

WHISTLER

AGENDA

REGULAR MEETING OF MUNICIPAL COUNCIL TUESDAY, MAY 20, 2014, STARTING AT 5:30 PM

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

ADOPTION OF AGENDA

Adoption of the Regular Council agenda of May 20, 2014.

ADOPTION OF MINUTES

Adoption of the Regular Council minutes of May 6, 2014.

PUBLIC QUESTION AND ANSWER PERIOD

MAYOR'S REPORT

ADMINISTRATIVE REPORTS

2013 Financial
Statements
Report No. 14-050
File No.4525

That Council receive and accept the 2013 audited financial statements of the Resort Municipality of Whistler as required by Section 167 of the *Community Charter*.

4700 Glacier Dr. Unit 34
– Covenant Modification
Report No. 14-051
File No. CM 0025

That Council approve a modification of Covenant GD28359, for the dwelling at #34 – 4700 Glacier Drive, to permit a maximum of 50 square metres of floor area of the existing over height crawlspace storage area to be used as gross floor area for livable space;

That Council direct staff to advise the applicant that before forwarding the covenant modification document to the Mayor and Corporate Officer for execution, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Provision of plans by a designer which confirms a maximum area of 50 square metres of the over height crawlspace will be converted for gross floor area for livable space and the remaining 30.4 square metres will remain subject to covenant to be used for storage purposes only; and further

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

DP 1341 – 4750 Glacier Drive – Renovations To Units
Report No. 14-054
File No. DP 1341

That Council approve Development Permit No. 1341 for a comprehensive building renovation and associated landscape improvements to Units 1, 2 and 3 of the Snowcrest property per the architectural plans prepared by Kat Sullivan Design sheet no. 1-23, dated April 2014, and the landscape plans prepared by Tom Barratt Ltd. sheet no. L1-L2, dated April 2, 2014, attached as Appendices C and D to Council Report No. 14-054 and further;

That development permit issuance is subject to implementing the recommended measures for construction as documented in the Riparian Assessment prepared by Cascade Environmental Resource Group (2011).

Development Permit 1321 – 1205 Mount Fee Road – The Couloir
Report No. 14-052
File No. DP 1321

That Council approve Development Permit Application 1321 for a subdivision and 3 duplex buildings at 1205 Mount Fee Road per the architectural plans prepared by DVAD Inc., date stamped May 8, 2014, attached as Appendix C and per the landscape plan prepared by Tom Barratt Ltd., date stamped May 8, 2014, attached as Appendix D to Council Report No. 14-052.

That Council make the above noted development permit subject to the following conditions to the satisfaction of the General Manager of Resort Experience:

1. Conditional approval of duplex buildings 2 and 3 subject to provision of architectural plans and landscape plan having similar design, form, character and footprint as the approved plans attached as Appendix C and D to Council Report No. 14-052.
2. Submission of a Green Building Checklist.

Development Permit - 8300 Bear Paw Trail Seniors Housing
Report No. 14-053
File No. DP 1334

That Council approve Development Permit DP 1334 for a twenty unit seniors' apartment development located at 8300 Bear Paw Trail in the Rainbow neighbourhood per architectural plans A1.1, A2.2, A 2.3, A2.4, A 2.5, A2.6, A2.7, A3.1, A3.2, A4.1, A4.2 prepared by Murdoch & Company, dated February 4, 2014 and landscape plans L1.0, 1.1, 2.0, L2.1, L2.2, L2.3 L3.0 prepared by Murdoch & Company, dated December 11, 2012 attached to Report No. 14-053 as Appendix B;

That Council approve the variances specified in Table 1 of Report No. 14-053; and further

That Council require that prior to Development Permit issuance the following conditions are to be addressed to the satisfaction of the General Managers of Resort Experience and Infrastructure Services.

1. Resolution of minor technical issues as described in Appendix C to Report No. 14-053;
2. Confirmation that a Snow Shed analysis has been undertaken by a professional engineer.

- Festivals And Events And Auxiliary Liquor Retail Uses
Report No. 14-056
File No. 1090
- That** Council considers giving first and second reading to Zoning Amendment Bylaw (Festivals and Events and Auxiliary Liquor Retail) No. 2055, 2014;
- That** Council considers giving first, second and third readings to Business Regulation Amendment Bylaw (Auxiliary Retail) No. 2056, 2014; and further
- That** Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Festivals and Events and Auxiliary Liquor Retail) No. 2055, 2014.
- 2014-2015 Annual Operating Agreement (AOA) – Transit and Pilot TaxiSaver Program
Report No. 14-057
File No. 534
- That** Council authorize the Mayor and Corporate Officer to execute the *2014-2015 Whistler Transit Annual Operating Agreement (AOA)* for the period April 1, 2014 through March 31, 2015.
- That Council authorizes staff to work with the Whistler Community Services Society (WCSS) staff to set up a pilot program for a Whistler TaxiSaver Program with a maximum annual budget of \$6,000.
- Tender Award – Annual Road and Trail Reconstruction Program
Report No. 14-047
File No. 523.1
- That** Council authorize the Mayor and Corporate Officer to execute the contract with Alpine Paving (1978) Ltd. for the Annual Road and Trail Reconstruction Program in the amount of \$1,462,330.65;
- And that** Council not accept the alternate tender offering included with the bid from Alpine Paving (1978) Ltd.
- Award of Contract – Solid Waste Operations
Report No. 14-049
File No. 610
- That** Council accept the negotiated terms of the contract as detailed in Appendix A, contract Term sheet; and
- That** Council authorize the Mayor and Corporate Officer to sign the contract for Solid Waste Operations with Evergreen Projects Limited.
- Award of Contract – Compost Operations
Report No. 14-048
File No. 610
- That** Council endorse staff's evaluation of the Request for Proposals (RFP) used to determine the preferred proponent for the Compost Operations contract negotiations;
- That** Council accept the negotiated terms of the contract as detailed in Appendix A, contract Term Sheet; and
- That** Council authorize the Mayor and Corporate Officer to sign the contract for Compost Operations with Evergreen Projects Limited.
- UBCM Fuel Management Prescription & Operational Fuel Treatment Program Applications
Report No. 14-058
File No. 8337
- That** Council provide support for the activities and grant management described in UBCM Fuel Management Prescription Program application (Alpine Meadows/Rainbow) attached as Appendix A to Administrative Report No. 14-058; and further
- That** Council provide support for the activities and grant management described in UBCM Operational Fuel Treatment Program application (Millars Pond) attached as Appendix B to Administrative Report No. 14-058.

Environmental Protection (Invasive Species and Development Permit Conditions) Amendment Bylaw No. 2052, 2014 Report No. 14-055 File No. 800.1	That Council considers giving first, second and third reading to Environmental Protection (Invasive Species and Development Permit Conditions) Amendment Bylaw No. 2052, 2014.
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MINUTES OF COMMITTEES AND COMMISSIONS

Transit Management Advisory Committee	Minutes of the Transit Management Advisory Committee meeting of January 16, 2014.
Liquor License Advisory Committee	Minutes of the Liquor License Advisory Committee meeting of April 3, 2014.

BYLAWS FOR FIRST AND SECOND READING

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

Business Regulation Amendment Bylaw (Auxiliary Retail) No. 2056, 2014	The purpose of Business Regulation Amendment Bylaw (Auxiliary Retail) No. 2056, 2014 is to amend the Business Regulation Bylaw to allow retail sales in public places, provided they are auxiliary to a special event.
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.

BYLAWS FOR THIRD READING

Zoning Amendment Bylaw (RM48-2007 Karen Crescent) No. 2053, 2014	In general terms, the purpose of the proposed Bylaw is to facilitate redevelopment of the property by amending the RM48 (Residential Multiple Forty-Eight) Zone by increasing the maximum building height from 8.6 metres to 9.5 metres, and increasing the maximum floor space ratio from 0.37 to 0.46.
Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014	In general terms, the purpose of the proposed Bylaw is to define marihuana production and distribution within "Zoning and Parking Bylaw 303, 1983". The IL2 (Light Industrial Two) Zone will be amended to allow for marihuana production and distribution at Units 111, 112 & 113 – 1330 Alpha Lake Road. The building floor area for all three units will also be restricted to 900 square metres total.

Zoning Amendment Bylaw (Liveaboard Uses) No. 2051, 2014	In general terms, the purpose of the proposed Bylaw is to amend the general regulations of the zoning bylaw to include a general prohibition stating that: "no person shall carry on any residential use of a vessel of any kind that is moored or docked on the surface of water, regardless of the duration of such use."
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OTHER BUSINESS

2010 Games Operating Trust Society Appointment	That Mike Furey be nominated as a member of the 2010 Games Operating Trust Society until the conclusion of the next annual General meeting or until such nomination is revoked, whichever is earlier, pursuant to bylaw 2.3 of the 2010 Games Operating Trust Society bylaws.
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CORRESPONDENCE

2014 Budget for the Library File No. 3009	Correspondence from the Whistler Public Library Board of Trustees and library staff, dated May 6 2014, thanking Council for the approval of the 2014 budget and additional funds for the library collection.
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Pickleball Court File No. 3009	Correspondence from Phil Mitchell, dated May 8, 2014, requesting at least one municipal tennis court be converted into four pickleball courts.
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RFP for Composting Facility File No. 610	Correspondence from Peter Ladner, dated May 14, 2014, regarding the request for proposal (RFP) for Biosolids Composting Operations.
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Firesmart File No. 4815	Correspondence from Mike Suggett, dated May 12, 2014, regarding his support for Firesmart.
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Letter to Support Ban on LNG Tanker Traffic. File No. 3009	Correspondence from Eoin Finn, dated May 5, 2014, requesting a letter be sent to the Premier of BC, the Prime Minister of Canada and copy to the Provincial and Federal Ministers of Environment supporting a resolution passed at UBCM in 2008 to ban LNG tanker traffic in the Georgia/Haro Straits.
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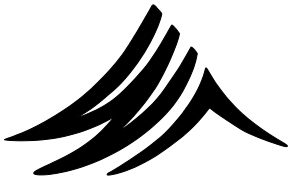
Northern Areas PILT Options and Impacts File No. 7511	Correspondence from Peter DeJong, Director of Administrative Services for the Squamish-Lillooet Regional District (SLRD), dated May 7, 2014, requesting a response from Council by May 31, 2014, regarding the SLRD Information Report: Northern Area Payments in Lieu of Taxes ("PILT") Options & Impacts of Revenue per Member.
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Draft South Chilcotin Mountain Park Management Plan File No. 7511	Correspondence from Peter DeJong, Director of Administrative Services for the Squamish-Lillooet Regional District (SLRD), dated May 5, 2014, requesting review and comment by May 30, 2014 regarding the Draft South Chilcotin Mountain Park Management Plan .
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Performance Audit Report File No. 9004	Correspondence from Basia Ruta, Auditor General for Local Government, dated April 29, 2014, regarding the release of the first performance audit report from the office of the Auditor General for Local Government.
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Earthquake Preparedness Consultation File No. 3009	Correspondence from Suzanne Anton, Attorney General and Minister of Justice, dated May 2, 2014, regarding a province-wide earthquake preparedness consultation.
Earthquake Preparedness Consultation Process File No. 3009	Correspondence from Patrick B. Quealey, Assistant Deputy Minister for the Ministry of Justice, dated May 7, 2014, regarding the province-wide Earthquake Preparedness Consultation and requesting an RSVP to a meeting between May and July 2014.
PRIMECorp. Update File No. 3009	Correspondence from David Guscott, CEO of PRIMECorp, dated April 30, 2014, regarding an update on PRIMECorp, the organization responsible for the oversight of the provincial police records management system PRIME-BC.
Access Awareness Day File No. 3009.1	Correspondence from Lorraine Copas, dated May 1, 2014, requesting June 7, 2014 be proclaimed "Access Awareness Day."
Bike to Work Week File No. 3009.1	Correspondence from Kari Mancer, Interim Executive Director for the Sea to Sky Clean Air Society, dated May 9, 2014, requesting that May 26 to June 1, 2014 be proclaimed "Bike to Work Week."

ADJOURNMENT



WHISTLER

MINUTES

REGULAR MEETING OF MUNICIPAL COUNCIL TUESDAY, MAY 6, 2014, STARTING AT 5:30 PM

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

PRESENT:

Mayor N. Wilhelm-Morden

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

Absent: Councillor J. Grills

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

RCMP Staff Sergeant S. LeClair

ADOPTION OF AGENDA

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

That Council adopt of the Regular Council agenda of May 6, 2014, as amended to move the Policy Report moved to prior to the Information Report.
CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of April 15, 2014.
CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

There were no questions from the public.

PRESENTATIONS/DELEGATIONS

Mature Action
Community Second
Annual Town Hall
Meeting Feedback

A presentation was given by Sue Lawther, President, regarding feedback from the Mature Action Community's Second Annual Town Hall Meeting.

IRONMAN Volunteers

A presentation was given by Donna Savage, Volunteer Director regarding IRONMAN volunteers.

Building Season
Communication

A presentation was given by Michelle Comeau, Manager of Communications regarding the RMOW's Building Season communication.

RZ 1069 - Mountainview
Drive Applicant
Presentation

At 6:02 p.m. Mayor Nancy Wilhelm-Morden declared a conflict of interest due to the involvement of one of her law partners and left the meeting.

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

A presentation was given by Craig Ross of Whistler Alpine Development regarding Rezoning Application 1069 on Mountainview Drive.

At 6:11 p.m. Mayor Nancy Wilhelm-Morden returned.

MAYOR'S REPORT

Mayor Wilhelm-Morden reported that over the month of May homeowners are encouraged to protect their properties against wildfire. The FireSmart standards recommend garden debris is removed from yards, and that the Whistler Fire Rescue Service perform a hazard assessment. The FireSmart Homeowners Manual is available on whistler.ca and it contains recommendations about steps that can be taken to protect your property. In addition, garden debris can be disposed of at Nesters Waste Depot from May 17th to 19th at no cost. This year, the new Fire Protection and Fireworks Bylaw No. 2046 allows for the burning of garden debris for a limited timeframe once a permit is obtained from the Whistler Fire Rescue Service. More information is available at whistler.ca/firesmart.

Mayor Wilhelm-Morden reported that this week is Emergency Preparedness Week. She reminded everyone that during a crisis emergency responders may take 72 hours, or three days, to reach most of the community and resume services. Each family is encouraged to have a plan and supplies to last at least three days. Over Emergency Preparedness Week there will be two talks at the library and booths will be at the Pitch-In Day BBQ and Nesters Market, and there will be two talks at the library. For more information, please visit whistler.ca.

Mayor Wilhelm-Morden reported that this week is Drinking Water Week and the B.C. Waste and Water Association invites everyone to "Get to know your H2O". The B.C. Waste and Water Association is holding their 42nd Annual

Conference and Trade Show in Whistler. During the conference, participants were offered a tour of Whistler's water system from the 21 Mile Creek Intake to the Wastewater Treatment Plant. The conference was one of the largest trade shows of its kind in western Canada. The Resort Municipality of Whistler works hard to ensure the high water standards in Whistler. The wastewater treatment plant is one of the most advanced in North America.

Mayor Wilhelm-Morden reported that this past Saturday, May 3, was the annual Pitch-In Day and participants collected 1.4 tonnes of litter. All the recyclables collected were donated to the Whistler Scouts, who were holding a bottle drive that day at the Nester's bottle depot. Mayor Wilhelm-Morden thanked to all of the individuals and community groups who pitched in this year.

Mayor Wilhelm-Morden reported that she met with nine representatives from Rovaniemi, Finland, on Thursday at the Lost Lake PassivHaus and then again on Friday for lunch. Rovaniemi is a resort town as well as the home of Santa Claus. It is located in the arctic circle and has some industry, and its largest employer is Bombardier who manufactures snowmobiles. The representatives had heard of Whistler through the 2010 Olympic Winter Games.

Mayor Wilhelm-Morden reported that she greeted two groups of Rotary delegates from districts 5050 and 5020 on May 2. Between the two groups they had almost 700 Rotarians and their guests. The groups were from Washington and British Columbia and many were new to Whistler. She commented on the good work that Rotarians do around the world, as we know from the two clubs in Whistler.

Mayor Wilhelm-Morden reported that tonight, after this council meeting, she will be welcoming 225 representatives from the food industry to Whistler for the Tree of Life 9th Annual Sales and Marketing meeting. They specialize in specialty foods and natural products.

Mayor Wilhelm-Morden reported that on May 7 the Lower Mainland Local Government Association will be holding their two-day conference in Whistler. This year's theme is how external economic pressures affect local government. Mayor Wilhelm-Morden reported that she is delighted to welcome delegates from our municipal government partner organizations return to Whistler. She will be participating in the two-day conference and the banquet on Thursday night.

Mayor Wilhelm-Morden reported that on May 7 she will be welcoming EcoRun, a group of 22 vehicles, with their drivers and manufacturers, will visit Whistler to raise awareness about fuel efficient and emission-reducing vehicles. The group will travel from Vancouver to Pemberton and back to Vancouver again.

Mayor Wilhelm-Morden reported that at this morning's closed meeting of Council Bob Brett was appointed to the Coat of Arms Committee as a Member-At-Large.

Mayor Wilhelm-Morden reported that municipal line painting crews will begin work starting in the middle of May. The crews will be repainting the lines that have been worn away by winter snow clearing. Crews will start with crosswalks and stop bars in school zones and in the Village area. The road surface needs to be dry and 10 degrees Celsius for the line paint to work properly, so this work is weather dependent. Mayor Nancy Wilhelm-Morden asked that everyone be aware of the crews and thanked the community for their cooperation.

Mayor Wilhelm-Morden reported that The Squamish Lil'wat Cultural Centre received the 2014 Aboriginal Retail Award from Aboriginal Tourism British Columbia at the International Aboriginal Tourism Conference in April. The award commended the retail team's work to support First Nations artists and cultural revitalization activities at the Gallery and Gift Shop and at their online store.

Mayor Wilhelm-Morden reported that Sarah Burke was entered into Canada's Sports Hall of Fame for her contribution to skiing. Sarah was a world champion, four-times X Games gold medalist, and the first woman to land a 720-, 900- and 1080-degree rotation jump in competition. She is known for championing women's skiing for her entire career, most famously for advocating for the inclusion of women's halfpipe in the Olympics. We are very proud to have had Sarah live in the Sea-to-Sky corridor, and to see her honoured in the Sports Hall of Fame.

Mayor Nancy Wilhelm-Morden reported that she attended the Mayors' Caucus Meeting in Cranbrook, along with 50-60 other mayors. She reported that she finds the events are informative and good for networking, and she believes this group has influence with the provincial government. Whistler is hosting the next Mayors' Caucus meeting in September in advance of the UBCM conference.

POLICY REPORTS

Family-Friendly Policy:
Maternity and Parental
Leave

Report No. 14-048
File No. Vault

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

That Council adopt the Family-Friendly Policy: Maternity and Parental Leave attached as Appendix "A" to Policy Report No. 14-048.

CARRIED

INFORMATION REPORTS

May Long Weekend
Committee Update
Report No. 14-039
File No. 2100

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

That Information Report No.14-039 be received.

CARRIED

ADMINISTRATIVE REPORTS

Emergency
Preparedness Week
May 4-10
Report No. 14-040
File No. 3009.1

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

WHEREAS Whistler recognizes the importance of emergency preparedness;

WHEREAS the safety of our community is the responsibility of each and every one of us and we must prepare for unavoidable emergency events.

That Council proclaim May 4-10, 2014 "Emergency Preparedness Week" in Whistler.

CARRIED

LLR 1181- Millennium
Place Addition of
Licensed Area
Report No. 14-041
File No. LLR 1181

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

That Council pass the resolution attached as Appendix "A" to Administrative Report No. 14-041 providing Council's recommendation to the Liquor Control and Licensing Branch in support of an application from the Whistler Arts Council to add the Franz Wilhelmsen Hall theatre to the licensed area of Millennium Place liquor primary license No. 300585.

CARRIED

RZ 1078 – 2007 Karen
Crescent
Redevelopment
Report No. 14-042
File No. RZ 1078

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

That Council consider giving first and second readings to 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014';

That Council authorize the Mayor and Corporate Officer to schedule a public hearing for 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014', and to advertise for same in the local newspaper;

That Council authorize the Mayor and Corporate Officer to execute two Section 219 covenants on the title of the subject property:

- a) A covenant requiring development consistent with the objectives of the Green Building Policy, as per the Green Building Checklist submitted with Zoning Amendment Application No. 1078; and,
- b) A covenant establishing flood protection measures as per the Kerr Wood Leidal Associates Ltd Technical Memorandum titled '2007-2011 Karen Crescent – Proposed Redevelopment, Whistler, B.C., Flood Hazard Review and Protective Measures Assessment,' dated April 17, 2014; and further,

That Council direct staff to advise the applicant that before consideration of adoption of 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014', the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

- a) Provide security for a sidewalk on the Karen Crescent frontage of the property in the value of 150% of the value of the sidewalk.

CARRIED

RZ 1070 – 8100 Alpine
Way Rezoning
Report No. 14-043
File No. RZ 1070

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

That Council endorse the continuing review of Rezoning Application No. RZ 1070, 8100 Alpine Way.

CARRIED

RZ 1069 – Upper
Mountainview Drive
Land Use Contract
Discharge and Rezoning
Report No. 14-044
File No. RZ 1069

At 7:15 p.m. Mayor Nancy Wilhelm-Morden declared a previously stated conflict of interest and left the meeting.

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

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

That Council support the continuing review of Rezoning Application RZ 1069.

CARRIED

At 7:22 p.m. Mayor Nancy Wilhelm-Morden returned.

RZ 1088 – Zoning
Amendment Bylaw (Live
Aboard Uses) No. 2051,
2014
Report No. 14-045
File No. RZ 1088,
7600.2

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

That Council consider giving first and second readings to Zoning Amendment Bylaw (Live Aboard Uses) No. 2051, 2014, and further;

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Live Aboard Uses) No. 2051, 2014.

CARRIED

At 7:28 p.m. Mayor Nancy Wilhelm-Morden left the meeting to meet with the Tree of Life delegates.

Councillor A. Janyk continued as Chair for the remainder of the meeting.

RZ 1085 – 4890 Glacier
Dr. – Rezoning Proposal
for Whistler/Blackcomb
Base 2 Offices and
Workshops
Report No. 14-047
File No. RZ 1085

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

That Council endorse further review of Rezoning Application No. 1085; and further,

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

CARRIED

RZ 1081 – Zoning
Amendment Bylaw
(Marihuana Production)
No. 2042, 2014
Report No. 14-046
File No. RZ 1081, RZ
1082, and 7600.1

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

That Council consider rescinding second reading to Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014;

That Council consider second reading to revised Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014, and further;

That Council authorize the Corporate Officer to schedule a public hearing regarding Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

May Long Weekend
Committee

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

That minutes of the May Long Weekend Committee meeting of March 10, 2014 be received.

CARRIED

Advisory Design Panel

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

That minutes of the Advisory Design Panel Committee meeting of March 19, 2014 be received.

CARRIED

BYLAWS FOR FIRST AND SECOND READINGS

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

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

That Council give first and second readings to Zoning Amendment Bylaw (Liveaboard Uses) No. 2051, 2014.

CARRIED

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

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

That Council give first, second and third readings to Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014.

CARRIED

BYLAW RESCINDING SECOND READING

Zoning Amendment
Bylaw (Marihuana
Production) No. 2042,
2014

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

That Council rescind second reading of Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014.

CARRIED

BYLAW FOR SECOND READING AS REVISED

Zoning Amendment
Bylaw (Marihuana
Production) No. 2042,
2014

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

That Council give second reading as revised of Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014.

CARRIED

BYLAW FOR THIRD READING

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

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

That Council give third reading of Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel) No. 2045, 2014

CARRIED

“Zoning Amendment Bylaw (CC1 Zone – Clocktower Hotel) No. 2045, 2014” was mistakenly referenced to as “Zoning Amendment Bylaw (4341 Village Lane – Clocktower Hotel) No. 2045, 2014” on the agenda for this meeting.

BYLAWS FOR ADOPTION

Five-Year Financial Plan
2014-2018 Bylaw No.
2050, 2014

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

That Council adopt Five-Year Financial Plan 2014-2018 Bylaw No. 2050, 2014.

CARRIED

Tax Rate Bylaw No.
2047, 2014

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

That Council adopt Tax Rate Bylaw No. 2047, 2014.

CARRIED

Sewer Tax Bylaw No.
2048, 2014

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

That Council adopt Sewer Tax Bylaw No. 2048, 2014.

CARRIED

Water Tax Bylaw No.
2049, 2014

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

That Council adopt Water Tax Bylaw No. 2049, 2014.

CARRIED

Zoning Amendment
Bylaw (LR6 Zone – 5678
Alta Lake Road) No.
2039, 2014

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

That Council adopt Zoning Amendment Bylaw (LR6 Zone – 5678 Alta Lake Road) No. 2039, 2014.

CARRIED

OTHER BUSINESS

There were no items of Other Business.

CORRESPONDENCE

LNG Plant at Woodfibre
in Howe Sound
File No. 3009

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

That correspondence from Mona Benge, dated April 9, 2014, forwarding a letter from Eoin Finn regarding the proposed LNG Plant at Woodfibre in Howe Sound be received and referred to staff.

CARRIED

Missing Children's
Month and Missing
Children's Day
Proclamation Requests
File No. 3009.1

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

That correspondence from Crystal Dunahee, President of Child Find BC dated April 16, 2014, requesting Council to proclaim May, 2014 as "National Missing Children's Month" and May 25, 2014 as "National Missing Children's Day" be received and that "National Missing Children's Day" be proclaimed.

CARRIED

Falun Dafa Month
Proclamation Request
File No. 3009.1

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

That correspondence from Sue Zhang of the Falun Dafa Organization of BC, dated April 17, 2014, requesting May, 2014 be proclaimed as "Falun Dafa Month" and invited Council to attend the May 4, 2014 celebration be received.

CARRIED

Community Foundation
of Whistler Thank You
File No. 3009

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

That correspondence from Carol Coffey, Executive Director, dated April 22, 2014, thanking the RMOW for use of municipal meeting rooms for the Environmental Legacy Grants Advisory Committee meeting be received.

CARRIED

RCMP Complaint
File No. 3009

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

That correspondence from Ron Shuttleworth, dated April 22, 2014, regarding a complaint in RCMP behavior be received and referred to staff.

CARRIED

Light it Orange Initiative
Participation Request
File No. 3009

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

That correspondence from Jennifer Scott, dated April 22, 2014, requesting Council participate in the Light It Orange initiative by illuminating Municipal Hall with orange spotlights on May 5, 2014 be received and referred to staff.

CARRIED

ADJOURNMENT

Moved by Councillor J. Crompton

That Council adjourn the May 6, 2014 Council meeting at 7:50 p.m.

CARRIED

MAYOR: N. Wilhelm-Morden

CORPORATE OFFICER: S. Story



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-050

FROM: Corporate and Community Services

FILE: 4525

SUBJECT: 2013 FINANCIAL STATEMENTS

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council receive and accept the 2013 audited financial statements of the Resort Municipality of Whistler as required by Section 167 of the *Community Charter*.

REFERENCES

Appendix A – Consolidated Financial Statements for the Year Ended December 31, 2013

PURPOSE OF REPORT

This report provides the 2013 audited financial statements of the Resort Municipality of Whistler.

DISCUSSION

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 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 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.

The consolidated financial statements have been reviewed with the Finance and Audit Committee and are recommended for acceptance 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. Tangible capital assets, net of long term debt, make up most of the \$486 million accumulated surplus of the municipality. The remaining accumulated surplus is made up of \$76 million allocated to reserves for

future expenditures \$76 million, \$8 million in unsold land and development at Cheakamus Crossing and, \$3 million of unallocated surplus.

Annual Surplus of the municipality as shown on the Consolidated Statement of Operations (CSO) was \$10 million and is very similar to the prior year. Annual surplus for financial statement purposes is different than the presentation for financial plan purposes (i.e. budget balances to zero) and along with non-cash expenditure such as amortization, is the primary source of reserve contributions for future expenditures. 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. The Infrastructure maintenance line item represents project costs and is significantly less than budgeted due to lower costs and projects that were not completed. 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.

OTHER POLICY CONSIDERATIONS

None

BUDGET CONSIDERATIONS

None

COMMUNITY ENGAGEMENT AND CONSULTATION

The audited Financial Statements will be available to the public on the municipal website and are an integral part of the municipality's annual report. Printed copies will also be available on request.

SUMMARY

This report presents the 2013 audited financial statements of the Resort Municipality of Whistler.

Respectfully submitted,

Ken Roggeman
Director of Finance
for
Shannon Story
ACTING GENERAL MANAGER CORPORATE AND COMMUNITY SERVICES

**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	<u>52,981,434</u>	<u>37,060,331</u>
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)	<u>\$ 486,383,585</u>	<u>\$ 476,241,802</u>

Nancy Wilhelm-Morden, Mayor

Ken Roggeman, 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	<u>(4,615,315)</u>	<u>(7,755,250)</u>

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	<u>(6,039,502)</u>	<u>2,969,262</u>

Financing transactions

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

Increase in cash and short-term investments during the year	4,361,316	11,659,960
Cash and short-term investments, beginning of year	<u>26,108,774</u>	<u>14,448,814</u>
Cash and short-term investments, end of year	\$ 30,470,090	\$ 26,108,774

Supplemental Information

Interest paid	\$ 1,951,560	\$ 2,624,441
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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

	<u>2013</u>	<u>2012</u>
<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
	<u>\$ 54,288,573</u>	<u>\$ 48,695,462</u>

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
	<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).

Resort Municipality of Whistler
Notes to Financial Statements

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) 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	<u>398,727,127</u>	<u>402,371,555</u>
	<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
	<u>\$ 21,581,987</u>	<u>\$ 21,380,399</u>

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	213,668	629,151
	4,407,112	4,860,820
Expenses and transfers	1,441,499	667,376
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)	10,582,030	10,520,214
	<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:

	<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
	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
	<u>392,549</u>	<u>415,700</u>	<u>826,971</u>
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
	<u>10,953,836</u>	<u>11,005,326</u>	<u>9,995,996</u>
Federal Transfers			
Unconditional			
Conditional			
Community Works Grant - Gas Tax - Federal	298,535	298,419	298,535
	<u>298,535</u>	<u>298,419</u>	<u>298,535</u>
Total Government Grants	<u>\$ 11,644,920</u>	<u>\$ 11,719,445</u>	<u>\$ 11,121,502</u>
Grants in lieu of taxes	<u>\$ 84,426</u>	<u>\$ 80,734</u>	<u>\$ 84,426</u>
	<u>\$ 11,729,346</u>	<u>\$ 11,800,179</u>	<u>\$ 11,205,928</u>

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	-	-	-	-	3,261,800	-	3,261,800	3,238,745
Landfill Closure	-	-	(166,034)	-	-	-	(166,034)	259,553
Cost of Sales Cheakamus Crossing	-	-	-	-	-	1,147,412	1,147,412	8,867,738
	5,962,920	11,505,911	18,671,184	17,136,201	3,544,450	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



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-051

FROM: Resort Experience

FILE: CM 0025

SUBJECT: 4700 GLACIER DRIVE, UNIT 34 – COVENANT MODIFICATION

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve a modification of Covenant GD28359, for the dwelling at #34 – 4700 Glacier Drive, to permit a maximum of 50 square metres of floor area of the existing over height crawlspace storage area to be used as gross floor area for livable space;

That Council direct staff to advise the applicant that before forwarding the covenant modification document to the Mayor and Corporate Officer for execution, the following matters shall be completed to the satisfaction of the General Manager of Resort Experience:

1. Provision of plans by a designer which confirms a maximum area of 50 square metres of the over height crawlspace will be converted for gross floor area for livable space and the remaining 30.4 square metres will remain subject to covenant to be used for storage purposes only; and further

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

REFERENCES

Name of Applicant: DVAD Inc. Contact: Jo-Anna Schroeder

Legal Description: Strata Lot 40, District Lot 3903, Strata Plan VR. 2065, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

Current Zoning: Original Blackcomb Land Use Contract (OBLUC)

Date of Application: November 25, 2013

Appendices: 'A' – Location Map
'B' – Proposed Floor Plan

PURPOSE OF REPORT

The purpose of this report is to outline the applicant's request to modify registered covenant GD28359 to permit a portion of the existing over height crawlspace, currently limited to storage use, to be used as livable space. This modification is recommended by staff for Council approval.

DISCUSSION

Background

The subject dwelling unit is part of a triplex located in the Pinnacle Ridge townhouse development as shown on the Location Map attached as Appendix A. This townhouse development is subject to various regulations that have been adopted over time. In 1979, this property was part of the lands developed under the Original Blackcomb Land Use Contract (OBLUC) G2520 terms and conditions. The OBLUC laid out many parameters (i.e. permitted uses, densities, bed unit entitlements, parking, trails, roads and services) for a large portion of the Blackcomb Benchlands. In 1996, Covenant GD28359 was registered on some of the dwelling units in the Pinnacle Ridge development, including the subject unit, specifically permitting over height crawlspaces to be used for the storage of goods and materials and for no other purpose. In 2005, Council adopted Policy G-19 regarding all of the OBLUC properties which provides additional guidance regarding additional gross floor area to be considered for each property in the OBLUC without requiring a rezoning application.

Covenant Modification Proposal

The applicant proposes to redesign the covenanted over height crawlspace with a maximum of 50 square metres as permitted gross floor area and the remaining 30.4 square metres to be storage area under a modified covenant. This would allow the 50 square meters to be used as two bedrooms and a bathroom as shown on the proposed floor plan attached in Appendix B.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	The building modifications are consistent with Council Policy G-19 to permit some additional gross floor area in the complex to meet homeowners changing needs and uses over time.
	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	
Economic	Locally owned and operated businesses thrive and are encouraged as an essential component of a healthy business mix.	Many local contractors, designers and suppliers benefit from being able to assist property owners to improve their homes.
Finance	Financial principles, practices and tools employed by the municipality effectively and efficiently balance its costs and expenditures.	The fee and rate schedule is based on a cost recovery principle so that the applicant pays for the cost of processing the application.

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

OTHER POLICY CONSIDERATIONS

Original Blackcomb Land Use Contract (OBLUC)

In 1979, this property was part of the lands to be developed under the Original Blackcomb Land Use Contract (OBLUC) G2520 terms and conditions. The OBLUC laid out the development parameters (i.e. permitted uses, densities, bed unit entitlements, parking, trails, roads and services) for a large portion of the Blackcomb Benchlands. This proposed conversion of space is consistent with the density provisions of the OBLUC.

Original Blackcomb Land Use Contract - Development Applications Policy (G-19)

This policy applies to all development applications for all properties subject to the OBLUC. Policy G-19 provides clear guidance to property owners, applicants, staff, Council and the public regarding the criteria and procedures for the municipality's consideration of development applications for the properties listed. The guidelines stipulate a maximum additional gross floor area that may be added for each of the properties under the policy. To exceed this maximum would require a rezoning application for Council's consideration to discharge the Land Use Contract and rezone the property.

Under Policy G-19 the Pinnacle Ridge complex is permitted an additional gross floor area of 50 square metres for any individual multiple residential dwelling unit, from that approved in the original registered Development Plan, provided the complex does not exceed an overall additional 1,515 square metres. According to the Building Department records, there remains 470 square metres available at the Pinnacle Ridge development. Therefore, the subject request for a maximum of 50 square metres for this individual dwelling unit can be accommodated.

BUDGET CONSIDERATIONS

The fee and rate schedule for a covenant modification application is based on a cost recovery principle so that the applicant pays all costs of processing the application.

COMMUNITY ENGAGEMENT AND CONSULTATION

The RMOW Land Use Procedures and Fees Bylaw No. 2019, 2012 does not require a notification sign be posted on the property for covenant modification applications. No formal community engagement has been undertaken to date with respect to the application, nor is any required.

No notification or community engagement is recommended given the proposal is for the conversion of existing floor area and the maximum floor area to be converted (50 square metres) is consistent with Council Policy G-19.

SUMMARY

This report presents a request to modify covenant GD28359 to permit the conversion of an existing floor area from storage use to livable space which requires Council's consideration. The proposal would convert 50 square metres of storage floor area to useable gross floor area for 2 bedrooms and a bathroom and the remaining 30.4 square metres would remain for storage use subject to a modified covenant. The proposal is consistent with Council Policy G-19 which permits an additional 50 square metres of gross floor area per dwelling unit without requiring a rezoning application.

Respectfully submitted,

Robert Brennan MCIP RPP
PLANNER
for
Jan Jansen
GENERAL MANAGER, RESORT EXPERIENCE

Location Map - 47000 Glacier Drive (Pinnacle Ridge Townhouses)

APPENDIX B



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-054

FROM: Resort Experience

FILE: DP 1341

SUBJECT: DP 1341 – 4750 GLACIER DRIVE – RENOVATIONS TO UNITS

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Permit No. 1341 for a comprehensive building renovation and associated landscape improvements to Units 1, 2 and 3 of the Snowcrest property per the architectural plans prepared by Kat Sullivan Design sheet no. 1-23, dated April 2014, and the landscape plans prepared by Tom Barratt Ltd. sheet no. L1-L2, dated April 2, 2014, attached as Appendices C and D to Council Report No. 14-054 and further;

That development permit issuance is subject to implementing the recommended measures for construction as documented in the Riparian Assessment prepared by Cascade Environmental Resource Group (2011).

REFERENCES

Location: 4750 Glacier Drive

Legal Description: Strata Lots 1, 2, & 3, District Lots 3903 and 4213, Group 1 NWD, Plan VAS2296.

Owners: Unit #1 James, Don; Unit #2 Tai Fook (Canada) Ltd.; Unit #3 Hole, Robert.

Zoning: RM66 (Residential Multiple sixty-six)

Appendices:

- “A” Location Map
- “B” Site Photos
- “C” Architectural Plans
- “D” Landscape Plans
- “E” Advisory Design Panel Minutes
- “F” Green Building Policy Summary Letter

PURPOSE OF REPORT

This report seeks Council's approval of Development Permit 1341, an application by the owners of Strata Corporation VR2296 for comprehensive changes to roof and façade design, the addition of outdoor living space, the addition of gross floor area, and landscape alterations.

The property is located within the Multi-Family Residential Development Permit Area and is subject to development permit approval and guidelines for the form and character of development. This development permit is subject to Council approval as the proposal will add greater than 20m² of floor area to the development.

The property is within the development permit area for protection of wetland and riparian ecosystems.

DISCUSSION

The subject property is in the Blackcomb Benchlands. It is an existing strata (Strata Plan VR2296), known as Snowcrest, located at 4750 Glacier Drive. A location map is provided as Appendix A. Snowcrest consists of seven three-storey townhouses in two buildings of three and four units respectively. This report concerns renovations to one of these buildings, which will be referred to as Building One. The site's assets such as views, solar exposure, a convenient and desirable location, and privacy, were cited as the features that inspired the proposal.

The site is a 0.63 ha (1.56 acres) parcel of a northeast to southwest orientation and is a narrow sloped site screened from the road by a significant number of mature coniferous trees. Building one contains three attached townhouses. The townhouses range in size from 246 – 305 m² (2,650 – 3,290 sq. ft.). Gross floor area is proposed to be added to each unit, which will primarily increase the size of the existing living, dining, and recreation areas. The units will remain below the maximum gross floor area permitted by the RM66 zoning. Site photos are provided as Appendix B.

The proposed renovations are comprehensive. Existing design constraints include the hip roof design, a lack of amenities (e.g. vaulted ceilings, ample outdoor living space), and poor façade articulation. The roof alterations will affect the roof form, slope, and dormer components, to improve views to the west and increase light entering the building. Snow management will be changed as the dormer additions and alterations will direct some of the snow away from the front entrances and garages. Terraces will be added at the rear of the building and balconies will be upgraded. The building's facades will be modified to incorporate vaulted ceilings, increasing total window area. Stone facing is proposed at the garage and entry columns at the front of the building. As a result of these renovations, façade modulation and fenestration will differ considerably from the original building. Architectural Plans are provided as Appendix C. Landscaping will respond to the renovations adjacent to and around building one. Landscape plans are provided as Appendix D.

Advisory Design Panel Review

The proposal was presented to the municipal Advisory Design Panel (ADP) on March 19, 2014. Panel generally supported the changes to form and character, especially the roof design, and found the proposal consistent with the covenant concept plans (See Legal Considerations below). The applicant has addressed Panel's and staff comments. The panel minutes are included for reference as Appendix E to this report.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	Limits to growth are understood and respected.	The proposal respects the limits to growth by complying with density and siting limits of the RM66 zoning.

	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewscales and evoking a dynamic sense of place.	The modifications to this building enhance the visual experience from both inside and outside. The upgrades will refresh both the building and the landscape, which are the gateway to the site.
	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution	This is a peaceful site with owner-occupiers. New landscaping is proposed to enhance the natural environment and screen the road. New lighting will be chosen and installed to direct the light where needed, and avoid light pollution.
	Continuous encroachment on nature is avoided	This project expands discretely beyond the existing building envelope and up into the third floor area. Expansion occurs towards existing manicured landscape, not the natural environment.
	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and long-term uses.	The proposed design is efficient, providing an ample sense of space while limiting circulation and wasted space. While construction detailing is not complete yet, construction materials will be chosen for durability and energy efficiency, not simply to meet the criteria of 2020, but because this is desirable to the owners. They consider this project a long term investment for the use of their families for years to come.
	The new and renovated built environment has transitioned towards sustainable management of energy and materials	This renovation will see an improvement in energy efficiency of the building. New windows meeting new air tight standards and exceeding 'R' value requirements will be used, roof insulation will be improved, air barrier will be upgraded, and heating systems will be refined. Existing baseboard heaters will be replaced in 2 of 3 units with high efficiency boilers and in-floor heat. Energy efficient upgrades will present themselves only where new construction is proposed. Certain aspects of the existing building will remain in place and will not be upgraded. Any portion of the building that is demolished is proposed to be reused or recycled where possible.
	Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.	Native plant species will be supplied wherever landscape is altered. See Landscape Plan, Appendix D.
Economic	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services.	Improvements showcase unique Whistler character in a prominent location and increase building value.
W2020 Strategy	AWAY FROM Description of success that resolution moves away from	Mitigation Strategies and Comments
Energy	The energy system is continuously moving towards a state whereby a build-up of emissions and waste into air, land and water is eliminated.	Energy is required to manufacture the necessary building materials, however, all new construction components are deemed to be durable, such that the impact of emissions during manufacturing is minimized when the

		long service life of such components is considered.
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OTHER POLICY CONSIDERATIONS

Zoning Analysis

The property is located in the RM66 (Residential Multiple sixty-six) zone. The proposal conforms to all applicable regulations of the RM66 zone and Zoning and Parking Bylaw 303.

Each townhouse provides two parking stalls. No additional parking spaces are proposed or possible given the narrow, steep constraints of the property and the existing private road layout.

OCP Development Permit Guidelines

The property is located within the Multi-Family Residential Development Permit Area and is subject to development permit approval and guidelines for the form and character of development. The applicable guidelines are contained within the Official Community Plan.

Of note, the improvements:

- Add interest and innovation to the façade to create identifiable, attractive multi-family developments:
 - ✓ New balconies provided above the first level.
 - ✓ Terraces are proposed at the lower level.
 - ✓ Building colours and materials will harmonize with the existing Building two colours.
 - ✓ The addition of stone at the base of entries on building one will differentiate and ground building one.
- Provide an innovative and interesting roof design.
 - ✓ Roofs will shed snow more appropriately to the sides of unit entries at the east and to the sides of views and high use areas on the west side. The deviation from the existing hip roof treatment should improve the snow management around the building.
 - ✓ The new roof will be constructed with the maximum insulation to fit the new structure, while maintaining proper ventilation.
- Exterior lighting will be upgraded at unit entries, beside garage doors and around the exterior patios and decks. Only fixtures that mitigate light pollution with a downward throw will be considered. In addition to minimizing general light pollution, we will maintain lighting privacy between units.
- Landscape alterations are consistent with the development guidelines:
 - ✓ The maintenance and modification of the existing ample tree buffer between Glacier Drive and building one is proposed to improve the solar access into residential units.
 - ✓ Landscaping will be married with existing and will consist of indigenous species. Hearty planting and free draining material will be located in show shed and snow storage areas.
 - ✓ Existing trees will be preserved where they are healthy, adequately spaced, and not in direct conflict with the construction zone. The perimeter of this site was planted densely in 1988 and maintenance is required to thin and promote healthy growth, maintain privacy, and allowing more light to enter the units.

- ✓ A permeable drip strip with free draining granular material will be provided at all drip lines around the building.
- The streetscape is proposed to remain largely unchanged. Pedestrian access is presently and will continue to be provided directly from the access road to the units. There is no access from the site to the valley trail or any other trail system, but the ski hill can be accessed across Glacier Drive. Access to each unit remains one step above grade. Pull-outs in the driveway provide convenient parking for guest access to the units, while unit owners park in private garages.

The property is within the development permit area for protection of wetland and riparian ecosystems. The closest portion of Building One is approximately 87 metres away from a stream. In June 2011, as part of a rezoning process, a riparian assessment was provided and submitted by Cascade Environmental Resource Group. Building one lies outside of the required assessment area and the designated 10.0 metre Streamside Protection and Enhancement Area (SPEA) by approximately 77 metres. It has been determined that the existing riparian assessment is adequate with the provision that the proposal follows the recommendations in the assessment report. The developer has confirmed they will implement the recommended measures through the construction phase. These measures have been recommended as a condition of development permit approval.

Green Building Policy

The proposal is consistent with the RMOW's Green Building Policy as outlined in the objectives summary, Appendix F. In general, insulation will be upgraded to R40 (from R28) in the roof, new windows will be energy star (double or triple paned) for UV protection, insulating value and sound protection. The sealing, air and vapour barrier will be upgraded and heat recovery ventilation (HRV) units will be provided. Alterations to façade modulation and fenestration emphasize solar access and natural ventilation and light.

Legal Considerations

A covenant on title of the property requires this proposal to be consistent with a concept plan. The covenant was registered as part of RMOW rezoning application no. 1052 (2013) to establish form and character objectives in the absence of a DP area prior to the adoption of the new OCP. The covenant requires the form and character of the proposal to be substantially in conformance with the concept plans. A comparison of the proposal with the concept plans was provided for review to the Advisory Design Panel on March 19, 2014 and it was confirmed that the proposal is generally consistent with the concept plans. For comparison, the covenant concept plans are inserted into the Architectural Plans, attached as Appendix C, pp. 15-16.

BUDGET CONSIDERATIONS

The municipality's direct costs of processing and reviewing this application have been covered through the development permit application fees.

COMMUNITY ENGAGEMENT AND CONSULTATION

A notification sign has been placed on the property per Development Permit application requirements. At the time of writing this report, staff had not received any inquiries from neighbours or the community.

SUMMARY

This report seeks Council's approval of Development Permit No. 1341, an application by the owners of Strata Corporation VR 2296 for comprehensive changes to roof and façade design, the addition of outdoor living space, the addition of gross floor area, and landscape alterations.

Respectfully submitted,

Brook McCrady
Planning Analyst
for
Jan Jansen
General Manager of Resort Experience



SNOWCREST - EXISTING SITE PHOTOS



**SNOWCREST
BUILDING #1**

From project entry - across road



**SNOWCREST
BUILDING #2**

BUILDING #1

From below Pinnacle, coming up Glacier Drive



BUILDING #2

Looking southeast - Glacier Drive below Snowcrest

Site is well screened – No change to Building #2



BUILDING #1

Heading down Glacier Drive, near corner - Building #1

Site is well screened – Proposal includes maintaining landscape screening for privacy and thinning trees around Building#1 - see landscape plan by Tom Barratt



Typical unit entry Building #1 (Unit 2 shown)



**SNOWCREST
BUILDING #2**

**Building #2 from parking area @ end of access road,
under lift - Looking south towards site entry.**



SNOWCREST BUILDING #1

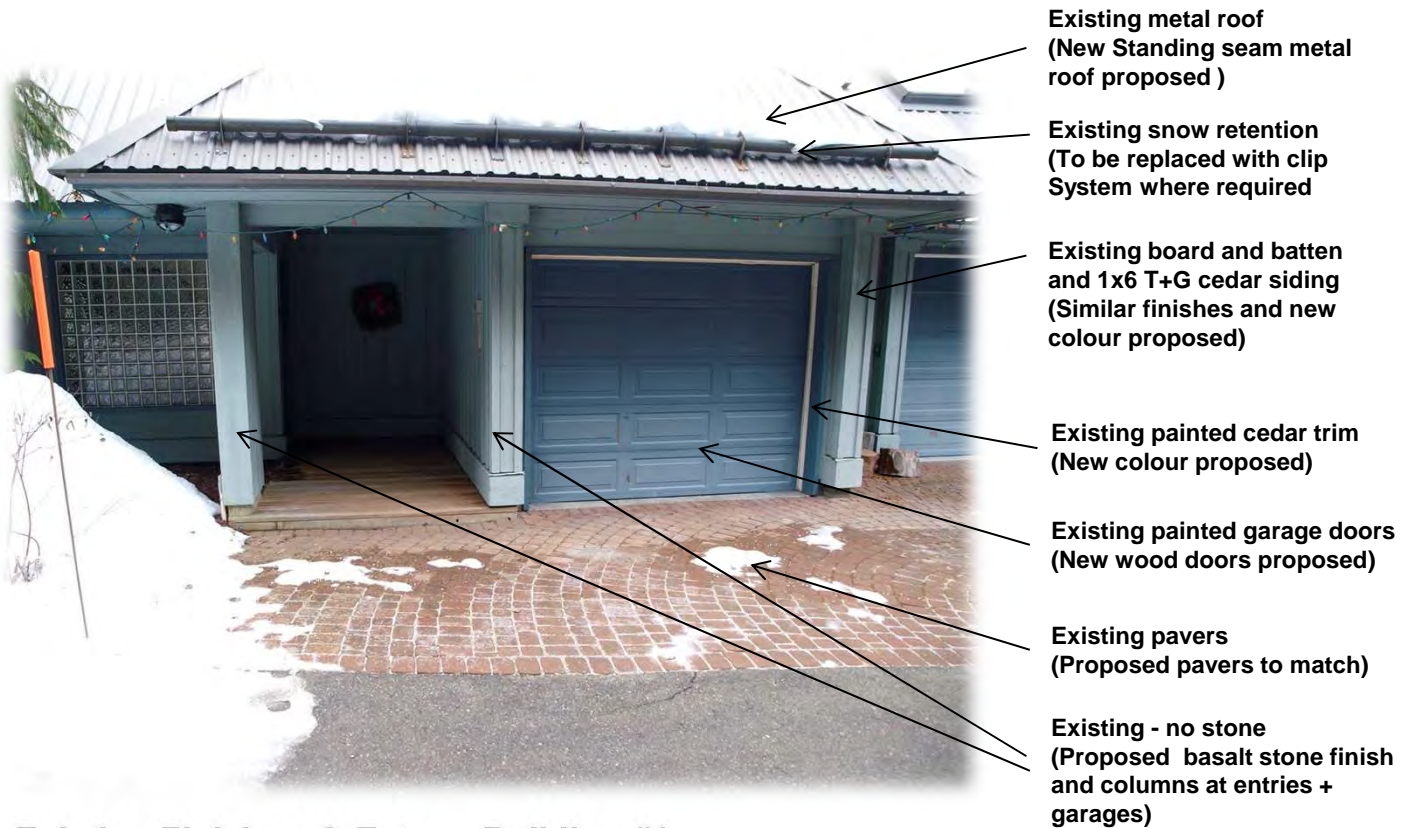
Unit 1 @ Entrance to Snowcrest – Building #1

Owners appreciate and maintain landscaping – Similar local species proposed



SNOWCREST BUILDING #2
Visually and geographically
Separated from building #1

Building 2 from end of Building 1 – No change Bld. #2



Existing Finishes @ Entry – Building #1



Existing Board and Batten siding



Existing Guardrail Design

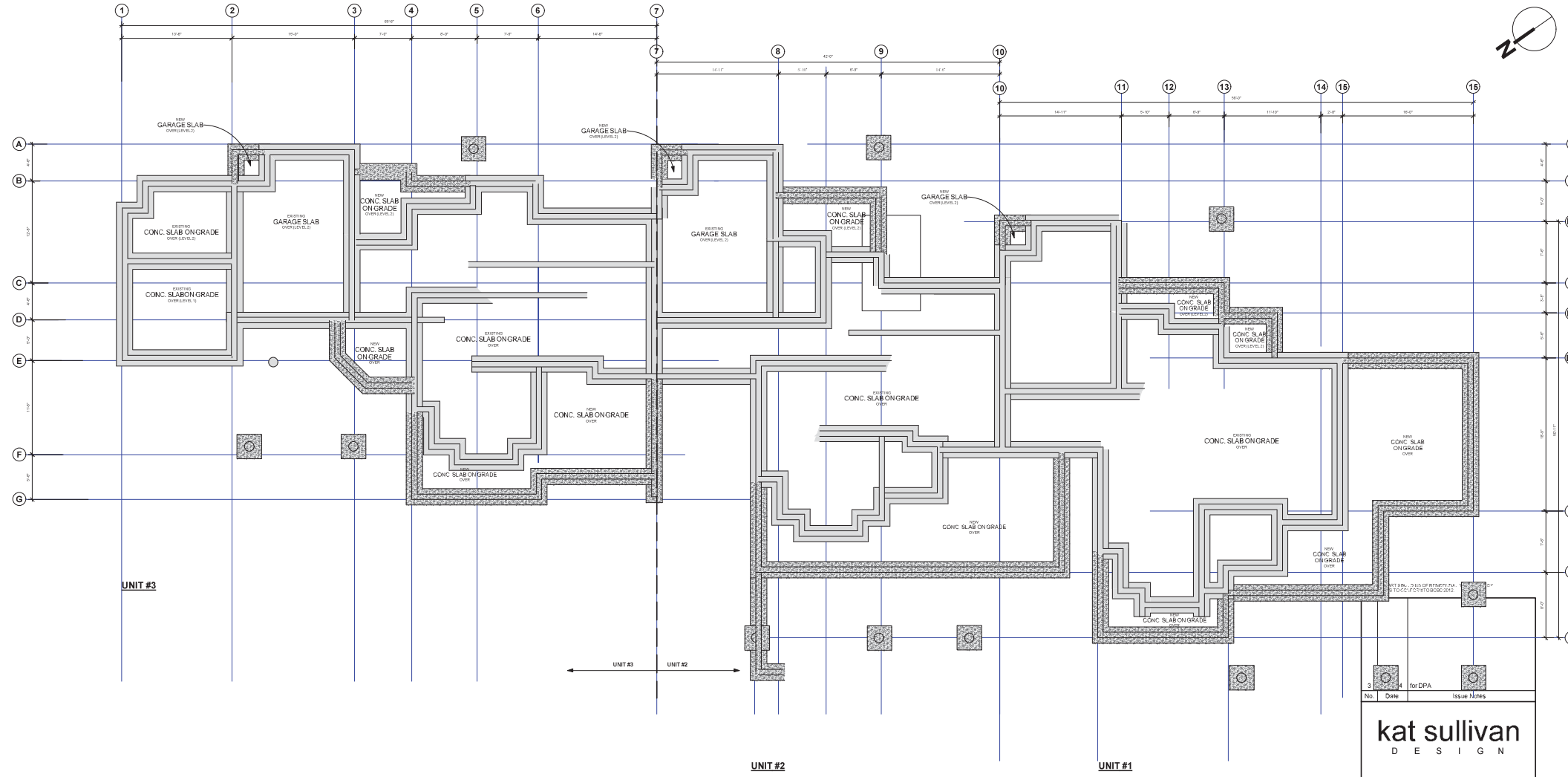
- Proposed to be updated with stained cedar posts, caps and rails, stainless glass clips and exposed fasteners
- Posts to be attached to exterior of deck trim



**Existing 1X6 T+G Siding
(vertical and horizontal)**

Existing Deck Construction

- Open decking on joists
- New decks to be waterproof construction with unit pavers and spacers on top



FOUNDATION PLAN
SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION

No.	Date	Issue Notes
3		for DPA

kat sullivan
DESIGN

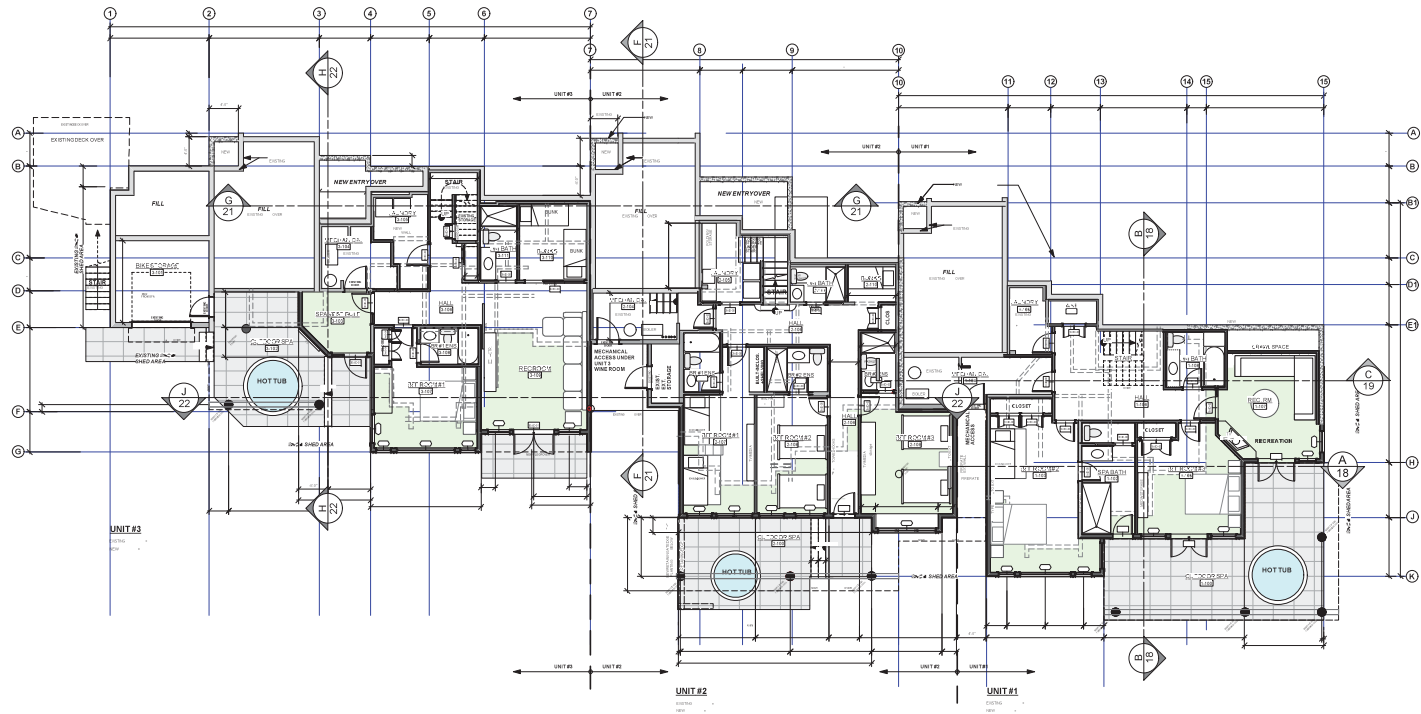
KAT SULLIVAN DESIGN
8401 Matterhorn Drive
Whistler BC V0N 1B8
kat.s@shaw.ca 604-932-0055

By using or allowing the design of this or these, said party is hereby acknowledging that said party is not liable for any errors or omissions. The design is for the use of the client and is not to be used for any other purpose without the written consent of the designer.

Project: **BUILDING 1
#1, 2, & 3 - 4750 GLACIER DRIVE
WHISTLER**

Sheet Title: **FOUNDATION PLAN**

Project Name	Project ID
KS	13-02 / 13-06 / 13-18
Drawn By	Scale
KS	3/16" = 1'-0"
Checked By	Revised
2	of
Date	23
APR 2013	13-06



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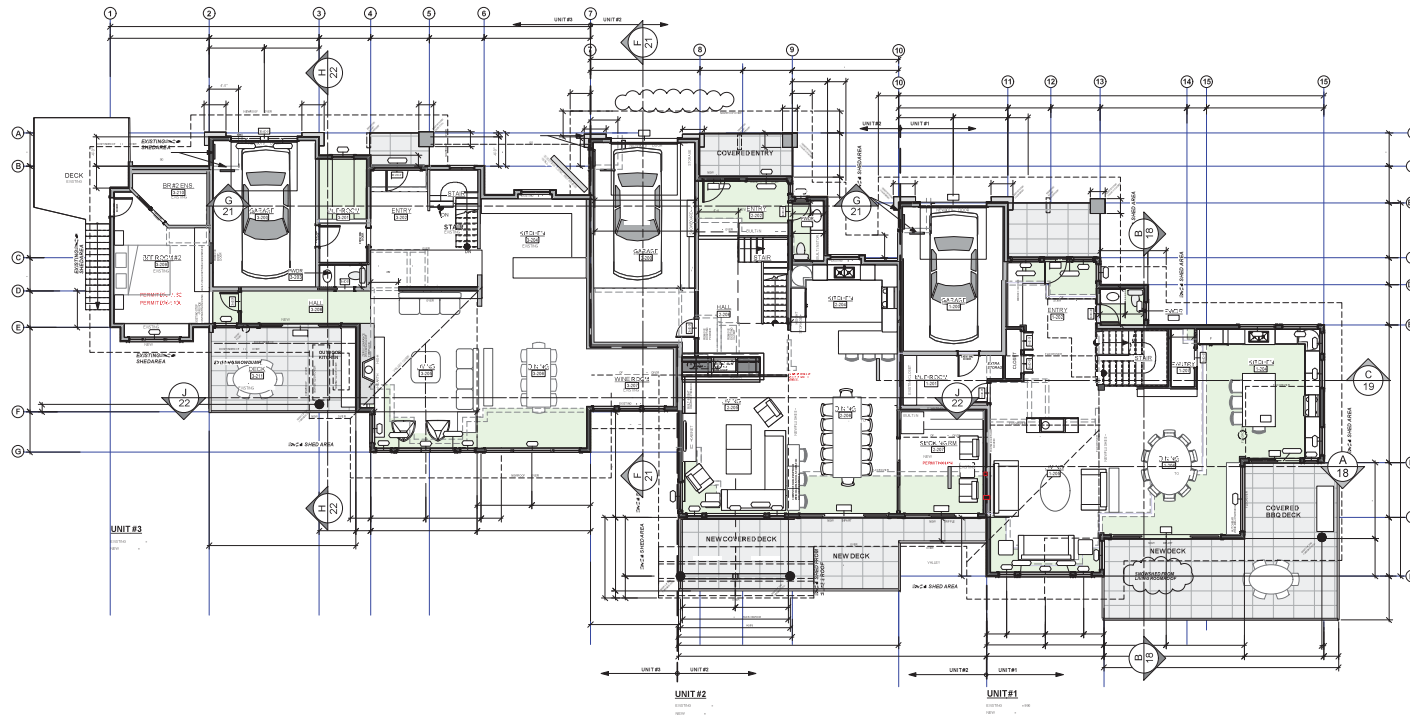
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- EXISTING INTERIOR FRAME WALL
- EXISTING FRAME WALL - REMOVE
- NEW INTERIOR FRAME WALL
- NEW EXTERIOR FRAME WALL
- NEW FLOOR AREA SHADED GREY

LOWER FLOOR PLAN - KEY PLAN

UNIT 1 & 2: FOR 1/4" SCALE PLANS, SEE PAGE 7
UNIT 3: FOR 1/4" SCALE PLANS, SEE PAGE 11

THIS IS A PARTIAL PLAN. TO BE USED FOR REFERENCE ONLY.
A. WORK IS TO BE COMPLETED BY 11/11/2013.

3	11/2/14	for DPA
No.	Date	Issue Notes
kat sullivan DESIGN		
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055		
Building 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER		
LOWER FLOOR		
Project Name	Project ID	13-02 / 13-06 / 13-18
Client	Scale	1/8" = 1'-0"
Architect	Drawn	3
DATE	APR 2013	of
CAD/PRINTED	13-06	23



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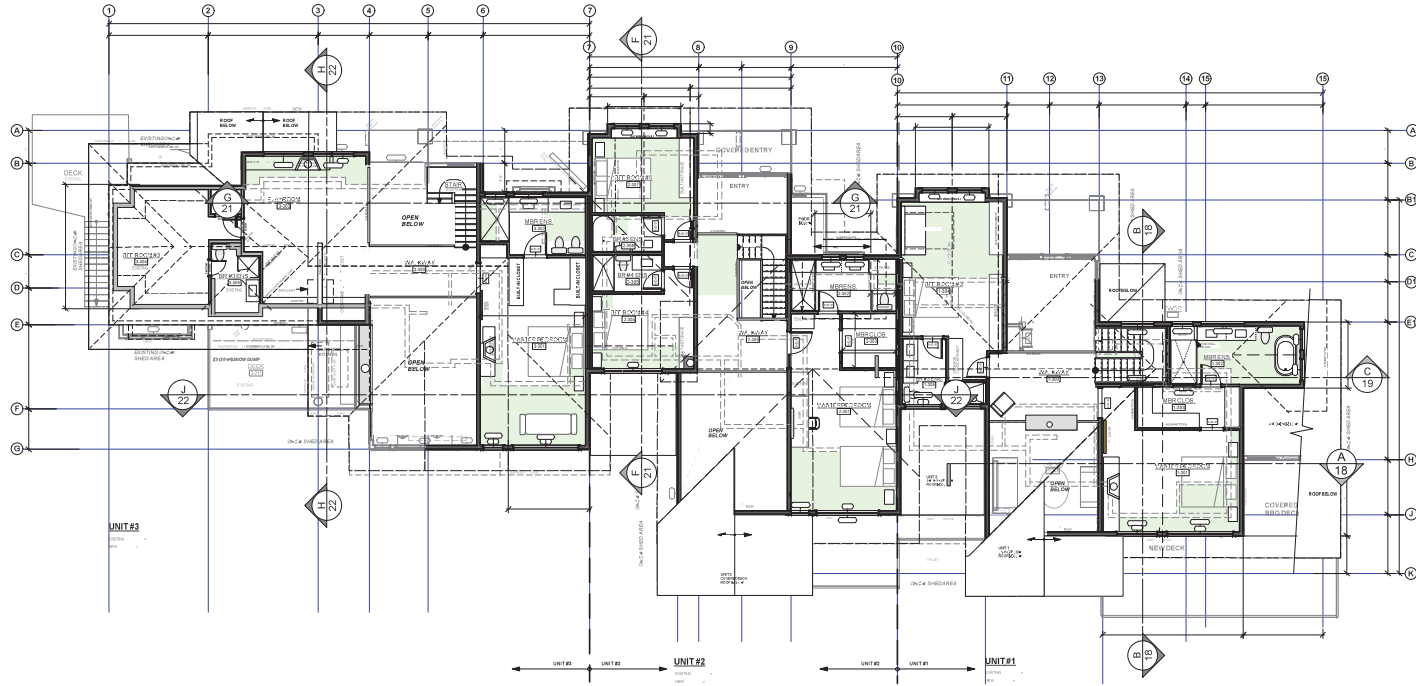
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- NEW INTERIOR FRAME WALL
- NEW EXTERIOR FRAME WALL
- NEW FLOOR AREA SHADDED GREY

2ND FLOOR PLAN - KEY PLAN

UNITS 1 & 2: FOR 1/4" SCALE PLANS, SEE PAGE 8
UNIT 3: FOR 1/4" SCALE PLANS, SEE PAGE 12

THIS IS A PARTIAL PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS ONLY FOR INFORMATIONAL PURPOSES.

3	11/2/14	for DPA
No.	Date	Issue Notes
kat sullivan DESIGN		
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055		
BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER		
2ND FLOOR PLAN		
Project Name	13-02 / 13-06 / 13-18	
Drawn By	KS	Scale 1/8" = 1'-0"
Checked By		Drawn By
DATE	APR 2013	4 of 23
CAD/PLOTTER	13-06	



WALL LEGEND	
	EXISTING FOUNDATION WALL
	EXISTING EXTERIOR FRAME WALL
	EXISTING INTERIOR FRAME WALL
	EXISTING FRAME WALL - REMOVE
	NEW INTERIOR FRAME WALL
	NEW EXTERIOR FRAME WALL
	NEW FLOOR AREA SHADDED GREY

UPPER FLOOR PLAN - KEY PLAN

UNITS 1 & 2: FOR 1/4" SCALE PLANS, SEE PAGE 9
UNIT 3: FOR 1/4" SCALE PLANS, SEE PAGE 13

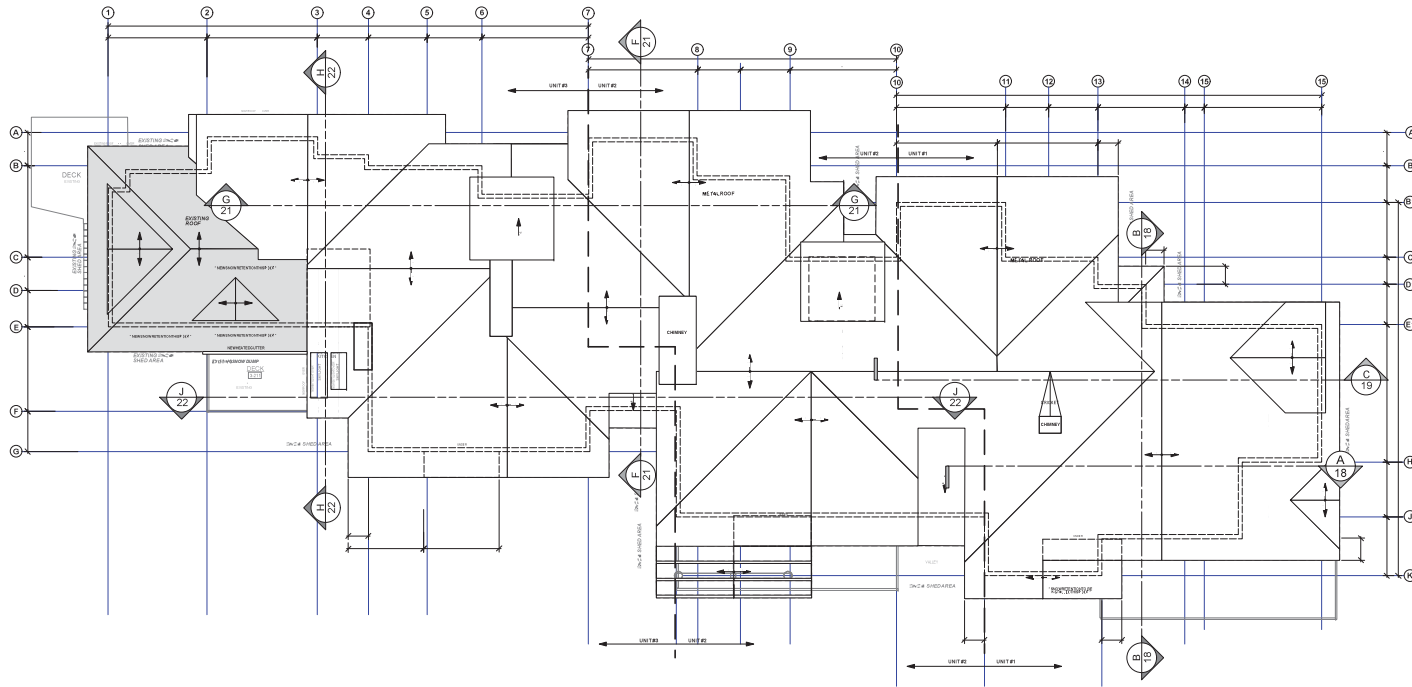
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3	11/2/14 for DPA
No.	Date
Issue Notes	
kat sullivan DESIGN	
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V8N 1B8 kat.s@shaw.ca 604-932-0055	
Project No.: BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER	
Sheet Title: UPPER FLOOR PLAN	
Project Name	Project ID: 13-02 / 13-06 / 13-18
Drawn By: KS	Scale: 1/8" = 1'-0"
Checked By:	Drawn By:
Date: APR 2013	5 of 23
Drawn By: KS	23



LEGEND

SCREENED ROOF VENT 

SNOW RETAINER 

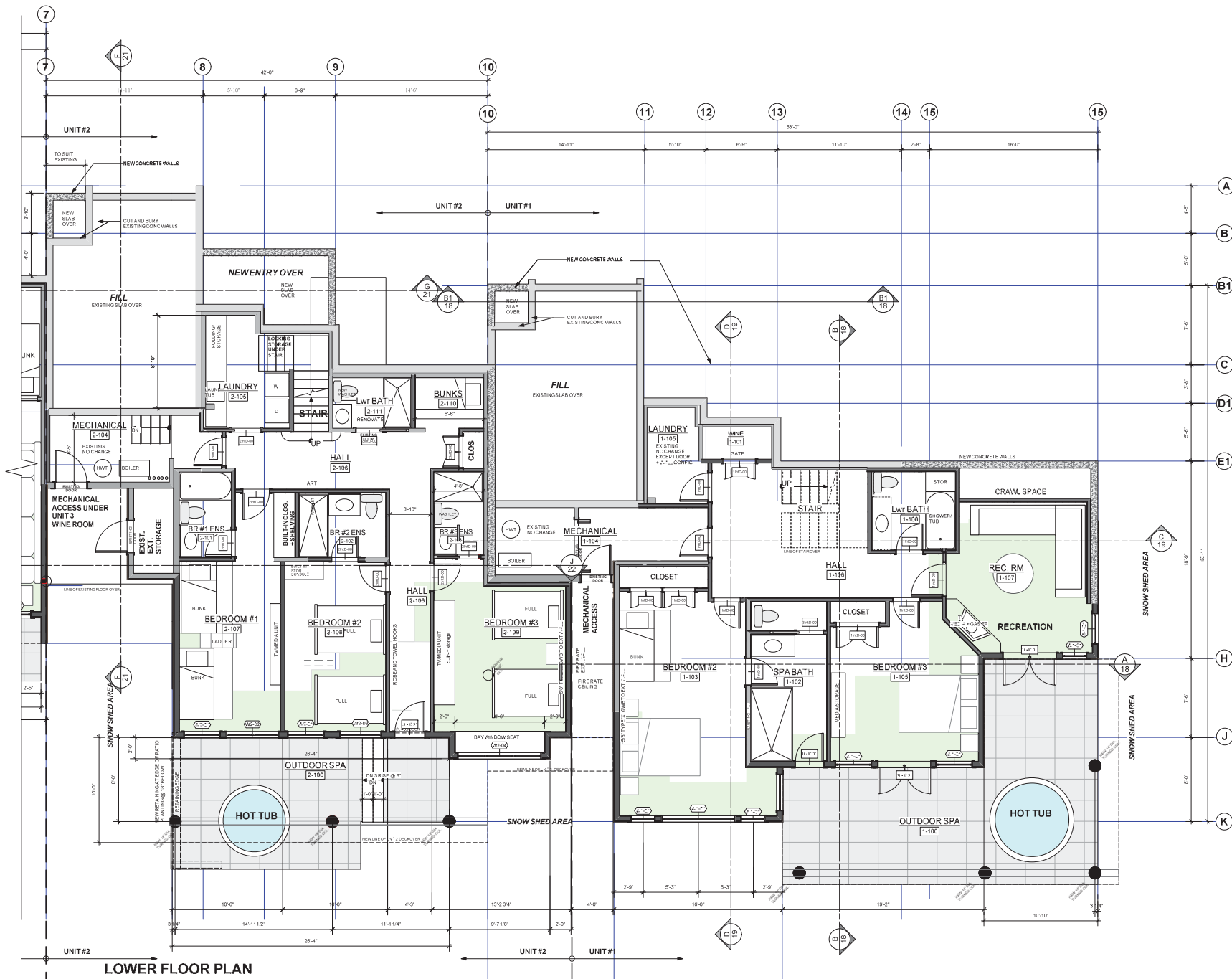


ROOF PLAN - KEY PLAN

UNITS 1 & 2: FOR 1/4" SCALE PLANS, SEE PAGE 10
UNIT 3: FOR 1/4" SCALE PLANS, SEE PAGE 14

THIS IS A PARTIAL PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION.
A. WORK IS TO BE DONE IN ACCORDANCE WITH THE PLAN.

