a size and standard that will minimize fire behaviour potential and aid suppression resources in containing and controlling wildfire.			
20.	The RMOW should work with Whistler/Blackcomb Mountains to maintain identified ski runs as fuel breaks that will limit fire spread on Whistler and Blackcomb Mountains above Whistler Village.			
21.	Important trail networks (Lost Lake, Valley trail and the Flank trail) should be thinned and understory fuels removed within a 5-metre area on each side of the trail networks. Given the level of pedestrian and bicycle traffic in these areas, thinning will limit the ability of fire to spread and improve fire suppression capability throughout the valley.			
	See 16	See 16		
22.	A qualified professional, with a sound understanding of fire Behaviour and fire suppression, should develop fuel break plans and prescriptions.			

RMOW Community Wildfire Protection Plan – Recommendations

Red Recommendations – 2005 Plan

Blue recommendation – 2012 Plan update

Black Recommendations – Landscape Level Behaviour Model

#	DIVISION / DEPARTMENT	ASSIST AGENCY	ACTION	DATE
	REX – Environmental Stewardship CCS - Fire	BA Blackwell	<ul style="list-style-type: none"> Continue to develop fuel treatment prescription Pilot Landscape level Fire Break Launch neighbourhood Firesmart program and complete homeowner level prescription through Redzone (see 2, 16) Fire to develop tactical response plans based on the Fire Behaviour Analysis 	✓ UBCM Thinning 2014-2018
	Post Fire Rehabilitation			
23.	The RMOW should develop a plan for post-fire rehabilitation that considers the procurement of seed, seedlings and materials required to regenerate an extensive burn area (1,000-5,000 ha). The opportunity to conduct meaningful rehabilitation post fire will be limited to a short fall season (September to November). The focus of initial rehabilitation efforts should be on slope stabilization and infrastructure protection. These issues should form the foundation of an action plan that lays out the necessary steps to stabilize and rehabilitate the burn area.			
	REX - Horticulture		<ul style="list-style-type: none"> investigate and develop a recovery plan as required 	



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 17, 2014

REPORT: 14-068

FROM: Human Resources

FILE: 3009.5

SUBJECT: COUNCIL REMUNERATION REVIEW

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the Director of Human Resources be endorsed.

RECOMMENDATION

That Council consider the results of the Council remuneration review to determine remuneration effective January 1, 2015.

REFERENCES

Appendix A - Council Remuneration Policy A-30

PURPOSE OF REPORT

The purpose of this report is to determine Council remuneration effective January 1, 2015.

DISCUSSION

In accordance with Council Remuneration Policy A-30, Council remuneration will be reviewed every three (3) years, during the last year of the term of each Council and determined as the average of six municipalities chosen on the following comparables: daily population, annual budget and employee count. These Municipalities are The City of North Vancouver, City of Port Moody, City White Rock, District of Maple Ridge, City of Langley and City of Port Coquitlam. Adjustments to Council remuneration will be brought forward to the second Regular Meeting in June of that year and will be effective January 1 of the new election term.

The current remuneration levels for Whistler Council are: \$77,628 for the Mayor and \$31,437 for Councillors. The average remuneration of the comparative municipalities is tabulated below and results indicate an increase in Whistler Council salaries effective January 1, 2015.

Comparative Municipalities	Councillor	Mayor
City of North Vancouver	\$33,378	\$96,489
City of Port Moody	\$33,000	\$85,000
City of White Rock	\$26,630	\$59,930
District of Maple Ridge	\$37,286	\$92,311
City of Langley	\$32,125	\$80,314
City of Port Coquitlam	\$34,213	\$88,651
Average	\$32,772	\$83,783
Resort Municipality of Whistler	\$31,437	\$77,628
Mayor and Councillor increase	\$1,335	\$6,155
January 1, 2015 Salary	\$32,772	\$83,783

OTHER POLICY CONSIDERATIONS

Section 104 of the *Community Charter* (exceptions for conflict resolutions) states that a Council member does not have a conflict “if the matter relates to remuneration, expenses of benefits payable to one or more council members in relation to their duties as council member.”

BUDGET CONSIDERATIONS

An increase in Council remuneration would be paid from the 2015 operating budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

None

SUMMARY

This report reviews the remuneration paid to RMOW Council compared to the average remuneration of Council in the following municipalities: The City of North Vancouver, City of Port Moody, City White Rock, District of Maple Ridge, City of Langley and City of Port Coquitlam. Following Council Remuneration Policy A-30, the results would indicate an increase to Council remuneration.

Council is requested to consider the results of the remuneration review to determine an appropriate remuneration for Council effective January 1, 2015.

Respectfully submitted,

Denise Wood
DIRECTOR, HUMAN RESOURCES
for
Mike Furey
CHIEF ADMINISTRATIVE OFFICER



COUNCIL POLICY

POLICY NUMBER: A-30

DATE OF RESOLUTION: AUGUST 23, 2011

COUNCIL REMUNERATION

1.0 Scope of Policy

This policy establishes the amount of remuneration to be paid to each Council member for the discharge of the duties of office, including an amount specified as an expense allowance.

2.0 Remuneration and Expense Allowance

2.1 Effective August 23, 2011, Council remuneration shall be determined as the average of six municipalities chosen on the following comparables: daily population, annual budget and employee count. These municipalities include:

- City of North Vancouver
- City of Port Moody
- City White Rock
- District of Maple Ridge
- City of Langley
- City of Port Coquitlam

2.2 One-third of the annual remuneration shall be specified as an expense allowance.

3.0 Annual Increases

3.1 Effective January 1 of each year the annual remuneration to Council will change by the percentage change of the CPI for Vancouver over the 12-month period (August to August) of the previous year. This allows any change in the remuneration to be factored into the fall budget process.

4.0 Review of Council Remuneration

4.1 Council remuneration will be reviewed every three (3) years, during the last year of the term of each Council and determined as the average of six municipalities chosen on the following comparables: daily population, annual budget and employee count. These Municipalities are The City of North Vancouver, City of Port Moody, City White Rock, District of Maple Ridge, City

of Langley and City of Port Coquitlam. Adjustments to the Council remuneration will be brought forward to the second Regular Meeting in June of that year and will be effective January 1 of the new election term. If RMOW Council salaries are higher than the average of those Municipalities, remuneration would not change for Mayor and Council as Council remuneration only ratchets up and may not go down.

5.0 Group Insurance Program

- 5.1 Council members are eligible to participate in the Municipally-administered Group Insurance Program with all premiums paid for by the RMOW. All Council Members must sign up for a minimum of Group Life and Accidental Death and Dismemberment.

6.0 Attendance at Official Functions

- 6.1 If a Council member attends an Official Function, as that term is defined in Expenses Policy Number A-10, the Council member is entitled to reimbursement in accordance with that policy (subject to that policy being amended or revised by Council from time to time), in addition to the expense allowance referred in section 2 of this Policy.

7.0 Payment Schedule

- 7.1 The remuneration payable to the Council members will be paid bi-weekly on corporate paydays.

8.0 Ceasing to Hold Office

- 8.1 If a Council member should cease to hold office by reason of failure to be re-elected, death, resignation or otherwise, the remuneration payable to that Council member will cease at the end of the month during which the Council member ceased to hold office.

Certified Correct:

Lonny Miller
Corporate Officer



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: June 17, 2014

REPORT: 14-064

FROM: Community and Corporate Services

FILE: 4325

SUBJECT: 2013 STATEMENTS OF FINANCIAL INFORMATION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve the 2013 Statements of Financial Information.

REFERENCES

Appendix A – 2013 Statements of Financial Information

PURPOSE OF REPORT

The Financial Information Act requires every local government in British Columbia to submit the Statements of Financial Information (SOFI) to the Ministry of Community, Sport & Cultural Development within 6 months of the end of the fiscal year (December 31).

Further, Section 9(2) of the Financial Information Regulations requires that the SOFI be approved by Council and by the officer assigned responsibility for financial administration under the Local Government Act.

Attached and recommended for Council approval are the following schedules

- a) List of elected officials, their remunerations and expenses paid on their behalf.
- b) Alphabetical list of employees with remunerations in excess of \$75,000, expenses paid on behalf of those employees and the consolidated total of all remuneration paid to all other employees.
- c) Alphabetical list of suppliers who were paid more than \$25,000 during the year and the consolidated total amount paid to all remaining suppliers.
- d) List of grants and contributions paid during the year in excess of \$25,000 and the consolidated total of grant payments less than \$25,000.
- e) Statement of Severance Agreements
- f) Management Report
- g) Audited consolidated financial statements

DISCUSSION

The SOFI report is required to be prepared on a cash rather than an accrual basis, which is different from the requirements for the preparation of the annual audited financial statements. As a result the totals for remuneration and payments made to suppliers are different than the Financial Statements. A reconciliation to the financial statement balances is at the end of the remuneration and supplier payment schedules.

OTHER POLICY CONSIDERATIONS

None

BUDGET CONSIDERATIONS

Only municipal staff, administration and overhead costs are required to prepared the SOFI report and are accommodated within the annual operating budget of the municipality.

COMMUNITY ENGAGEMENT AND CONSULTATION

The SOFI is being presented to and received by Mayor and council at an open meeting and will be available to members of the public via the municipal website or hardcopy upon request.

SUMMARY

The Schedules pertaining to the Statements of Information for the year of 2013 have been prepared in compliance with the legislated requirements and require Council approval before being submitted to the Ministry of Community, Sport & Cultural Development..

Respectfully submitted,

Ken Roggeman
DIRECTOR OF FINANCE
for
Norm McPhail
GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES

**RESORT MUNICIPALITY OF
WHISTLER**

2013

**STATEMENTS OF
FINANCIAL INFORMATION**

Resort Municipality of Whistler

Statement of Financial Information Approval

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

Director of Finance,

Council Member on behalf of Council

Name: _____

Name: _____

Sign: _____

Sign: _____

Date: _____

Date: _____

2013 Statements of Financial Information Report

June 2014

Background

What is the 'Statements of Financial Information' Report (SOFI) report? The SOFI report is a regulatory requirement for all British Columbian municipalities, submitted **by June 30** each year to the Ministry of Community, Sport and Cultural Development. The purpose of the SOFI is to report the financial statements and disbursements for employee remuneration, goods and services. Financial Information Act (FIA) regulations require that the SOFI is available for public examination for 3 years once released.

The SOFI includes the municipality's audited financial statements and schedules regarding remuneration paid to the Mayor and Council, a listing of the municipal employees and their positions who have remuneration over the threshold amount of \$75,000, amounts paid to suppliers of goods and/or services to which the municipality paid a total of exceeding \$25,000 including GST and any other taxes during the year, and all grants awarded by the municipality to not-for-profit organizations for the reporting year.

The schedules are prepared for the provincial government, and are prepared according to the FIA regulations. It should be noted that SOFI schedules are not the Resort Municipality of Whistler (RMOW) financial statements. Amounts appearing in the SOFI report are based on when payments were made rather than the accrual basis normally used for financial statement presentation. Further, the schedules are a consolidation of Whistler 2020 Development Corp, Whistler Housing Authority, RMOW, and other subsidiary companies.

How to interpret the financial information:

Staff remuneration

The remuneration amounts disclosed in the SOFI report incorporate a number of inclusions: any form of salary, wages, taxable benefits, payment into trust or any form of income deferral paid by the corporation to the employee or on behalf of the employee during the fiscal year being reported upon. It also includes monies that the employee may not receive like the employer portion of Canada Pension Plan premiums Employment Insurance. Depending on the year, in addition to regular pay, total remuneration may include overtime pay, statutory holiday pay, payments of accrued vacation, sick and banked overtime, and retro active payrate changes. With each of these variables changing from year to year, the remuneration amounts will fluctuate annually.

Staff expenses

The figures under expenses include employee costs such as: mileage to meetings, event registration fees, and professional accreditation. The FIA specifically states that expenses "...are not limited to expenses that are generally perceived as perquisites or bestowing personal benefit, and may include expenditures required for employees to perform their job functions".

Supplier payments

For goods or services purchased by the organization, the SOFI report includes a summary of payments made to outside organizations which total more than \$25,000 for the reporting year. In the case of the RMOW, this may include payments to such organizations as: BC Hydro, Bell Canada, the Receiver General of Canada and various other companies for goods and services. The report also summarizes payments made as grants to not-for-profit organizations the municipality supports in Whistler.

Recoveries/ reimbursements

It is important to note that the report does not include any recoveries. So if a staff member, or contracted service provider was paid an amount, and any portion of that amount was then reimbursed, the reimbursed amount is not reflected in the report. As an example, BC Hydro reimburses RMOW for 50% of the labour cost of the municipal energy manager but this reimbursement does not reduce the amount reported as remuneration for that position.

Management Report

The Financial Statements contained in this Statement of Financial Information under the *Financial Information Act* have been prepared by management in accordance with generally accepted accounting principles or stated accounting principles, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Mayor and Council are responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises this responsibility through their Finance and Audit Committee. The Audit Committee meets with management and the external auditors at least once per year.

The external auditors, BDO Canada LLP, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their examination includes a review and evaluation of the corporation's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full and free access to the Finance and Audit Committee.

On behalf of The Resort Municipality of Whistler



Ken Roggeman
Director of Finance

June 11, 2014

Prepared pursuant to Financial Information Regulation, Schedule 1, section 9

RESORT MUNICIPALITY OF WHISTLER
SCHEDULE A
SCHEDULE OF REMUNERATION AND EXPENSES

Year ending December 31, 2013

ELECTED OFFICIALS

Name	Position	Remuneration	Expense
Crompton, Jack	Councillor	33,075	4,145
Faulkner, Jayson	Councillor	33,075	1,524
Grills, John	Councillor	33,075	3,627
Jackson, Duane	Councillor	33,075	3,309
Janyk, Andree	Councillor	31,479	3,806
McCarthy, Roger	Councillor	32,277	1,524
Wilhelm-Morden, Nancy	Mayor	77,628	6,032
		<u>273,683</u>	<u>23,968</u>

OTHER EMPLOYEES

Name	Position	Remuneration	Expense
Adams, Lloyd	Computer Systems Coordinator	83,394	518
Andiel, Justin	Central Services Supervisor	76,764	1,255
Andrea, Robert	Manager Village Animation	142,347	-
Battiston, Ted	Manager Sustainability Initiatives	108,168	19
Bencharski, Paul	Manager Capital Projects	89,989	632
Beresford, Heather	Manager Environmental Stewardship	108,049	1,009
Beswetherick, Paul	Supervisor Horticulture/Turf	82,397	437
Blunden, Kelly	Manager Info Technologies	126,364	1,392
Brennan, Robert	Planner	89,627	1,611
Brereton, Douglas	WWTP Operator 4	90,681	2,007
Brooksbank, Timothy	Supervisor Roads	89,975	650
Buchholz, Brian	Firefighter Inspector	95,570	423
Burns, Christine	Supervisor Program Services	76,430	1,309
Chalk, Timothy	Supervisor Capital Projects	97,116	198
Cipolla, John	Firefighter Captain	91,417	-
Comeau Thompson, Michele	Manager Communications	93,576	2,335
Coughlin, Wayne	Electrician	80,137	-
Creery, Kevin	Planning Analyst	89,088	1,065
Dal Santo, Emma	TDM Coordinator	89,989	572
Damaskie, Kevin	Sustainability Coordinator	90,129	-
Day, Michael J	Manager Environmental Operations	115,012	1,710
Delbosco, Anthony	Firefighter Inspector	88,537	317
Doyle, Stephen	Firefighter Inspector	93,720	2,073
Dunlop, Jim	Engineering Technologist	79,376	449
Ertel, Jeff	Senior Engineering Technologist	102,815	2,210
Evans, David	Firefighter Inspector	95,592	-
Fugman, Sharon	Manager Legal Services	126,215	3,267
Furey, Michael	Chief Admin Officer	209,739	5,535
Hallisey, James	Manager Environmental Projects	115,804	1,055
Harvey, William	Utilities Operator 3	87,290	35
Heppell, Christopher	Firefighter Inspector	90,576	519
Houlding, Jason	Firefighter Inspector	87,341	545
Hunter, Mitchell	Firefighter Inspector	98,077	4,288
Illingworth, Jake	Firefighter Inspector	79,591	324
Jansen, Jan	General Manager Resort Experience	183,960	2,766
Kauffman, Dan	Firefighter Inspector	97,183	368
Kirkegaard, Michael	Manager Resort Planning	136,742	-
Kirkwood, Sheila	Fire Chief	114,261	833
Kuiper, Marc	Firefighter Inspector	90,816	-
Lamb, Anna	Manager Financial Services	108,922	1,779
Lutke, Brian	Engineering Technologist	79,646	711
MacConnachie, Alan	Firefighter Inspector	95,095	1,985
MacFayden, Hamish	WWTP Operator 3	86,125	1,003
MacIntyre, Scott	WWTP Operator 2	75,385	133