3	11/2/14	for DPA
No.	Date	Issue Notes
kat sullivan DESIGN		
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055		
BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER		
ROOF PLAN		
Project Name	Project ID	13-02 / 13-06 / 13-18
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Checked By	Drawn By	
Date	of	6
APR 2013		
13-06		23

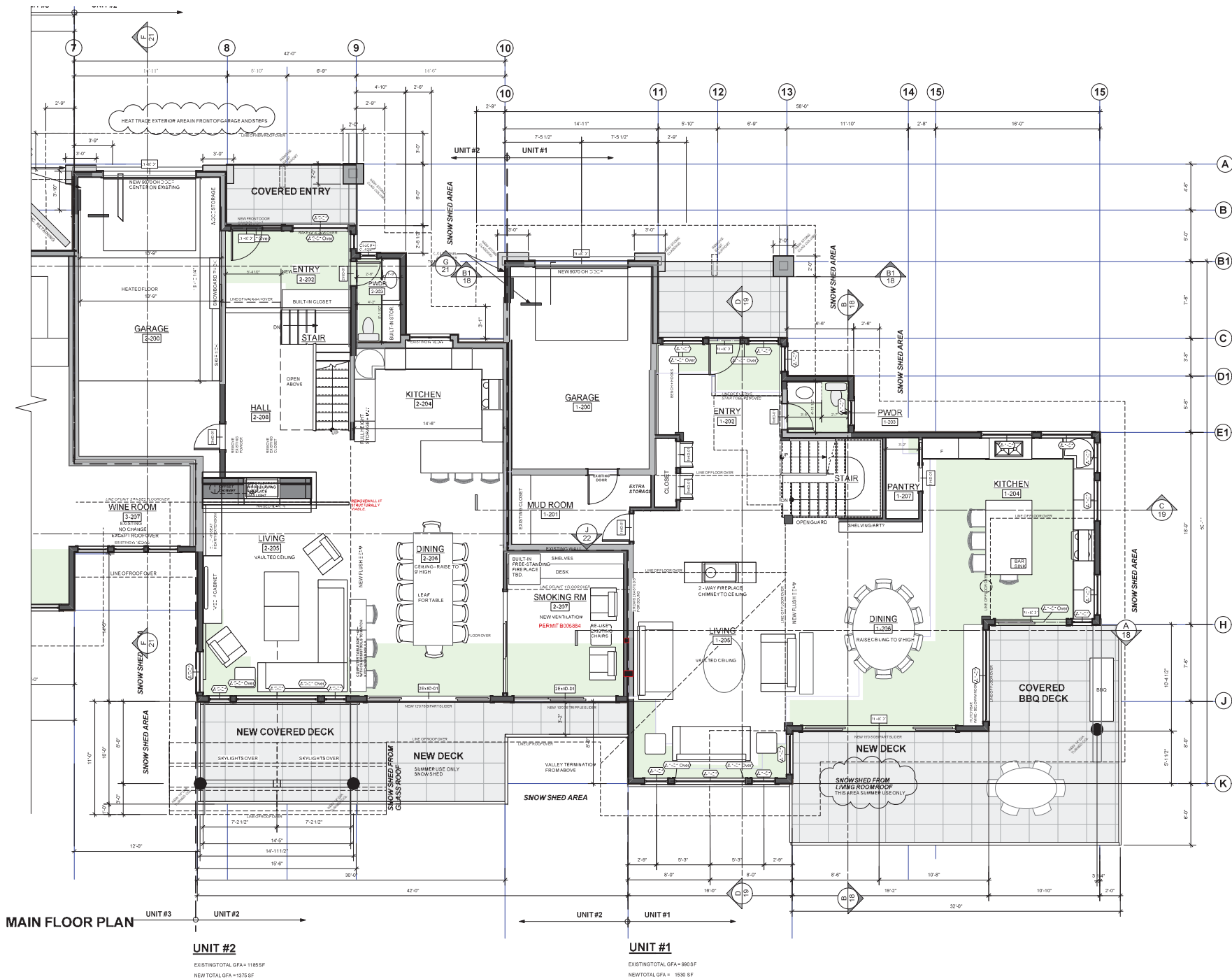


WALL LEGEND

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- NEW INTERIOR FRAME WALL
- NEW EXTERIOR FRAME WALL
- NEW FLOOR AREA SHADING GREY

THIS IS A PARTIAL PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS FOR INFORMATION ONLY. WORK IS TO BE DONE IN ACCORDANCE WITH THE 2012 BCBC.

3	11/2/14	for DPA	Issue Notes
No.	Date	for DPA	Issue Notes
kat sullivan DESIGN			
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055			
Building 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER			
UNIT 1+2 LOWER FLOOR			
Project Name	Project ID	13-02 / 13-06 / 13-18	
Client	Scale	1/4" = 1'-0"	
Architect	Drawn	7	
DATE	APR 2013	of	
CAPITALS	13-06	23	

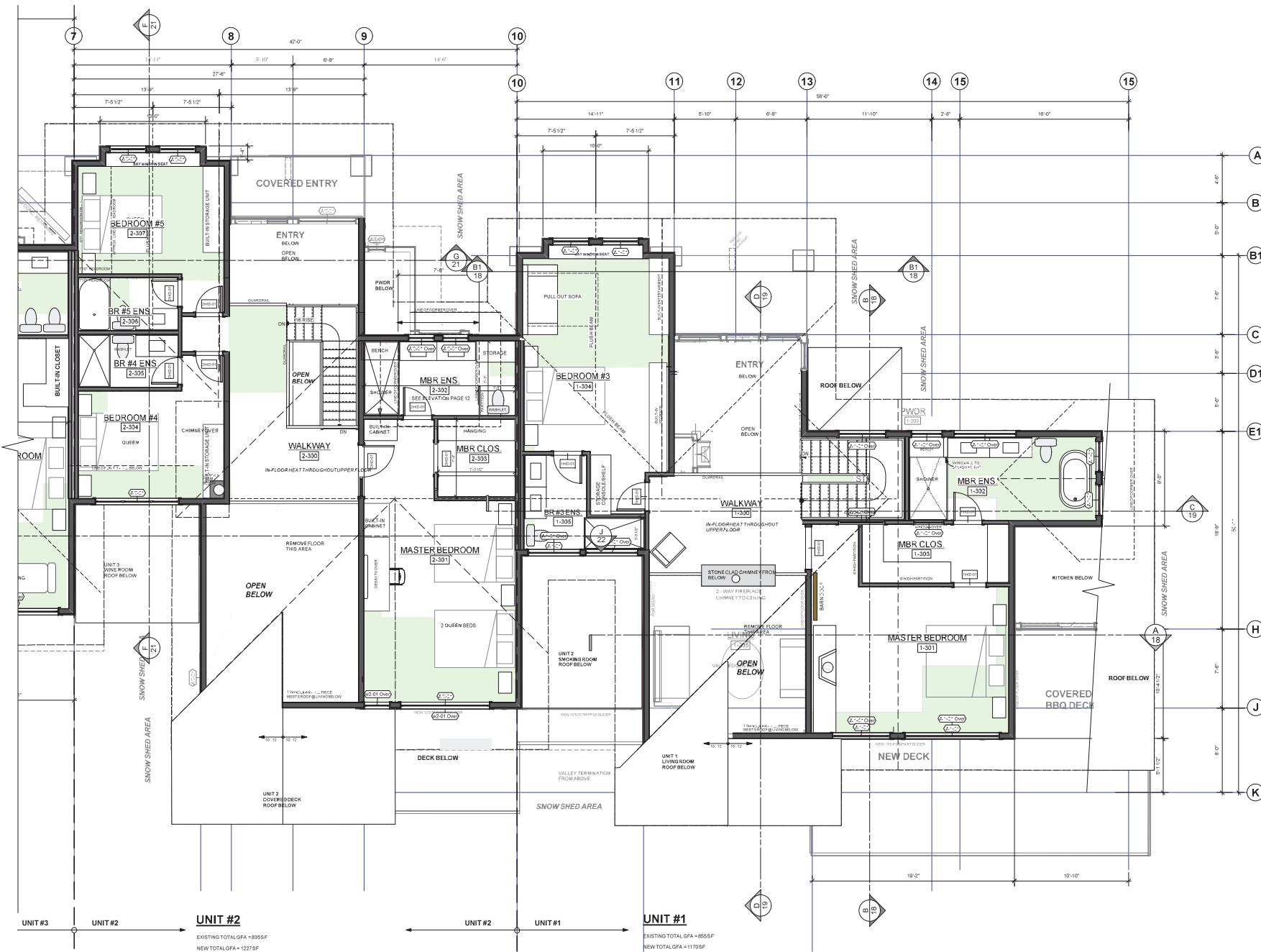


WALL LEGEND

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- NEW INTERIOR FRAME WALL
- NEW EXTERIOR FRAME WALL
- NEW FLOOR AREA SHADED GREY

THIS IS A PARTIAL PLAN. TO BE USED FOR REFERENCE ONLY. NOT TO BE USED FOR CONSTRUCTION.

3	11/2/14	for DPA	Issue Notes
No.	Date	for DPA	Issue Notes
kat sullivan DESIGN			
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055			
Project No: BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER			
Sheet No: UNIT 1+2 MAIN FLOOR			
Project Name	Project No	13-02 / 13-06 / 13-18	
Client	Scale	1/4" = 1'-0"	
Architect	Designer	8 of 23	
Date	APR 2013		
Calculation	13-06		



WALL LEGEND

	EXISTING FOUNDATION WALL
	EXISTING EXTERIOR FRAME WALL
	EXISTING INTERIOR FRAME WALL
	EXISTING FRAME WALL - REMOVE
	NEW INTERIOR FRAME WALL
	NEW EXTERIOR FRAME WALL
	NEW FLOOR AREA SHADDED GREY

THIS IS A PARTIAL PLAN. SEE OTHER PARTS FOR COMPLETE PLAN. WORK IS TO BE DONE BY 10/10/2013.

No.	Date	for DPA	Issue Notes
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kat sullivan
DESIGN

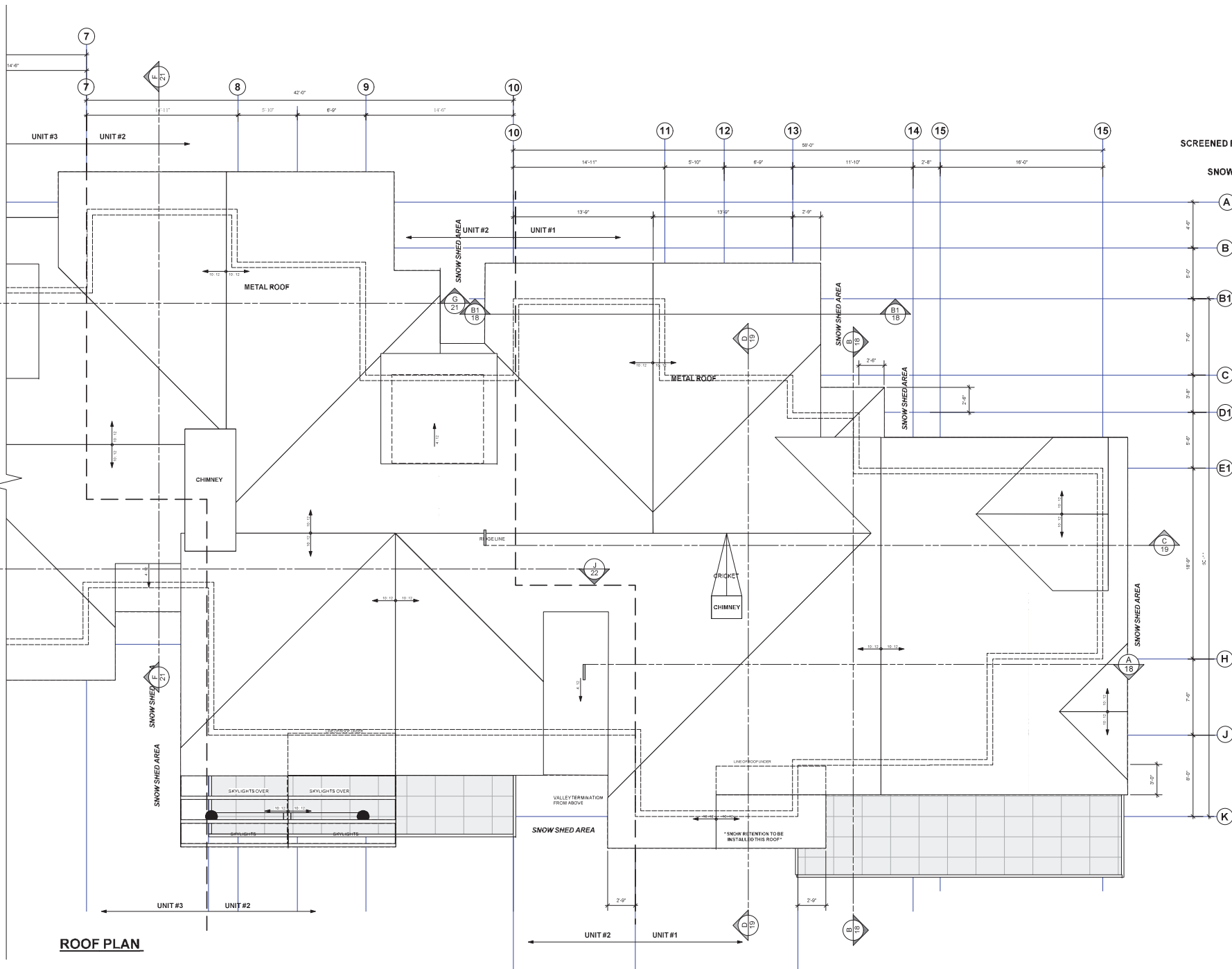
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8401 Matterhorn Drive
Whistler BC V8N 1B8
kat.s@shaw.ca 604-932-0055

Project: BUILDING 1
#1, 2, & 3 - 4750 GLACIER DRIVE
WHISTLER

Sheet: UNIT 1+2 UPPER FLOOR

Project Name	Project No.	13-02 / 13-06 / 13-18
Client	Scale	1/4" = 1'-0"
Architect	Sheet No.	9 of 23
Date	APR 2013	
Architect	13-06	

UPPER FLOOR PLAN



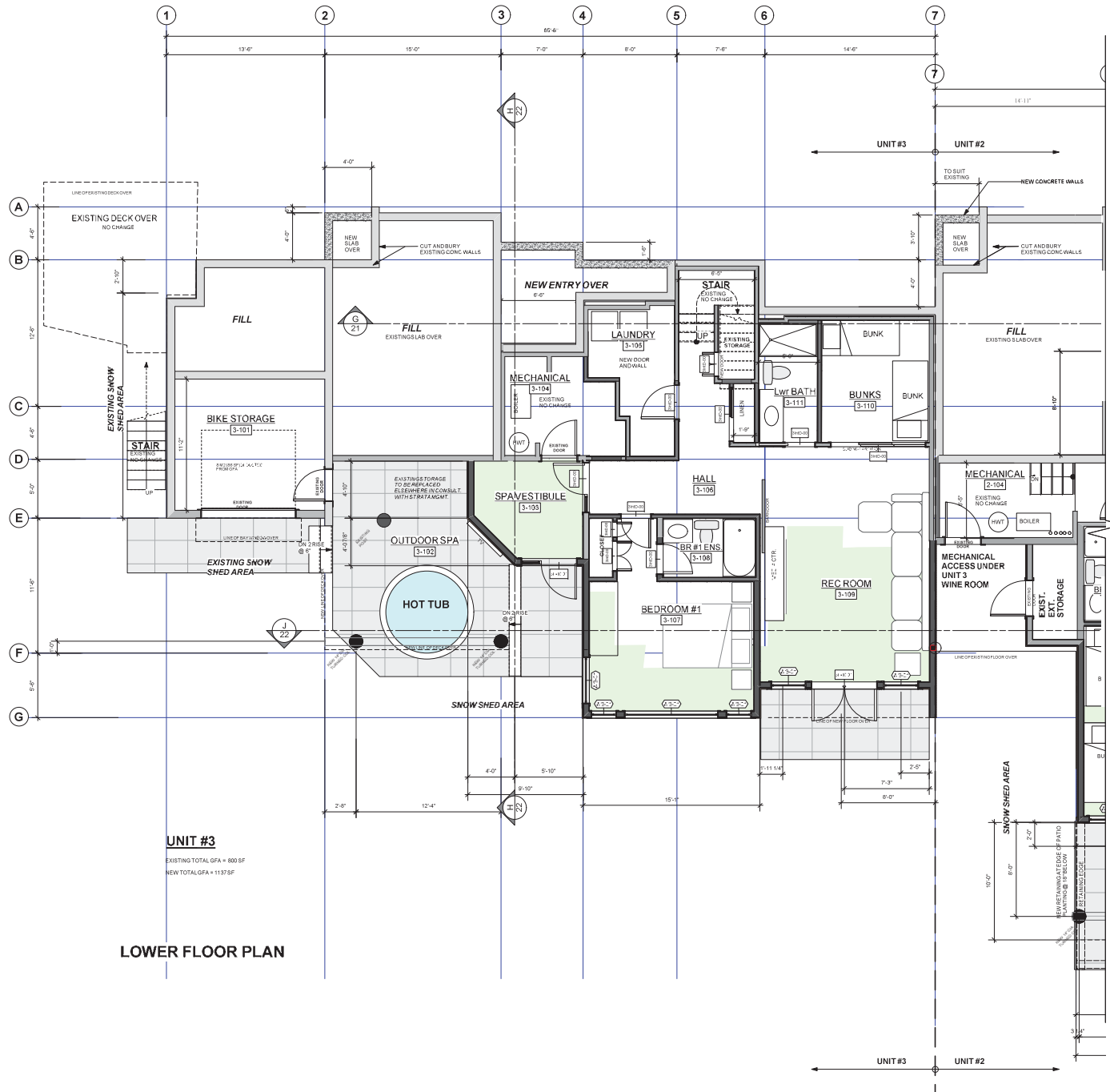
ROOF PLAN

LEGEND

- SCREENED ROOF VENT
- SNOW RETAINER

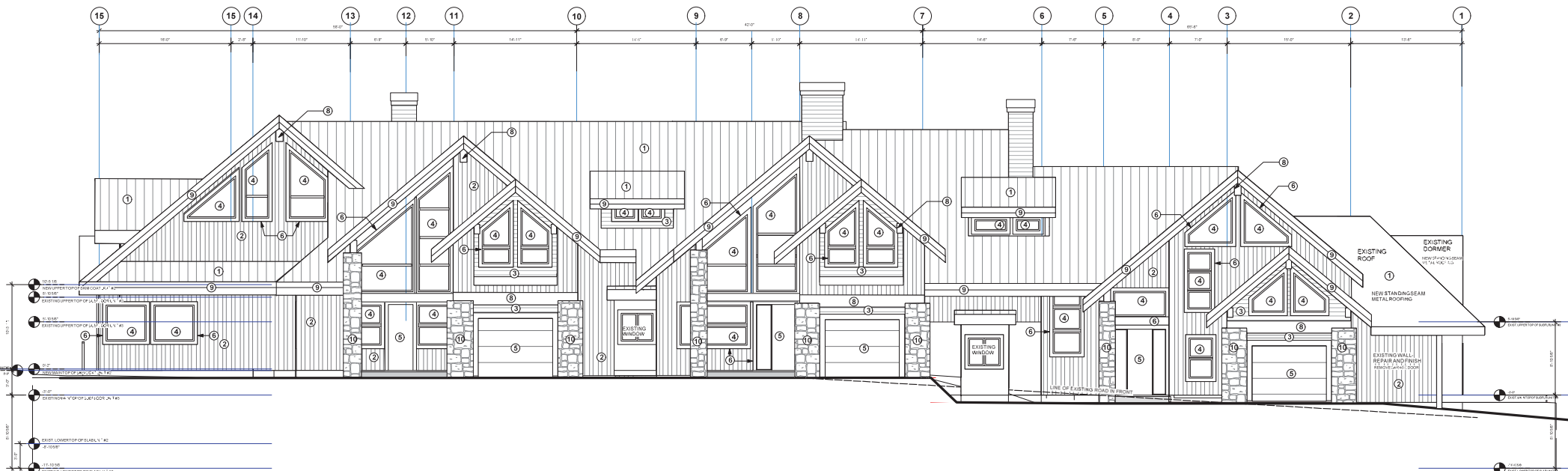
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3	11/2/14	for DPA	Issue Notes
kat sullivan DESIGN			
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V8N 1B8 kat.s@shaw.ca 604-932-0055			
Building 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER			
UNIT 1+2 ROOF			
Project Name	13-02 / 13-06 / 13-18		
Client	KS	Scale	1/4" = 1'-0"
Architect		Sheet	10 of 23
Date	APR 2013		
Revisions	13-06		



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3	11/2/14	for DPA	Issue Notes
No.	Date		
kat sullivan DESIGN			
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V8N 1B8 kat.s@shaw.ca 604-932-0055			
Project No.: BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER			
Sheet No.: UNIT 3 LOWER FLOOR			
Project Name	Project ID	13-02 / 13-06 / 13-18	
Drawn By	Scale	1/4" = 1'-0"	
Checked By	Drawn By	11	
Date	APR 2013	of	
Drawn By	13-06	23	



PROPOSED EAST ELEVATION

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

LIMIT: DISTANCE UNLIMITED
DIST. TO PL = 99 M



EAST ELEVATION AS PROPOSED BY REZONING

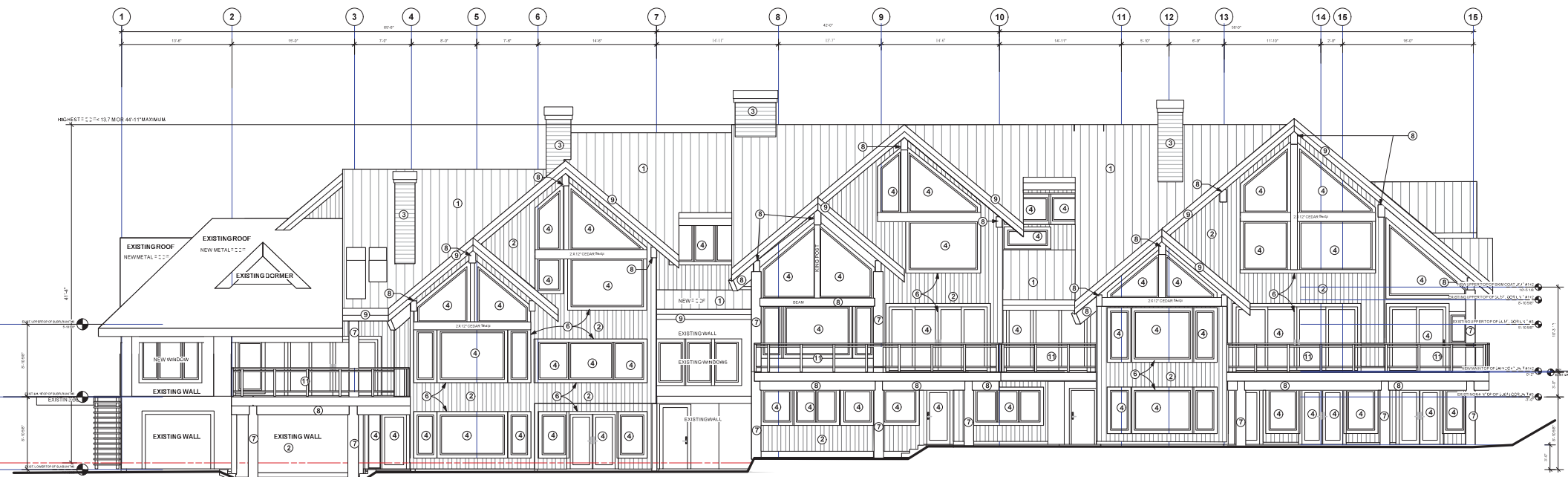
THIS ELEVATION ILLUSTRATES EXPANSION OF UNIT 1 AND 2 ONLY. THIS SIDE AS DEPICTED ON REZONING APPLICATION
NOT TO SCALE

EXTERIOR FINISHES

1. STANDING SEAM METAL ROOFING - COLOUR CHARCOAL
2. BOARD AND BATTEN STAINED CEDAR SIDING TO MATCH EXISTING - SIDING STAIN: BENJAMIN MOORE AF-555
3. 1X6 T+G HORIZONTAL STAINED CEDAR SIDING STAIN: BENJAMIN MOORE AF-555
4. WOOD WINDOWS - W/ METAL CLADDING
5. WOOD DOOR - ALDER W/ NATURAL STAIN
6. 1X6 X 1X8 STAINED CEDAR TRIM TRIM STAIN: BENJAMIN MOORE 2127-30
7. TURNED FIR POST - NATURAL STAIN
8. EXPOSED GL BEAMS - NATURAL STAIN
9. 2X12 + 2X8 STAINED CEDAR FASCIA
10. STONE CLADDING - WEATHERED EDGE LEDGERSTONE
11. GLASS + TIMBER GUARDRAIL - TO MIMIC EXISTING TRIM STAIN: BENJAMIN MOORE 2127-30

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3	11/2/14	for DPA
No.	Date	Issue Notes
kat sullivan DESIGN		
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-6055		
Building 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER		
ELEVATIONS		
Project Name	Project ID	13-02 / 13-06 / 13-18
Client	Scale	3/16" = 1'-0"
Architect	Sheet No.	15
Date	of	23
APR 2013		
13-06		



PROPOSED WEST ELEVATION

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



WEST ELEVATION AS PROPOSED BY REZONING

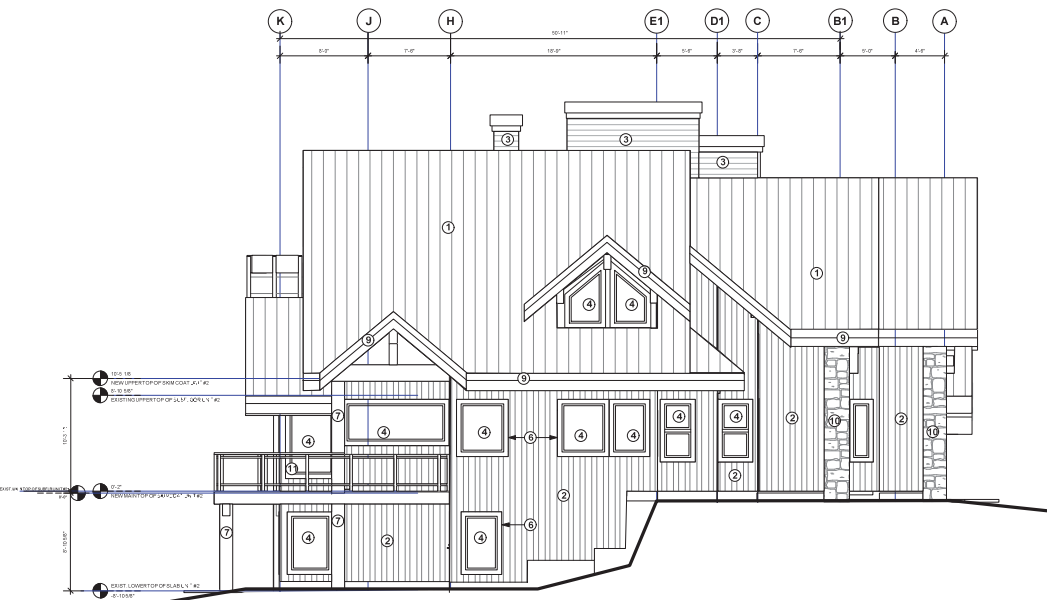
THIS ELEVATION ILLUSTRATES EXPANSION OF ALL UNITS THIS SIDE
NOT TO SCALE

EXTERIOR FINISHES

1. STANDING SEAM METAL ROOFING - COLOUR CHARCOAL
2. BOARD AND BATTEN STAINED CEDAR SIDING TO MATCH EXISTING - SIDING STAIN: BENJAMIN MOORE AF-555
3. 1X6 T+G HORIZONTAL STAINED CEDAR SIDING STAIN: BENJAMIN MOORE AF-555
4. WOOD WINDOWS - W METAL CLADDING
5. WOOD DOOR - ALDER W/ NATURAL STAIN
6. 1X6/1X8 STAINED CEDAR TRIM TRIM STAIN: BENJAMIN MOORE 2127-30
7. TURNED FIR POST - NATURAL STAIN
8. EXPOSED GL BEAMS - NATURAL STAIN
9. 2X12 + 2X8 STAINED CEDAR FASCIA
10. STONE CLADDING - WEATHEREDGE LEDGERSTONE
11. GLASS+TIMBER GUARDRAIL TO MIMIC EXISTING TRIM STAIN: BENJAMIN MOORE 2127-30

THIS IS A PARTIAL SET OF DOCUMENTS. SEE THE FULL SET OF DOCUMENTS FOR THE PROJECT. WORK IN ACCORDANCE WITH THE PROJECT MANUAL.

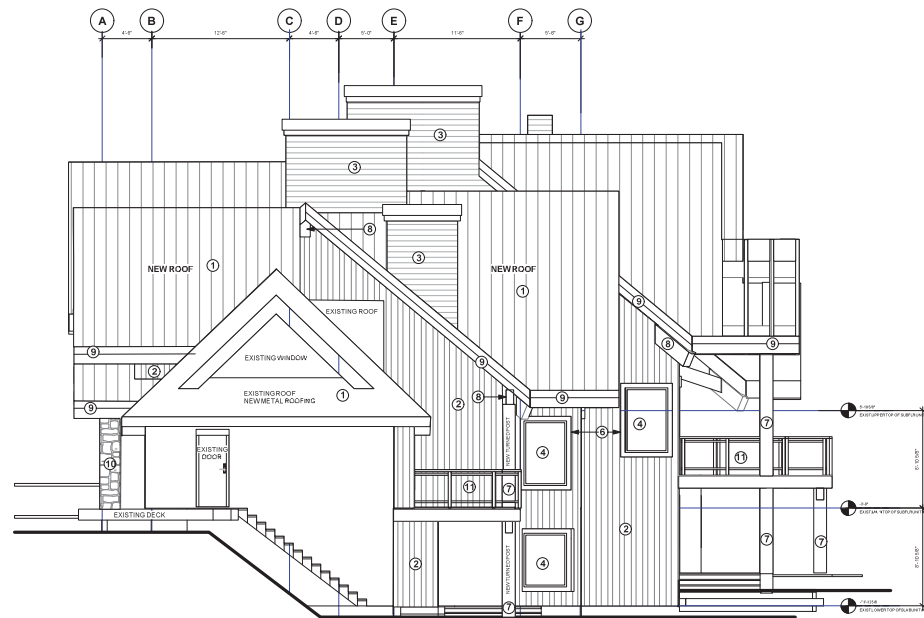
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kat sullivan DESIGN			
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055			
BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER			
ELEVATIONS			
Project Name	13-02 / 13-06 / 13-18		
Client	KS	Scale	3/16" = 1'-0"
Architect	16		
DATE	APR 2013	of	23
CAPITALS	13-06		



SOUTH ELEVATION

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

LIMITING DISTANCE UNLIMITED
DIST. TO CL ROAD > 9M



NORTH ELEVATION

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

UNLIMITED UNPROTECTED OPENINGS
LIMITING DISTANCE IS 10.4M

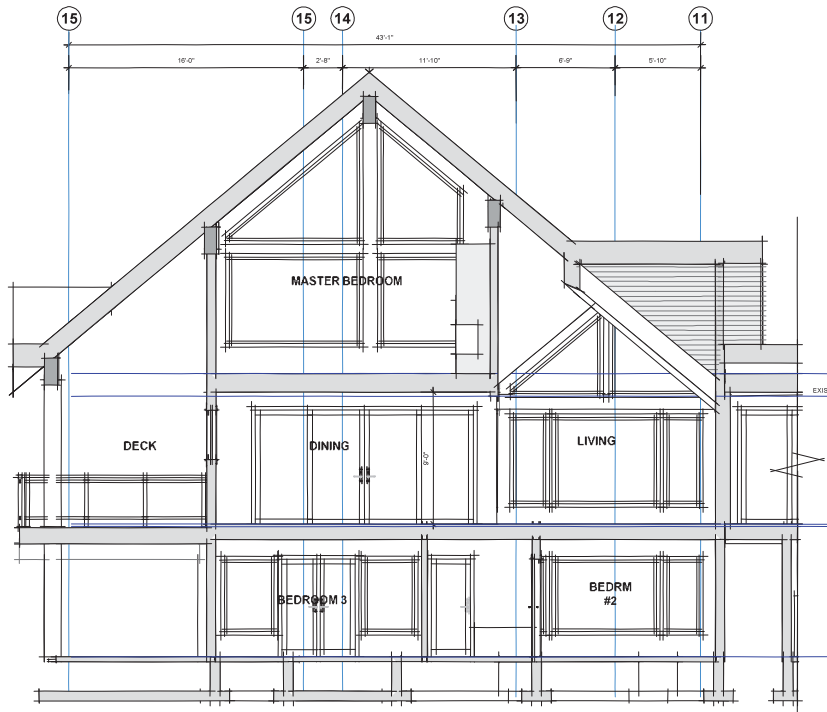
EXTERIOR FINISHES

1. STANDING SEAM METAL ROOFING - COLOUR CHARCOAL
2. BOARD AND BATTEN STAINED CEDAR SIDING TO MATCH EXISTING - SIDING STAIN: BENJAMIN MOORE AF-555
3. 1X6 T+G HORIZONTAL STAINED CEDAR SIDING TO MATCH EXISTING - SIDING STAIN: BENJAMIN MOORE AF-555
4. WOOD WINDOWS - W METAL CLADDING
5. WOOD DOOR - ALDER W NATURAL STAIN
6. 1X6/1X8 STAINED CEDAR TRIM TRIM STAIN: BENJAMIN MOORE 2127-30
7. TURNED FIR POST - NATURAL STAIN
8. EXPOSED GL BEAMS - NATURAL STAIN
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10. STONE CLADDING - WEATHERED EDGE LEDGERSTONE
11. GLASS + TIMBER GUARDRAIL TO MIMIC EXISTING TRIM STAIN: BENJAMIN MOORE 2127-30

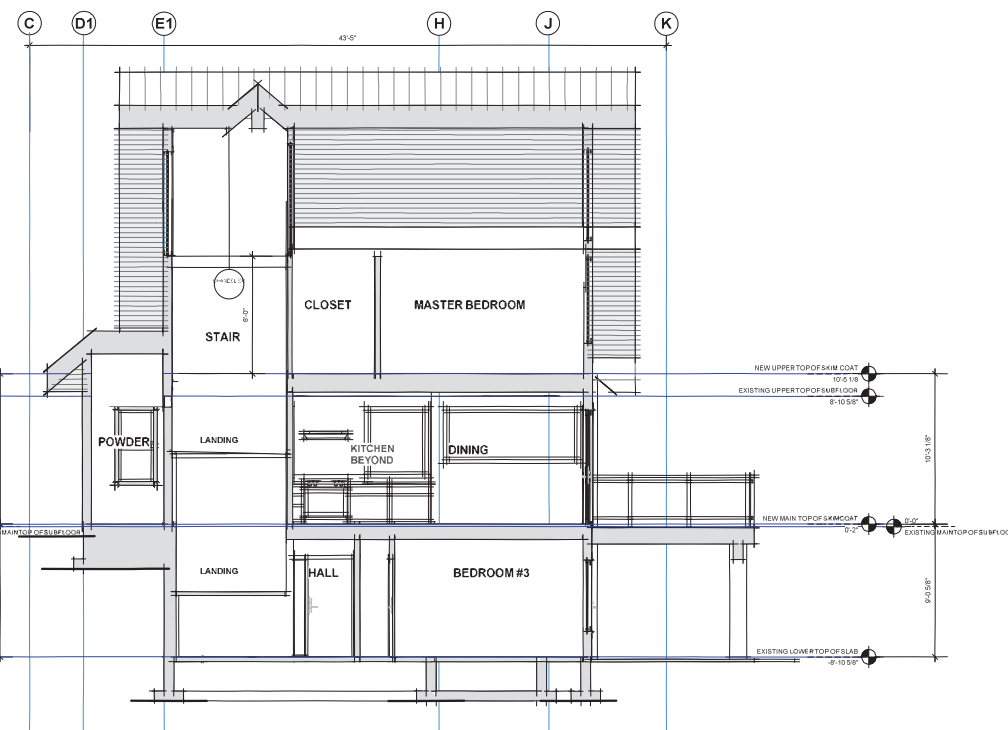
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ALL WORK IS TO BE DONE BY 12/31/2013.

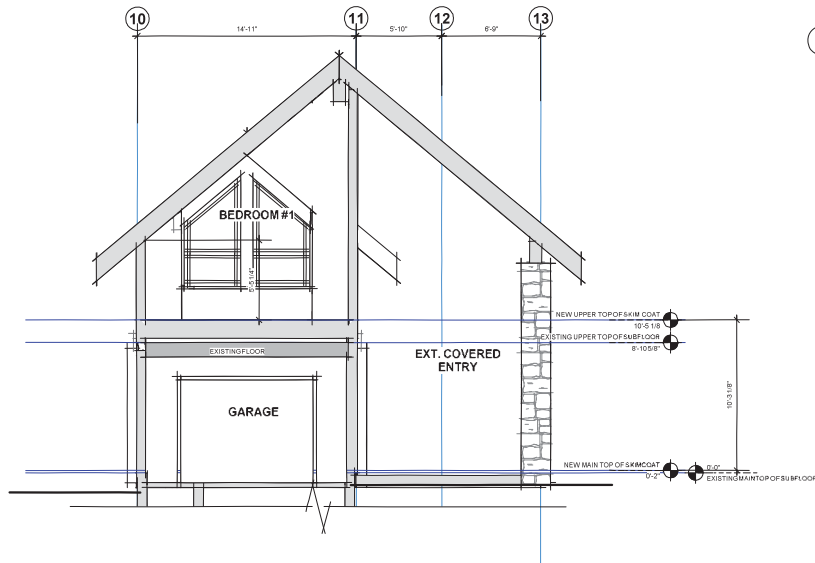
3	11/2/14	for DPA
No.	Date	Issue Notes
kat sullivan DESIGN		
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055		
<small>Design: is provided as a guide only. It is not to be used for construction. The client is responsible for ensuring that the design is suitable for the intended use and that the materials and methods specified are appropriate for the intended use.</small>		
BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER		
ELEVATIONS		
Project Name	Project ID	13-02 / 13-06 / 13-18
Client	Scale	3/16" = 1'-0"
Architect	Sheet No.	17
Date	of	23
APR 2013		
13-06		



A SECTION A-A UNIT 1
Scale: 1/4" = 1'-0"



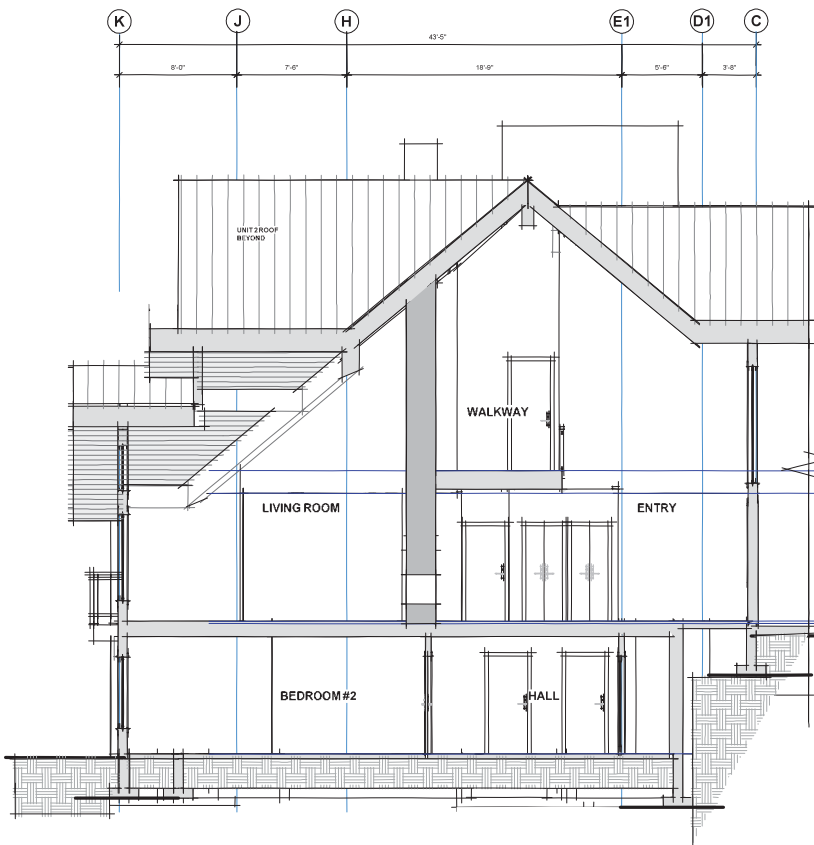
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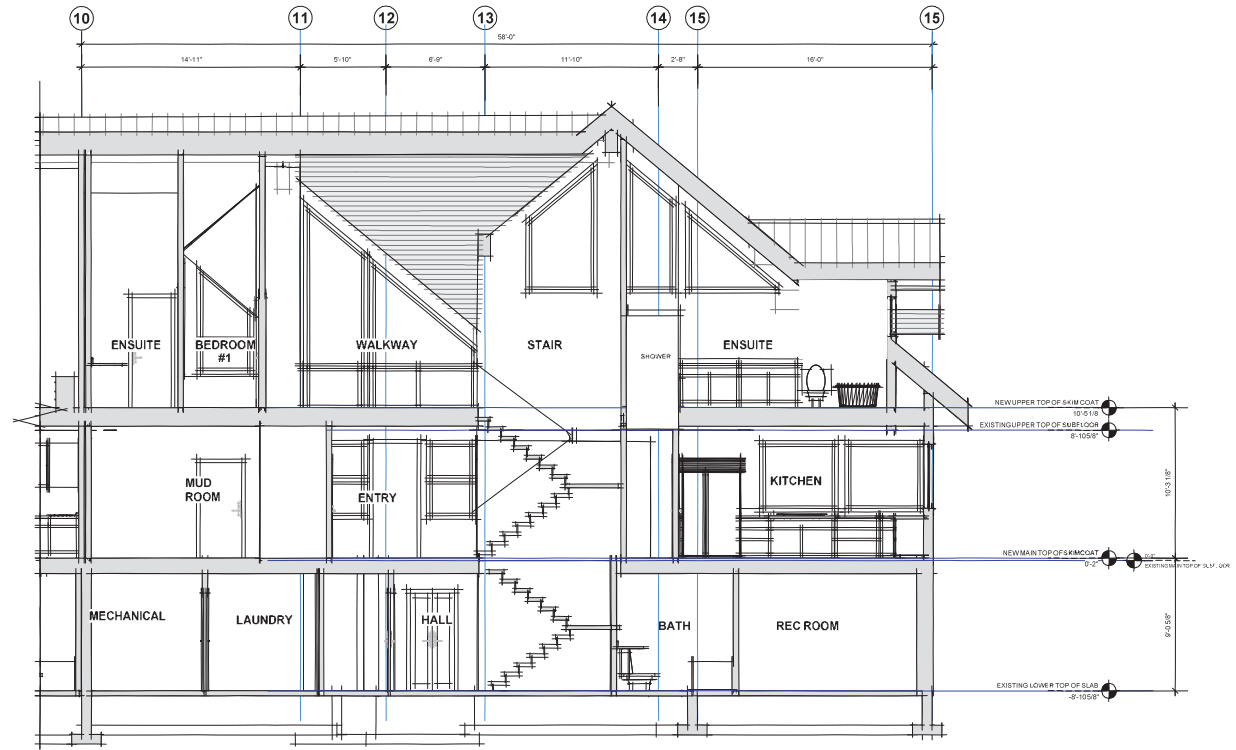
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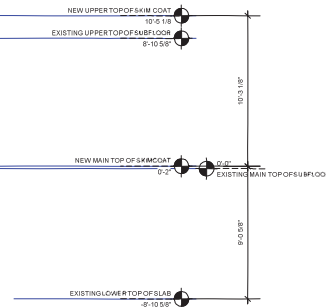
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No.	Date	Issue Notes
kat sullivan DESIGN		
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Project No.: BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER		
SECTIONS UNIT 1		
Project Name:	Project No.:	13-02 / 13-06 / 13-18
Client:	Scale:	1/4" = 1'-0"
Architect:	Sheet:	18
Date:	of	23
13-06		



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

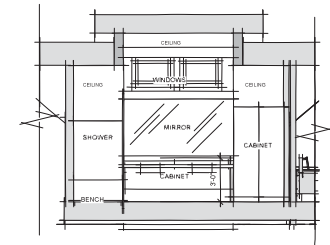
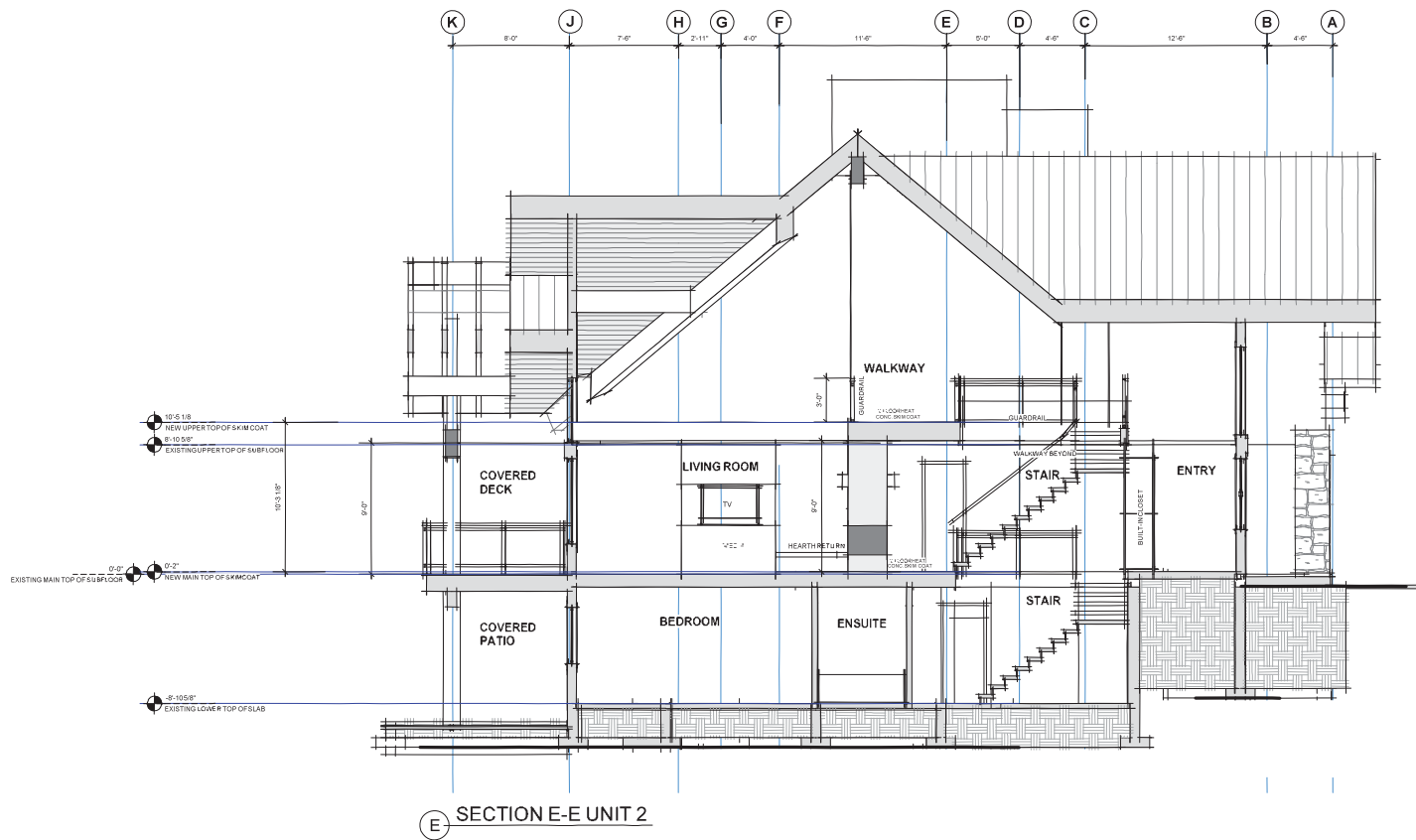


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Scale: 1/4" = 1'-0"



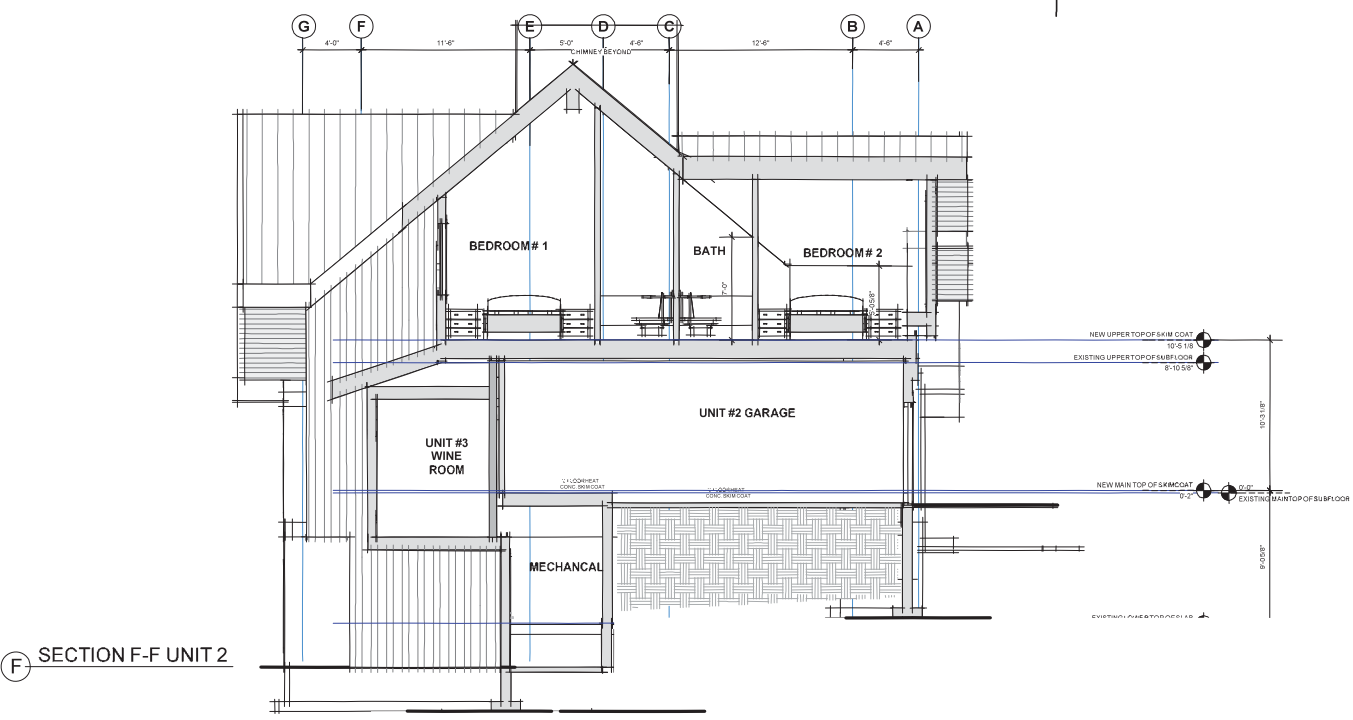
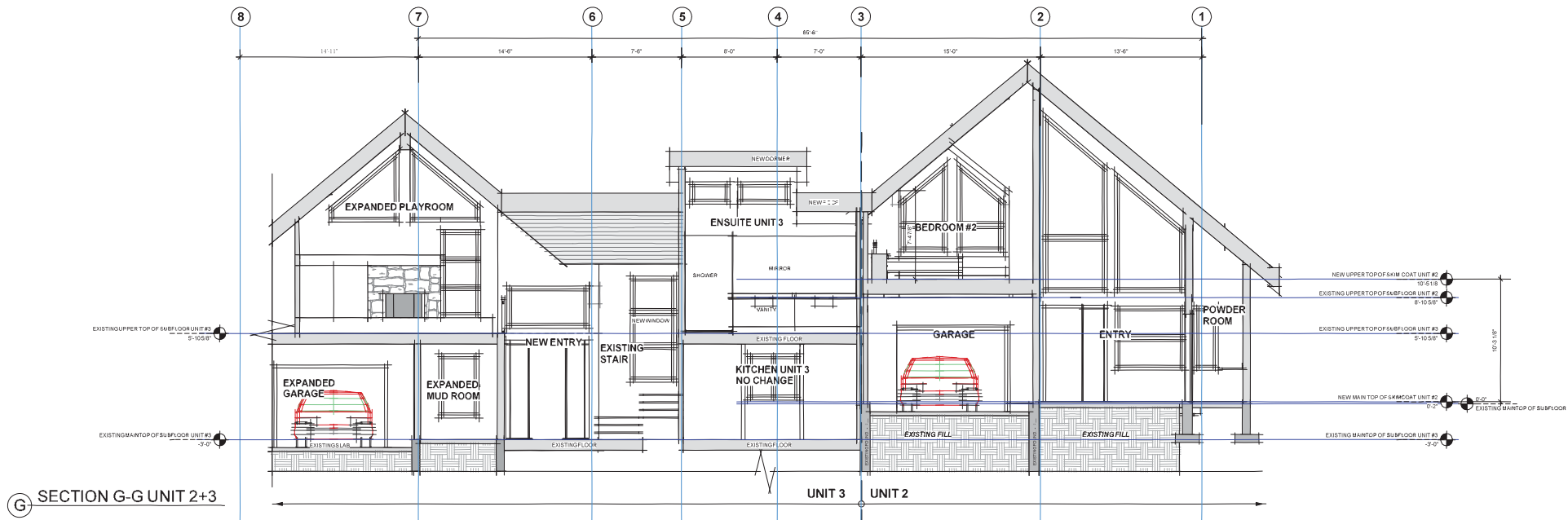
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3	11/2/14	for DPA
No.	Date	Issue Notes
kat sullivan DESIGN		
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055		
BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER		
SECTIONS UNIT 1		
Project Name	13-02 / 13-06 / 13-18	
Client	KS	Scale: 1/4" = 1'-0"
Drawn By	19	
DATE	APR 2013	
CHECKED BY	23	



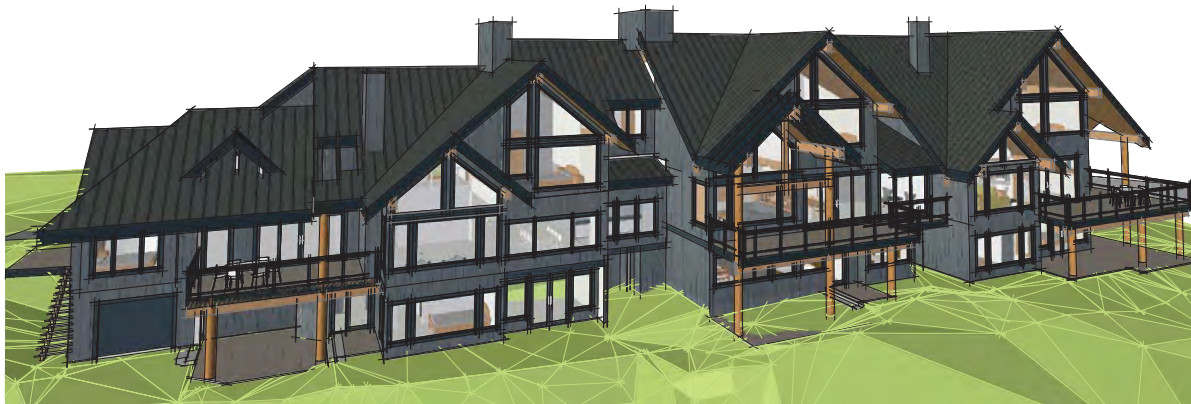
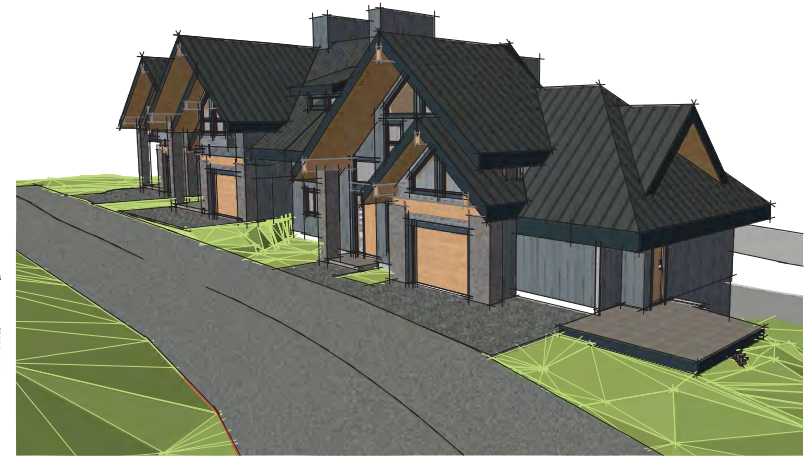
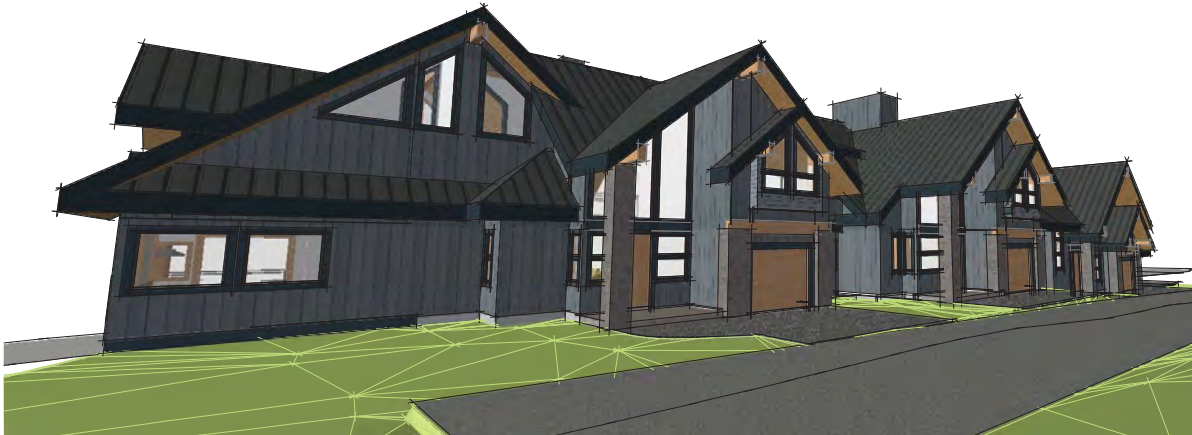
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3	11/2/14	for DPA
No.	Date	Issue Notes
kate sullivan DESIGN		
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055		
<small>By using this drawing, the client agrees to indemnify, defend and hold the designer harmless from all claims, damages, costs and expenses, including legal fees, arising from or in connection with the use of this drawing, whether or not such claims, damages, costs and expenses are caused in whole or in part by the negligence of the designer.</small>		
BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER		
SECTION UNIT 2		
Project Name	13-02 / 13-06 / 13-18	
Client	KS	Scale 1/4" = 1'-0"
Architect	KS	Sheet 20
DATE	APR 2013	of 23
CAPTION	13-06	

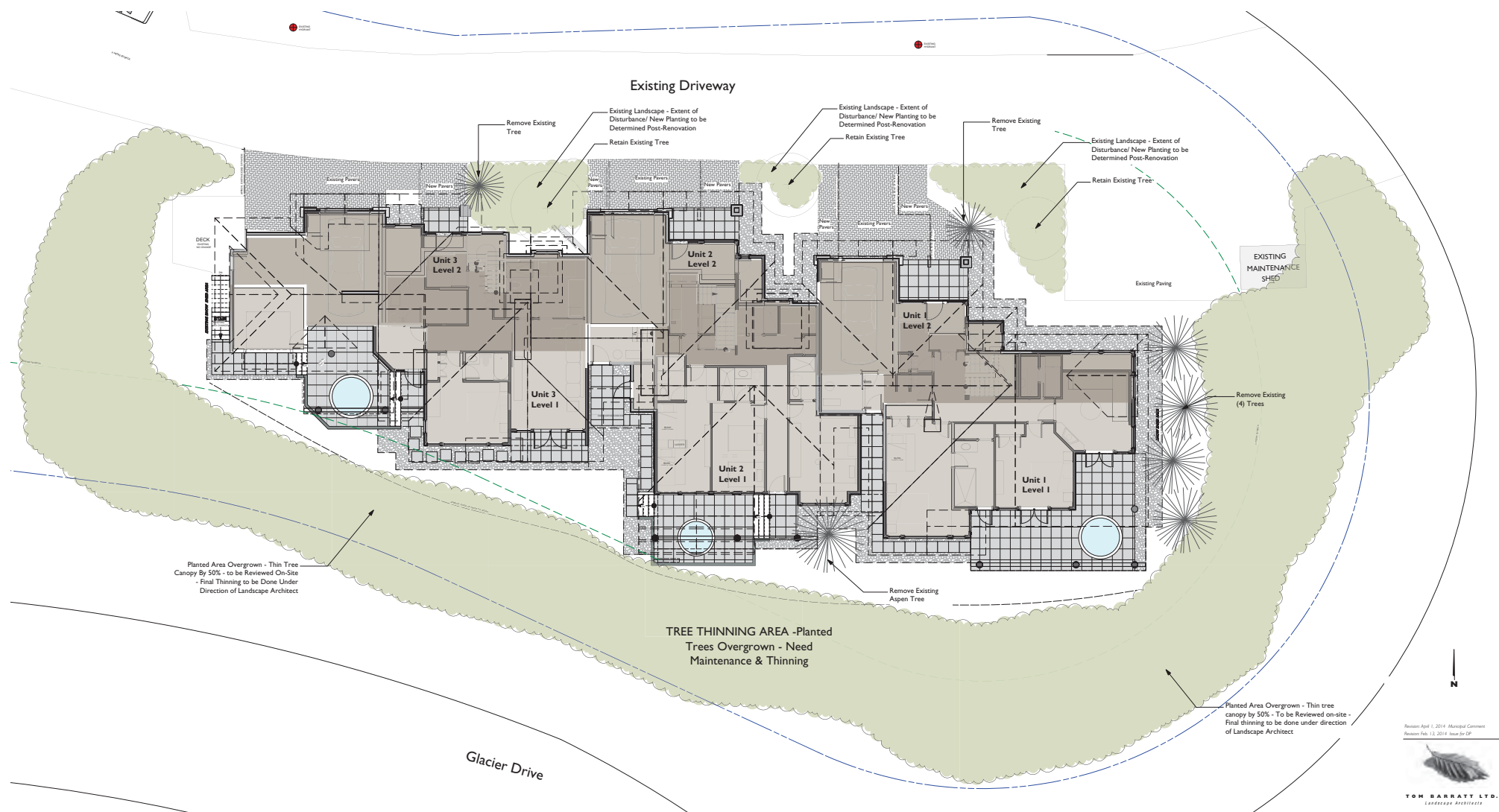


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3	11/2/14	for DPA
No.	Date	Issue Notes
kat sullivan DESIGN		
KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat.s@shaw.ca 604-932-0055		
BUILDING 1 #1, 2, & 3 - 4750 GLACIER DRIVE WHISTLER		
SECTIONS UNIT 2+3		
Project Name	13-02 / 13-06 / 13-18	
Client	KS	Scale 1/4" = 1'-0"
Architect	21 of 23	
Date	APR 2013	
Architect	13-06	



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3	11/12/14	for DPA
No.	Date	Issue Notes
		
<p>Project Title: KAT SULLIVAN DESIGN 8401 Matterhorn Drive Whistler BC V0N 1B8 kat@shaw.ca 604-932-8055</p> <p>By signing this document, the client agrees to the above terms and conditions. The client agrees to pay the fee as stated in the contract and to provide the necessary information to complete the project. The client agrees to hold the designer harmless for any damages or losses resulting from the use of the information provided by the client. The client agrees to hold the designer harmless for any damages or losses resulting from the use of the information provided by the client.</p> <p>Project No: BUILDING 1 #1, 2 & 3 - 4750 GLACIER DRIVE WHISTLER</p> <p>Sheet Title: PERSPECTIVES</p> <p>Project Name: Project ID: 13-02 / 13-06 - 13-18</p> <p>Country: KS Date: NTS</p> <p>Drawings: Sheets: 23</p> <p>Date: APR 2013 of</p> <p>Client Name: CAC Partners</p>		



0 30 60 FT

Revised April 1, 2014 - Municipal Comment
Revised Feb. 13, 2014 - Snow Dr. DP



TOM BARRATT LTD.
Landscape Architects

8605 Driftnet Way Whistler, BC Canada V8N 1B8
Tel: 604.731.3000 Fax: 604.731.3000
www.tbarratt.com tom@tbarratt.com

PROJECT

**Snowcrest
Upgrade**

DRAWING TITLE

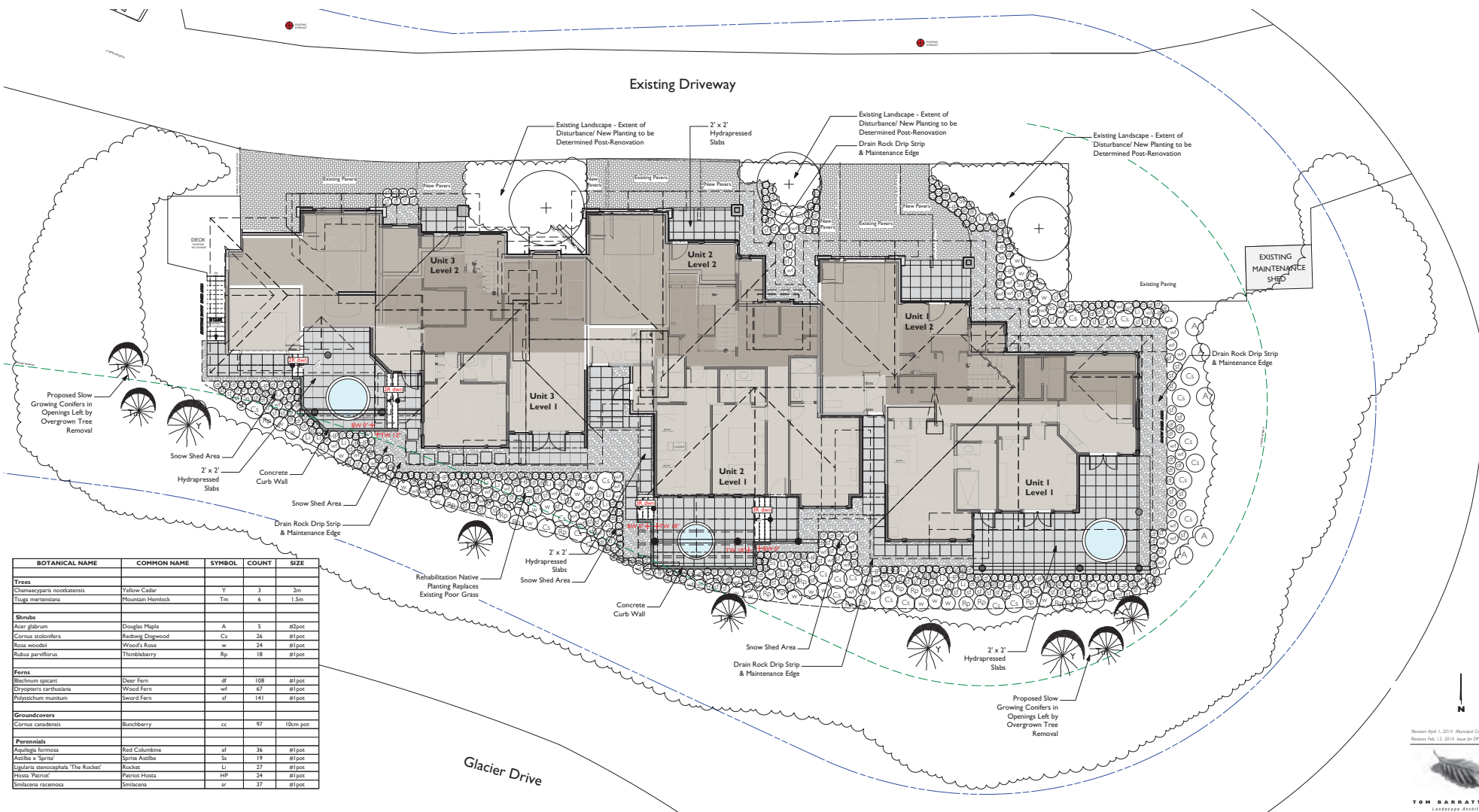
**Tree Removal
Plan**

DATE 14.02.04 SCALE 1/8" = 1'0"

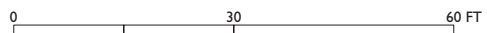
PROJECT # 833 JOB

REVISION # 0 SHEET

LI



BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
Trees				
<i>Chamaecyparis nootkatensis</i>	Yellow Cedar	Y	3	2in
<i>Taxus mucronata</i>	Muonum Hemlock	Tm	6	1.5in
Shrubs				
<i>Acer glabrum</i>	Douglas Maple	A	5	#12pc
<i>Cornus rostrata</i>	Redwing Dogwood	Cs	36	#12pc
<i>Rosa woodsii</i>	Wood's Rose	w	24	#12pc
<i>Rubus parviflorus</i>	Thimbleberry	Rp	18	#12pc
Ferns				
<i>Beckmannia spicata</i>	Dear Fern	df	108	#12pc
<i>Dryopteris carthusiana</i>	Wood Fern	wf	67	#12pc
<i>Polystichum munifolium</i>	Sword Fern	sf	141	#12pc
Groundcovers				
<i>Cornus canadensis</i>	Bunchberry	cc	97	10cm pot
Perennials				
<i>Aquilegia formosa</i>	Red Columbine	af	36	#12pc
<i>Asclepias 'Sprite'</i>	Sprite Asclepias	sa	19	#12pc
<i>Lupinus 'cosmopolitan' 'The Rocket'</i>	Rocket	li	27	#12pc
<i>Hesperis 'Patriot'</i>	Patriot Hosta	hp	24	#12pc
<i>Smilacina racemosa</i>	Smilacina	sr	37	#12pc



Revised April 1, 2014: Municipal Comments
Revised Feb. 13, 2014: Issue for O.P.



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www.tbll.com tom@tbll.com

PROJECT

Snowcrest Upgrade

DRAWING TITLE

Planting Plan

DATE	14.02.04	SCALE	1/8" = 1'0"
PROJECT #	833	ISSN	
REVISION #	0	SHEET	L2



WHISTLER

MINUTES

REGULAR MEETING OF ADVISORY DESIGN PANEL WEDNESDAY, MARCH 19, 2014, STARTING AT 1:37 P.M.

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

Members - Present	Crosland Doak, MBCSLA, Co-Chair Pawel Gradowski, MBCSLA Dale Mikkelsen, UDI Chris Wetaski, Member at Large John Grills, Councillor
Members - Absent	Tom Bunting, MAIBC, Chair Dennis Maguire, MAIBC Doug Nelson, MAIBC Eric Callender, Member at Large
Municipal Staff	Melissa Laidlaw, Senior Planner & ADP Secretary Kay Chow, Recording Secretary
Call To Order	Crosland Doak assumed the role of Chair in Tom Bunting's absence.
Council Briefs	Councillor Grills provided an update of current Whistler business activity.
Adoption of Agenda	Moved by P. Gradowski Seconded by C. Wetaski That Advisory Design Panel adopt the Regular Advisory Design Panel agenda of March 19, 2014. CARRIED.
Adoption of Minutes	Moved by P. Gradowski Seconded by C. Wetaski That Advisory Design Panel adopt the Regular Advisory Design Panel minutes of January 15, 2014 as amended to change the word "Panel" to "A Panel member" on page 4 item 10; and to change the word "Panel" to "A Panel member" on page 5 Materials, Colours and Details item 2. CARRIED.

PRESENTATIONS

4750 Glacier Dr.,
Snowcrest
1st Review
File No. DP1341

The applicant team of Bob Hole, Strata President; Kat Sullivan, Kat Sullivan Design; Annie Millar and Tom Barratt, Tom Barratt Landscape entered the meeting.

Brook McCrady, Planning Analyst, RMOW introduced the project for a proposed redevelopment of the three units in building one. Staff seeks Panel comments regarding the comparison of the covenant concept plan,

visual harmony of the building façades and incorporation of stone columns.

Kat Sullivan advised on the following.

1. The site is comprised of a two building seven unit development built in 1988.
2. Rezoning for this project completed in 2011. It was envisioned that the individual unit owners would renovate one by one, therefore a hypothetical development plan was prepared.
3. This application proposes a renovation of all three units in building one.
4. No changes to existing site plan.
5. Geographical and visual separation between buildings one and two; separated by a stand of trees. The site is well screened from Glacier Dr.
6. Objectives:
 - Access light and views to the west;
 - mitigate snow shed and ice drip at entry points;
 - create vertical vaulted space within the units;
 - increase function of upper floor space;
 - simplify the structure;
 - upgrade exterior while still respecting building two;
 - expand units, while conforming to zoning, DP and OCP requirements.
7. Proposed expansion of lower floor very similar to rezoning application plans; infill floor area to the west.
8. Expansion to main floor entry ways, remove snow shed from this area; enlarge living room space and get rid of some of the articulation that limits the use of this space.
9. Propose major changes to the third floor, remove and reframe a new roof with load bearing exterior walls; eliminate hip roof design and place gables. Proposed roof slope 10:12, currently 11½:12.
10. Introduction of stone columns adds feeling of weight to entry area.
11. Upgrade garage doors to wood.
12. Natural materials for soffits, doors, beam work, stone. This approach takes away from looking like building two but some of the finishes will be repeated.
13. Similar colours, but a different tone.
14. Metal roof with standard seam, utilize fewer snow retainers, and minimize gutters.
15. Repeat existing siding.
16. Guard rail design not completed. Propose to pick up ideas from the existing guard rail and rebuild in a more contemporary fashion with stainless steel clips.

Annie Millar advised on the following.

17. Maintain existing driveways and signage.
18. Existing mature trees and shrubs at the front of the site will be retained.
19. New paving to permit access to the new entries.

20. Propose to thin the existing stand of over grown conifers at the back of the site to enhance views and allow more light yet maintain the buffer from Glacier Dr.
21. Propose slower growing coniferous trees such as yellow cedar and mountain hemlock, native shrubs, shade loving ferns, perennials.
22. New patios at the back will be dropped 2 to 3 steps, providing a greater sense of open space.
23. Paving and drip strips along edge of building for maintenance access.

Panel offers the following comments.

Site Context and Landscaping

1. Panel recommended using a cautious approach to thinning of existing trees and to review with Staff as the trees are thinned.
2. Panel recommended consideration be given to site fire protection with regard to the tree thinning.
3. Panel recommended that the site soil condition be reviewed after construction and prior to planting to ensure the best soil quality for plant viability.
4. Panel BCSLA members felt the proposed plant material was small and sparse, potentially impacting views and lower level screening.
5. Panel felt that matching the original worn unit pavers would not be possible; pavers should be recycled and replaced with new.

Form and Character

1. Most panel members support the changes to overall form and character, especially the roof design.
2. One panel member was concerned that the over height interior space could be expanded to create more floor space.
3. Panel felt the proposed renovations are consistent with the 2011 rezoning application. There is some variation but panel supports the variation.
4. Panel members support the different details and roof form between the two buildings given the distance and lack of visual connection between the buildings.

Materials, Colours and Details

1. Panel supports the material selection.
2. A panel member suggested using more modern or durable siding materials.
3. Panel supports the proposed improvements at the entries at it relates to snow and weather protection.

Green Building Initiatives

1. Panel felt that this would be a great opportunity to improve the building's energy performance given the significance of the renovation.

Moved by P. Gradowski

Seconded by D. Mikkelsen

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

CARRIED.

The applicant team Bob Hole and Kat Sullivan left the meeting.

2007 Karen Crescent
1st Review
File No.
RZ1078/DP1339

Chris Wetaski advised that he is a real estate listing agent for one the units. Panel decided that Chris was not in a conflict of interest.

The applicant team of Andreas Kaminski, AKA Architecture & Design Inc.; Scott Sellers, Diamond Head Development; Shaun Greenaway, unit owner; entered the meeting.

Amica Antonelli, Contract Planner, RMOW introduced the project. In 2008 the property was rezoned to facilitate redevelopment. The current proposal is more affordable. Proposing major changes including changing from a two storey 7.6 m tall building to a three storey 9.5 m tall building; increase gross floor area from 504 m² to 826 m²; significant façade change. Staff seeks Panel comments regarding landscape plans, Highway 99 buffer, pedestrian connectivity, façade colours and materials.

Andreas Kaminski advised on the following.

1. The site is located on Karen Crescent and Highway 99, behind the Husky gas station.
2. The existing building is vacant and slated for demolition.
3. Whistler Advisory Design Panel reviewed this project in 2008. The redevelopment was not pursued by the Strata as the proposal was too expensive; the project has remained dormant since then.
4. Objectives:
 - neighbourhood suitability;
 - affordable for the owners;
 - simplify building construction;
 - stay true to the original rezoning concept.
5. Driveway access from Karen Crescent to each of the units.
6. Each unit is 13 ft. wide.
7. Lower floor consists of a garage and stairs up to the main living space.
8. Visitor parking on site.
9. Building layout emulates original curve design, achieved by staggering the units.
10. The building is sited as close as possible to Karen Crescent and away from Highway 99.
11. Views to the mountain are not significantly impacted.
12. Main floor contains kitchen, dining and living spaces. The upper floor contains two bedrooms.
13. Front and back decks; guard rails with frosted glass.
14. Increased glass provides more natural light into units. Canopy for sun shading.

15. Hardi panels on north and south walls.
16. Galvanized metal panel accents between the units.
17. Stained cedar siding.
18. Wood soffits, mostly flat roof with slightly sloping roof at the north and south ends.
19. Roof design retains snow; there are no snow shed issues. Water is directed through drainage into landscape area below.
20. Grade of site on Highway 99 side is at the level of the second floor.

Tom Barratt advised on the following.

21. More effective 5% grade proposed, catch basin storm system.
22. 4 ft. terraced rock stack walls at the ends.
23. Maintain riparian buffer; riparian area plant selection; birch trees at the street front; replant slope area.
24. Full lawn area off the back deck.
25. Streetscape radically enhanced.
26. Drainage through vegetation buffer.

Panel offers the following comments.

Site Context and Landscaping

1. Panel supports the proposed variances to building height and FSR but felt that those should be offset by addressing the panel's comments in regard to form and material richness.
2. Panel was concerned with vehicle circulation and the practicality of the second parking space, as the interior parking garage is quite tight.
3. Panel felt the highway buffer needs to be maintained and improved with coniferous material for better highway screening.
4. Some panel members felt the building should be pushed closer to the highway while others felt it should be pulled back from the highway and suggested the applicant decide what is appropriate in order to achieve the best circulation.
5. Panel members felt the landscape material was appropriate but had concerns about plant size and suggested that the plant material be larger or increase the numbers. In particular the new slope, the berm seems sparsely planted.
6. Panel recommends an access path to the rear yard for maintenance and other general access.
7. Panel members recommend that a sidewalk be installed along the Karen Crescent frontage.
8. Some panel members suggested exploring the elimination of the island and instead provide direct access from Karen Crescent to the individual garages, eliminating the internal driveway.
9. Panel members felt on-site storm water management should be considered given the adjacency to the riparian environment.

Form and Character

1. Panel felt the overall roof and building façade was plain and suggested

adding more variety to better articulate and individualize the units to break up the repetition of the eleven units, and also to consider larger roof overhangs.

Materials, Colours and Details

1. Panel supports the lighter materials and colours (as shown on the sample board) but suggested consideration of a Creekside vernacular within the palette of materials colours and details.
2. Panel recommended sound mitigation be handled as a building solution, in addition to any landscape provisions. .

Moved by D. Mikkelsen
Seconded by P. Gradowski

That the Advisory Design Panel supports the requested height and density increase, overall intent and massing of the project as presented and would like the applicant to review Panel comments with the support of Staff; Panel would like to see this project return for further design development review and to address specific Panel comments .

CARRIED.

The applicant team left the meeting.

ADJOURNMENT

Moved by P. Gradowski

That Advisory Design Panel adjourn the March 19, 2014 committee meeting at 4:24 p.m.

CARRIED.

CHAIR: Crosland Doak

SECRETARY: Melissa Laidlaw

Below is a summary of how we are meeting Council Policy G23, Section 2, Objectives:

Site/Landscape

The existing road, driveways and accesses will remain in place, with only minor variation to accommodate new entrances and widened garages. We are working with existing landscape to upgrade, not re-build. Grading will remain substantially the same. Appropriately chosen local plant species allow for minimal or no irrigation.

Energy Use Reduction

The energy use of the buildings will be improved through:

- improved heating systems (new in-floor radiant heat units 2 and 3.)
- new HRV units,
- increased R value from R28 batt to R40 spray foam in roof including third party certification,
- spray foam insulation in new exterior walls and around headers,
- improved sealing air/vapour barrier for new exterior walls,
- replacing any existing appliances with energy star appliances,
- energy star windows,
- ceiling fans in new vaulted areas,
- low light pollution exterior lighting,
- minimum 50% of light fixtures LED or fluorescent, and
- increased insulation under new slab on grade (min R12.)

Water Use Reduction

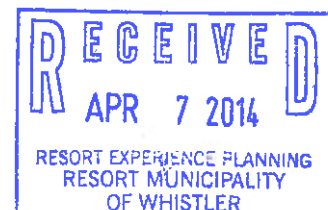
- Local drought resistant planting requires minimal or no irrigation.
- Permeable paving materials will be installed.
- Lawn area will be reduced.
- New toilets will be low flow and or dual flush.
- Water lines will be insulated around hot water tanks.
- New bathroom faucets will be low-flow.
- Front loading washers will be installed where they are being replaced.

Materials

- Existing building materials will be re-used where possible.
- Pavers will be re-purposed as possible.
- Some siding will be salvaged.
- Portions of the building will remain in-tact.
- Use of engineered wood products for floor construction, headers and concealed beams will inherently use less material than cut lumber.
- Locally sourced materials will be used wherever possible.
- Stone finish will be local basalt.

Waste

- Metal roofing and other metal products will be recycled.
- Drywall will be separated.
- Clean wood will be sent for re-use and recycling.
- Board and Batten siding will be stacked, saved and re-used where possible.
- All furniture, fixtures and appliances will be sent to the re-use-it center.
- Doors and windows will be sent to the re-use-it center.



Indoor Environment

- Low VOC paint will be applied to interior surfaces.
- Humidifiers will be installed in at least units 1 and 2.
- Upgraded in-floor heat is proposed throughout units 1 and 2 (existing high efficiency boiler.)
- New HRV will be installed in each unit.
- Insulation will be third party certified.
- Low formaldehyde products including underlay, subfloor sheathing, particle board and MDF will be used.
- Natural wool carpet will be installed.
- Vinyl flooring will not be used.

4. **Strata Approval and minutes** are attached.

We hope that this information is sufficient to allow this project to proceed to council. Please let me know if further information or clarification is required. Please advise of the council date when available.

The only item not provided here is the landscape letter of credit which will be provided upon approval of the Landscape estimate by RMOW staff.

Yours truly,



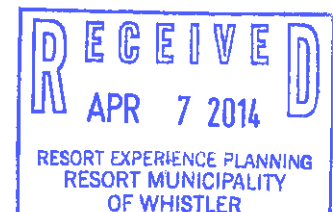
Kat Sullivan, A. Sc. T, B.F.A.

encl:

Arch. Plans- full size (2)
Landscape plans – full size (2)
Reduced plans (1 -LS + Arch)
Strata Common Property Representation of Authority
Strata meeting minutes
Landscape + paving cost estimate
Colour and material board
Partial built-green checklist

Cc:

Bob Hole (Unit 3)
Tai Fook Canada Ltd. c/o Celia Cheng (Unit 2)
Don and Ruth James (Unit 1)
John McSkimming, Contractor
Tom Barratt, Landscape Architect





REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-052

FROM: Resort Experience

FILE: DP 1321

SUBJECT: DEVELOPMENT PERMIT 1321 – 1205 MOUNT FEE ROAD – THE COULOIR

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Permit Application 1321 for a subdivision and 3 duplex buildings at 1205 Mount Fee Road per the architectural plans prepared by DVAD Inc., date stamped May 8, 2014, attached as Appendix C and per the landscape plan prepared by Tom Barratt Ltd., date stamped May 8, 2014, attached as Appendix D to Council Report No. 14-052.

That Council make the above noted development permit subject to the following conditions to the satisfaction of the General Manager of Resort Experience:

1. Conditional approval of duplex buildings 2 and 3 subject to provision of architectural plans and landscape plan having similar design, form, character and footprint as the approved plans attached as Appendix C and D to Council Report No. 14-052.
2. Submission of a Green Building Checklist.

REFERENCES

Location: 1205 Mount Fee Road
Legal: Lot 12, District Lot 8073, Plan EPP277
Zoning: RM59 (Residential Multiple Fifty-Nine)
Appendices: "A" Location Map
"B" Existing Conditions
"C" Architectural Plans
"D" Landscape Plan
"E" Advisory Design Panel Comments

PURPOSE OF REPORT

This report seeks Council's approval of Development Permit Application 1321, an application by the owners of 1205 Mount Fee Road for a subdivision and 3 duplex buildings with 6 dwelling units.

The proposed development is subject to Council approval relative to the applicable guidelines for the Development Permit Area: Multi-Family Residential.

DISCUSSION

The owner of 1205 Mount Fee Road has proposed a subdivision and 3 duplex buildings at 1205 Mount Fee Road. The development to be known as the Couloir is located in the Cheakamus Crossing neighbourhood. The applicant has designed the duplexes to face towards Mount Fee Road and the subject property fronts the multi-family residences of Riverbend and is adjacent to The Rise. The rear of the property faces the Cheakamus commercial centre and the Falls apartment complex. The site was used during the 2010 Olympics as officials' trailers and is previously disturbed land.

The site allows for 3 duplexes but the applicant is only building one duplex at this time. The applicant has prepared a site plan, grading plan, landscape plan and detailed architectural drawings for the first duplex building. The building envelopes for the remaining two buildings are shown on the site plan; however, detailed architectural plans for these two buildings have not yet been developed. These are to be of similar form, character and materials as the initial building but will be customized working with future buyers.

A subject condition of approval will allow the applicant to apply for a building permit for the other two duplexes as long as they are consistent with the design, form, character and footprint of the first duplex shown in the architectural plans. A development permit is required for the subdivision and construction of the duplex. The proposed subdivision has temporary approval at this time from the Approving Officer subject to approval of this development permit and other requirements that the applicant will complete prior to their subdivision approval.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built Environment	The built environment is attractive and vibrant, reflecting the resort community's character, protecting viewsapes and evoking a dynamic sense of place.	The proposed duplex is well integrated into the site and neighbourhood, well scaled and proportioned.
	Building design and construction is characterized by efficiency and durability.	Building materials are considered sufficiently durable and detailed to withstand Whistler's harsh climate.

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

OTHER POLICY CONSIDERATIONS

Zoning Analysis

The applicant has made 8 variance requests and the variances to the Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of the Official Community Plan.

The list of variance requests and rationale in support of each is as follows:

1. Vary the front setback from 5.50 metres to 5.04 metres for a block wall. Rationale: the concrete wall extends past the cedar clad walls and adds to the overall structural hierarchy that is featured throughout the design of the building.
2. Vary the front setback from 5.50 metres to 0 metres for a retaining wall. Rationale: to reinstate the natural topography retaining walls are required to be constructed inside the setback area at the front of the property between the driveways.
3. Vary the side setback from 3 metres to 2.48 metres for a proposed column. Rationale: The narrow directional lots dictate separate entryways past the garages; these have been designed with covered walkways along the side of the building, creating a private entry through the block wall for the residents of the dwellings.
4. Vary the width of the garage from 6 metres to 5.92 metres. Rationale: the proposed narrow lots have been widened as much as possible to accommodate a two car garage. The garage will help with snow management and ease vehicle access to the site.
5. Vary the rear setback from 6 metres to 0 metres for a retaining wall. Rationale: Reinstating the natural topography requires a retaining wall to be constructed inside the setback area, along the property and strata lines between unit A and B at the rear of the property to create a viable building platform with flat backyard space.
6. Vary the setback for the rear setback for a proposed retaining wall to 0 metres and 1 metre in height. Rationale: The retaining wall is needed for a flat backyard and it will allow for landscape plantings that will provide landscape screening and additional privacy.
7. Vary the parking requirements to allow vehicles to back out onto the public street. Rationale: limited room to have turnaround on subject property with the narrow lots, snow storage and landscaping. Driveway grades have been softened to allow a smaller retaining wall on the driveway which increases the visibility and sight lines from driveway.
8. Vary the front setback for parking requirements from 1.5 metres to 0 metres and allow for a reduced size parking stall of 2.4 metre by 5 metres allowing for visitor parking. Rationale: Allows for surface parking for visitors to be appropriately situated on property without disturbing landscape screening.

Official Community Plan Development Permit Guidelines

The property is located within the Development Permit Area: Multi-Family Residential and is subject to development permit approval and guidelines for the intended character and theme of all development on the lands. Each design is reviewed in the context of surrounding development and the specific design objectives for the land. The following guidelines were considered with this development permit. Overall the proposed development is consistent with the applicable guidelines.

Site Development and Building Design

- The buildings are designed to follow the natural topography of the site. Landscaping (Appendix D) has been provided to blend in with existing vegetation and to provide some

landscape screening. There is less landscaping initially adjacent to Unit B because the future duplexes will be constructed which may disturb any vegetation on this side of the property.

- The site layout, building orientation and window placement creates visual privacy between neighbouring properties.
- The rear of the property has some window treatments that are screened with fencing and additional landscaping to allow for more privacy.
- Variances to the Zoning Bylaw have been considered and are reviewed in more depth in the Zoning Analysis section.
- The roof lines, architectural features and building materials are varied to have innovative and interesting façade treatments.
- The building materials with concrete block and hardie board siding are sufficiently durable for Whistler's harsh climate
- The flat roof is designed to safely handle snow accumulation and eliminates any snow shed.

Access, Parking and Waste Facilities

- Surface parking is appropriately situated with parking and landscaping requirements.
- Garbage and recycling facilities are not required as part of the project.

Exterior Lighting

- Soft downward lighting is used in the entranceway to the duplex. Full downward facing cut off lighting will be used for the rest of the project.

Signage

- No signage has been proposed for the project.

Fencing

- Fences reflect and extend the building detailed and are integrated with landscaping to minimize its visual impact.

Landscaping

- The landscape plan (Appendix D) emphasizes the natural setting while enabling solar access into residential units.
- There are a limited number of mature trees on site and they are preserved on site.
- Landscaping is coordinated with adjacent units.

Streetscape

- Grade changes are minimized although there may be a step into the entrance area.

GREEN BUILDING

The project is expected to achieve an Energuide rating of 80 or above. The applicant will provide a Green Building Checklist as a subject condition of the development permit.

ADVISORY DESIGN PANEL

The project was reviewed by the Advisory Design Panel April 16, 2014. The Panel had comments concerning landscaping, grade separation between units, and prominence of the garage from the street and colour and materials. The applicant has addressed the Panels comments and the as summarized in Appendix E.

BUDGET CONSIDERATIONS

The municipality's direct costs of processing and reviewing this application have been covered through the development permit application fees.

COMMUNITY ENGAGEMENT AND CONSULTATION

An information sign has been posted on the property consistent with development permit application requirements.

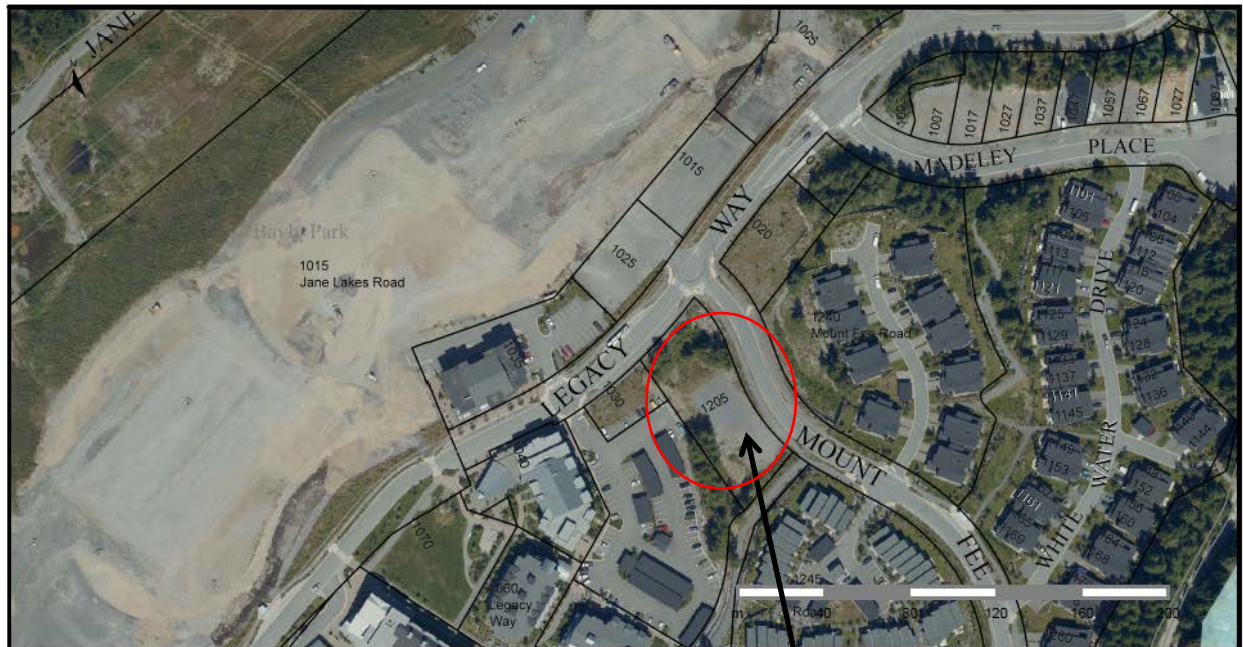
SUMMARY

This report seeks Council's approval of Development Permit Application 1321, an application by the owners of 1205 Mount Fee Road for a subdivision and 3 duplex buildings with 6 dwelling units.

Respectfully submitted,

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

Appendix A – Location Plan

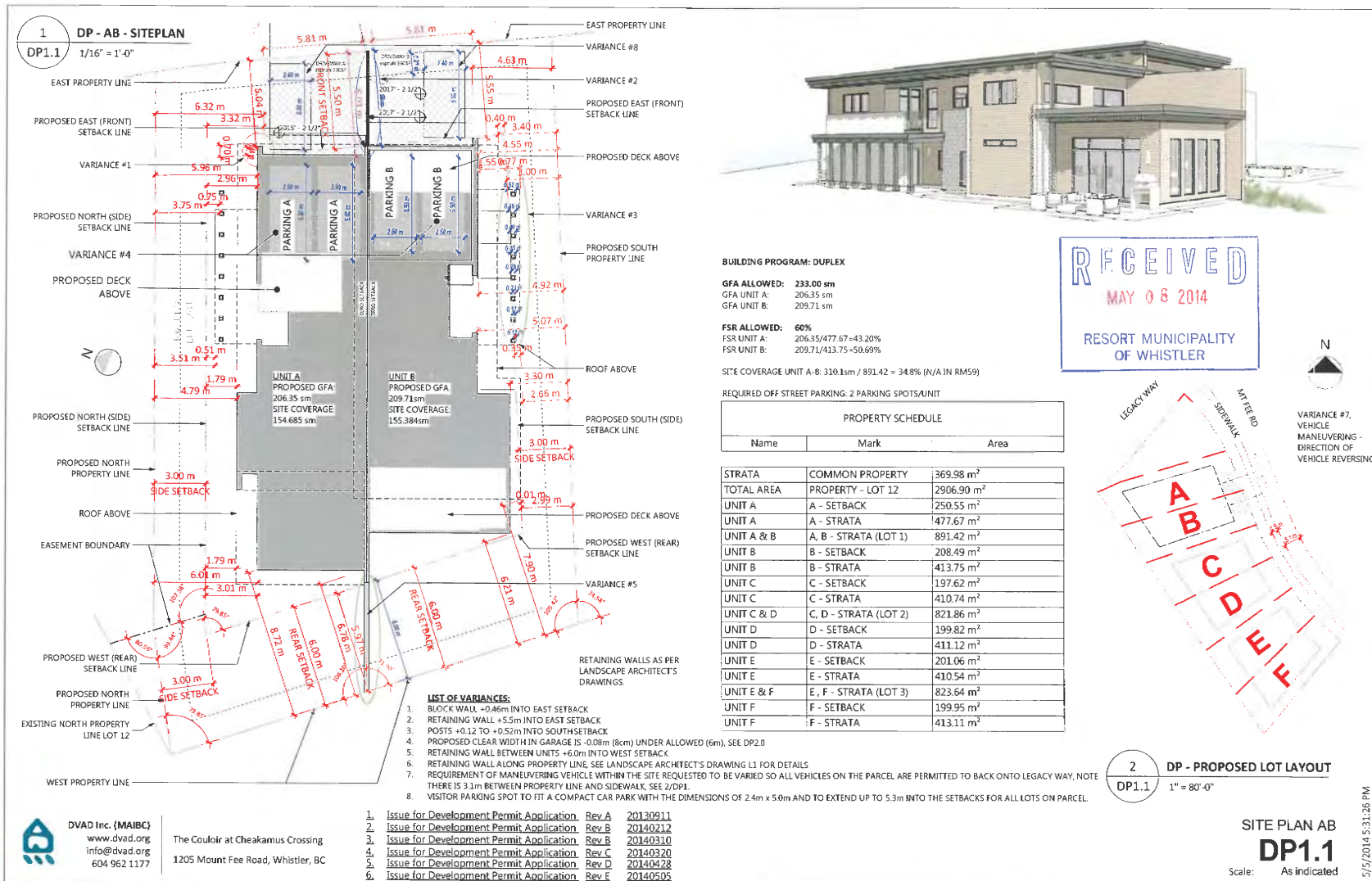


Subject Property

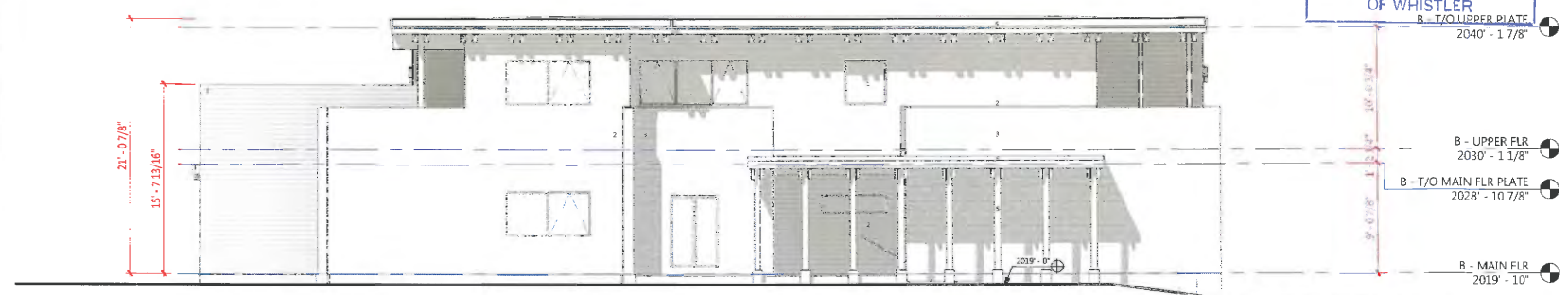






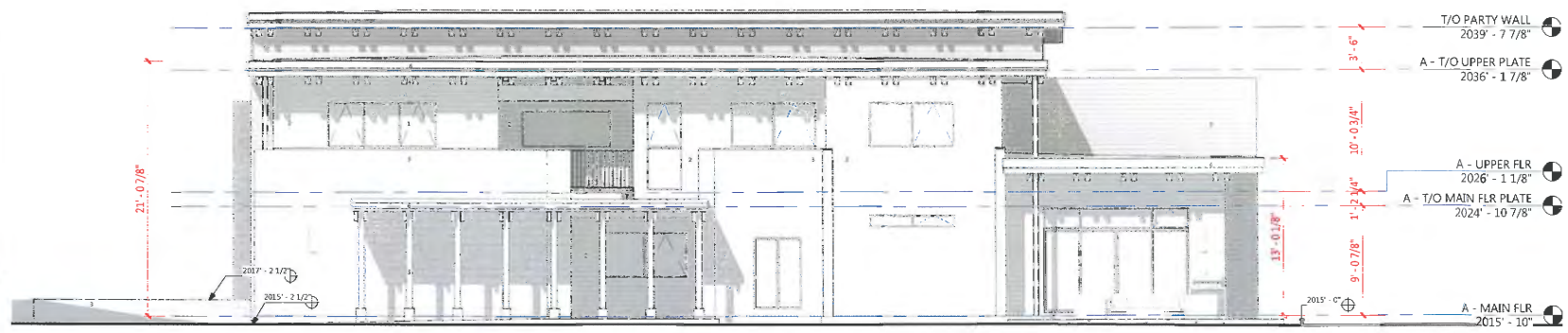


RECEIVED
MAY 08 2014
RESORT MUNICIPALITY
OF WHISTLER
B - T/O UPPER PLATE



1 DP - B - SOUTH ELEVATION
DP4.0 1/8" = 1'-0"

1. TYPICAL WINDOW
2. HORIZONTAL HARDWOOD BOARD Siding
3. EXPOSED CONCRETE BLOCK
4. EXPOSED STAINED WOOD TRIM
5. EXPOSED STAINED WOOD TRIM
6. STAINED WOOD TRIM
7. HORIZONTAL HARDWOOD BOARD Siding



2 DP - A - NORTH ELEVATION
DP4.0 1/8" = 1'-0"

1. TYPICAL WINDOW
2. HORIZONTAL HARDWOOD BOARD Siding
3. EXPOSED CONCRETE BLOCK
4. EXPOSED STAINED WOOD TRIM
5. EXPOSED STAINED WOOD TRIM
6. STAINED WOOD TRIM
7. HORIZONTAL HARDWOOD BOARD Siding

DVAD Inc. (MAIBC)
www.dvad.org
info@dvad.org
604 962 1177

The Couloir at Cheakamus Crossing
1205 Mount Fee Road, Whistler, BC

- | | | |
|--|-------|----------|
| 1. Issue for Development Permit Application. | Rev A | 20130911 |
| 2. Issue for Development Permit Application. | Rev B | 20140212 |
| 3. Issue for Development Permit Application. | Rev B | 20140310 |
| 4. Issue for Development Permit Application. | Rev B | 20140320 |
| 5. Issue for Development Permit Application. | Rev C | 20140428 |

ELEVATIONS
DP4.0
Scale: 1/8" = 1'-0"

5/5/2014 5:31:52 PM



1
DP4.1 DP - AB - EAST ELEVATION
1/8" = 1'-0"



2
DP4.1 DP - AB - WEST ELEVATION
1/8" = 1'-0"



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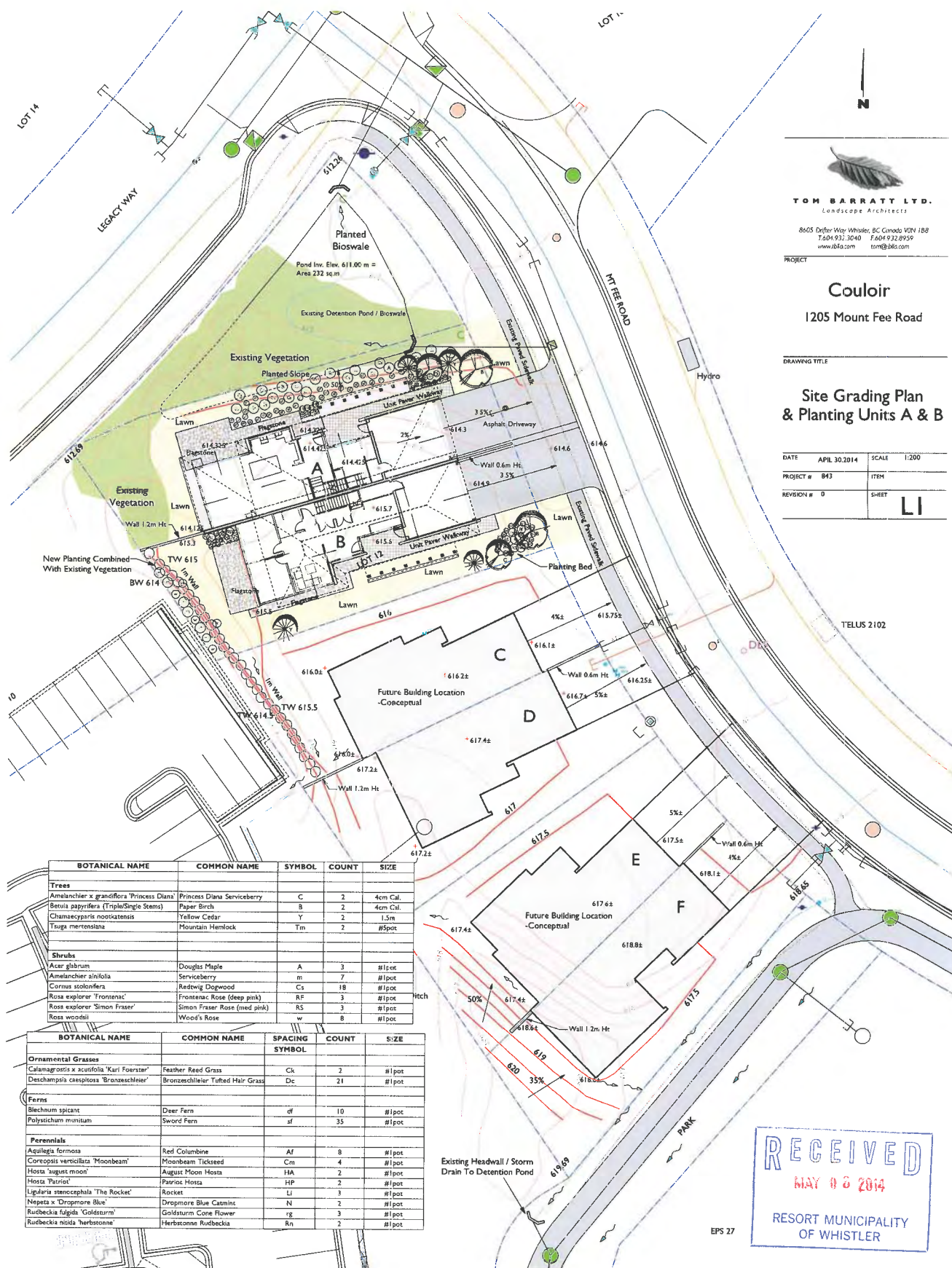
The Couloir at Cheakamus Crossing
1205 Mount Fee Road, Whistler, BC

1.	Issue for Development Permit Application	Rev A	20130911
2.	Issue for Development Permit Application	Rev B	20140212
3.	Issue for Development Permit Application	Rev B	20140310
4.	Issue for Development Permit Application	Rev B	20140320
5.	Issue for Development Permit Application	Rev C	20140428
6.	Issue for Development Permit Application	Rev D	20140507



ELEVATIONS
DP4.1
Scale: 1/8" = 1'-0"

APPENDIX D



Appendix E – Advisory Design Panel Comments

The comments from the Advisory Design Panel and the client's response to the comments are summarized below:

Site Context and Landscaping

The Panel felt the overall design was interesting. A more robust landscape plan could further improve the design. Some members felt it was a garage door dominated realm.

Response from applicant: The lot was advertised and sold as a development site for 3 duplexes. The narrowness that after subdivision automatically occurs in all 6 lots dictates a front entrance made for parking –with the requirement to make it even narrower to allow for pedestrian entrance on the side. The flat elevation will never be experienced as in the drawings, especially with Legacy Way being on a steep angle, and we feel that while moving past this building, the nooks created by entrances and patios will dominate the building far more than the garage doors.

Form and Character

1. Panel generally supports the form and character.

Materials, Colours and Details

1. Panel felt the colours were a bit too muted.
Response from applicant: The reasoning behind leaving the colours neutral is that the building is visible from many parts of Cheakamus, and allowing the landscaping to add the contrast, both the properties own planting over time, but also the surrounding mountains; Mt Fee, Sproatt and Whistler which are visible from all sides of the building and surrounding neighborhood.
2. Panel found the driveway railings to be problematic.
Response from applicant: The garage of unit B was dropped 2' to avoid this issue after this conversation at the ADP meeting and with RMOW Planning staff.
3. Some members felt the inside deck was odd and would be very dark, and would not receive much sunlight.
Response from applicant: As the interest in this unit from potential buyers has resulted in positive feedback regarding this patio, we do not want to amend this patio.
4. Some members felt the front façade blank wall unfriendly, there was a suggestion to add a window.
Response from applicant: This was discussed with the structural engineer, Andrew Gray at Inform, but is highly inadvisable from a shear strength point of view as the units need as many intact cross walls as it can get due to the narrowness of the building.

The Advisory Design Panel supported the project as presented and the applicant to strongly consider Panel comments, in particular site grading with the potential to use the step between the buildings, on the side yard property lines instead of the buildings to use that to the advantage to lessen the step between the units, the side by side duplex units.

Response from applicant: The comment regarding the site grading has been applied to the design and the step has diminished by 2' between the buildings.

The Advisory Design Panel does not need to see this project return for further review.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-053

FROM: Resort Experience

FILE: DP 1334

SUBJECT: DEVELOPMENT PERMIT - 8300 BEAR PAW TRAIL SENIORS HOUSING

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Permit DP 1334 for a twenty unit seniors' apartment development located at 8300 Bear Paw Trail in the Rainbow neighbourhood per architectural plans A1.1, A2.2, A 2.3, A2.4, A 2.5, A2.6, A2.7, A3.1, A3.2, A4.1, A4.2 prepared by Murdoch & Company, dated February 4, 2014 and landscape plans L1.0, 1.1, 2.0, L2.1, L2.2, L2.3 L3.0 prepared by Murdoch & Company, dated December 11, 2012 attached to Report No. 14-053 as Appendix B;

That Council approve the variances specified in Table 1 of Report No. 14-053; and further

That Council require that prior to Development Permit issuance the following conditions are to be addressed to the satisfaction of the General Managers of Resort Experience and Infrastructure Services.

1. Resolution of minor technical issues as described in Appendix C to Report No. 14-053;
2. Confirmation that a Snow Shed analysis has been undertaken by a professional engineer.

REFERENCES

Owner: The Woods at Rainbow Ltd, Incorporation No. 0862127

Civic Address: 8300 Bear Paw Trail

Legal Description: Lot 11, DL 7302, Plan BCP38413, GP1, NWD

Zoning: CD1 (Comprehensive Development One)

Appendix A – Location Plan

Appendix B – Architectural and Landscape Plans

Appendix C – Memo from Infrastructure Services

Appendix D – Advisory Design Panel Minutes and Resolution

Appendix E – Applicant's Project Description

Appendix F - Renderings

PURPOSE OF REPORT

This report presents Development Permit DP1334, an application to develop a twenty unit seniors' housing townhouse complex at 8300 Bear Paw Trail. The project is similar in scope to DP1123, the previously approved development scheme for these lands.

DISCUSSION

Background

The subject lands, referenced as "Parcel 11" are located near the central core of the Rainbow neighbourhood and are accessed by a panhandle from the north side of the Bear Paw Trail traffic circle. A Location Plan is attached to this report as Appendix A. The site is bounded on the west side by Baxter Creek and the associated riparian area. The lands to the north are already developed as detached dwellings. The undeveloped parcel to the south (8350 Bear Paw Trail, known as "Parcel 10") is owned by the Municipality and is also intended for seniors' use. The mixed use commercial/ residential "Lot 9" development (adjoins the east side parcel line.

On December 15, 2009, Council approved Development Permit DP 1123 for a proposed seniors housing development on both the subject Parcel 11 (8300 Bear Paw Trail) and the neighbouring Parcel 10 (8350 Bear Paw Trail). The concept approved under DP 1123 is described in Council Report 09-184.

Subsequently, Parcel 10 reverted back to the Municipality and remains undeveloped. The subject Parcel 11 was not developed due to market reasons.

Current Development Proposal

In December of 2013, staff received a revised application that generally conforms to the previously approved design, but incorporates detail improvements and revised programming. The revised project has been renamed from "The Woods" to "Solana".

Project Design

Architectural and landscape plans for the current scheme are attached to this report as Appendix B. Some project renderings are attached as Appendix F. The revised project follows the previously approved design in terms of building footprint, density, and massing. Vehicle access is provided at the East side of the building and incorporates a green roof feature. A covered walkway leads to a central pedestrian access at the elevator. Hard and soft landscaping provides a transition from the vehicle access, through the covered circulation area, a covered seating area, an open lawn, and extensive planting to the adjacent park on the West. The Landscape Plan is similar to that approved under DP 1123 and is composed of local materials and indigenous plants.

The proposed building is positioned identically to that approved under DP 1123, with a similar footprint and comparable elevations. The building itself is three storeys (plus a parkade level) and is bisected by a breezeway, reducing perceived mass and providing an opportunity for daylight to pass through. The building is oriented to complement future development on Parcel 10, and the landscape design could anticipate some form of courtyard between the buildings in the future. This orientation allows for good solar access; and the upper units, in particular, take advantage of the views toward Whistler, Blackcomb, and Green Lake. Outdoor spaces form a key element of the design with grade level patios and extensive use of decks and balconies. A rooftop terrace is a new and welcome feature. This will be accessed by both stairs and elevator, and provides building residents with a large outdoor gathering space.

In general, the building has seen a move to floor-to-ceiling windows in order to maximize daylight and solar gain, and a somewhat simplified (though still well-articulated) built form.

Exterior building materials include:

- A torch-on roof with patio stones for the roof top deck,
- Manufactured cedar siding,
- Hardie siding,
- Metal clad vinyl windows,
- Aluminum framed guard rails with tempered glass panels,
- Stucco on the lower parkade wall, and
- A variety of wood detailing.

All the dwelling units extend across the width of the building allowing for some flow-thru ventilation. Living areas are generally oriented to the South in response to the views and the sun. An interesting feature to the revised design is the underground parkade, which now holds individual garages for each unit. These provide considerable privacy and security for the residents.

Advisory Design Panel Review

The Advisory Design Panel reviewed this project on December 18, 2013 and recommended support for the development. The minutes and resolution from that meeting are attached to this report as Appendix D.

Development Summary

The proposed number of units has been reduced from 22 to 20 (the minimum required in the housing agreement). Table 1 provides an overall summary of the development and compares it to the CD1 Zone. Staff note that variances will be required to the building setbacks; these variances are consistent with the setback variances originally approved under DP 1123.

Table 1

		CD1 Zone	DP 1334, Solana	Conforms?
Permitted Use		Seniors Apartment or Townhouse	Seniors Apartment	Yes
Floor Space Ratio		0.75	0.75	Yes
Maximum Gross Floor Area		2423	2418	Yes
Setbacks	Front:	6 m	5 m	No (variance req'd) *
	Side:	6 m	0 m	No (variance req'd) *
	Rear:	6 m	4 m	No (variance req'd) *
Maximum Height		12 m	5.95 m	Yes
Parking		32	33	Yes

*Council will need to vary the building setbacks as indicated in table 1

Setback Variances

This proposal requests that Council vary the building setbacks as shown in Table 1. The variances are consistent with those approved by Council under DP 1123 in 2009. Allowing the setback variances provides for a covered parkade entry and improved liveability for the units.

The unit mix is indicated in Table 2:

Table 2

Unit type	Layout	Size Range (m ²)	Number
A	2 B/R + Den	107.1	6
B	2 B/R + Den	126.8	6
C	2 B/R + Den	165.5	4
D	2 B/R	80.8	2
E	1 B/R + Den	75.5	2
Total:			20

Legal Encumbrances

The property title contains several covenanted agreements having to do with:

- Geotechnical concerns,
- Water hazard/ flood control,
- Fire suppression and protection,
- Public trail right-of-way
- Seniors' housing

Staff review of the documents indicates that the project proposed under DP 1334 conforms with the title encumbrances.

Civil Engineering

In order for this project to move forward, there are some minor engineering details that still need to be resolved. These are identified in the memo from the RMOW Infrastructure Services Department attached to this report as Appendix C.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built environment	Limits to growth are understood and respected.	Project conforms to the density requirements of the CD1 zone.
	Community spaces encourage personal interaction and shared activities.	The rooftop terrace provides an opportunity for residents connect.

	The built environment is safe and accessible for people of all abilities, anticipating and accommodating well-being needs and satisfying visitor experience.	The proposed building is accessibility friendly. Units are designed to be easily converted to accessible units. Grab-bar backing, oversized doors, and low thresholds are incorporated throughout. Accessible parking is provided.
	Residents live, work, and play in relatively compact mixed-use neighbourhoods that reflect Whistler's character and are close to appropriate green space, transit, amenities, and services.	Rainbow is a mixed use neighbourhood offering detached, duplex, and multifamily housing forms. Green space, transit, amenities & service such as shopping are all designed to be within walking distance of this project.
	The new and renovated built environment has transitioned towards sustainable management of energy and materials.	Project makes use of engineered wood laminate products. Project will exceed Built Green Platinum.
	Landscaped areas consist of native plant species that eliminate the need for watering and chemical use.	The landscape plan was developed by a local Landscape Architect in keeping with this policy.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
None		

OTHER POLICY CONSIDERATIONS

Official Community Plan

The proposed development lies within the Multi-Family Residential Development Permit Area in Whistler's Official Community Plan. The table below shows how DP 1334 conforms with applicable Development Permit Guidelines.

DP Guideline	Comment
Variances to Zoning Bylaw regulations may be considered provided they can be demonstrated to further the objectives of this Official Community Plan.	Setback variance provide for a covered parkade entry and increased liveability.
Innovative and interesting façade treatments are strongly encouraged on all apartment and townhouse buildings, to create identifiable, attractive multi-family developments.	The façade treatment incorporates building articulation, building materials, balconies and terraced areas to create an attractive building.
Building Materials should be sufficiently durable to withstand Whistler's harsh climate.	Proposed building materials/ cladding are suitable to the local climate.
All roofs should be designed to safely handle snow accumulation and snow shedding. Roof snow shedding areas should be incorporated into the design. All pedestrian and vehicle access points must be protected from snow shedding.	Building design provides for covered access. The roof is designed to hold snow. A snow shed analysis by a professional engineer is pending.
Building designs should incorporate design elements that address the functional needs of persons with disabilities; including those who are mobility, visually, and hearing impaired, or have reduced strength and dexterity.	The proposed building is accessibility friendly. Units are designed to be easily converted to accessible units. Grab-bar backing, oversized doors, and low thresholds are incorporated throughout. Accessible parking is provided.
The majority of apartment & condominium building	The design exceeds the parking requirement. The majority

parking should be provided in parking structures beneath the buildings.	of parking stalls are beneath the building.
Accessible parking spaces should be located as close as possible to building entrances.	One accessible parking stall is provided close to the building entrance.
Landscaping must be able to withstand Whistler's harsh climatic conditions and be coordinated with adjacent landscaping.	The landscape plan was developed by a local Landscape Architect in keeping with this policy.

Green Building Policy G-23

The applicant intends to construct this building to exceed the Built Green Platinum Standard. The applicant is considering adding a solar component to make the project more sustainable; however, at the time of writing this report, the feasibility remains unclear. The proposal is consistent with Whistler's Green Building Policy G-23 which sets a performance goal of Built Green Gold for multi-unit residential buildings. The applicant has sent correspondence describing the design philosophy of the proposed development. This letter is attached to this report as Appendix F.

Snow Shed Policy G-16

Whistler Snow Shed Policy G-16 requires that all projects subject to a Development Permit be reviewed for snow shedding by a professional engineer. This review is pending.

BUDGET CONSIDERATIONS

There are no significant budget implications associated with this proposal. Development Permit Application fees provide for recovery of costs associated with processing this application. Development Cost Charges, Building Permit, and Plumbing Permit fees will be applicable.

COMMUNITY ENGAGEMENT AND CONSULTATION

A sign describing the proposal under Development Permit Application DP 1334 has been posted on the property since December 2013. As of May 8th, 2014, no inquiries from the public have been received.

SUMMARY

Development Permit DP 1334 proposes a new seniors apartment building at 8300 Bear Paw Trail. The proposal is generally consistent with applicable Zoning and Policy documents and is therefore supported by Municipal Staff. Setback variances will be required.

Respectfully submitted,

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

APPENDIX A

DP 1334: Rainbow Seniors' Housing



Subject Lands

Project Directory

Architect:
Murdoch + Co.
7281 Fitzsimmons Rd South
Whistler, B.C.
V0N 1B7
Brent Murdoch

(T) (604) 905-6992
(F) (604) 905-6993

Landscape Architect:
Murdoch + Co.
7281 Fitzsimmons Rd South
Whistler, B.C.
V0N 1B7
Brent Murdoch

(T) (604) 905-6992
(F) (604) 905-6993

Surveyor:
Axis Land Surveying
#101- 32885 Ventura Avenue
Abbotsford, B.C.
V2S 6A3

(T) (604) 853 2700

Structural Engineer:
EHC Engineering Ltd.,
4340 Stevens Drive,
Prince George, B.C.
V2K 1E5
Ed Cienciala

(T) (250) 563 1892
(F) (250) 563 1499

Contractor:
Innovation Building Group
#15-1005 Alpha lake Rd
Whistler, B.C.
V0N 1B1
Rod Nadeau

(T) (604) 932 3807
(F) (604) 932 3804

Drawing List

- A-1.1 Site Plan
- A-2.1 Foundation Plan
- A-2.2 U/G Parking Plan
- A-2.3 First Floor Plan
- A-2.4 Second Floor Plan
- A-2.5 Third Floor Plan
- A-2.6 Roof Plan
- A-3.1 Building Elevations
- A-3.2 Building Elevations
- A-4.1 Building Sections
- A-4.2 Building Sections
- L-1.0 Landscape Grading Plan
- L-1.1 Landscape Planting Plan
- L-2.0 Landscape Site Sections
- L-2.1 Landscape Detail Sections

Development Stats

Occupancy : Residential Group C

LOT 11
Civic Address: 8300 Bear Paw Trail, Whistler, BC

Legal: Parcel Lot 11, D.L. 7302, New Westminster District, Plan BCP38413
PID= 027-688-089
Zone: CD1 (Comprehensive Development 1)

Site Area: 3,230 sq.m. (34,767 sq.ft.)

Gross Floor Area Permitted: 2,423 sq.m. (26,080 sq.ft.)

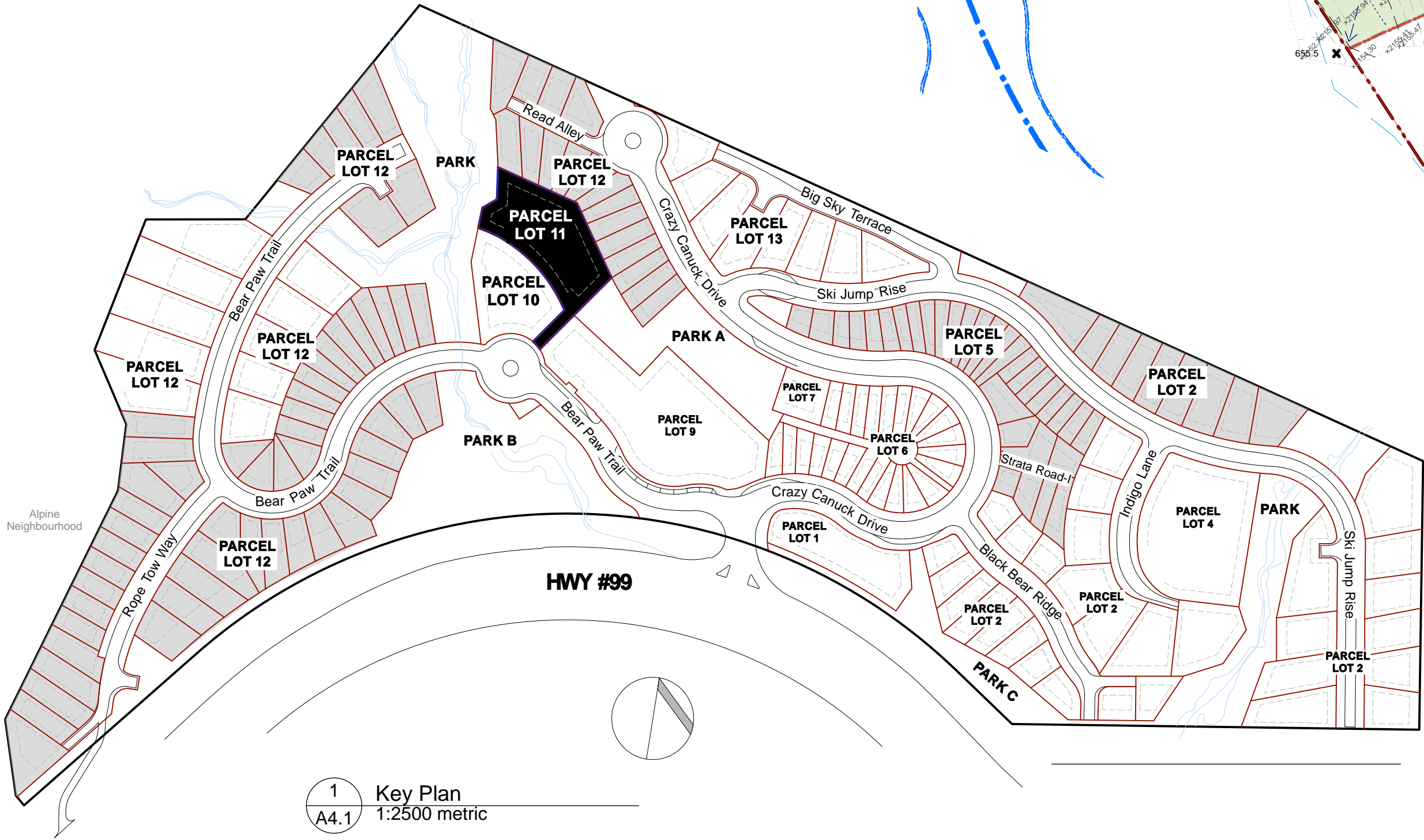
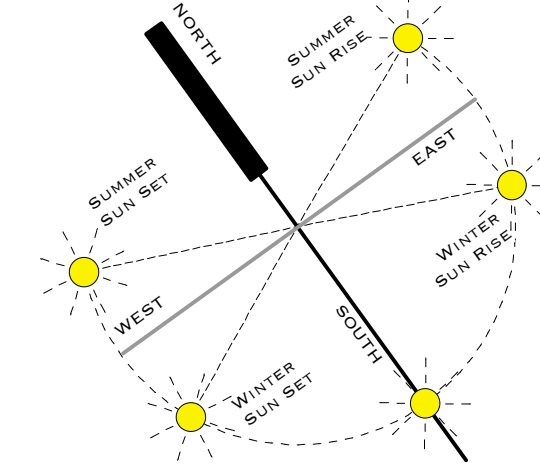
Gross Floor Area: 2,417.34 sq.m. (26,020 sq.ft.)

Lower	805.8 sq.m.
Main	805.8 sq.m.
Upper	805.8 sq.m.
storage	5.7 sq.m.

Total G.F.A. 2423.0 sq.m.

Max. FSR allowed: 0.75
FSR shown: 2,423/3,230 = 0.75

Designed Under Part 9 2012 BC Building Code



1 Key Plan
A4.1 1:2500 metric

BUILDING LEVELS			
TOP OF KERB	-650.45m	2134.05'	
VALLEY TRAIL	-652.74m	2141.53'	
BTM FOOTING	-653.638m	2144.484'	
PARKADE	-654.045m	2145.817'	
LOWER	-659.196m	2162.717'	
MAIN	-662.342m	2173.04'	
UPPER	-665.489m	2183.363'	

PL11
PARKING REQUIRED :

27 STALLS EX:
1 HC STALL &
3 VISITOR PARKING

PARKING PROVIDED :

29 STALLS EX:
1 HC STALLS &
3 VISITOR PARKING



1 Site Plan
A4.1 1/16" : 1'-0" imperial

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SITE PLAN

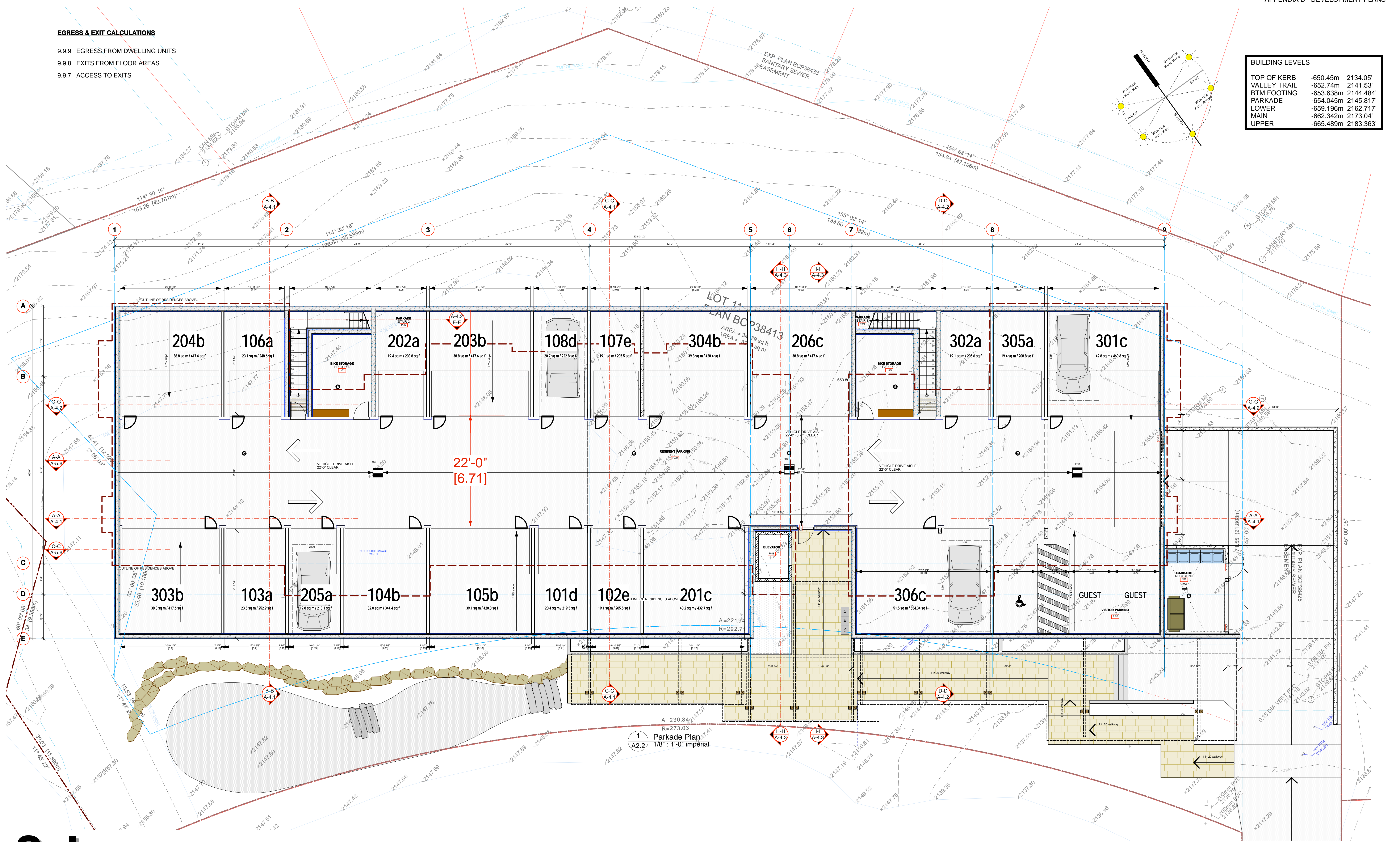
A1.1 as shown on drawings
2014.Feb.04

MURDOCH COMPANY
ARCHITECTURE + PLANNING LTD.
7281 FITZSIMMONS ROAD SOUTH
WHISTLER BC V0N 1B0
TEL: (604) 905-6992 FAX: (604) 905-6993
murdoch @ telus.net

EGRESS & EXIT CALCULATIONS

- 9.9.9 EGRESS FROM DWELLING UNITS
- 9.9.8 EXITS FROM FLOOR AREAS
- 9.9.7 ACCESS TO EXITS

BUILDING LEVELS		
TOP OF KERB	-650.45m	2134.05'
VALLEY TRAIL	-652.74m	2141.53'
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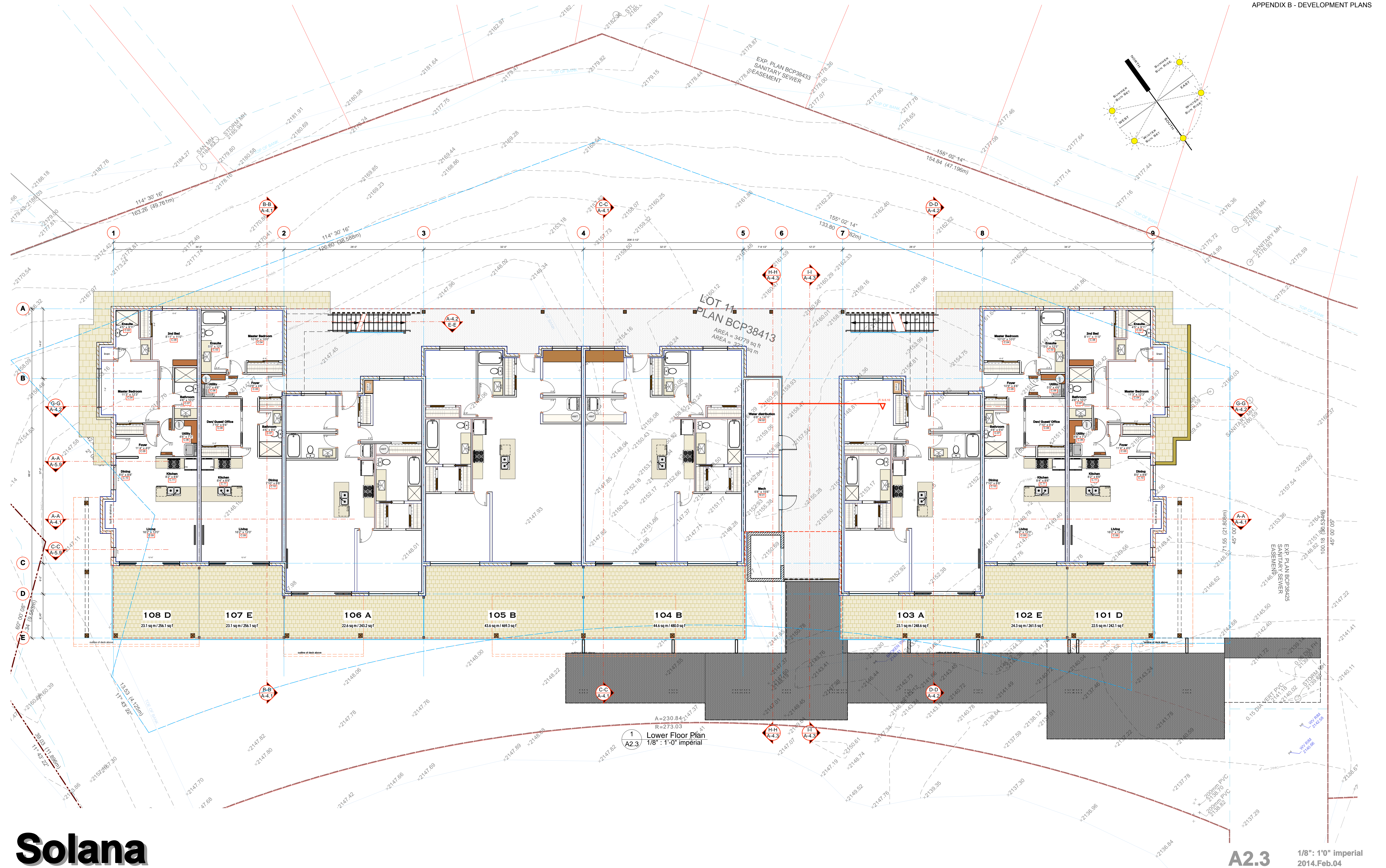
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PARKADE PLAN

A2.2 1/8" = 1'-0" imperial
2014.Feb.04

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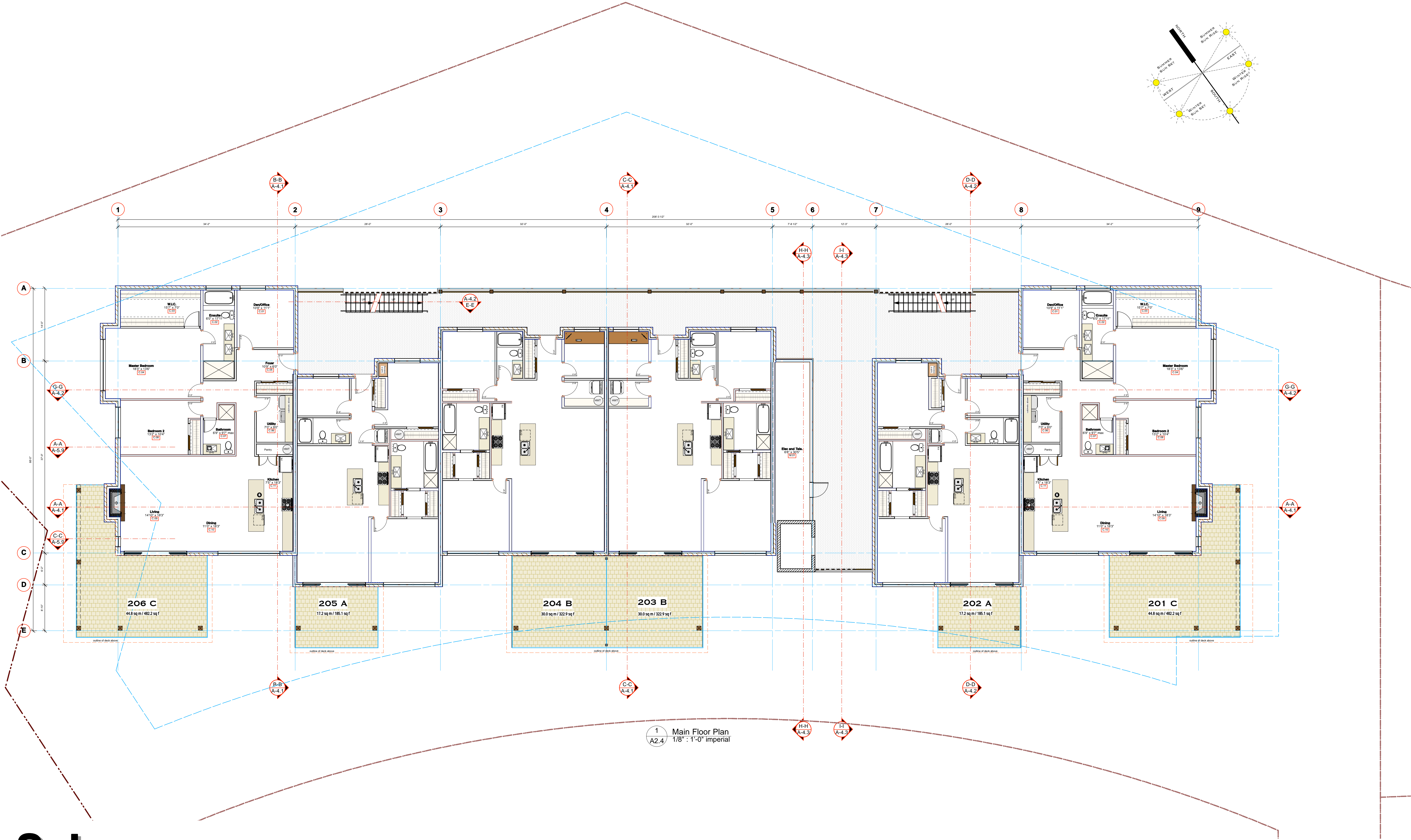
LOWER FLOOR

A2.3

1/8" = 1'-0" imperial
2014.Feb.04

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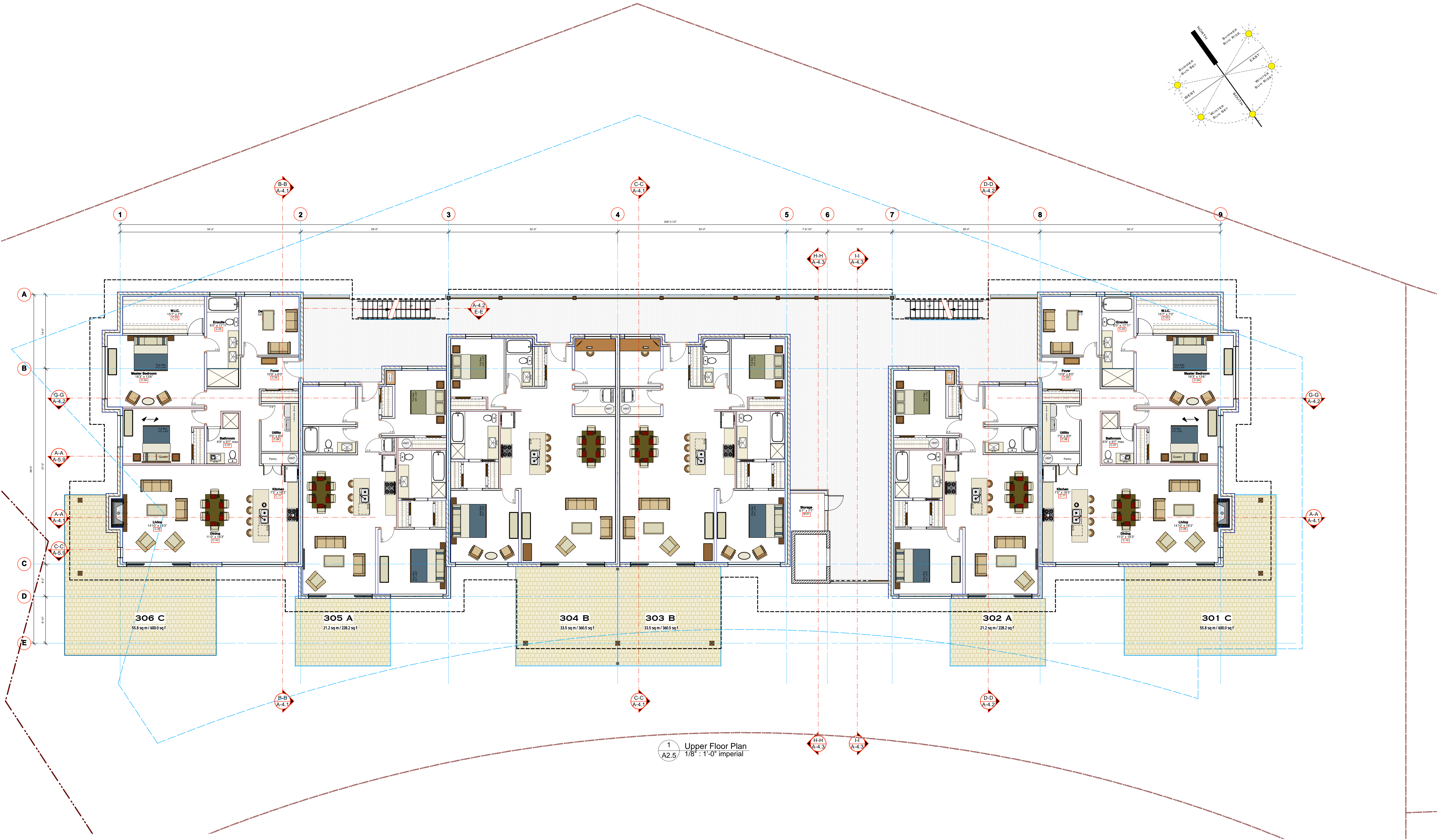
MAIN FLOOR

A2.4

1/8": 1'0" imperial
2014.Feb.04

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murdoch @ telus.net



1 Upper Floor Plan
A2.5 1/8" : 1'-0" imperial

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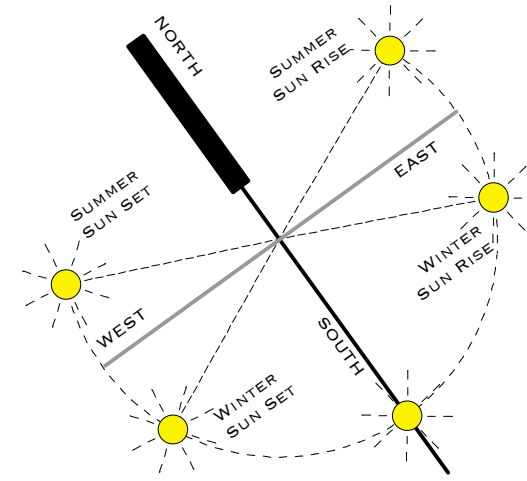
UPPER FLOOR

A2.5

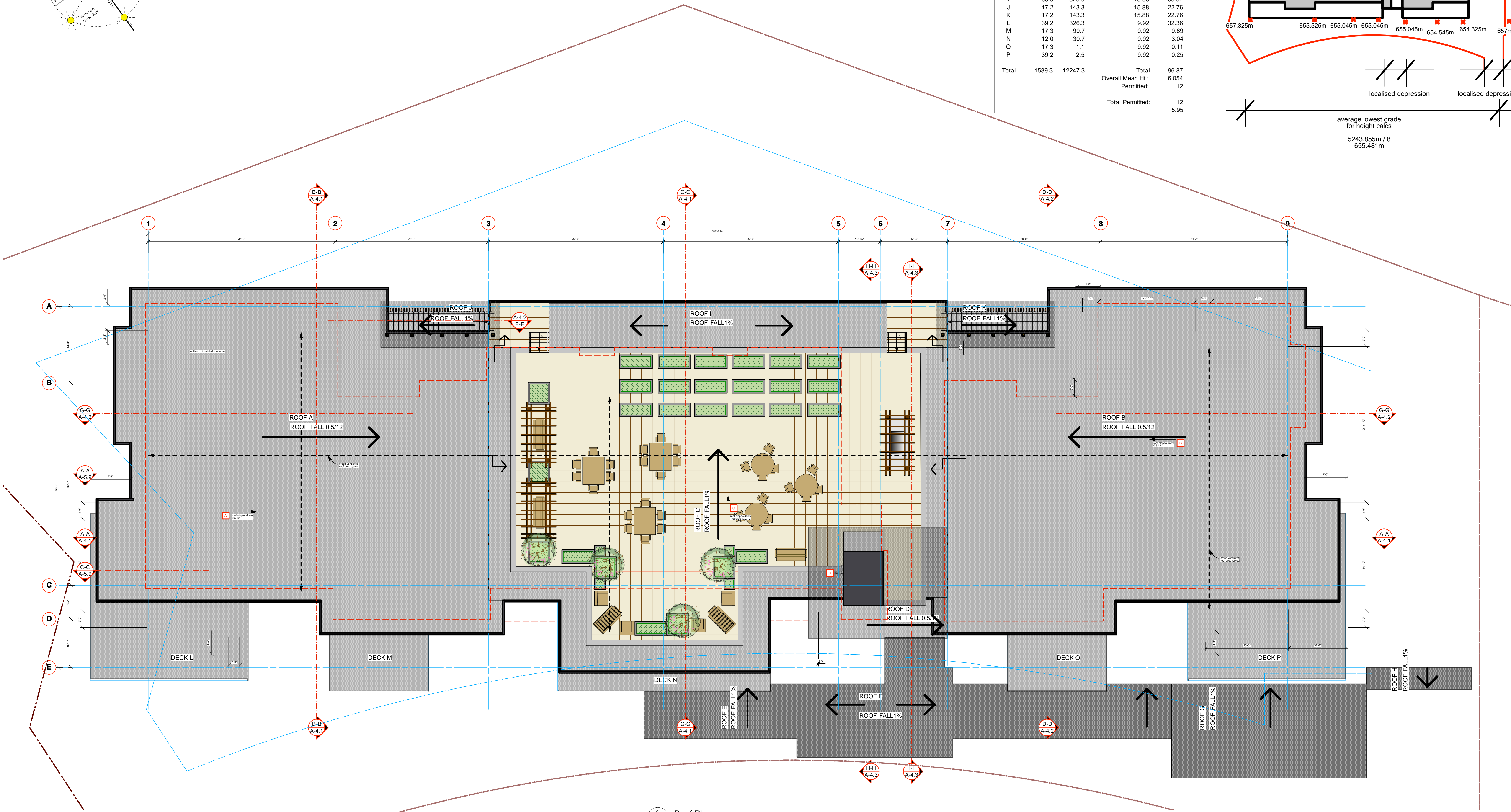
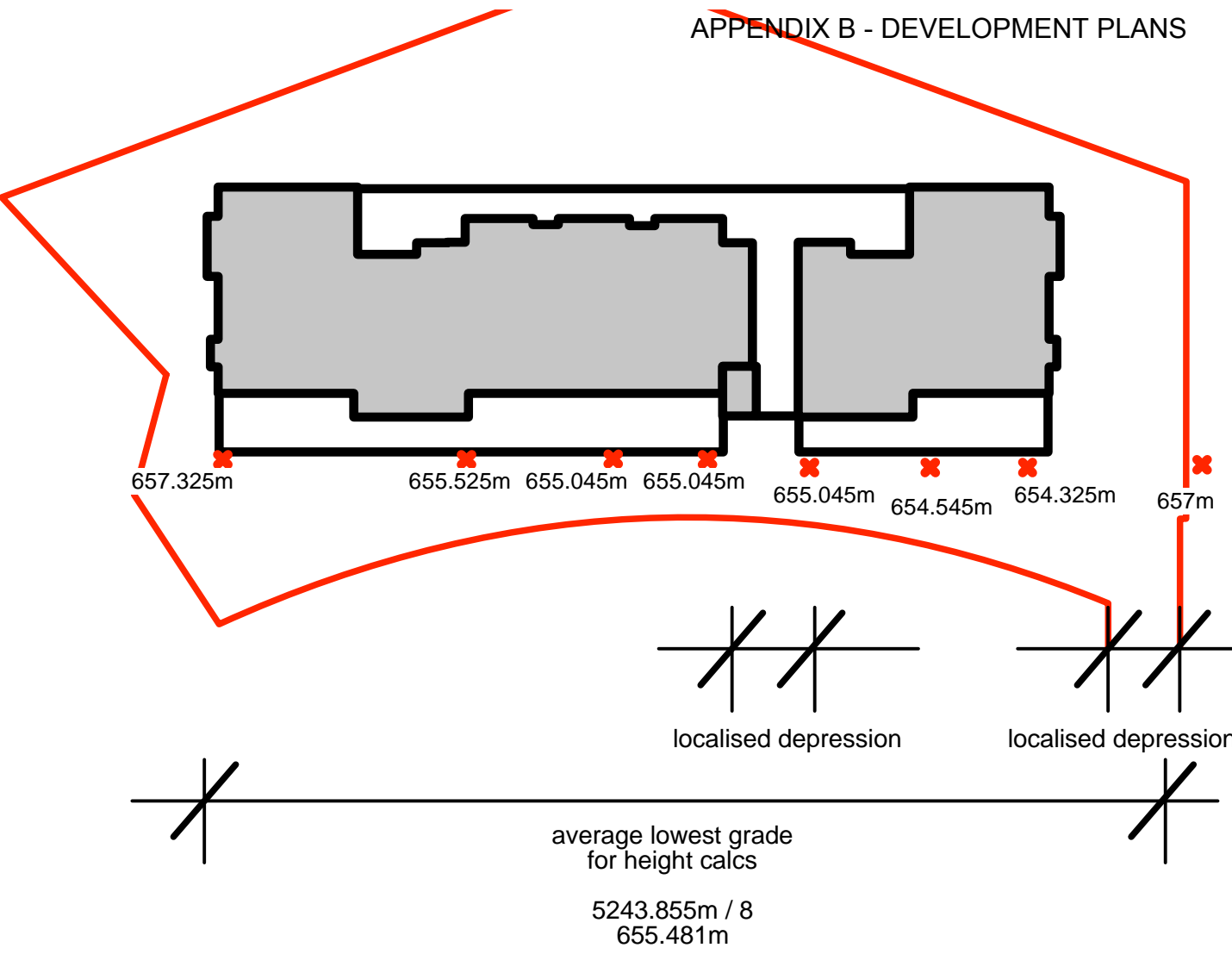
1/8" : 1'-0" imperial
2014.Feb.04

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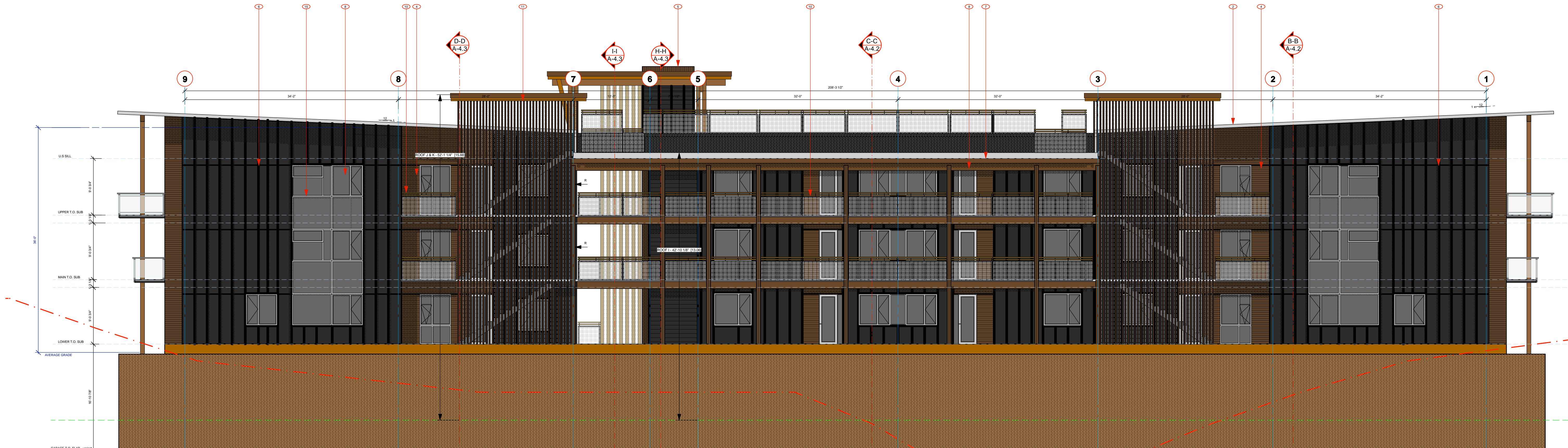


ROOF HEIGHT CALCULATIONS				
Roof	Area	% of tot.	Mean height	Wtd. Avg.
A	362.0	3016.7	14.31	431.69
B	362.0	3016.7	14.31	431.69
C	379.0	3158.3	13.79	435.53
D	48.0	400.0	16.71	66.84
E	23.1	192.5	1.48	2.85
F	43.9	365.8	2.54	9.29
G	91.9	765.8	1.48	11.33
H	7.1	59.5	1.48	0.88
I	63.0	525.0	13.06	68.57
J	17.2	143.3	15.88	22.76
K	17.2	143.3	15.88	22.76
L	39.2	326.3	9.92	32.36
M	17.3	99.7	9.92	9.89
N	12.0	30.7	9.92	3.04
O	17.3	1.1	9.92	0.11
P	39.2	2.5	9.92	0.25
Total	1539.3	12247.3	Total	96.87
			Overall Mean Ht.:	6.054
			Permitted:	12
			Total Permitted:	12
				5.95