MacPherson, Robert	General Manager Corporate & Community Services	83,332	190
Martin, Paul	Senior Building Inspector	89,448	407
McFarland, Kevin	Parks Planner	89,961	1,483
McKeever, Elizabeth	Librarian	78,885	2,760
Mellor, Keith	Firefighter Inspector	85,989	-
Mooney, Joseph	Manager Building Inspector	116,357	681
Morphet, Scott	Equipment Operator Leadhand	78,039	-
Murray, Kevin	Purchasing Agent	75,727	466
Nelson, Chris	Deputy Fire Chief	111,385	1,271
Pardoe, Martin	Manager Resort Parks and Open Space Planning	115,390	1,008
Patterson, David	Manager Parks and Operations	116,002	-
Paul, Heather	Computer Systems Analyst	80,084	618
Paul, Joseph	Manager Developmental Services	142,795	845
Peebles, Robert	Chief Utilities Operator	88,997	1,848
Price, Alan	Supervisor Garage	81,048	-
Pryce-Jones, Raymond	Supervisor Village Maintenance	79,688	-
Rae, John	Manager Strategic Alliances Marketing	102,119	-
Roggeman, Ken	Director of Finance	120,189	1,338
Rushbrook, David	Firefighter Captain	106,120	-
Russell, Lorne	Parks and Trails Supervisor	78,230	-
Savage, Frank	Parks Planner	76,512	595
Schimek, Laurie-Anne	Deputy Corporate Officer	86,890	2,246
Smith, Sandra	Supervisor Bylaw Services	86,257	518
Story, Shannon	Manager Legislative Services	124,693	3,196
Thuma, Ron	Journeyman Mechanic	78,245	-
Tilley, Craig	Firefighter Inspector	86,592	1,448
Tindle, Keith	Manager Recreation Facility	108,085	104
Toole, Elizabeth	WWTP Operator	75,591	2,471
Tracy, Elizabeth	Library Director	104,497	1,972
Tsujimura, Caine	Firefighter Inspector	82,655	317
Tucker, Andrew	Supervisor Waste Water Treatment Plant	86,794	2,140
Van Engelsdorp, Bob	Firefighter Inspector	90,704	333
Vandenberg, Christa	Village Animation Coordinator	75,205	-
Velan, Nick	Firefighter Inspector	79,054	-
Vertefeuille, Kim	Firefighter Inspector	92,555	317
Warzybok, Agnieszka	Human Resources Advisor	86,140	2,414
Weetman, Roger	Manager Recreation	118,591	1,411
White, Nadine	Librarian	79,274	1,069
Whitton, Rob	Fire Chief	144,073	2,054
Wike, Christopher	Supervisor Utilities	91,803	6,434
Wood, Denise	Director Human Resources	138,265	-
Zucht, Marla	General Manager, WHA	93,420	-
Other Employees	Various	12,715,630	120,368
		<u>21,150,339</u>	<u>209,657</u>

OTHER AMOUNTS

Employer Contributions to:

- Canada Pension Plan	724,290
- Employment Insurance	355,644
- Municipal Superannuation	1,428,100
- Health Insurance	1,117,421
	<u>3,625,455</u>

SUMMARY

Elected Officials	273,683	23,968
Other Employees	21,150,339	209,657
Other Amounts	3,625,455	-
Total	<u>25,049,478</u>	<u>233,625</u>

Prepared under the Financial Information Regulation, Schedule 1, section 6 (2),(3),(4),(5)&(6)

RESORT MUNICIPALITY OF WHISTLER
SCHEDULE B
SCHEDULE SHOWING PAYMENTS MADE FOR THE PROVISION OF GOODS OR SERVICES
Year ending December 31, 2013

Supplier Payments - Alphabetical	Total
0850290 BC Ltd	25,005
10Eighty Technical	364,184
99 North Renovations & Construction	29,370
Absolute Industrial Mechanical Ltd.	26,024
Acklands - Grainger Inc.	36,476
Active Network Ltd	46,579
ADP Canada Co.	67,105
AECOM Canada Ltd.	87,648
Alpenglow Productions	30,010
Alpine Bike Parks Canada	33,001
Alpine Lock & Safe Ltd.	43,591
Alpine Paving (1978) Ltd.	488,101
Alpine West Systems Electrical	305,024
Alpine Works Contracting Ltd	31,028
ALS Canada Ltd	27,012
Alta Lake Electric Ltd.	27,148
Amazon	25,327
Aon Reed Stenhouse Inc.	329,168
Archetype Design and Manufacturing	73,870
Baker & Taylor Books	33,353
BASF Canada Inc.	65,990
BC Communications	45,450
BC Hydro (Master Billing)	1,277,079
BC Transit	5,652,150
BCT Fencing Ltd.	119,871
BDO Canada LLP	130,992
Bell Mobility Inc.	72,144
BlueLine Drywall Whistler (V) Ltd.	51,990
brand.LIVE Management Group Inc.	338,310
Brenntag Canada Inc.	34,863
Business Pro Computers	75,683
Cale Systems Inc	98,944
Carneys Waste Systems	819,056
Cascade Environmental Resource Group	55,617
Cascadia Sport Systems Inc	48,227
Centaur Products Inc	34,688
Chevron Canada Limited	487,062
Christie Lites Vancouver	33,974
Cimco Refrigeration	157,832
Ciofani Resources	481,007

Cityspaces Consulting Limited	66,645
Clartech Industries Inc	51,036
Clydesdale Maintenance Ltd.	85,351
C-Mac Contracting Ltd.	25,525
Coast Aggregates Ltd.	60,159
Coastal Mountain Excavations	592,088
Colony Management Inc.	59,512
Columbia Fuels	32,039
Columbia Water Wells Ltd.	77,769
Commercial Aquatic Supplies	39,622
Contract Cleaners Ltd.	28,104
Corix Utilities Inc.	39,905
Corporate Electric Limited	185,491
CS Jackson Heavy Equipment Services Ltd	51,398
Custom Air Conditioning Ltd.	47,522
Cutting Edge Signs	45,815
CWC Architectural Millwork 2007 Inc.	44,113
Delcan Corporation	25,988
Doug Bush Survey Services	44,110
DPOC Neopost Canada Ltd.	38,150
EBA Engineering Consultants Ltd.	76,383
E-Comm Emergency Communications	62,083
Economic & Planning Systems, Inc.	71,510
Eecol Electric (Sask) Ltd.	25,016
Evergreen Projects Ltd.	1,831,392
Farris, Vaughan, Wills & Murphy L.L.P	174,500
Fasken Martineau DuMoulin LLP	42,820
Finning (Canada)	27,033
FortisBC-Natural Gas	266,375
Fraser Valley Fire Protection Ltd.	68,296
Fraser Valley Refrigeration Ltd	109,232
Gastaldo Ice Arena Inc	27,180
Gavan Construction Company Ltd	40,726
Gescan	112,322
Graphically Speaking	56,555
Greater Vancouver Powersports	44,300
Greg Gardner Motors Ltd.	70,215
Haakon Industries	61,010
Hach Sales & Service Canada LP	31,384
Homewood Health Inc	31,086
ICBC	112,639
Instream Fisheries Research Inc	38,876
Ironman WE Canada	207,253
ISS-Wonderware Canada ULC c/o 410160	67,127
Jacob Bros Construction	26,903
Kal Tire	25,025

Kat Sullivan Design	30,600
Keith Plumbing & Heating Co. Ltd.	202,870
Kerr Wood Leidal Associates Ltd. Consulting Engine	68,846
Lat Div Of Lafarge Canada Inc	59,018
Levelton Consultants Ltd	28,131
Limnotek	48,423
Lordco Parts	71,264
Marathon Surfaces Inc.	40,546
Mar-Tech Underground Services Ltd	35,969
MCB Construction Ltd	74,669
McCarthy Tetrault	32,627
Mertin Nissan Ltd	53,253
Metro Motors Ltd.	34,804
Microsoft Licensing, GP	139,890
Mills Office Productivity	35,886
Minister Of Finance	60,611
Moneris Merchant Services	138,776
Morrison Hershfield Limited	49,997
Mountain Conveyancing	1,091,968
Mountain Country Property Management	38,767
Mountain Glass & Mirror Ltd.	33,314
Municipal Insurance Assoc. Of British Columbia	328,781
Municipal Social Fund	31,873
Murdoch & Company Architecture & Planning Ltd	27,273
NEC Canada Inc	27,282
Nicholas, Paul	66,817
Norseman Engineering Ltd.	51,585
Northland Excavating Ltd.	73,689
Offsetters Clean Technology Inc.	102,640
Omni Engineering Inc.	27,473
Opus Dayton & Knight Ltd.	117,555
Pacific Tractor Company Ltd.	44,184
Paragon Engineering Ltd.	33,963
Peak Ventures Ltd.	107,562
Pique Magazine	56,433
Plastics Plus Fabricating Ltd	28,263
Polycrrete Restorations Ltd.	70,971
PrairieCoast Equipment	71,493
Precision Service & Pumps Inc.	27,991
R. Steel Mechanical Ltd.	44,994
Ramtech Environmental Products	37,160
Receiver General	85,923
Receiver General For Canada RCMP	2,721,787
Regional Disposal Company	950,760
Rocky Mountain Phoenix	80,634
Rona Revy	39,682

Royal Bank of Canada	373,182
RTown Communications	31,483
Sabre Rentals	28,557
Sabre Transport Ltd	39,117
Scada Controls Central Ltd.	56,750
School District #48	185,958
Score Marketing Inc	68,250
Sea To Sky Courier & Freight Ltd.	36,414
Sea to Sky Security (2008) Ltd	57,172
Seal Tec Industries Ltd.	48,495
Slope Side Supply	115,033
SNS Group	123,901
Squamish Lil'wat Cultural Centre	28,905
Squamish Toyota	31,009
Stantec Consulting Ltd.	83,020
State of the Art Concepts	43,868
Superior Equipment	61,474
SWM Services	52,608
Telus (Master Billing) Telus Communications(B.C.)	163,283
Tempest Development Group, The	25,301
The Vicious Circle (Whistler Writers Group)	31,500
Three Star Amil Cleaning Services	97,113
Tom Barratt Ltd.	43,873
Tough Mudder Events Ltd	140,000
Tourism Whistler	2,455,532
Triton Auto & Ind. Ltd.	58,033
Turbo Plumbing & Heating	52,395
Turning Point Resolutions Inc	40,495
Tyco Integrated Security Canada, Inc.	124,540
UNIT4 Business Software Corporation	96,051
UniVar Canada Ltd.	113,002
Valkyrie Law Group LLP	141,975
Valley Maintenance Janitorial	44,480
Valley Traffic Systems Inc	29,048
Vancouver Symphony Society	293,914
Viking Fire Protection	66,073
W.J. Murphy Contracting Ltd	98,587
Walter Hasen Consulting	42,412
Wanderlust Festival	93,600
Waste'n WaterTech Ltd.	44,661
Watermark Communications Inc.	120,700
Western Tank and Lining Ltd.	61,891
Westerra Equipment LP	36,386
WFR Wholesale Fire & Rescue Ltd.	31,180
Whistler Arts Council	358,346
Whistler Blackcomb	492,627

Whistler Centre for Sustainability	117,173
Whistler Excavations Ltd.	44,201
Whistler Film Festival Society	96,364
Whistler Firefighters Assoc.	28,182
Whistler Fireworks	33,775
Whistler Painting	26,670
Whistler Printing & Publishing (Question)	62,522
Whistler Real Estate Co. Ltd In trust	120,000
Wishbone Industries Ltd.	46,309
Workers Compensation Board Of B.C.	270,489
Xylem Canada Company	43,877
Young Anderson, Barristers and Solicitors	142,482
	<u>33,078,767</u>
Total Suppliers under \$25,000	<u>4,800,538</u>
	<u><u>37,879,305</u></u>

Grants in Aid

WAG	60,000
Whistler Arts Council	536,800
Whistler Chamber of Commerce	110,000
Whistler Museum And Archives Society	150,000
	<u>856,800</u>
Total over \$25,000	856,800
Total grants under \$25,000	<u>138,726</u>
Total Grants in Aid	<u>995,526</u>

RECONCILIATION

Total Employee Earnings (Schedule 1 Section 2 - 6)	25,049,478
Total Supplier payments	37,879,305
Adjustment for HST rebates received	-1,227,672
Grants in Aid	995,526
Cost of Sales Cheakamus Crossing	1,147,412
Interest on long term debt	1,940,120
Purchase of Capital Assets	-4,768,590
Amortization	10,582,030
Landfill Closure	-271,119
Increase in prepaids (Summer concert deposits)	-180,000
Other Items, Accrual / Cash accounting differences	-439,353
	<u>70,707,137</u>
From Financial Statements	
Total Expenditures	<u><u>70,707,137</u></u>

Resort Municipality of Whistler

Statement of Severance Agreements

There was one severance agreement under which payment commenced between the Resort Municipality of Whistler and the non-unionized employee during the fiscal year of 2013

The agreement was for 30 weeks
based on salary and benefits

**Resort Municipality of Whistler
Consolidated Financial Statements
For the year ended December 31, 2013**

**Resort Municipality of Whistler
December 31, 2013**

Council

Mayor
Councilors

Nancy Wilhelm-Morden

Jack Crompton
Jayson Faulkner
John Grills
Duane Jackson
Andree Janyk
Roger McCarthy

Appointed Officers

Administrator
Director of Finance
General Manager of Corporate and Community Services
General Manager of Environmental Services
General Manager of Resort Experience
Corporate Officer

Mike Furey
Ken Roggeman
Norm McPhail
Joe Paul
Jan Jansen
Shannon Story

Solicitors

Young, Anderson

Bankers

Royal Bank of Canada
BlueShore Financial

Auditors

BDO Canada LLP

Police

Royal Canadian Mounted Police

**Resort Municipality of Whistler
Consolidated Financial Statements
For the year ended December 31, 2013**

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Resort Municipality of Whistler
Consolidated Financial Statements
For the year ended December 31, 2013

Introduction

The Council of the Resort Municipality of Whistler has delegated the responsibility for the integrity and objectivity of the financial information contained in the consolidated financial statements to the management of the Resort Municipality of Whistler. The consolidated financial statements which, in part, are based on informed judgments and estimates, have been prepared by management in accordance with Canadian public sector accounting standards for local governments and have been applied on a basis consistent with that of the preceding year.

To assist in carrying out their responsibility, management maintains an accounting system and internal controls to provide reasonable assurance that transactions are executed and recorded in accordance with authorization, and that financial records are reliable for preparation of consolidated financial statements.

The consolidated statements include the operations and capital for the following:

Resort Municipality of Whistler
General Fund
Water Fund
Sewer Fund
Solid Waste Fund

Whistler Public Library

Whistler Village Land Co. Ltd.

Whistler 2020 Development Corp.

Emerald Forest Lands
Emerald Forest Trust
591003 BC Ltd.

Whistler Housing Authority Ltd.

The Resort Municipality of Whistler's independent auditors, BDO Canada LLP, are engaged to express an opinion as to whether these consolidated financial statements present fairly the Resort Municipality of Whistler's financial position, financial activities and cash flows in accordance with Canadian public sector accounting standards. BDO Canada LLP has been given unrestricted access to all financial and other records of the Resort Municipality of Whistler. Their opinion, which follows, is based on procedures they consider sufficient to support such an opinion in accordance with Canadian generally accepted auditing standards.