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ROOF PLAN

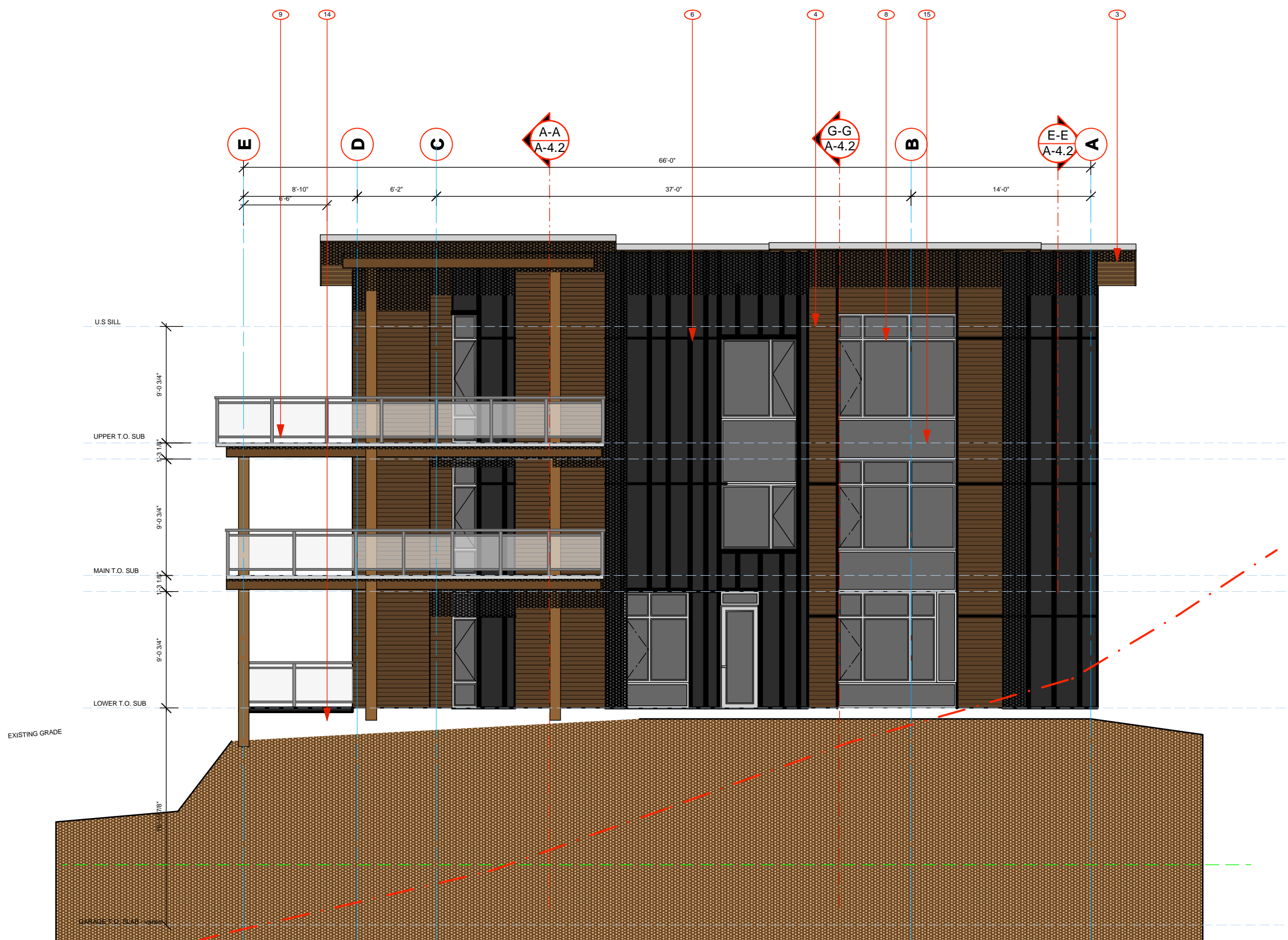


1 North Elevation
1/8" : 1'-0" imperial

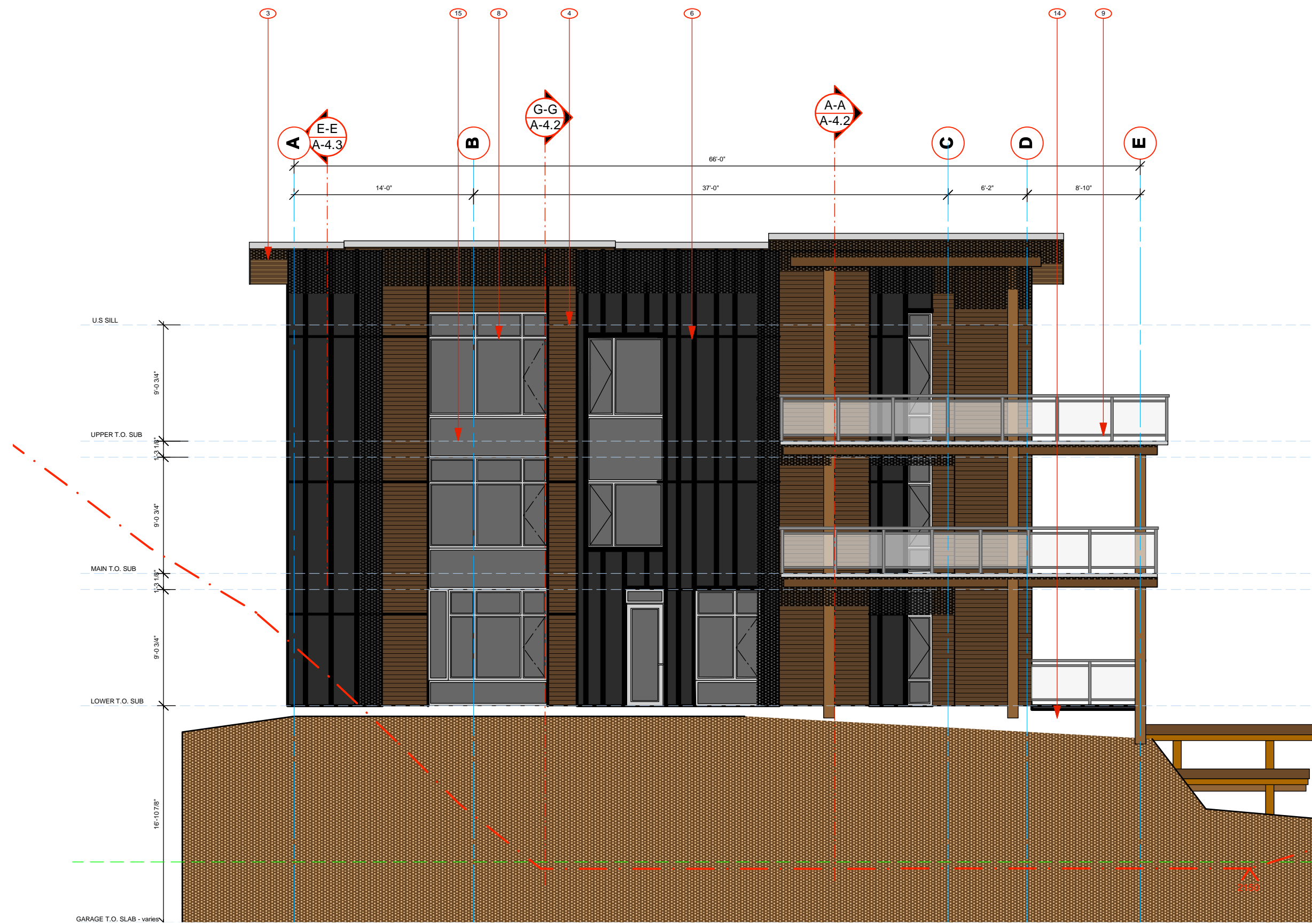
EXTERIOR FINISHES LEGEND

- 1 • SBS TORCH-ON ROOFING MEMBRANE
- 2 • PRE-MANUFACTURED METAL FLASHING. CLEAR ANODIZED
- 3 • 1X6 PINE T&G SOFFIT. C/W SOFFIT LIGHTING OVER DECK/PATIO AREAS.
- 4 • VERTICAL GRAIN CEDAR
- 5 • EXPOSED LVL PANEL
- 6 • 2X2 TIMBER BATTENS ON HARDI-PANEL
- 7 • GLULAM POSTS AND BEAMS. SEMI-TRANSPARENT STAIN.
- 8 • METAL CLAD WINDOWS AND DOORS. COLOUR: CLEAR ANODISED/ DARK CHARCOAL
- 9 • DECK WITH ALUMINIUM FRAMED GUARDRAIL SYSTEM. C/W TEMPERED GLASS PANELS.
- 10 • 50mm EQUAL ANGLE BALUSTRADE WITH 2x2 WOVEN MESH INFILL. 2x TIMBER CIRCULAR SECTION HANDRAIL CONNECTED BY STUBS
- 11 • FIRE RETARDED 7.5x2 LVL TRELLIS SPACED 1' CENTRES, WITH 4x4 WOVEN MESH.
- 12 • PRE-CAST CONCRETE STAIRS.
- 13 • WELDED WIRE GARAGE DOOR.
- 14 • STUCCO FINISH TO CONCRETE
- 15 • TRIM TO MATCH WINDOWS

BUILDING LEVELS		
TOP OF KERB	-650.45m	2134.05'
VALLEY TRAIL	-652.74m	2141.53'
BTM FOOTING	-653.638m	2144.484'
PARKADE	-654.045m	2145.817'
LOWER	-659.196m	2162.717'
MAIN	-662.342m	2173.04'
UPPER	-665.489m	2183.363'



3 East Elevation
1/8" : 1'-0" imperial



2 West Elevation
1/8" : 1'-0" imperial

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BUILDING ELEVATIONS

BUILDING LEVELS			
TOP OF KERB	-650.45m	2134.05'	
VALLEY TRAIL	-652.74m	2141.53'	
BTM FOOTING	-653.638m	2144.484'	
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LOWER	-659.196m	2162.717'	
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UPPER	-665.489m	2183.363'	

EXTERIOR FINISHES LEGEND

- 1

SBS TORCH-ON ROOFING MEMBRANE
- 2

PRE-MANUFACTURED METAL FLASHING. CLEAR ANODIZED
- 3

1X6 PINE T&G SOFFIT. C/W SOFFIT LIGHTING OVER DECK/PATIO AREAS.
- 4

VERTICAL GRAIN CEDAR
- 5

EXPOSED LVL PANEL
- 6

2x2 TIMBER BATTENS ON HARDI-PANEL
- 7

GLULAM POSTS AND BEAMS. SEMI-TRANSPARENT STAIN.
- 8

METAL CLAD WINDOWS AND DOORS. COLOUR: CLEAR ANODISED/ DARK CHARCOAL
- 9

DECK WITH ALUMINIUM FRAMED GUARDRAIL SYSTEM. C/W TEMPERED GLASS PANELS.
- 10

50mm EQUAL ANGLE BALUSTRADE WITH 2x2 WOVEN MESH INFILL. 2x TIMBER CIRCULAR SECTION HANDRAIL CONNECTED BY STUBS
- 11

FIRE RETARDED 7.5x2 LVL TRELLIS SPACED 1' CENTRES, WITH 4x4 WOVEN MESH.
- 12

PRE-CAST CONCRETE STAIRS.
- 13

WELDED WIRE GARAGE DOOR.
- 14

STUCCO FINISH TO CONCRETE
- 15

TRIM TO MATCH WINDOWS



1
A3.2 1/8" : 1'-0" imperial
South Elevation

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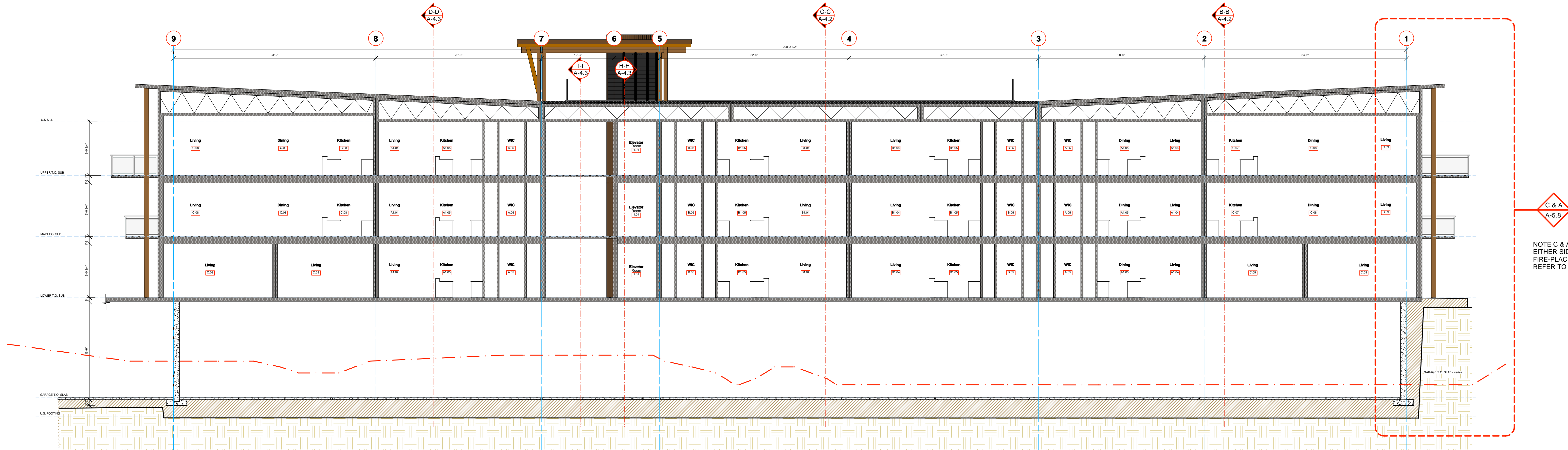
BUILDING ELEVATIONS

A3.2

1/8" : 1'0" imperial
2014.Feb.04

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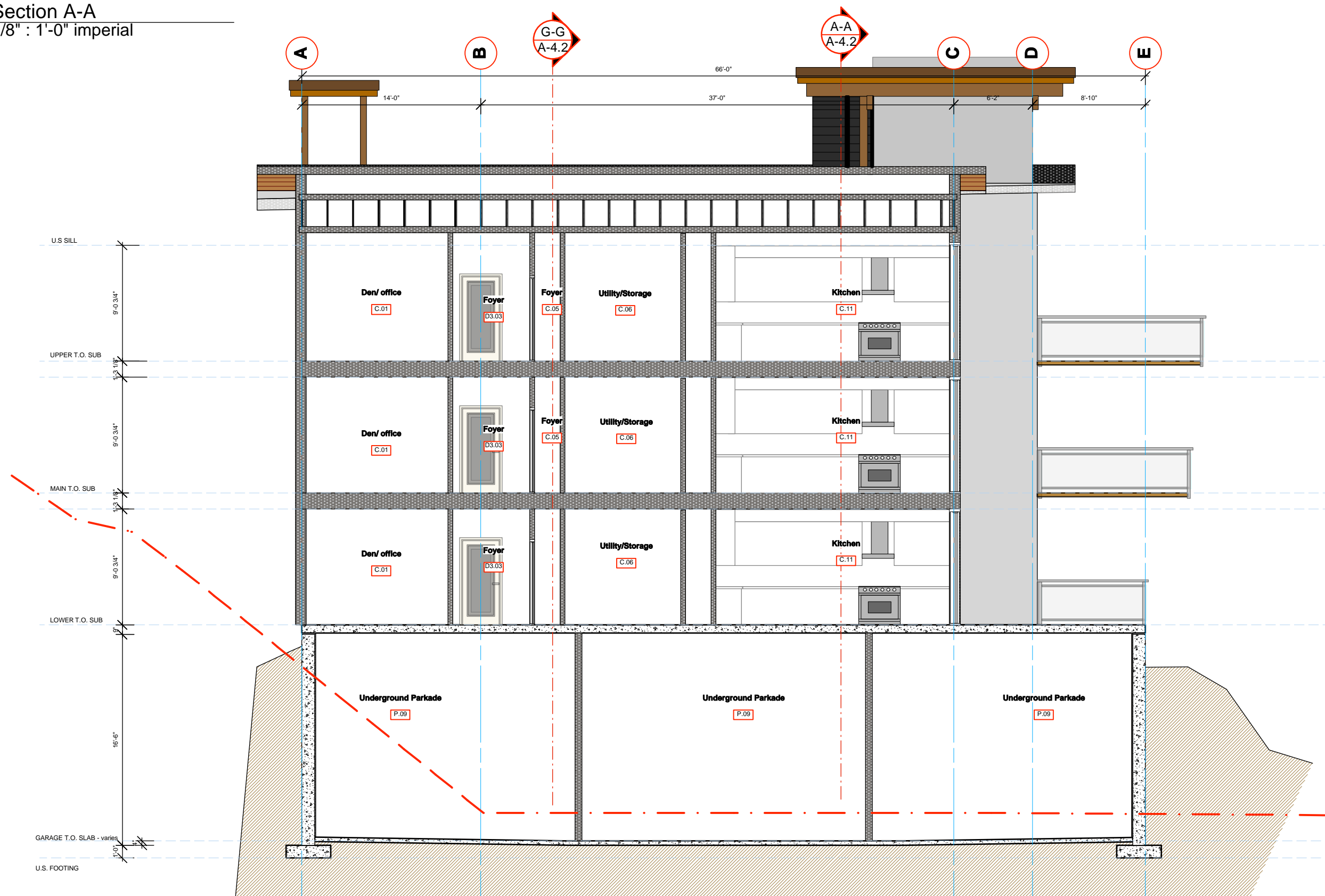
ARCHITECTURE + PLANNING LTD.
7281 FITZSIMMONS ROAD SOUTH
WHISTLER BC V0N 1B0
TEL: (604) 905-6992 FAX: (604) 905-6993
murdoch @ telus.net



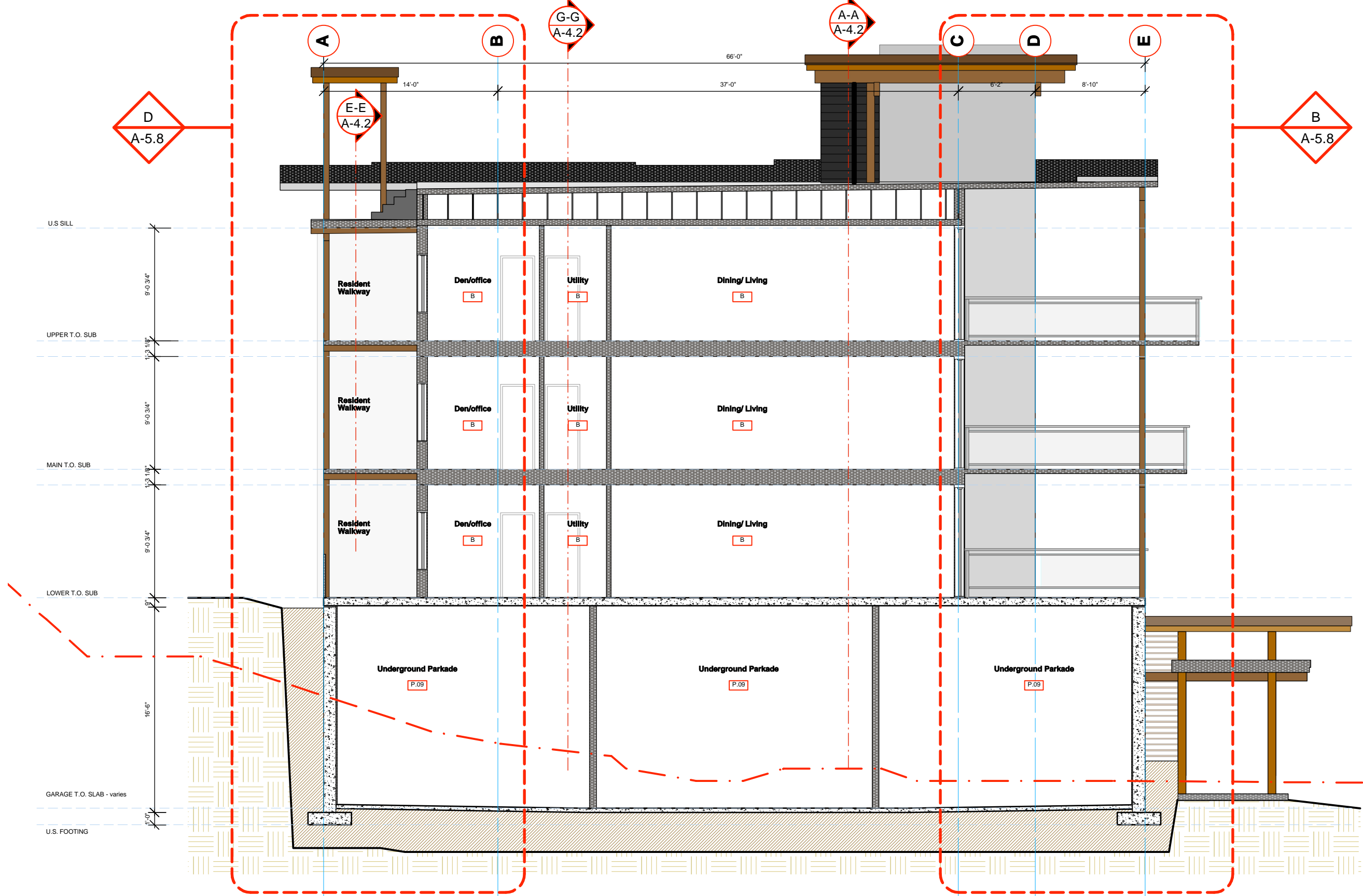
C & A
A-5.8

NOTE C & A
EITHER SIDE OF
FIRE-PLACE
REFER TO PLAN

1 Section A-A
1/8" : 1'-0" imperial



2 1/8" : 1'-0" imperial
Section B-B

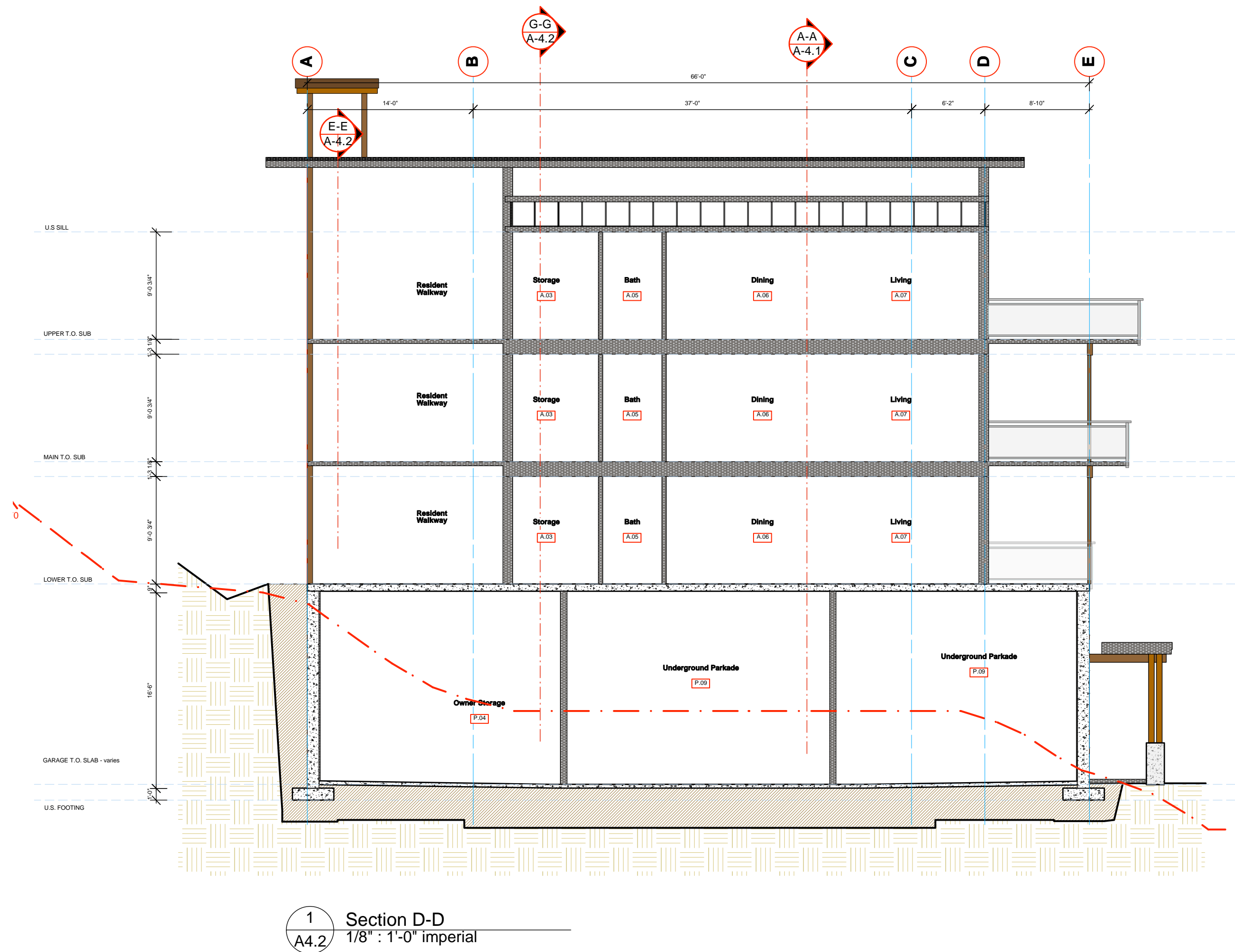
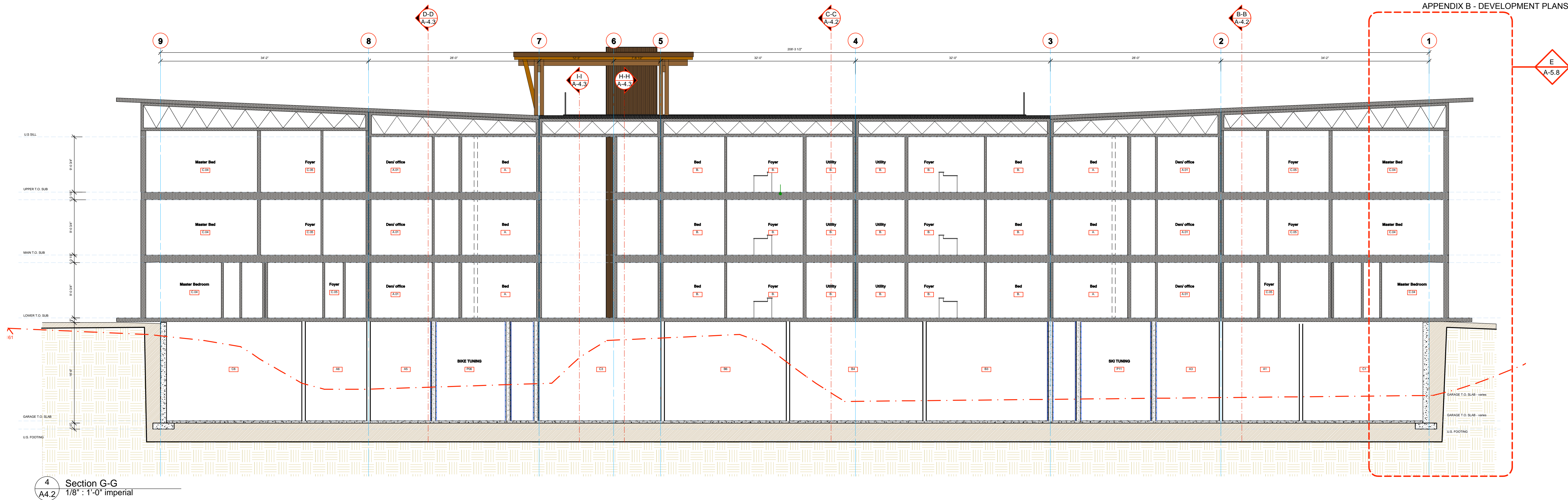


3 Section C-C
1/8" : 1'-0" imperial

BUILDING LEVELS			
TOP OF KERB	-650.45m	2134.05'	
VALLEY TRAIL	-652.74m	2141.53'	
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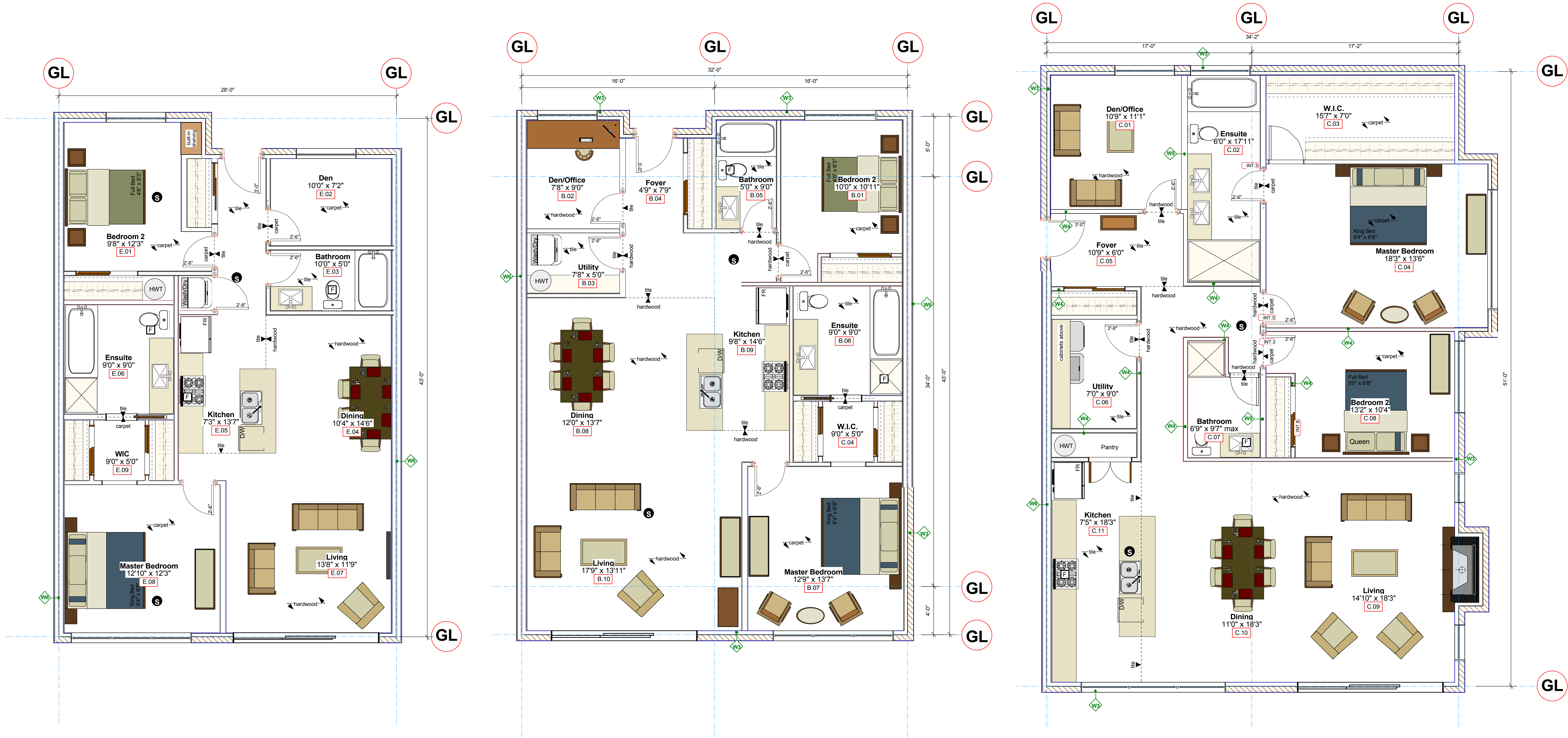
BUILDING SECTIONS



BUILDING LEVELS			
TOP OF KERB	-650.45m	2134.05'	
VALLEY TRAIL	-652.74m	2141.53'	
BTM FOOTING	-653.638m	2144.484'	
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Solana

BUILDING SECTIONS



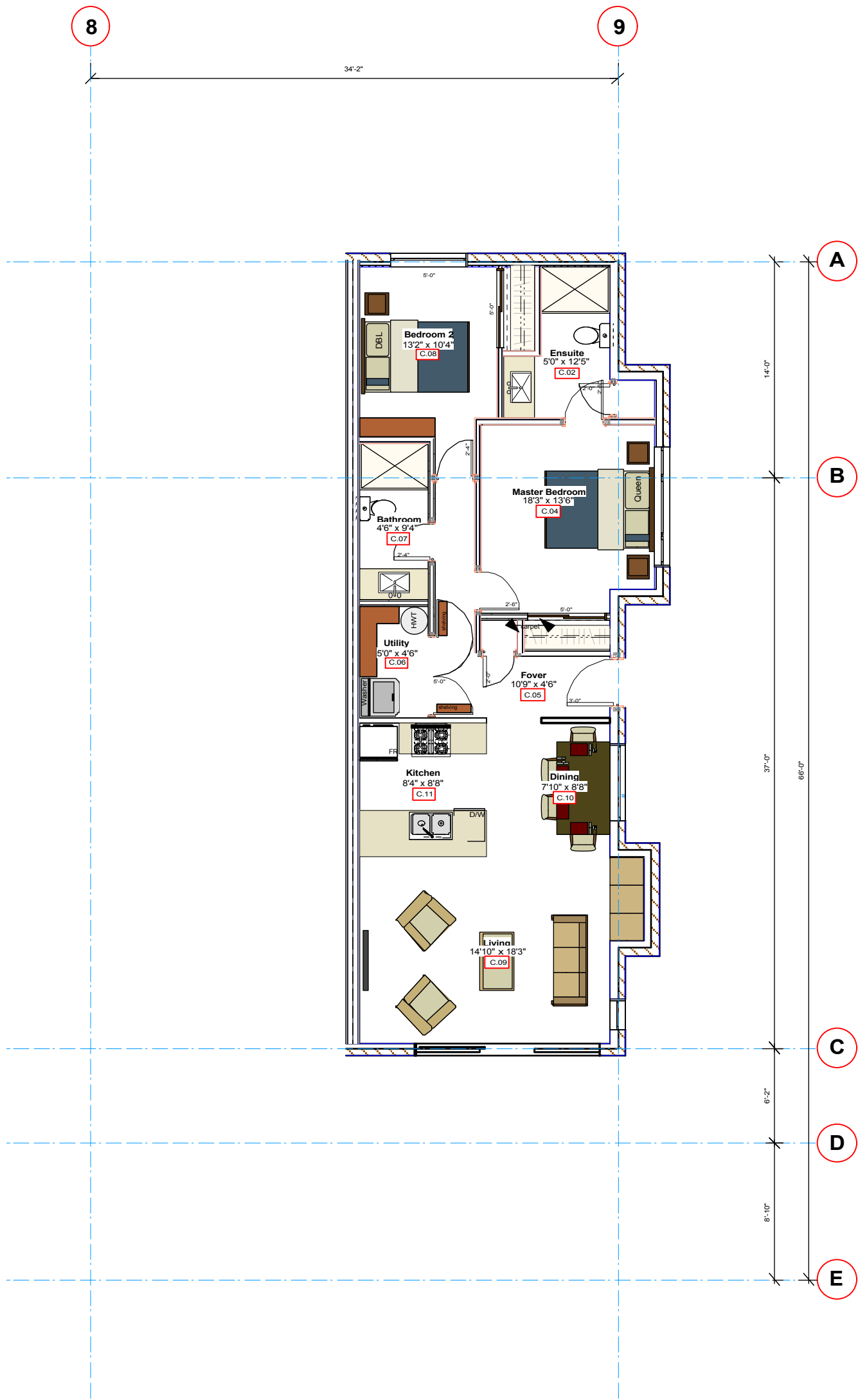
3 Unit Type A - 1,153 sf / 107.1 sm
A2.7 1/4" : 1'-0" imperial

1 Unit Type B - 1,365 sf / 126.8 sm
A2.7 1/4" : 1'-0" imperial

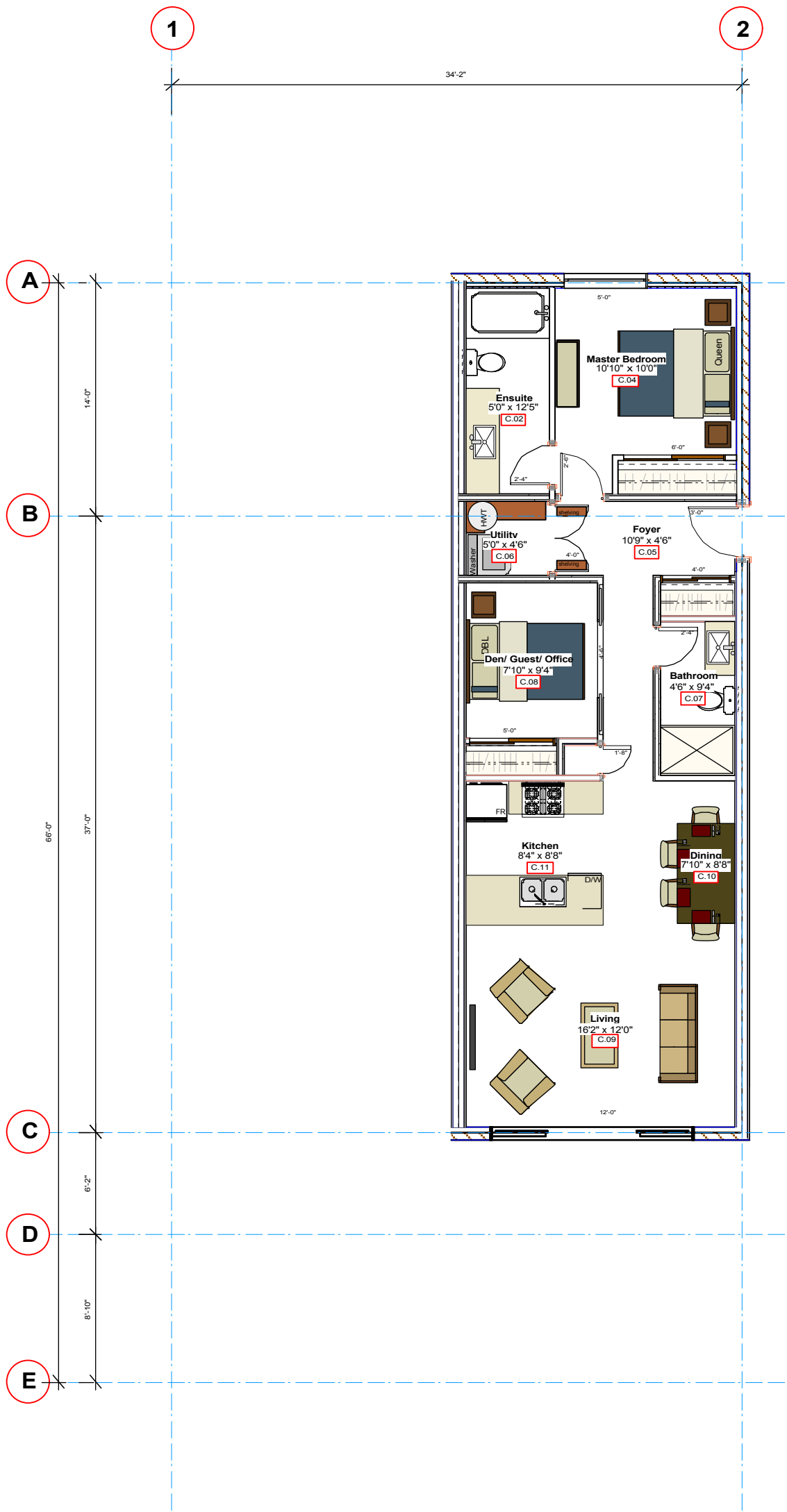
2 Unit Type C - 1,781 sf / 165.5 sm
A2.7 1/4" : 1'-0" imperial

Solana

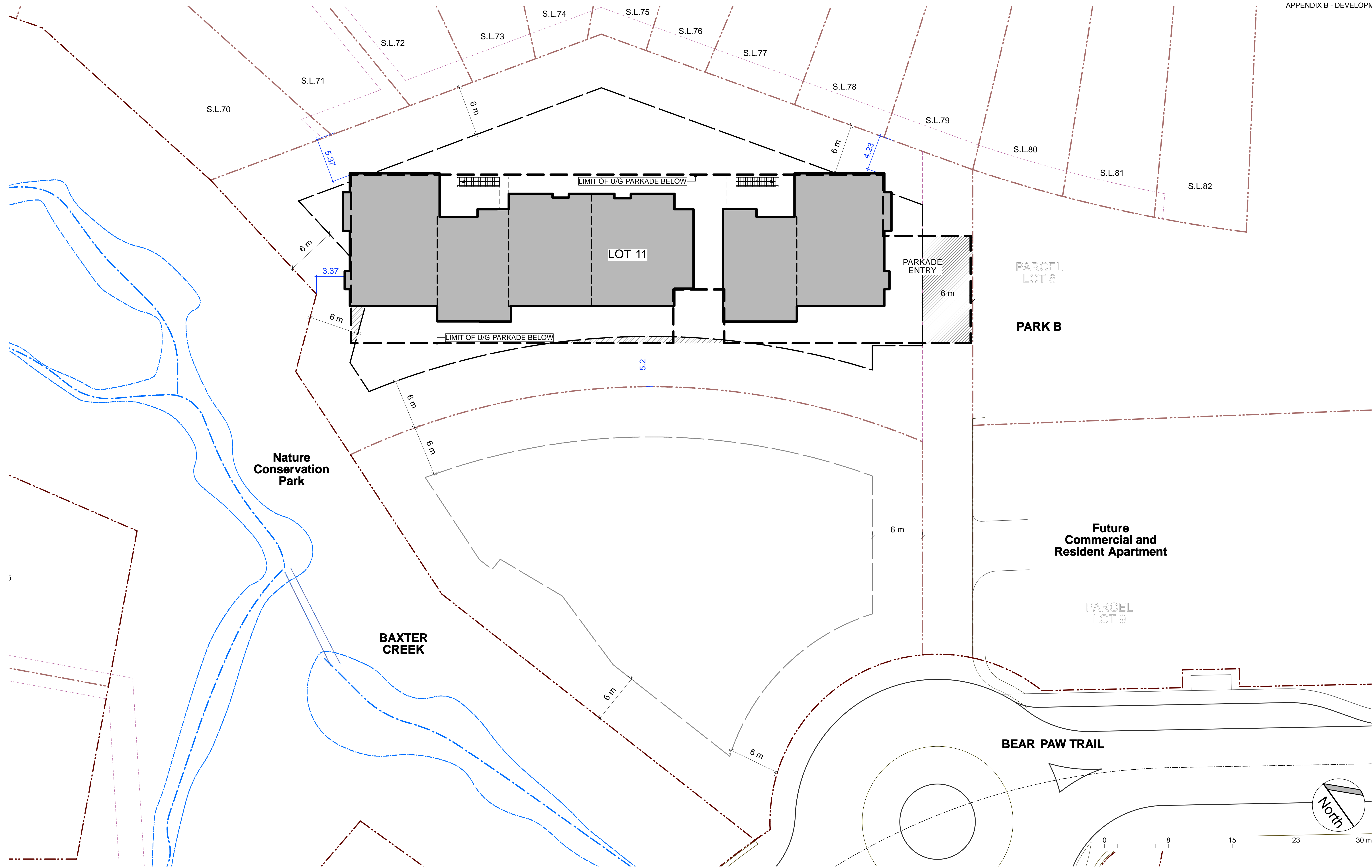
UNIT TYPOLOGIES



1 Unit Type D - 870 sf / 80.8 sm
A2.7 1/4" : 1'-0" imperial



1 Unit Type E - 813 sf / 75.5 sm
A2.7 1/4" : 1'-0" imperial



Solana

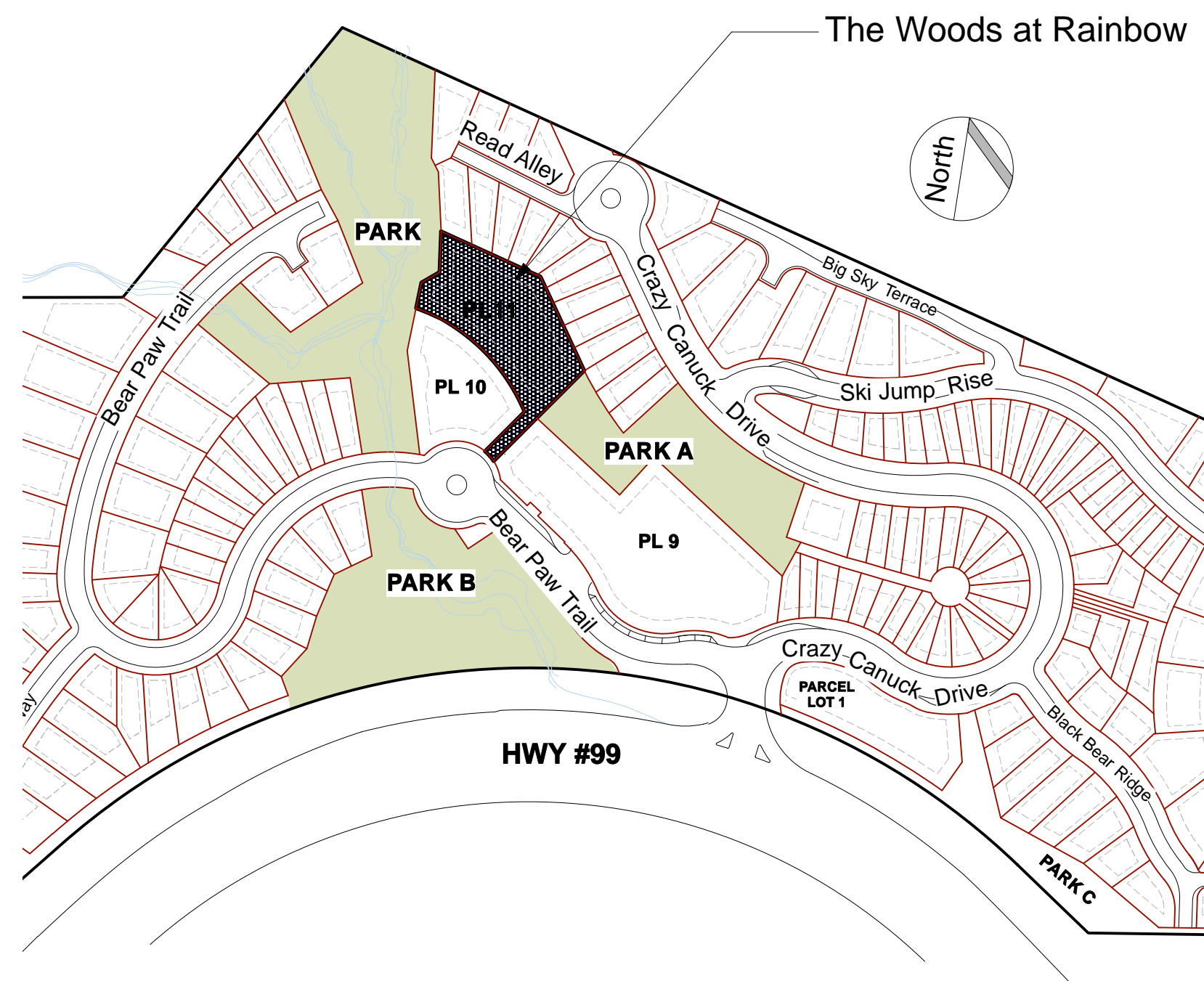
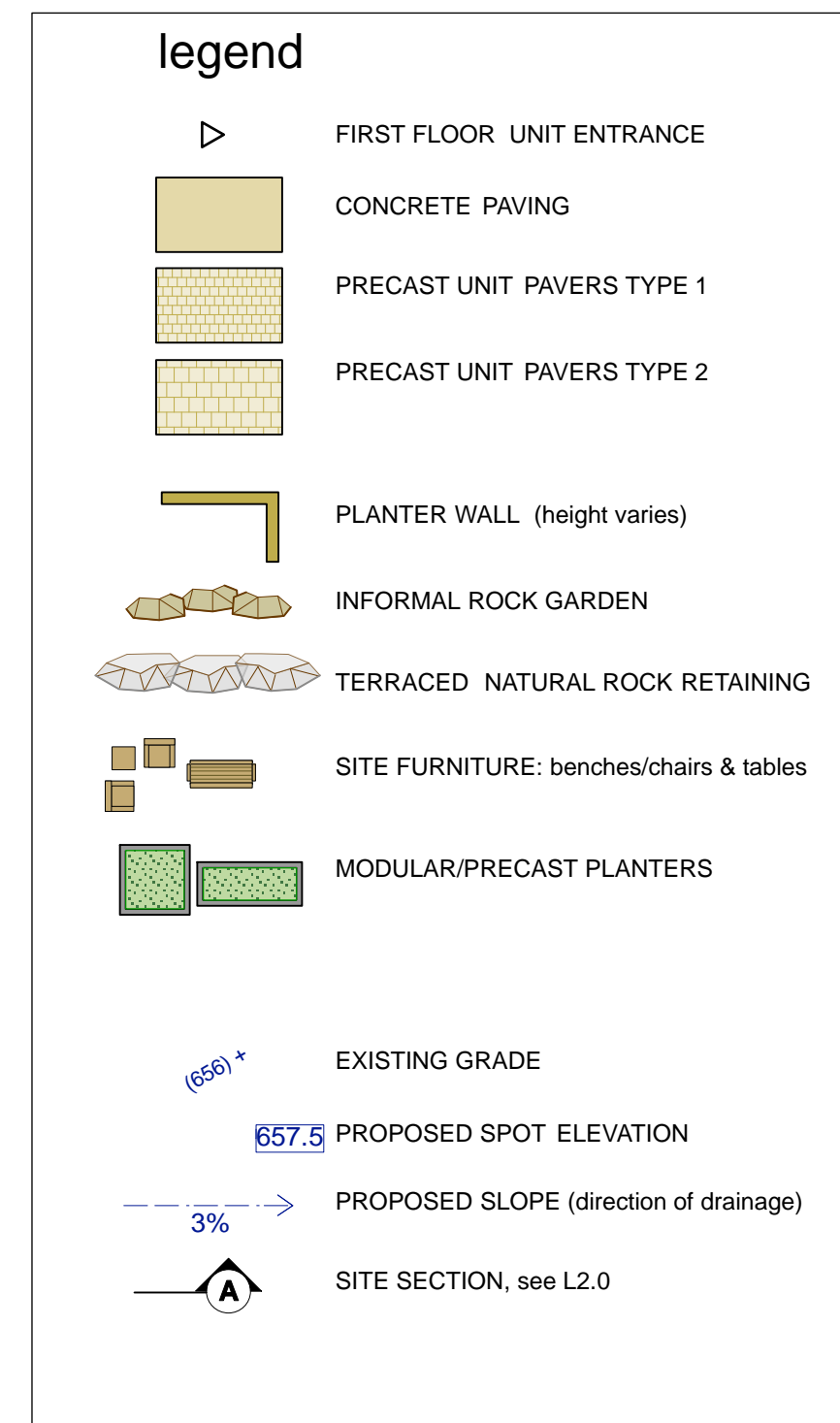
SITE VARIANCE

L0.0

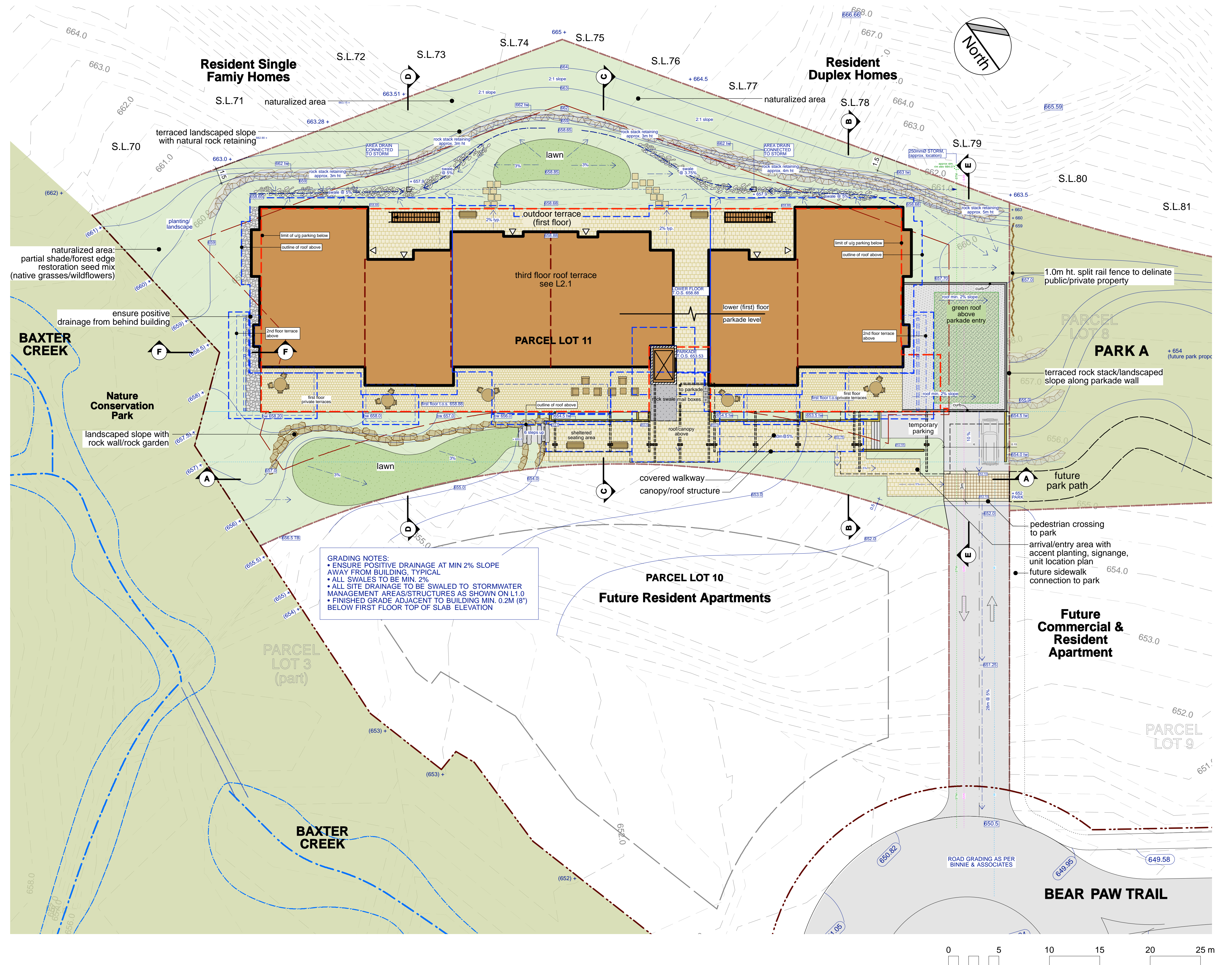
1:200 metric
2013.06.231

MURDOCH COMPANY

ARCHITECTURE + PLANNING LTD.
7281 FITZSIMMONS ROAD SOUTH
WHISTLER BC V0N 1B0
TEL: (604) 905-6992 FAX: (604) 905-6993
murdock @ telus.net



key plan



PROJECT: The Woods at Rainbow						
PLANTLIST						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES						
Ac	8	Acer circinatum	Vine Maple	3 m ht.		multistem: 3 trunk min
Ag	7	Acer ginnala	Amur Maple	3 m ht.		multistem: 3 trunk min
Al	10	Alnus rubra	Red Alder	2 cm cal.		
Pe	2	Picea engelmannii	Engelman Spruce	3 m ht.		
Po	3	Picea omorika	Serbian Spruce	3 m ht.		
Pt	8	Populus tremuloides	Trembling Aspen	7 cm cal.		
Pm	4	Pseudotsuga menziesii	Douglas Fir	2 m ht.		
Th2	8	Tsuga heterophylla	Western Hemlock	2 m ht.		
Th3	2	Tsuga heterophylla	Western Hemlock	3 m ht.		
Tp2	2	Thuja plicata	Western Red Cedar	2.0 m ht.		
SHRUBS						
aa	18	Amelanchier alnifolia	Serviceberry	#2		
ca	19	Cornus alba 'Ivory Halo'	'Ivory Halo' Dogwood	#2		
cs	16	Cornus stolonifera	Red Twig Dogwood	#2		
cd	11	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	#2		
ma	18	Mahonia aquifolium	Oregon Grape Holly	#2		
mc	11	Mahonia aquifolium 'Compactum'	Compact Oregon Grape Holly	#2		
pp	20	Pinus mugho Pumilio	Dwarf Mugho Pine	#2		
rg	10	Rosa glauca	Redleaf Rose	#2		
rr	15	Rosa rugosa	Rugosa Rose	#2		
rw	15	Rosa woodsii	Wood's Rose	#2		
sb	7	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#2		
sa	20	Symphoricarpos albus	Snowberry	#2		
tc	21	Taxus cuspidata "Nana"	Dwarf Yew	#2		
GROUNDCOVERS						
au	60	Arctostaphylos uva-ursi	Kinnikinnik	SP3	30cm	
asa	30	Asarum canadatum	Wild Ginger	SP3	30cm	
gal	15	Gallium odoratum	Sweet Woodruff	SP3	30cm	
vm	25	Vinca Minor	Periwinkle- blue	SP3	30cm	
PERENNIALS						
hcg	15	Hosta "Great Expectations"	Great Expectations Hosta	#1		light/dark green
hos	15	Hosta "So Sweet"	So Sweet Hosta	#1		white margin
lav	30	Lavandula angustifolia "Hidcote Blue"	English Lavender	#1		
leu	28	Leucanthemum x superbum "Alaska"	Shasta Daisy	#1		
mol	34	Molina caerulea "Strahlenquelle"	Radiant Purple Moor Grass	#1		
pen	28	Pennisetum alopecuroides "Cassian"	Dwarf Fountain Grass	#1		
pol	35	Polystichum munitum	Sword Fern	#1	50cm	
rud	25	Rudbeckia fulgida "Goldsturm"	Black-Eyed Susan	#1		
smi	35	Smilicina stellata	Star-flowered Solomon's Seal	#1		
GREEN ROOF PLANTS (Building 2 Parkade entry)						
auu		Arctostaphylos uva-ursi	Kinnikinnik	SP3	30cm	
sam		Sedum album "Murale"	Sedum	SP3	30cm	white flower
srb		Sedum sexangulare "Blue Spruce"	Sedum	SP3	30cm	yellow flower
ssf		Sedum spurium "Fuldaglut"	Sedum	SP3	30cm	pink flower
ssv		Sedum spurium "Voodoo"	Sedum	SP3	30cm	dk. pink flower/purple foliage
Seed Mix		Alpine Mix - perennials and native grasses				

legend

FIRST FLOOR UNIT ENTRANCE

CONCRETE PAVING

PRECAST UNIT PAVERS TYPE 1

PRECAST UNIT PAVERS TYPE 2

PLANTER WALL (height varies)

INFORMAL ROCK GARDEN

TERRACED NATURAL ROCK RETAINING

SITE FURNITURE: benches/chairs & tables

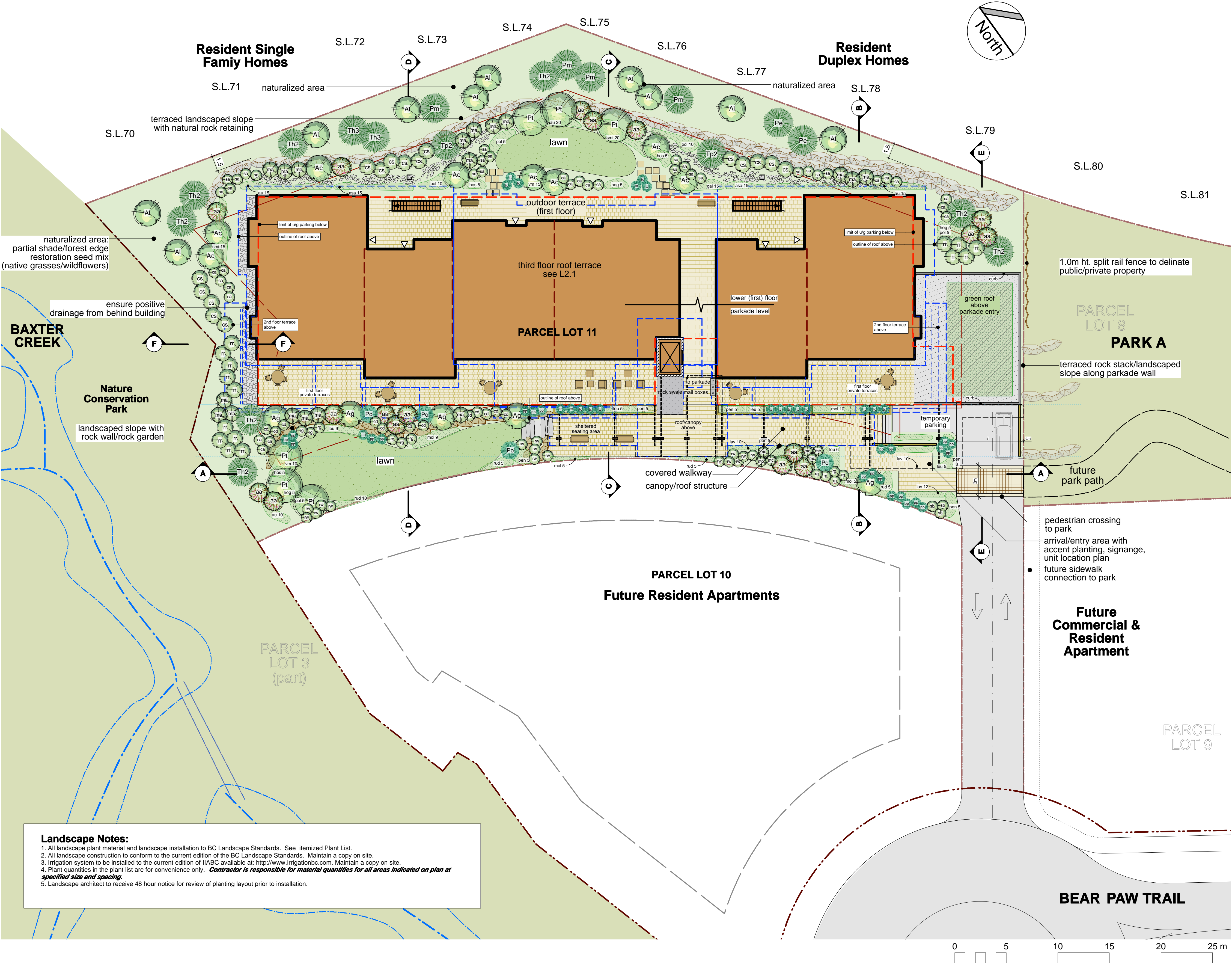
MODULAR/PRECAST PLANTERS

NATURALIZED LANDSCAPE AREA: disturbed areas to be seeded with native grasses/wildflower mix.

DECIDUOUS TREE / CONIFEROUS TREE

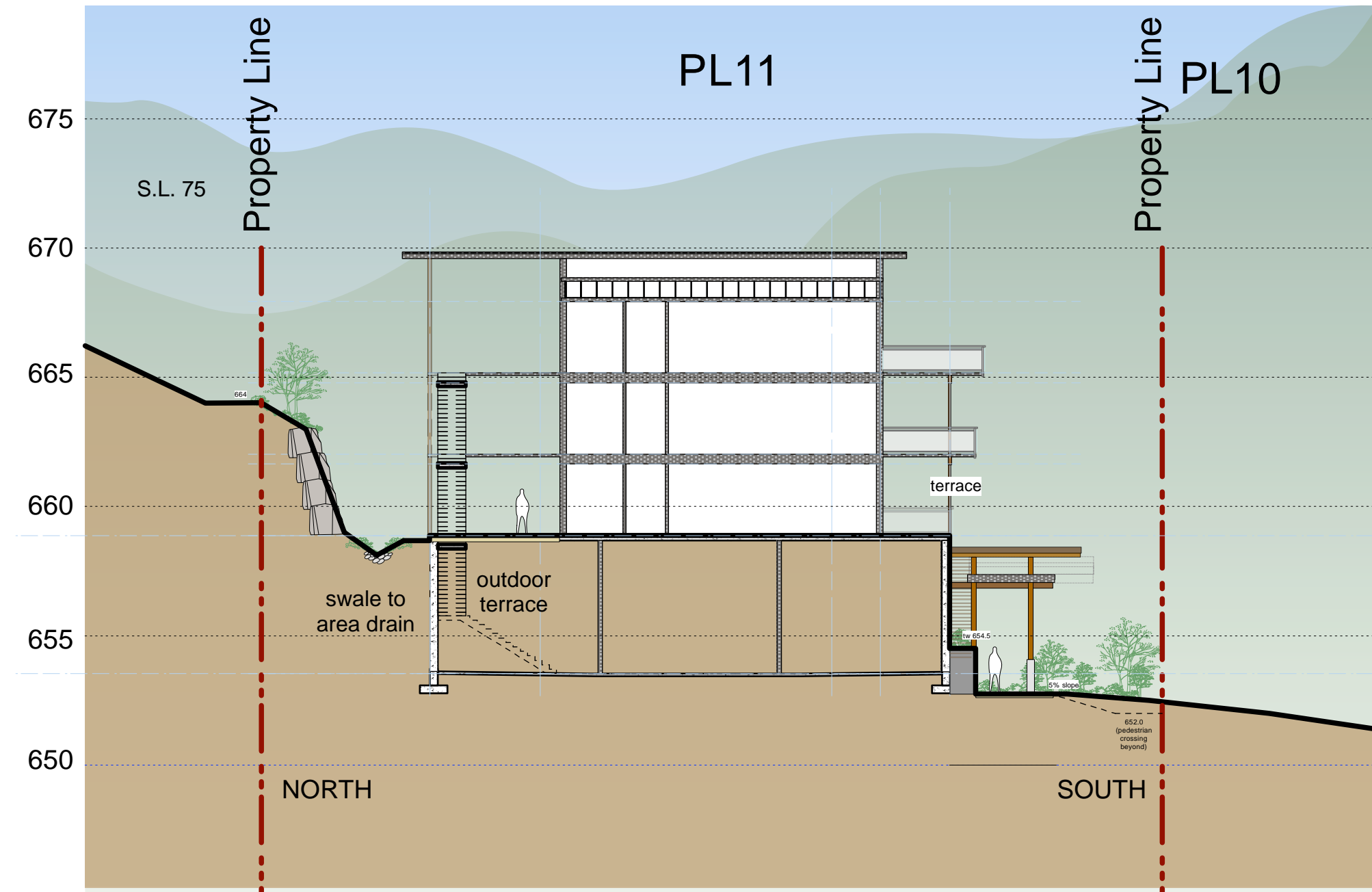
SHRUBS & GROUNDCOVERS

SITE SECTION, see L2.0

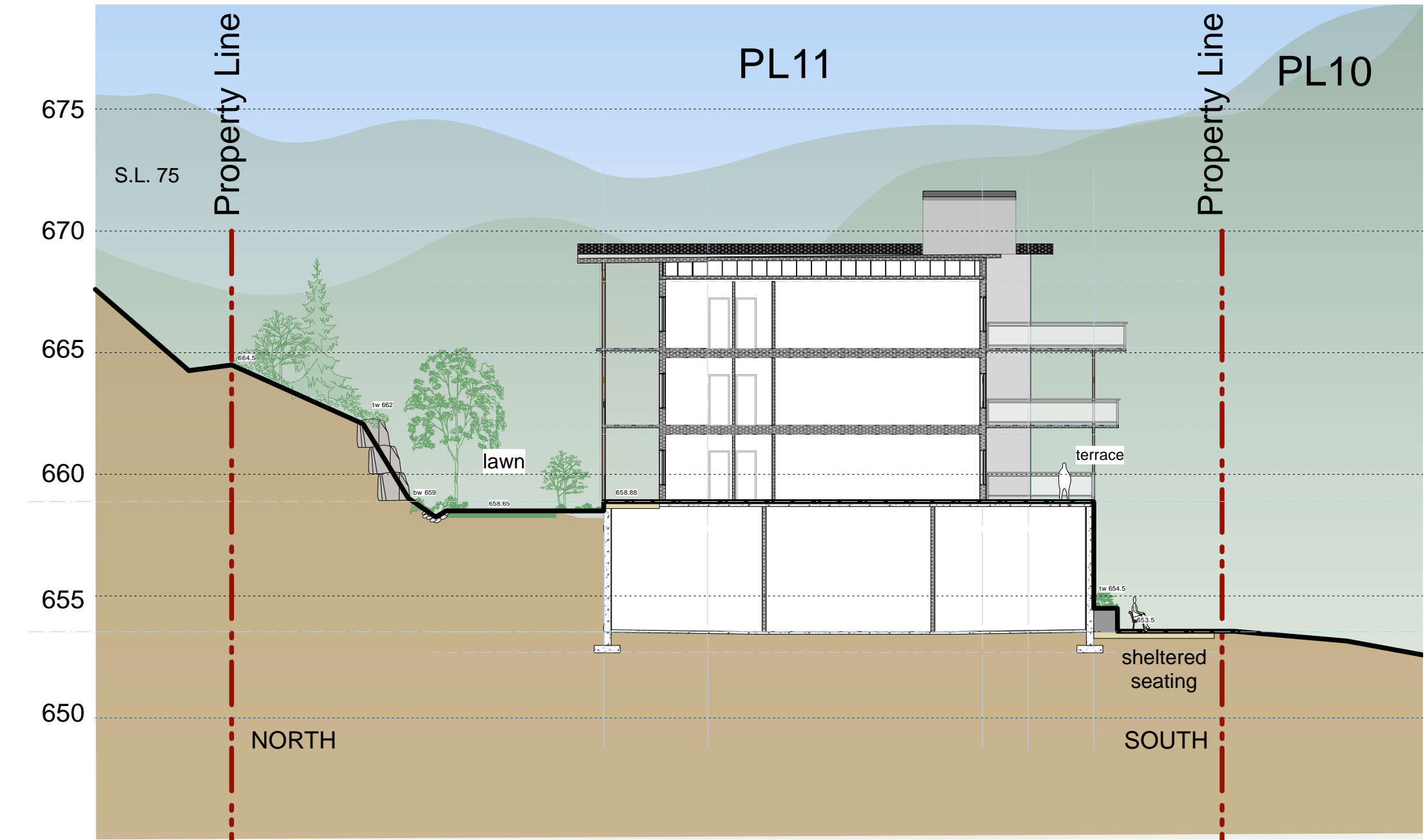




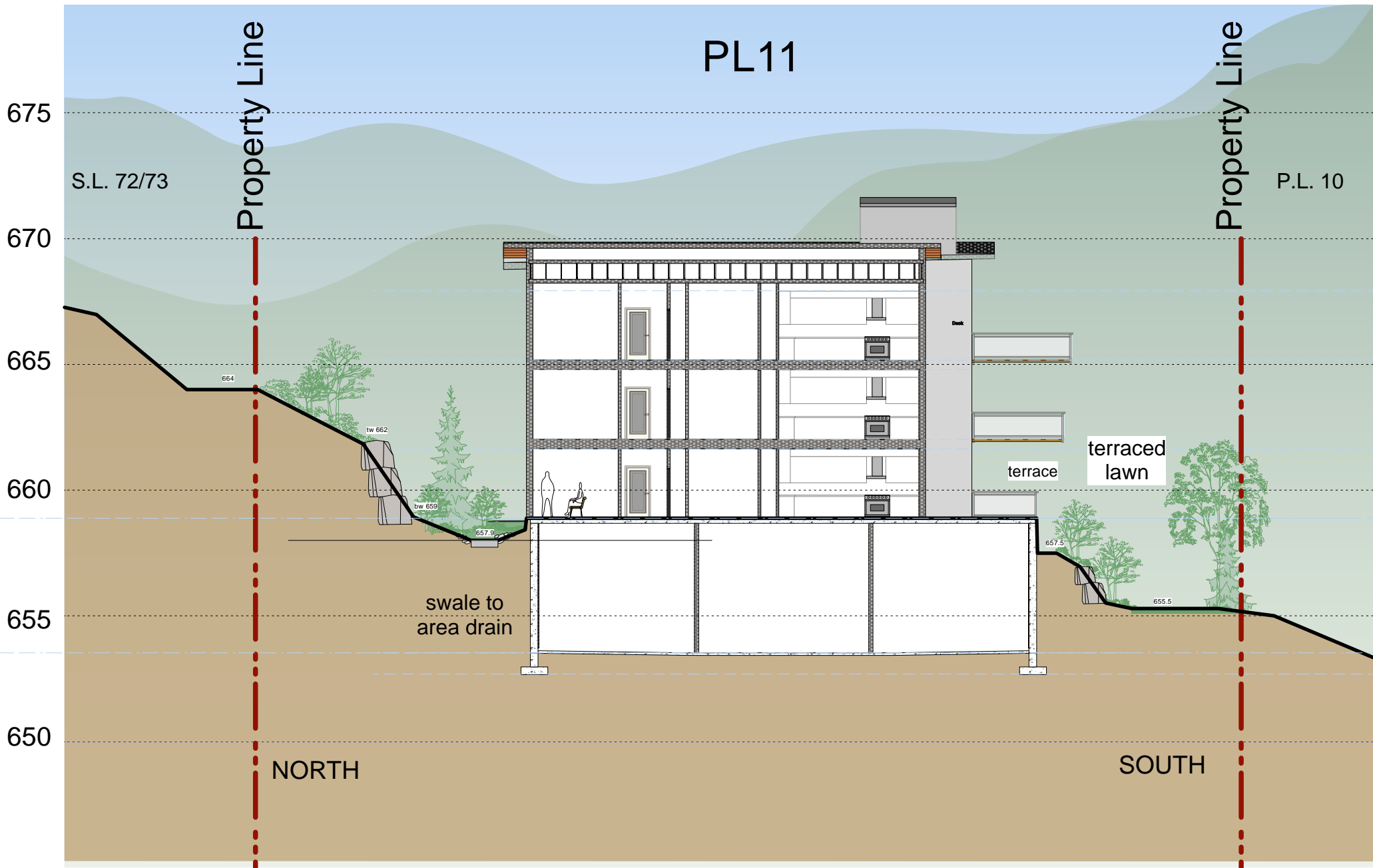
SITE SECTION/ELEVATION A (South Elevation)



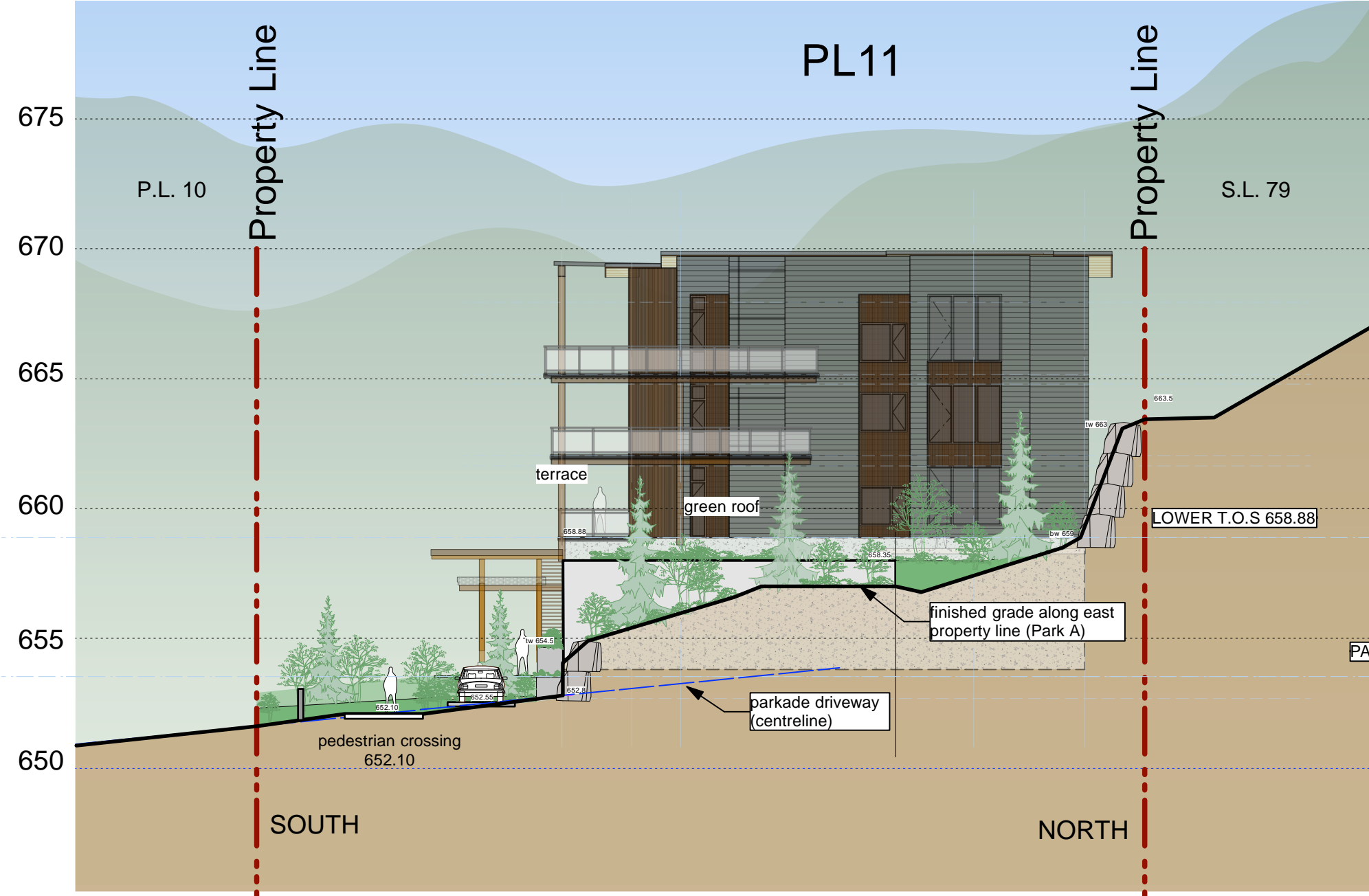
SITE SECTION B



SITE SECTION C



SITE SECTION D



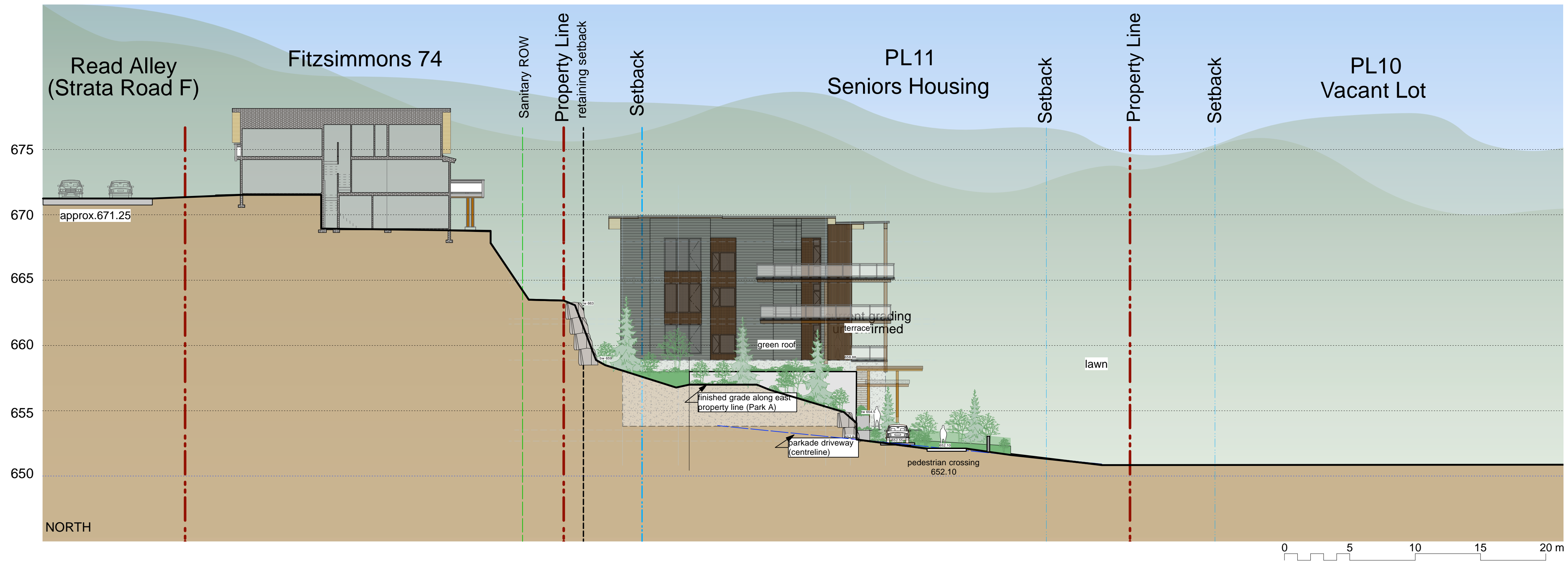
SITE SECTION/ELEVATION E (East Elevation)

Solana

SITE SECTIONS/ELEVATIONS

L2.0 as shown on drawings 2013.Dec.11

MURDOCH COMPANY
ARCHITECTURE + PLANNING LTD.
7281 FITZSIMMONS ROAD SOUTH
WHISTLER BC V0N1B0
TEL: (604) 905-6992 FAX: (604) 905-6993
murdoch @ telus.net

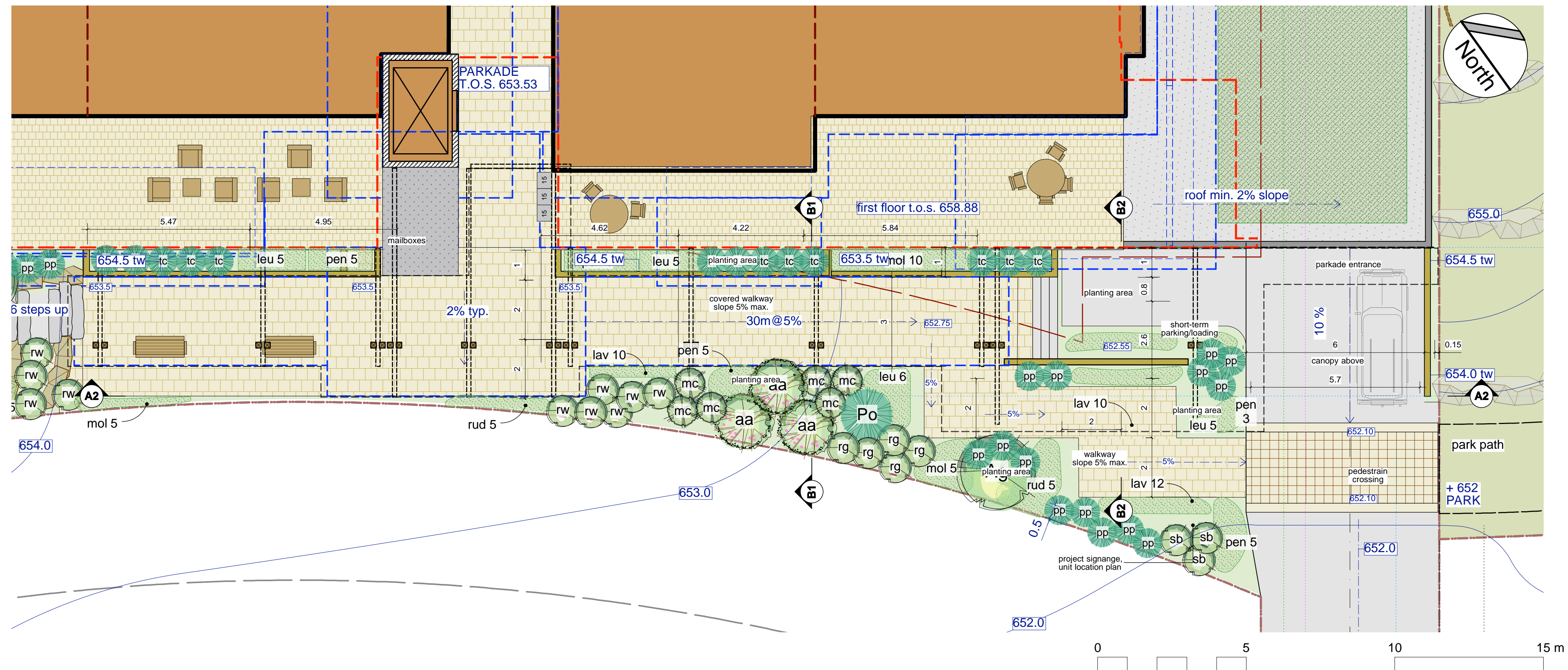


Solana

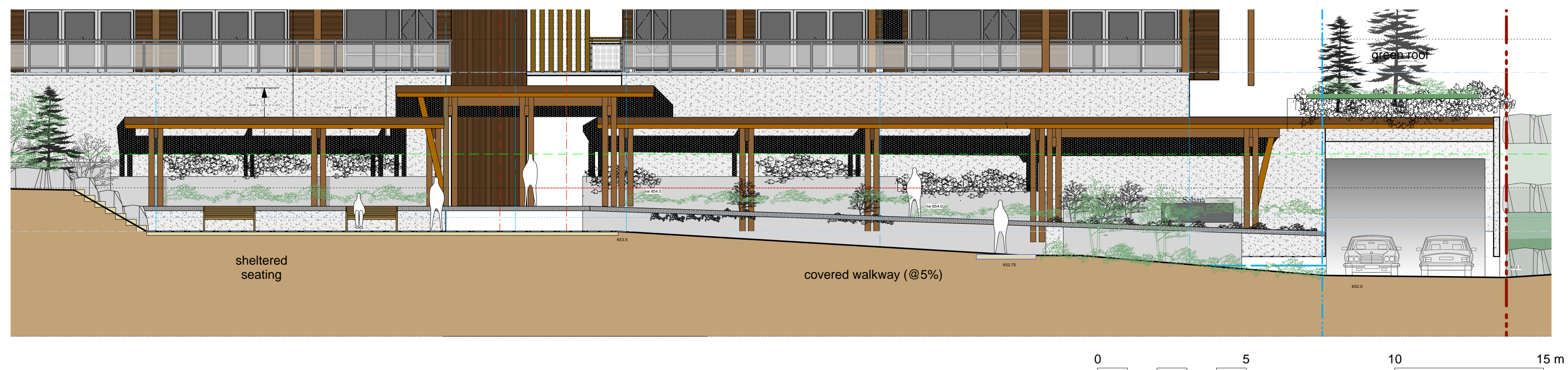
SITE SECTION

L2.1 as shown on drawings
2013.Dec.11

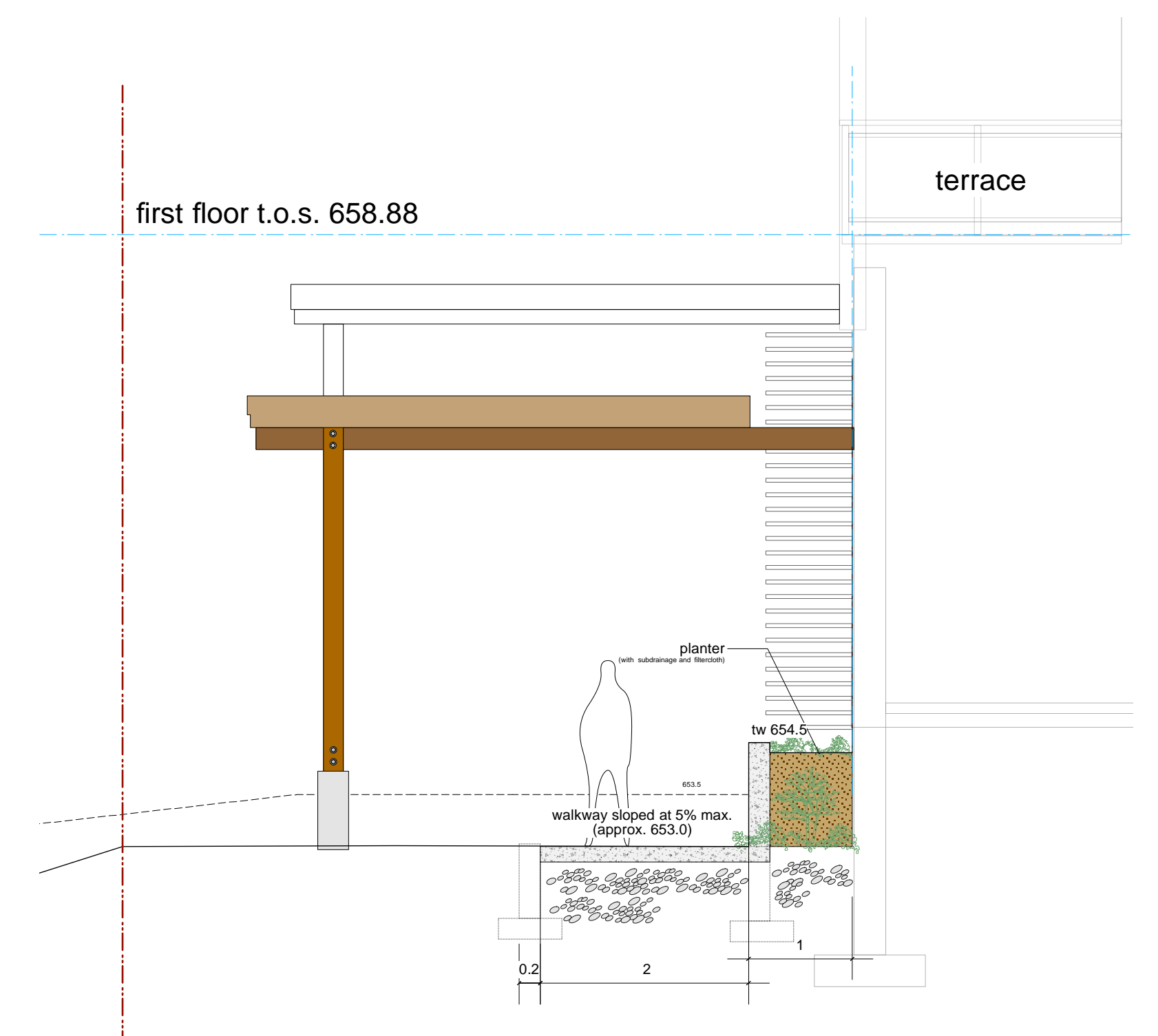
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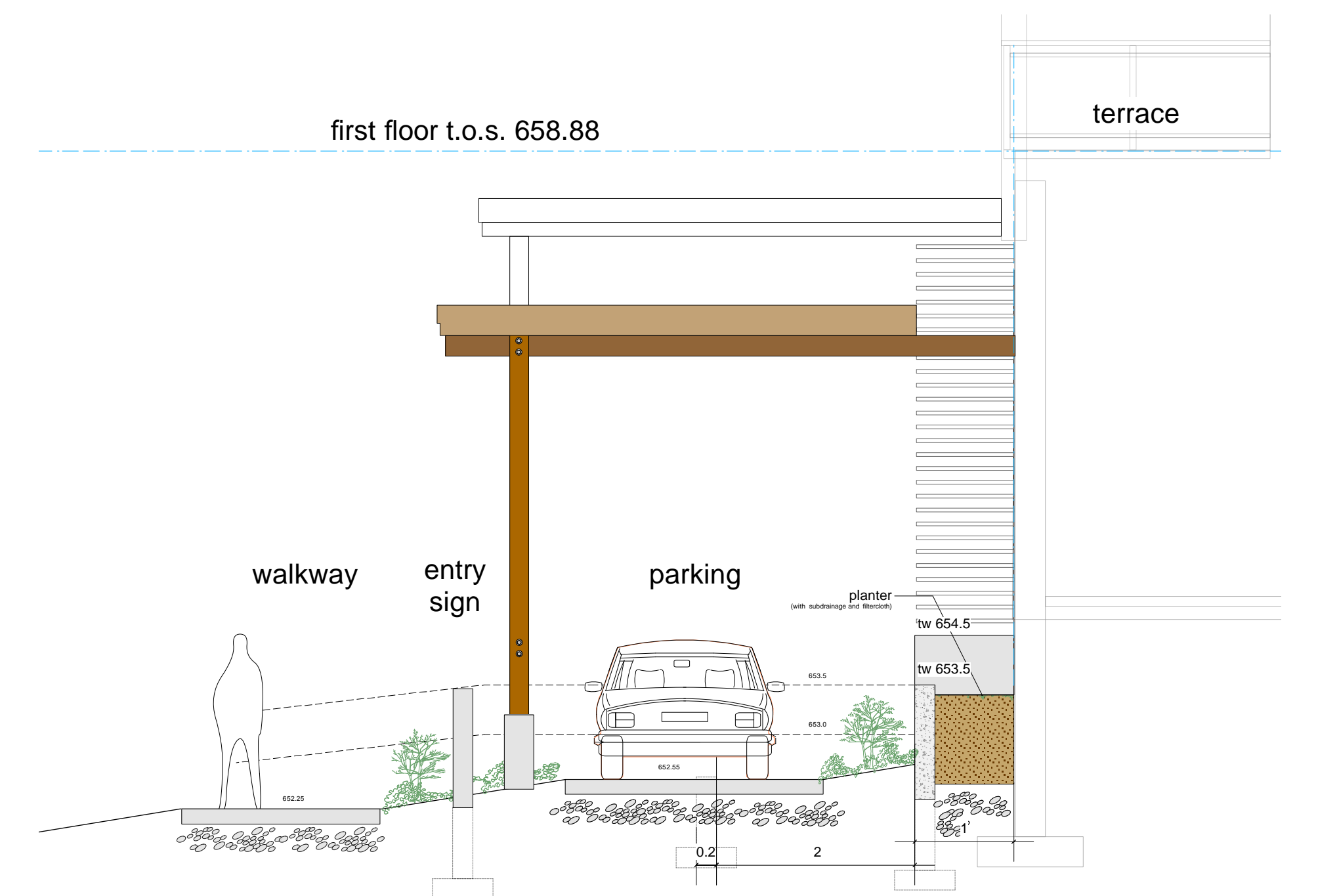
DETAIL PLAN: Entrance Landscape
Scale: 1:100



DETAIL ELEVATION A2: Canopy Structure
Scale: 1:100



DETAIL ELEVATION B1: Canopy Structure



DETAIL ELEVATION B2: Canopy Structure

Scale: 1:50

Solana

LANDSCAPE DETAILS

L2.2

as shown on drawings
2013.Dec.11

MURDOCH  COMPANY

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legend

▷

FIRST FLOOR UNIT ENTRANCE

CONCRETE PAVING

PRECAST UNIT PAVERS TYPE 1

PRECAST UNIT PAVERS TYPE 2

PLANTER WALL (height varies)

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TERRACED NATURAL ROCK RETAINING

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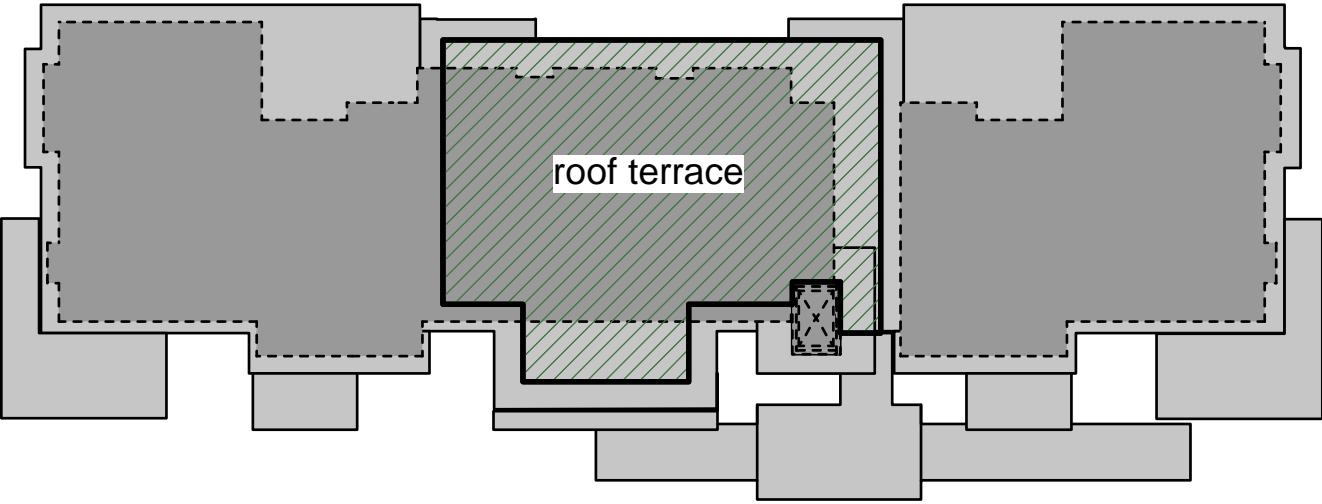
MODULAR/PRECAST PLANTERS

NATURALIZED LANDSCAPE AREA:
disturbed areas to be seeded with native
grasses/wildflower mix.

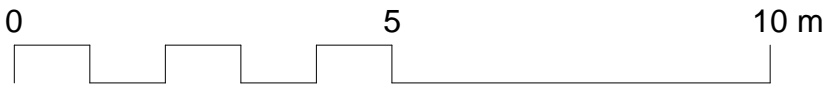
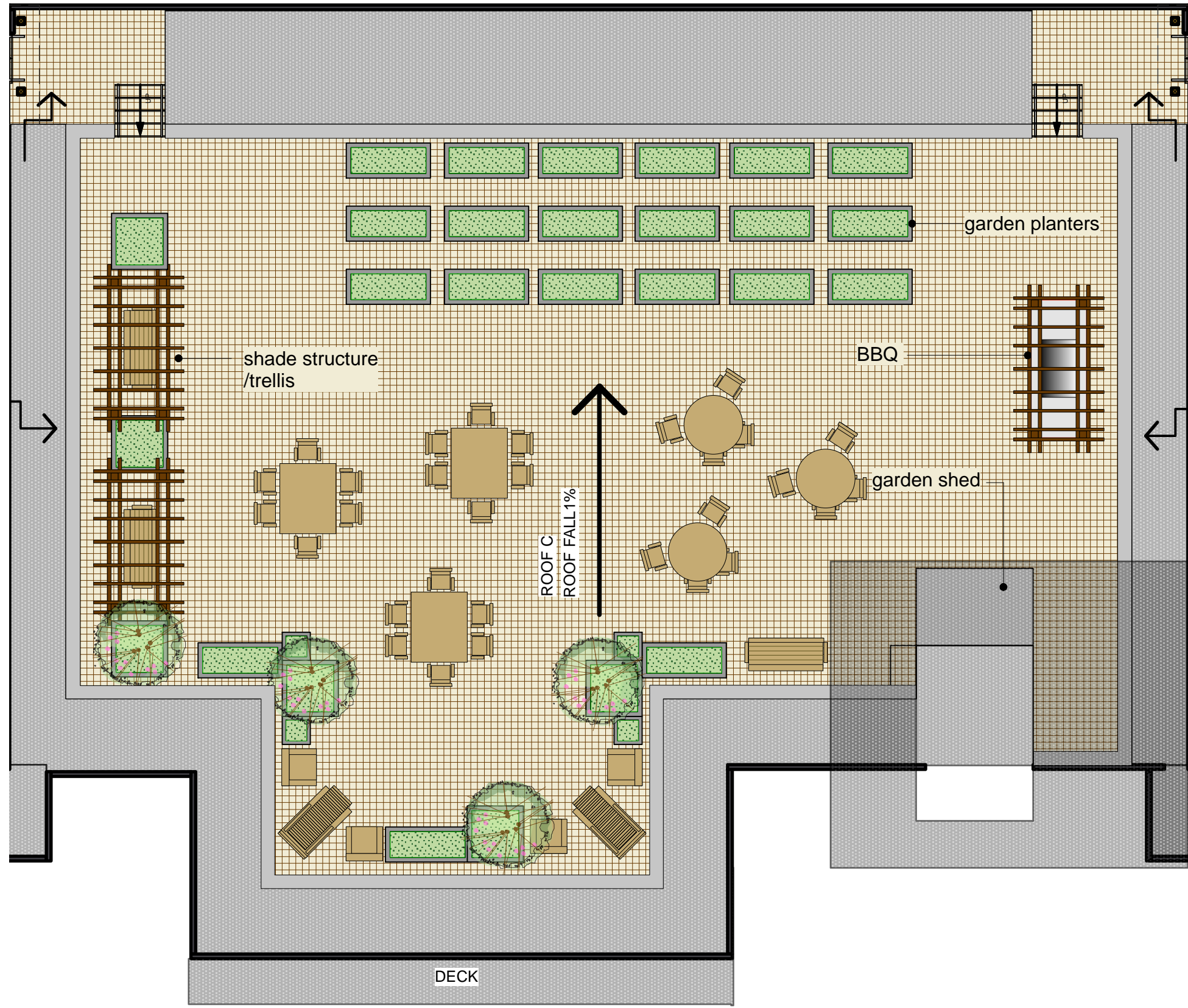
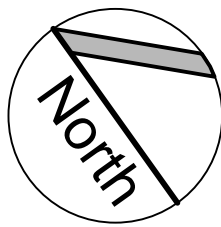
DECIDUOUS TREE /
CONIFEROUS TREE

SHRUBS & GROUNDCOVERS

SITE SECTION, see L2.0



roof terrace location



DETAIL PLAN: Roof Terrace
Scale: 1:100



THE RESORT MUNICIPALITY OF WHISTLER

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

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

File: DA 14-02

May 8, 2014

EXP
275-3001 Wayburne Dr.
Burnaby, BC V5G 4W5

**RE: Solana Building – Lot 11 Rainbow Subdivision
RMOW Development Permit No. 1334 – 8300 Bear Paw Trail, Whistler, BC**

Dear Mr. Sykes

The Resort Municipality of Whistler (RMOW) Environmental Services Department has reviewed your letter (Reference No. VAN-05101685-01) regarding the flood control level of the Solana Building – Lot 11 Rainbow Subdivision, Whistler, BC. Please refer to the following comments/requirements as listed below and outlined in our conversation May 7th 2014.

Building FCL:

- Ensure that entire building foot print conforms to the KWL report “Proposed Rainbow Subdivision – Watercourse Hazard Assessment, Final Report” dated October 2006, as referenced in your letter, in that, the recommend elevation to be set at 1.5m above natural boundary of Baxter Creek or 0.6m above finish grade, whichever is greater.

Site Grading:

- Section 4.0 of the EXP letter makes reference to *suitable measures to allow for water resulting from channel avulsions to flow back into Baxter Creek*, clearly demonstrate on the site grading plan to what these suitable means consist of, provide cross-sections and/or detail drawings where applicable.

Flood Control Berm:

- Confirm that the existing berm that runs along the bank of Baxter Creek and adjacent to Lot 11 conforms to the detail as outlined in the KWL report as mentioned above.

Please note that these comments relate solely to the FCL letter provided EXP regarding the Solana Building on Lot 11, Rainbow Subdivision, Whistler, BC.

Should you require clarification on any comments/requirements made above please feel free to contact the undersigned at 604-935-8195 or rbarisan@whistler.ca.

Regards,
Rob Barisan
Engineering Technologist

CC: Roman Licko, Planning, RMOW



WHISTLER

MINUTES

**REGULAR MEETING OF ADVISORY DESIGN PANEL
WEDNESDAY, DECEMBER 18, 2013,
STARTING AT 2:06 P.M.**

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

Members - Present

Doug Nelson, MAIBC
Crosland Doak, MBCSLA, Co-Chair
Dale Mikkelsen, UDI
Chris Wetaski, Member at Large
Eric Callender, Member at Large
John Grills, Councillor

Members - Absent

Dennis Maguire, MAIBC
Tom Bunting, MAIBC, Chair
Pawel Gradowski, MBCSLA

Municipal Staff

Melissa Laidlaw, Senior Planner and ADP Secretary
Kay Chow, Recording Secretary

Adoption of Agenda

Crosland Doak assumed the role of Chair in Tom Bunting's absence.

Moved by Chris Wetaski
Seconded by Dale Mikkelsen

That Panel adopt the Regular Advisory Design Panel agenda of December 18, 2013.

CARRIED.

Adoption of Minutes

Moved by Chris Wetaski
Seconded by Dale Mikkelsen

That Panel adopt the Regular Advisory Design Panel minutes of November 20, 2013.

CARRIED.

Council Briefs

Councilor Grills provided an update of the most current topics being discussed by Council. Council did not support further review and processing of the rezoning application for Whistler International Campus. Zoning amendment bylaw pertaining to retaining wall setbacks and building heights not brought forward to Council yet.

PRESENTATIONS

**The Woods – Seniors
Housing
1st Review
File No. DP1334**

The applicant team of Brent Murdoch and Dean Skalski, Murdoch & Company and Rod Nadeau, Innovation Building Group entered the meeting.

Roman Licko, Planning Technician, introduced the project for seniors

housing on Bear Paw Trail. The project was previously approved in 2009 under DP1123 as 2 parcels, # 10 and 11. This proposal focuses on parcel 11 and reduces the number of units from 22 to 18; a new roof top deck; elevator access; individual garages; torch on roof; manufactured cedar siding; metal clad vinyl windows.

Brent Murdoch introduced the applicant team and provided a brief history of the Rainbow development. Brent advised on the following.

1. "Solana" – Spanish for sunny side of the valley.
2. Context: large commercial parcel on east side and park behind. Access to site from a pan handle on the east side.
3. Current iteration: requested setback variances at building corners compensated with larger spaces in different areas.
4. Reduced number of units, 3 types, simplified, narrowed down the offering.
5. Better quality unit plans; footprint simplified.
6. Underground parking, enclosed parking condition, each has enclosed parking garage for storage, security.
7. Technical strategies, use of CLT's, better quality building products and technologies.
8. Superior windows products, triple glazed.
9. General configuration provides circulation in front and back of building.
10. General screening from above, take advantage of views and sun exposure.
11. Previous iteration of rooftop deck could see a big flat deck from above. This proposal breaks up the roof, there is some verticality.
12. Owners' personal garden plots, social area, free form, moveable furniture.
13. Materials palette similar to previous. Cedar siding, heavy timber, glazed guard rails on front side, backside more screened quality, heavier timber screen. Building and footprint simple but try to achieve layering & texturing.
14. Take advantage of sunlight, improved day lighting, large windows.
15. Heavy plinth trellis, planting opportunities provide building relief.
16. Emphasize vertical, cap feature. Animation on rooftop, more texture, halo like quality to building mass.
17. Landscaping similar to previous. Unknown condition in front. Mostly infill in fringe, shaded conditions in back, scale to back without over planting.
18. Green roof over residential is not permitted by HPO, instead a contained planter condition.
19. Close access to transit.
20. Walkable community.
21. Smart growth community.

Panel offers the following comments.

Site Context and Landscaping

1. Overall, Panel felt this project, as a single parcel proposal has

developed well and is an improvement from the previously approved development permit design.

2. Panel suggested denser planting at the rear of the building.
3. Panel recommends more careful consideration of the south entry canopy and landscaping, especially the parking structure wall.
4. Panel requested that the setback variance requests be properly identified and resolve with staff.

Form and Character

1. Panel supports the building's general form and character and felt the massing is well articulated and well proportioned.
2. Panel supported the buildings' single loaded corridor concept.
3. Panel suggested the need for further development of the SBS torch-on roofing membrane on the outer two-thirds of the roof and felt there is opportunity to screen or otherwise improve.
4. Panel recommended varying the edge conditions of the roof terrace for more interest as well as privacy from the lots above.
5. Panel supports the individual secure parking spaces but had concerns whether it is achievable and practical from a code perspective, as the parking spaces are at the minimum size. Panel was also concerned about accessibility of the parking spaces.

Materials, Colours and Details

1. Panel supports the material choices and is pleased that modern thinking and new material technologies have been incorporated.
2. A panel member suggested using frosted glass at the lower balconies for privacy and at the rear of the upper roof deck.
3. A panel member commented that the parking gate location creates an unsecure covered area.

Moved by Dale Mikkelsen
Seconded by Eric Callender

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

CARRIED.

The applicant team left the meeting.

**El Furniture
Warehouse Workshop
1st Review
File No. DP1333**

The applicant team of Dan Wilson and Kyle Tweter, El Furniture Warehouse and Bob Tetreault, Avant Contractors entered the meeting.

Melissa Laidlaw introduced the project for a temporary seasonal, winter patio enclosure. The property fronts onto Village Stroll and is subject to the Whistler Village Design Guidelines. Staff seeks Panels comments on the concept of this type of seasonal enclosure on restaurant patios in Whistler Village generally, and the quality and execution of this proposal.

The applicant advised on the following.

1. Consideration has been given to impacts to neighbours.
2. Site lines remain unimpeded.
3. Guest experience is the utmost importance.
4. There are consistently long wait times at the restaurant.
5. Enclosed area allows seating for 60 additional guests. Summer patio seats 130 people.
6. 10 additional staff/day needed to service winter patio space.
7. Create a comfortable outdoor space.
8. Committed to working with RMOW.
9. Lexan glass panels with stone base at soffit line. Clear pull down awnings in open areas.
10. Materials match existing building.
11. Concept taken from Cactus Club restaurant in Coal Harbour, Vancouver.

Panel offers the following comments.

Chris Wetaski left the meeting at 3:47 p.m.

Site Context and Landscaping

1. Respecting this type of proposal generally, Panel noted this is something Whistler needs from a vibrancy perspective, however, proposals need to uphold the standard and meet the intent of the design guidelines even as a temporary installation.
2. Panel felt this type of proposal generally strikes a balance between social and environmental sustainability.
3. Panel recommends plant selection that is appropriate to the Whistler environment and a planter box condition.

Form and Character

1. Panel noted the patio proposal is appropriate to its location but recommended that it should more closely relate to the existing building.
2. Panel recommends consideration of special movement and code related issues need to be addressed.
3. Panel identified an opportunity to push the structure further out while still being within the existing roof line for practical reasons.
4. Panel recommended integrating the stone base as planters and eliminating the cedar planters.

Materials, Colours and Details

1. Panel felt the proposal lacks sufficient design details and further recommended a simpler palette of materials and more appropriate detailing. The Panel encouraged the applicant to be creative and practical.
2. Panel was concerned about the designs ability to accommodate the sloping patio.
3. Panel cautioned the applicant to consider vandalism in the choice of

material and details.

4. Panel recommended considering a phased approach to the project in order to meet budget constraints while maintaining a quality installation.

Moved by Eric Callender
Seconded by Dale Mikkelsen

That the Advisory Design Panel supports the proposed concept as presented and would like to see this project return for further review with greater detailed drawings.

CARRIED.

The applicant team left the meeting.

NEW BUSINESS

2014 Membership Update

Melissa Laidlaw advised that all of the 2013 members are eligible to serve in 2014 and will prepare a Report to Council for the January 14, 2014 meeting.

2014 Meetings

Meetings will continue to be held the third Wednesday of each month provided there are projects requiring review. The start time of meetings will be based on the number of agenda items. Start time for meetings with a full agenda will be 12:00 noon; start time for meetings with less than a full agenda will be worked backwards from a 4:30 p.m. finish to enable Vancouver based members opportunity to work in the morning.

Member Thank-you

Melissa Laidlaw thanked the panel members for their commitment to serve on the Whistler Advisory Design Panel.

Crosland Doak thanked Staff for their work.

ADJOURNMENT

Moved by Eric Callender

That Panel adjourn the December 18, 2013 meeting at 4:32 p.m.

CARRIED.


Chair: Crosland Doak
Secretary: Melissa Laidlaw

Design Philosophy

Solana is a no compromise building that reflects our commitment to building the healthiest, most comfortable and most energy efficient building in BC this year. Innovation Building Group has been at the leading edge of building affordable energy efficient homes in BC for decades, Solana is the result of our constant commitment to always improve the quality of the homes we build. We are using made in BC products and technology like the LVL panels from Brisco Manufacturing to support our local building industry that is leading edge in North America in sustainable design and construction.

We have placed the health and comfort of the occupant as the primary goal in the design of Solana. Once we achieved this we focused on the sustainable parts of construction and energy efficiency. The building will far exceed the made in BC standard of Built Green BC Platinum. We are using floor to ceiling windows so that the natural light penetrates further into the units for both health and energy savings. Good natural light has many health benefits that we are just beginning to understand. Each unit will have a Heat Recovery Ventilator for 24/7 fresh air into the living and bedrooms.

Solana is designed around the active Whistler lifestyle. We did not want to have a standard Whistler condo building that people would settle for with your bike on the living room deck. Solana is a place people will want to live in. The individual garages are for your toys; we all have mountain bikes, road bikes, too many skis and cross country skis, winter tires, kayaks, canoes, sleds, golf clubs, tennis rackets, squash rackets, windsurfers, kite boards, parapentes, dirt bikes, Harleys, did I miss any? None of these belong on your living room deck or front entry, but your garage/storage space instead. Each unit has a large patio to enjoy the sunshine. The roof top patio and community garden will be the social hub of Solana connecting you with your neighbors. The bike wash station, fully equipped ski tuning bench and bike tuning room are necessary if you live in Whistler.

Each Solana unit will be customized and finished with your interior design selections. Innovation Building Group's design center is where you will customize your home working with our interior designer. We have a large selection of engineered hardwood, tile, granite countertops and kitchen cabinets to select from. We have partnered with our preferred suppliers to have a fully stocked showroom in our design center. If you are in Vancouver you can visit our supplier's showrooms.

Solana's interior finishing suppliers are:

Julian Tile <http://www.juliantile.com>

Hyde Park Flooring <http://hydeparkdistribution.com>

Kitchen cabinets <http://www.canwestcabinetry.com> featuring cabinet doors from Pentco <http://www.pentco.com> and countertops from VJ Stone <http://www.vjstone.ca>

The finishes that you can customize are:: wall paint colors, kitchen cabinets, granite or solid composite countertops like Ceasarstone, engineered hardwood floors, carpet in the bedrooms, wall and floor tile.

Some important technical considerations that make Solana a high performance healthy green building:

Soundproofing between units: Solana's party walls will have double 2x4 walls with sound insulation batts in both walls. Each side will then have 2 layers of drywall attached to sound isolation channels attached to the wall studs. This is one of the best wall assemblies you can have in this type of building. The floor/ceiling assembly is the floor finish (carpet, tile or hardwood) is over a floor finish specific sound absorbing underlay over 1 1/8" thick subfloor from Weyerhaeuser Edge Gold subfloor panels <http://www.woodbywy.com/products/osb/weyerhaeuser-edge-gold-panels> over 14" deep Weyerhaeuser TJI joists <http://www.woodbywy.com/products/trus-joist/tji-joists> with blown in sound insulation. The double layer of drywall on the ceiling is hung off sound isolation channels.

Healthy fresh air: each unit has its own Venmar EKO HRV for 24/7 fresh air pumped into the bedrooms and living rooms. The EKO is one of the most environmentally friendly HRVs on the market. <http://www.venmar.ca/39-air-exchangers-eko-1-5-hrv.html>

Windows: only the best will do. The triple pane metal clad vinyl Harmony windows from Gienow have the durability and performance we require for Solana. The floor to ceiling windows will allow more daylight into your home saving energy for lighting allowing more sunlight to heat your home and creating a healthier environment to live in with natural daylight. <http://www.gienow.com/build/harmony-metal-clad-vinyl-windows>

The parkade will be constructed using Insulated Concrete Forms ICF from Insulspan. The Advantage ICF system is one of the best on the market and will keep the parkade warm without having to heat it. This will save the Solana owners the cost of heating a parkade forever. http://www.advantageicf.com/about_advantage/brands.html

The ceiling of the parkade, the elevator shaft and all the decks will be built using LVL panels from Brisco manufacturing. We are replacing the carbon intensive concrete deck of the parkade with a renewable wood product made in BC. <http://briscoman.com>

The exterior walls: we are using SIPs panels from Insulspan for the exterior walls. In addition to these highly insulated panels we are framing a 2x4 walls on the inside to run all the mechanical and electrical and we are additionally insulating this wall with batt insulation for a double insulated wall. This is one of the best wall assemblies for a high performance insulated wall. <http://www.insulspan.com> The combination of the high performance airtight walls, triple pane windows, HRV and passive solar heating will make Solana one of the best performing buildings in BC. The Solana owners will enjoy a lower cost of living and a more comfortable home.

Solana features

- Largest sunny balconies in Whistler
- Best views
- Enjoy the sunny micro climate of Rainbow
- Floor to ceiling windows
- Passive solar heating
- Customize your suite with your own finishing selections
- Custom paint colors
- Select your kitchen cabinets
- Select your tile and hardwood flooring from over 500 selections in our showroom
- 9 foot ceilings and 10 foot ceilings in the 3rd floor C suites
- Stainless steel energy star appliances
- Select your own granite countertops
- Heated tile floors in the entry, bathrooms and kitchen
- Laundry rooms in suites
- Individually controlled digital thermostats in all rooms
- Double insulated walls and ceilings
- Triple pane windows
- Soaker tub and separate shower in all ensuite bathrooms
- Walk in shower
- LED lighting throughout suite
- Air tight building envelope with Individual Heat Recovery Ventilators in each suite
- Private over height individual heated garages in the parkade
- Optional car lift for extra parking or storage in your garage
- Roof top patio featuring
- Community garden with individual garden plots
- Garden shed to store your gardening tools
- BBQ and outdoor kitchen
- Dining tables
- Shaded trellis lounge chair seating area
- Car and bike wash station
- Fully equipped ski tuning room
- Bike tuning room and workshop

- Sustainable construction techniques using made in BC technologies
- Built to exceed **Built Green Platinum** certification
- LVL panels for decks, parkade ceiling and exterior elevator shaft
- Insulated Concrete Forms for heated parkade
- SIPPs panels for all exterior walls
- Transit stop in front of Solana
- Short walk to grocery store and commercial hub at Rainbow









REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-056

FROM: Resort Experience

FILE: 1090

SUBJECT: FESTIVALS AND EVENTS AND AUXILIARY LIQUOR RETAIL USES

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

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

That Council considers giving first, second and third readings to Business Regulation Amendment Bylaw (Auxiliary Retail) No. 2056, 2014; and further

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

REFERENCES

Appendix A: Location Map –Outdoor Assembly Core Commercial Areas

Appendix B: Location Map - Map showing proposed areas to allow auxiliary packaged liquor sales

PURPOSE OF REPORT

The purpose of this report is to present proposed amendments to the Zoning Bylaw and the Business Regulation Bylaw to provide for anticipated changes to provincial liquor regulations that complement Whistler's festivals, events and animation (FE&A) initiatives and their associated land uses. Corollary amendments are proposed that provide common zoning and business regulations for FE&A related uses, including auxiliary retail activities, for all properties located within Whistler's core commercial areas (Whistler Village and Whistler Creek). These amendments provide for historic and current FE&A activities and provide consistent general regulations across all properties in these areas, which have various zone designations. The amendment bylaws are presented for Council consideration of initial readings, and for Council to authorize scheduling of a public hearing for the zoning amendment bylaw.

DISCUSSION

Background

Whistler hosts over 50 festivals and events each year ranging in scale and complexity from small, single-attraction events of a few hundred people, to large-scale, multifaceted events attracting thousands. The number varies on a year-to-year basis and does not include private events such as conferences or weddings.

Festivals and events have considerations subject to zoning regulations. Many festivals and events also include related activities such as retail, liquor sales, food and beverage, temporary recreational facilities and product sampling which are also within the scope of the Zoning Bylaw.

Other types of outdoor, event-like, activities are subject to zoning and business regulations as well. These include storefront retail, sidewalk sales, and promotional activities.

Retail packaged liquor sales: new provincial liquor regulations

The Province of BC is moving forward with changes to liquor control legislation. These changes include new rules to allow the sale of packaged, BC-made, wine, beer, cider and spirits at outdoor markets and festivals. Interest has already been expressed regarding the potential sale of VQA wines at the Whistler Farmers Market. The RMOW's Zoning Bylaw strictly limits retail liquor sales to nine established liquor stores within the municipality. Anticipating the changes to provincial liquor rules, staff began working on amendments to the zoning bylaw that would accommodate event-related types of retail liquor sales.

Staff's recommended approach to regulating these new types of retail liquor sales, is to amend the Zoning Bylaw to allow such sales, but only when inherently related to a festival or event. For example, retail sales of BC-made liquor could be sampled and sold at a farmers market, beer festival or wine festival. Retail sales that are indirectly related to the event, such as sales by liquor sponsors, or third party packaged liquor sales, would remain prohibited under the proposed changes. The proposed changes would not change the rules for open liquor sales for consumption during an event which may be permitted through provincial and municipal liquor licensing.

Festivals and Events Zoning

In drafting the proposed amendments to allow retail liquor sales, staff reviewed existing zoning regulations in relation to festivals and events. The Zoning Bylaw contains no definition of "festivals and events" nor does it contain another definition that clearly includes festivals and events. With events occurring in different zones, each with its own list of permitted uses, each event must be reviewed on a case-by-case basis to determine what permitted use includes the event.

The proposed approach to event-related retail liquor sales requires that such sales are "ancillary or subordinate and customarily incidental", to a use that is permitted in a zone. Thus for clarity, consistency of interpretation and ease of use, the Zoning Bylaw is proposed to be amended to create a permitted land use that clearly includes festival and event uses and to define where festivals and events are permitted. The OCP provides specific guidance in this regard and established practices under the FE&A program are aligned with the direction of the OCP. Subsequently, the proposed amendments have been drafted to be consistent with the OCP policies listed in this report and to align with the existing approach to managing and permitting festivals and events.

Staff are proposing a twofold amendment to the Zoning Bylaw:

1. To create a definition for "outdoor assembly" and generally allow this use in the areas designated in the OCP as core commercial areas. This includes Whistler Creek and Whistler Village (Appendix A). The definition for "outdoor assembly" reads as follows:

"outdoor assembly" means a temporary gathering of persons for civic, cultural, charitable, entertainment, political, travel, religious, social, educational, recreational and philanthropic purposes outdoors or in temporary structures and includes the temporary sale of liquor as an auxiliary use;

2. To allow retail sales of liquor as an auxiliary use to approved outdoor assembly uses in Olympic Plaza and the Upper Village Stroll (Appendix B).

Festivals and events: Business Regulation Bylaw

The Business Regulation Bylaw does not restrict festivals and events or liquor retail. However, it prohibits canvassing and the sale of goods in public places, the latter of which is often associated with festivals and events subject to limitations imposed by the municipality through Special Events permitting generally limiting the goods to directly related event merchandise. The proposed amendments to the Zoning Bylaw require, as corollary, the following amendments to the Business Regulation Bylaw:

1. To allow the limited sale of retail goods in public places, when done as part of a festival or event.
2. To allow packaged liquor sales in Olympic Plaza and the Upper Village Stroll, when done as part of a special event.

Although retail and packaged liquor sales directly related to festivals and events would be authorized under the amended Business Regulation Bylaw, soliciting and canvassing would remain a prohibited activity.

Proposed Bylaws

The proposed amendment bylaws provide the exact wording of the proposed changes and include maps of the areas that will be zoned to allow outdoor assembly and event-related liquor retail.

Festivals and events are integral to the Resort Experience. The core commercial areas where these uses will be directed are the most desirable and appropriate locations for festivals and events. The anticipated changes to provincial liquor regulations are conducive to the Resort Experience, which warrants subsequent amendments to municipal bylaws to capitalize on these changes. The proposed bylaws are consistent with the goals and objectives of Whistler 2020 and the Official Community Plan.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts Culture & Heritage	<ol style="list-style-type: none"> 1. The community is passionate about arts, culture and heritage, which have become a part of Whistler's spirit and community life, and is alive with creative energy and aesthetic appreciation. 2. A range of authentic and creative arts, cultural and heritage opportunities are meaningful, accessible and financially affordable to residents and visitors. 3. Arts, cultural and heritage opportunities attract visitors and contribute to the experience and local economy. 	Zoning for festivals and auxiliary liquor sales aligns with strategies to attract and facilitate a diverse range of festivals and events that are desirable for residents and visitors alike.
Visitor Experience	<ol style="list-style-type: none"> 1. Community members and organizations work collectively to ensure exceptional experiences that exceed visitor 	

	<p>expectations.</p> <p>2. Visitors perceive Whistler products, services and activities to be excellent value.</p> <p>3. A diverse range of year-round activities is developed and offered.</p> <p>4. Visitors choose Whistler to actively participate in recreation, learning, and cultural opportunities.</p>	
Economic	<p>1. Whistler has a diversified and year-round tourism economy</p> <p>2. Whistler proactively seizes economic opportunities that are compatible with tourism, and effectively adapts to changing external conditions.</p>	<p>Festivals and events are essential to a diverse, year-round tourism economy. New festivals, represent economic opportunities requiring a supportive and efficient regulatory framework.</p>

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

OTHER POLICY CONSIDERATIONS

Official Community Plan

Objective/Policy	Comments
Objective 5.5.1. Support the accommodation and commercial sectors through economic diversification compatible with Whistler's four-season tourism economy.	Ensuring zoning is in place for a wide range of festivals and events will enable event facilitation and attraction, supporting the tourism economy.
Policy 5.5.1.1. Support increased cultural, arts, entertainment, events, sport tourism and health and wellness opportunities that diversify our tourism-based economy.	
Policy 5.5.1.6. Support shoulder-season tourism development opportunities based on recreation, arts events and festivals that use existing infrastructure.	
Objective 4.9.1. Reinforce Whistler Village as Whistler's Town Centre, functioning as the commercial and social hub of the resort community and focused on delivering a dynamic and authentic resort experience for residents and visitors.	Proposed amendments will enable festival and event use of squares in the core commercial areas and public spaces.
Policy 4.9.1.6. Facilitate use of the Village's network of squares, plazas and other public spaces for festivals, events and other programming, consistent with the characteristics of each location.	
Policy 4.9.3.6. Encourage programming at the Creekside base to enhance the visitor experience and strengthen Whistler Creek as a resort community destination.	

BUDGET CONSIDERATIONS

Costs associated with processing the proposed amendments have been provided for in the Planning Department operating budget.

COMMUNITY ENGAGEMENT AND CONSULTATION

A Public Hearing is required prior to adopting the proposed zoning amendment bylaw.

SUMMARY

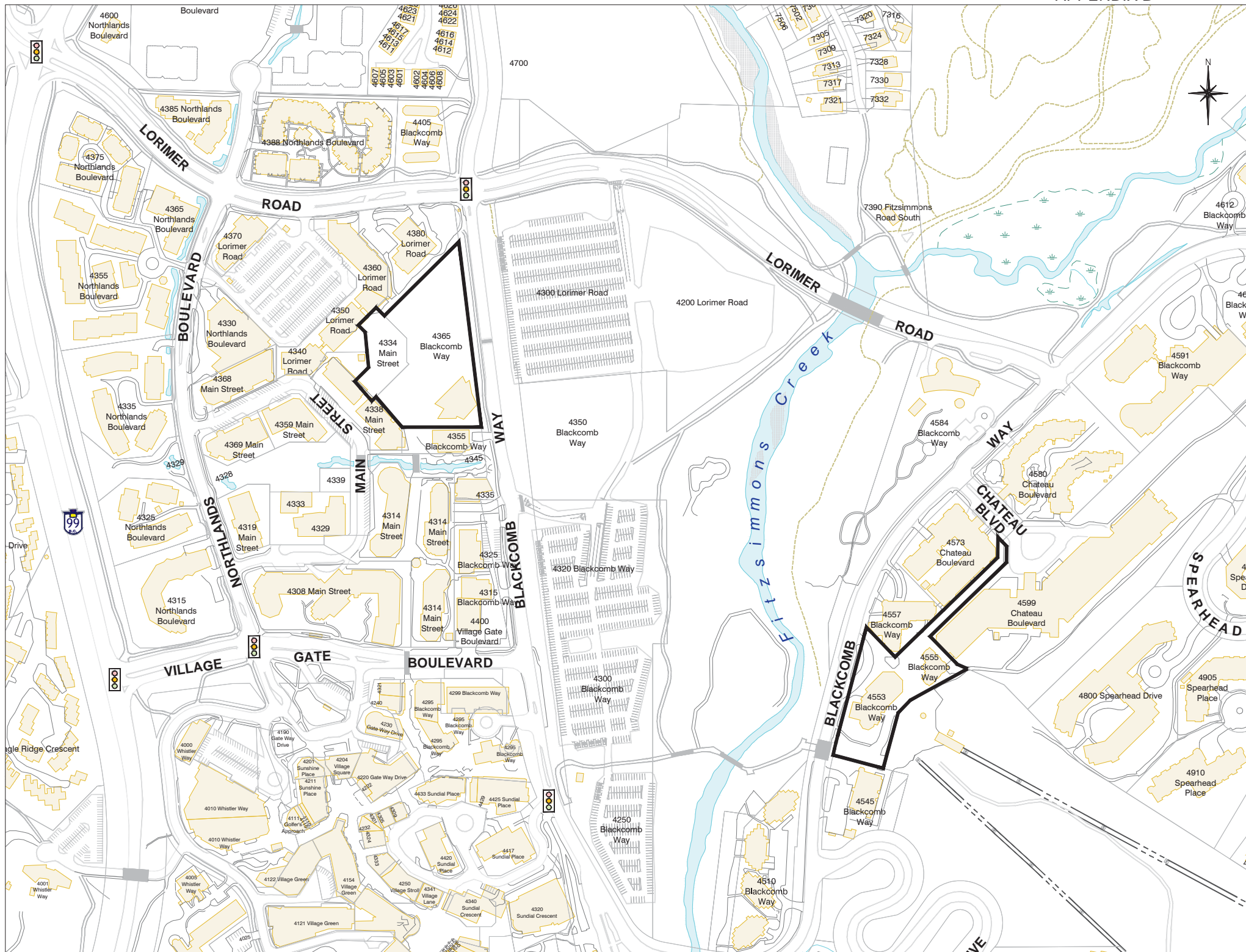
The Official Community Plan contains clear direction to permit a wide variety festivals and events in the Whistler's core commercial areas (Whistler Village and Whistler Creek). The proposed amendments better align the Zoning Bylaw and Business Regulation Bylaw to the direction established by the Official Community Plan and anticipate advantageous provincial liquor policy changes. The bylaw changes position the municipality and event providers to take advantage of new opportunities under provincial liquor laws. Approving the proposed amendments will be in keeping with the goal of attracting, promoting, and hosting festivals and events. Staff recommend approving the bylaws as proposed.

Respectfully submitted,

Jake Belobaba, MCIP, RPP
Senior Planner

For:
Jan Jansen
General Manager of Resort Experience







REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-057

FROM: Infrastructure Services

FILE: 534

SUBJECT: 2014-2015 ANNUAL OPERATING AGREEMENT (AOA) – TRANSIT and TAXI SAVER PILOT PROGRAM

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize the Mayor and Corporate Officer to execute the *2014-2015 Whistler Transit Annual Operating Agreement (AOA)* for the period April 1, 2014 through March 31, 2015.

That Council authorizes staff to work with the Whistler Community Services Society (WCSS) staff to set up a pilot program for a Whistler TaxiSaver Program with a maximum annual budget of \$6,000.

REFERENCES

APPENDIX A – “Term Sheet”

PURPOSE OF REPORT

The purpose of this report is to present and seek Council approval for a Whistler TaxiSaver pilot program administered by the Whistler Community Services Society (WCSS) and the financial agreement between BC Transit, the transit system operating company, and the Resort Municipality of Whistler for the operation of the Whistler transit system from April 1, 2014 – March 31, 2015.

DISCUSSION

Annual Operating Agreement (AOA)

The Whistler transit system Annual Operating Agreement (AOA) from April 1, 2014 through March 31, 2015 formalizes the partnership with BC Transit, Whistler Transit Ltd. (a wholly owned subsidiary of Pacific Western Transportation) and the local government. It establishes the projected budget for the local Whistler transit system as well as defines hours of operation, revenues, costs, leasing payments, and BC Transit's financial contribution for the defined term.

As Council is aware, the Transit Management Advisory Committee (TMAC) oversees many elements of the transit system. During 2013 and early 2014, TMAC devoted much effort to reviewing the existing transit fleet size and proposed fleet expansion to successfully accommodate the 2,000 hour expansion related to the November 2012 Memorandum of Understanding between the RMOW and BC Transit. After months of review, at the January 16, 2014 meeting, TMAC agreed that it is in the best interest of the system both from a passenger and financial perspective to operate the Whistler Transit System with 25 vehicles and therefore accepted BC Transit's recommendation to move to a 25 vehicle fleet.

TMAC is in the process of reviewing the results of the 2013/2014 transit service as well as the data gathered through Phase One of the Sea to Sky Transit Future Plan open houses and stakeholder workshops to see if there are any opportunities to refine the early winter and winter 2014/2015 transit schedule to be even more responsive to passenger desires.

Of note, the 2014/2015 AOA includes a full year of the 2,000 service hour expansion including associated passenger revenue forecasts, a fleet of 25 diesel vehicles, revenue associated to the lease of six covered parking stalls to a third party at the Whistler transit facility as well as inflationary increases for fuel and labour. When preparing our Municipal budget, staff must forecast the various costs that will be presented through this annual agreement, which follows the Provincial budget calendar. The RMOW's funding obligation contained within this Annual Operating Agreement is accommodated within the approved 2014 municipal transit budget. No amendments to municipal budgets are required.

Taxi Saver Pilot Program

Whistler Community Services Society (WCSS) staff identified a gap in transportation services that are available in Whistler for those that cannot access the conventional transit system due to mobility issues which are especially acute in the winter due to snow and ice. Over the winter RMOW and WCSS staff have developed a concept for a WCSS administered Whistler TaxiSaver pilot program available to clients of Whistler Community Services Society Helping Hand Volunteer Driver program funded by the RMOW through the Transit budget.

The Whistler TaxiSaver Pilot program would be available to individuals who have accessed Helping Hand Local Drives and are unable to be matched, that is, no volunteer driver is available. The WCSS Helping Hand coordinator would arrange for taxi service within Whistler for the client. The RMOW's Transit system program would reimburse the WCSS for 50% of the cost of taxi services in Whistler to clients of the WCSS Helping Hand program to a program maximum of \$6,000 annually. TMAC reviewed the concept and passed the following motion:

That the Transit Management Advisory Committee (TMAC) recommends that RMOW staff work with Whistler Community Services Society (WCSS) staff to set up a pilot program for a Whistler Taxi Saver Program.

CARRIED

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Transportation	<p>The transportation systems to, from and within the resort community are accessible and offer affordable travel options.</p> <p>The transportation system efficiently meets both the short and long-term needs of all users.</p> <p>The convenience and seamlessness of the preferred transportation system to, from and within Whistler ensures usage rates continue to rise.</p>	<p>The transit service in Whistler (provided in partnership with BC Transit and the operator – Whistler Transit Ltd.) provides a reliable, affordable transportation option for travel within Whistler and to Whistler. Staff and TMAC are analysing the data collected over 2013 and Phase One of the BC Transit Sea to Sky Transit Future Plan open houses, surveys and stakeholder workshops to determine how modifying the system within budget can achieve the goal of growing ridership.</p>
Partnership	Partners work together to achieve	Even though BC Transit services are 100%

	mutual benefit.	wheelchair accessible they are still not accessible to all users. As such, the TaxiSaver Pilot Program is a partnership with the Whistler Community Services Society to create one more transportation option funded under the RMOW's Transit System Program for those that cannot use the conventional transit system.
Finance	Whistler lives within its financial means.	The 2014 Whistler transit system is based on the recommendations from the Whistler Transit System 2013 Winter Monitoring Program Report. The 2014 transit budget continues to include additional revenue associated to the lease of six covered parking stalls at the transit facility to a third party. BC Transit is exploring options to expand revenue by leasing underused space at the facility to third parties.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves us away from	Comments
Finance	Whistler lives within its financial means.	The Whistler TaxiSaver Pilot Program is a new funding commitment under the RMOW transit system funding that the potential to grow.

BUDGET CONSIDERATIONS

The Annual Operating Agreements (AOAs) cost from April 1, 2014 – March 31, 2015 are summarized in Appendix A and is accommodated in the 2014 RMOW budget for transit service. January, February and March 2015 costs will be included in the 2015 annual municipal transit budget.

BC Transit's fiscal year starts on April 1st, while the municipality's is January 1st, so there is a difference between the municipal annual budget and the AOA summarized in the attached term sheet.

In order to be fiscally prudent and to test the need for the program, RMOW and WCSS staff have proposed a program funding ceiling of \$6,000. The proposed maximum annual funding of \$6,000 for TaxiSaver Pilot Program is also accommodated in the 2014 RMOW budget for transit service.

COMMUNITY ENGAGEMENT AND CONSULTATION

The level of service and transit system configuration contained within the 2014/2015 Annual Operating Agreement are a result of findings and recommendations from the Whistler Transit System 2013 Winter Monitoring Program Report which involved extensive public consultation. This past year, RMOW staff in cooperation with BC Transit staff reintroduced the winter and spring/summer/fall schedule sneak peak period where riders could offer comments on how to

tweak the schedules. Where possible the comments were implemented, if the suggestions were more involved, they were reviewed and often implemented using the ongoing on-line Customer Service Report (CSR) review process found at:

www.bctransit.com/regions/whi/contactus/cust_serv_report.cfm

TMAC is in the process of reviewing the results of the 2013/2014 service, the data gathered through CSRs as well as Phase One of the Sea to Sky Transit Future Plan open houses and stakeholder workshops to see what refinements and changes can be done to the existing 2013 transit schedule to make early winter and winter 2014/2015 even more response to passenger desires. There is enough flexibility in the way that the AOA expresses service levels and budget that even once the AOA is approved, TMAC can work with BC Transit to implement recommended refinements and changes that stay within the 62,500 maximum annual service hours for early winter and winter 2014/2015.

RMOW staff presented the concept of a Whistler TaxiSaver Pilot Program to TMAC at their January meeting and the Measuring Up Select Committee of Council at their February meeting. Both committees were supportive of the concept and of having the Whistler Community Services Society administer the pilot program as part of their Helping Hands Volunteer Drive service.

SUMMARY

The BC Transit proposed Annual Operating Agreement (AOA) from April 1, 2014 through March 31, 2015 establishes the projected budget for the local Whistler transit system as well as defines hours of operation, revenues, costs, leasing costs, and BC Transit's financial contribution for the defined term. **The RMOW's funding obligations contained within this Annual Operating Agreement and the proposed Taxi Saver Pilot Program are accommodated within the approved 2014 municipal transit budget.**

The Whistler Transit Management Advisory Committee (TMAC) is supportive of the level of service outlined in the AOA and the proposed TaxiSaver Pilot Program to be administered by the Whistler Community Services Society. Council is requested to approve the Whistler 2013/2014 AOA from April 1, 2014 – March 31, 2015.

Respectfully submitted,

Emma DaSanto
TRANSPORTATION DEMAND MANAGEMENT COORDINATOR
for
JOE PAUL, ASCT
GENERAL MANAGER OF INFRASTRUCTURE SERVICES

APPENDIX A

TERM SHEET: APRIL 1, 2014 to March 31, 2015
WHISTLER ANNUAL OPERATING AGREEMENT

Parties: Whistler Transit Ltd.,
BC Transit, and
Resort Municipality of Whistler

Term: April 1, 2014 to March 31, 2015 for the Whistler Conventional transit system.

Description: This agreement establishes the level of transit service, costs and maintenance of the Whistler conventional transit system. In particular, costs such as the variable hourly rate and the cost per kilometre are specified by the agreement.

Costs: The total maximum cost of Whistler Transit Service is \$10,496,366. BC Transit contribution is \$4,229,604*. The total budgeted system revenue and local administration credit are \$2,905,389 resulting in a net municipal share of costs is \$3,361,373.

*Does not include BC Transit share of Lease Fees



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-047

FROM: Infrastructure Services

FILE: 523.1

SUBJECT: TENDER AWARD – ANNUAL ROAD AND TRAIL RECONSTRUCTION PROGRAM

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize the Mayor and Corporate Officer to execute the contract with Alpine Paving (1978) Ltd. for the Annual Road and Trail Reconstruction Program in the amount of \$1,462,330.65;

And that Council not accept the alternate tender offering included with the bid from Alpine Paving (1978) Ltd.

PURPOSE OF REPORT

Administrative Procedure D-1 Procurement requires Council approval for any contracts over the value of \$500,000. The purpose of this report is to seek Council's approval for the contract described below.

DISCUSSION

Background

In March 2013, Council endorsed a change to the sequencing of our annual paving works. That change resulted in a three-year cycle, wherein we will address the bulk of our paving needs every three years, with only a minor amount of repairs and urgent work being addressed within other two years of the cycle. The goal of this change was to reduce costs by allowing contractors to take advantage of economies of scale, and encourage competition by potentially attracting more bidders, particularly in the more intensive year of the cycle.

An engineering study of the condition of all Whistler's municipal roads was completed in late 2013. This comprehensive review of our paved assets will be presented to Council in the near future. This study, along with detailed on-site inspection, confirmed the need for the roadway paving work included within the 2014 work program. This information, together with the required valley trail and parking lot replacements, was compiled for the scope of the tender.

Project Description

Staff from all divisions have worked together to tender a significant quantity of road, trail, and parking lot reconstruction work in 2014. Twenty areas of road reconstruction, two parking lots and three areas of trail reconstruction were included in the tender.

The road and trail reconstruction works were tendered April 21 and the tender period ended May 7, 2014. The tender was advertised on the BC Bid website and on the RMOW website from April 21 until May 7, 2014, and six paving companies that have previously expressed interest in doing work in Whistler were contacted directly.

In 2014 major road works will include the east end of Village Gate Boulevard, a portion of Blackcomb Way from Sundial Crescent to Glacier Drive, the bottom portion of Glacier Drive, the south section of Nesters Road, a portion of Nicklaus North Boulevard, several sections in the Whistler Cay area, Nordic Drive near the highway entrance, and the Lake Placid Road / London Lane loop in Creekside.

In addition to the road works, some valley trail re-paving and parking lot paving and reconstruction is required by the Resort Experience department. Valley trail reconstruction work will include sections along Lorimer Road near Parking Lot 4, near Meadow Park Sports Centre, and sections of the trail from Blueberry Drive to the Whistler Golf Course clubhouse. The entrance way / parking lot for Firehall 1 will be repaved and the paving of the Lakeside Park parking lot will be completed.

The total amount of roads, trail, and parking lot requiring re-paving in 2014 is approximately 52,000 square metres (equal to 8800 tonnes of asphalt).

The tender stipulated that asphalt produced for this contract must be produced at a facility at least three kilometres from any existing Whistler neighbourhood.

Project Schedule

The schedule for this project has been broken into two sections – high priority work that must be completed by June 27, and other work that must be completed by the end of August 2014. The high priority work is in the village area and is important to maintain our guest experience, but we want to minimize the impact of the work during the busiest times of the summer.

Tender Results

Two compliant tenders were received by the tender closing time on May 7, 2014. The addition of individual tender items was checked and the corrected total tender prices are shown below:

Tenderer	Road Reconstruction Works	Parking Lot Reconstruction Works	Trail Reconstruction Works	Total
Alpine Paving (1978) Ltd.	\$1,320,427.90	\$47,403.50	\$94,499.25	\$1,462,330.65
Key-West Asphalt Ltd.	\$1,850,212.35	\$74,380.00	\$158,600.00	\$2,083,192.35
Engineer's Estimate	\$1,560,542	\$47,000	\$110,000	\$1,717,542

The engineer's estimate for this work was \$1.718 million based on last year's tender prices, and the low bid is 15% lower than the estimate indicating that the idea of a larger tender every three years has allowed the contractors to take advantage of the economies of scale and offer lower unit rates to get the work done.

An "alternative tender" was also received from Alpine Paving. Once it was established that their conventional compliant bid was the lowest price, the alternative tender envelope was opened for consideration. The alternative pricing offered a savings of \$61,544 if asphalt for the project could be supplied from the Whistler asphalt plant adjacent to Cheakamus Crossing. It has previously been Council's direction to not accept alternative tender offerings that would source asphalt from plants within three kilometers of a developed Whistler neighbourhood. In alignment with the past practice, staff are not recommending that Council accept this alternative tender offer.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Visitor Experience	The resort is comfortable, functional, safe, clean and well-maintained.	The Annual Road & Trail Reconstruction Program will minimize poor road and valley trail surface conditions, maintaining a positive guest experience.
Materials and Solid Waste	The resort community is 'closing the loop' by providing appropriate and convenient opportunities for reducing, reusing and recycling materials.	This tender allows for the use of up to 20% recycled asphalt.
Finance	The resort community effectively and efficiently balances its costs and expenditures.	This tender can be completed within the approved budgets for this work.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Transportation	Whistler's policy, planning and development prioritizes preferred methods of transportation in the following order: 1. Pedestrian, bicycle and other non-motorized means 2. Transit and movement of goods 3. Private automobile (HOV and low impact technologies 4. Private automobile.	Annual maintenance of the RMOW roads does not prioritize the preferred methods of transportation, but is required for both transit and private automobiles. Maintenance of the valley trail does prioritize the preferred methods of transportation.

BUDGET CONSIDERATIONS

The road reconstruction work in this tender can be completed within the allocated budget of \$1,600,000 for Annual Road Reconstruction. The parking lot and valley trail work can also be completed within the budgets established for those works.

SUMMARY

The lowest cost bid is from a contractor with many years of experience working in Whistler. Their bid also met all the criteria identified in the tender request and it is expected they will be able to complete the work on schedule. The bid from Alpine Paving (1978) Ltd. is 15% less than the engineer's estimate for this work, and is within the respective allocated budgets. An alternative tender bid was included with the Alpine Paving (1978) bid. It offered a \$61,544 savings if the asphalt could be sourced from the existing paving plant located adjacent to the Cheakamus Crossing neighbourhood. Awarding the Annual Road & Trail Reconstruction Program contract to Alpine Paving (1978) Ltd. is recommended, without the alternative tender component.

Respectfully submitted,

James Hallisey
MANAGER OF TRANSPORTATION AND SOLID WASTE
for
Joe Paul
GENERAL MANAGER OF INFRASTRUCTURE SERVICES



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-049

FROM: Infrastructure Services

FILE: 610

SUBJECT: AWARD OF CONTRACT – SOLID WASTE OPERATIONS

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council accept the negotiated terms of the contract as detailed in Appendix A, contract Term sheet; and

That Council authorize the Mayor and Corporate Officer to sign the contract for Solid Waste Operations with Evergreen Projects Limited.

REFERENCES

Appendix A – Term Sheet for Solid Waste Operations Contract

PURPOSE OF REPORT

Administrative Procedure D-1 Procurement requires Council approval for contracts over \$500,000 in value. The contract discussed in this report will exceed this value, so the purpose of this report is to seek Council's authorization for the Mayor and Corporate Officer to sign the contract for Solid Waste Operations.

DISCUSSION

Background

The RMOW's contract for operation of the Whistler Waste Transfer Station (in the Callaghan Valley) and collection of recycling, compost, and garbage from the Nesters and Function Junction depot sites expired in October 2012. Evergreen Projects Limited, a subsidiary of Carney's Waste Systems agreed to continue providing the services under the terms of the expired agreement on a monthly basis until we were able to advance the RFP process for a new contract.

Analysis by staff and solid waste management specialists in 2013 highlighted several areas where the expired solid waste operations contract could be improved to promote potential reductions in cost and better levels of service. The new contract framework developed for the RFP has a performance measurement component that will reward the contractor for diverting waste from the garbage into compost or recycling. Diverting waste will result in long-term cost savings for the RMOW as disposing of garbage is more expensive than handling compost or recyclables.

The new contract framework is expected to reduce costs by allowing contractors flexibility in the way they achieve the desired results and by allocating risks to the party best able to manage those

risks. An RFP, rather than a tender, was chosen to allow contractors the flexibility to reduce costs by proposing changes to the standard solid waste management systems.

Schedule

A portion of the services provided under the previous Solid Waste Operations contract will be taken over by Multi Material BC beginning May 19, 2014, so it made sense to align a new contract for Solid Waste Operations with the beginning of the new recycling services at the end of May 2014. Provision of recycling compactors and containers, and pick-up of the recyclables from the depot sites will now be at no cost to the RMOW, but provision of the depot site attendants (required under the new recycling system) will be the RMOW's cost.

Procurement Process

In accordance with Council Policy F-29 Purchasing and Administrative Procedure D-1 Procurement, a public request for proposals (RFP) or tender must be issued for any contracts expected to exceed \$100,000 in value.

A multi-step process, recommended by our solid waste consultants and endorsed by Council at the November 5, 2013 council meeting, was used to develop the procedure for ultimately arriving at our Solid Waste Operations contract. Using a request for proposals (RFP), rather than a simple price-based tender, allows us to evaluate the Solid Waste Operations proposals on more than just the cost, and in the case of this RFP, the proposed level of service, innovation, and previous experience of the contractors formed part of the decision-making process. Once evaluated, a "preferred proponent" would be chosen based on the evaluation criteria specified in the RFP, and a contract would be negotiated with the "preferred proponent".

Proposal Process:

1. Issue Request for Expressions of Interest (RFEOI)
2. Develop the Request for Proposals
3. Issue Request for Proposals
4. Evaluate the proposals based on the specified criteria and choose the "preferred proponent"
5. Negotiate a contract with the "preferred proponent"
6. Bring that negotiated contract to Council for approval

A Request for Expressions of Interest was issued February 4, 2014, and two respondents to that RFEOI were interested in providing the required Solid Waste Operations services. Staff contacted several other companies that provide similar services in the Lower Mainland area, and once the Request for Proposal was developed, it was sent directly to three potentially interested companies as well as posted on BC Bid and the RMOW website.

The Request for Proposals for Solid Waste Operations was issued on March 5, 2014 and included the following evaluation criteria:

CRITERIA	% EVALUATION
Proposed Level of Service to Whistler Residents and Businesses	
<ul style="list-style-type: none"> Proposed service and maintenance standards at Depot sites Proposed service and maintenance standards at Transfer Station site 	20%
Proponent Experience and Qualifications	
<ul style="list-style-type: none"> Proven performance and relevant experience of the proponent Proposed team's experience in providing similar services Management capability, capacity, skills and qualifications of the proponent Proponent's resources 	30%
Estimated Total Annual Cost of Solid Waste Services	
<ul style="list-style-type: none"> Monthly Costs Average tonnages multiplied by the unit rates Estimated bonus and penalty Estimated change in diversion due to proposed services 	50%

Proposal Results – Solid Waste Operations

Only a single proposal was received in response to the Solid Waste Operations RFP. While this streamlined the process of comparing the proposals, staff still did a thorough review of the proposal from Evergreen Projects to see where additional value and improved service for Whistler residents and businesses could be negotiated. Through the negotiation process opportunities were found to:

1. Reduce the unit rate for handling solid waste at the Transfer Station
2. Utilize technology to optimize the costs for servicing of the garbage compactors at the Function Junction and Nesters depot sites
3. Reduce some of the cost risk associated with our contract for solid waste disposal that is paid for in foreign currency, and reduce the amount of trucks and fuel used to transport our garbage to Surrey
4. Reduce the rate of the bonus, and increase the rate of the penalty the RMOW will pay to encourage the contractor to maximize the weight of the garbage containers sent to landfill
5. Remove barriers to upstream waste diversion that were present in the previous contract.

Evergreen Projects have proposed to purchase and install (at their cost) a large garbage compactor for the Waste Transfer Station that will maximize the amount of garbage in each container sent for disposal in the Roosevelt Regional landfill. This is an important long-term cost saving measure for the RMOW as we pay a flat rate for each container we send to the landfill under our Solid Waste Disposal Contract. This new garbage compactor forms an integral part of the new Solid Waste Operations Contract.

The expired solid waste operations contract actually discouraged the contractor from promoting upstream diversion of waste as the contractor was paid only for garbage received at the Whistler Transfer Station. Under the new contract, this barrier to waste diversion has been eliminated.

Radio-frequency technology will be employed under the new contract to ensure the Contractor only services the Nesters and Function Junction garbage compactors when they are nearly full, and the RMOW is only paying each time those compactors are serviced. This change, combined with the anticipated reduction in garbage volumes due to the new MMBC recycling program will reduce servicing costs.

Another change to the initial proposal was negotiated to slightly reduce the bonus that the Contractor will receive for maintaining full containers of garbage transported to landfill, accompanied by a significant increase in the penalty if the Contractor does not meet minimum load requirements. This protects the RMOW from the additional transportation costs associated with transporting and disposing of more containers of garbage.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials & Solid Waste	Whistler is well on its way to achieving its “zero waste” goal.	The new Solid Waste Operations contract provides incentives for the contractor to help Whistler towards our Zero Waste goals.
Economic	Locally owned and operated businesses thrive and are an encouraged component of a healthy business mix.	The recommended contractor is a locally owned and operated business.
Materials & Solid Waste	The community is committed to providing infrastructure capable of continually decreasing our residual wastes.	The new contract structure will encourage the contractor to develop ideas for infrastructure improvements that will help increase diversion.

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

OTHER POLICY CONSIDERATIONS

Executing the Solid Waste Operations contract is one of the first recommendations of Whistler’s Solid Waste Management Strategy, endorsed by Council in July 2013.

The SLRD’s Solid Waste Management Plan is currently in the process of being updated and the Whistler Transfer Station is a key piece of infrastructure for management of solid waste in the Sea-to-Sky corridor. The Solid Waste Operations contract ensures the continued operation of this facility.

BUDGET CONSIDERATIONS

The 2014 annual operating budget for Solid Waste Operations (developed from previous actual costs) is \$1,128,000 and while operating under the new contract for seven months in 2014 may exceed this budget, it will result in savings to the Solid Waste Disposal budget (our contract for

disposal of garbage with Republic Services), and the overall impact of this new contract will be no change to the overall 2014 Solid Waste operations budget.

No change to the overall 2014 Solid Waste operations budget is required due to the new contract.

SUMMARY

A request for proposals was issued and only a single proposal was received, but contract negotiations with the proponent resulted in improved value for Whistler taxpayers. The contract negotiated with Evergreen Projects Ltd. will result in a minimal increase in overall solid waste costs to the RMOW, improved incentives for diversion of waste, as well as reduced risk associated with our Solid Waste Disposal agreement.

Staff recommend that Council authorize the Mayor and Corporate Officer to execute the Solid Waste Operations contract with Evergreen Projects Ltd.

Respectfully submitted,

James Hallisey
Manager of Transportation and Solid Waste
for
Joe Paul
GENERAL MANAGER OF INFRASTRUCTURE SERVICES

APPENDIX A – SOLID WASTE OPERATIONS CONTRACT TERM SHEET

Party to the Contract: Evergreen Projects Ltd. (doing business as Carney's Waste Systems).

Term of Contract: June 1, 2014 to May 30, 2019, renewable for one additional five-year term.

Scope of Services: Operation and maintenance of the Whistler Transfer Station facility in the Callaghan Valley, and provision and servicing of garbage compactors and compost bins at the Function Junction and Nesters Solid Waste and Recycling Depots. This contract also includes transportation of containers of garbage to a rail head in Surrey, BC, and operation of the weigh scale at the Transfer Station.

Basis of Contract: A combination of a price per tonne of material handled at the transfer station, fees for transportation of containers of garbage to the rail head in Surrey, monthly and per service fees for garbage and compost at the Depot sites, and bonus and penalty clauses for reducing the number of containers of garbage and improving diversion of recyclables. Operation of the weigh scale is paid for as a flat rate per month.

Cancellation Clause: Ten days after notice of non-performance of contract requirements, and for convenience upon six-months written notice after the first 4.5 years of the contract.

Estimated Annual Cost: \$1.28 million (based on 2013 amounts of garbage and compost).

Insurance: Comprehensive general liability of \$5,000,000 per occurrence.

Performance Bond: 25% of estimated annual cost (\$320,000).



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-048

FROM: Infrastructure Services

FILE: 610

SUBJECT: AWARD OF CONTRACT – COMPOST OPERATIONS

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council endorse staff's evaluation of the Request for Proposals (RFP) used to determine the preferred proponent for the Compost Operations contract negotiations;

That Council accept the negotiated terms of the contract as detailed in Appendix A, contract Term Sheet; and

That Council authorize the Mayor and Corporate Officer to sign the contract for Compost Operations with Evergreen Projects Limited.

REFERENCES

Appendix A – Term Sheet for Compost Operations Contract

PURPOSE OF REPORT

Administrative Procedure D-1 Procurement requires Council approval for contracts over \$500,000 in value. The contract discussed in this report will exceed this value, so the purpose of this report is to seek Council's authorization for the Mayor and Corporate Officer to sign the contract described below.

DISCUSSION

Background

The RMOW's contract for operation of Whistler's Compost system expired in October 2012. Evergreen Projects Limited, a subsidiary of Carney's Waste Systems agreed to continue providing the services under the terms of the expired agreement on a monthly basis until we were able to advance this RFP process.

A multi-step process, recommended by our solid waste consultants and endorsed by Council at the November 5, 2013 council meeting, was used to develop the contract framework for Compost Operations. This new contract framework was expected to reduce costs by allowing contractors flexibility in the way they achieve the desired results and by allocating risks to the party best able to

manage those risks. An RFP, rather than a tender, would be issued to allow contractors flexibility to reduce costs, and in the framework for the new Compost Operations contract, the contractor was made completely responsible for sales of the end product – allocating the risk to where it can be best managed. In the previous contract, the loss or profit associated with product sales was shared between the contractor and the RMOW.

In accordance with the RMOW's purchasing and procurement requirements, a public request for proposals (RFP) or tender must be issued for any contracts expected to exceed \$100,000 in value. As explained above, an RFP was selected to allow flexibility and save costs.