Ken Roggeman
Director of Finance
May 20, 2014

Independent Auditor's Report

To the Mayor and Council of the Resort Municipality of Whistler

We have audited the accompanying consolidated financial statements of the Resort Municipality of Whistler, which comprise the Consolidated Statement of Financial Position as at December 31, 2013 and the Consolidated Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

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

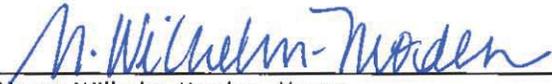


Chartered Accountants

Whistler, British Columbia
May 20, 2014

**Resort Municipality of Whistler
Consolidated Statement of Financial Position**

As at December 31	2013	2012
Financial Assets		
Cash and short-term investments (Note 4)	\$ 30,470,090	\$ 26,108,774
Accounts receivable (Note 5)	5,343,693	6,101,739
Mortgage receivable (Note 6)	1,000,000	-
Investments (Note 7)	54,288,573	48,695,462
Olympic Village held for resale	8,151,958	8,852,979
Investment in business enterprises (Note 8)	1,375,243	1,314,178
	100,629,557	91,073,132
Liabilities		
Accounts payable (Note 9)	9,613,056	11,678,593
Employee future benefits (Note 10)	1,384,000	1,268,100
Landfill closure (Note 11)	1,122,852	1,393,971
Deferred revenue	264,199	254,717
Deferred contributions	1,298,670	1,551,421
Short-term debt	-	1,576,089
Long-term debt (Note 12, Schedule 2)	33,965,346	36,289,910
	47,648,123	54,012,801
Net Financial Assets	52,981,434	37,060,331
Non-Financial Assets		
Inventory	220,184	218,972
Prepays	489,494	301,034
Tangible Capital Assets (Note 13)	432,692,473	438,661,465
	433,402,151	439,181,471
Accumulated Surplus (Note 14)	\$ 486,383,585	\$ 476,241,802



Nancy Wilhelm-Morden, Mayor



Ken Roggerman, Director of Finance

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Resort Municipality of Whistler Consolidated Statement of Operations

For the year ended December 31	2013 Financial Plan	2013 Actual	2012 Actual
	(Note 21)		
Revenue (Schedule 4)			
Taxation revenue (Note 15)	\$ 41,851,836	\$ 41,875,161	\$ 41,367,095
Government transfers and grant revenue (Schedule 3)	11,729,346	11,800,179	11,205,928
Fees and charges (Note 16)	20,577,650	21,581,987	21,380,399
Investment income	1,608,469	1,003,240	1,769,822
Contribution from developers	359,500	148,450	4,659
Works and services charges	325,000	556,330	1,015,908
Gain (loss) on disposal of tangible capital assets	-	(2,277)	(431,279)
Income from business enterprises (Note 8)	-	61,066	51,497
Other income	1,347,941	2,102,309	2,150,379
Olympic Village unit sales	4,225,000	1,722,475	7,826,466
	82,024,742	80,848,920	86,340,874
Expenses (Note 20 and Schedule 4)			
General government services	5,585,242	5,962,920	5,432,353
Resort Experience	11,332,873	11,505,911	10,647,762
Infrastructure services	20,108,728	18,671,184	18,767,820
Corporate and community services	17,993,428	17,136,201	16,378,569
Infrastructure maintenance	6,790,170	3,544,450	3,566,492
Wholly-owned subsidiaries	3,519,349	3,304,441	10,958,039
Amortization (Note 13)	9,608,541	10,582,030	10,520,214
	74,938,331	70,707,137	76,271,249
Annual surplus	7,086,411	10,141,783	10,069,625
Accumulated surplus, beginning of year	476,241,802	476,241,802	466,172,177
Accumulated surplus, end of year	\$ 483,328,213	\$ 486,383,585	\$ 476,241,802

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

Resort Municipality of Whistler
Consolidated Statement of Change in Net Financial Assets

For the year ended December 31	2013 Financial Plan	2013 Actual	2012 Actual
	(Note 21)		
Annual surplus	\$ 7,086,411	\$ 10,141,783	\$ 10,069,625
Acquisition of tangible capital assets	(9,172,562)	(4,768,590)	(7,879,307)
Amortization of tangible capital assets	9,608,541	10,582,030	10,520,214
Loss on sale of tangible capital assets	-	2,277	431,279
Transfer to property for resale	-	-	1,494,308
Proceeds on sale of tangible capital assets	-	153,275	124,057
	435,979	5,968,992	4,690,551
Net use (acquisition) of supplies inventory	-	(1,212)	(32,626)
Net use (acquisition) of prepaid expenses	-	(188,460)	(13,515)
Change in net financial assets for the year	7,522,390	15,921,103	14,714,035
Net financial assets, beginning of year	37,060,331	37,060,331	22,346,296
Net financial assets, end of year	\$ 44,582,721	\$ 52,981,434	\$ 37,060,331

The accompanying summary of significant accounting policies and notes are an integral part of these financial statements.

**Resort Municipality of Whistler
Consolidated Statement of Cash Flows**

For the year ended December 31

2013

2012

Cash provided by (used in)

Operating transactions

Annual surplus deficit	\$ 10,141,783	\$ 10,069,625
Items not utilizing cash:		
Amortization	10,582,030	10,520,214
Cost of sales Olympic Village units	1,147,412	8,867,738
Revaluation of landfill post-closure care costs	(271,119)	112,402
Loss (gain) on disposal of capital assets	2,277	431,279
Revaluation of post employment benefits	115,900	(125,000)
Equity loss (gain) in business enterprises	(61,066)	(51,496)
Changes in non-cash working capital balances	<u>(2,740,431)</u>	<u>(3,812,743)</u>
Net cash provided by operating transactions	<u>18,916,786</u>	<u>26,012,019</u>

Capital transactions

Cash used to acquire tangible capital assets	(4,768,590)	(7,879,307)
Proceeds on sale of tangible capital assets	<u>153,275</u>	<u>124,057</u>

Net cash used by capital transactions (4,615,315) (7,755,250)

Investing transactions

Investment in Olympic Village held for resale	(446,391)	(983,316)
(Purchase) sale of investments	<u>(5,593,111)</u>	<u>3,952,578</u>

Net cash provided (used) by investing transactions (6,039,502) 2,969,262

Financing transactions

Repayment of Debt	<u>(3,900,653)</u>	<u>(9,566,071)</u>
-------------------	--------------------	--------------------

Net cash provided (used) by financing transactions (3,900,653) (9,566,071)

Increase in cash and short-term investments during the year **4,361,316** **11,659,960**

Cash and short-term investments, beginning of year **26,108,774** **14,448,814**

Cash and short-term investments, end of year **\$ 30,470,090** **\$ 26,108,774**

Supplemental Information

Interest paid	<u>\$ 1,951,560</u>	<u>\$ 2,624,441</u>
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Resort Municipality of Whistler Consolidated Notes to the Financial Statements

December 31, 2013

1. Significant Accounting Policies

The Resort Municipality of Whistler ("RMOW") is responsible for preparation and fair presentation of its consolidated financial statements in accordance with Canadian public sector accounting standards for local governments using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants. The accounting policies of the RMOW include the following:

Reporting Entity These consolidated financial statements consolidate the accounts of all the Funds of the RMOW and all entities controlled by the RMOW. Controlled entities include:

- | | |
|---------------------------------|---|
| Whistler Village Land Co. Ltd. | - Owns and operates various parking and other structures in the RMOW. |
| Whistler Housing Authority Ltd. | - Provision, administration and management of resident restricted housing for individuals and families that live and work in the Whistler area. |
| Emerald Forest Trust | - Recipient of Emerald Forest parklands. |
| 591003 BC Ltd. | - Ownership of a portion of Emerald Forest parklands. |
| Whistler 2020 Development Corp. | - This wholly-owned subsidiary of the RMOW was responsible for the development and subsequent sale of 2010 Winter Olympic and Paralympic Games Athletes' Village (the "Olympic Village"). |

Cash Cash is made up of the total of the Bank account balances of the RMOW and its subsidiaries, petty cash and operating till floats, and easily redeemable highly liquid cash investments. It is adjusted for deposits and accrued interest held by the Municipality and its subsidiaries for security deposits held in connection with building, development, and other permits, security deposits on rental units and prepaid rent.

Investments Investments include bond funds as well as Municipal Finance Authority of British Columbia (MFA) pooled investments, by which market based unit values are allocated amongst the participants in the investment pool. Long-term investments are carried at cost plus accrued interest but are written down to net realizable value when there has been, in management's opinion, a permanent decline in value.

Mortgage Receivable The mortgage receivable is carried at cost plus accrued interest but is reviewed for impairment at the end of each financial reporting period.

**Resort Municipality of Whistler
Consolidated Notes to Financial Statements**

December 31, 2013

1. Significant Accounting Policies (Continued)

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of goods and services. They have useful lives extending beyond the current year and are not intended for sale in ordinary course of operation.

Tangible Capital Assets

Tangible capital assets are a special class of non financial assets and are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight line basis over the estimated life of the tangible capital asset commencing once the asset is put into use. Donated tangible capital assets are recorded at fair value at the time of the donation.

Type	Major Asset Category	Use Life Range
General	Land	n/a
	Land improvements	20 - 75 years
	Buildings	15 - 69 years
	Equipment	4 - 75 years
Infrastructure	Transportation	20 - 75 years
	Water	30 - 100 years
	Sewer	40 - 90 years
	Drainage	75 - 100 years

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

The Resort Municipality of Whistler does not capitalize interest costs associated with the construction of a tangible capital asset.

Leases

The RMOW records leases that transfer substantially all the risks and benefits of ownership to the RMOW as capital leases. The related equipment is capitalized as its fair market value at the time of acquisition and is amortized at the same rates as purchased equipment. An offsetting obligation is also recorded which is reduced as lease payments are made after accounting for the implied interest portion.

All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

1. Significant Accounting Policies (Continued)

**Inventory of
Materials and
Supplies**

Inventory is recorded at cost, net of an allowance for obsolete stock. Cost is determined on a weighted average basis.

**Employee Benefit
Plans**

The RMOW records liabilities for accrued employee benefits in the period in which they are earned. A summary of these benefits is as follows:

- Employees are entitled to compensation for unused vacation credit when they leave the RMOW's employment. The amount of any carried forward vacation credit is limited and any excess is paid out annually.
- Employees may accumulate unused sick leave during their term of employment. Rights to payout of accumulated amounts has been curtailed (Note 10). The amount of unused sick leave carried forward annually is limited.

**Revenue
Recognition**

Taxes and parcel taxes are recognized as revenue in the year they are levied.

Through the British Columbia Assessments appeal process, taxes may be adjusted by way of supplementary roll adjustments. Estimates are made of potential adjustments to taxes. Any additional adjustments required over that estimated are recognized at the time they are awarded. Levies imposed by other taxing authorities are not included as Taxes for municipal purposes. Levies imposed for Regional District services and other taxing authorities are not included.

Charges for sewer and water usage are recorded as user fees. Connection fee revenues are recognized when the connection has been established.

Sales of service and other revenue are recognized on an accrual basis.

**Government
Transfers**

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Any resulting liability is recognized in the statement of operations as the stipulation liabilities are settled.

Interest on Debt

RMOW records interest expense on the accrual basis.

**Resort Municipality of Whistler
Consolidated Notes to Financial Statements**

December 31, 2013

1. Significant Accounting Policies (Continued)

**Deferred Revenue
and Deferred
Contributions**

Deferred revenue results from the collection of revenue from business licences and other sources that is related to the next fiscal year.

Deferred contributions represent funds collected from third parties for use in specific capital projects and may be refundable to the contributor in certain circumstances.

**Financial Plan
Amounts**

Financial Plan amounts reflect the Five Year Financial Plan as adopted on March 19, 2013, with minor subsequent reallocations, reclassifications, and consolidations of subsidiary budgets to conform with the financial statement presentation.

Use of Estimates

The preparation of consolidated financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements, and the reported revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. The areas requiring the greatest level of estimation for the RMOW are the landfill closure, useful lives of tangible capital assets, certain employee future benefit liabilities, Olympic village held for sale valuation and contingent liabilities.

**Financial
Instruments**

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

**Segmented
Information**

RMOW segments its operations for financial reporting purposes based upon areas of managerial responsibility. This information is provided in Schedule 4.

**Resort Municipality of Whistler
Consolidated Notes to Financial Statements**

December 31, 2013

1. Significant Accounting Policies (Continued)

**Olympic Village
Held for Resale**

Subsidiary Whistler 2020 Development Corp. ("WDC") developed the Athletes' Village for the 2010 Olympic and Paralympic Games. WDC has sold all of the residential units. Some commercial spaces and development lots make up the remaining inventory to be sold. Proceeds from the sales must be used to repay any debts; any excess must be paid into a statutory reserve to fund future resident restricted housing.

Management regularly reviews the carrying value of the property in comparison to expected future costs and expected recoveries on sales. Should the carrying value exceed expected recoveries, the property would be written down to its net recoverable value at such time.

**Trusts Under
Administration**

Public sector accounting standards require that trusts administered by a government should be excluded from the government reporting entity, (see Note 19).

2. Change In Accounting Policies

In 2013, the RMOW adopted the provisions of the public sector accounting standard "PS3410 Government Transfers". This new standard can be applied either retroactively or prospectively, however the requirements of this standard did not differ from the treatment the RMOW had previously been following and therefore, no change was required.

Government transfers are recognized as revenue when authorized and eligibility criteria have been met unless the transfer contains stipulations that create a liability. If the transfer contains stipulations that create a liability, the related revenue is recognized over the period that the liability is extinguished.

In 2013, the RMOW also adopted the provisions of the public sector accounting standard "PS3510 Tax Revenue". The requirements of this standard did not differ from the treatment the RMOW had previously been following and therefore, no change was required.

Resort Municipality of Whistler Consolidated Notes to Financial Statements

December 31, 2013

3. Nature of Operations

The Resort Municipality of Whistler ("RMOW") is a local government situated in the province of British Columbia, Canada. The RMOW is subject to the laws and regulations of the provincial statutes of the *Community Charter*, the *Local Government Act* and the *Resort Municipality of Whistler Act*. Local governments in Canada are not subject to income tax. The RMOW provides community services to its taxpayers and as a world class destination resort it is responsible for creating and maintaining an infrastructure to serve a population much in excess of the number of full time residents.

The RMOW is one of many Whistler organizations that have partnered in Whistler 2020 which is a long-term community wide plan that is guided by our values and sustainability principles and sets out a shared vision of what the resort community will look like in a successful and sustainable future. The RMOW has restructured the organization to more efficiently adhere to the priorities outlined in Whistler 2020 and the consolidated financial statements have also been prepared using this same organizational structure.

4. Cash and Short-term Investments

Cash and short-term investments include \$ 25,755,747 (2012 - \$ 22,786,086) invested in term deposits with maturities ranging from January to September 2014. Rates of return on investments vary from 1.75% to 2.15%.

5. Accounts Receivable

	2013	2012
Property taxes	\$ 2,396,431	\$ 2,973,407
Other governments	830,315	681,372
Other	2,116,947	2,446,960
	<u>\$ 5,343,693</u>	<u>\$ 6,101,739</u>

6. Mortgage Receivable

The RMOW, through WDC, has a mortgage receivable as the result of a property sale during 2013. The principal of the mortgage is due July 2015 and accrued interest at 0% until July 2014 and 2% thereafter. The property sold has been registered as security against the mortgage.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

7. Investments

	2013	2012
<u>Other</u>		
Mutual funds	\$ 4,264,616	\$ 4,955,156
Bonds	5,500,000	-
Accrued interest and other	390,217	333,939
<u>Municipal Finance Authority Pooled Funds</u>		
Short-term bond fund	39,974,673	39,306,307
Intermediate fund	4,159,067	4,100,060
	\$ 54,288,573	\$ 48,695,462

Mutual funds consist primarily of real return bonds and inflation-linked bonds issued by Canadian and foreign governments (US) with a rating of AAA and with maturities ranging from one to 31 years. Yields on the bonds range from 1.25% to 4.50%.

Bonds consist of British Columbia and Ontario provincial government bonds. They both mature in 2017 and have yields of 2.19% and 2.28%, respectively.

MFA pooled funds are recorded at their fair value which approximates cost. Other investments are recorded at cost less impairment, if any.

**Resort Municipality of Whistler
Consolidated Notes to Financial Statements**

December 31, 2013

8. Investment in Government Business Enterprises

In 2004, RMOW purchased 50% of the outstanding shares of Whistler.com Systems Inc. and its affiliate Tourdex.com Systems Inc., a locally based company that provides reservation services for properties in Whistler. Purchase price was \$925,000.