The following steps were taken to arrive where we are today:

1. Issue Request for Expressions of Interest
2. Develop Request for Proposals
3. Issue Request for Proposals
4. Evaluate the proposals based on the specified criteria and choose the "preferred proponent"
5. Negotiate a contract with the "preferred proponent"
6. Bring that negotiated contract to Council for approval.

The first step of that process was to issue a Request for Expressions of Interest (RFEI) to determine if there were sufficient interested parties to ensure a competitive process. The RFEI was issued February 4, 2014, and four respondents to the RFEI expressed interest in providing the Compost Operations services. After staff developed the Request for Proposal document, it was sent to those four companies as well as posted on BC Bid and the RMOW website.

Procurement Process

As mentioned in the previous section, a multi-step proposal process, recommended by our solid waste consultants and endorsed by Council at the November 5, 2013 council meeting, was used to develop the contract framework for Compost Operations. Using a RFP, rather than a simple price-based tender allows contractors to find creative ways to provide the required services, and allows us to evaluate the proposals on more than just the cost. As set out in the RFP document, the following considerations also form part of the evaluation process:

- The proposed level of service
- The proposed maintenance standards
- The proponent's relevant experience in providing similar services
- The proponent's management capability and qualifications.

Once evaluated, the "preferred proponent" would be chosen based on the criteria specified in the RFP, and a contract would be negotiated with the "preferred proponent".

In the Compost Operations RFP it was stated that "all complete Proposals received by the established deadline will be evaluated against the following evaluation criteria":

CRITERIA	% EVALUATION
Proposed Level of Service to Whistler Residents and Businesses	20%
<ul style="list-style-type: none"> Proposed service and maintenance standards at Compost Facility 	
Proponent Experience and Qualifications	30%
<ul style="list-style-type: none"> Proven performance and relevant experience of the proponent Proposed team's experience in providing similar services Management capability, capacity, skills and qualifications of the proponent Proponent's resources 	
Estimated Total Annual Cost of Compost Operations	50%
<ul style="list-style-type: none"> Monthly Costs Average tonnages multiplied by the unit rates Estimated transportation costs 	

It is important from the perspective of tendering law to evaluate the proposals in precisely the manner stated in the RFP. Stating that proposals would be evaluated one-way in the RFP, then evaluating them under different criteria can open up legal challenges to the RFP process.

Proposal Results – Compost Operations

Proposals were received in response to the Compost Operations RFP from Evergreen Projects Ltd. and from Walker Environmental Group (which included Sea to Sky Soils and individuals from Net Zero Waste). As described above, these proposals were evaluated on the basis of the criteria set out in the RFP document.

An initial evaluation of the proposals indicated that the Walker Environmental Group (WEG) proposal scored better than the competitor. After clarification of an uncertain element of the WEG proposal was requested and received, it affected staff's recommendation for the "preferred proponent". The evaluation results are summarized as follows:

CRITERIA	% EVALUATION	Evergreen	Walker
Proposed Level of Service to Whistler Residents and Businesses	20%		
<ul style="list-style-type: none"> Proposed service and maintenance standards at Compost Facility 		18	18
Proponent Experience and Qualifications	30%		
<ul style="list-style-type: none"> Proven performance and relevant experience of the proponent Proposed team's experience in providing similar services Management capability, capacity, skills and qualifications of the proponent Proponent's resources 		30	25
Estimated Total Annual Cost of Compost Operations	50%		
<ul style="list-style-type: none"> Monthly Costs Average tonnages multiplied by the unit rates Estimated transportation costs 		47	50
Total		95	93

Using the above evaluation matrix, Evergreen Projects was determined to be the “preferred proponent”, and a contract was negotiated with Evergreen. Both proposals were good and very close in total scores with one being better in the Experience and Qualifications category, and the other being better in the Total Annual Cost category.

Contract Negotiations – Reduced Annual Costs

As well as the structural changes to the contract built into the RFP to reduce costs, the post-RFP contract negotiations with Evergreen allowed staff to achieve further efficiencies and savings. Each cost item in the contract was reviewed and explored during the post-RFP contract negotiations, and this thorough review yielded a reduction in the unit rate for processing of biosolids and food waste, and a reduction in the proposed transportation fees for hauling excess biosolids was also achieved.

As a result of the negotiated contract, the RMOW will realize:

- **An overall reduction in annual costs compared to the current contract**
- A reduced unit rate for processing of biosolids and food waste
- Reduced transportation costs for excess biosolids

As part of the structural changes to the new contract, the risk to the RMOW for costs associated with sales of the end product are eliminated by making the contractor completely responsible for the sales and marketing of the end product.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Materials & Solid Waste	Increased business performance and economic opportunities are being realized as a result of smart materials management.	The new contract structure encourages the contractor to re-emphasize the sales and marketing of the compost products.
Finance	Whistler lives within its financial means.	The new contract will reduce solid waste costs for the municipality, while ensuring our residents continue to enjoy the level of service our composting system provides.
Economic	Locally owned and operated businesses thrive and are an encouraged component of a healthy business mix.	The recommended contractor is a locally owned and operated business.

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

OTHER POLICY CONSIDERATIONS

Executing the Compost Operations contract is one of the first recommendations of Whistler's Solid Waste Management Strategy, endorsed by Council in July 2013.

The SLRD's Solid Waste Management Plan is currently in the process of being updated and the Whistler Compost Facility is a key piece of infrastructure for reducing the amount of waste sent to landfill in the Sea-to-Sky corridor. The Compost Operations contract ensures the continued operation of this facility.

BUDGET CONSIDERATIONS

The 2014 annual operating budget for Compost Operations was reduced by \$80,000 from the 2013 budget. The new negotiated contract is expected to result in a further \$10,000 annual savings to the anticipated overall compost costs.

No change to the Compost portion of the 2014 Solid Waste operations budget will be required due to the new contract.

SUMMARY

A request for proposals was issued, two proposals were received and evaluated, and a contract was negotiated with the preferred proponent. Evergreen Projects Ltd. was the preferred proponent and the contract negotiated will result in an overall reduction in compost costs to the RMOW, as well as reduced risk for the RMOW on sales of the end product.

Staff recommend that Council authorize the Mayor and Corporate Officer to execute the contract with Evergreen Projects Ltd.

Respectfully submitted,

James Hallisey
Manager of Transportation and Solid Waste
for
Joe Paul
GENERAL MANAGER OF INFRASTRUCTURE SERVICES

APPENDIX A – COMPOST OPERATIONS CONTRACT TERM SHEET

Term of Contract:	June 1, 2014 to May 30, 2019
Scope of Services:	Operation and maintenance of the Whistler Compost Facility in the Callaghan Valley.
Basis of Contract:	Price per tonne of biosolids and food waste processed at the compost facility, fees for transportation of excess biosolids to the rail head in Surrey, and a cost per tonne to source and grind additional wood waste required for the composting process.
Cancellation Clause:	Ten days after notice of non-performance of contract requirements.
Estimated Annual Cost:	\$970,000 (based on 2013 amounts of biosolids and wood waste)
Insurance:	Comprehensive general liability of \$5,000,000 per occurrence
Performance Bond:	25% of estimated annual cost (\$243,000)



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-058

FROM: Resort Experience

FILE: 8337

SUBJECT: UBCM FUEL MANAGEMENT PRESCRIPTION & OPERATIONAL FUEL
TREATMENT PROGRAM APPLICATIONS

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council provide support for the activities and grant management described in UBCM Fuel Management Prescription Program application (Alpine Meadows/Rainbow) attached as Appendix A to Administrative Report No. 14-058; and further

That Council provide support for the activities and grant management described in UBCM Operational Fuel Treatment Program application (Millars Pond) attached as Appendix B to Administrative Report No. 14-058.

REFERENCES

Appendix A - UBCM Fuel Management Prescription Program Application (Alpine Meadows/Rainbow)

Appendix B - UBCM Operational Fuel Treatment Program application (Millars Pond)

PURPOSE OF REPORT

The report describes the UBCM Fuel Management Prescription Program application (Alpine Meadows/Rainbow) and the UBCM Operational Fuel Treatment Program application (Millars Pond), and requests a resolution of support for each which is a requirement of the applications.

DISCUSSION

B.A. Blackwell and Associates Ltd. (Blackwell) were retained in 2005 and 2011 to develop and then update a Community Wildfire Protection Plan (CWPP). The project was funded by the RMOW and a supplementary grant from the Union of B.C. Municipalities. A Wildfire Risk Management System was developed to identify key areas of risk within the community. Based on the findings, Blackwell developed a list of priority locations within the valley to receive Operational Fuel Treatment (thinning) in order to reduce the fire behaviour threat class and risk to the community. The RMOW has received funds through the Strategic Wildfire Prevention Initiative (aka, FireSmart) administered by the UBCM for a number of projects over the last few years to implement the CWPP recommendations.

The UBCM funding program is broken into two portions given out consecutively for a project: funds for Fuel Management Prescriptions (how the forest will be treated to reduce risk), and once the prescriptions are completed and approved, the next step is to apply for Operational Fuel Treatment funds (the actual tree thinning work). Applicants are required to contribute 25% of total project costs for Fuel Management Prescriptions, and 10% for Operational Fuel Treatments.

There are two applications included in this Council report. The Fuel Management Prescription Program Application (Alpine Meadows/Rainbow) was first submitted to the UBCM on January 30, 2014 and staff came to Council for a supporting resolution on February 18, 2014. Upon review, the UBCM and MOF staff requested revisions to the application, which have been completed, and the revised application was submitted for the April 25 funding application intake. The application was revised from identifying two large blocks above Alpine Meadows, to a more elongated, narrower shape that extends further along the neighbourhood boundary and matches up with a proposed fuel break identified in Blackwell's Landscape Scale Fire Behaviour Model report. If the funds are awarded, the RMOW has a two year window in which to carry out the work.

The second application is the Operational Fuel Treatment Program for an area above Millars Pond. Funds were received last year to complete the prescription, and the current application is to apply for funds to do the Operational Fuel Treatment (thinning) work. This area will provide continuity with the previous work done at Kadenwood and once complete, will reduce risk to the Millars Pond neighbourhood and the water reservoir located in the NE corner of the unit. Again, if the funds are awarded, the RMOW has a two year window in which to carry out the work.

The applications were completed and submitted for the April 25, 2014 deadline but a Council resolution indicating support for the current proposed activities and willingness to provide overall grant management for the projects is also required.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Finance	The cost of maintaining the resort community is shared	UBCM program covers the majority of costs.
Health & Social	The resort community is safe for both visitors and residents, and is prepared for potentially unavoidable emergency events	Wildfire risk has been identified and the RMOW is taking action on a plan to reduce that risk.
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	The thinning program includes biodiversity goals so that long term forest health is improved by removing much of the skinny, dense second growth that provides limited habitat values.

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

OTHER POLICY CONSIDERATIONS

The wildfire management program is in line with OCP policies. The objectives of the proposed fuel treatments are to reduce the fire risk to residences, infrastructure and forest ecosystems, to demonstrate FireSmart principles, enhance the ability of Fire Rescue Services to protect public and private properties, enhance natural barriers that reduce the continuity of fuel loads and wildfire risk, and provide for ecosystem enhancement and restoration.

BUDGET CONSIDERATIONS

The UBMC grant program provides 75% of project costs for preparing prescriptions, and 90% of the cost of eligible Operational Fuel Treatment activities up to \$400,000.

The total proposed cost for the Fuel Management Prescription Program for Alpine Meadows/Rainbow is \$25,600 with \$19,200 requested from the UBCM, and the RMOW responsible for the remaining 25% of \$6400. This amount is allocated in the 2014 budget with thinning work (if application approved), scheduled to take place in 2015.

The total proposed cost for the Operational Fuel Treatment Program for Millars Pond area is \$531,495. The UBCM grant request is for \$286,000 with the RMOW responsible for the remainder of \$245,495. This amount is more than the RMOW annual budget available which is currently \$120,000 per year in the five year budget, but the approach is to apply for the project as a whole now, then when funding is received, prioritize the work and spread it over the two years (2015 & 2016) that the UBCM funding is available.

COMMUNITY ENGAGEMENT AND CONSULTATION

Before each thinning project starts, information is provided to the public through local media, Whistler.ca, Whistler Today and in some cases, targeted letters to neighbouring landowners. Information signs are also erected at each location to describe the project. The Squamish and Lil'wat Nations will be consulted as part of the process to secure a Forest License to Cut from the province, as well as be invited to submit proposals to carry out the thinning work.

SUMMARY

The RMOW continues its wildfire management program as per the recommendations of its Community Wildfire Protection Plan (2005 & 2011). It is prudent to take action to minimize risk in identified areas and take what efforts we can to protect our community.

Respectfully submitted,

Heather Beresford
ENVIRONMENTAL STEWARDSHIP MANAGER
for
Jan Jansen
RESORT EXPERIENCE GENERAL MANAGER

Strategic Wildfire Prevention Initiative

Fuel Management Prescription Program

E-mail: lgps@ubcm.ca
Mail: 525 Government Street, Victoria, BC, V8V 0A8

2014 APPLICATION FORM

Please type directly in this form or print and complete. Additional space or pages may be used as required. For detailed instructions regarding application requirements please refer to Fuel Management Prescription Program Guide.

SECTION 1: APPLICANT INFORMATION

Local Government: Resort Municipality of Whistler

Date of Application: April 25, 2014

Contact Person*: Heather Beresford

Title: Environmental Stewardship Manager

Phone: (604) 935-8374

E-mail: Hberesford@whistler.ca

* Contact person must be an authorized representative of the applying local government or First Nation.

SECTION 2: PROJECT INFORMATION

1. NAME OF PROJECT.

RMOW 2014 Fuel Treatment Prescriptions

2. DESCRIPTION. Please provide a geographic description of the proposed area, including treatment units as identified in the CWPP.

The assessment area is comprised of three polygons (CCF5, #1 and #2 in the CWPP update). These units are located on the west side of the valley, and towards the north end of the municipality, where treatments have not been implemented before.

CCF5 is part of the Cheakamus Community Forest. It is 9.1 hectares. It is located north of Alta Lake and Rainbow Park.

Polygon #1 is located above Valley Drive, and the prioritized assessment area is 11.1ha.

Polygon #2 is located above Alpine Way, with good access. The prioritized assessment area is 23ha.

Date of current CWPP: Last update July 20, 2012.

3. RATIONALE FOR PROPOSED TREATMENT UNITS. Please provide a description of benefits and effectiveness of proposed treatment units.

CCF5 is the highest rated polygon that is not treated or already under prescription in

the RMOW. There is water infrastructure in the hazard assessment area. Reducing fuels adjacent to the water tower will ensure that fire fighting capabilities are not reduced during a wildfire. Access roads to the water infrastructure provide the public access.

Polygon #1 is adjacent to (uphill) residential development, and nearby to (~500m) a relatively new development area, representing considerable investment by property owners and developers. There is critical water infrastructure in this unit as well.

Polygon #2 is also adjacent to a residential area, and also contains critical water infrastructure, as well as several other buildings. There is good access via a gated road, and many high use trails. High public use increases the risk of human initiated fires, and also increases the effectiveness of demonstrating fuel and vegetation management principles to the public once treated. This polygon is adjacent to substantial residential development, representing significant value and investment by property owners. Polygon 2 has been extended to include more hazardous fuel types, and an additional WUI plot was completed in this area.

A full scale landscape level break is limited by the extent of private land, both developed and undeveloped, in areas identified in the most recent CWPP as high hazard. It is not known if or when these properties will be developed. The creek gully between Block 1 and 2 is inoperable, due to cliff edges/steep terrain.

If application areas are treated they will act as a substantial and functional break when combined with the natural features of the landscape. All units identified as a priority contain critical water infrastructure. These areas are adjacent to high density, high value residential development in the Wildland Urban Interface. The high hazard area of Block 2 is prioritized to coincide with a fuel break proposed in B.A.Blackwell's 2013 Fire Behaviour Analysis report, and high hazard immediately adjacent to residential homes. The initial treatment can be used as a building block for development of larger scale fuel breaks in the future. Block 1 priority area includes critical water infrastructure, and the area 75-80m above the road. Both of these units abut the inoperable area of the creek gully, and riparian influences will further act to control fire behaviour. To create a functional fuel break, operable treatment areas in high hazard fuel types are located adjacent to low hazard fuel types.

This area of Whistler has not had prescription activities undertaken as of yet, and provides an excellent opportunity for expansion of the RMOW's WUI threat reduction program, while increasing the exposure of the Whistler population to stand treatments for wildfire hazard reduction. The Fire Behaviour Analysis modelling done shows that ignitions around the Green Lake area could heavily impact the north end of the RMOW under extreme fire weather conditions. This amended application prioritizes area below this road to provide a buffer between the road and the residential area.

4. PROPOSED NUMBER OF HECTARES TO BE INCLUDED. Please provide the gross and net hectares to be assessed. If applicable, please separate hectares on Crown land from hectares on local government land.

All assessment area is on provincial crown land. There is a wedge of private land in CCF5 that is excluded from the assessment area. All land area is within the Cheakamus Community Forest tenure area.

Gross hectares to be assessed is 43.2 ha. The net area will be determined by prioritizing high priority areas and expected treatment costs.

5. MOUNTAIN PINE BEETLE AFFECTED TIMBER. Please indicate if this project includes Mountain Pine Beetle fuel type:

☐ Yes ☒ No

There are areas of MPB affected timber on the adjacent private properties, notably south of Block 2.

6. CURRENT THREAT RATING OF PROPOSED AREA. Please indicate the current threat rating. Please note: the current *WUI Wildfire Threat Assessments* guide and worksheet must be used and submitted.

CCF 5: Wildfire behaviour threat score 97 (high); WUI wildfire threat score 25 (moderate); total wildfire threat score 122.

Polygon #1: Wildfire behaviour threat score 92 (moderate); WUI wildfire threat score 38 (high); total wildfire threat score 130.

Polygon #2: Wildfire behaviour threat score 90 (moderate); WUI wildfire threat score 33 (high); total wildfire threat score 113.

New Area Polygon #2: Wildfire behaviour threat score 100 (high); WUI wildfire threat score 37 (high), total wildfire threat score 137.

It is the professional opinion of B.A. Blackwell and Associates that the WUI Threat worksheets do not fully capture the fire threat in coastal ecosystems due to higher site productivity and subsequent larger biomass and fuel loadings, relative to other areas of the province, leading to increased threat. Dense second growth stands characteristic of the Whistler area are often self pruned (leading to low scores for crown base height), have low surface fuel loads due to historic logging practices. However, high densities and continuous crown closure make Whistler area forests capable of sustaining catastrophic crown fires given appropriate fire weather conditions. The proposed assessment polygons #1 and 2 fall on the high side of Moderate, and should be considered borderline High behaviour threat class. This combined with high scores in WUI threat class make these priority candidate areas for treatment. Polygons 1 and 2 are WUI intermix areas that surround extremely high value residences, as well as critical infrastructure.

Please note: all three polygons were assessed using the 2011 WUI Threat Assessment worksheet and were rated as moderate, with areas of high and critical infrastructure requiring fuel break treatments. The 2012 WUI Threat Assessment worksheets were completed using the initial assessment worksheets as guides, and both versions are included in the application package along with corresponding photos.

OTHER ACTIVITIES. Please describe the extent to which your community is undertaking wildfire risk mitigation activities as outlined in Section 6 of the Program & Application Guide (Review of Applications).

- RMOW has hired a summer student to conduct individual home and strata FireSmart assessments.
- B.A. Blackwell and Assoc. conducted a one-day FireSmart training session for municipal staff in parks and recreation, landscape, bylaw and fire departments.
- Fire Protection and Fireworks Bylaw provides for permits for backyard campfires from June 15 to September 15. Prior to issuing a backyard campfire permit, each property is inspected to ensure that there are no dangers present at the site. Fines are levied against those who do not obey the bylaw.
- The Fire Protection and Fireworks Bylaw also prohibits the selling and the use of retail fireworks within the RMOW.
- The Provincial Wildfire Regulations have been incorporated into our Bylaw which strictly enforce control over "High Risk" activities in and around the interface and intermix areas. Fines

are levied against those who do not obey the bylaw.

- During HIGH or EXTREME fire danger classification times, campfires at campsites are prohibited.
- High wildfire hazard development permit areas require the following for new and renovated developments: Class A or B roofing; non-combustible siding; full sprinklering of buildings.
- All Fire Department Paid-On-Call staff are S100 trained; all Fire Department career staff are S215 trained. Several of RMOW Public Works staff are trained in S100. The Fire Department has worked with Whistler Blackcomb (WB) to train the majority of their staff in S100.
- The Fire Department has a CAFS truck within the fleet. Budgeting over the next three years includes the purchase of two Type 1 SPUs (sprinkler protection units)(one in 2014 and one in 2015).
- RMOW Council has earmarked funds in the 2013-2017 financial plan for Firesmart initiatives. This is the first time FireSmart initiatives have been included in the Council budget.
- An initial CWPP was developed in 2005 to guide RMOW's protection planning process. Since that time, there has been substantial new development in the community and RMOW implemented a number of the CWPP's recommendations, altering the community risk profile in areas. To continue with reducing the risk profile, an update to the CWPP was developed in 2011. Work to date has addressed some of the 2011 CWPP recommendations.
- A minimum of one practice/ cross training session is organized annually. These sessions are executed in cooperation with the Pemberton Fire Base at the start of the fire season; the objective is to improve familiarity with and working relationships between RMOW Fire Department and Wildfire Management Branch staff and equipment..

7. REVIEW OF PROJECT/APPLICATION. Were any other agencies consulted in the development of the project and/or application prior to submission? Please check all that apply and provide any supporting documentation:

☒ WMB Fuel Management Specialist

☐ Resource District/Land manager

☐ WMB Fire Zone staff

☐ First Nations' Emergency Services Society

☐ Local fire officials

☐ Other:

8. CONSULTANT INFORMATION. If a consultant is being utilized to do some or all of the work, please describe how you will select a qualified individual:

Direct award to preferred contractor.

If possible, please include the name(s) of the consultant(s):

Prescription Consultant: B.A. Blackwell and Associates Ltd

GIS Consultant: B.A. Blackwell and Associates Ltd.

Eligible activities and costs are outlined in Section 4 of the Program & Application Guide. In Section 3 below, please include all proposed eligible costs for the development of your prescription.

SECTION 3: PROPOSED ACTIVITIES & COSTS

Activity	Proposed Cost
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Consultation with the resource district, land manager or other local governments and/or First Nations regarding the proposed fuel management prescription. <i>This activity may take place within 12 months prior to application submission. Please describe:</i> Consultation with the CCF will be essential to prescription development, in addition to consultation with resource district and land managers on all units.	\$2,000.00
Evaluation of the site(s): field reconnaissance and data collection to provide an estimate of the stand structure, threat rating using the current WUI Wildfire Threat Assessments guide and/or fuel loading. <i>This activity may take place within 12 months prior to application submission. Please describe:</i> Field reconnaissance and stand inventory plots, as well as detailed ecosystem and fuel loading assessments. Identification of treatment areas that are feasible and economical WUI threat plots in amended application area.	\$5,500.00
Assessment(s) that are directly related to the resource values affected by the prescription within the proposed area. <i>Please describe:</i> Evaluation of any overlapping values in the proposed treatment area. Examples include, species at risk, hydrological features, other tenures, etc. Resolution of conflicts via prescription modification etc.	\$2,000.00
Lay out and traversing of treatment area(s) in the field. <i>Please describe:</i> Delineation of treatment units (ribboned) in the field. GPS traverse of boundaries.	\$4,000.00
Preparation of the prescription, maps, spatial data, and metadata. <i>Please describe:</i> Prescription draft preparation, review by RPF, potential research into various overlapping values that must be accounted for in the prescription, GIS mapping and export of metadata to UBCM standard.	\$5,100.00
Staff and contractor costs directly related to the development of the fuel management prescription. <i>Please describe:</i> Vehicle use, accommodation and food during field work (site evaluation, stand data collection, layout, traverse, and on-site consultation). Field expenses such as flagging, tags, other consumables.	\$4,000.00
Local government administration costs directly related to the development of the fuel management prescription. <i>Please describe:</i> Grant and contract management (budgeting and accounting), Fire dept time, public consultation.	\$2,000.00
Public information directly related to the development of the prescription. <i>Please describe:</i> Consultation with adjacent landowners/residents or other stakeholders as deemed necessary.	\$1000.00
Other proposed activities. <i>Please describe:</i>	\$
Total Proposed Costs:	\$25,600.00

The Fuel Management Prescription program can contribute a maximum of 75% of the cost of eligible activities and the remainder (25%) is required to be funded through community contributions.

Total Grant Requested (75% of total cost):	\$19,200.00
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Please note that you will be required to provide detailed information on the community contribution in the final report. This includes information on contributions from other grant programs. If information is available now, please complete Section 4 below:

SECTION 4: OTHER GRANTS	
Grant(s) Description:	Estimated Grant Value
	\$

SECTION 5: SIGNATURE (To be signed by Local Government Applicant)	
I certify that the area covered by the proposed prescription: (1) is not scheduled for development; (2) is not scheduled for sale; and (3) is within the jurisdiction of the local government (or appropriate approvals are in place)	
Name: <u>HEATHER BERESFORD</u>	Title: <u>ENVTL STEWARDSHIP MANAGER</u>
Signature: <u>H Beresford</u>	Date: <u>April 24/14</u>

See Section 6 of the Program & Application guide for complete application requirements. In addition to the Application Form, the following separate attachments are required to be submitted:

- ☐ Council or Board resolution indicating support for the current proposed activities and willingness to provide overall grant management

*Council resolution will be obtained at the next council meeting in May, and will be forwarded to the UBCM evaluation committee as soon as possible.

- ☒ Threat Assessment Worksheets and threat plot photos
☒ Maps that clearly identify the area(s) that are the subject of the application
☒ Copy of the completed CWPP for the proposed area.

*The most recent CWPP update was SWPI funded, and as such all information has already been submitted to UBCM. The document can be found here:

[http://www.whistler.ca/images/stories/PDF/Fire/RMOW_Wildfire_Community_Protection_Plan_final\[1\].pdf](http://www.whistler.ca/images/stories/PDF/Fire/RMOW_Wildfire_Community_Protection_Plan_final[1].pdf)

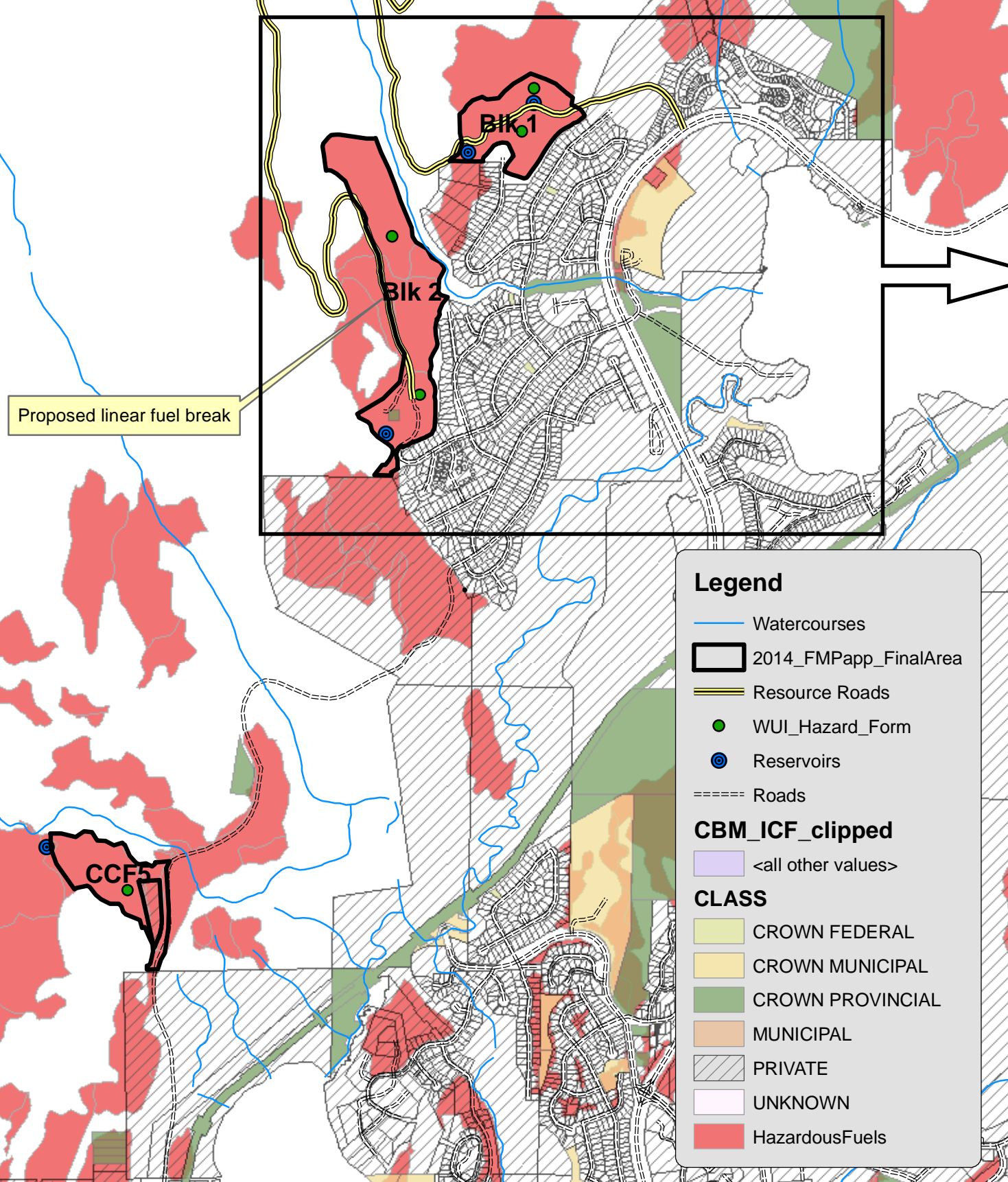
Applications should be submitted directly to Local Government Program Services (UBCM):

E-mail: lgps@ubcm.ca

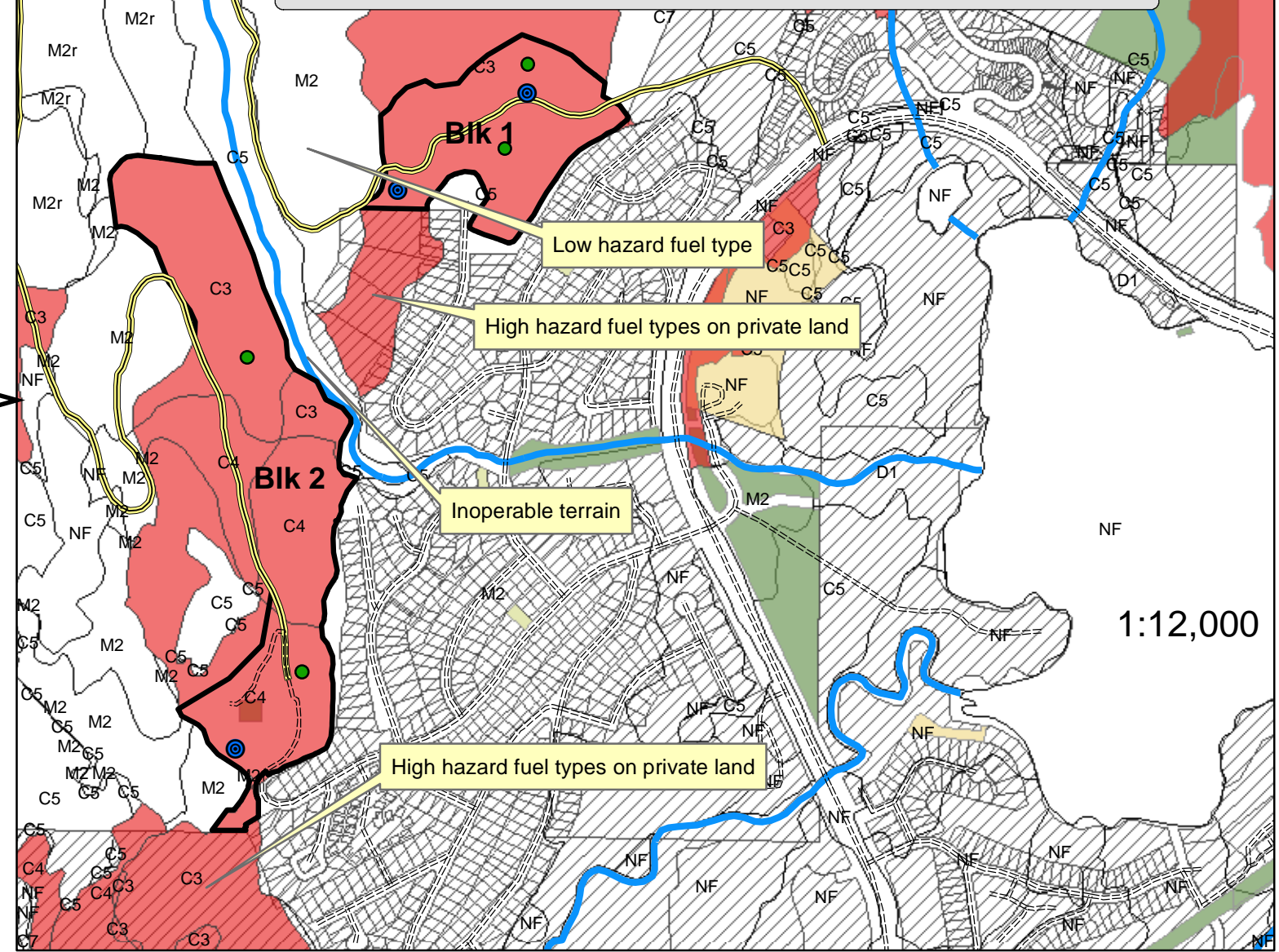
Mail: 525 Government Street, Victoria, BC, V8V 0A8

Resort Municipality of Whistler
2014 Fuel Management Prescription Application Area Map
Amended

1:20,000



Insert: Fuel Break Considerations (Blocks 1 and 2)



1:12,000

A full scale landscape level break is limited by the extent of private land, both developed and undeveloped, in areas identified in the most recent CWPP as high hazard. It is not known if or when these properties will be developed. The creek gully between Block 1 and 2 is inoperable, due to cliff edges/steep terrain.

If application areas are treated they will act as a substantial and functional break when combined with the natural features of the landscape. All units identified as a priority contain critical water infrastructure. These areas are adjacent to high density, high value residential development in the Wildland Urban Interface. The high hazard area of Block 2 is prioritized to coincide with a fuel break proposed in B.A.Blackwell's 2013 Fire Behaviour Analysis report, and high hazard immediately adjacent to residential homes. The initial treatment can be used as a building block for development of larger scale fuel breaks in the future. Block 1 priority area includes critical water infrastructure, and the area 75-80m above the road. Both of these units about the inoperable area of the creek gully, and riparian influences will further act to control fire behaviour. To create a functional fuel break, operable treatment areas in high hazard fuel types are located adjacent to low hazard fuel types.



Strategic Wildfire Prevention Initiative Operational Fuel Treatment Program

E-mail: lgps@ubcm.ca
Mail: 525 Government Street, Victoria, BC, V8V 0A8

2014 APPLICATION FORM

Please type directly in this form or print and complete. Additional space or pages may be used as required. For detailed instructions regarding application requirements please refer to the Operational Fuel Treatment Program & Application Guide.

SECTION 1: APPLICANT INFORMATION

Local Government: Resort Municipality of Whistler

Date of Application: April 25, 2014

Contact Person*: Heather Beresford

Title: Manager, Environmental Stewardship

Phone: (604) 935-8374

E-mail: Hberesford@whistler.ca

* Contact person must be an authorized representative of the applying local government or First Nation.

SECTION 2: PROJECT INFORMATION

1. NAME OF PROJECT.

RMOW Millar's Pond Operational Fuel Treatments 2014

2. PROJECT DESCRIPTION. Please provide a geographic description, description of fuel load and objective(s) of the proposed fuel treatment for the area being considered for treatment.

The area prioritized for treatment is Block 8 (prescription pending UBCM final approval) near Millar's Pond subdivision.

Dangerous fuel loads are due primarily to high density of understorey conifers. Surface fuel loads are generally moderate to low. Overall stand density ranges up to 4700 sph, the majority of which can be attributed to understory conifers. Fuel type is C4.

This unit is prioritized to provide for landscape scale fuel break continuity with previous treatment areas (Kadenwood 2009). Increasing the area of defensible space around Whistler communities is a priority. Road/trail access into this unit would provide fire-fighters access to the fuel break to use as a staging area in the event of a wildfire. The eastern-most boundary abuts the previous treatment (see map). Other priorities include critical infrastructure (water reservoir in NE corner), and high use by mountain bikers increasing ignition risk. The water tower and the power supply to it is highly valuable to Whistler in the event of a wildfire. Treating this area provides an opportunity for substantial public education regarding the use of shaded fuel breaks in the WUI. The Valley Trail is north of the unit, and the Tunnel Vision Mountain Bike trail traverses the unit (an old logging road). Signs installed on these trails would have high educational value, and the treatment would have significant value as a demonstration area.

The objectives of the proposed fuel treatments are to reduce the fire risk to residences, infrastructure and forest ecosystems, to demonstrate FireSmart principles, enhance the ability of the Fire Department to protect the public and private properties, enhancement of natural barriers that reduce the continuity of fuel loads and wildfire risk, and provide for ecosystem enhancement and restoration.

The proposed fuel treatments for these blocks involve thinning from below (into merchantable size classes, >17.5cm dbh. Revenue from merchantable removal is not anticipated), pruning, surface fuel removal, and debris disposal.

Is this a maintenance treatment? ☐ Yes ☒ No. If yes, please provide a rationale:

Is this a retreatment? ☐ Yes ☒ No. If yes, please provide a rationale:

3. PROPOSED NUMBER OF HECTARES. Please provide the gross and net hectares to be treated. If applicable, please separate hectares on Crown land from hectares on local government land.

New area: Gross hectares: 18.4; net hectares: 14.3

Block 8: Crown land-16.3; Local government-2.1

Maintenance:

Retreatment:

4. MOUNTAIN PINE BEETLE AFFECTED TIMBER. Please indicate if this project includes Mountain Pine Beetle fuel type.

☐ Yes ☒ No

5. THREAT RATING OF PROPOSED TREATMENT AREA. Please indicate the current (pre-treatment) threat rating and the expected threat rating after the treatment is completed. Please note: the current *WUI Wildfire Threat Assessments* guide and worksheet must be used and submitted.

Block 8: Wildfire behaviour threat class= high (108), WUI threat class=extreme (40)

6. OTHER ACTIVITIES. Please describe the extent to which your community is undertaking wildfire risk mitigation activities as outlined in Section 6 of the Program & Application Guide (Review of Applications).

- RMOW has hired a summer student to conduct individual home and strata FireSmart assessments.

-B.A. Blackwell and Assoc. conducted a one day FireSmart training session for municipal staff in parks and recreation, landscape, bylaw and fire departments.

- Fire Protection and Fireworks Bylaw provides for permits for backyard burning from June 15 to September 15. Prior to issuing a backyard campfire permit, each property is inspected to ensure that there are no dangers present at the site. Fines are levied against those who do not obey the bylaw.

- The Fire Protection and Fireworks Bylaw also prohibits the selling and the use of retail fireworks within the RMOW.

- The Provincial Wildfire Regulations have been incorporated into our Bylaw which strictly enforce control over "High Risk" activities in and around the interface and intermix areas. Fines are levied against those who do not obey the bylaw.
- During HIGH or EXTREME fire danger classification times, campfires at campsites are prohibited.
- All Fire Department Paid-On-Call staff are S100 trained; all Fire Department career staff are S215 trained. Several of RMOW Public Works staff are trained in S100. The Fire Department has worked with Whistler Blackcomb (WB) to train the majority of their staff in S100.
- The Fire Department has a CAFS truck within the fleet. Budgeting over the next three years includes the purchase of two Type 1 SPUs (sprinkler protection units)(one in 2014 and one in 2015).
- RMOW Council has earmarked funds in the 2013-2017 financial plan for Firesmart initiatives. This is the first time FireSmart initiatives have been included in the Council budget.
- An initial CWPP was developed in 2005 to guide RMOW's protection planning process. Since that time, there has been substantial new development in the community and RMOW implemented a number of the CWPP's recommendations, altering the community risk profile in areas. To continue with reducing the risk profile, an update to the CWPP was developed in 2011. Work to date has addressed some of the 2011 CWPP recommendations.
- A minimum of one practice/ cross training session is organized annually. These sessions are executed in cooperation with the Pemberton Fire Base at the start of the fire season; the objective is to improve familiarity with and working relationships between RMOW Fire Department and Wildfire Management Branch staff and equipment.

7. REVIEW OF APPLICATION. Were any other agencies consulted with in the development of the application prior to submission? Please check all that apply.

- | | |
|--|--|
| <input checked="" type="checkbox"/> WMB Fuel Management Specialist | <input type="checkbox"/> Resource District/Land manager |
| <input checked="" type="checkbox"/> WMB Fire Zone staff | <input type="checkbox"/> First Nations' Emergency Services Society |
| <input checked="" type="checkbox"/> Local fire officials | <input type="checkbox"/> Other: |

8. CONTRACTOR INFORMATION. If a contractor is being utilized to do some or all of the work, please describe how you will select a qualified individual:

Direct award to preferred contractor for supervision and project management. Competitive tendering for implementation contractors (involves site viewing and evaluation of detailed proposals)

If possible, please include the name(s) of the contractor(s).

Operational Treatment Contractor: B.A. Blackwell and Associates for supervision and project management. Operational contractor not determined yet.

GIS Contractor: B.A. Blackwell and Associates

Eligible activities and costs are outlined in Section 4 of the Program & Application Guide. In Section 3 below, include all proposed eligible costs and clearly describe the proposed treatments, including information on the estimated days of work, hourly/daily rates and types of equipment and estimated hours of use. If hand and mechanical treatments are proposed, provide separate descriptions and costs.

SECTION 3: PROPOSED FUEL TREATMENT ACTIVITIES & COSTS

Activity	Proposed Cost
Eligible fuel treatment activities: Stand treatments	
<ul style="list-style-type: none"> Prescribed fire, including broadcast burning. <u>Please describe</u>: 	\$
<ul style="list-style-type: none"> Pruning. <u>Please describe</u>: Retained trees are to be pruned to a minimum 2m height. 	\$25,025.00
<ul style="list-style-type: none"> Tree felling, including hand and mechanical tree felling. <u>Please describe</u>: Steep slopes preclude the use of machinery. Hand falling stems up to 20cm dbh will be necessary to meet target densities. 	\$75,075.00
<ul style="list-style-type: none"> Thinning, including hand and mechanical thinning. <u>Please describe</u>: Almost all stems up to 17.5cm dbh will be thinned to achieve target densities. 	\$100,100.00
<ul style="list-style-type: none"> Tree planting for species conversion. <u>Please describe</u>: 	\$
Eligible fuel treatment activities: Debris Management	
<ul style="list-style-type: none"> Prescribed fire, including broadcast burning and pile burning. <u>Please describe</u>: 	\$
<ul style="list-style-type: none"> Piling, including hand and mechanical piling. <u>Please describe</u>: Piles of debris may be created to facilitate disposal at certain sites throughout the unit. Steeper slopes will need to have material moved by hand, while a machine could pile material within reach of temporary trails and more gently sloping ground. 	\$75,075.00
<ul style="list-style-type: none"> Debris management, including lop and scatter, chipping, mastication and grinding. <u>Please describe</u>: Woody debris will likely be hauled to road access areas and chipped into a disposal unit. Chips that are not in excess of prescribed maximum depth will be spread on site. 	\$100,100.00
<ul style="list-style-type: none"> Debris removal, including chip removal, hog fuel removal and slash removal. <u>Please describe</u>: Chips may be dispersed on site up to a 3cm depth, but accumulations over this threshold must be removed from the site. It is anticipated that steep terrain will require a yarding system be used to move material up to portable containers. Material will likely be removed whole (slash removal), with some residual material being chipped and dispersed back into the treatment area. Slash must be hauled off site to disposal area. 	\$115,115.00
<ul style="list-style-type: none"> Tree removal, including sawlog, firewood and other forest products. <u>Please describe</u>: 	\$
Custom Venting Forecast. <u>Please describe</u> : INCLUDE??	\$750.00

Danger tree assessments. <u>Please describe</u> : The entire treatment unit must be surveyed prior to work crews entering the site.	\$5,005.00
Updates to existing threat plots and related spatial data to conform to the current WUI Wildfire Threat Assessment standards. <u>Please describe</u> : Post treatment threat plot updates.	\$380.00
Preparation of maps, spatial data, and metadata. <u>Please describe</u> : Mapping to current UBCM standard, preparation of post treatment maps and spatial data, including file geodatabase and metadata.	\$2,850.00
Staff and contractor costs directly related to fuel treatment activities. <u>Please describe</u> : Public consultation prior to project start up, tender development (including site viewing, competitive evaluation/recommendation to RMOW), project management, direct supervision of implementation contractor (pre-work meeting, Q/A, safety inspections, etc), post treatment stand measurements, final reporting, UBCM submission assembly, travel and other business expenses.	\$23,214.04
Local government administration costs directly related to fuel treatment activities. <u>Please describe</u> : Contractor management, financial accounting, liaising with UBCM, public consultation.	\$2,500.00
Post-treatment signage and public information directly related to completed fuel treatment activities. <u>Please describe</u> : Signs along the Valley Trail, and the Tunnel Vision mountain bike trail for the purposes of public education are desirable aspects to include in this project.	\$1,300.00
Other proposed activities. <u>Please describe</u> : Professional assessment of breeding bird activity may be required if treatments are undertaken during breeding season.	\$2,500.00
Total Proposed Costs:	\$531,494.04

The Operational Fuel Treatment program can contribute a maximum of 90% of the cost of eligible activities up to \$400,000 in funding per municipality and First Nation per calendar year and up to \$600,000 in funding per regional district per calendar year. The remainder is required to be funded through community contributions.

Total Grant Requested (90% of total cost to maximums listed above):	\$286,000.00
--	---------------------

In order to abate the significant hazard that exists in the WUI of the RMOW, the municipality is willing to fund the project cost over \$20,000/ha. Average treatment costs in the RMOW have been nearer to \$35,000/ha, due to difficult operational constraints such as steep terrain and very dense stands. The inability or unlikelihood of pile burning as a debris disposal method further drives cost, as material must be trucked off site for disposal in order to meet prescription targets for surface fuels and chip depths.

Please note that you will be required to provide detailed information on the community contribution in the final report, including contributions from other grant programs and all project revenues. In cases where other grants are used as a community contribution, documentation must be available to demonstrate how actual costs from other grant contributions are accounted for. For example, labour costs must include information on the number of hours worked, the hourly rate, and the eligible activity

that was undertaken (e.g. 50 hours at \$18/hr for chipping). If information is available now, please complete Sections 4 and 5 below:

SECTION 4: OTHER GRANTS	
Grant(s) Description:	Estimated Grant Value
	\$

SECTION 5: REVENUE (all sawlog and forest product sales)	
Revenue(s) Description:	Estimated Revenue
	\$

SECTION 6: SIGNATURE (To be signed by Local Government Applicant)	
I certify that the area covered by the proposed operational fuel treatment: (1) is not scheduled for development; (2) is not scheduled for sale; and (3) is within the jurisdiction of the local government (or appropriate approvals are in place)	
Name: <u>HEATHER BERESFORD</u>	Title: <u>RNMO ENVIRONMENTAL STEWARDSHIP MANAGER</u>
Signature: <u>H Beresford</u>	Date: <u>April 24/14</u>

See Section 6 of the Program & Application guide for complete application requirements. In addition to the Application Form, the following separate attachments are required to be submitted:

- ☐ Council or Board resolution indicating support for the current proposed activities and willingness to provide overall grant management
- ☐ Threat Assessment Worksheets and threat plot photos
- ☐ Maps that clearly identify the area(s) that are the subject of the application
- ☐ Copy of the completed CWPP for the proposed treatment area
- ☐ Copy of the completed prescription for the proposed treatment area

Applications should be submitted directly to Local Government Program Services (UBCM):

E-mail: lgps@ubcm.ca




Mail: 525 Government Street, Victoria, BC, V8V 0A8

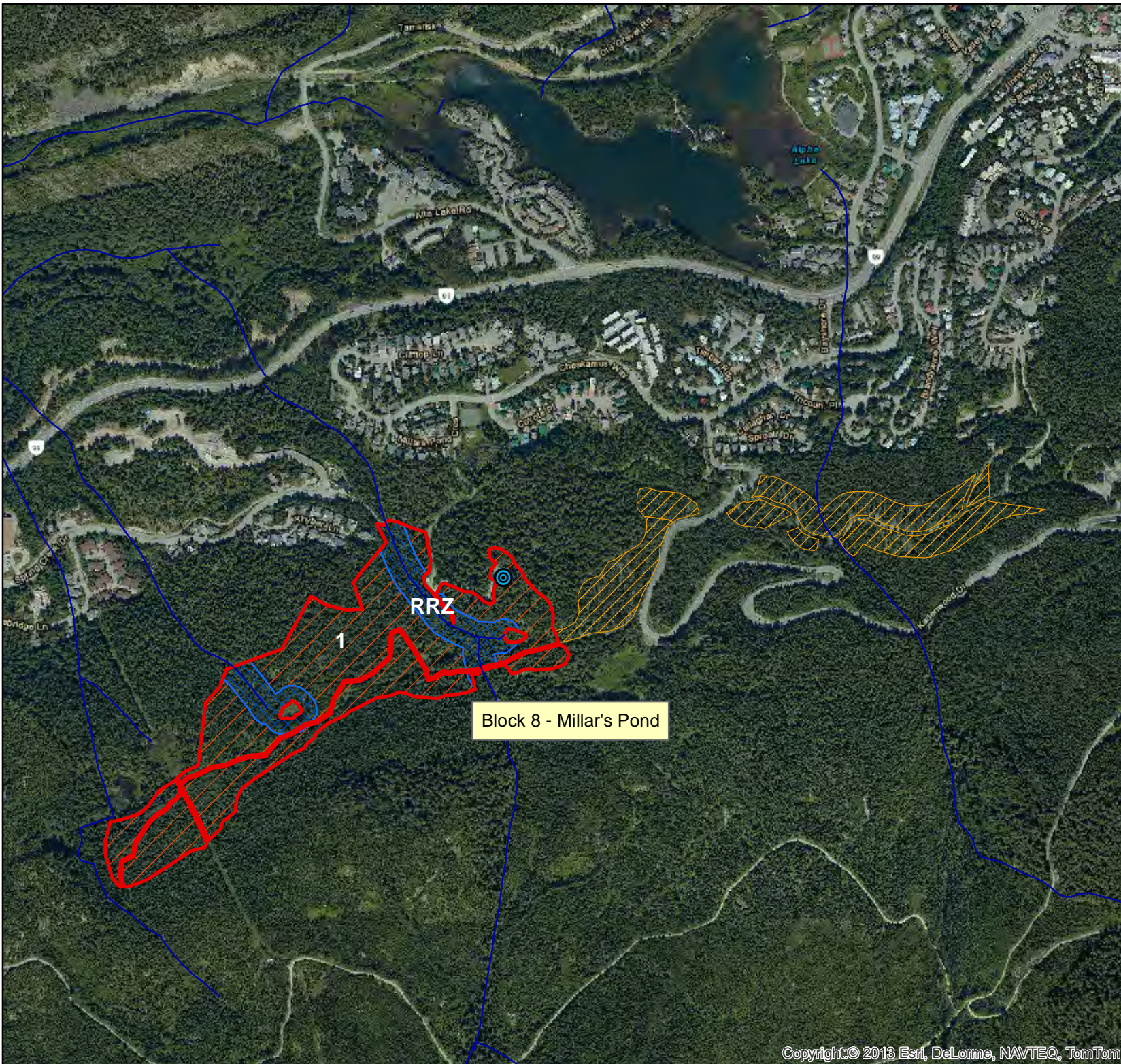
Resort Municipality of Whistler

2014 OFTP Application Area

1:10,000

Legend

-  WaterTower
 -  Watercourses
 -  PRESC_PROJECT_BOUNDARY
 -  Previous Treatment
- PRESC_TREATMENT_UNIT**
TREATMENT_UNIT_ID
-  1
 -  RRZ



WHISTLER



B.A. Blackwell
& Associates Ltd.



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: May 20, 2014

REPORT: 14-055

FROM: Resort Experience

FILE: 800.1

SUBJECT: ENVIRONMENTAL PROTECTION (INVASIVE SPECIES AND DEVELOPMENT PERMIT CONDITIONS) AMENDMENT BYLAW NO. 2052, 2014

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council considers giving first, second and third reading to Environmental Protection (Invasive Species and Development Permit Conditions) Amendment Bylaw No. 2052, 2014.

REFERENCES

None.

PURPOSE OF REPORT

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

DISCUSSION

Protecting Whistler's natural beauty and environmental resources has been identified as a priority since Whistler's creation as a resort municipality, and is highlighted in Whistler2020, the RMOW Corporate Plan and the RMOW Official Community Plan. Through significant development over the last 40 years, Whistler's natural areas and local biodiversity are challenged by land conversion and habitat fragmentation but the municipality is committed to mitigating the impacts. To assist the RMOW in meeting community goals for protecting the environment, Council passed Environmental Protection Bylaw No. 2000, 2012 in February/March 2014.

The Environmental Protection Bylaw No. 2000, 2012 gives RMOW a consistent and comprehensive tool to protect streams from pollution or obstruction, and to provide a clear tree cutting permit process.

The amendment before Council today will add to the bylaw the ability to request removal of invasive species and to enforce Development Permit conditions for the protection of the natural environment.

Increasing attention is being paid to the damaging effects of invasive species on the environment, infrastructure and even human health. Whistler is in a fairly good position where some of the most damaging invasives are small in number and being managed, but we must continue to take action in order to stay ahead of the issue. The corridor-wide Sea to Sky Invasive Species Council (SSISC) is the lead agency for public education, monitoring, and removal. The RMOW works closely with SSISC and the bylaw amendment will be applied in the case where SSISC has been unsuccessful in gaining property owner compliance to remove identified invasives.

The final area that the bylaw amendment will apply to is environmental conditions contained in Development Permits for Wetland and Riparian Areas, and Other Sensitive Ecosystems. In the past, conditions have been included in DPs, but the RMOW had no mechanism to enforce them other than taking someone to court. With the introduction of the bylaw amendment, the RMOW will be conducting site visits to provide information where needed and to ensure compliance. If compliance is not achieved, a municipal ticket can be issued.

The Environmental Protection Bylaw and its amendment are administered primarily through the RMOW Environmental Coordinator, who will administer Tree Cutting Permits, respond to public inquiries and concerns, conduct site visits, work with the Sea to Sky Invasive Species Council, and coordinate with Bylaw Services.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Natural Areas	Developed and recreation areas are designed and managed to protect as much of the natural environment within and around them as possible	The bylaw provides a tool to manage certain activities and protect the natural environment.
Water	Healthy streams, rivers, lakes and wetlands support thriving populations of fish, wildlife and aquatic invertebrate	The bylaw prohibits polluting or obstructing streams and drainage works.

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

OTHER POLICY CONSIDERATIONS

The Environmental Protection Bylaw supports a number of OCP policies, particularly in the Natural Environment and Quality of Life chapters, and the Development Permit Area for Wetland and Riparian Areas, and the DPA for Other Sensitive Ecosystems.

BUDGET CONSIDERATIONS

The Environmental Coordinator job description was updated in fall 2013 to include managing the bylaw, therefore no additional budget is required.

COMMUNITY ENGAGEMENT AND CONSULTATION

An open house was held on January 20, 2014 at Myrtle Philip School, and an information package added to the RMOW website. <http://www.whistler.ca/environmental-protection-bylaw>

An information letter was sent in January to landscape, tree management, and property management companies, contractors, BC Hydro, BC Society of Landscape Architects, and the Whistler Housing Authority alerting them to the upcoming Bylaw.

The RMOW partners with the Sea to Sky Invasive Species Council (SSISC) to manage invasive species. SSISC is the lead and employs two teams to deliver public education, homeowner support for removing species and training for landscape companies. It is aware of the new RMOW bylaw and will assist with delivering the information.

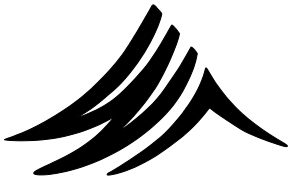
Further information has been released through the RMOW website regarding Development Permit Areas, their guidelines and the permit process (<http://www.whistler.ca/media/news/planning-make-changes-your-property>). The Environmental Protection Bylaw will allow the RMOW to take action in the event that conditions are not met on a DP site.

SUMMARY

The RMOW has long demonstrated its commitment to protecting the natural environment. The Environmental Protection Bylaw and its amendment provide a tool for taking action in cases where activities are contrary to RMOW policies and goals.

Respectfully submitted,

Heather Beresford
ENVIRONMENTAL STEWARDSHIP MANAGER
for
Jan Jansen
GENERAL MANAGER RESORT EXPERIENCE



MINUTES

REGULAR MEETING OF THE TRANSIT MANAGEMENT ADVISORY COMMITTEE (TMAC) 16 January 2014, STARTING AT 12:00 noon

In the Flute Room

4325 Blackcomb Way, Whistler, BC V0N 1B4

PRESENT:

Jack Crompton, RMOW Councillor – TMAC Chair

Bill Murray, Citizen-at-Large

Scott Pass, Citizen-at-Large – *by phone*

Johann van Schaik, BC Transit – Senior Regional Transit Manager, South Coast

Steve Antil, Whistler Transit Ltd. – Service Delivery Manager, *alternate*

Joe Paul, RMOW – General Manager Infrastructure Services

Emma DalSanto, RMOW – TDM Coordinator & Recording Secretary

GUESTS:

Matthew Boyd, BC Transit – Senior Planner

Chris Fudge, BC Transit – Regional Transit Manager

Daniel Escudero – PWTransit Intern

REGRETS:

Trevor Webb, PWTransit, Director Transit Operations Southern Region

ADOPTION OF AGENDA

Moved by Bill Murray

Seconded by Scott Pass

That the Transit Management Advisory Committee (TMAC) adopt the TMAC agenda of January 16, 2014 as circulated.

CARRIED

ADOPTION OF MINUTES

Moved by Jack Crompton

Seconded by Bill Murray

That the Transit Management Advisory Committee (TMAC) adopt the minutes of September 12, 2014 Special TMAC meeting as circulated.

CARRIED

PRESENTATIONS/DELEGATIONS

Fuel Cell Bus Project Update

Johann van Schaik, Senior Regional Transit Manager South Coast Region, BC Transit updated TMAC on the Whistler Transit System fleet realignment. The fuel cell buses will be replaced with diesel incumbent vehicles, that is 2008 and 2009 Novas. The total fleet size will remain unchanged. Some movement has already taken place due to vehicle maintenance. The bulk of the fleet migration will take place in March 2014. Other key dates are:

- Feb 2014: senior BC Transit staff will meet with Mayor and Council to give an update on the hydrogen fuel cell project
- Mar 31, 2014: last day of funded pilot project
- Apr 1, 2014: first day of 2014/15 Annual Operating Agreement
- Apr 21, 2014: last day of 2013/14 Winter transit service
- Apr 22, 2014: first day of spring-summer-fall transit service

Responses to questions from TMAC:

- The hydrogen fueling station will be removed.
- The incumbent vehicle calculation for the Whistler Transit System have been based on twenty 2008 Nova diesel vehicles.
- BC Transit has not yet determined the final destination of the hydrogen fuel cell buses.

Whistler Transit System Winter 2013/2014

Matthew Boyd, Senior Planner, BC Transit reviewed the expansions incorporated into the 2013/2014 Winter schedule as well as the early monitoring results. Matt also highlighted the changes incorporated by the BC Transit Marketing group. Emma Dal Santo, TDM Planner, RMOW commented that there were very few issues with the fare simplification that was implemented December 1, 2013. There was some confusion with the local high school students and teachers for the first week. Also, staff are planning a "Kids Ride Free" campaign for the "Family Travel Program" as "Kids Ride Free" is a simpler message to market and understand.

Moved by Scott Pass

Seconded by Bill Murray

That the Transit Management Advisory Committee (TMAC) would like the opportunity to have Whistler submit photos to BC Transit for the Whistler Rider's Guides.

CARRIED

The following are responses to TMAC's questions including general comments and observations:

- Have received one suggestion to reinstate Alta Vista service
- Tamarisk residents are not complaining about the reduced service level. They are complaining about missed or late trips.
- Spring Creek residents are using the buses going into Spring Creek southbound (that is, to come home from the Village) more than northbound to the Village. Spring Creek residents are equally as likely to walk to the Highway to catch a northbound bus as to catch the bus that comes into the neighbourhood to the Village.

- There has been a noticeable increase in complaints/comments about the inequity of service levels north of the Village compared to south of the Village.
- Generally ridership is down from last year due to low snow
- The increased level of service on the free Village Shuttles is being used. There are still pass-ups but they are generally dealt with within 5 to 10 minutes by the Whistler Transit Ltd (WTL) On-Road Supervisor staff.

Annual Operating
Agreement (AOA)
Update

RMOW staff and BC Transit staff are working together to finalize the 2014/2015 Annual Operating Agreement. RMOW staff have received and used the three year draft budgets from BC Transit in both the RMOW calendar year and the provincial fiscal/AOA year. RMOW staff are using this information to set the RMOW Transit Budget.

RMOW staff have received and are processing the 2013/2014 Annual Operating Agreement Amendment #1 which includes the winter service expansion and fare changes implemented December 1, 2013 and approved by Council on August 20, 2013 and October 15, 2013 respectively.

RMOW staff are scheduled to present the 2014/2015 Annual Operating Agreement to Council for authorization at the March 18, 2014 Council meeting.

TMAC discussed their role in reviewing Annual Operating Agreements.

Action 1:

RMOW staff is to set a TMAC meeting for Thursday, February 27, 2014 to review the 2014/2015 AOA before it goes to Council with the understanding that TMAC may request the February 27, 2014 meeting be cancelled if TMAC is comfortable that TMAC's high level direction for expansion is included in the AOA.

Whistler Transit System
Winter Fleet Review and
Discussion

Emma Dal Santo, TDM Planner, RMOW introduced the memo circulated to TMAC which was a summary of the BC Transit information regarding fleet required to successfully implement the 2013/2014 winter service expansion. After much discussion, TMAC is satisfied that it is in the best interest of the system both from a passenger and financial perspective to operate the Whistler Transit System with 25 vehicles. TMAC accepts BC Transit's recommendation to move to a 25 vehicle fleet.

TMAC reopened the discussion regarding sub-leasing part of the fleet to summer tourism operations as a way balance the seasonal fleet needs of the Whistler system recognizing that Whistler has reduced service level from late April through early November.

*Moved by Jack Crompton
Seconded by Bill Murray*

That the Transit Management Advisory Committee (TMAC) requests that RMOW staff work with BC Transit staff to find seasonal fleet optimization that is beneficial to the Whistler Transit System.

CARRIED

Performance Summaries Johann van Schaik, Regional Transit Manager South Coast Region, BC Transit reviewed the summary table of the five page Whistler – Operational Performance Measures – Summary sent out prior to the meeting for TMAC to review. The following are the key points of the discussion:

- Most of the data is gathered by the operating company (manager and on-road supervisors) whose primary objective is delivering service. Therefore, measuring performance often takes a back seat to problem solving.
- The categories for reasons for late/early trips and missed service are Accident, congestion, construction, driver/dispatch error, weather, passenger load, runtime, mechanical issue, vehicle breakdown, short-turn bus to get back on schedule.
- Data is used to deal with issues immediately – such as driver/dispatch error – or in future schedule planning.
- Further refinement of the definition of “pass-up” may be required as a full bike rack in the summer leaving someone behind is considered a pass-up even though the bus may have capacity for more passengers

BC Transit is proposing that we continue to monitor these performance measures and instead of reporting annually, we report back to TMAC seasonally. The next report will be in spring/summer 2014 showing the new data from winter 2013/2014 comparing it to previous winters.

Action 2:

BC Transit work with Whistler Transit Ltd to report bike rack pass-ups separately from full vehicle pass-ups.

Action 3:

TMAC has requested BC Transit present this data seasonally as suggested to help inform decision making and that if metrics are moving in the wrong direction in two consecutive reports, then a detailed review should occur to offer suggestions on how to move the metric back in the desired direction.

Whistler Transit System
Spring/Summer/Fall
2014

Matthew Boyd, Senior Planner, BC Transit presented the draft spring/summer/fall 2014 which starts on April 22, 2014, the day after Easter Monday. A sneak peak of the draft schedule will take place next week. Items discussed included where to allocate the remaining 350 DART expansion hours. Options included going into Spring Creek at night year round, more service Friday and Saturday nights during events in the summer/fall, a longer or more intense Early Winter service or further expansion in the winter during off-peak periods.

Staff will observe the effects of the newly approved Highway 99 pedestrian

light at Alta Lake Road on transit operations over the summer. Items to be considered for winter 2014/2015 is the removal of the detour into Tamarisk.

Action 4:

TMAC was in agreement that any additional hours should not be invested in Spring/Summer/Fall and should instead be invested into next Winter's service or during priority times during spring/summer/fall such as event weekends. BC Transit will amend/update the Winter monitoring report to review current system and update the list of priorities for investment going forward.

Action 5:

TMAC has requested that staff calculate and report back on the cost in time and dollars for the transit system to go in and out of the following neighbourhoods:

- 1) Spring Creek Loop*
- 2) Tamarisk Loop*
- 3) Rainbow Loop*

Action 6:

RMOW staff are requested to work with MOTI staff to move the southbound bus stop closer to the intersection and/or improve pedestrian facilities to southbound transit stop at Alta Lake Road as part of the pedestrian signal installation.

Transit Future Plan for
Sea to Sky Region

Matthew Boyd thanked RMOW staff and Council for attending the first elected officials forum for the Sea to Sky Transit Future Plan in December.

Next steps for the project involve BC Transit staff meeting with the Village of Pemberton, the District of Squamish, the Squamish first nation and the Lil'wat first nation to provide an overview on the plan and discuss timeline and scope and to finalize the project Terms of Reference. BC Transit staff are scheduling the first public consultation with the Transit Future Bus in Whistler, Squamish and Pemberton in March/April.

In addition to Matthew Boyd and Johann VanSchaik, BC Transit staff Chris Fudge and Adam Cooper will also be participating. Whistler staff should expect a meeting to be arranged sometime in February to discuss next steps and begin collection of information towards the report.

It should also be mentioned that as part of the report the creation of Service Standards and Design Guidelines which will help the decision-making process for service changes in the future.

@WhistlerTransit Twitter
Pilot Program Update

Johann van Schaik, Regional Transit Manager South Coast Region, BC Transit reviewed the Whistler Twitter Pilot Project – Status Update memo circulated to TMAC prior to the meeting. The pilot project will end March 31st, 2014 and be evaluated. At that time BC Transit will recommend expansion outside of normal office hours which are Monday to Friday 8AM to 4:30PM.

Scott Pass hung up at

3pm

Twitter is seen as a tool for operational communication and FaceBook is seen as a tool for corporate communication.

RMOW and Whistler Transit Ltd staff attended both the Welcome Week dinner and the Winter Trade Show. Staff were surprised to find out that the new seasonal staff had smart phones but did not intend to purchase Canadian data plans. Therefore, the real target market for the @WhistlerTransit Twitter feed is year-round locals and regional weekenders.

TMAC commented that the @WhistlerTransit Twitter account key performance indicators do not look impressive and that they still believe that to grow year-round local and regional weekenders as followers, the feed needs to focus on providing real useable information during peak travel times.

Outstanding TMAC Actions and Resolutions

Emma Dal Santo, TDM Planner, RMOW updated TMAC on items one to twelve listed in the memo "2013 Transit Management Advisory Committee outstanding Actions and Recommendations" circulated to TMAC with the agenda.

Items 11 and 12 were completed today as part of the Performance Summaries agenda item.

Item 1 – BC Transit will bring appropriate staff to the February TMAC to present on the Automatic Vehicle Location (AVL) technology and GPS tracking.

Items 2 and 3 – will be reviewed as part of the Twitter pilot project final review.

Item 4 – was not done in 2013 and will be worked on in spring 2014. RMOW staff will lead this project.

Item 5 – was not done in 2013 and now that the Whistler International Campus rezoning has been decided on, RMOW staff need to complete this action item.

Item 6 – after much discussion it was decided that TMAC requests that RMOW staff bring back MoTI's current position on providing northbound and southbound highway stops at Rainbow Estates and Spring Creek.

Item 7 and 8 – not done. BC Transit to report back to TMAC

Item 9 – To be included in the upcoming transit future planning process.

Item 10 – BC Transit's Marketing and Accessibility groups have advised that Accessibility Cards should be developed locally with the transit operating company taking the lead.

Scott Pass left the meeting at 2:55pm.

Taxi Saver Program Emma Dal Santo, TDM Planner, RMOW presented the concept of a Whistler TaxiSaver program for clients of Whistler Community Services Society Volunteer Driver program.

*Moved by Jack Crompton
Seconded by Bill Murray*

That the Transit Management Advisory Committee (TMAC) recommends that RMOW staff work with Whistler Community Services Society (WCSS) staff to set up a pilot program for a Whistler Taxi Saver Program.

CARRIED

OTHER BUSINESS

Updates

Transit Fare Simplification

- Implemented December 1, 2013. BC Transit's standard Fare Change templates caused confusion. Riders thought it was a full fare change.
- Next step is to promote the Family Travel Program using the message "Kids Ride Free".

Halloween and New Years Eve

- The Halloween Park and Spook service is well received by the community. Buses were full of trick-or-treaters and people going to see the fireworks from 5:15pm and in both directions from 6pm.
- New Year's Eve went well. Buses were full and no vandalism reported.

Whistler Transit Facility Commercial Venture

- BC Transit is investigating expanding services to PCL starting in the spring.
- BC Transit and the RMOW have just worked out an arrangement to wash 10 large vehicles (fire trucks, snowplows and the vector truck) in the bus wash for the remainder of the winter.

ADJOURNMENT

Moved by Bill Murray

That Transit Management Advisory Committee (TMAC) adjourns the January 16, 2014 TMAC meeting at 3:10 p.m.

CARRIED

CHAIR: Jack Crompton



WHISTLER

MINUTES

REGULAR MEETING OF LIQUOR LICENSE ADVISORY COMMITTEE THURSDAY, APRIL 3, 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
Public Safety Representative, RCMP, Rob Knapton
Food & Beverage Sector Representative – Restaurants, Brenton Smith
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

REGRETS:

Liquor Control and Licensing Branch (LCLB) Inspector, Holly Glenn

New Members
Welcomed

Mike Varrin called the meeting to order and introduced two new members:
Colin Hedderson, Accommodation Sector Representative and Brenton Smith,
Restaurant Sector Representative.

ADOPTION OF AGENDA

Moved by J. Dickinson
Seconded by B. Smith

That Liquor License Advisory Committee adopt the Liquor License Advisory
Committee agenda of April 3, 2014.

CARRIED

ADOPTION OF MINUTES

Moved by T. Clark
Seconded by C. Hedderson

That Liquor License Advisory Committee adopt the Regular Liquor License
Advisory Committee minutes of February 6, 2014.

CARRIED

COUNCIL UPDATE

Councillor Grills provided an update of the most current topics being
discussed by Council.

PRESENTATIONS/DELEGATIONS

Millennium Place
Addition of Licensed
Area
File No. LLR1181

The applicant team of Chris Hodkinson and Brianna Beacom, Millennium Place, entered the meeting.

Frank Savage introduced the application and advised on the following.

1. The applicant seeks to add the Franz Wilhelmsen Hall theatre to the licensed area of Millennium Place.
2. Current liquor primary license capacity is 247 persons.
3. The licensed areas include first floor lobby, stairway, 2nd floor Scotia Gallery, and 2 patio areas on the 2nd floor.
4. Hours of liquor service noon to midnight, 7 days/week.
5. Event driven license, liquor service limited to 1 hour before, during, and 1 hour after an event.
6. Beer and wine service only permitted.
7. Minors may be present when accompanied by an adult.
8. Currently, liquor service is not permitted in the theatre.
9. The Whistler Arts Council (WAC) request is to add the 200 permanent seats plus up to 38 temporary seats in the theatre to the licensed area. This would not increase the total capacity of the venue's 247 seats, because there could not be another licensed event taking place while liquor service was available for the theatre.
10. Intent is to enhance patron experience.
11. LCLB policy permits licensing of movie theatres.
12. If the license is granted all previous conditions would apply, no hawking of pre-poured drinks would be permitted in the theatre and all drinks must be obtained from the bar.
13. LCLB regulations require a resolution from local government council. Staff will present a report to Council May 6, 2014.
14. The applicant has adhered to all requirements of the municipal process.
15. Comments received from the LLAC referral process:
 - a) Restaurant Sector supports;
 - b) Accommodation Sector supports;
 - c) Pub Sector noted some support with concerns that this would create new competition;
 - d) Nightclub Sector had concerns there would be increased and potentially destructive competition and negative impacts to the community;
 - e) no public comments have been received to date.
16. The applicant has been deemed to be in Good Standing.
17. There is no increase to capacity and, therefore, likely no impacts to traffic, parking, or policing and crowd control.
18. Whistler RCMP have indicated they do not have any concerns.

Chris Hodkinson, Facility Manager, Millennium Place and Resident Manager for Whistler Arts Council license advised on the following.

1. In 2013 the facility hosted 39 events where the liquor primary license was used.
2. Of the 39 events 11 were ski and snowboard film presentations.
3. Remainder were for Whistler Arts Council performance series, private rentals, receptions, local theatre co-productions.
4. Events with liquor in the theatre would require licensing of the entire facility for ages 19+ and control of entry at the front door.

5. Access to the RMOW Youth Centre located downstairs is via separate entrance and therefore not impacted.
6. LCLB confirmed to applicant that it would be possible to have a licensed event in the theatre immediately following an unlicensed event. For example ski & snowboard film presentations, all ages for the 7:00 p.m. show and ages 19+ for the 9:00 p.m. show.
7. Rationale for licensing of theatre: enhance customer service, generate additional revenue, increase venue bookings, and allow flexibility for rental clients.

LLAC Member Questions and Comments

1. Would in/out privileges be permitted during licensed events? No.
2. Can patron bring in 2 drinks? Will probably restrict to 1 drink.
3. Will the bar be shut down during the performance? The plan will be to close liquor service shortly before the performance begins, reopen during intermission and then close again before intermission is over. Over the last 5 years the option to continue liquor service for 1 hour after the event has not generally been exercised.
4. The opportunity to bring a drink into the theatre could address consumption issues as it may prevent people from “slamming back” their drink just prior to entering the theatre, although there is still the opportunity to then also bring another drink into the theatre.
5. What is the security plan? Two to four trained ushers; security personnel paid for by the client, dedicated security person to check bags for illicit alcohol.
6. Carrying a drink glass and walking into a dark space presents potential for glass breakage. The plan is to use durable washable plastic glassware or investigate a disposable option to address noise and safety concerns.
7. What process will be used to determine an all ages vs. a 19+ event? It will depend on the type of event, for instance liquor service at a boys choir performance would not be considered. The approach for next year will be to work with the WAC programming and marketing staff and determine well ahead of time.
8. Chris clarified that the facility is unique, it operates with a very functional film presentation space complete with technical bells and whistles, 5.1 sound, plug and play, provision of ticketing services. There is potential to partner with other Whistler establishments to schedule after-parties.
9. Pub sector: great job with facility, adds variety to the culture of the community and guests, a positive step in moving forward.
10. RMOW Resort Experience Dept.: unique venue, offers choice to guests, no apparent negative community impacts.
11. Whistler Fire Rescue: well run venue, no safety concerns, support the application.
12. Whistler Community Services Society: applicant has done a great job partnering with WCSS, appreciate the support, have no concerns with this application.
13. Accommodation sector: no concerns, nice addition and service to guests, option to make a grown up choice, develop best practices along the way, well thought out.
14. RCMP: no concerns, address security plans depending on the event.
15. Restaurant sector: support, good job addressing concerns, projected

revenues likely won't affect the restaurant sector.

16. Councillor: progress is being made, like the dual event idea, increases resort visitation, like the proposed use of recyclable plastic.
17. Nightclub sector: support the application, potential to partner with is a good asset.

Moved by M. Varrin
Seconded by S. Kirkwood

That the Liquor License Advisory Committee supports the Whistler Arts Council and Millennium Place application to add 200 permanent and up to 38 temporary seats in the Franz Wilhelmson Hall theatre to the licensed area of Millennium Place.

CARRIED.

The applicant team left the meeting.

OTHER BUSINESS

Provincial Liquor Policy
Review
File No. 8292.03

Frank Savage provided an update and highlights regarding the announced implementation timeline for some of the provincial Liquor Policy Review recommendations.

1. BC Government issued a March 6, 2014 news release with an implementation timeline for 15 of the 73 recommendations.
2. Recommendation # 31: target spring/summer 2014 implementation to permit liquor samples and sales at temporary offsite retail locations such as farmers' markets. Details are not yet finalized.
3. Current zoning in the Upper Village where the Whistler's Farmers' Market is located does not permit retail sales for consumption off site.
4. Spot zoning exists to permit sale of packaged liquor at existing government and private liquor stores and a couple of pubs.
5. The Whistler Farmers' Market has expressed interest in pursuing this opportunity. The zoning implications need to be investigated.
6. Recommendation # 32: target spring/summer 2014 to permit liquor sales showcased at festivals; could potentially apply to events such as the Whistler Beer Festival and Cornucopia.
7. Recommendation # 16: "happy hours", target implementation spring/summer 2014.
8. Winter 2015 implementation of retail model; propose 2 concepts for grocery store liquor sales.
 - a) A liquor store within a grocery store concept permitting sales of beer, wine and spirits; the liquor store would have its own check-out.
 - b) The other concept would permit display of BC VQA wine products on designated shelves within the grocery store; the customer would be required to use designated check-outs.
9. What is the local implementation process? To be determined.
10. There was a suggestion that the LLAC could invite the Whistler Farmers' Market proponent to a future meeting.
11. Other municipalities have also developed zoning restrictions pertaining to locations where retail sale of liquor is permitted.
12. Committee members were asked if the "happy hour" concept presented

any concerns. Clause 3 of the Good Neighbour Agreements states "We will not participate in any deep discounting of drink prices or predatory business practices." Is this a strong enough statement? Is a stronger statement required? LCLB regulation stipulates that alcoholic drinks are not permitted to be sold at a lower price than what the alcohol was purchased for.