Results from operations in government business enterprises are included in Income from Business Enterprises.

Condensed Financial Information for 2013:

	<u>Whistler.com</u>	<u>Tourdex.com</u>
Financial Assets	\$ 1,506,314	\$ -
Non Financial Assets	128,373	341,515
	1,634,687	341,515
Liabilities	712,600	274,733
Debt	-	-
Equity	922,087	66,782
	\$ 1,634,687	\$ 341,515
Revenues	\$ 1,770,012	\$ -
Expenses	1,644,719	3,162
Net income (loss)	\$ 125,293	\$ (3,162)

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

9. Accounts Payable

	2013	2012
Other governments	\$ 403,798	\$ 615,638
Public transit and RCMP	2,555,313	2,600,593
Trade accounts	4,630,878	6,309,609
Payroll	2,023,067	1,978,253
Estimated litigation settlement	-	174,500
	\$ 9,613,056	\$ 11,678,593

10. Post Employment Benefits

The RMOW provides paid sick leave to qualifying employees. Unused amounts can be banked for future use and one half of the bank is payable upon termination of employment or at October 1, 2014 whichever is sooner. In 2012 the decision was made to discontinue this benefit at the end of an eighteen month notice period beginning in March 2013. New employees hired will be eligible for sick pay benefits only during their employment, there will be no payout of unused sick pay at termination. Management has accounted for this liability based on the results of an actuarial valuation done by an independent firm. The valuation uses a projected benefit actuarial valuation method pro rated on services, and will be reviewed on a periodic basis. The 2013 extrapolation is based on actual data as at December 31, 2011. The rate of compensation increase based on age, gender, inflation and job description, ranged from 2.58% to 4.63% annually. The RMOW has fully expensed the employee future benefits. The actuarial valuation used a discount rate of 4.0% in 2013, an increase from 3.5% in 2012.

	2013	2012
Balance, beginning of year	\$ 1,268,100	\$ 1,393,100
Current service costs, including interest	256,800	240,400
Benefits paid	(140,900)	(365,400)
Balance, end of year	\$ 1,384,000	\$ 1,268,100
Accrued benefit obligation	\$ 1,677,700	\$ 1,735,200
Unamortized net actuarial loss	(293,700)	(467,100)
Accrued benefit (asset) liability	\$ 1,384,000	\$ 1,268,100

11. Landfill Future Closure and Post-Closure Care Costs

The RMOW operated a landfill site until its closure in 2005. The RMOW is obligated by government legislation to fund closure and post closure costs related to this site. In 2013 the recorded liability amount was decreased from \$1,393,971 to \$1,122,852 to reflect changes to the RMOW's estimated future post closure care costs. This amount represents management's best estimate of the post closure care costs in perpetuity.

**Resort Municipality of Whistler
Consolidated Notes to Financial Statements**

December 31, 2013

12. Long-term Debt

Details of outstanding debt are outlined in Schedule 2.

Future payments required are as follows:

	RMOW	Subsidiaries	Total	Interest
2014	\$ 1,442,260	\$ 709,300	\$ 2,151,560	\$ 1,903,181
2015	1,447,671	1,289,493	2,737,164	1,842,732
2016	1,453,175	692,713	2,145,888	1,795,292
2017	1,266,400	2,408,112	3,674,512	1,718,056
2018	1,130,165	431,652	1,561,817	1,652,805
Thereafter	8,240,872	5,840,081	14,080,953	12,023,568
Sinking fund earnings	7,613,452		7,613,452	
	\$ 22,593,995	\$ 11,371,351	\$ 33,965,346	\$ 20,935,634

Collateral for long-term debt for rental housing includes a first charge against rental housing and related assets, corporate guarantees, a general security agreement and assignment of rents.

RMOW entered into a lease agreement with HSBC during 2007 for a One Wright In Vessel Composting System. In 2012 RMOW refinanced the composting system with a 5 year loan from RBC. The balance at December 31, 2013 is \$1,088,841 (2012 - \$1,395,622).

Resort Municipality of Whistler
Notes to Financial Statements

December 31, 2013

13. Tangible Capital Assets

	General				Infrastructure				2013 Total	
	Land Improvements	Land	Buildings	Equipment	Transportation	Water	Sewer	Drainage		Work in Progress
Cost, beginning of year	\$ 87,807,295	\$ 36,449,248	\$ 155,306,288	\$ 59,302,099	\$ 66,497,458	\$ 72,152,658	\$ 52,114,470	\$ 22,192,855	\$ 3,109,918	\$ 554,932,289
Additions	1,211,968	778,472	884,556	740,626	205,773	9,061	-	41,158	896,976	4,768,590
Transfers	-	1,097,364	1,451,513	-	-	13,983	-	79,554	(2,642,414)	-
Disposals & adjustments	-	-	(178,835)	(549,311)	(40,379)	-	-	-	-	(768,525)
Revaluations	-	-	-	-	-	-	-	-	-	-
Cost, end of year	89,019,263	38,325,084	157,463,522	59,493,414	66,662,852	72,175,702	52,114,470	22,313,567	1,364,480	558,932,354
Accumulated Amortization, beginning of year	-	5,518,114	45,665,774	14,424,484	18,892,063	15,921,085	10,623,860	5,225,444	-	116,270,824
Amortization	-	726,050	3,841,923	2,709,303	1,406,171	981,591	625,068	291,924	-	10,582,030
Transfers	-	-	-	-	-	-	-	-	-	-
Disposals & adjustments	-	-	(93,697)	(496,668)	(22,608)	-	-	-	-	(612,973)
Revaluations	-	-	-	-	-	-	-	-	-	-
Accumulated Amortization, end of year	-	6,244,164	49,414,000	16,637,119	20,275,626	16,902,676	11,248,928	5,517,368	-	126,239,881
Net Book Value, year ended 2013	\$ 89,019,263	\$ 32,080,920	\$ 108,049,522	\$ 42,856,295	\$ 46,387,226	\$ 55,273,026	\$ 40,865,542	\$ 16,796,199	\$ 1,364,480	\$ 432,692,473
Net Book Value, year ended 2012	\$ 87,807,295	\$ 30,931,134	\$ 109,640,514	\$ 44,877,615	\$ 47,605,395	\$ 56,231,573	\$ 41,490,610	\$ 16,967,411	\$ 3,109,918	\$ 438,661,465

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

13. Tangible Capital Assets (Continued)

(a) Assets under construction:

Assets under construction having a value of approximately \$1,364,480 (2012 - \$3,109,918) have not been amortized. Amortization of these assets will commence when the assets are put into service.

(b) Works of Art and Historical Treasures:

The RMOW manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts and sculptures located at Municipal sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

14. Accumulated Surplus

Accumulated surplus consists of:

	<u>2013</u>	<u>2012</u>
Reserve Funds (including Resort Municipality Initiative funds), Schedule 1	\$ 76,454,725	\$ 64,974,378
Investment in Olympic Village for resale	8,151,958	8,852,979
Unallocated Surplus	3,049,775	42,890
Investment in tangible capital assets	398,727,127	402,371,555
	<u>\$486,383,585</u>	<u>\$476,241,802</u>

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

14. Accumulated Surplus (Continued)

Reserve Fund

(a) Reserve Funds (see Schedule 1)

Reserve funds are funds that have been internally restricted by Council. Formal establishing bylaws have been adopted pursuant to the *Community Charter, Local Government Act*, and *Resort Municipality of Whistler Act* which define how these reserves are to be used.

(b) Resort Municipality Initiative and Municipal and Regional District Tax (see Schedule 1)

The Resort Municipality of Whistler receives two payments from the Province of British Columbia each month. The Municipal and Regional District tax (MRDT) is funded by a tax on room rentals which is collected by the Province of British Columbia with a portion remitted to the RMOW.

The Resort Municipality Initiative (RMI) is approximately double the MRDT, the amount being determined every five years in advance. In 2006 the provincial government approved a further transfer of an additional 4%.

Expenditures from both these funds are restricted to those set out in the establishing Order in Council for the 2% Hotel Tax and to an agreement between the RMOW and the Province of British Columbia for the Resort Municipality Initiative funding.

15. Taxation Revenue

Taxation revenue for general municipal purposes comprises the following amounts:

	2013	%	2012	%
Total Taxation and Levies	\$ 65,078,583	100.00	\$ 65,093,932	100.00
Hospital District	567,104	0.87	607,369	0.93
Regional District	635,097	0.98	626,603	0.96
B.C. Assessment Authority	686,301	1.05	702,288	1.08
Municipal Finance Authority	2,118	0.00	2,190	0.00
Province - School	21,312,802	32.75	21,788,387	33.47
	23,203,422	35.65	23,726,837	36.44
Municipal Taxation and Levies	33,963,505		33,507,246	
1% Utility Tax	523,766		512,914	
Parcel and frontage taxes	7,387,890		7,346,935	
Net Municipal Taxation	\$ 41,875,161	64.35	\$ 41,367,095	63.56

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

16. Fees and Charges

	2013	2012
Fees and charges are comprised as follows:		
Permits and fines	\$ 3,380,714	\$ 3,139,115
Admissions and programs	1,723,327	1,748,387
Facility rental	3,588,372	3,594,782
Fares	2,570,141	2,676,455
User fees - utility funds	10,319,433	10,064,070
Other	-	157,590
	\$ 21,581,987	\$ 21,380,399

17. Contingent Liabilities

- (a) The RMOW and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trustee pension plan. The board of trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The Plan is a multi employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 179,000 active members and approximately 71,000 retired members. Active members include approximately 314 contributors from the Resort Municipality of Whistler.

The most recent actuarial valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The RMOW paid \$1,527,355 (2012 - \$1,440,701) for employer contributions while employees contributed \$1,363,808 (2012 - \$1,289,250) to the plan in fiscal 2013.

- (b) A number of legal claims have been initiated against the RMOW in varying and unspecified amounts. The outcome of these claims cannot reasonably be determined at this time. Any ultimate settlements will be recorded in the year the settlements occur.
- (c) The Whistler Village Land Co. Ltd., a subsidiary of the RMOW, has consented to the granting of a mortgage by Whistler Resort Association ("Tourism Whistler") to the Royal Bank of Canada by way of a sublease of the leasehold interest of the Conference centre facility, in the principal sum of \$5,887,500. Tourism Whistler currently holds a 99 year lease on the conference centre property. The RMOW has not guaranteed the mortgage but has allowed the asset to be used as security.

Resort Municipality of Whistler
Consolidated Notes to Financial Statements

December 31, 2013

18. Commitments

The RMOW has an agreement with Tourism Whistler to pay to them an annual amount of \$17,800 plus 50% of the proceeds from the Municipal and Regional District Tax (formerly known as the 2% Additional Hotel Room Tax) to a maximum of \$367,000. Both amounts are indexed to the Consumer Price Index. The current year contributions were \$629,844 (2012 - \$626,711).

In 2011 a second agreement with Tourism Whistler adds an additional amount of \$1,000,000 to be paid to Tourism Whistler calculated on a baseline of \$3.45 million of Municipal and Regional District Tax received. Any difference between the actual amount received and the baseline amount is split equally between the RMOW and Tourism Whistler. This agreement is in effect as long as the RMOW also receives this funding from the province.

19. Trust Funds

Not recorded in these consolidated financial statements are the Cemetery fund and refundable building, damage and security deposits. The following is a summary of trust fund transactions for the year:

	2013	2012
Balances, beginning of year	\$ 4,193,444	\$ 4,231,669
Contributions received	<u>213,668</u>	<u>629,151</u>
	4,407,112	4,860,820
Expenses and transfers	<u>1,441,499</u>	<u>667,376</u>
Balances, end of year	<u>\$ 2,965,613</u>	<u>\$ 4,193,444</u>

20. Expenses by Object

	2013	2012
Payroll	\$ 25,790,756	\$ 24,448,433
Goods and Services	28,151,053	26,312,125
Interest charges on long-term debt	1,940,120	2,624,441
Infrastructure maintenance	3,261,800	3,238,745
Landfill liability adjustment expense (Note 11)	(166,034)	259,553
Cost of Sales Olympic Village units	1,147,412	8,867,738
Amortization (Note 13)	<u>10,582,030</u>	<u>10,520,214</u>
	<u>\$ 70,707,137</u>	<u>\$ 76,271,249</u>

During 2013 the RMOW settled a compensation agreement with its non-union workforce that resulted in a retroactive labour cost adjustment of \$598,765. On the consolidated statement of operations this retroactive adjustment was accounted for as an expense of General government services. All future costs arising from the compensation agreements have been accounted for as payroll costs of their respective functions.

**Resort Municipality of Whistler
Consolidated Notes to Financial Statements**

December 31, 2013

21. Financial Plan

Financial Plan amounts represent the Financial Plan bylaw adopted by Council on March 5, 2013 as adjusted to a "PSAB basis" in order to match the required presentation in the Statement of Operations and the Statement of Change in Net Financial Assets. This adjustment is necessary because certain revenue items in the Financial Plan are not considered revenues for PSAB purposes including transfers from reserves and other internal sources, collection of works and services charges and debt proceeds. Similarly capital expenditures and debt principal repayments are not considered expenses for PSAB purposes. The Financial Plan amounts are also presented on a consolidated basis and include the budgets for all entities that form part of the RMOW's reporting entity.

The following shows how these two different bases are reconciled:

	2013
Excess of revenue over expenditure per Financial Plan bylaw	-
Transfers from reserves and other internal sources	\$ 2,924,829
Subsidiary budgets not included in bylaw	3,162,305
Amortization	(9,608,541)
Capital expenditure	9,172,562
Debt principal repayments	1,435,256
Annual surplus on a PSAB basis	7,086,411
Acquisition of tangible capital assets	(9,172,562)
Amortization	9,608,541
Change in net financial assets	\$ 7,522,390

Resort Municipality of Whistler
Schedule 1 - Consolidated Schedule of Reserves

For the year ended December 31

	Balance 2012	Total Contributions	Total Expenditures	Balance 2013
General Fund				
Municipal and regional district tax	\$ 2,932,882	\$ 3,959,097	\$ 3,807,948	\$ 3,084,031
Resort municipality initiative	3,297,388	7,083,034	5,028,713	5,351,709
Vehicle replacement	4,226,502	1,062,850	293,818	4,995,534
General operating	5,369,703	1,906,623	1,822,281	5,454,045
General capital	13,944,755	5,516,526	2,454,966	17,006,315
Library	355,545	29,337	13,188	371,694
Parking	415,869	4,990	-	420,859
Parkland	513,750	6,165	-	519,915
Recreation W/C	2,724,164	251,624	264,533	2,711,255
Transportation W/C	8,180,787	268,623	334,584	8,114,826
Employee Housing	1,760,318	186,363	-	1,946,681
	43,721,663	20,275,232	14,020,031	49,976,864
Water Fund				
Water capital	5,876,109	2,584,018	249,149	8,210,978
Water operating	2,276,148	1,064,334	210,293	3,130,189
Water W/C	1,010,678	97,271	-	1,107,949
	9,162,935	3,745,623	459,442	12,449,116
Sewer Fund				
Sewer capital	2,943,029	1,945,014	425,939	4,462,104
Sewer operating	142,051	527,292	121,313	548,030
Sewer W/C	7,898,756	185,640	-	8,084,396
	10,983,836	2,657,946	547,252	13,094,530
Solid Waste Fund				
Solid waste capital	99,226	151,294	132,737	117,783
Solid waste operating	234,344	2,635	29,452	207,527
	333,570	153,929	162,189	325,310
Total Reserves	64,202,004	26,832,730	15,188,914	75,845,820
Controlled Entities Reserves				
WV Housing Corp.				
Capital project reserve	482,965	-	-	482,965
Capital maintenance project reserve	89,409	136,664	300,133	(74,060)
Operating reserve	200,000	-	-	200,000
	772,374	136,664	300,133	608,905
Total	\$ 64,974,378	\$ 26,969,394	\$ 15,489,047	\$ 76,454,725

Resort Municipality of Whistler
Schedule 2 - Consolidated Schedule of Long-term Debt
and Agreements Payable