13. Recommendation #18 addressed tying minimum drink pricing to amount of alcohol in a drink.
14. Frank will forward March 6 provincial news release to LLAC members.

Next Meeting

The next LLAC meeting is scheduled for Thursday, May 1, 2014.

ADJOURNMENT

Moved by M. Varrin

That Liquor License Advisory Committee adjourn the April 3, 2014 committee meeting at 9:53 a.m.

CARRIED

CHAIR: Mike Varrin

SECRETARY: Frank Savage

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (Festivals, Events and Auxiliary Liquor Retail) NO. 2055, 2014

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

WHEREAS Council may in a zoning bylaw pursuant to the *Local Government Act*, divide all or part of the area of the Municipality into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and prohibit any use in any zone;

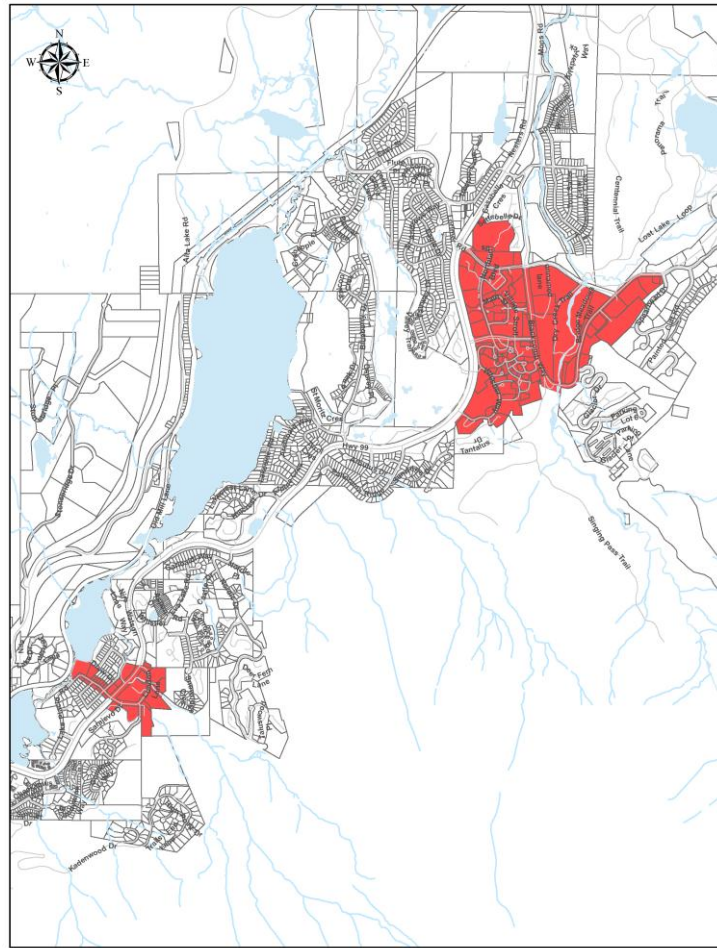
NOW THEREFORE the Municipal Council of the Resort Municipality of Whistler, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw (Festivals, Events and Auxiliary Liquor Retail) No. 2055, 2014”.
2. Zoning and Parking Bylaw No. 303, 1983 is amended as follows:
 - a. In Section 2—Definitions, by adding a the following definition of outdoor assembly:

“outdoor assembly” means a temporary gathering of persons for civic, cultural, charitable, entertainment, political, travel, religious, social, educational, recreational and philanthropic purposes outdoors or in temporary structures and includes the temporary sale of liquor as an auxiliary use;
 - b. By inserting the Heading “Outdoor Assembly in Villages” and inserting as Subsection 26.1 under Section 5 the following text and graphic:

26.1 In addition to the permitted uses in Sections 8 through 21, outdoor assembly is permitted in the Creekside Village, Whistler Village and Blackcomb Village within areas designated as ‘Core Commercial’ in Official Community Plan Bylaw 1983, 2011.

Lands Designated as Core Commercial in OCP Bylaw 1983, 2011



And renumbering the sections of the bylaw that follow accordingly

c. And by adding to the table in Schedule 'D' the following

Olympic Plaza, 4365 Blackcomb Way, & 4334 Main St	<p>Lot 1 District Lot 5028 New Westminster District Group 1, Plan LMP219, Except Plan LMP6463, & DL 5275, EP's LMP222 LMP224 LMP221 LMP226 LMP4764 LMP5302 LMP5532,</p> <p>Lot B District Lot 5272 Group 1 EP LMP24002 Plan LMP24001</p>	Same as Legal Description	Temporary retail sales and sampling of packaged liquor in conjunction with an approved event.
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Upper Village Stroll, 4545 Blackcomb Way	Plan LMP3260 Lot 11 Group 1 District Lot 3866 & 3903	Same as Legal Description	Temporary retail sales and sampling of packaged liquor in conjunction with an approved event.
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GIVEN FIRST READING this ____ day of _____, ____.

GIVEN SECOND READING this ____ day of _____, ____.

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

GIVEN THIRD READING this ____ day of _____, ____.

APPROVED by the Minister of Transportation and Infrastructure this ____ day of
_____, ____.

ADOPTED by the Council this ____ day of _____, ____.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a
true copy of Zoning Amendment
Bylaw (Festivals, Events and
Auxiliary Liquor Retail) No. 2055,
2014.

Shannon Story
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

BUSINESS REGULATION AMENDMENT BYLAW (Auxiliary Retail) NO. 2056, 2014

A BYLAW TO AMEND BUSINESS REGULATION BYLAW NO. 739, 1989

WHEREAS Council is authorized by Section 8 of the *Community Charter* to regulate, by bylaw, in relation to business, and the protection and enhancement of the well-being of its community.

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 "Business Regulation Amendment Bylaw (Auxiliary Retail) No. 2056, 2014".
2. Business Regulation Bylaw No. 739, 1989 is amended, by inserting as Section 3:
 3. Notwithstanding section 2(d), selling or offering for sale goods, including the sale and sampling of packaged liquor, is permitted, provided that:
 - a) the goods and their sale are naturally and customarily incidental and subordinate to an outdoor assembly use approved by the Resort Municipality of Whistler,
 - b) the sale of goods does not involve canvassing or soliciting, and
 - c) the sale and sampling of packaged liquor is limited to Olympic Plaza and the Upper Village Stroll.

And renumbering the sections that follow as sections 4 through 17

GIVEN FIRST READING this ____ day of _____, ____.

GIVEN SECOND READING this ____ day of _____, ____.

GIVEN THIRD READING 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 Business Regulation Amendment Bylaw (Auxiliary Retail) No. 2056, 2014.

Shannon Story
Corporate Officer

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 ____ day of ____, ____.

GIVEN SECOND READING this ____ day of ____, ____.

GIVEN THIRD READING this ____ day of ____, ____.

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

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (RM48 – 2007 KAREN CRESCENT) NO. 2053, 2014

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

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

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

1. This Bylaw may be cited for all purposes as 'Zoning Amendment Bylaw (RM48 – 2007 Karen Crescent) No. 2053, 2014'.
2. The RM48 Zone (Residential Multiple Forty-Eight) in Section 12 of Zoning and Parking Bylaw No. 303, 1983 is amended by:
 - a. Deleting section 47.1(c), which reads 'park and playground'.
 - b. Amending section 47.2 'Density' to read 'The maximum permitted floor space ratio is 0.46 provided that in no case shall the gross floor area on a parcel exceed 880 square metres.'
 - c. Amending section 47.3 'Height' to read 'The maximum permitted building height is 9.5 metres.'
 - d. Amending section 47.8.1 'Other Regulations' to read 'The maximum permitted gross floor area for a dwelling unit is 80.31 square metres.'

GIVEN FIRST READING this 6th day of May, 2014.

GIVEN SECOND READING this 6th day of May, 2014.

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

GIVEN THIRD READING this ____ day of _____, 2014.

APPROVED by the Minister of Transportation and Infrastructure this ____ day of _____, 2014.

ADOPTED by the Council this ____ day of _____, 2014.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy
of Zoning Amendment Bylaw (RM48 – 2007
Karen Crescent) No. 2053, 2014.

Shannon Story
Corporate Office

**RESORT MUNICIPALITY OF WHISTLER
ZONING AMENDMENT BYLAW (MARIHUANA PRODUCTION)
NO. 2042, 2014**

A Bylaw to amend Zoning and Parking Bylaw No. 303, 1983

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

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (Marihuana Production) No. 2042, 2014".
2. Section 2 Definitions of the Zoning and Parking Bylaw No. 303, 1983 is amended by adding the following definition in appropriate alphabetical order:

"marihuana production" and "marihuana distribution" mean, respectively, the growing and distribution of any plant that contains any of the substances listed in Schedule II to the *Controlled Drugs and Substances Act* (Canada), and includes any research or development activity associated with such uses."
3. Section 4 General Prohibitions of the bylaw is amended by adding the following:

"No person shall use any land or building for marihuana production or marihuana distribution, except as specifically permitted by this Bylaw."
4. Section 9 Industrial Zones is amended in respect of the IL2 Light Industrial Two Zone by adding the following as s. 2.1(t) under the heading "Permitted Uses", and by making any required consequential changes to subsections 2.1(r) and (s):

"on Strata Lots 11, 12 and 13 in Strata Plan BCS4326, the production and distribution of marihuana under a licence issued pursuant to the Marihuana for Medical Purposes Regulation (Canada) provided that the total amount of building floor area used for all such uses shall not exceed 900 square metres."

GIVEN FIRST READING this 18th day of March, 2014.

GIVEN SECOND READING this 18th day of March, 2014.

SECOND READING RECINDED this 6th day of May, 2014.

GIVEN SECOND READING AS REVISED this 6th day of May, 2014.

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

GIVEN THIRD READING this ___ day of _____, 2014.

APPROVED by the Minister of Transportation this ___ day of _____, 2014.

ADOPTED by the Council this ___ day of _____, 2014.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a
true copy of Zoning Amendment
Bylaw (Marihuana Production) No.
2042, 2014.

Shannon Story
Corporate Officer

RESORT MUNICIPALITY OF WHISTLER

ZONING AMENDMENT BYLAW (Liveaboard Uses) NO. 2051, 2014

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

WHEREAS the Council may in a zoning bylaw pursuant to the *Local Government Act*, divide all or part of the area of the Municipality including the surface of water into zones, name each zone and establish the boundaries of the zone, regulate the use of land, buildings and structures within the zones, and prohibit any use in any zone;

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

1. This Bylaw may be cited for all purposes as "Zoning Amendment Bylaw (Liveaboard Uses) No. 2051, 2014".
2. Zoning and Parking Bylaw No. 303, 1983 is amended in Section 4 General Prohibitions by numbering the paragraphs in that Section as 4.1 through 4.6 and adding the following as Section 4.7:

No person shall carry on any residential use of a vessel of any kind that is moored or docked on the surface of water, regardless of the duration of such use.

GIVEN FIRST READING this 6th day of May, 2014.

GIVEN SECOND READING this 6th day of May, 2014.

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

GIVEN THIRD READING this ____ day of _____, 2014.

APPROVED by the Minister of Transportation and Infrastructure this ____ day of _____, 2014.

ADOPTED by the Council this ____ day of _____, 2014.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy of Zoning Amendment Bylaw (Liveaboard Uses) No. 2051, 2014.

Shannon Story
Corporate Officer



May 6, 2014

To the Mayor and Council,

On behalf of the Board of Trustees and library staff, thank you for the approval of the 2014 budget and the additional funds allocated for the upkeep and improvement of the library collection. With last year's allocation, you gave us the ability to open the library on Sundays and as a result, the library has seen an increase in visits by 19% and circulation by 12% since last year at this time.

In 2014, your support will help us refresh our collection as well as expand the variety of our online resources. In addition, the capital budget approved for library infrastructure will enable us to begin to replace our aging technology and improve our ability to program throughout the library.

Most excitingly, the money allocated from the library reserve fund will be paired with the gift from the American Friends of Whistler to give the library service area a face-lift, reflective of our warm, welcoming and barrier-free service model. When this project is completed in July, visitors to the library will be greeted by a colorful entry with discrete, easy-to-access service desks, and plenty of places to perch and peruse the cream of the collection. I hope that you will join us in celebrating this transformation at a date to be determined later in the summer.

Thank you for helping us continue to raise the bar and meet the needs of this community, we couldn't do what we do without you!

Sincerely,

A handwritten signature in dark ink, appearing to read "Elizabeth Tracy", written over a light blue horizontal line.

Elizabeth Tracy
Library Director

A handwritten signature in dark ink, appearing to read "Gord Annand", written over a light blue horizontal line.

Gord Annand
Board Chair

From: PHIL MITCHELL [<mailto:philpbm@shaw.ca>]

Sent: Thursday, May 08, 2014 4:49 PM

To: Mayor's Office

Cc: lawther@whistlermac.org; Janice Groff

Subject: Re :Pickleball Court

Dear Mayor & Council,

I am sending you this email, with attachments, requesting your support in converting one or more municipal tennis courts into four Pickleball courts. The attachments will give you configuration and dimensions of the conversion and also a picture of a "paddle" and ball.

For further information, I can be reached at 604-932-4857 or by email at "philpbm@shaw.ca". My residence address is 8502 Buckhorn Drive, Whistler, B.C.

Regards,

Phil Mitchell

Date: May 8, 2014

Attention: RMOW Mayor and Council,

Subject: Pickleball

We are writing this letter to the RMOW, with a copy to the Pique and Whistler Question, to request the RMOW's support in converting one or more municipal tennis courts into Pickleball courts for the following three reasons: 1. Pickle Ball is growing in popularity; 2. It is an ideal sport for Whistler's increasing older-adult population; 3. It is relatively easy and inexpensive to implement.

Pickleball is the fastest growing recreational and competitive sport in North America. It is similar to tennis but played with paddles and whiffle-balls. (Please see enclosed pictures of Pickleball equipment). There are now several successful organizations in place to support the growth of the sport at a provincial and national level. They include: Pickleball British Columbia and Pickleballcanada.org. & BC Pickleball.

With an aging population, some of whom are no longer able to play tennis, Pickleball is the perfect alternative. It is a slower game with less stress on aging joints. It is also a great social sport and contributes to keeping our community active and engaged. Please keep in mind the game is not limited only to older adults as many younger people are taking up the game as well.

Pickleball courts are easy and inexpensive to install. One tennis court can be converted into four Pickleball courts (Please see enclosed court configuration drawings). There is better utilization of space as eight single, or, sixteen double Pickleball players, can play in the same space that allows only two single, or, four double tennis players. The conversion of a tennis court to Pickleball is relatively simple. The tennis net stays in place as a divider between the two Pickleball courts on either side of the net. The only other items required are new lines and two nets. (Please see enclosed drawing).

In closing, we would like to recommend to the RMOW that due to the growing popularity of Pickleball, its benefits to our community members and ease of implementation, that the municipality convert one or more tennis courts to Pickleball courts in viable locations throughout the valley.

Should you require more information to assist in your decision making please do not hesitate to contact Phil Mitchell by email at " philpbm@shaw.ca "

Regards,

Jan & Phil Mitchell

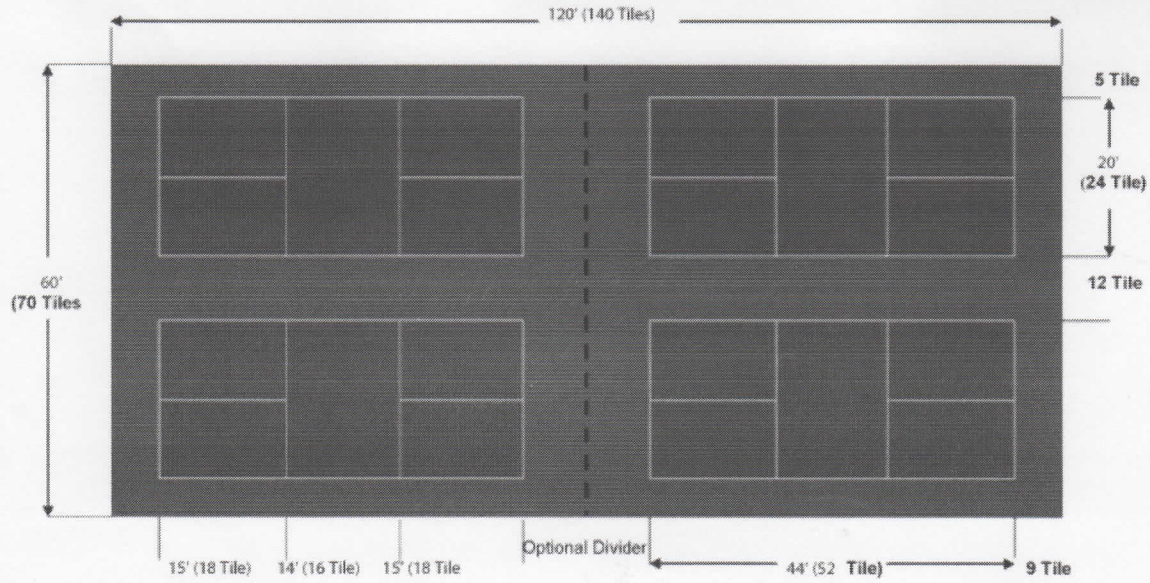
Janice & Greg Groff

60'x 120' Tennis Court

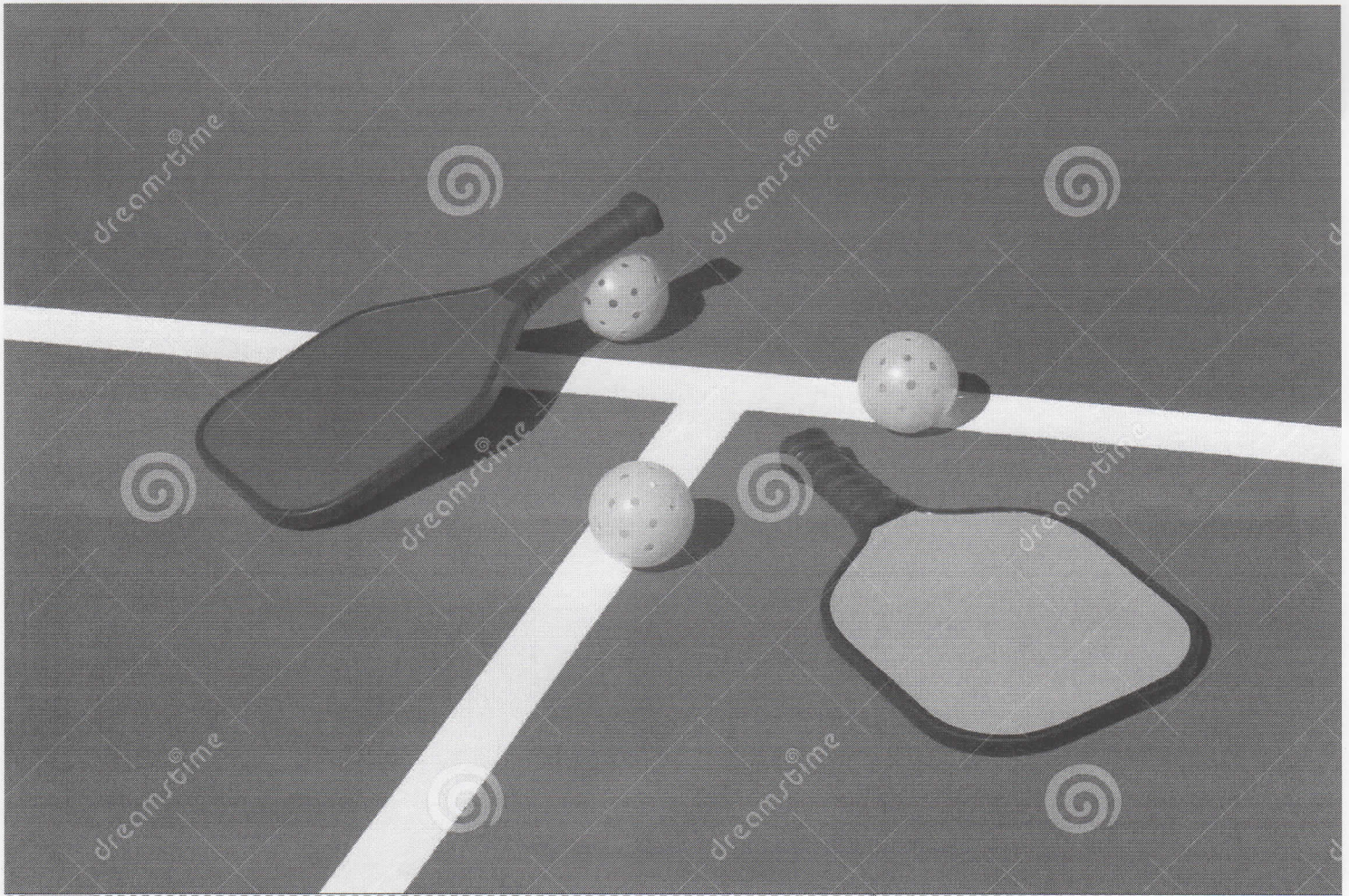
Conversion to 4 PickleBall Courts by FLEX COURT®

w/ 2" Inlaid Foul Lines

(Actual Court Dimensions = 60' -0" x 119' -8")




4992 Inner Court Tiles + 64 Filler Lines
4808 Outer Court Tiles + 392 Filler Lines
2" Foul Lines = 1056 White Inlaid Lines



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 34279817

 Bob Hills | Dreamstime.com

From: Peter Ladner [<mailto:peter@peterladner.ca>]
Sent: Wednesday, May 14, 2014 5:24 PM
To: Shannon Story
Subject: Fwd: letter re RFP for composting facility

From: Peter Ladner <peter@peterladner.ca>
Subject: letter re RFP for composting facility
Date: 14 May, 2014 5:00:18 PM PDT
To: mayorsoffice@whistler.ca
Cc: Mateo Ocejo <mateo@netzerowaste.com>, Mike Deprez
<MDeprez@walkerind.com>, Jaye Jay Berggren <jaye-jay@seatoskysoils.com>

Dear Mayor and Council:

Thank you for extending the deadline for me to 5 pm for getting this letter into this week's agenda. I waited until almost noon today to find out I'm not allowed to appear before council, hence this letter.

I have some serious questions about the staff report regarding RFP for Biosolids Composting Operations RFP #6700 - 2014B. In particular, it is my understanding that the staff will be recommending approval of a contract that is significantly more expensive than the other proposal submitted. After meeting with RMOW staff today (but without being able to see the full decision-making matrix before sending this letter), I understand this is because of a difference in experience operating the almost-unique technology used at the Whistler Callaghan Composting facility.

I'm writing to you as someone working with Net Zero Waste (NZW), doing business here as Sea to Sky Soils (SSS) in helping advance organic composting across North America. (I am also a Whistler taxpayer.) You may know NZW as the operators of the Sea to Sky Soils composting facility at Rutherford Creek. They also operate municipal composting facilities in Abbotsford, Comox and the Sunshine Coast using a technology that has been adopted in 250 cities around the world. They teamed up with Walker Environmental Group, a major Canadian waste processor, to bid on an operating contract for the Whistler Composting facility at Callaghan Creek. Walker operates six bio-solids facilities across Canada and a large food and compost facility in Niagara.

On Tuesday April 29, 2014 at 8:00 am, Mateo Ocejo of SSS/NZW received an email (copied to Mike Deprez from Walker Environmental) from RMOW staff saying:

We have done a thorough evaluation of the two proposals for Compost Operations that we received last week, and have selected your proposal as the "best overall proposal".

Our next step is to negotiate a contract for operations with the intent to start the new contract May 1, 2014.

I will contact you later today to set up a meeting to discuss the terms of the contract.

At 4:12 pm the same day, after a phone conversation with RMOW staff, Mateo Ocejo received another email from RMOW staff with a completely different message:

Based on the clarification I received from Mateo this afternoon regarding the Note to Appendix A – Payment Schedule submitted in your proposal, the “Estimated Total Annual Cost of Compost Operations” used for evaluation of the proposal has increased.

Mateo’s clarification was that the Compost Operator would charge a fee of \$30 per tonne to receive the clean wood waste that is brought to the compost facility, and any additional wood required would be brought from the Net Zero Waste operation in Abbotsford at no cost to the RMOW.

The two proposals I am evaluating are very close in all areas of comparison, and this increase in the “Estimated Total Annual Cost of Compost Operations” for your proposal actually tips the proposal score in favour of the other proposal. Due to tender law and the limitations in my Request for Proposals I can only negotiate with the preferred proposal, and I regret to inform you that I will have to consider the other proposal first.

I find this disturbing because:

-- it is highly unusual to "discover" and reinterpret information that was all written in the RFP, hours after making a decision based on "a thorough evaluation"

-- nothing in the written proposal that had received the thorough evaluation had changed.

-- Walker/SSS was told that its proposal was \$120,000/year below the operating cost of the competing proposal. That's \$600,000 over five years. Even if the reinterpretation of the bid calculated a \$60,000/year differential, that would amount to \$300,000 over five years.

-- In addition, in response to the request for "innovation" in the RFP, the Walker/SSS proposed saving the RMOW \$250,000/year on maintenance costs due to lower-cost technology. That's \$1 million over five years.

-- WEG was not provided the opportunity to clarify their proposal in writing before a decision was made.

-- it is highly unusual to reject a lower-cost bid (\$1.3-\$1.6 million lower based on information supplied) when the lower-cost operator has a unblemished national and local record of proven good management.

Staff have acknowledged that WEG/SSS has valuable, proven, money-saving technology to offer, but are not prepared to follow through by offering WEG/SSS this contract.

Council should postpone this decision until a third party can review the RFP bids and report back to council on the full financial implications of the proposed recommendation.

Peter Ladner
peter@peterladner.ca

604-760-1445
14-2712 Marmot Place,
Whistler



Y

Monday May 12/14
9179 Emerald Dr
Whistler BC V0N1B9

Rmow

4325 Blackcomb Way
Whistler B.C V0N1B4

Dear Mayor & Council

I would like to thank

Fire Chief Shelia Kirkwood
for holding the Fire Smart
meeting last Tuesday May 6/14.

The poor attendance at
this presentation was very
disheartening. Five members
of the public showed up.

2/

last summer I took six pickup loads of branches to the transfer station and dropped 5 Hemlock trees around my house. The trees ~~are~~ were bucked & split and are now ready for next winter. Wood burning is good, but we are trending away from wood burning and using more ~~gas~~ natural gas which encourages fracking. and pipe lines. We have to get back to wood burning to help reduce the build up of fuel around our houses. You cannot even notice

3

that I took five trees down from around my house. It actually better for the rest of the trees and I have three more trees marked to go.

Our weather is changing too. Even though March was a snowy month if you Google B.C Snowpack Waterequivalent you will see that our regions snowpack is at only 54% of its average water equivalent, the Okanogan is much higher.

I have included newspaper articles written by climate

4

scientists which are giving us clear warnings of changes and coming problems regarding fire and water shortages. The west coast is drying out, just look at California.

We have hard surfaced everything and water now runs of faster. Since the sewer was put in in Emerald we have dried out more. I have noticed more dead trees since this disturbance.

The pine beetle forest near Wedge Pit grew by 10% last year compared to 2%

5

which has been its normal growth rate. There is no market for these trees, so there they stand. We also have pine beetle in Emerald.

I hope that more people get on board with Fiesmart and quit making excuses. The writing is on the wall and the facts are evident.

Mike Suggs

Vancouver's been walking on sunshine

SUNNY DAYS: With 30% less rainfall than average, city is on track for one of the driest years in its recorded history

DAN FUMANO
THE PROVINCE

✱ It's still not quite the Sahara, but famously rain-drenched Vancouver is on track to have one of the driest years in recorded history.

We've received about 30 per cent less rain in 2013 compared to the average annual precipitation.

This year — as everyone has happily noted — has turned out to be “unusually sunny and dry,” said John McIntyre, a Vancouver-based meteorologist with Environment Canada.

“Wearing your sunglasses in December is a rare thing around here. But I've got mine in the car, for sure,” said McIntyre, pointing out that Vancouver received more than seven hours of bright sunshine on Tuesday.

Usually, in early December, McIntyre said, he wouldn't be able to see the North Shore mountains from his office in downtown Vancouver. But this week, he said the view is clear and “stunningly beautiful.”

✱ As of Wednesday, the city had received 839 millimetres of precipitation this year. That puts 2013 on track to finish as one of the driest years on record, said McIntyre.

It's 30 per cent less than the long-term average of 1,199 mm per year. The driest year on record was 1952, when Vancouver had just 723 mm.

November — usually the rainiest month here — was also drier than usual, with 123 mm of precipitation, down from the normal 179.

October was even drier, with only 37 mm; that's a stark comparison to October 2012, when 197 mm fell.

✱ Summers are often fairly dry in Vancouver, but this year set records: We had the first rain-free July since 1937, when the City of Vancouver began keeping such records, and it was also the sunniest month here in recorded history.

We're not on track to break any sunshine records for 2013, but as we close out the year, we've been enjoying some extra rays lately. November had 83 hours of bright sunshine, 25



Enjoying the crisp weather Wednesday during a walk in Blackie Spit Park at Crescent Beach in Surrey were Ashley Edworthy, right, pushing three-month-old Georgia, and Georgia's aunt May Edworthy. JASON DAVINE/PHG

per cent more than the average.

This year's weather has been good for business at Grouse Mountain, which saw record numbers of visitors during June and July.

“The gorgeous fall weather also contributed to our best-ever October,” Grouse spokeswoman Jacque-

line Blackwell said in an email.

Vancouver's public outdoor swimming pools also enjoyed a “banner year,” said Vancouver Parks Board spokeswoman Joyce Courtney.

The only bad boy of weather months was September, our third-wettest September on record with

144 mm of rain. For the curious, Vancouver's wettest year on record was 1997, at 1,521 mm.

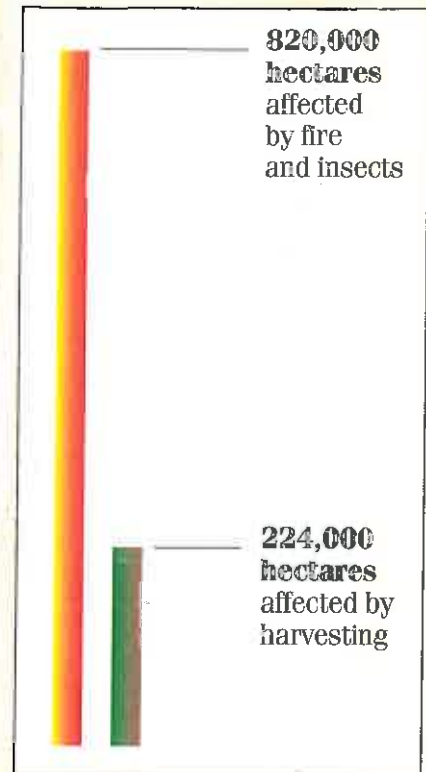
That was the year David Duchovny, star of the locally filmed hit TV show *The X-Files*, upset locals by complaining about Vancouver's weather.

In October — a month with 166 mm of precipitation — Duchovny appeared on *Late Night with Conan O'Brien* and told the host, “Vancouver is a very nice place if you like 400 inches of rain fall a day.”

dfumano@theprovince.com
twitter.com/fumano



**Area Annually Affected By
Wildfire & Insects versus
Harvesting in BC's Forests
Ten-Year Averages 1984-94**



Large-scale disturbances, where hundreds of hectares of forest are destroyed by fire, windthrow or insects, is a constant occurrence in the natural forest. In the ten-year period between 1984 and 1994, disturbance by fire and insects alone annually affected an average of 820,000 hectares of forest land in British Columbia.

Nature's Clearcuts: Natural Disturbances to the Forest Ecosystem

any people cannot comprehend how a forester steeped in the traditions of forest science could look calmly at the seemingly catastrophic destruction wrought by a clearcut. The explanation lies in the differing perceptions about the role of major disturbances in the forest system. Scientific opinion is anything but unanimous on the question, but most foresters believe that disturbances are natural to most forest ecosystems, and in many cases are essential to their well-being.

For centuries, the forests for tens of thousands of years, and when the ice sheets withdrew, forests returned to carpet the valleys and mountains for many more thousands of years. The last ice age retreated from the Pacific Northwest only ten thousand years ago—a mere moment in evolutionary time. The apparently ancient forests that carpeted the Pacific Northwest when Europeans first arrived had re-asserted their dominance after being obliterated by the ice only a few dozen forest generations earlier.

windstorms, landslides and insect infestations annually affect an average of 820,000 hectares of British Columbia's forests—over three and one-half times the amount harvested. Opinion varies on the role that major disturbance plays in removing overmature trees to make room for new growth—a function essential to forest health. Some argue that under natural conditions the forest typically renews itself one tree at a time, and that it should be harvested using partial cutting systems rather than clearcutting. Others say the notion that nature will always work in the best interests

Parksville-Port Alberni highway, where H.R. MacMillan preserved an impressive stand of giant Douglas fir old-growth known as Cathedral Grove. The ancient trees are deteriorating but tourists can walk among the great trunks for hours and not find a single Douglas fir seedling growing to replace the giants. They will find conifer seedlings by the thousands, but they will prove to be shade-tolerant species such as western hemlock, red cedar, or grand fir. This is because Douglas fir does not germinate well in the cool, shaded soil under a heavy old-growth canopy while some

Northwest forests, water are already hit

SCIENTIFIC REPORT: Global warming is threatening coastal communities and increasing risk of wildfires



Global warming is increasing wildfire risks in the Northwest, a U.S. report shows. Also affected are water supply and coastal lands. — B.C. FOREST SERVICE FILE

SEATTLE — Global warming already is altering Northwest forest landscapes, increasing wildfire risks and threatening coastal communities, according to a U.S. scientific report released Tuesday.

The National Climate Assessment provides a detailed look at the regional and state-level effects of climate change. It lists key concerns for Washington, Idaho and Oregon:

Water-related challenges

Regional warming has been linked to changes in the amount and the timing of snowmelt, which provides a bulk of the region's water supply, the report says. Declining snowpack is already happening and will continue, reducing the supply of

water for farming, communities and fish. Without changes, annual hydropower production is much more likely to decrease than to increase in the Columbia River basin; such hydropower changes could cost millions of dollars a year.

Coastal vulnerability

Rising sea level, erosion and ocean acidification pose a major threat to infrastructure, ecosystems and economic activity, the report says. As sea levels continue to rise, more than 55,000 hectares of coastal lands in Washington and Oregon that lie within one metre in elevation of high tide will be inundated more frequently. The rising acidity of the ocean also threatens marine life. Changing conditions may alter how well

certain species survive.

Impacts on forest

Climate change will alter Northwest forests by increasing wildfire risk along with outbreaks of tree disease and insects, the report says. Those impacts are causing widespread tree die-offs and are certain to cause more forest die-offs by 2040. Although wildfires are a natural part of the Northwest, warmer and drier conditions have helped boost the number and extent of wildfires in U.S. Western forests since the 1970s and that trend is expected to continue. Higher temperatures and outbreaks of mountain pine beetles, for example, are increasing pine tree die-offs in drier forests.

— The Associated Press

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*some conditions may apply, see below

Lewinsky reveals all in article

WASHINGTON — Monica Lewinsky has broken nearly a decade of silence to say that she was "troubled" by Hillary Clinton's impulse to "blame"



From: Mona Helcermanas-Benge [<mailto:monahbenge@shaw.ca>]
Sent: Monday, May 05, 2014 5:59 PM
To: Nikki Best
Subject: Consideration of draft LNG letter from Mr. Eoin Finn

May 5, 2014

Resort Municipality of Whistler
4325 Blackcomb Way,
Whistler BC V0N 1B4
Council Coordinator, Nikki Best
Email: nbest@whistler.ca

To: Mayor Nancy Wilhelm-Morden and Council,

In follow up to my recent communication regarding the potential LNG Supertanker traffic should the proposal for a floating LNG plant be approved for the Woodfibre site in Howe Sound, I am asking you and the Directors to consider the attached draft letter.

The purpose is to inform the appropriate federal, provincial and local governments that the resolution supported in 2008 and passed by the UBCM in 2008 (please reference UBCM text below) to ban LNG tanker traffic in the Georgia/Haro Straits is still in effect. The only thing that has changed is that the LNG Supertankers will come from Woodfibre in Howe Sound, where we are focusing our efforts, rather than Westpac in Texada. The result, however, is the same: LNG Supertankers in the Georgia/Haro Straits.

It is important that the decision makers at both levels of government understand local governments along the shipping route still feel the same. The request for a ban on LNG Supertankers in our waters still stands and is supported no matter where the tankers come from.

Please change the letter as you deem appropriate and send to the Premier of BC, the Prime Minister of Canada and copy to the Provincial and Federal Ministers of Environment. I would be most appreciative if you could also copy me. Thank you for any consideration you give this issue. Working together with all the Regional Districts and community groups I hope we will be as successful as you were in the past.

Best regards
Eoin Finn, BSc, PhD, MBA, CMC
Phone: 604-715-7991
Email: efinn@shaw.ca
Biography: <http://members.shaw.ca/efinn/ejfcv.html>

UBCM Resolution (2008)

WHEREAS the waters of Georgia and Malaspina Straits provide a vital habitat for diverse bird and fish species, a corridor for commercial and recreational marine traffic and an attraction for upland settlement; AND WHEREAS WestPac LNG is soliciting interest to build an LNG import facility and associated 600MW gas-fired electricity generating plant on Texada Island, which will involve the passage of a significant number of LNG tankers in the Georgia Strait, which will interfere with existing marine traffic, put at risk these ecologically important and sensitive inland waters, and negatively impact

*upland development along this route: **THEREFORE BE IT RESOLVED that the UBCM urge the federal government to ban the passage of LNG tankers in the waters of the Malaspina, Georgia, Juan de Fuca and Haro Straits, and Boundary Pass.***

May , 2014

The Right Honourable Prime Minister Stephen Harper,
Office of the Prime Minister
80 Wellington Street
Ottawa, ON K1A 0A2

The Honourable Christy Clark
Premier of British Columbia
Box 9041, Station PROV GOVT
Victoria, BC

Cc: Federal Minister of Environment
Provincial Minister of Environment

Re: The prospect of LNG Supertanker traffic in the Howe Sound and Georgia, Juan de Fuca and Haro Strait waters should the Woodfibre Natural Gas Ltd. Proposal for a floating LNG plant at the Woodfibre location in Howe Sound be approved.

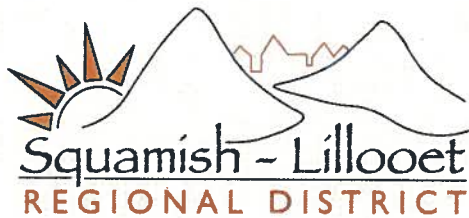
In 2008, Powell River Regional District adopted a resolution, supported by Vancouver Island Regional Districts and the Islands Trust, in support of the implementation of a federal government ban on the passage of LNG tankers in the waters of the Malaspina, Georgia, Juan de Fuca and Haro Straits. This resolution, subsequently passed by the Union of BC Municipalities and other Vancouver Island and mainland communities impacted by the WestPac LNG proposal of the day, is still in effect. The only change is that the LNG Supertankers will be coming from Howe Sound rather than Texada. The result, however, is the same: LNG Supertankers in the Georgia, Juan de Fuca and Haro Straits waters.

Please accept this letter as an indicator of our support for a ban on LNG tanker traffic through our waters. LNG Supertankers navigating the busy waters of Howe Sound and the Georgia/Haro Straits will, as stated in the UBCM resolution, *“interfere with existing marine traffic, put at risk these ecologically important and sensitive inland waters and negatively impact upland development along the route.”*

We are often told incidents are rare in the industry but rare things occur somewhere and when they do, the result is catastrophic if LNG is involved. Our waters are visited by millions of tourists from around the world and are a sanctuary for marine life that we all have a responsibility to protect.

Please consider our request to ban LNG Supertanker traffic in our waters.

Sincerely,



Box 219, 1350 Aster Street,
Pemberton, BC V0N 2L0
Ph. 604-894-6371, 800-298-7753
F: 604-894-6526
info@slrd.bc.ca www.slrd.bc.ca

May 7, 2014

Robin Arthurs
General Manager, Corporate Services
District of Squamish
PO Box 310
Squamish, BC, V8B 0A3

Shannon Story
Corporate Officer
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC, V0N 1B4

Paula Skrzeta
Deputy Corporate Officer
District of Lillooet
PO Box 610
Lillooet, BC, V0K 1V0

Sheena Fraser
Manager, Administrative Services
Village of Pemberton
PO Box 100
Pemberton, BC, V0N 2L0

Dear Mesdames,

Re: Information Report: Northern Areas Payments in Lieu of Taxes ("PILT") Options & Impacts of Revenue per Member

Further to my letter of May 5, 2014, the body of which is set out below, I have been asked to request a response from your respective Mayors and Councils by May 31, 2014.

At the regular meeting of the Squamish-Lillooet Regional District Board on March 24, 2014, the Board resolved as follows:

THAT the Information Report – Northern Areas PILT Options & Impact on Revenue per Member be referred to the Squamish-Lillooet Regional District member municipalities and the Electoral Area Directors Committee.

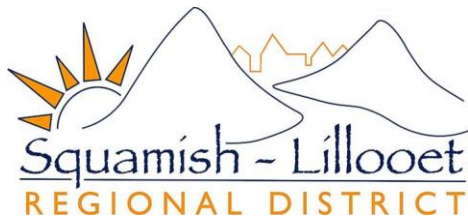
Accordingly, please find attached the Information Report: Northern Areas Payments in Lieu of Taxes ("PILT") Options & Impacts of Revenue per Member.

Please let me know if you have any questions or require any further information. Thank you.

Yours truly,

Peter DeJong
Director of Administrative Services

cc. SLRD Board



Information Report

Northern Areas PILT Options & Impacts of Revenue per Member

Date: March 10, 2014

Attachments: Northern Areas PILT Increase Options & Reduction of Revenue Spreadsheets

Key Issues/Concepts Defined:

At the February 26th COW budget meeting, it was requested that staff prepare a report showing the different options regarding the BC Hydro PILT yearly increase and options for allocating the amounts to the northern areas, and that staff also report on the reduction of revenue per SLRD member.

The Northern Areas PILT Increase Options spreadsheet provides figures for 7 years of increases at the top of the spreadsheet and 4 options at the bottom of the spreadsheet that detail the cumulative amount of funds that would be in the reserve fund for each Northern area at the end of each year. 2014 is based on the actual 4.26% increase, and 2015 – 2018 are estimates based on a 4% increase. The options shown are based on comments provided by the Board. There are various other options that can be explored by changing the cap amounts and the percentages allocated to each area. The cap amounts are based on the 2013 BC Hydro PILT.

The first Reduction of Revenue spreadsheet provides the amount of revenue that would have been transferred to the General Government and Land Planning & Zoning services, and indicates the impact on each member for 5 years. 2014 is based on the actual 4.26% increase, and 2015 – 2018 are estimates based on a 4% increase. The second spreadsheet shows the reduction of revenue for the General Select Service, the Electoral Area Select Services & each of the standing commitments.

Please find the spreadsheets attached, as well as a summary of the BC Hydro PILT allocation for 2014.

Submitted by: Suzanne Lafrance, Director of Finance

Reviewed by: Lynda Flynn, CAO

Approved by: Lynda Flynn, CAO

BC Hydro Grant Allocation 2014

Facility			% of Total Grant	2014 Grant provided per Facility - no increase	2014 Grant provided per Facility @ 4.26% increase	Difference	
Bridge River 1			30%	324,231.41	338,043.67	13,812.26	
Bridge River 2			42%	453,923.97	473,261.13	19,337.16	
La Joie Lake			4%	43,230.49	45,072.11	1,841.62	
Cheakamus			24%	259,385.13	270,434.93	11,049.81	
Total Grant			100%	1,080,771.00	1,126,811.84	46,040.84	
Allocated to:			%				
- General Government			40	*	432,308.40	450,724.74	18,416.34
- Land Use Planning			30		324,231.30	338,043.55	13,812.25
- Feasibility Study Reserve			5	**	54,038.55	56,340.59	2,302.04
- General Select			1		10,807.71	11,268.12	460.41
			76		821,385.96	856,377.00	34,991.04
	no increase	4.26% increase					
Standing Commitments:							
- Lillooet Recreation Centre	12,087.57	12,602.50	22.3684%			514.93	
- Seton Fire Dept	7,110.34	7,413.24	13.1579%			302.90	
- Pemberton Transit	20,619.97	21,498.38	38.1579%			878.41	
- Squamish Public Library	14,220.67	14,826.47	26.3158%			605.80	
	54,038.55	56,340.59	5	54,038.55	56,340.59	2,302.04	
Electoral Area Select Services							
- Electoral Area A			4.75	51,336.62	53,523.56	2,186.94	
- Electoral Area B			4.75	51,336.62	53,523.56	2,186.94	
- Electoral Area C			4.75	51,336.62	53,523.56	2,186.94	
- Electoral Area D			4.75	51,336.62	53,523.56	2,186.94	
			19	205,346.49	214,094.25	8,747.76	
			100	1,080,771.00	1,126,811.84	46,040.84	

* 45% in 2013 - due to no allocation to Feasibility Study Reserve required.

** This is a reflection of the requirements for 2014, based on the 2013 amounts (i.e. no increase)

Northern Areas PILT Increase Options

15% cap	162,115.65	Based on 2013 Year
7.5% cap	81,057.83	Based on 2013 Year

	Year 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7
	2013	2014	2015	2016	2017	2018	2019	2020
		4.26%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Total Est. PILT	1,080,771.00	1,126,811.84	1,171,884.32	1,218,759.69	1,267,510.08	1,318,210.48	1,370,938.90	1,425,776.46
Total Increase over 2013		46,040.84	91,113.32	137,988.69	186,739.08	237,439.48	290,167.90	345,005.46
Total Northern Area Increase		34,991.04	69,246.12	104,871.41	141,921.70	180,454.01	220,527.60	262,204.15
Northern Area Cumulative totals		34,991.04	104,237.16	209,108.57	351,030.27	531,484.28	752,011.88	1,014,216.03

Option 1					Option 2					Option 3					Option 4				
40/40/20 split 15/15/7.5 cap					40/40/20 split 15/15/15 cap					50/50/0 split 15/15/0 cap					33/33/33 split 15/15/15 cap				
Year 1 Total	40%	Area A	13,996.42		Year 1 Total	40%	Area A	13,996.42		Year 1 Total	50%	Area A	17,495.52		Year 1 Total	33%	Area A	11,663.68	
	40%	Area B	13,996.42			40%	Area B	13,996.42			50%	Area B	17,495.52			33%	Area B	11,663.68	
	20%	DOL	6,998.21			20%	DOL	6,998.21			0%	DOL	-			33%	DOL	11,663.68	
	34,991.04					34,991.04					34,991.04					34,991.04			
Year 2 Cumulative Total	40%	Area A	41,694.87		Year 2 Cumulative Total	40%	Area A	41,694.87		Year 2 Cumulative Total	50%	Area A	52,118.58		Year 2 Cumulative Total	33%	Area A	34,745.72	
	40%	Area B	41,694.87			40%	Area B	41,694.87			50%	Area B	52,118.58			33%	Area B	34,745.72	
	20%	DOL	20,847.43			20%	DOL	20,847.43			0%	DOL	-			33%	DOL	34,745.72	
	104,237.16					104,237.16					104,237.16					104,237.16			
Year 3 Cumulative Total	40%	Area A	83,643.43		Year 3 Cumulative Total	40%	Area A	83,643.43		Year 3 Cumulative Total	50%	Area A	104,554.28		Year 3 Cumulative Total	33%	Area A	69,702.86	
	40%	Area B	83,643.43			40%	Area B	83,643.43			50%	Area B	104,554.28			33%	Area B	69,702.86	
	20%	DOL	41,821.71			20%	DOL	41,821.71			0%	DOL	-			33%	DOL	69,702.86	
	209,108.57					209,108.57					209,108.57					209,108.57			
Year 4 Cumulative Total	40%	Area A	140,412.11		Year 4 Cumulative Total	40%	Area A	140,412.11		Year 4 Cumulative Total	50%	Area A	162,115.65	15% cap	Year 4 Cumulative Total	33%	Area A	117,010.09	
	40%	Area B	140,412.11			40%	Area B	140,412.11			50%	Area B	162,115.65	15% cap		33%	Area B	117,010.09	
	20%	DOL	70,206.05			20%	DOL	70,206.05			0%	DOL	-			33%	DOL	117,010.09	
	351,030.27					351,030.27					(Part Year) 324,231.30					351,030.27			
Year 5 Cumulative Total	40%	Area A	162,115.65	15% cap	Year 5 Cumulative Total	40%	Area A	162,115.65	15% cap	Year 5 Cumulative Total					Year 5 Cumulative Total	33%	Area A	162,115.65	15% cap
	40%	Area B	162,115.65	15% cap		40%	Area B	162,115.65	15% cap							33%	Area B	162,115.65	15% cap
	20%	DOL	81,057.83	7.5% cap		20%	DOL	106,296.86								33%	DOL	162,115.65	15% cap
	(Part Year) 405,289.13					(Part Year) 430,528.16										(Part Year) 486,346.95			
					Year 6 Cumulative Total	0%	Area A	162,115.65											
						0%	Area B	162,115.65											
						20%	DOL	150,402.38											
						474,633.68													
					Year 7 Cumulative Total	0%	Area A	162,115.65											
						0%	Area B	162,115.65											
						20%	DOL	162,115.65	15% cap										
						(Part Year) 486,346.95													

Reduction of Revenue Per Service and Per Region

General Government Services 1000*

		Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	TOTALS	
Total deduction of revenue with no PILT increase		18,416	41,001	62,095	84,033	106,848	312,393	
ASSESSMENT								
DISTRICT OF SQUAMISH	420,008,580	4,474	9,960	15,084	20,413	25,956	75,887	DOS
RESORT MUNICIPALITY OF WHISTLER	1,063,646,266	11,329	25,223	38,200	51,695	65,731	192,178	RMOW
DISTRICT OF LILLOOET	28,000,572	298	664	1,006	1,361	1,730	5,059	DOL
VILLAGE OF PEMBERTON	54,217,214	577	1,286	1,947	2,635	3,350	9,796	VOP
ELECTORAL AREA A	18,939,834	202	449	680	921	1,170	3,422	Area A
ELECTORAL AREA B	10,886,007	116	258	391	529	673	1,967	Area B
ELECTORAL AREA C	58,407,336	622	1,385	2,098	2,839	3,609	10,553	Area C
ELECTORAL AREA D	74,888,352	798	1,776	2,690	3,640	4,628	13,531	Area D
TOTALS	1,728,994,161	18,416	41,001	62,095	84,033	106,848	312,393	

residential tax rate

0.001065	0.002371	0.003591	0.004860	0.006180
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* Includes the 5% for feasibility studies for Years 2 (2015) and forward

Land Planning & Zoning 1200

		Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	TOTALS	
Total deduction of revenue with no PILT increase		13,812	27,334	41,397	56,022	71,232	209,796	
ASSESSMENT								
DISTRICT OF SQUAMISH	420,008,580	3,355	6,640	10,056	13,609	17,304	50,964	DOS
RESORT MUNICIPALITY OF WHISTLER	1,063,646,266	8,497	16,815	25,466	34,464	43,821	129,063	RMOW
DISTRICT OF LILLOOET	28,000,572	224	443	670	907	1,154	3,398	DOL
VILLAGE OF PEMBERTON	54,217,214	433	857	1,298	1,757	2,234	6,579	VOP
ELECTORAL AREA A	18,939,834	151	299	453	614	780	2,298	Area A
ELECTORAL AREA B	10,886,007	87	172	261	353	448	1,321	Area B
ELECTORAL AREA C	58,407,336	467	923	1,398	1,892	2,406	7,087	Area C
ELECTORAL AREA D	74,888,352	598	1,184	1,793	2,426	3,085	9,087	Area D
TOTALS	1,728,994,161	13,812	27,334	41,397	56,022	71,232	209,796	

residential tax rate

0.000799	0.001581	0.002394	0.003240	0.004120
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TOTAL 1000 & 1200

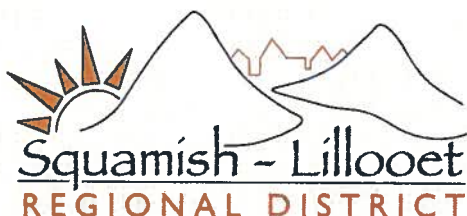
		Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	TOTALS	
Total deduction of revenue with no PILT increase		32,229	68,335	103,492	140,054	178,080	522,189	
ASSESSMENT								
DISTRICT OF SQUAMISH	420,008,580	7,829	16,600	25,140	34,022	43,259	126,851	DOS
RESORT MUNICIPALITY OF WHISTLER	1,063,646,266	19,827	42,038	63,666	86,159	109,551	321,241	RMOW
DISTRICT OF LILLOOET	28,000,572	522	1,107	1,676	2,268	2,884	8,457	DOL
VILLAGE OF PEMBERTON	54,217,214	1,011	2,143	3,245	4,392	5,584	16,375	VOP
ELECTORAL AREA A	18,939,834	353	749	1,134	1,534	1,951	5,720	Area A
ELECTORAL AREA B	10,886,007	203	430	652	882	1,121	3,288	Area B
ELECTORAL AREA C	58,407,336	1,089	2,308	3,496	4,731	6,016	17,640	Area C
ELECTORAL AREA D	74,888,352	1,396	2,960	4,483	6,066	7,713	22,618	Area D
TOTALS	1,728,994,161	32,229	68,335	103,492	140,054	178,080	522,189	

residential tax rate

0.001864	0.003952	0.005986	0.008100	0.010300
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Reduction of Revenue -Select Services Grants & Standing Commitments

Total deduction of revenue with no PILT increase	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	TOTALS
General Select	460.41	911.13	1,379.89	1,867.39	2,374.39	6,993.21
Each Electoral Area Select Services	2,186.94	4,327.88	6,554.46	8,870.11	11,278.38	33,217.77
Lillooet Recreation Centre	514.93	1,019.01	1,543.27	2,088.49	2,655.52	7,821.22
Seton Fire Dept	302.90	599.43	907.83	1,228.56	1,562.11	4,600.83
Pemberton Transit	878.41	1,738.35	2,632.69	3,562.79	4,530.11	13,342.35
Squamish Public Library	605.80	1,198.87	1,815.66	2,457.11	3,124.23	9,201.67
TOTALS	4,949.39	9,794.68	14,833.78	20,074.45	25,524.74	75,177.05
Cumulative Total	4,949.39	14,744.07	29,577.86	49,652.31	75,177.05	



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Dear Mesdames,

Re: Draft South Chilcotin Mountain Park Management Plan

At the regular meeting of the Squamish-Lillooet Regional District Board on April 28, 2014 the Board, in addition to directing review and comment from the SLRD, also resolved:

THAT the Draft South Chilcotin Mountain Park Management Plan be referred to member municipalities and to the Thompson-Nicola Regional District for comment before the deadline of May 30, 2014.

Accordingly, please find attached the Draft South Chilcotin Mountain Park Management Plan.

Yours truly,

Peter DeJong
Director of Administrative Services



South Chilcotin Mountains Park and Big Creek Park

Management Plan
Draft for Public Review

February 2014



BC Parks

*This document replaces the Big Creek
Park Management Direction Statement,
approved in November 1999.*

South Chilcotin Mountains Park and Big Creek Park Management Plan

Approved by:

Jeff Leahy
Regional Director
Thompson Cariboo Region
BC Parks

Date

Brian Bawtinheimer
Executive Director
Parks Planning and Management Branch
BC Parks

Date

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1.0 Introduction

1.1 Management Plan Purpose

The purpose of this management plan is to guide the management of South Chilcotin Mountains Park and Big Creek Park. A single management plan is being prepared for both parks due to their adjacency, similarities in natural values and ecosystems and recreational uses. The communities, stakeholders and First Nations are also similar.

This management plan:

- articulates the key features and values of the two parks;
- identifies appropriate types and levels of management activities in each park;
- determines appropriate levels of use and development in each park;
- establishes the long-term vision and management objectives for the two parks; and
- responds to current and predicted threats and opportunities by defining a set of management strategies to achieve the management vision and objectives of each park.

1.2 Planning Area

South Chilcotin Mountains and Big Creek parks are located in southwest British Columbia, approximately 80 kilometres west of the town of Lillooet, 100 kilometres southwest of Williams Lake and 180 kilometres north of Vancouver (Figure 1).

South Chilcotin Mountains Park encompasses 56,796 hectares of rolling mountains and alpine areas while Big Creek Park consists of 67,918 hectares, transitioning from high, rolling mountains and plateaus in the south, to low wetlands in the north.

Access to South Chilcotin Mountains Park is by Highway 40 from Lillooet, a road that has to be driven with caution due to the frequent and ongoing rockfalls, or over the rough Hurley Forest Service Road from Pemberton. Entry into the park is achieved from trailheads accessible by forest service roads approaching the park on the south and east boundary, but many visitors access the park by floatplane, primarily landing on Spruce Lake. Big Creek Park can be accessed either from the southeast through the same forest service roads that access the east side of South Chilcotin Mountains Park, or by Highway 20 from Williams Lake, then south on Forest Service Road 2000 to the community of Big Creek, then by forest service roads to trailheads to the north of the park.

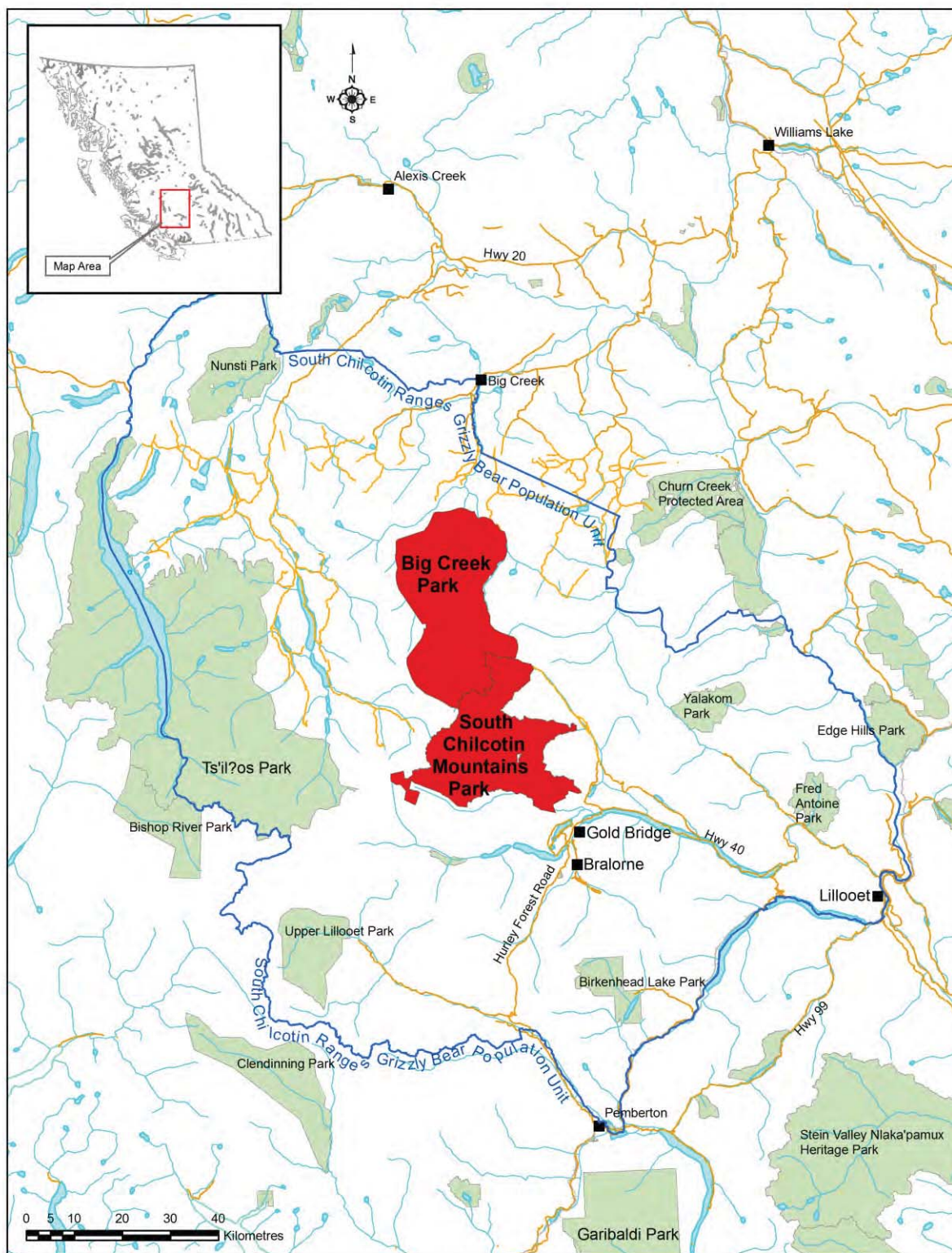


Figure 1: Context Map for South Chilcotin Mountains Park and Big Creek Park

1.3 Legislative Framework

Big Creek Park was established as a Class A park in 1995 under the *Park Act*. The park is presently named and described in Schedule D of the *Protected Areas of British Columbia Act*.

The former Spruce Lake Protected Area, at 71,347 hectares, was established in 2001 by an Order in Council under the *Environment and Land Use Act* as part of the government's approval-in-principle of the Lillooet Land and Resource Management Plan (LRMP). In 2004, it was recommended through a revised draft of the Lillooet Land and Resource Management Plan that the protected area be divided into the South Chilcotin Mountains Park and three mining and tourism areas (Figure 2), consisting of 14,550 hectares, to be removed from the protected area. The mining and tourism areas were established under the *Environment and Land Use Act* on June 24, 2010. On June 30, 2010, approximately 80 percent of the former Spruce Lake Protected Area was established as South Chilcotin Mountains Park. The Class A park is named and described in Schedule D of the *Protected Areas of British Columbia Act*.

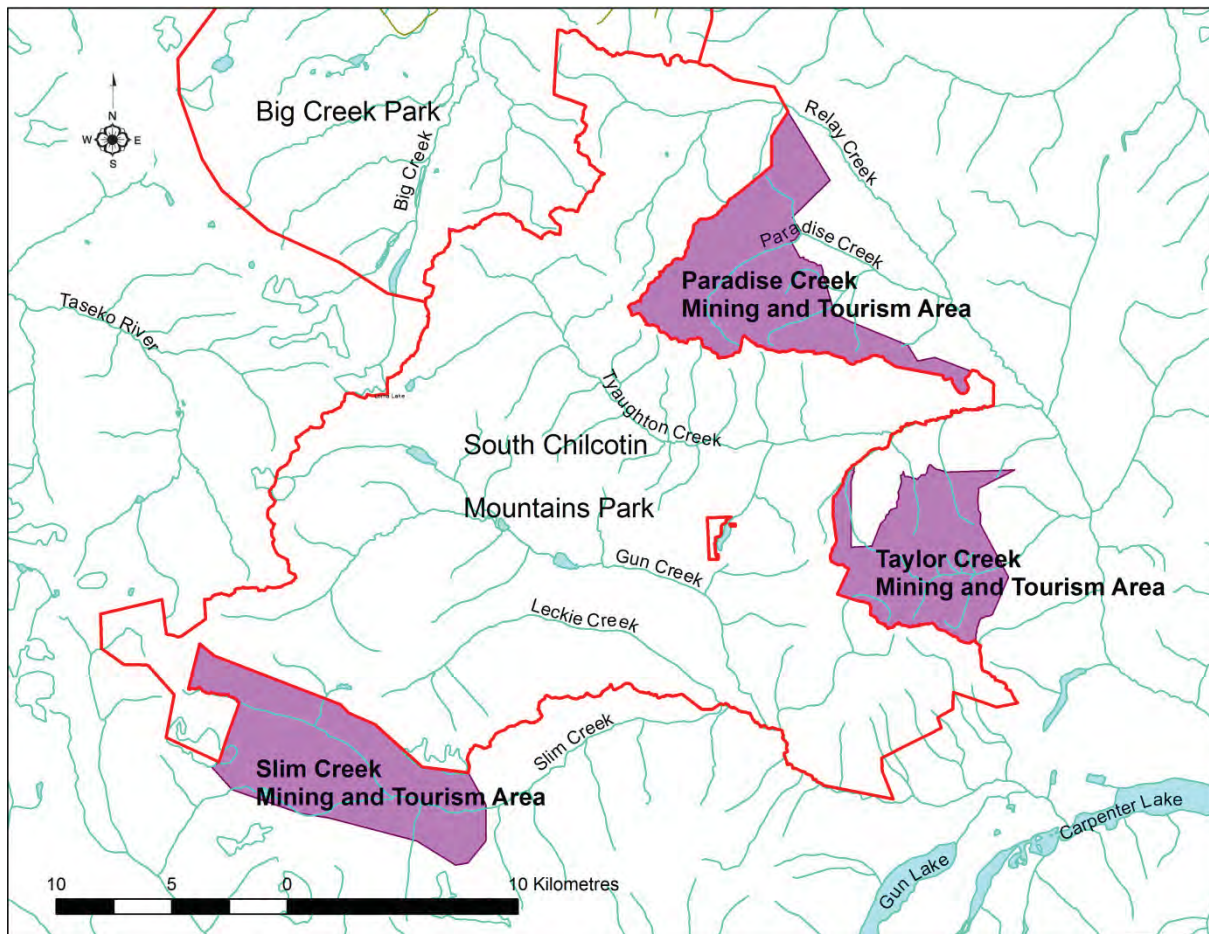


Figure 2: Mining and Tourism Areas Adjacent to South Chilcotin Mountains Park

Class A parks are Crown lands dedicated to the preservation of their natural environments for the inspiration, use and enjoyment of the public. Development in Class A parks is limited to that which is necessary to maintain the park's recreational values. Some activities that existed at the time a park was established (e.g., grazing, hay cutting) may be allowed to continue in certain Class A parks¹, but commercial resource extraction or development activities are not permitted (e.g., logging, mining or hydroelectric development).

Management of South Chilcotin Mountains Park and Big Creek Park is guided by the *Park Act*, the *Park, Conservancy and Recreation Area Regulation*, this management plan, and established policies and procedures of BC Parks.

1.4 Adjacent Land Use

Forestry and mining occur adjacent to the parks. Adjacent lands are also used for a variety of recreational activities including local snowmobile use, mainly to the southwest, and heli-skiing adjacent to, and within, South Chilcotin Mountains Park.

There are two private land inholdings at Spruce Lake in South Chilcotin Mountains Park, with the largest encompassing the entire western side of the lake and the other a small lot on the northeast side of the lake.

The three mining and tourism areas (Slim Creek, Paradise Creek and Taylor Creek) that are located on the southwest, northeast and southeast boundaries of South Chilcotin Mountains Park (Figure 2) are administered by the Ministry of Forests, Lands and Natural Resource Operations. These areas allow for mineral exploration and mining as well as tourism use and development; no commercial logging is permitted in the mining and tourism areas.

1.5 Management Commitments

The parks were proposed through recommendations of land use plans. The land use plans also provided initial direction for park management. Big Creek Park was recommended through the Cariboo-Chilcotin Land Use Plan, approved in 1994. South Chilcotin Mountains Park was recommended through the Lillooet Land and Resource Management Plan.

The direction on protected areas in the land use plans provides primary input for park management. Summaries of the direction from these land use planning processes are provided in Appendix 1.

¹ Applies only to class A parks listed in Schedule D of the *Protected Areas of British Columbia Act*.

1.6 Encumbrances

The Ministry of Forests, Lands and Natural Resource Operations administers some tenures within the parks. These include portions of seven traplines and four guide outfitters territories that are authorized under the *Wildlife Act* and ten range tenures for horses and cattle that are authorized under the *Range Act*. Grazing of cattle occurs throughout most of Big Creek Park and the northeast portion of South Chilcotin Mountains Park in the Relay Creek area.

Other commercial tenures that existed prior to park establishment were converted to park use permits. These include five tourism operations that provide guided horseback riding, biking and hiking; facilities associated with two guide outfitters; one heli-skiing tenure using runs in the southern portion of South Chilcotin Mountains Park; two air transport companies that fly visitors into the parks; range cabins; and an Environment Canada hydrological station.

1.7 Management Planning Process

A background document for South Chilcotin Mountains and Big Creek parks was prepared in 2004 in anticipation of completion of the Lillooet Land and Resource Management Plan, and subsequent establishment of South Chilcotin Mountains Park.

Management planning for South Chilcotin Mountains and Big Creek parks began in 2011. Background information was placed on the BC Parks website and the public was invited to participate. At this stage, BC Parks also consulted with other government agencies, public interest groups and stakeholders. BC Parks gathered information on values, uses, present and future desired activities, the desired experience, public and commercial recreational use of the parks and management issues that needed to be addressed. Documents summarizing the input gathered from the various groups were posted to the BC Parks website as they became available.

The intent of this management plan is to ensure values are maintained while attempting to provide for the desired activities stated during public input. Input during public and agency review of this draft management plan will be taken into consideration prior to production of the final management plan; changes are expected.

1.8 Relationship with First Nations

Big Creek and South Chilcotin Mountains parks are contained within the traditional territories of the St'at'imc, Tsilhqot'in and Secwepemc Nations.

The Tsilhqot'in Nation has interests in Big Creek Park associated with access for traditional gathering and hunting. Graveyard Creek, in the southern portion of Big Creek Park, has significant First Nation values.

The St'at'imc Nation has an interest in South Chilcotin Mountains Park. The St'at'imc have produced their own draft land use plan, Nxekmenlhkalha Iti tmicwa, with many aspects that are directly relevant to park management planning.

The western boundary of the Secwepemc Nation asserted territory includes the parks. The Secwepemc have an interest in traditional gathering and hunting activities.

1.9 Relationship with Communities

The residents, ranchers and tourism operators in the local communities not only have a recreational interest in the parks, but the parks also play an important economic role in terms of tourism and ranching. The parks are seen as being important in an overall tourism strategy for the area.

Gold Bridge and Bralorne are the nearest communities to the south (Figure 1), with recreational/residential areas around Gun Lake and Tyaughton Lake (Figure 2). The ranching community of Big Creek is situated to the north, with continued grazing of cattle in Big Creek Park and the northeast portion of South Chilcotin Mountains Park being a primary interest in the parks. Activities in the parks also provide economic spin-offs for the town of Lillooet, which is the main access point by road to the area.

2.0 Values and Roles of the Parks

2.1 Significance in the Provincial Protected Areas System

South Chilcotin Mountains and Big Creek parks are highly significant, provincially and internationally, for their ecological values. The topographical and climatic variations, ranging from glaciers to lower elevation wetlands over a relatively small distance, create conditions for a high degree of ecological diversity. The ecological integrity of the parks is intact, supporting sensitive species and large predator/prey ecosystems. The area is also core to maintaining Grizzly Bear populations in southern British Columbia, linking populations to the north and south.

These parks are recognized provincially for their scenic vistas and wilderness recreation opportunities. Varied topography, ease of access and movement through the open terrain on an extensive, interconnecting trail system, spectacular views and high potential to view a variety of wildlife species and vegetative communities attract visitors from around the world. The parks are mostly used by local residents and visitors from the Vancouver area. Clients of commercial tourism operators are primarily from other provinces or the United States, with an increasing number originating from Europe.

2.2 Biodiversity and Natural Heritage Values

Geology and Climate

The geology of the parks is of provincial and international interest. A complex geological history, with rocks and geological processes from many eras, is displayed within a relatively small area. There are well preserved Mesozoic Era marine fossils associated with sedimentary rock areas in the parks.

Topography can be described by gently sloping valleys and dome-shaped mountains. Some of the higher peaks are quite rugged. The Dil-Dil Plateau in Big Creek Park is a unique, flat-topped feature with abrupt sides.

The parks are on the lee side of the Coast Mountains, creating a drier climate, moderated by the varied topography and location between the moderating influence of the coast and the harsher interior. The growing season is short and wind is almost always present, especially at higher elevations.

The topography and the location between the wet coastal and dry interior climates create a diversity of environmental conditions, in turn resulting in diverse vegetation and associated wildlife.

Ecosystems

Big Creek and South Chilcotin Mountains parks protect significant proportions of most of their contained ecosystems. Table 1 shows the diversity of the Biogeoclimatic Ecosystem Classification (BEC) variants found with the parks (most of these are higher elevation BEC variants). Table 2 shows the ecosection representation within the parks. These values show that Big Creek and South Chilcotin Mountains parks contain significant proportions of these ecosystems that are found within the provincial protected area system.

Table 1. Biogeoclimatic Ecosystem Classification Representation

Biogeoclimatic zone, subzone, variant	Hectares within these parks	% of protected area representation within these parks	% of provincial occurrence within these parks
ESSFxcpc	2,922	32.8	18.9
ESSFxcw	3,189	36.2	16.0
ESSFxcv2	18516	82.6	19.6
ESSFxp	8,716	16.0	4.9
ESSFdvc	11,420	100	25.6
ESSFdvp	10,987	43.6	9.4
ESSFdvw	6,544	39.5	9.3
ESSFxc3	4,086	36.1	8.5
BAFA	12,923	0.77	0.21
IMA	9,440	2.7	0.8
MSxc	22,071	30.5	2.5
MSdc3	3,849	100	16.1
SBPSxc	8,584	25.6	0.8
IDFdc	1,051	19.7	1.5
Water	469	0.1	0.02

Table 2: Ecosection Representation

Ecosection	Hectares within Province	Hectares within all existing Protected Areas	% within all existing Protected Areas	Hectares within these parks	% of PA representation within these parks	% of provincial occurrence within these parks
Central Chilcotin Ranges	1,052,803	328,742	31.2	65,701	20.0	6.2
Southern Chilcotin Ranges	600,610	88,786	14.8	34,326	38.7	5.7
Chilcotin Plateau	1,659,817	68,515	4.1	24,739	36.1	1.5

The Central Chilcotin Ranges Ecoregion is a dry, rounded mountain area located leeward of the Pacific Ranges to the south. The mountain summits are dominated by alpine tundra, which ranges from the dry grasslands on the outer mountains, through barren rock fields to extensive snowfields adjacent to the Coast Range divide. Higher elevations have Engelmann Spruce-Subalpine Fir zone, with extensive cold air, shrub meadows. On the mid-elevations slopes and valleys occurs the Montane Spruce zone with predominantly lodgepole pine forest occurs. It must be noted that most of the lodgepole pine stands within this ecoregion have been affected by the current pine beetle epidemic. Access is limited to a few resource roads that penetrate into the larger, lake-filled valleys. The northern half of South Chilcotin Mountains Park and the southern half of Big Creek Park occur in this ecoregion.

The Southern Chilcotin Ranges Ecoregion is a foothills mountain area with high rounded mountains and deep narrow valleys. Sculpted cirque-basins are common on the southern portion and an extensive icefield persists in the headwaters of the Bridge River. This area is under a rainshadow from the easterly moving coastal weather systems, but it is greatly affected by interior weather systems, especially in the winter, when dense Arctic air can invade into this area from the north. Interior Douglas-fir and Montane Spruce forests dominate the valleys and lower slopes while subalpine forests dominate the middle mountain slopes. Extensive alpine tundra, from the rugged glacier dominated areas in the west to rolling alpine meadows in the northeast occurs on the upper slopes. The southern half of South Chilcotin Mountains Park occurs here.

The Chilcotin Plateau Ecoregion is a rolling upland with increased relief in the south near the Chilcotin Ranges. It is underlain by extensive lava beds that have been heavily glaciated by north flowing glaciers. The upland is dotted with many small lakes and wetlands. A rainshadow effect is quite pronounced here. Winter temperatures are often very cold, with some of the lowest temperatures in the province occurring here. Vegetation types reflect the rise in elevation from the Chilcotin River in the northeast towards the mountains in the south and west. Douglas-fir zones forests occur adjacent to the Chilcotin River, giving way to Sub-Boreal Pine-Spruce zone forests with predominantly lodgepole pine. At higher elevations near the Chilcotin Ranges, Montane Spruce and ultimately Engelmann Spruce-Subalpine Fir zone forests occur. Most of the lodgepole pine forests within this ecoregion have been impacted by the recent pine beetle epidemic. It includes the north half of Big Creek Park.

Vegetation

Vegetation cover is unique and diverse due to climate and topography variations, ranging from lush alpine and subalpine grasslands, large areas of aspen and mixed forest, scattered stands of whitebark pine, and large areas of marshes and spruce bogs in the north. The whitebark pine seeds provide an important food source for a number of species, including Clark's Nutcracker and a high energy food for Grizzly Bear.

The vegetation communities have developed under a natural disturbance regime that has included regular fires and insect outbreaks, helping to create a mosaic of conditions and providing periodic renewal of ecosystems.

Six plants are listed as species at risk—the blue-listed birdfoot buttercup, five-leaved cinquefoil, little fescue, small-fruited willowherb and whitebark pine and the red-listed narrow-leaved goosefoot.

Wildlife

Wildlife is abundant. Species include Mountain Goat, California Bighorn Sheep, Moose, Mule Deer, Grey Wolf, Grizzly Bear, Black Bear, Cougar, Fisher, Wolverine, Hoary Marmot, American Pika, Columbian Ground Squirrel, Canada Lynx, American Beaver, American Mink, Common Muskrat and American Marten. Rock, white-tailed and willow ptarmigan, Clark's Nutcracker, Prairie Falcon, Great Gray Owl, Bald Eagle and Golden Eagle are just some of the birds found in the parks. Fish include Rainbow Trout and Bull Trout.

Wildlife species considered at risk include Fisher, California Bighorn Sheep, Grizzly Bear, Wolverine, Gyrfalcon, Northern Goshawk and Bull Trout. The parks and surrounding area contain significant populations of Mountain Goats (Figure 3). California Bighorn Sheep are unique in that they are resident within the parks and do not migrate between summer and winter ranges, as is typical for Bighorn Sheep, only moving to exposed ridges in the winter (Figure 3).