As at December 31

Bylaws	Purpose	Maturity	Interest Rate	Balance Outstanding	
				2013	2012
General Fund					
1842	Millennium Place	2018	5.150%	\$ 1,783,825	\$ 2,100,501
1841	Library - FCM Loan	2029	2.230%	1,451,898	1,542,641
				\$ 3,235,723	\$ 3,643,142
Sewer Utility Fund					
726/1529	Emerald Sewer System	2021	3.050%	\$ 1,089,113	\$ 1,197,735
1839	WWTP Upgrade	2028	5.150%	12,271,656	12,860,945
				\$ 13,360,769	\$ 14,058,680
Solid Waste Fund					
	5 Year Term Loan	2017	1.720%	\$ 1,088,841	\$ 1,395,622
1840	Transfer Station	2028	5.150%	4,908,662	5,144,378
				\$ 5,997,503	\$ 6,540,000
Subsidiary Companies					
(1)	Housing Loan - Legacy Way	2020	3.886%	\$ 3,734,757	\$ 3,841,820
(1)	Housing Loan - Dave Murray Place	2017	6.420%	2,890,969	3,165,895
(1)	Housing Loan - Lorimer Road	2015	4.120%	712,268	790,935
(1)	Housing Loan - Seppo's Way	2025	6.800%	4,033,357	4,249,438
				\$ 11,371,351	\$ 12,048,088
Total Due				\$ 33,965,346	\$ 36,289,910

Resort Municipality of Whistler
Schedule 3 - Consolidated Schedule of Government Transfers and Grants

For the year ended December 31	2013 Financial Plan	2013 Actual	2012 Actual
	(Note 21)		
Provincial Transfers			
Unconditional			
Provincial Revenue Sharing	\$ 157,240	\$ 156,516	\$ 320,456
Small Community Grant	215,309	215,309	460,676
CARIP Grant - Carbon Tax Rebate	20,000	43,875	23,220
UBCM Age-Friendly Planning	-	-	22,619
	392,549	415,700	826,971
Conditional			
Municipal and regional district tax	3,570,000	3,874,622	3,504,207
Resort municipality initiative	7,000,000	7,008,416	6,357,779
Victim Services	53,981	40,095	31,730
Kids on the Go - Recreation	10,000	10,267	9,888
Provincial Grants to Library	56,000	56,631	56,890
Cheakamus North Connector Road Design	40,000	-	-
Cross Connection Prevention Program	79,210	-	-
Westside Alta Lake Sewers	135,600	-	-
Provincial Fuel Thinning Project Funding	9,045	15,295	15,002
Community Tourism Program	-	-	-
DES Pre Feasibility Study	-	-	10,500
Motion Picture Support	-	-	10,000
	10,953,836	11,005,326	9,995,996
Federal Transfers			
Unconditional			
Conditional			
Community Works Grant - Gas Tax - Federal	298,535	298,419	298,535
	298,535	298,419	298,535
Total Government Grants	\$ 11,644,920	\$ 11,719,445	\$ 11,121,502
Grants in lieu of taxes	\$ 84,426	\$ 80,734	\$ 84,426
	\$ 11,729,346	\$ 11,800,179	\$ 11,205,928

Resort Municipality of Whistler
Schedule 4 - Schedule of Segmented Operations

	GENERAL GOVERNMENT SERVICES	RESORT EXPERIENCE	INFRASTRUCTURE SERVICES	CORPORATE & COMMUNITY SERVICES	INFRASTRUCTURE MAINTENANCE	WHOLLY-OWNED SUBSIDIARIES	Total RMOW 2013	Total RMOW 2012
REVENUES								
Property Taxes (Note 15)	34,487,271	-	7,387,890	-	-	-	41,875,161	41,367,095
Government Grants	11,658,391	750	-	106,992	34,045	-	11,800,178	11,205,928
Fees and Charges	347,770	1,125,748	12,905,246	4,410,748	-	2,792,475	21,581,987	21,380,399
Investment Income	813,401	1,346	151,762	8,015	-	28,716	1,003,240	1,821,319
Developer Contributions	-	-	-	-	148,450	-	148,450	4,659
Works and Service Charges	394,892	-	161,439	-	-	-	556,331	1,015,908
Disposal of assets	-	-	-	-	(2,277)	-	(2,277)	(431,279)
Income from business enterprises	61,066	-	-	-	-	-	61,066	-
Other Income	381,205	494,047	215,919	652,313	348,399	10,426	2,102,309	2,150,379
Cheakamus Crossing Sales	-	-	-	-	-	1,722,475	1,722,475	7,826,466
	48,143,996	1,621,891	20,822,256	5,178,068	528,617	4,554,092	80,848,920	86,340,874
EXPENSES								
Payroll	2,458,496	6,828,491	5,254,033	10,784,095	282,650	182,991	25,790,756	24,448,433
Goods and Services	3,303,403	4,677,420	12,416,029	6,352,106	-	1,402,095	28,151,053	26,312,125
Interest Charges on Long Term Debt	201,021	-	1,167,156	-	-	571,943	1,940,120	2,624,441
Infrastructure Maintenance	-	-	(166,034)	-	3,261,800	-	3,261,800	3,238,745
Landfill Closure	-	-	-	-	-	-	(166,034)	259,553
Cost of Sales Cheakamus Crossing	5,962,920	11,505,911	18,671,184	17,136,201	3,544,450	1,147,412	1,147,412	8,867,738
Amortization	-	-	-	-	-	3,304,441	60,125,107	65,751,035
	5,962,920	11,505,911	18,671,184	17,136,201	9,838,134	743,896	10,582,030	10,520,214
	-	-	-	-	13,382,584	4,048,337	70,707,137	76,271,249
Surplus (deficit)	42,181,076	(9,884,020)	2,151,072	(11,958,133)	(12,853,967)	505,755	10,141,783	10,069,625
Transfer to/from Other funds	4,849,021	(3,472,513)	5,555,471	638,702	(7,570,682)	-	-	-
Net Change in Financial Equity	37,332,055	(6,411,507)	(3,404,399)	(12,596,835)	(5,283,286)	505,755	10,141,783	10,069,625



WHISTLER

MINUTES

**REGULAR MEETING OF LIQUOR LICENSE ADVISORY
COMMITTEE
THURSDAY, MAY 1, 2014, STARTING AT 8:45 A.M.**

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

PRESENT:

Accommodation Sector Representative, Colin Hedderson
Food & Beverage Sector Representative – Nightclubs, Terry Clark
Food & Beverage Sector Representative – Pubs/Bars, Chair, Mike Varrin
Food & Beverage Sector Representative – Restaurants, Vice-Chair, Brenton Smith
Liquor Control and Licensing Branch (LCLB) Inspector, Holly Glenn
Public Safety Representative, RCMP, Rob Knapton
Whistler Community Services Society Representative, Jackie Dickinson
Whistler Fire Rescue Service (WFRS) Representative, Sheila Kirkwood
Councillor, John Grills
RMOW Staff Representative, Secretary, Frank Savage
Recording Secretary, Kay Chow

Call to Order

Mike Varrin called the meeting to order at 8:47 a.m.

ADOPTION OF AGENDA

Moved by C. Hedderson
Seconded by B. Smith

That Liquor License Advisory Committee adopt the Liquor License Advisory Committee agenda of May 1, 2014.

CARRIED.

Nomination and Election
of Vice-Chair

Moved by M. Varrin
Seconded by T. Clark

That the Liquor License Advisory Committee elect Brenton Smith as Vice-Chair.

CARRIED.

ADOPTION OF MINUTES

Moved by J. Dickinson
Seconded by S. Kirkwood

That the Liquor License Advisory Committee adopt the Regular Liquor License Advisory Committee minutes of April 3, 2014.

CARRIED.

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being discussed by Council: May long weekend activities; operational changes and changes to hours of operation at the waste transfer sites effective May 19; renovations to Whistler Village buildings; community trial for burning of yard debris; Suzanne Anton, Attorney General, announcement regarding changes to beer gardens.

PRESENTATIONS/DELEGATIONS

LLAC Conflict of Interest
Guideline

1. Frank Savage presented the proposed LLAC 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 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 conflict of interest.
3. If an application/proposal directly involves the committee member's business then a conflict of interest occurs. If the proposal affects all food primary or liquor primary licenses then a conflict of interest does not occur.
4. If the member is deemed to be in conflict, the member is not permitted to give or attend the presentation for the application/proposal.
5. Staff will amend the LLAC Terms of Reference to include the Conflict of Interest Guideline.

Moved by B. Smith
Seconded by C. Hedderson

That the Liquor License Advisory Committee adopt the proposed amendment to the LLAC Terms of Reference to include the Conflict of Interest Guideline.

CARRIED.

Garibaldi Lift Company
(GLC)
File No. LLR1186

Mike Varrin declared a conflict of interest with the Garibaldi Lift Company application and left the room.

Brenton Smith assumed the role of Chair.

Frank Savage introduced the application and advised on the following.

1. The applicant GLC is applying for a permanent change to its liquor primary license hours of sale, an increase to interior occupant load, an increase to the occupant load of the existing patio and the addition of a new patio area.
2. A resolution is required from municipal council.
3. Current hours of sale 11:00 a.m. to 1:00 a.m. Permanent change request to hours of sale from 9:00 a.m. to 1:00 a.m., 7 days/week.
4. Municipal policy permits the requested hours for a lounge or pub subject

to the establishment maintaining a fully operational kitchen and breakfast food service.

5. Current interior occupant load 202 persons. The applicant is requesting an increase to 214 persons based on their architect's review of the space.
6. Addition of a new patio area in place of a temporary structure licensed for special events. Building and Development Permit processes underway for addition of a permanent patio enclosure.
7. Existing patio capacity 225 persons, but 359 persons can be permitted based on occupant load policy calculation of 1.2 m² per person.
8. Addition of the new patio area will permit an occupant load of 463 persons.
9. The applicant intends to operate the patio with a maximum of 375 persons.
10. Drawings have not yet been finalized.
11. Comments received from the LLAC referral process:
 - a) Whistler Community Services Society expressed concern regarding the 9:00 a.m. sale and service of alcohol. The applicant has responded that they wish to accommodate demand from corporate groups and that adjacent pub establishments offer 9:00 a.m. sale of alcohol.
 - b) Restaurant Sector: some in favour, though there is some concern that the larger patio in a lucrative location will impact smaller operators. The applicant has responded that there is strong demand for patio seats and they intend to operate at a maximum of 375 persons.
 - c) Accommodation Sector expressed some concern regarding the large increase in occupant load, but felt that the establishment has a good record. If the applicant is mindful of exit strategies, there is no concern.
 - d) Community input: no comments received to date; 30 day comment period ends May 3.
12. The applicant is deemed to be in good standing.

The applicant Mike Wilson, Garibaldi Lift Company advised on the following.

1. GLC and Whistler/Blackcomb desire to re-invest in the patio and to revitalize Skiers Plaza, as other establishments have done.
2. The GLC patio provides an opportunity for the general public to view bike park activities – front row seats.
3. Try to better the après experience and generally deliver a great experience to the resort guest particularly during peak times.
4. Previous patio license extensions for events such as Crankworx, World Ski & Snowboard Festival for 335 persons. The current infrastructure does not work well for service over 375 persons.
5. Capacity will likely only be reached during festivals, resort events and peak times such as Christmas and during après from 2:30 to 6:30 p.m.
6. Benefits to mountain bikers using the summer bike park.
7. Exits and washrooms meet Building Code. There are also two washrooms available for use downstairs.
8. Noise mitigation measures taken to ensure disturbances are not created at closing time.
9. Would like to align breakfast service with competitors such as Black's,

Longhorn, Dubh Linn Gate and for corporate events and conferences.

LLAC Member Questions and Comments

1. RMOW Resort Experience Dept. is supportive of this application; there is high demand for patio seats generally during summer, après and particularly in Skiers Plaza area; do not see any community problems.
2. LCLB: there have not been any problems in past.
3. Whistler Fire Service: support this application subject to exit review. Washroom capacity is determined by Building Code, which considers interior seats but not patio seats. This presents a potential issue with respect to guest experience when the venue is at capacity.
4. LCLB: location of washrooms downstairs or outside of a venue is beneficial for monitoring patron behavior and activity.
5. Accommodation Sector: well thought out plan, concerns have been addressed, the GLC experience is second to none, ability to view Bike Park is exceptional, a positive guest experience.
6. Restaurant Sector: there was one comment of non-support pertaining to the GLC's prime location at the base of the mountain. This should not be taken into consideration as Whistler is a mountain town and the GLC is part of the mountain. The request for capacity increase is based on occupant load. No concerns with this application.
7. Councillor: supportive of patios, reinvestment is great, but would also like to ensure the smaller independent operators survive. From a guest experience perspective would like to see the level of food and beverage service increased in conjunction with the increase in capacity. Some concern with impacts to the Village given the dramatic increase to the number of seats in this prime location.

Rob Knapton entered the meeting at 9:34 a.m.

8. Whistler Community Services: concerns regarding catering to breakfast crowds have been adequately addressed; some concern with the increase to occupant load but in general concerns and needs have been met.
9. Nightclub Sector: hours of operation don't impact the nightclub sector; reiterate Whistler Fire Service comments regarding the washrooms.
10. RCMP: past temporary capacity increases have not created any policing concerns and no impacts to policing operations; applicant has a good track record, no concerns.

Moved by S. Kirkwood
Seconded by C. Hedderson

That the Liquor License Advisory Committee supports the application by the Garibaldi Lift Company for a change in hours of sale; a change in interior occupant load and an increase in patio occupant load of the expanded patio to that permitted by Council Policy G-17 Schedule 2.

CARRIED.

Mike Varrin returned to the meeting and resumed the role of Chair.

Longhorn Pub
File No. LLR1188

Terry Clark declared a conflict of interest with the Longhorn Pub application and left the room.

Frank Savage introduced the application and advised on the following.

1. The Longhorn Pub is applying for a structural change to its liquor primary license to increase the patio's physical size and capacity of the liquor primary license.
2. A resolution is required from municipal council.
3. Existing liquor primary interior licensed capacity 275 persons.
4. Existing liquor primary patio licensed capacity 170 persons.
5. There is a 94 person capacity food primary patio license adjacent to the liquor primary patio.
6. This application requests removal of the food primary patio license and to license the entire area as liquor primary.
7. Rationale: when the food primary patio license was put in place, minors were not permitted in liquor primary areas. Since then LCLB policy has changed, minors are now permitted in liquor primary establishments until 8:00 p.m. when accompanied by a parent or guardian.
8. The proposed redevelopment increases the total size of the patio area from 311 m² to 380 m², a 22% increase.
9. Based on a calculation of 1.2 m² per person seated the proposed 180 m² permits capacity of 150 persons seated.
10. Based on a calculation of 0.95 m² per person standing for the remaining area, permits capacity of 210 persons standing.
11. Existing total patio capacity 264 persons; propose increase to 360 persons.
12. Comments received from the LLAC referral process:
 - a) LCLB supports the application to remove food primary patio;
 - b) Pub Sector supports the application;
 - c) Accommodation Sector felt this would increase the numbers of patrons in the area but noted that the establishment has been managed well and continues to be mindful of late night exit strategies and handle any late night disturbances. The sector supports this application.
 - d) Restaurant Sector noted that the advantage of having this all under one license type is a good customer benefit. The very lucrative space could potentially affect business of smaller operators. Creation of a 210 persons standing space could be similar to an underground nightclub-like space.
 - e) Community input: no comments received to date, 30 day comment period ends May 24.
13. The applicant is deemed to be in good standing.
14. There is demand for a license change. The establishment's location is highly visible, with desirable après and summer patio.
15. The license change will permit the establishment to operate to the full policy limits.
16. Potential noise impacts to the community. Amplified music will be turned off by 10:00 p.m. and it is not anticipated that this will create any problems for the community.
17. There have not been any problems with crowd control or any police issues.

The applicant Joey Gibbons, Longhorn Pub advised on the following.

1. The Longhorn Pub has been in this location since 1980.
2. Carleton Lodge renovations and are currently under way.
3. The food primary license has caused confusion for guests. The food service accounts for 40% of the business.
4. The proposed expansion area is owned by the Longhorn.
5. The expanded patio space has been used for festivals; there were no problems with kitchen and liquor service.
6. Phase I target completion end of June 2014, awnings by fall 2014.
7. This will add to guest experience at the base of mountain.

LLAC Member Questions and Comments

1. Will there be restrictions for patio access by minors? It will change depending on the time of year and the activities in Skiers Plaza. . If adult type activities are taking place minors would not be permitted.
2. What is the seating plan, bar stools, high tops? There will be some stand up tables as well as maintain existing seated tables. Table formations will change depending on activity. There is no intention of becoming a nightclub space.
3. There will be a new ski rack system and mitigation measures to prevent people jumping over and into the space.
4. How will this change be communicated to guests and the community? The door host will communicate to patrons based on what's happening and give options for other establishments.
5. The concept of standing space on a patio has not come up before. How should it be treated? Different multipliers are used to calculate occupant loads for standing capacity and seated capacity. What if the establishment wishes to add seating or change the furniture around? Does the license capacity change? The establishment cannot exceed the maximum occupant load.
6. As an example Whistler Conference Centre rooms are licensed for both a seated occupant load and a standing occupant load.
7. The overriding factor is exit capacity. The exit capacity must support the number of persons. Consideration must also be given to persons exiting from the interior, it becomes combined capacity.
8. It is important to keep up with demand and maintain flexibility and be able to adapt to events and festivals that are going on in the resort.
9. Is it possible to have two licensed capacities? One for standing capacity and one for seated capacity? Approval could be given based on two floor plans; this would be a simple way to handle it. This gives some control and leaves the guesswork out.
10. The seated occupant load calculation could be based on the entire patio area divided by 1.2, resulting in an occupant load of 316 persons.
11. The maximum occupant load would be 360 persons for a combined standing/seated configuration.
12. RMOW Resort Experience Dept.: is supportive of patios, the Longhorn has been a very well managed establishment, there are no concerns with the requested additional patio capacity, RMOW will provide a separate occupant load stamp for seated capacity.
13. Pub Sector: full support, this is the only patio in world that can be full on

a rainy day, there is year round demand, important to accommodate guest needs, Gibbons Hospitality Group sets benchmark for security and hosting, well managed.

14. Whistler Community Services: concerns with capacity increase, echo Restaurant Sector comments that it appears as an above ground nightclub-like space; however questions and concerns have been answered adequately, appreciate using 1.2 m² per person to calculate occupant load compared to other provinces. Overall, great idea for the management team to use their discretion to determine the appropriate family times. At this point there are no concerns.
15. Councillor: appreciate reinvestment by Carleton Lodge owners and Gibbons Hospitality, replacement of cloth awnings with structural awnings and new perimeter is an improvement, it will look spectacular. There is some concern with the space becoming bigger and potential impacts to other businesses; however the seats are filled even with growth in capacity.
16. Restaurant Sector: there was one comment of opposition regarding the great location and additional seats which take away from smaller operators. Minor issue regarding the above ground nightclub-like space comments. The Gibbons Hospitality Group is very good at creating atmosphere; the Longhorn contributes vibrancy to Skiers Plaza and is an excellent showcase of what the resort is capable of. Success of one operator will in the long run ultimately benefit the resort and all operators. A minor concern regarding the decreased seating capacity, however the mixed ratio and the ability to increase seating capacity at management discretion is an excellent option. The Restaurant Sector supports this application.
17. Accommodation Sector: there are some after hours concerns. Overall this is an exceptional space; the Longhorn is very much front stage, it almost serves as a venue. The ability to adapt flexibility in standing vs. seated creates a potential to investigate capacity and use of the space. Envision a stand up space for events such as Crankworx; the patron becomes part of the front stage and part of the mixture along with the other 10,000 standing spectators. Adds to the guest experience.
18. Whistler Fire Service: support this application, no concerns.
19. LCLB: support this application.
20. RCMP: any increase to capacity is always a concern but the establishment is run well. There are no concerns.

Moved by S. Kirkwood
Seconded by C. Hedderson

That the Liquor License Advisory Committee supports the application by the Longhorn Pub for an increase in patio occupant load for up to 360 persons for a combined seated and standing configuration and to 316 persons for a seated configuration.

CARRIED.

Terry Clark returned to the meeting.

OTHER BUSINESS

LCLB Policy Directive –
Festival Site Licensing

Frank Savage provided an overview of the recent LCLB Policy Directive 14-02 pertaining to festival site licensing:

1. Minors will be permitted at site licensed SOL (Special Occasion License) events, subject to police and local government conditions.
2. Holly Glenn provided further clarification; there would still be parameters around the event area. For instance a low risk event such as a wedding held in a park would still have a fence around it or could be a natural barrier.
3. Bigger events such as the Squamish Music Festival would not receive licensing for the entire area. Beer gardens would be an option for this type of event.
4. The LCLB risk assessment tools have not changed.
5. Minors will not be permitted in areas where there are liquor tastings.
6. In future on site liquor sales at tasting events will be permitted. The liquor can be purchased but not consumed at the event. However municipal policies still apply.
7. Policy updates are available from the LCLB website.

Next Meeting

The next meeting is scheduled for Thursday, June 5, 2014.

ADJOURNMENT

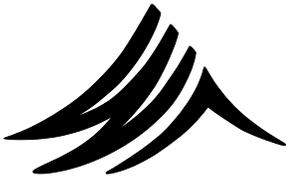
Moved by Mike Varrin

That Liquor License Advisory Committee adjourn the May 1, 2014 committee meeting at 10:39 a.m.

CARRIED

CHAIR: Mike Varrin

SECRETARY: Frank Savage



WHISTLER

MINUTES

REGULAR MEETING OF FOREST & WILDLAND ADVISORY COMMITTEE

WEDNESDAY, May 14, 2014, STARTING AT 3:00 P.M.

In the Flute Room

4325 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT: Meetings to Date: 5

Rob Davis, M-A-L	4
Candace Rose-Taylor, M-A-L	4
Gordon McKeever, Chair	4
John Hammons, M-A-L	4
Peter Ackhurst, M-A-L	4
Ken Melamed, WORCA	4
Bryce Leigh, AWARE	4

REGRETS:

Bob Brett, M-A-L	0
Johnny Mikes, M-A-L	0
Kurt Mueller, M-A-L	2
Councillor Jayson Faulkner	2

Recording Secretary, Heather Beresford	5
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ADOPTION OF AGENDA

Agenda adopted as amended:

New Business: Powder Mountain Cat-Skiing Tenure amendment

Moved by Rob Davis

Seconded by Ken Melamed

That the Forest & Wildland Advisory Committee adopt the Forest & Wildland Advisory Committee agenda of May 14, 2014.

CARRIED

ADOPTION OF MINUTES

Moved by John Hammons

Seconded by Candace Rose-Taylor

That the Forest & Wildland Advisory Committee adopt the Regular Forest & Wildland Advisory Committee minutes of March 12, 2014 as amended.

CARRIED

Moved by Candace Rose-Taylor

Seconded by Ken Melamed

That the Forest & Wildland Advisory Committee adopt the Regular Forest & Wildland Advisory Committee minutes of April 9, 2014.

CARRIED

VERBAL REPORTS

3. Updates

Council:

- N/A. Sea to Sky Gondola opening this weekend.

AWARE:

- Nothing new to report.

WORCA:

- Nothing new to report.

RMOW:

- Wildfire Management:
 - Horstman Thinning – work started early May.
 - UBCM applications for Millars Pond (thinning) and Alpine Meadows (prescriptions) locations submitted for April 25 intake.
 - Blackwell preparing prescription for fuel break along old Callaghan FSR. Work scheduled for fall 2014.

ACTION: Add Landscape Scale Fire Behaviour Modeling report to future FWAC agenda.

Peter Ackhurst arrived at 3:15 p.m.

Cheakamus Community Forest:

- OGMA maps in final draft form and reviewed at April 30 open house.
- Carbon project moving forward. Agreement with province on carbon credit split; needs to go to Treasury Board for approval. Need to develop sales plan.
- Logging in Brew
- Ancient Cedars project – more work to be done this year with WB EnviroFund funding.

Sea to Sky Trail update – 3.5km completed at north end of Wedgewood to train track crossing. Also working on 1km from Nairn Falls to train crossing to its south. Only 11km of trail left to be completed.

FWAC Field Trip – Monday, June 9 from 1:00 – 4:00 p.m. Wedge and IPP. Meet 12:45 at muni hall parking lot.

4. Alpine Trail Program Presentation by Martin Pardoe, RMOW Manager Resorts Parks Planning

Reviewed background including Hiking Trails Task Force Report. Trail Planning Working Group (TPWG) is lead for trail planning activities.

2013-17 budget = \$250,000 per year.

First priority area chosen was Sproatt/Rainbow. No additional trails in watershed. Rainbow trail rebuilt over last two years. Trail plan submitted to province for approval and authorization.

Sproatt ascent trail will be mixed use with signs. Similar to WIF trails but no gravel. Network includes ridge trail on Sproatt, over to Rainbow Lake and Hanging Lake, and over to CWA tenure. Skywalk hiking trail to be built on Rainbow from Screaming Cat lake to heli-drop. Downhill trail scheduled to be reworked. Looking into reducing downhill bike use on this trail. Network assumed to be a 3-5 year build depending on weather and snow conditions.

Connector trail from Rainbow/Madely section provides equal and fair access to both CWA and WOP tenures. Access through WOP for a fee or free through North Aire mines road on CWA tenure.

RMOW is the lead, most of the lands are Crown. Rec Sites & Trails BC is the decision-maker.

Future initiatives: Trail signs, watershed issues resolved, FSR access to trailheads.

2013 Work:

- All routes gps'd and flagged
- Trail rebuilds, 19 Mile Creek bridge built
- Flank Trail improvements
- Far Side & Crater Rim trails, Rainbow Lake trail improved
- Some trail signs installed

Discussion re: road grading. FSR maintenance is not an RMOW responsibility. Discussions with MOF and CCF taking place.

Discussion re: baseline user counts along Flank Trail. Will remeasure again in future after alpine trails established.

Discussion re: two Cheakamus River bridges slated for construction this summer. S2S Trail bridge to Train Wreck and S2S trail bridge at lower Cheakamus river location. Bridge being built downstream of FSR alignment.

5. Recurring CCF Issues

Discussion of CCF issues that keep recurring but haven't been resolved:

- AAC determination
- CCF accommodation of commercial rec interests
- Road planning and development

AAC: FWAC doesn't have control over AAC; FWAC's role is to advise Council and Council can't change AAC unilaterally. CCF reps already working on keeping AAC low. AAC can be reduced by increasing old forest retention through EBM approach.

Accommodating commercial interests: FWAC suggests CCF develop road policy/guidelines to make decision process transparent. Suggest better communication between RichPly, CCF Board and FWAC. Concern that some of the road decisions to assist commercial rec tenures are outside their tenure areas and in conflict with provincial policy (LRMP and Section 58). CCF board may not be fully aware of these consequences.

Road Network: Discussed need for overall road plan including new roads, deactivations, and roads maintained for ongoing recreational use.

ACTION: FWAC develop a list of CCF issues to be reviewed at June meeting. Once finalized, request RMOW Council forward list to CCF Board.

6. Coarse Woody Debris

Discussion re: draft Coarse Woody Debris recommendations for CCF Silviculture Strategy.

Clarify that 23 pieces of CWD/hectare is the minimum. Recommend CCF monitors the forest to better understand the amount of naturally occurring down wood for this area.

Add John Hammons' two biodiversity points re: monitoring wildlife trees and retaining as much understory vegetation as possible.

MOTION: Make revisions and deliver to Council and CCF Board.

Moved by Peter Ackhurst
Seconded by Candace Rose-Taylor

OTHER BUSINESS

New/Other Business

Presentation by Melissa Laidlaw, Senior Planner regarding Powder Mountain Cat-Skiing's tenure amendment application.

- Existing tenure is outside RMOW, part of expansion within RMOW boundary and within CCF. Expansion is 1580 hectares for guided snowcat skiing, heli-skiing in existing and proposed area, extend northern road, and add heli-hiking and heli-biking.
- Discussion re: downhill biker access to trails (by heli or shuttle?). Is Powder Mountain using existing trails or building new trails?
- Discussion that proposed expansion is not consistent with LRMP. Original motorized tenure grandfathered because it existed prior to LRMP, but amendment is requesting motorized use in a non-motorized area and suggests LRMP can be amended. Need clarity on LRMP amendment process.
- Concern over increased carbon footprint.

- Concern about increased negative effects on wildlife and habitat
- Discussion re: letter provided to Federation of Mountain Clubs in 2003 by previous owner where Point (iii) states that "Powder Mountain Cat-Skiing would not expand into any area zoned non-motorized use". Bryce Leigh to provide copy of letter to Melissa Laidlaw.

MOTION: FWAC strongly does not support the application to expand the Powder Mountain Cat-Skiing tenure for the following reasons:

- Inconsistent with LRMP
- Increased carbon footprint
- Increased disruption to wildlife and wildlife habitat
- No support for increased heli-based activities, and
- Previous owners promised not to expand tenure any further.

Moved by Ken Melamed
Seconded by Peter Ackhurst

Future Agenda Items:

- Field Trip: Monday, June 9 from 1:00 – 4:00. Meet at Muni Hall. Focus on Wedge and IPP areas. Discuss at meeting on June 11.
- CCF Issues (June)
- WB Update (June)
- BC Parks Updates (July)
- Landscape Scale Fire Behaviour Modeling report (July)

ADJOURNMENT

Moved by Peter Ackhurst
Seconded by Ken Melamed

That the Forest & Wildland Advisory Committee adjourn the May 14, 2014 meeting at 5:00 p.m.

CARRIED

CHAIR: Gordon McKeever

Forest & Wildland Advisory Committee

May 21, 2014

STAND LEVEL BIODIVERSITY RECOMMENDATIONS FOR THE CHEAKAMUS COMMUNITY FOREST

The Forest & Wildland Advisory Committee (FWAC) has an ongoing interest in the management of the Cheakamus Community Forest (CCF). Specifically, FWAC wishes that the CCF be managed in a manner that will protect and enhance biodiversity within the CCF and the surrounding Whistler Landscape Unit. FWAC understands that biodiversity can be considered from a number of perspectives, but this recommendation is focused on the impact of harvesting practices on stand level biodiversity; specifically the importance of coarse woody debris, monitoring to ensure that stand level biodiversity targets are actually achieved and retention of existing understory trees.

Coarse Woody Debris:

FWAC believes Coarse Woody Debris (CWD) management as described in the Silviculture Strategy dated April 2011 can be improved by the Cheakamus Community Forest (CCF). At its April 9, 2014 meeting, FWAC reviewed the following information in order to formulate recommendations for the Cheakamus Community Forest:

CCF Silviculture Strategy, April 2011.

Chief Forester's Guidance on Coarse Woody Debris Management, May 2010.

Bunnell, F. and Houde, I. Down Wood and Biodiversity – Implications to Forest Practices. Published on the NRC Research Press website at er.nrc.ca on 9 November 2010. Environ Rev. 18:397:421 (2010).

FWAC recommends the definition and density of CWD be revised to match the Chief Forester's recommendation of 23 pieces/hectare in CWHds-mm-ms, each being a minimum of 20 cm in diameter and 10 m in length.

FWAC reviewed the seven Bunnell Management Implications and support all for inclusion in a revised CCF Silviculture Strategy.

- 1. Sustain 50% of the naturally occurring amounts of down wood at the landscape level.*

Many studies have documented too little down wood, yet there are no data to unequivocally estimate what is "enough". The target of 50%, based on surveys of unmanaged stands, has been practically applied on over 18 million ha of forest tenure in BC. It is intended as a target. The greatest barrier to recruiting larger logs as down wood is the provincial approach to utilization. Concerns about increased fire hazard centre largely on fine fuels and should not impede recruitment of large pieces.

The Chief Forester's Guidance on Coarse Woody Debris Management suggests a landscape level CWD target of 30%, but FWAC suggests that the CCF take a more cautionary approach and adopt the Bunnell recommendation of 50%. Estimates of existing CWD levels in local old forest stands are not available for the CCF. In the long term, better vegetation resource inventories should be developed for the CCF, but in the interim, FWAC supports the adoption of the Chief Forester's recommended 23 pieces/hectare.

2. *Managed stands may be insufficient.*

There is evidence that forest management activities do not replicate the effects of natural disturbance and the natural contributions of down wood. Because species have adapted to natural processes, that implies some portion of the landscape should be left unmanaged.

3. *Sustain a range of size and decay classes of down wood.*

A range of size classes is necessary to sustain biodiversity (fungi through large mammals), as is a range of decay classes. Retention helps sustain recruitment and ensure continual provision of different decay stages of down wood. Given the patterns of succession among species on and within logs, estimates are that gaps in recruitment should not greatly exceed 25 years. Sustained recruitment over large areas involves planning to avoid large gaps in size and decay stages as well as operational practices, such as retention. Staggering harvest stages among adjacent stands would help attain a variety of decay classes.

4. *Ensure that some large pieces are retained.*

What is "large" varies regionally. Large pieces are more durable sites of colonization, encourage greater species richness and are sought by vertebrates in some forest types. The nature and distribution of areas that will not be harvested should be evaluated to assess the degree to which non-harvestable sites will contribute large pieces of down wood.

5. *Provide both aggregated and dispersed down wood.*

Piles primarily benefit some vertebrates. Many non-vertebrates dependent on down wood do not disperse well, so are better sustained by scattered dead wood. There are potential costs to aggregating logging residue that would not be incurred if fallen down wood was left dispersed across harvest blocks. One of these is the operation costs of aggregating wood. Another is the potential for buildup of insects that may infect living trees if the piles are not burned. These costs could be lowered if some debris was simply left to lie where it fell.

6. *Retention of wood – first, as trees, then as logs – is critical for many species.*

Dead wood is part of a continuum from living trees to soil; organisms exploit the entire continuum. Retaining live trees is the only way to ensure future dead wood. Patch-wise retention incorporating all structures is beneficial.

The CCF Silviculture Strategy calls for 10 to 15 dispersed wildlife trees per hectare with each wildlife tree having the potential of eventually producing several pieces of CWD. At present, FWAC is satisfied with this target.

7. *Don't do the same thing everywhere.*

Any single approach will disadvantage some group of species, so a range of practices is preferable. There are definite trade-offs between aggregating logging residuals and leaving them dispersed. The nature of the harvest operation itself will influence the relative costs of each approach. Because there is no unequivocal best way to distribute logging residuals, the wisest approach is not to do the same thing everywhere, but plan a variety of approaches to maintain provision of down wood through time.

FWAC acknowledges that CWD can be a wildfire fuel but the risk can be managed. Generally, the fuel that is smaller than coarse woody debris (tops and limbs) is the most immediate wildfire concern. Leaving CWD dispersed rather than piling at roadside supports habitat biodiversity and soil replenishing over the long term. FWAC recognizes that this is a short term cost but one that provides a long term gain. Any changes need to be considered against the province's regulations regarding removal of merchantable timber, and its mandate for revenue.

Monitoring:

In order to better understand actual CWD levels and effects on the CCF landbase, a monitoring program is necessary. FWAC recommends an after harvest biodiversity report card be prepared annually for each new opening that FWAC and other members of the community could use to assess progress towards EBM objectives. It would report on items such as final opening size, wildlife trees (numbers, species, broad size/wildlife habitat suitability class and distribution) and CWD levels. As far as possible, this report card should be based on visual counts and estimates to keep the costs down.

Retention of Residual Understory Trees:

The CCF Silviculture Strategy sections on “Suggested Silvicultural Systems and Activities” refer to the importance of mixed species natural regeneration augmenting planted trees, but no mention is made of the role of residual understory trees. It has long been recognized in the silvicultural community that understory trees can become an important component of the regenerating stand upon release from an overstory. FWAC also understands that there are real practical difficulties to saving residual understory trees, but FWAC recommends that the CCF Silviculture Strategy should be revised to include the role of understory trees.

RECOMMENDATION:

FWAC recommends that the CCF Board of Directors and its operating contractor, Richmond Plywood, consider these recommendations and after decisions are made, update the Silviculture Strategy and Standard Operating Procedures with the changes.

RESORT MUNICIPALITY OF WHISTLER

LAND USE CONTRACT DISCHARGE AND ZONING AMENDMENT BYLAW (RS1 ZONE - 8340 MOUNTAINVIEW DRIVE) NO. 2058, 2014

A Bylaw to authorize the discharge of a Land Use Contract pursuant to Section 930(2) of the *Local Government Act* and to amend the Whistler Zoning and Parking Bylaw 303.

WHEREAS on January 3, 1979, the Resort Municipality of Whistler adopted the Resort Municipality of Whistler Zoning Bylaw No. 9, 1975, Land Use Contract Approval Bylaw (Young and Taggart) approving and authorizing the execution of a Land Use Contract respecting certain land within the boundaries of the Municipality, which Land Use Contract was registered in the Lower Mainland Land Title Office under number G2065,

AND WHEREAS the owner of the parcel of land legally described as Lot 29, Except Part in Plan 17958, District Lot 7301, Plan 15206 (PID: 007-689-705), which is one of the parcels that is subject to the Land Use Contract, has requested that the Land Use Contract be discharged from title to that parcel,

AND WHEREAS the Council wishes to discharge the Land Use Contract from title to that parcel and to amend the zoning applicable to that parcel,

NOW THEREFORE the Council of the Resort Municipality of Whistler, in open meeting assembled, enacts as follows:

1. The Land Use Contract registered in the Lower Mainland Land Title Office under number G2065 shall be discharged from title to the land legally described as Lot 29, Except Part in Plan 17958, District Lot 7301, Plan 15206 (PID: 007-689-705).
2. Zoning and Parking Bylaw No. 303, 1983 is amended by changing the zoning designation under Schedule "A" Zoning Map for the land legally described as Lot 29, Except Part in Plan 17958, District Lot 7301, Plan 15206 (PID: 007-689-705) to RS1 (Residential Single Family One) as shown in heavy black outline and identified on the plan annexed to this bylaw as Schedule "1".
3. The Mayor and Corporate Officer are hereby authorized to execute on behalf of the Municipality such documents as may be required in order to discharge the Land Use Contract as contemplated by this bylaw, including an agreement to such discharge between the Municipality and the owner of Lot 29, Except Part in Plan 17958, District Lot 7301, Plan 15206 (PID: 007-689-705), and the Corporate Officer is hereby directed to cause such further steps to be done as may be required to discharge the Land Use Contract from that parcel.
4. This bylaw may be cited for all purposes as "Land Use Contract Discharge and Zoning Amendment Bylaw (RS1 Zone - 8340 Mountainview Drive) No. 2058, 2014".

GIVEN FIRST READING this ___ day of _____, _____.

GIVEN SECOND READING this this ___ day of _____, _____.

Pursuant to Section 890 of the Local Government Act, a Public Hearing was held this this ___ day of _____, _____.

GIVEN THIRD READING this ___ day of _____, _____.

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

APPROVED by the Minister of Transportation and Infrastructure this ___ day of _____, ____.

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

Nancy Wilhelm-Morden, Mayor

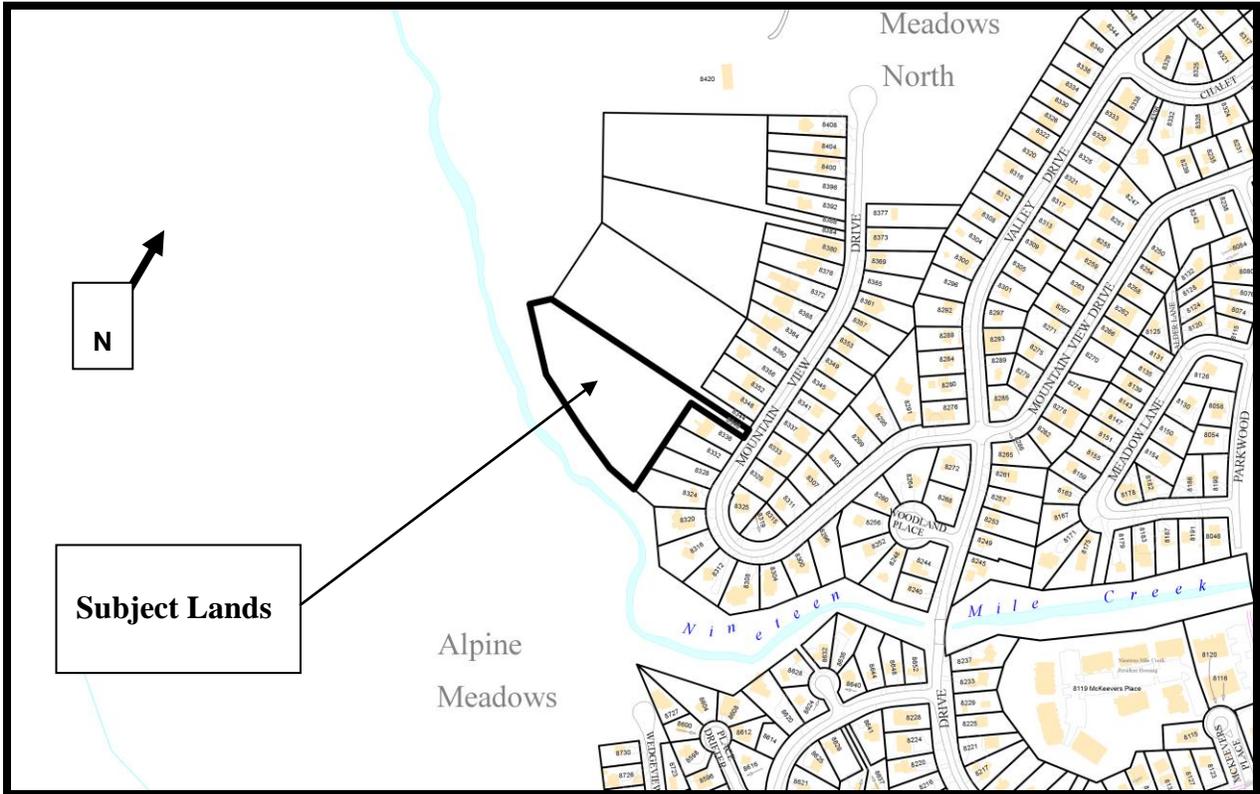
Shannon Story, Corporate Officer

I HEREBY CERTIFY that this is a true copy of
“Land Use Contract Discharge and Zoning
Amendment Bylaw (RS1 Zone - 8340
Mountainview Drive) No. 2058, 2014”

Shannon Story, Corporate Officer

Schedule 1

8340 Mountainview Drive To be zoned RS1



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

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

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

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

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

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

“MC1 Zone Parking

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

“Mountain Commercial One (Bylaw No. 2057, 2014)”.
 - (f) amending Schedule “A” Zoning Map by changing the zoning designation of all of the lands contained in the parcel to MC1 (Mountain Commercial One) as shown in heavy black outline and identified on the plan annexed to this Bylaw as Schedule “1”.
 - (g) adding to Section 8A in numerical order the Zoning District Schedule “MC1” as annexed to this Bylaw as Schedule “2”.

- (h) by amending Section 23, Schedule “A”, “Legend of Zones”, by adding a new heading “Mountain Commercial Zones”;
- (i) by amending Section 23, Schedule “A”, “Legend of Zones”, by adding under the heading, “Mountain Commercial Zones” the following:

“Mountain Commercial One (MC1)”.

3. If any section or phrase of this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

GIVEN FIRST READING this __ day of _____, _____.

GIVEN SECOND READING this this __ day of _____, _____.

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

GIVEN THIRD READING this __ day of _____, _____.

APPROVED by the Minister of Transportation and Infrastructure this __ day of _____, _____.

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

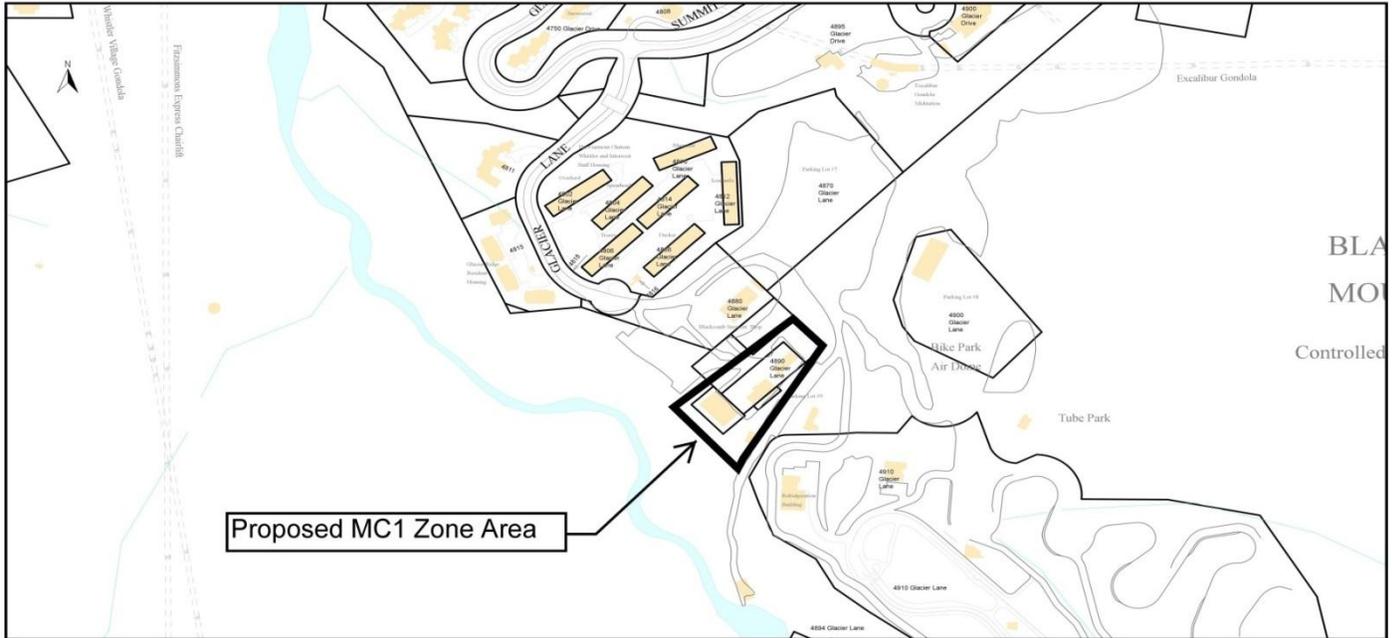
Nancy Wilhelm-Morden,
Mayor

Shannon Story,
Corporate Officer

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

Shannon Story,
Corporate Officer

SCHEDULE 1
4890 Glacier Ln – Whistler/Blackcomb
to be zoned MC1 (Mountain Commercial One)



SCHEDULE 2

MC1 MOUNTIAN COMMERCIAL ONE

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

Intent

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

- 1 In the MC1 Zone:

Permitted Uses

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

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

Density

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

Height

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

Site Area

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

Site Coverage

- 1.5 The maximum permitted site coverage is 25 percent.

Setbacks

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

Off-Street Parking and Loading

- 1.7 Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Section 6 of this Bylaw.

Other Regulations

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

RESORT MUNICIPALITY OF WHISTLER

ENVIRONMENTAL PROTECTION (INVASIVE SPECIES AND DEVELOPMENT PERMIT CONDITIONS) AMENDMENT BYLAW NO. 2052, 2014

A BYLAW TO AMEND ENVIRONMENTAL PROTECTION BYLAW NO. 2000, 2012

WHEREAS the Council of the Resort Municipality of Whistler has adopted Environmental Protection Bylaw No. 2000, 2012; and

WHEREAS the Council of the Resort Municipality of Whistler deems it necessary and expedient to amend Environmental Protection Bylaw No. 2000, 2012;

NOW THEREFORE, the Council of the Resort Municipality of Whistler, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Environmental Protection (Invasive Species and Development Permit Conditions) Amendment Bylaw No. 2052, 2014”.
2. Environmental Protection Bylaw No. 2000, 2012 is amended as follows:
 - a. In Section 2.1, the following defined term is inserted before “*arborist*”:

“*alien invasive species* means a plant species not indigenous to the area whose introduction or spread does or is likely to cause economic or environmental harm or harm to human health.”

- b. The following text is inserted as Part C and Part D and renumbered in sequence:

PART C: ALIEN INVASIVE SPECIES

11. APPLICABILITY

- 11.1 This part applies to plant species listed in the BC Weed Control Act Schedule A and other alien invasive plant species identified as priorities in the Sea to Sky Corridor.

12. PROHIBITIONS

- 12.1 No person shall, having received written notice from the Resort Municipality to remove any specimen of an applicable plant from that person’s land or from land occupied by that person, fail to comply with such notice within the time specified in the notice which shall be not less than 30 days.
- 12.2 No person shall plant any specimen of an applicable plant on any land owned or occupied by that person, or on any other land within the Resort Municipality.

PART D: DEVELOPMENT PERMIT CONDITIONS

13. APPLICABILITY

- 13.1 This part applies to all conditions specified in a development permit issued in respect of a development permit area designated for the protection of the natural environment, its ecosystems and biological diversity.

14. PROHIBITIONS

- 14.1 No person shall fail to comply with all conditions specified in a development permit issued in respect of a development permit area designated for the protection of the natural environment, its ecosystems and biological diversity.

GIVEN FIRST READING this 20th day of May, 2014.

GIVEN SECOND READING this 20th day of May, 2014.

GIVEN THIRD READING this 20th day of May, 2014.

ADOPTED this ___ day of _____, ____.

Nancy Wilhelm-Morden, Mayor

Shannon Story, Corporate Officer

I HEREBY CERTIFY that this is a true copy of "Environmental Protection (Invasive Species and Development Permit Conditions) Amendment Bylaw No. 2052, 2014."

Shannon Story, Corporate Officer

From: Bowen Cunningham [<mailto:bowencunningham@gmail.com>]
Sent: Sunday, June 01, 2014 7:28 PM
To: Mayor's Office
Cc: Brent Cunningham; Jennifer Cunningham; Vancouver2014@playon.ca
Subject: May Long Weekend proposal

Hello Mayor and Council,

My name is Bowen Cunningham. I am a 14 year old resident of Whistler, and I have an idea for the May long weekend. Whistler is a community that loves sports and being outdoors. The May long weekend is a weekend when many visitors come up to Whistler. I have an idea to get desirable visitors up to Whistler for the long weekend.

The idea is to bring up a street hockey tournament run by CBC called "PlayOn!". CBC PlayOn is a two day street hockey tournament which is run on weekends, from April until June, in different locations across Canada. Bringing PlayOn to Whistler would be great for people who love street hockey who live in Whistler and in the Lower Mainland. PlayOn is suitable for people of all ages, and is great for any style of hockey player. The main parking lots would be a great venue for the tournament as they are right next to the village for people to get lunch and be close to their hotel rooms.

PlayOn would bring a different type of visitor to Whistler for that particular weekend. Since Vancouver and Whistler are not that far apart, PlayOn would bring a lot of people from the Lower Mainland who would want to have the opportunity to come out and play some street hockey in a great location.

I would think that many families with kids interested in PlayOn would love to have a chance to spend a long weekend enjoying everything that Whistler has to offer.

Here is a link to PlayOn's website: <https://www.playon.ca/>

I hope you consider my proposal.

Sincerely,

Bowen Cunningham

7222 Spruce Grove Circle
Whistler, BC V0N 1B7

bowencunningham@gmail.com
604.962.3642

From: Paddy Ulicki [<mailto:rupaddy@gmail.com>]
Sent: Thursday, May 22, 2014 8:17 PM
To: Mayor's Office
Subject: Visitor Information area

Dear Mayor and Council

I recently visited Whistler after a long absence (broke my shoulder skiing there a while back).

I drove from my home in Abbotsford to meet a lawyer friend from Vernon for lunch. As there was a special restaurant promotion on and I was looking for a new and interesting restaurant to enjoy, I stopped at your information centre to get a map and information on the restaurant promos. I parked, not noticing any signage (parked beside a large motorhome) went in for no longer than 5 minutes.

Now I have travelled extensively in North America (every state and every province, including Alaska and the Yukon). I have "never " seen an info centre that charges for parking for visitors to get information. Especially when visitors are prepared to spend a sizable amount of money in the community.(the law conference April 7-9 brought a decent revenue to the community I am sure).

After 5 minutes parked, I received a \$20. parking ticket! I will admit that, if I didn't have a meeting set up I would have turned around and headed back to the city!

It totally spoiled my visit to your beautiful town. Imagine if I was from out of the country, not a nice welcome for sure! I sincerely think the community could do better (30 minutes free parking would solve your residents parking problem I'm sure and give visitors a chance to at least get a MAP!)

I sincerely hope you will consider improving this situation and revoking the ticket number Y0009418, 5 May 2014. Thanks for your attention to the matter. I have been involved in the tourism industry dating back to 1981 and feel this suggestion to change the signage would enhance your visitor experience.

Thank you for any assistance you can provide and for considering my suggestion.

Sincerely,
P. Ulicki
604 870 9001

Address provided via email dated June 2, 2014:
35880 Graystone Dr
Abbotsford, BC, V3G 1G1

Gail Macdonald
8392 Crazy Canuck Drive,
Whistler ,B.C. V0N 1B9
604-932-0898
gmacdonald49@gmail.com



Dear Mayor and Council,

I am writing to express my disappointment in the recent approval of the Solana Development to be constructed on Bear Paw Trail in the Rainbow Subdivision. As a homeowner on the slope above this development we have endured several years of unsightly construction debris and garbage bins etc. I welcome the development of this site as we knew there were plans for a building when we purchased our property 5 years ago. I spoke personally with the developer at that time in 2009, and he assured me that the height of the building would not be above the level of our property, and that it would be a "green roof" with flowers and grasses growing on it. Although a green roof would have been lovely, my main concern at this time is the height of the building. In the Pique this week there is an article that states that some of the councilors were concerned about the height as well! If there were concerns, then why did this development pass so quickly??

As accustomed to the junk on the property as we were, NO ONE noticed the development sign tucked away at the back of the property. As well, I read the Pique every week and did not see any notices in the paper. These notices must have been as well hidden as the sign.

The statement by the developer that the properties above would not be impacted is untrue. The diagram showing the elevations is an indication of the heights at lot 74 – my next door neighbor. It shows the building coming halfway up their lower floor. I have heard the elevator shafts will come halfway up their second floor. This concerns me immensely, considering all the properties to the northeast slope downwards, meaning the height of this building gets higher for all of these properties. To construct a 4 storey building in this location is insensitive to all the people that live along the upper part of Crazy Canuck Drive and Reid Alley.

You are welcome to come to my patio and enjoy a glass of wine to see for yourself the impact that this development will have on me and all my neighbors – I hope it is not too late to rectify this situation.

Sincerely,

Gail Macdonald

Local Government Program Services

...programs to address provincial-local government shared priorities



The Strategic Wildfire Prevention Initiative is managed by the Provincial Fuel Management Working Group. For program information, visit the Funding Program section at:

www.ubcm.ca

LGPS Secretariat

Local Government House
525 Government Street
Victoria, BC, V8V 0A8

E-mail: lgps@ubcm.ca
Phone: (250) 356-5134
Fax: (250) 356-5119

RECEIVED

JUN 9 2014

June 2, 2014

Mayor Wilhelm-Morden and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

RE: Strategic Wildfire Prevention Initiative - Approval of Operational Fuel Treatment (SWPI-464: Millar's Pond Operational Treatment, 2014)

Dear Mayor and Council,

Thank you for submitting an application for an operational fuel treatment grant for the above noted project. The Provincial Fuel Management Working Group has reviewed your submission and the application requirements have been met.

The application form indicates a total project cost of \$528,989.04. The working group has agreed to your request to fund this project to a maximum of \$286,000.00, or \$20,000.00 per hectare. The balance of the project cost is required to be funded through community contributions.

The conditions of approval are outlined in the Program & Application Guide and the general Terms & Conditions are attached. In addition, please note the approved grant is also subject to the following requirements:

- (1) The funding is to be used solely for the purpose of the above named funding program and project and for the expenses itemized in the budget that was approved as part of your application;
- (2) Funds are not transferable to other projects;
- (3) Grant approval is based on the treatment of 14.3 hectares at \$20,000.00 per hectare. Approval from Provincial Fuel Management Working Group is required for any significant variation from the approved project.
- (4) A post-approval meeting with the local Fuel Management Specialist is required to be completed. Please contact Derek Lefler at the Coastal Fire Centre to schedule this meeting.
- (5) All project activities must be completed within 24 months and no later than June 3, 2016;

(6) The final report is required to be submitted within 30 days of project completion and no later than July 4, 2016. The report must include:

- Completed and signed copy of the final report form
- Maps and spatial data, as outlined in the relevant appendix in the Program & Application Guide
- For CWPP funding, an electronic copy of the completed CWPP(s)
- For prescription funding, an electronic copy of the signed/ sealed prescription(s)
- For demonstration projects and operational treatments, photos of fuel conditions before and after the fuel treatment

Additional information regarding financial reporting and the disclosure of project revenues and other grant contributions (and how these may impact the eligible grant) are available in the Program & Application Guide. Please forward this information on final report deadlines and requirements to staff or contractors responsible for implementing the project.

Also, please note that the *Community Charter* and *Local Government Act* provide the requirements for municipalities or regional districts that are providing services outside of their own jurisdiction. For more information, please refer to:

- For municipalities – s. 13, *Community Charter*
- For regional districts – s. 796 and s. 796.1, *Local Government Act*

As outlined in the Program & Application Guide, grants will be awarded upon completion of your project and satisfactory receipt of the final report. For information on changes to the approved project or progress payments, please refer to the program guide or contact Local Government Program Services at (250) 356-5134 or lgps@ubcm.ca.

We wish you every success with your project and look forward to working with you on future community safety initiatives.

Sincerely,



Peter Ronald
Programs Officer

cc: Heather Beresford, Manager, Environmental Stewardship, Resort Municipality of Whistler
Derek Lefler, Fuel Management Specialist, Coastal Fire Centre

Enclosure



Local Government Program Services

General Funding Terms & Conditions

The purpose of these Terms and Conditions is to provide basic information on the administration of Local Government Program Services (LGPS) grants. For specific information regarding the terms and conditions of each funding program, please refer to the Program & Application Guide.

1. Definitions

- **Approved Applicant** - In general, LGPS grants are awarded to local governments (regional districts and municipalities). However, under some programs, other organizations, such as First Nations and aboriginal organizations or boards of education, can be the approved applicant. The approved applicant is the primary contact for UBCM and is responsible for overall grant management.
- **Approved Partner(s)** - Are organizations that contribute directly to the approved project, are identified in the application and are approved by UBCM. Possible partners include, but are not limited to, boards of education, health authorities, First Nations or aboriginal organizations, non-profit organizations and local governments (other than the applicant).
- **Approved Project** - Is the activity or activities described in the application and approved by UBCM.
- **Cash Expenditures** - Are direct costs properly and reasonably incurred and paid for with money by the approved applicant or approved project partners for the development or implementation of the approved project. For example, catering and consultant fees can be cash expenditures.
- **In-Kind Expenditures** - Are the use of resources of the approved applicant or approved project partner for the development or implementation of the approved project. For example, the use of meeting rooms owned by the applicant or approved partner can be an in-kind expenditure.
- **Program & Application Guides** - Are the application and program materials prepared by UBCM to describe the program and assist applicants in completing and submitting an application. All Program & Application Guides are available at www.ubcm.ca.

2. Eligible & Ineligible Costs

Eligible costs, including cash and in-kind expenditures, are direct costs properly and reasonably incurred by the approved applicant or approved partners in the development or implementation of the approved project. To be eligible, these costs must be outlined in the detailed budget submitted by the approved applicant as part of the application process and be approved by UBCM. Requests to change the budget must be made to UBCM, in writing, by the approved applicant (see below). Please see the Program & Application Guide for specific notes regarding eligible and ineligible costs.

3. Post-Approval Terms

Notice of Approval

UBCM will inform approved applicants by letter and a specified percentage of the approved grant amount will be forwarded upon approval. The balance will be paid on satisfactory completion of the project and receipt of all final reporting requirements.

Applicant Responsibilities

LGPS grants are awarded to approved applicants. When collaborative projects are undertaken, the approved applicant remains the primary organization responsible for the grant. Due to this, the approved applicant is the primary contact for UBCM and is responsible for:

- Ensuring that approved activities are undertaken as outlined in the approved application and within the required timeline,
- Providing proper fiscal management of the grant and approved project (see below), and

- Submitting progress and/or final reports, using UBCM forms where available, as required by the Program & Application Guide (see below).

Accounting Records

Acceptable accounting records must be kept that clearly disclose the nature and amounts of cash and in-kind expenditures incurred during the development or implementation of the approved project. Financial summaries are required to be submitted as part of the final report and must be signed by a representative of the approved applicant (or as required in the Program & Application Guide). In all cases, the final project expenditure must be net of any rebates (such as HST) that the approved applicant or approved partner is eligible to receive.

Changes to or Cancellation of Approved Project

Approved applicants need to advise UBCM, in writing, of any significant variation from the approved project as described in the approved application, including any major changes to:

- Start or end dates
- Cash and in-kind expenditures or matching funds (when required)
- Project purpose, goals, outcomes or milestones
- Project partners

UBCM's approval may be required in advance for such changes. If an approved project is cancelled, the approved applicant is responsible for ensuring any grant monies that have been advanced are returned to UBCM within 30 days, or as outlined in the Program & Application Guide.

4. Reporting Requirements

Submission of Reports

Approved applicants are required to submit progress and final reports as outlined in the Program & Application Guide. When UBCM forms are available, they are required to be used. Please note the following when submitting a report:

- When completing a UBCM report form please ensure that each question is answered and that all attachments are complete. Follow any sample templates that UBCM provides.
- When a report form is not required, please ensure that each required component, as outlined in the Program & Application Guide, is addressed in your report and that all attachments are complete.
- Unless specifically requested, please do not bind reports or submit in binders or folders.
- When submitting electronically, submit all documents as Word or PDF files.
- All digital photos or images should be submitted, by e-mail or on CD, as JPEG files.
- When you are ready to submit your report, please e-mail it directly to lgps@ubcm.ca or mail/fax it to Local Government House: 525 Government Street, Victoria, BC, V8V 0A8 or Fax: (250) 356-5119

Extensions and Outstanding Reports

In order for an approved project to continue past the approved end date – or for a final report to be submitted after the established deadline – approved applicants must contact LGPS and request *and be granted* permission for an extension.

Approved applicants that do not request extensions and have outstanding reports may forfeit the final payment of their grant and may not be eligible to apply to future LGPS programs until reports are received.

5. Recognition of Funding and Funders

Approved applicants should contact UBCM for more information on recognizing funding and for information on the appropriate use of logos. Please contact Paul Taylor, Relationships & Communications Advisor, at (250) 356-2938 or ptaylor@ubcm.ca.

From: BC Passive House [<mailto:info@bcpassivehouse.com>]

Sent: Tuesday, June 03, 2014 9:21 AM

To: Andrée Janyk; Duane Jackson; Jack Crompton; Jayson Faulkner; John Grills; Wanda Bradbury; Roger McCarthy

Subject: BC Passive House Grand Opening - June 20, 2014

Good Morning Mayor and Council,

We would like to extend an official invitation to the Grand Opening for BC Passive House's new production facility on June 20th in Pemberton, B.C. Official presentations, tours and ribbon cutting will begin at 13:15, followed by light refreshments and finger food. Please RSVP before June 11th, 2014 by email to info@bcpassivehouse.com or by phone at 604.902.3350.

Out of this new facility, we will manufacture our insulated panelized systems, heavy timber packages, CLT systems and hybrid packages for residential, commercial, industrial and multistory construction. BC Passive House's panels have been designed with the following objectives:

- **Passive House Compliant:** Designed to achieve superior thermal performance, BCPH's panels are customized to meet each project's energy, design and structural requirements.
- **Prefabricated:** Controlled construction environment, increased efficiency and precision in construction, decreased on-site construction time and reduced construction waste.
- **Healthy:** Constructed using informed building science to improve air quality and temperature consistency within the living environment.
- **Sustainable:** Employing a "Wood-First" approach, the BCPH system focuses on using recycled and renewable materials improving your buildings environmental impact throughout its lifecycle.

Best Regards,

LYDIA HUNTER, BA
BC PASSIVE HOUSE
P.O. BOX 899 WHISTLER, BC V0N 1B0
MOBILE: 604.902.3350 FAX: 604.932.4341
WWW.BCPASSIVEHOUSE.COM



YOU ARE INVITED TO HELP US OFFICIALLY OPEN OUR NEW FACILITY IN PEMBERTON, B.C.



DATE:
JUNE 20TH, 2014

TIME:
13:00

LOCATION:
1928 ARTISAN ROAD
PEMBERTON, B.C.

RSVP:
INFO@BCPASSIVEHOUSE.COM
604.902.3350