Big Creek and South Chilcotin Mountains parks function as a large, roadless core area that offers Grizzly Bears more security from human-caused mortality than adjacent, multiple use lands. Grizzly Bear habitat is found throughout both parks, with important clusters in certain areas (Figure 4).

Hunting is open in the parks through general hunting seasons or limited entry permits, but difficult access limits the amount of hunting occurring in the parks.

Rainbow Trout are found in lakes and streams within both parks. Bull Trout are found in most streams. Lake Char are found in Lorna Lake.

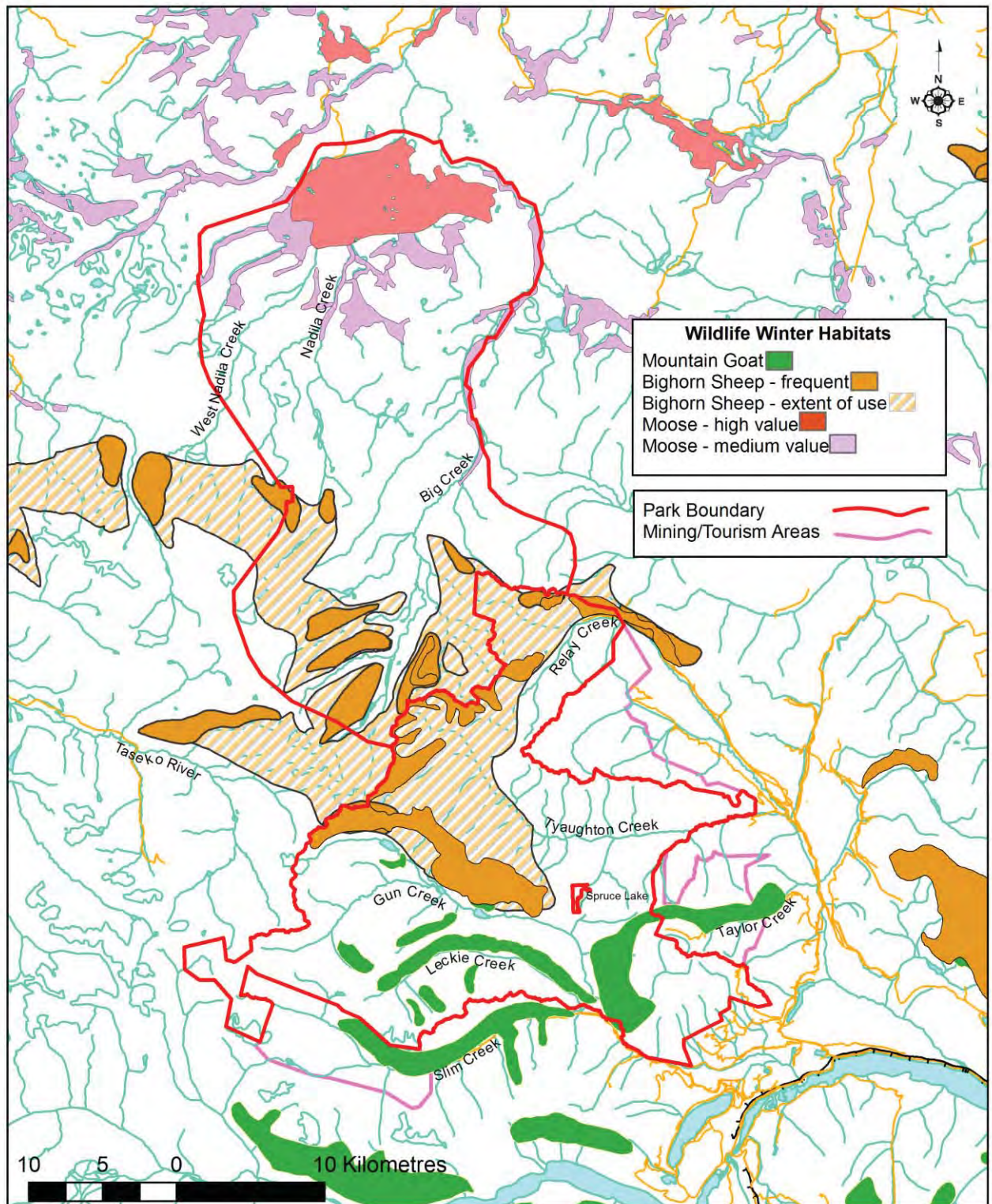


Figure 3: Winter Range Areas for Mountain Goat, Bighorn Sheep and Moose

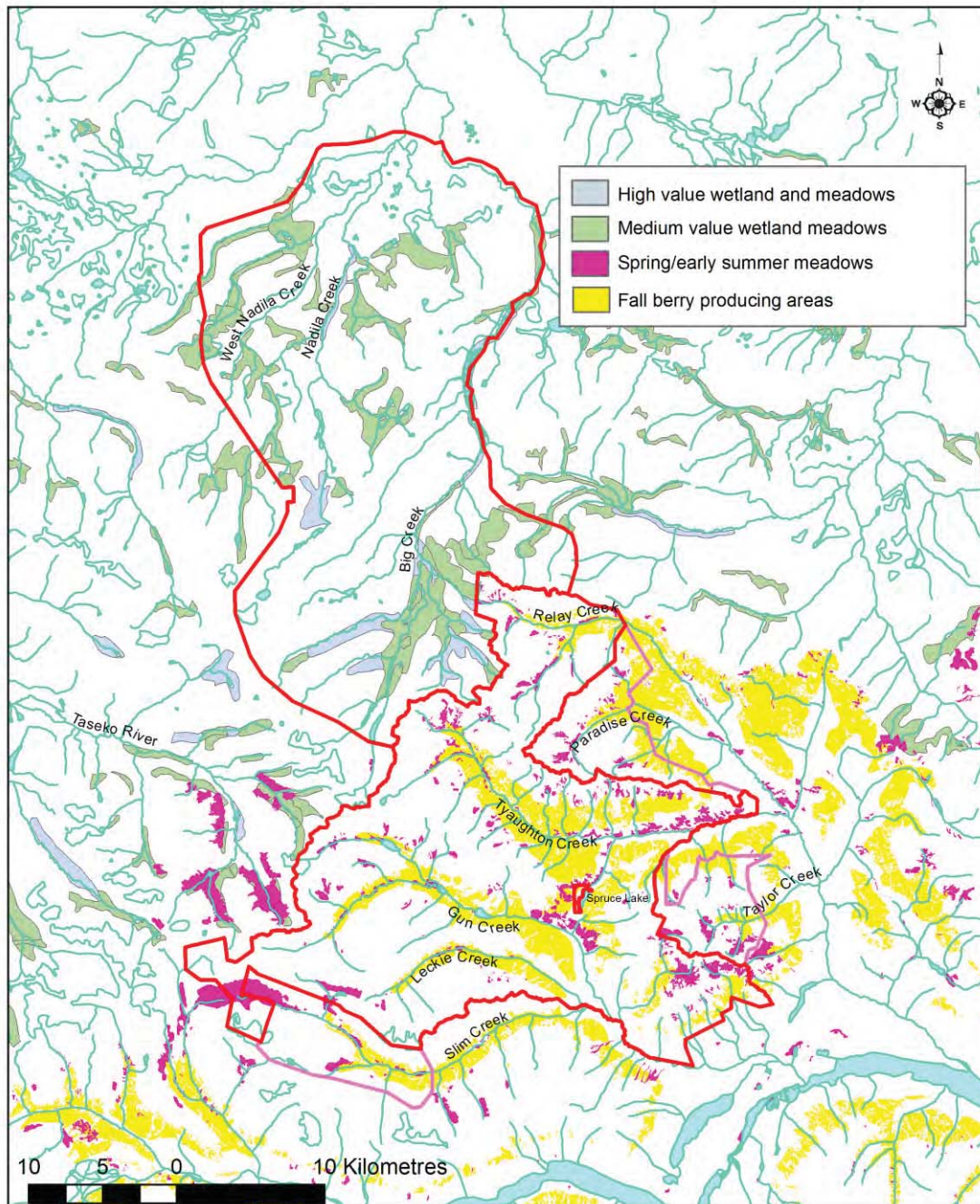


Figure 4: Grizzly Bear Seasonal Habitats

Note: Mapping derived from different habitat models for each park. Habitat areas in Figure 4 were derived from different sources that are not directly comparable between the two parks. The information shown in Figure 4 for Big Creek Park primarily shows spring and early summer habitats, while showing both spring and summer habitats for South Chilcotin Mountains Park. Portions of the parks with high concentrations of habitat are the most likely areas to attract Grizzly Bears. The areas shown as “high” in Big Creek Park and as “spring” in South Chilcotin Mountains Park are important to Grizzly Bears as a food source in spring and early summer. These are usually lower elevation wetlands or subalpine meadows. Summer and fall habitats are more dispersed and provide high energy food sources that bears require to prepare for winter. The two parks also provide a critical connection between an area of low populations of Grizzly Bear to the south and healthier populations to the northwest.

2.3 Cultural Values

Big Creek and South Chilcotin Mountains parks are within the territory of three First Nations: the Tsilhqot'in, St'at'imc and Northern Secwepemc. First Nations have used the area for hunting and gathering, and some of the trails through the parks have historically been used as trading routes. First Nations have a high interest in maintaining wildlife populations and the vegetation communities that supports them, and in maintaining water quality. Graveyard Creek valley, in the southern portion of Big Creek Park, is an important First Nation's site.

There is a long history of horse use for the purpose of ranching, guide outfitting, hunting and tourism. Tourism operators have provided horseback trips into the parks and were responsible for developing many of the trails used by other recreational users. Cabins and tent camps associated with tourism operators have been built (Figure 5) to accommodate their guests. Ranching has a history in the area since the early 1900s, and continues to be important in Big Creek Park and the Relay Creek area, in the northeastern portion of South Chilcotin Mountains Park. Mining has a long history in and around the parks, with continuing interest in the mineral potential within the adjacent mining and tourism areas.

2.4 Recreation Values

The rounded nature of most of the mountains and valleys that allow ease of wildlife movement also provides a sought-after setting for recreational activities. The mountains may be largely of the rounded type, but this makes the views no less spectacular and the viewpoints are easily accessed.

The parks provide a range of backcountry recreation and tourism opportunities. Wilderness recreation opportunities are of regional and provincial significance. The diverse environments and natural features provide opportunities for photography, wildlife viewing and nature study. Summer and fall activities include hunting, a variety of backcountry fishing experiences on the lakes and streams within the parks, wilderness hiking, horseback riding and mountain biking. Winter activities include cross-country ski touring and snowshoeing, and heli-skiing within the southern portions of South Chilcotin Mountains Park. Snowmobiling also occurs, primarily in the southwest corner of South Chilcotin Mountains Park, but with occasional use in the upper Big Creek and Taylor Creek areas.

There are two BC Parks campgrounds on Spruce Lake (Figure 5). Backcountry, remote camping takes place at undesignated sites by visitors who explore the wilderness setting. It is the highly developed trail system (Figure 5) that allows these activities. Floatplane access is available; Spruce Lake is the primary destination, with a lesser number flying to Lorna Lake and Warner Lake.

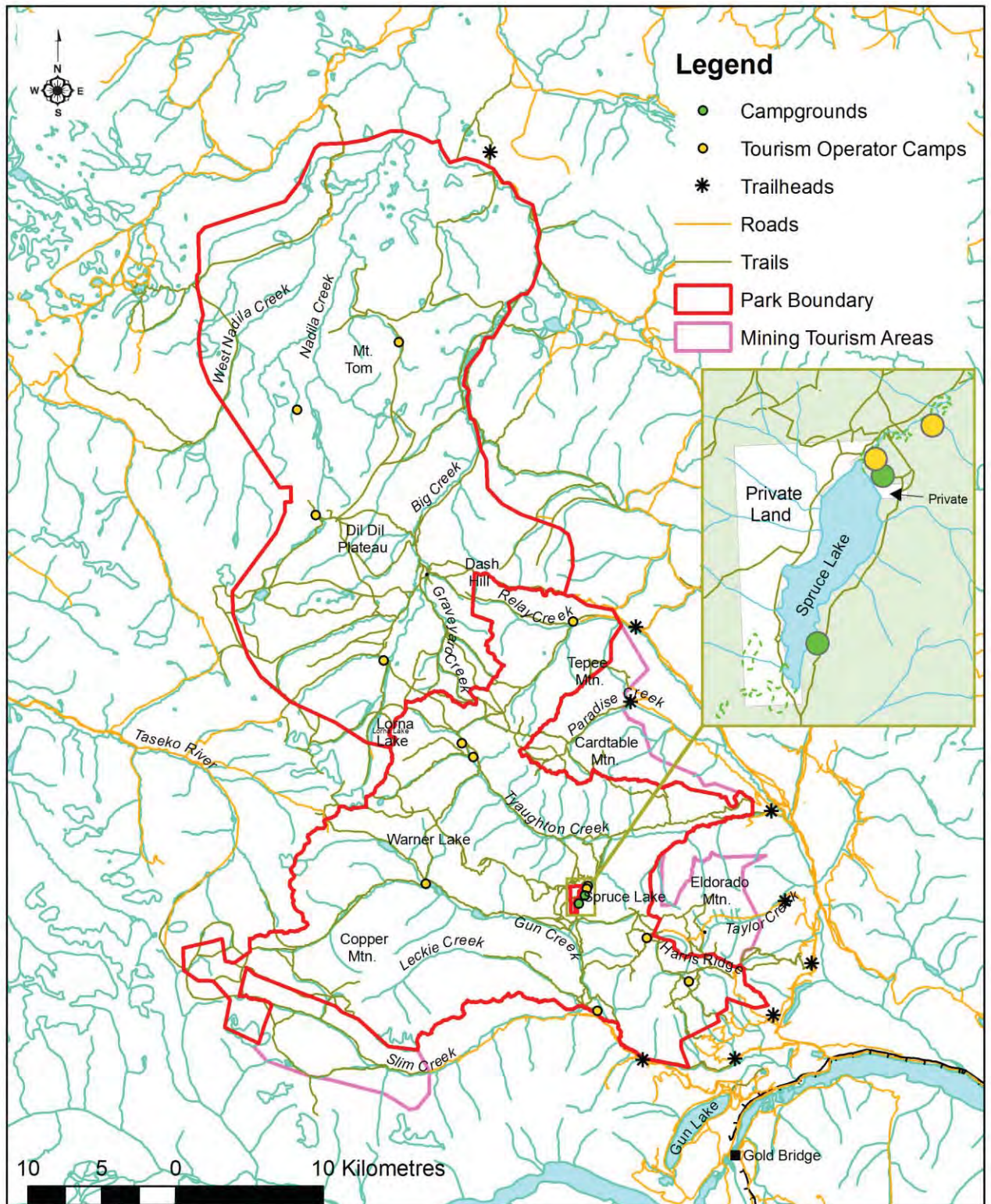


Figure 5: Park Access and Facilities Map

(Note: Trail locations for South Chilcotin Mountains Park courtesy of Trail Ventures BC Inc.)

Hiking is the most popular recreational activity occurring in the parks. It is estimated that close to two thirds of visitors participate in hiking activities. The trail system allows for hikes of one or two days in areas near the trailheads (Figure 5), or for multi-week hikes for those who wish to explore more remote areas.

Mountain biking has become increasingly popular. An estimated one third of visitors participate in mountain biking while visiting the parks. Warner Lake and Spruce Lake are the main drop-off points for many bikers, who access the park by floatplane and bike out to the Jewel Creek trailhead. A smaller number of bikers also use the other trails throughout the parks.

Tourism operators provide the opportunity for people to experience the wilderness environment. It was horseback tourism that developed the extensive trail system, with thirteen camps (Figure 5), largely consisting of a cabin with a number of canvas frame tents, set up at different locations around the parks. The total participation in horse riding (both commercial and private) is estimated at approximately half of all visitors.

The annual number of tourism focused float plane flights into these parks has averaged approximately 230 over the last eight years (161 to Spruce Lake, 52 to Warner Lake, 17 to Lorna Lake), carrying approximately 630 visitors (382 at Spruce Lake, 190 at Warner Lake, 58 at Lorna Lake) into the parks each year. The majority of these visitors engage in hiking or mountain biking. In addition, tourism operators who take people on tours in the parks account for approximately 650 visitors or 2,400 visitor days. This has been mainly for guided horse trips in the past, but has increasingly included mountain bike tours.

2.5 Research and Education

South Chilcotin Mountains and Big Creek parks serve an important role for education and interpretation. The area has been of interest to researchers and naturalists for decades. The diversity of topography and landforms creates educational opportunities within a relatively small area. Historically, research has focused on topics such as landforms, fossils, biodiversity, and habitat for the variety of wildlife species and plant species and communities.

2.6 Other Park Attributes

The parks are used by nearby ranches for grazing cattle that takes place primarily in Big Creek Park and the northeastern portion of South Chilcotin Mountains Park. Horses are also grazed by guide outfitters. Trapping occurs in both parks.

3.0 Management Direction

3.1 Vision

Big Creek Park and South Chilcotin Mountains Park are wild places containing a diversity of fully functioning ecosystems, ranging from high alpine to the low wetlands to the north. The ecological integrity of the parks is secure, acting as centres of biological diversity within a larger area that has complementary management to maintain the diversity of species that are found within the parks. The large size, elevational sequences, diversity of landforms and ecosystems, and complementary management in surrounding areas help moderate the effects of climate changes and add to the resilience of ecosystems and their associated species that depend upon them.

Healthy wildlife populations continue to roam the wilderness. Grizzly Bear and Moose have recovered to levels where they now contribute to surrounding populations. Other species that complete the wildlife community include California Bighorn Sheep, Mountain Goat, Grey Wolf, Cougar, Lynx, Wolverine and Fisher. These species occupy all suitable habitats within the parks. Compatible management of lands adjacent to the parks ensures that the parks have not become an “island of protection.”

Visitors experience a pervading sense of wilderness and adventure while participating in a variety of backcountry recreational activities. Visitors are enveloped by the beauty of the parks and develop memorable experiences as they discover healthy and functioning wilderness ecosystems. All activities are sensitive to maintaining the conservation values around which they revolve. After decades of recreational use, there is little evidence of human use.

Respect for the land is inherent, with those who visit or make a living from the parks exhibiting a strong sense of stewardship. Not only do visitors experience this remote and wild area, but they come to learn in this open air classroom. Citizen science greatly assists with the understanding and management of park ecosystems and is a favourite activity by those who visit or make a living in the parks. Their contributions include helping with inventory, monitoring, research and restoration work.

The cultural heritage of the landscape continues to be appreciated by those who experience the parks.

3.2 Management Objectives and Strategies

The following objective and management strategy sections are each preceded by a context discussion. This includes issues, interests and opportunities obtained during public consultations, and knowledge and information provided by other agencies and BC Parks staff.

To follow through on expectations from land use planning processes, this management planning process aims to honour pre-existing rights and tenures, and integrate commercial and public recreational activities, with a high emphasis on ecological integrity. This direction is supported by public input received during the early development of this draft management plan.

The land use planning direction to integrate and provide a balance between natural values and recreation provides a challenge. It is a situation where sensitive species and ecosystems are in extremely close proximity to users. This dictates a high level of management and the expectation that all users will cooperate and work with a great deal of flexibility toward protecting and improving the values within the parks.

3.2.1. Ecosystems and Natural Heritage



Protection of ecological integrity is a high priority for BC Parks. A large majority of park users who participated in meetings and the survey done during the development of the draft management plan agree: ecosystems, wildlife and the landscapes were the top stated values.

Although ecosystems are currently in good condition, there are natural and human-made pressures that need to be addressed. Incomplete natural values inventory and habitat mapping, especially for species at risk, limits the ability to manage ecosystems, natural disturbance patterns and provide the habitat requirements for wildlife. As an example, altered natural disturbance cycles have resulted in a lack of fire, allowing encroachment of buckbrush on wet meadow areas, which in turn may be partially responsible for fewer moose in Big Creek Park.

Fire suppression may be changing forest patterns, contributing to a decline of younger, more productive ecosystems due to allowing succession to create an older than normal forest. Forest fuels also build up, and prescribed fire may be necessary to reduce them so that wildfire intensity is managed to protect species that are adapted to fire.

Climate change is also altering ecosystems and influencing changes in vegetation patterns and must be taken into account when making management decisions. Climate change is largely responsible for the recent Mountain Pine Beetle infestation. This has resulted in mortality of large areas of lodgepole pine, affecting forest stand age patterns, the probabilities of forest fires and their intensity, ecosystem function and distribution of wildlife habitats. These will have to be considered for future management.

Whitebark pine is an endangered species, threatened primarily by white pine blister rust but also because of the Mountain Pine Beetle and fire suppression. There are implications for Grizzly Bear, Clark's Nutcracker, Red Squirrels and other species that rely on the seeds for an energy food source.

Grazing of cattle and horses takes place in the parks, especially Big Creek Park, requiring consideration for potential impacts on forage availability to maintain or increase wildlife populations. Also, long-term grazing may have affected the original vegetation composition in some areas of the parks. There are areas of concentrated grazing where cattle congregate in the fall before leaving the park, and areas of horse grazing around campsites and lunch stops.

Preventing invasive plants from entering the parks and controlling those that exist is a management challenge. Burdock is prevalent on sites outside the parks and houndstongue has been located in the park. Recreational activities and grazing increase invasive plants within the parks as these activities are known to help the spread of seeds and other plant parts to uninfected areas.

Recreational activities are having some impacts in sensitive areas, including trail braiding on wet sites and off-trail mountain biking. Sensitive areas include: alpine meadows, grasslands, wetlands, shale slopes and special plant associations. Areas of sensitivity and where recreation uses conflict with those values have not been fully identified.

Patterns of adjacent land use may affect ecosystem function within the parks. For example, adjacent forestry activities alter the age class structure of forests, which needs to be considered when evaluating vegetative patterns required by species within the parks. Wildlife move between seasonal habitats, with critical habitats found outside and within park boundaries. As an example, the three adjacent mining and tourism areas contain critical habitats for Mountain Goats, Grizzly Bear and other wide ranging species. There are several immediately adjacent areas that contain critical habitat for wildlife that would benefit species by being added to the parks.

Consideration must also be given to the potential for wildfires that could impact the parks. Landscape fire management planning in collaboration with adjacent resource land managers and private property owners will help to make informed decisions that result in resilient ecosystems both inside and outside of these parks. Cooperation is also required for insect and disease management in parks when negative impacts threaten values outside of the park.

Water quality and maintaining lakes and streams in pristine condition were concerns expressed by the public. The outlet from Spruce Lake is the main spawning location for Rainbow Trout in the lake. Sources of siltation, such as erosion of trails leading up to stream crossings, are a concern due to the susceptibility of fish, especially eggs and fry, to siltation.

The parks are rich in fossils, and there is a desire to both protect fossil sites and derive scientific knowledge that can be gained from their study. The scientific community is interested in continuing access to fossils for research, study and public education.

Objectives	Management Strategies
<p>Maintain the existing natural diversity of plant and wildlife species and natural ecological processes.</p> <p>Provide for continuity of ecosystems to allow for altitudinal and latitudinal migration of ecosystem components and continuity of habitats in order to offset the effects of climate change.</p>	Employ an ecosystem-based management approach at a broad scale and long-term timeframe.
	Prepare a fire management plan to provide direction. Prescribed fire can be utilized to maintain/restore ecosystems, including provision of wildlife habitat, with consideration of protecting sensitive ecosystems (e.g., whitebark pine) and facilities within and outside the parks. Consider a “limited response” policy for wildfires that would promote ecologically acceptable results and conditions allow.
	Place a high effort on maintaining availability and use of critical habitats for wildlife and maintenance of ecological integrity, ensuring internal and adjacent habitats are protected.
	Provide input to any significant management activities on adjacent Crown lands, especially the mining and tourism areas, with the aim of implementing complementary strategies and sustaining a core conservation area of lesser disturbance that is less irregular in shape (i.e., a low perimeter to area ratio that would lessen impacts of any negative outside influences). These strategies would apply to the parks and adjacent areas needed to provide for complete ecosystems.
	Work with the Ministry of Forests, Lands and Natural Resource Operations to redistribute livestock grazing intensity to specific areas within existing tenures to take advantage of forage abundance and relieve pressure

Objectives	Management Strategies
	from heavily used sites. This will be done only if a range assessment indicates forage availability and that it would not be detrimental to support healthy wildlife populations.
	Participate in recovery planning for whitebark pine and implement appropriate recovery actions. Consider whitebark pine in development proposals and implement appropriate restoration actions where required.
	Work with the Ministry of Forests, Lands and Natural Resource Operations to implement appropriate grazing management. This includes efforts to require ranchers with grazing licences in the parks to manage for wildlife values, wetlands and riparian areas. These management strategies should be directed towards a mosaic of use levels (including ungrazed areas), maintenance of browse species on ungulate winter range, reduction of forest encroachment, maintenance of riparian areas, invasive plant control strategies, management towards desired plant communities, water quality objectives and predator avoidance.
	Consider future additions to the parks if land with natural, cultural, and/or recreational values in adjoining areas becomes available. The Taylor Creek watershed, including the Eldorado Mountain area, is especially important for Grizzly Bear and Mountain Goat habitat.
Increase knowledge on the parks' ecosystems, vegetation and wildlife.	Encourage, support and, where appropriate, undertake research, monitoring, and scientific studies to ensure appropriate and up-to-date ecological and species information is collected and used in decision-making.
	Encourage research within the parks by educational institutions or other agencies.
	Encourage a citizen science program that will enable visitors and volunteers to assist with monitoring activities and to report on wildlife sightings or other species, in support of inventory needs.
Protect fossil resources.	Maintain the integrity of fossil resources while allowing scientific access and removal of scientifically significant examples (previously unknown fossils or those that would provide new knowledge about existing fossils). Any fossils removed from the park will remain the property of BC Parks and be kept in a public facility in British Columbia.
Make the park boundary more definable and easily located on the ground.	Adjust the park boundary to use Gun Creek as the boundary in the southeast of South Chilcotin Mountains Park.
Prevent the establishment of new invasive species and control existing species from spreading to new areas.	Monitor for non-native species and remove or reduce where feasible.
	Do not allow hay to be brought into the parks and pursue a practice of horses being fed weed-free feed prior to entering the parks.
	Ensure there are no invasive plant seeds in grass seed being used in restoration projects.
	Work collaboratively with the Ministry of Forests, Lands and Natural Resource Operations, grazing licensees and other partners for inventory, monitoring and control of invasive plants.
	Encourage weed awareness by land managers and the general public.
	Use biological control methods as the first choice where effective insects are available. Chemical control will be considered as an interim measure until effective bio-control agents are available.
Maintain water quality within the parks.	Ensure proper sanitary practices and facilities are established through proper placement of camps, trails, toilets and education on backcountry

Objectives	Management Strategies
	practices to avoid contamination of waterways.
	Monitor water quality adjacent to facilities and access locations.
	Evaluate stream crossings and prevent or stop erosion.
	Promote practices to discourage cattle from entering streams.

3.2.2. Wildlife



Impacts of recreational activities, aircraft and helicopters on wildlife need to be better understood, especially during critical seasons (i.e., lambing, calving, fawning, denning, winter range). Wildlife use the valleys in the parks for migration and seasonal feeding. They also migrate along traditional routes in their movements in and out of the parks. These same routes are also the most popular for recreational activities. Research has shown that some wildlife are displaced by human activities on trails. The level of displacement is influenced by the frequency and type of use and timing (daily and seasonal).

Moose wintering areas in the north of Big Creek Park and the wintering ranges for California Bighorn Sheep and Mountain Goat have been specifically identified as areas where snowmobile activity may be impacting wildlife.

There is a need to consider all species of wildlife, including invertebrates and their habitat needs, and potential impacts of recreational activities on these species. As an example, butterflies (e.g., Edith's Checkerspot) are found in the alpine grasslands, and they tend to concentrate in puddles on trails, where they are susceptible to people or sudden disturbance.

Mountain Goats require undisturbed areas for birthing, rearing, foraging, and thermal and security cover. In winter, Mountain Goats seek south and western-facing slopes and ridges. These can be the same locations sought by heli-skiers. Research indicates that aircraft in the vicinity of Mountain Goats will displace them. The Mountain Goats found within South Chilcotin Mountains Park are dependent upon critical habitats outside of the park (Eldorado Mountain and the ridge north of Slim Creek).

California Bighorn Sheep are resident year-round in the parks, wintering on wind-swept ridges. This population has a low reproductive rate and is in need of protection from any disturbance, especially during winter.

Wildlife and habitat information are lacking, making management decisions regarding acceptable activities and level of recreational use challenging. This also applies to species at risk, where the apparent distribution and abundance may be due to the lack of inventory rather than actual rarity.

Fewer Moose have been noted, possibly due to nearby road hunting outside of the parks or a reduction in forage as a result of the ingrowth of buckbrush due to lack of natural disturbance (fire). There is also some concern about the growing Grizzly Bear and Grey Wolf populations in Big Creek Park and the impact on Moose populations due to predation. Higher levels of hunting for bears, wolves and Cougars has been raised by some as a means to reduce predation on Moose, Mountain Goats, California Bighorn Sheep and Mule Deer.

Grizzly Bears located within the South Chilcotin Ranges Grizzly Bear Population Unit (outlined in blue in Figure 1) are classified as threatened. Recovery of this population is a provincial objective, and South Chilcotin Mountains and Big Creek parks provide a secure area with potential for expansion to peripheral but connected landscapes. The parks are considered well placed to function as a well-linked source, or core population area, to help recolonize and recover habitats to the north, east and south. Related to this recovery effort are genetic differences between Grizzly Bear populations west and east of Big Creek that are likely due to historical persecution of bears. The intent is to eliminate this difference and provide for continuity of populations. It must be recognized that the value of the parks for Grizzly Bear recovery may increase as development pressures occur in adjacent and nearby landscapes.

Careful management will be needed to minimize conflicts and displacement of Grizzly Bears due to human activities. Bears will require use of seasonal habitats and unrestricted movement corridors. Interactions and habituation to people are concerns as Grizzly Bears are susceptible to the sudden appearance of visitors or the availability of unnatural foods. Unpredictable, dispersed, faster paced and off-trail activities are most likely to displace bears. Hikers and horse riders are more likely to go off-trail and show up in unpredictable times and places, but the slow pace usually alerts bears to their presence well ahead of any encounter. Mountain biking is the most fast-paced activity, and depending upon frequency, time and area of use, has the highest potential for bear/human interactions or disturbance

of bears. Interactions between bikers and bears have been documented in the park. All recreational activities within the parks are a potential threat to Grizzly Bear recovery if not carefully managed.

Cattle can cause habitat degradation in wet meadows and riparian areas, and are direct competitors with Grizzly Bears for food in these areas. There is also potential for persecution of bears due to real or perceived threats to cattle.

Spruce Lake is popular for anglers, but the fishing is reported to have changed, with fish being numerous but small in size compared to previous years, indicating a potential overpopulation situation.

Occasional use of llamas by private individuals takes place within the parks. Use of llamas as pack animals could present a risk to California Bighorn Sheep and Mountain Goats through disease transmission.

Objectives	Management Strategies
Ensure healthy wildlife populations.	Identify areas of highest value habitats and manage as areas of minimal disturbance or core habitats within the parks. This includes discouraging any further increase in activities or expansion of facilities in these areas and gradually moving them if required (e.g., Relay and Leckie creeks are important areas for bear movement in and out of the park that should not be interrupted at critical times; Eldorado Ridge is an important movement area for Mountain Goat).
	Restrict flight paths for commercial air carriers that access the parks from flying close to critical wildlife habitat areas by placing conditions in their park use permits
	Evaluate heli-ski activity to ensure it is not detrimental to the health or altering use of preferred habitat by Mountain Goats.
	Obtain cooperation of heli-ski operators in collecting location data and potential involvement in research. Educate heli-ski operators on Mountain Goat habitat and behaviour.
	Encourage and obtain cooperation of all commercial operators within the parks in contributing to wildlife research, and to alter any activities that are impacting wildlife behaviour or movements.
	Require all permit holders and encourage the public to follow best management practices for wildlife to avoid disturbance in winter ranges, minimize stress and displacement during recreational activities, or increase habituation leading to wildlife/human conflicts.
	During trail development, deactivation and improvements consider species wildlife seasonal habitat use to minimize wildlife displacement.
	Work with other agencies to co-ordinate wildlife management within and adjacent to the parks to protect populations and habitats.
	Do not allow winter flights or snowmobile use in California Bighorn Sheep winter range (mainly alpine areas in the southwest of South Chilcotin Mountains Park and the Graveyard Creek area in Big Creek Park).
	Disallow use of llamas within the parks to eliminate the possibility of

Objectives	Management Strategies
	disease transmission to wildlife.
Ensure a healthy Grizzly Bear population that contributes to provincial population recovery.	Ensure that decisions regarding the conservation of Grizzly Bears in the parks are made in the context of the ongoing Grizzly Bear recovery effort in the South Chilcotin Ranges Grizzly Bear Population Unit as a whole.
	Identify and maximize remote, core security areas for productive adult females and secure cross-landscape connectivity within the parks to adjacent areas. High potential movement routes include to the west from Big Creek Park and south to the Slim Creek watershed, which was identified as a Grizzly Bear core area (the Leckie Lake area is a high potential route between watersheds, and would encourage bears to move to the south around the west end of Downton Lake rather than between Downton Lake and Carpenter Lake where bears would be likely to come into contact with people in the Gold Bridge area). Discourage public access or minimize human presence in these areas, especially in areas used by sows with cubs.
	Produce a detailed Grizzly Bear habitat map for both parks to facilitate implementation of the strategies in the management plan.
	Enhance or maintain bear habitat at or near the natural carrying capacity to support survival, reproduction and connectivity to encourage outward dispersal to adjacent areas. This includes using prescribed burns to increase berry production on high capability sites to enhance feeding for Grizzly Bears, especially adult females. It also involves maintaining condition of important feeding areas, such as late spring and summer subalpine meadows and stands of whitebark pine.
	<p>Reduce or minimize human presence in important foraging areas, such as whitebark pine in fall or wetlands in spring and early summer. Move campsites and trails if necessary and possible. Avoid or minimize human presence in areas with concentrations of spring Grizzly Bear forage areas (Figure 4). Of note are six general areas:</p> <ol style="list-style-type: none"> 1. Large areas in the southwest corner of South Chilcotin Mountains Park, just outside of the park but also in the pass entering Leckie Creek in the area of Leckie Lakes. 2. The upper portions of North Cinnabar, Pearson, Taylor and Eldorado creeks. 3. The meadows south and west of Spruce Lake and extending north along Spruce Lake Creek. 4. The meadows along the north side of Tyaughton Creek from the confluence of Spruce Lake Creek. 5. The wetland areas in the northern half of Big Creek Park. 6. A large area encompassing much of Big Creek downstream from Lorna Lake to the confluence of Graveyard Creek, lower Grant Creek, Tosh Creek, Graveyard Creek, Little Graveyard Creek, and the area from Dash Hill to the northeast and into Dash Creek to the east. <p>The high recreational use area of Spruce Lake should receive specific management attention due to the concentration of human activities and proximity to bear habitat. Specific strategies for this area include:</p> <ul style="list-style-type: none"> - Any increase in facilities, trails and use within or immediately adjacent to the meadow complexes should be discouraged.

Objectives	Management Strategies
	<ul style="list-style-type: none"> - Consideration should be given to reducing the existing activities (e.g., closing or moving trails, moving facilities that are in areas of bear movement, establishing limits on user-days or flights into Spruce Lake) during times when Grizzly Bears are expected in the meadows.
	Participate in the preparation of a regional habitat restoration and management plan specifically for Grizzly Bear management.
	Evaluate new facilities in the context of bear conflict hazard. This includes a thorough review of bear habitat values, including seasonal food sources, travel, and known/expected use.
	Ensure that the use of the Grizzly Bear recovery areas by Grizzly Bears is made a priority over the expansion of recreation.
	Keep or move trailheads back from the park boundaries to assist with preserving the parks as core areas for Grizzly Bear and other species. Work with the Ministry of Forests, Lands and Natural Resource Operations to keep access roads and motorized vehicles away from park boundaries.
	Ensure Grizzly Bear management takes an adaptive approach in order to consider temporal changes in food resources and shifts in bear locations and abundance. Continual, real time adjustments in recreational activities should be expected by all parties to ensure flexibility in protection and conservation of Grizzly Bears.
	Prepare a Grizzly Bear conflict/mortality prevention/response plan in co-operation with Fish and Wildlife Section, Ministry of Forest, Lands and Natural Resources Operations and Ministry of Environment staff. A close working relationship with adjacent land managers is needed to ensure that the bears that migrate from the park source area are not subjected to unacceptable mortality risk in high road density areas outside of the parks.
	Consider the development and implementation of bear harassment measures to discourage habituation of bears to humans. Use best management practices for Grizzly Bears.
	<p>Ensure a high level of bear aware and bear management strategies to prevent bears from habituating to human presence.</p> <ul style="list-style-type: none"> • Have a zero tolerance for attractants (pack in, pack out policy). • Wildlife viewing should be done from a distance, especially for Grizzly Bears; areas known to be regularly used by bears should be avoided. • Ensure proper storage of food and cleaning of fish. Prepare standards for human food and livestock feed transport and storage, and garbage and human waste management. • Provide bear-proof food containers at all campsites. • Education materials on wildlife and how to behave around them (pamphlets, signs) should be available at trailheads and through tourism operators.
	Adjust trails to improve site lines where possible in order to minimize the potential for surprise bear encounters.
	Use predator control as a last resort in the case of predation on livestock, and then only target specific problem animals.

Objectives	Management Strategies
	<p>Follow existing guidelines and best management practices for preventing and responding to Grizzly Bear conflicts with cattle and horses in backcountry situations. Livestock conflict prevention may benefit from adjustments to where and when cattle are set out to graze in the parks and reporting of dead animals and their management. A better understanding of the distribution and abundance or early spring habitat may lead to better spatial separation between tenured cattle range and Grizzly Bears. Work with the Ministry of Forests, Lands and Natural Resource Operations to investigate the placing of limits on timing, numbers or location of cattle grazing to avoid Grizzly Bear conflicts.</p>
	<p>Emphasize use of best practices when travelling in areas frequented by bears, such as making trail users predictable in location and timing, moving slowly in groups, and audibly announcing their presence. This will allow bears to more readily adapt to human presence and activities and minimize displacement.</p>
	<p>Specific attention should be put toward mountain biking activity. With input from commercial operators and any other mountain biking organizations, management of mountain biking should focus on:</p> <ul style="list-style-type: none"> • Further investigation into the possibility of restricting the timing, location and zoning of biking activity (e.g., make mountain biking predictable by concentrating by area and time, no use before 8:00 am or after 4:00 pm, 3 days a week; avoid any biking in May). • Agreeing to a “Code of Conduct” on how to avoid conflict with bears or other wildlife and how to respond if wildlife are encountered. • Monitoring of mountain biking activity. • Recognition that successful integration of mountain biking and Grizzly Bear recovery will recognize that not all areas of the parks should be available for biking and there is a limit to the number of bikers using specific areas of the parks.
	<p>Establish a bear sightings and incident reporting system to track bears. Tracking the location and identity of adult females with cubs is the most important for population monitoring and visitor safety. A real-time monitoring system would allow specific areas to be avoided.</p>
Maintain healthy wild populations of Rainbow Trout and Bull Trout.	<p>Undertake lake and fish inventories to assess fish health, productivity and abundance in relation to fishing pressure.</p>
	<p>Review fisheries management in Spruce Lake to maintain healthy populations of Rainbow Trout and a quality fishery based upon the present natural wild stock in the lake.</p>
	<p>Develop a fishery management plan for lakes within the parks aimed at maintaining natural, wild populations and managing angling use.</p>

3.2.3.Cultural Heritage

First Nations have a continuing interest in the parks for traditional uses and cultural sites, with a primary site in Graveyard Valley.

Objectives	Management Strategies
Ensure cultural information is available for future generations.	Record information and protect cultural values. Maintain and respect cultural and historical values.
Protect the parks' cultural values.	Continue dialogue with local First Nations and work cooperatively to determine the presence and protection of First Nations' cultural features.
	Consider development of interpretive material relating to First Nations cultural values and use of the parks.
	Require trails through Graveyard Creek to be "pass through" only, with no camping or off-trail use.

3.2.4. Access



The amount and type of access can affect the desired visitor experiences. Almost all park users that have provided input to date have noted that they value the feeling of isolation and remoteness as the most important experience of their visits to these parks. Access management also has the potential to affect conservation values, particularly the movement of wildlife. Access management needs to take these values into consideration. There was some contradiction in public input to date; while most users want a remote experience, some suggest that access restrictions should only be used where it is necessary to protect conservation values.

There is no direct vehicle access to the parks; trailheads around the periphery are used by visitors as the starting point for a trip into the parks. Access to Big Creek Park is on roads that were to be gated and kept locked as per previous land use planning outcomes. The one exception to vehicle access is an existing skid trail that is used by a tourism operator for access to a cabin location on Bear Creek, but use of this trail is not transferrable to a subsequent owner. The location of trailheads must look after both convenience and in keeping with maintaining the wilderness feel and conservation values.

Some park visitors have expressed an interest in more facilities or improvements to park entry points. Horse riders have requested proper horse tie-ups so they can camp and prepare for a excursions into the parks. Hiking and mountain biking enthusiasts have questioned the condition of access roads and wish to maintain good, dependable access to the trailheads.

Some of the trails that access South Chilcotin Mountains Park originate and traverse the adjacent mining and tourism areas. Management of the mining and tourism areas may affect access, conservation values and the wilderness experience in the parks. There is concern that any mining activity adjacent to the park may encroach on species and provide additional access points to motorized vehicles.

Aircraft access is required by property owners on Spruce Lake and for visitors wishing to access the parks, but there must be recognition of the issues associated with aircraft access. Although most recognize that floatplane access is desirable, public concerns were raised on the disturbance created through noise, frequency, timing and location of flights, and the ability to gain access to the park by some who may not be prepared for a wilderness excursion. It was noted that even floatplane clients want to have some quiet experience. The narrow valleys typical of the area where the destination lakes are located echo the sound of aircraft. Impacts of the noise on wildlife are also a concern.

Some park visitors have noted that park boundaries are not clearly defined, and information and directional signs may be lacking.

Objectives	Management Strategies
Maintain a backcountry and wilderness experience within the parks.	Use access setbacks to keep motorized activities away from park boundaries by: <ul style="list-style-type: none"> • Working with forest companies and appropriate government agencies to manage road access and motorized access restrictions adjacent to the parks. • Work with forest companies to plan future access from getting too close to park boundaries. • Keep motorized vehicles far enough away from boundaries to prevent engine noise or vehicles from entering the parks.
	Do not expand the number of trailheads and access roads.

Objectives	Management Strategies
	<p>Recognize commercial floatplane access as a suitable means of access for many parks visitors, but within the constraint of avoiding an increase in disturbance over previous levels and mitigating existing disturbance where possible. Develop an access plan in consultation with commercial floatplane operators in order to meet the objectives of this management plan.</p> <p>Wheeled aircraft will not be permitted (an old airstrip in Big Creek Park should be permanently closed).</p>
	<p>Work with commercial floatplane operators who access the parks to implement flight strategies that recognize the remote setting and expected quiet experiences for visitors and wildlife. As examples, consider the following:</p> <ul style="list-style-type: none"> • Have at least one, but preferably two, flight free days for each day of flights into each access lake. • Limit landings and take-off to after 9:00 am. • Avoid park overflights or viewscape sightseeing by agreeing to regular flight paths to destinations..
	<p>Docks for floatplane access on Warner and Lorna lakes will be inconspicuous in keeping with a wilderness viewscape.</p>
	<p>Motorized vehicles are not permitted within the parks for recreational purposes except for snowmobile use in specific areas. Skidder access to Bear camp in Big Creek Park will continue under Park Use Permit until the present permittee transfers the camp.</p>
	<p>Control access by road into Big Creek by gate as prescribed in the Cariboo-Chilcotin Land-Use Plan.</p>
<p>Ensure that access development and management adjacent to the parks are coordinated with access management plans within the parks.</p>	<p>Aim to ensure that adjacent forestry and mineral exploration and development activities do not result in unplanned development of access and associated potential for additional recreation pressure and non-conforming uses (primary areas are the east side of Big Creek Park and the mining and and tourism areas), keeping access away from park boundaries.</p>

3.2.5. Outdoor Recreation Opportunities and Facilities



The recreation and tourism appeal of South Chilcotin Mountains and Big Creek parks results from the impression of naturalness, the mountain views and the feeling of remoteness. These qualities and features are sensitive to inappropriate park uses, and development and activities in adjacent areas.

Public input to date during development of this draft management plan expressed concerns on the sustainability of the present level of use and whether it is now at or over capacity for the desired experience. The increasing multiple uses within the parks, using the same trail system and different modes of travel are resulting in some conflicts being expressed among users, as well as potential impacts on natural values. Most people with an interest in the parks agree that different users and activities should be welcome, but with recognition that protecting the environment and the backcountry experience are the priorities and that more cooperation between parties is needed. Too much recreation activity can also displace wildlife, decreasing the chances of viewing animals, a major reason why many head out into the backcountry.

Levels of recreation use are expected to increase due to marketing by tourism companies and local communities and current trends that show increasing popularity of the types of recreation opportunities provided by the parks.

There is also a desire by the local community to have the parks be part of economic development. Any consideration of increasing recreational activities must address sustainability of use.

Horseback riding and hiking have been the traditional activities within the parks, but the gradual increase in popularity of mountain biking is causing concerns as to the compatibility of activities on multi-use trails. Horse riders, hikers and mountain bikers have different trail use characteristics, impacts and mindsets, but also find it interesting to meet up with these other users. Without each user type being aware of the other's needs and desires, it sets the scenario for conflict due to misunderstanding. Visitors meeting horseback riders on the trail have to be aware that not only do the riders have expectations, but the horses have reactions to other users they meet.

Visitors should be able to experience a relaxed wilderness experience, so some strategies may need to be implemented to reduce conflicts between horseback riders and mountain bikers. While most encounters are friendly, there have been some etiquette issues and accidents. On popular trails, bikers quickly close in on horse riders, causing some sense of anxiety as, on the one hand, horse riders feel anxious to find a suitable location to let another group of bikers pass, who could be spread out, with the need to "pull over" a number of times for each group. Bikers, on the other hand, have to wait while horse riders find a suitable passing location, which could take considerable time on steep trail sections.

Although the park experience is prized by recreational users, there is potential for improvement. Existing recreation use patterns and some trails have evolved in an ad hoc fashion and need to be formalized with consideration of natural and cultural values.

Trail condition is a major concern for most users. This includes in-growth of vegetation, branches and fallen trees, which are becoming more common as trees killed by the recent Mountain Pine Beetle infestation begin to fall. There are also drainage issues, requests for more bridges and signs, and trail damage from both horses and mountain bikes. It has been mentioned by some park visitors that horses are negatively impacting the optimum trail conditions desired by other users.

Visitors have raised an interest in improved facilities, including better campsites, more and improved trails, pit toilets, and some demand for shelters. While a need for improvements was requested, keeping a wilderness feel was also a major concern noted by some park visitors. Suggestions received have included minimizing signs and bridges, using wood rather than metal where they are required, using natural materials for outhouses, , and keeping trailheads back from the park boundary. Requests were received for a map of all the trails and increased signage (at all trailheads and at public campgrounds) to reduce the number of people getting lost.

The following facility concerns and suggestions were also raised by the public and stakeholders:

- Campgrounds can be overcrowded at times. Official campsites have been suggested at Lorna Lake, Hummingbird Lake, Trigger Lake, Warner Lake, Deer Pass/Tyax Creek Junction and at the end of Relay Creek.
- Facilities for horses (e.g., hitching rails, feed storage) have been requested to prevent tree damage from tying up.
- Garbage, vandalism, littering, noise and human waste can be found in some areas.
- Many people opt to camp in close proximity to commercial tourism camps, impacting the experience of visitors, as well as conflicting with the ability of commercial operators to provide enough forage for their horses.
- There have been instances of public use of commercial tourism and range cabins or camps without permission.
- Lack of preparedness by individuals in a backcountry area. Lack of preparedness and cabin break-ins may be related as people seek shelter.

Spruce Lake is the major centre of activity, with evidence of overuse, especially at the north end of the lake where private land, two commercial camps, floatplane access docks and a public campground are located. Multiple groups arrive for different activities at the same time. Some visitors want the shoreline view undisturbed by facilities such as docks in order to retain a wilderness experience while others want to have additional docks available. On a more site specific level, private landowners on Spruce Lake have an expectation that park management will not introduce any developments that will take away from their scenic backdrop.

Hunting is an activity that some public interests see as inconsistent with a park designation or a safety issue with the many other users in the parks. The land use plans containing the parks stated that hunting was an activity that was to continue.

Helicopters flying for mineral exploration have been flying over the park, decreasing the wilderness experience and possible wildlife disturbance and displacement. For similar reasons, public and stakeholder input has shown that heli-hiking is not a supported use, with the expectation that there should be some solitude, or a reward, for the effort taken to get to higher elevations.

Illegal motorized access with motorcycles and ATVs is a concern in summer, with impact on wilderness values, vegetation, visual aesthetics, trails (from the tracking), and safety issues.

Winter activities include backcountry skiing, snowmobiling and heli-skiing. Backcountry skiing primarily occurs in the Eldorado Creek watershed and Taylor Creek, including the adjacent mining and tourism area. Interactions between snowmobiling, heli-skiing and backcountry skiing creates potential for conflict. Landing poles left over from winter heli-skiing activity are regularly found by summer visitors.

Snowmobile enthusiasts wish to continue to use the popular route up Slim Creek and over the Wolverine/Taylor passes to areas in the west. The Gun Creek Trail between Jewel Bridge

and Gun Creek Road has been historically used by snowmobiles and ATVs, and there is a desire by some members of the public to keep this access for this purpose. Upper Big Creek and Eldorado Mountain are also occasionally used for snowmobiling. Taylor Road and Cinnabar Road have been used for snowmobiling in the past but this is also a popular backcountry ski area and has high value wildlife habitat, specifically Mountain Goat range immediately to the north. High Trail in South Chilcotin Mountains Park has been requested as an exception to the motorized vehicle closure to allow ATVs access to this one specific location in the park. This is to provide access to a small part of the park so people who are not as physically able can experience an aspect of the park.

Objectives	Management Strategies
<p>Maintain the qualities of the environment that form the basis of the recreational attraction, including wilderness, solitude, views, wildlife and ecosystems.</p> <p>All recreational activities within the parks will be conducted with the purpose of experiencing the natural values and views in a contemplative and leisurely manner to result in minimal disturbance and displacement of wildlife and other visitors.</p>	<p>Ongoing and new recreational opportunities will maintain the remote and solitude values associated with the existing visitor opportunities and experiences.</p>
	<p>Support recreational activities will be those that have the potential to contribute to a visitor experience that is consistent with a quiet, natural, remote mountain park. Do not authorize any activity that is likely to impair the wilderness character.</p>
	<p>Require facilities to be low profile, hidden from view when possible, and rustic in character, blending in with the natural environment. A minimum of signs should only be placed at major intersections and blend with the environment.</p>
	<p>Only encourage activities that are compatible with a slower pace to allow time for the appreciation and experience of park values.</p>
	<p>Apply the following guidelines to mountain biking in the parks:</p> <ul style="list-style-type: none"> • Cross-country mountain bike riding, rather than downhill, will be the principal form of mountain biking in the parks. • Development or construction of technical trail features will not be considered. • Mountain biking will be restricted to existing or future trails; off-trail use will not be permitted. <p>Trails used by mountain bikes should have good sight lines on downhill sections (e.g., 3X3m width and height).</p>
	<p>Maintain a remote, unstructured and challenging backcountry experience, where visitor use is minimally visible. Provide for higher levels of visitation only where impacts are minimized, which may require more structured visitor management and guidance.</p>
	<p>Encourage the use of the parks only by visitors who are expected to be largely self-reliant and experienced in backcountry travel or accompanied by a guide.</p>
	<p>Promotion of the parks by BC Parks will be low profile and compatible with highlighting their fragile nature, importance in minimizing disturbance to natural values and a “wilderness” experience. This will be facilitated by providing only basic information and not emphasizing specific natural features or attractions.</p>
	<p>Support use and appropriate low profile marketing of the parks for nature-based tourism products compatible with conservation values.</p> <p>Require heli-ski flight paths to avoid backcountry skiing areas.</p>

	Work with the relevant agency to ensure compatible tourism use in the mining and tourism areas similar to those in the park.
	Liaise with the appropriate agency to encourage forested areas adjoining and visible from the parks to be managed with consideration of visual quality.
	Work with the local communities and adjacent land managers to provide complementary recreational experiences in adjacent areas (e.g., providing mountain bike trails for those who want a more technical experience).
	Design multi-purpose trails and trailheads to accommodate horses (e.g., popular trailheads will have trailer turn-arounds, highlines and space for overnighing horses).
	Work with local tourism operators to help avoid potential impacts to sensitive species and cultural sites, discourage the development of informal trails and reduce trail conflict.
	Provide separate areas for commercial operator and public horse grazing to ensure availability of forage and to be able to measure grazing pressure from each group. Separate public and commercial campsites to avoid overgrazing and to maintain a sense of remoteness.
	Monitor conditions, particularly forage for horses, around campsites, ensuring tourism operators have continuing access to forage for horses consistent with their Park Use Permits.
	Encourage commercial operators to work with each other to optimize itineraries, educate clients, make sure visitors are prepared and instill etiquette for other users. Encourage operator meetings and sharing of information on a regular basis.
	Implement education efforts (e.g., meetings, newsletter articles, signs) in the larger community to prevent motorized access.
Maximize user capacity on trails while keeping feeling of solitude.	<p>Use the separation of activities (e.g., use-specific trails in high use areas, twinning trails, timing, location, trail direction, etc.) as a suitable management tool in specific instances, but should not be used as a widespread strategy in the parks. Consider designing some trails for one user type (long sections of such trails should not exclude other users). This will make some trails generally more attractive to one user group, decreasing pressure on more heavily used trails. For example, consider construction of a new Tyaughton Creek trail, primarily for mountain bikers to attract bikers away from more heavily used trails; consider reopening the trail from Windy Pass to the north end of Spruce Lake for bikes only.</p> <p>Encourage the development of methods to facilitate communication and coordination of uses between commercial operators, and visitors, to minimize crowding while maximizing a positive visitor experience. This can also assist with avoiding areas of Grizzly Bear activity.</p> <p>Consider development or designation of short trail sections that lead to the main resorts outside the parks for their exclusive use.</p> <p>Prior to entering the parks, all visitors will be informed of proper etiquette when encountering other users.</p> <p>Monitor use of different areas and trails to provide information on use levels. This will assist in maintaining a remote experience for visitors.</p>
Ensure visitors are prepared for a wilderness excursion	Require tourism operators and air carriers to provide clients with information on the conditions to be expected when taken into the parks,

	ensuring they have proper equipment to survive overnight, first aid kit, a trail map, and how to avoid and react to bear encounters. Individuals entering the park on their own will be informed by signage or written material at the trailheads. Encourage visitors entering the parks to leave a schedule and location with a third party.
Provide for a variety of backcountry angling opportunities.	Review fishing regulations for each lake to ensure a quality fishing experience consistent with maintaining healthy populations.
Provide opportunities for hunting.	Continue to allow hunting with non-motorized access, ensuring sustainable and natural structure of wildlife populations. Hunting will continue to be managed in cooperation with Fish and Wildlife section of the Ministry of Forests, Lands and Natural Resource Operations.
Provide camping opportunities that are compatible with a feeling of solitude and that have a minimal impact on the environment.	Minimize environmental impacts at popular camping sites through provision of adequate sanitary facilities, hardening sites as required, regular monitoring and addressing issues (e.g., firewood gathering, erosion, garbage) as they arise. Dispersed, no-trace camping may occur elsewhere.
	Require that public campsites are rustic, with minimal facilities that are appropriate for a wilderness setting.
	Consider closing the north campground on Spruce Lake to alleviate congestion in the area and improve the south campground.
Provide opportunities for low impact recreation compatible with the parks' landscape setting and ecological values.	Provide only a basic infrastructure (fire rings and outhouses in regular backcountry sites; picnic tables in main access campgrounds) necessary for visitor appreciation of the parks.
	Monitor to assess conflicts between recreation user groups and impacts from specific users. Future management may require user restrictions.
Recognize continued traditional snowmobile use.	Continue to allow snowmobile use only on the Gun Creek trail to the Jewel Bridge and the area west of and including Wolverine Pass and Taylor Pass. Snowmobiles will not be allowed to descend into the Eldorado Creek or Pearson Creek watersheds from Harris Ridge or enter into Mountain Goat winter habitat within the park.
Ensure that recreation use does not impact the parks' natural and cultural values.	Monitor recreation use over time to evaluate impacts on the parks' natural and cultural values. If impacts are occurring that could affect conservation or cultural objectives, additional management of special areas such as seasonal closures to avoid critical wildlife periods, total closures, or use of quotas may be necessary.

3.2.6. Tourism and Commercial Recreation Opportunities



Tourism operators have a longstanding presence in the parks, providing people with the opportunity to experience a wilderness setting and learn about the area. Tourism is a major economic driver in the region. The parks are largely considered at capacity for tourism facilities.

Visitors value the wilderness feel of the parks, wishing to have a low visibility for any developments and not impact visual values of key recreation attraction areas such as open meadows, lakeshores and mountain vistas.

Commercial tourism has traditionally centred on providing horseback trips to the backcountry using rustic wall tent camps. Operators want to modernize their operations to meet the needs of a changing clientele that are used to more modern comforts. This would require an upgrade to the existing camps, moving them, or having additional camps. This may also include providing for longer stays and, in the case of bike riders, a move to more hut-to-hut operations that will provide a multi-day, cross-country experience.

Objectives	Management Strategies
Ensure tourism facilities provide a wilderness experience.	Require tourism facilities to be compatible with a wilderness and remote setting.
	Assess the number and location of commercial camps for compatibility with the maintenance of park values, including the maintenance of a wilderness experience. Require the removal of unused camps.

Objectives	Management Strategies
	Require operators to provide information to their clients on expected etiquette when encountering other visitors.
	Require all commercial operators to regularly clean and remove any material that is not used for the purposes of their ongoing operation (e.g., broken or unused building materials, tent coverings, platforms, heli-ski marker poles).
	Consider new locations or facilities only where they would result in less congestion or alleviate conflicts with wildlife in existing locations, or located outside of important wildlife habitat areas. Suggested areas for new facilities are shown in Figure 6, but these would have to be confirmed prior to allowing additional activities, trails or facilities (some of these areas, especially in the southwest portion of South Chilcotin Mountains Park may be too rugged to allow easy access).
	Consider moving existing facilities where they are within habitats frequented by wildlife (especially Grizzly Bear) or on migration routes. The option of moving one of the tourism facilities and docks on Spruce Lake to the east side of the lake should be considered, primarily to decrease human presence in the area of Grizzly Bear habitat that is located on the north and northwest shore of the lake and north along the outlet, and to alleviate congestion in this area.
	Allow commercial camp upgrades, including more permanent structures but without an increase in visitor capacity at each site. This will increase safety, assist in integrating strategies for Grizzly Bear management and allow tourism operators to improve camp conditions for a broader range of clientele.
	Encourage a shift from day-use mountain biking (fly in – ride out) to a more leisurely, group oriented, multi-day approach to reduce the potential for wildlife disturbance and conflicts with other users.
	Ensure commercial tourism operations are consistent with maintenance of a remote visitor experience and a healthy environment for wildlife and ecosystems.
	Do not allow tourism facilities to be placed in key recreation attraction areas (e.g., lakeshores, wildlife viewing areas, open meadows, open alpine areas) and require them to be hidden from view as much as possible.
Promote and encourage use of the parks for tourism compatible with park values.	Participate in commercial recreation and tourism opportunity studies for the area to ensure the vision for the parks is properly incorporated into regional tourism strategies.
	Support use and appropriate low profile marketing of the parks for nature-based tourism products compatible with conservation values.

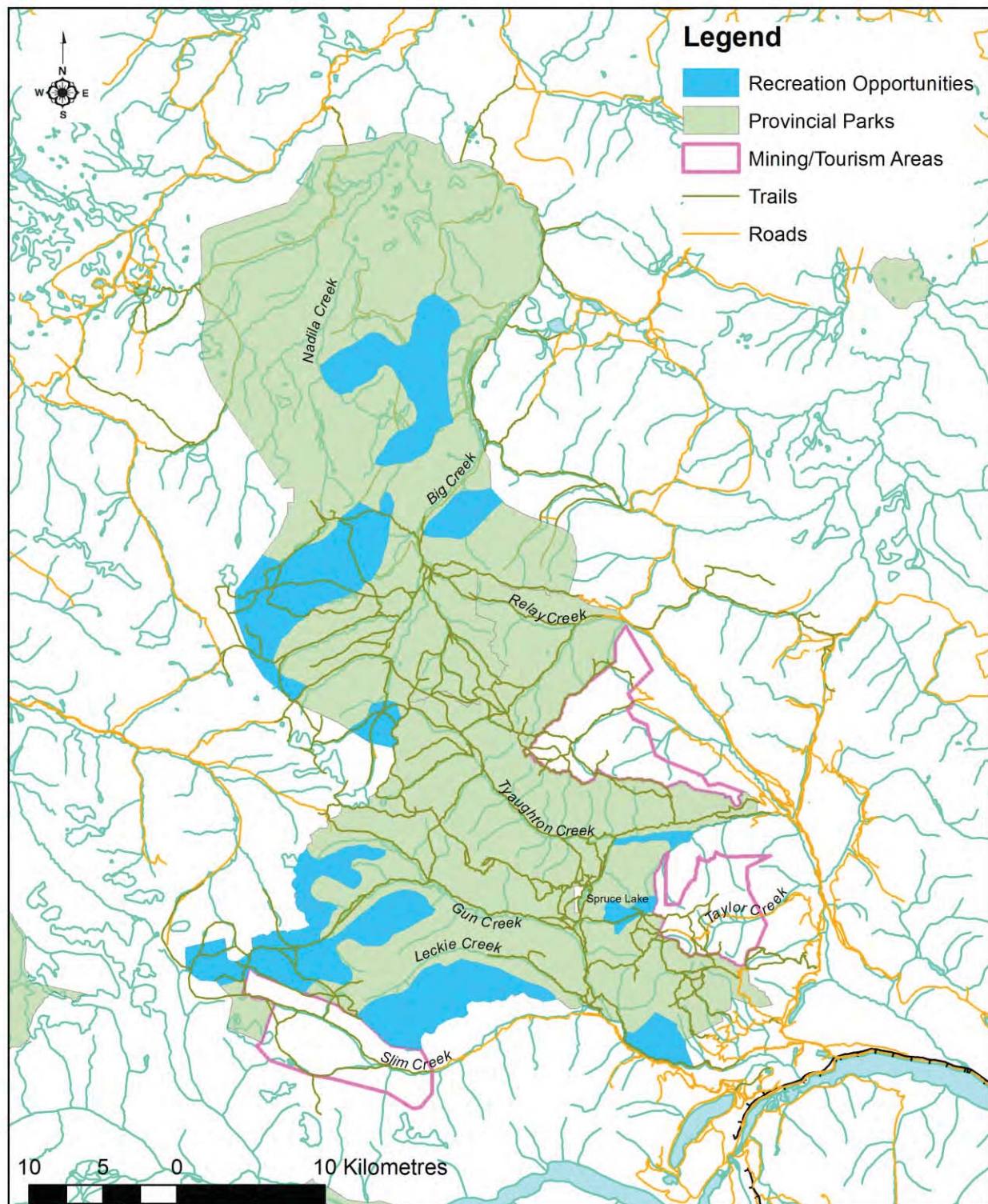


Figure 6: Potential Areas for Expanded Recreational Opportunities

3.2.7. Ranch Operations

Ranchers have a long history of grazing cattle in Big Creek Park and part of South Chilcotin Mountains Park, with a requirement to maintain associated infrastructure such as fencing and range cabins. There have been issues with groups using cabins and corrals and having their horses eat nearby forage that is needed by ranchers. Recreational use of trails that are used for cattle movement could also conflict with ranch operations.

Objectives	Management Strategies
Recognize and ensure continued prior uses, rights and tenures.	Do not allow public camping closer than 500 metres from ranch cabins; discourage use of trails leading to the cabins.
	Allow access, under agreed times and locations, for ranchers to maintain existing fence lines, which will require use of motorized vehicles and clearing of potential deadfalls; any other use of motorized vehicles will not be permitted.
	Encourage only the occasional use of aircraft by ranchers to locate cattle with consideration of impacts on wildlife and park users.
Ensure ranchers continue to have viable use of trails for ranching purposes.	Many trails in grazing areas have been for range purposes. Assess trails that are most important to ranchers and provide priority use for ranching purposes. Consider methods of minimizing negative interactions with recreational users and ranching activities in consultation with ranchers.

3.2.8. Management Services

A common request from the public and tourism operators is to have more BC Parks presence and a ranger cabin(s) to monitor and enforce regulations, greet and educate the public and provide information.

A need for self-funding of the parks was raised by some members of the public, with the suggestion to charge fees for entry into the parks to assist with the many maintenance challenges, especially trails.

Volunteers have assisted with trail maintenance and collection of information. This is seen as an important contribution that should be encouraged.

Objectives	Management Strategies
Obtain co-operation of all users to maintain park values.	Co-ordinate a management action oriented meeting amongst all stakeholders on a regular basis (at least annually) to contribute to meeting park objectives.
	Foster a working relationship between all groups and individuals that have an interest in management of the parks
	Consider allowing the placement of communication equipment (e.g., radio towers or antennas, repeaters) within the park to enable communication between tourism operators and BC Parks staff in order to coordinate travel plans, maximize trail use while maintaining a remote

	experience, and increase safety.
Ensure proper monitoring of activities and potential impacts.	Maintain regular seasonal ranger patrols and BC Parks' presence.
	Encourage continued participation by volunteers.
Identify additional opportunities for local groups to assist in stewardship of the parks.	Maintain contact with non-government organizations, education institutions, the local community, and other organizations to identify joint stewardship opportunities.

3.2.9. Visitor Information/Visitor Experience



Communication, education and outreach are important tools for park management and user enjoyment. Public perception and use of the parks are influenced by the type, nature and methods of conveying information. It is how potential visitors gain an understanding of the conditions and recreation opportunities found in a park. Visitor information assists with pre-trip planning and plays a role in establishing expectations of the park experience, resource and facility conditions, management limitations, level of contact with other users, and potential conflicts or safety considerations.

Communications products provide important management tools, and can be used to influence visitor behaviour. Interpretation enhances awareness, appreciation and

understanding of the protected area environment, and encourages personal responsibility towards park stewardship. Information should advise people of the sensitive environments and potential impacts.

Potential visitors should be made aware that visiting these parks is not for the inexperienced or ill-equipped.

Objectives	Management Strategies
Information provided to the public encourages a wilderness experience based upon self reliance, and also minimizes potential impacts on conservation values.	<p>Provide basic park information to visitors. This information will be largely restricted to showing access points and trailheads, main trails, etiquette expectations, safety, protection of natural and cultural values and the history of the parks.</p> <p>Advise people of the sensitive nature of the parks and their potential “footprint.” Statements are needed on a “tread lightly” message, especially for sensitive sites such as grasslands, shale slopes and near wetland areas. This can include messages on no-trace camping, safe storage of food, bear aware, no campfires in alpine areas, reducing the spread of invasive species and the requirement to stay on trails where dispersed use would create more impact.</p>
Increase awareness of park values and cultural history to encourage visitors to become advocates for the preservation of park values.	Provide information that will promote public understanding and appreciation of the parks’ ecosystems and history.
Ensure a highly informed public able to minimize impacts and participate with Grizzly Bear stewardship.	<p>Produce a comprehensive, printed and electronically available Grizzly Bear education and outreach program that includes:</p> <ul style="list-style-type: none"> • A synthesis of existing science of Grizzly Bears. • Bear conflict and avoidance and response (e.g., safe behaviour in bear country for each stakeholder and user group, including hunters). • A clear statement of the conservation and management/recovery objectives for Grizzly Bears in the parks. • A contact/sightings reporting system on which to base temporary trail/area closures where necessary. • A description of the legal, regulatory and enforcement procedures. • Signs, pamphlets, web pages and apps, all with consistent messaging.
Provide information on the recreation opportunities and permitted uses in the parks to enhance visitor use, enjoyment and safety.	<p>Develop a comprehensive and coordinated orientation/information package on the BC Parks website, publications, and park signs.</p> <p>Ensure that promotional material and signs provide adequate information to direct visitors to recreation opportunities suitable to their interests and abilities, and that respect conservation values.</p>
Encourage sharing of park information through education and extension.	Share results of research and management with other agencies, organizations and individuals.

3.3 Zoning Plan

In general terms, a zoning plan divides a park into logical management units within which certain activities/uses are permitted and a particular set of management objectives apply. Zoning is often used to physically separate incompatible activities or uses within the park and provides visitors and managers with a quick visual representation and appreciation of how a particular park is managed. Zones are designed to reflect the physical environment, existing patterns of use and the desired level of management and development in a given management unit.

3.3.1 Wilderness Recreation #1 Zone

Zone Description: This zone consists of two separate areas totalling 36, 532 hectares, or approximately 30% of the parks. One area, located in South Chilcotin Mountains Park, consisting of 15,370 hectares, centres on the Leckie and Tyaughton creeks that provide connectivity to the south and east and contains important wildlife habitats (Figure 7). The other area of 21,162 hectares is largely in Big Creek Park and centres on important Grizzly Bear and California Bighorn Sheep habitat that connects to the northwest and east.

Objective and Management Intent: This zone is to include core habitat areas for wide-ranging wildlife species. These core areas provide seasonal habitat requirements and a connection to adjacent areas. These areas are especially important as Grizzly Bear security areas where bears have minimal encounters with humans and maintain wary behaviour and to enable the parks to effectively act as a source for provincial recovery efforts. The intent is to minimize human intrusion into these areas. Where facilities exist, they can be improved with no increase in capacity and should be managed with a high degree of consideration for wildlife and activities that will not impact their use or movement in the area. New facilities will not be entertained and consideration should be given to eventually moving existing facilities out of this zone. Activities can traverse this zone, but in a predictable manner that is cautious to the presence of wildlife. Analysis of the most up to date wildlife information will inform any decisions.

3.3.2 Wilderness Recreation #2 Zone

Zone Description: This zone encompasses the remainder of the parks, totalling 88,232 hectares, or approximately 70% of the parks (Figure 6).

Objective and Management Intent: Allow recreational activities and facilities that will be integrated with a high degree of consideration for the needs of wildlife and sensitive ecosystems. The long-term goal is to have all facilities and access points located within this zone. There are high use wildlife habitats within this zone where facilities and recreational activities would either not be appropriate or managed in a way that is highly sensitive to the needs of wildlife.

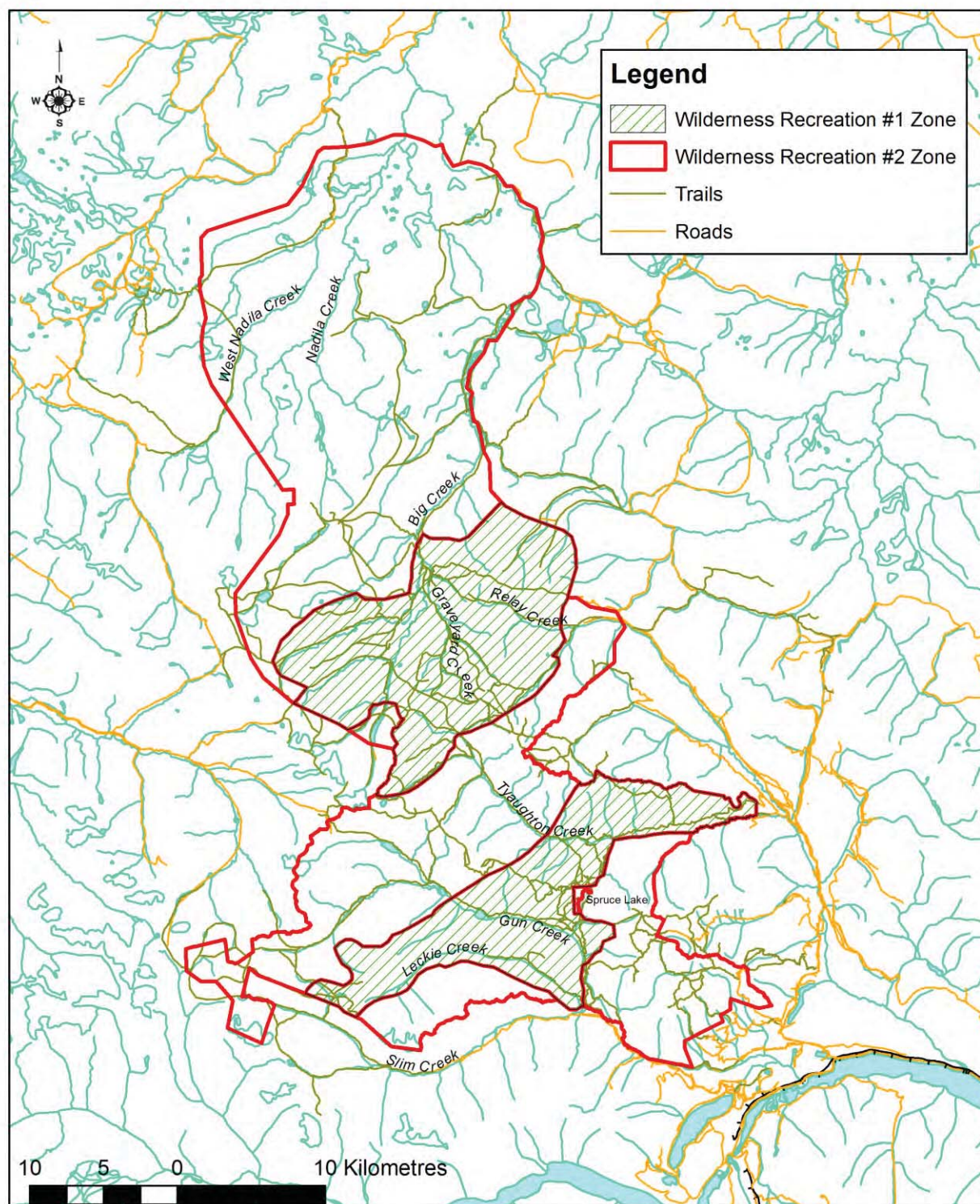


Figure 7: Park Zoning Map

4.0 Plan Implementation

4.1 Implementation Plan

This draft management plan provides the proposed direction for planning, management and development of South Chilcotin Mountains and Big Creek parks. The management plan forms the basis from which BC Parks and other agencies can set priorities to meet management objectives. Implementation of most of the strategies will be of an operational nature, but others such as invasive plant management, trail inventory and priority setting, wildlife habitat analysis, on-going monitoring, and research will require more detailed planning.

Follow-through on these strategies is dependent on the availability of financial and staffing capacity of the ministry. In addition, implementation of actions is affected by the management needs of other parks in the Thompson Cariboo Region and the entire protected areas system.

BC Parks will ensure that public interest groups, individuals and stakeholders are consulted where appropriate in the implementation of the management strategies.

In addition to any park specific policies highlighted in the management plan, there are numerous other provincial/regional policies and guidelines which will be considered during management plan implementation. This includes items such as BC Parks' policies on conservation, permitting and impact assessment processes.

The BC Parks Impact Assessment Policy will be applied in these parks. All reviewable actions will be subject to an assessment of the potential impacts. An action is defined as any proposed project, activity or management decision that has the potential to cause an impact on the natural, cultural heritage and/or recreational environment. Actions include, but are not limited to the following:

- new activities, including projects entirely or partly funded, assisted, conducted, regulated or approved by BC Parks (e.g., approval of a new recreational activity or research project, issuance of a commercial guide permit);
- substantial changes in continuing actions, such as considerable changes in operations, areas of use, or in methodology or equipment (e.g., changes to zoning, use of new equipment for routine maintenance); and,
- specific projects such as construction or management activities (e.g., public/private venture projects, expansion or development of facilities, conservation management projects, special projects and locally funded projects).

4.2 High Priority Strategies

The following strategies have been identified as high priorities for implementation:

1. Provide input to any significant management activities on adjacent Crown lands, especially the mining and tourism areas, with the aim of implementing complementary strategies and sustaining a core conservation area of lesser disturbance that is less irregular in shape (i.e., a low perimeter to area ratio that would lessen impacts of any negative outside influences). These strategies would apply to the parks and adjacent areas needed to provide for complete ecosystems.
2. Identify and maximize remote, core security areas for productive adult females and secure cross-landscape connectivity within the parks to adjacent areas. High potential movement routes include to the west from Big Creek Park and south to the Slim Creek watershed, which was identified as a Grizzly Bear core area (the Leckie Lake area is a high potential route between watersheds). Discourage public access or minimize human presence in these areas, especially in areas used by sows with cubs.
3. Ensure a high level of bear aware and bear management strategies to prevent bears from habituating to human presence.
 - Have a zero tolerance for attractants (pack in, pack out policy).
 - Wildlife viewing should be done from a distance, especially for Grizzly Bears; areas known to be regularly used by bears should be avoided.
 - Ensure proper storage of food and cleaning of fish. Prepare standards for human food and livestock feed transport and storage, and garbage and human waste management.
 - Provide bear-proof food containers at all campsites.
 - Education materials on wildlife and how to behave around them (pamphlets, signs) should be available at trailheads and through tourism operators.
4. Ongoing and new recreational opportunities will maintain the remote and solitude values associated with the existing visitor opportunities and experiences.
5. Maintain regular seasonal ranger patrols and BC Parks' presence.
6. Advise people of the sensitive nature of the parks and their potential "footprint." Statements are needed on a "tread lightly" message, especially for sensitive sites such as grasslands, shale slopes and near wetland areas. This can include messages on no-trace camping, safe storage of food, bear aware, no campfires in alpine areas, reducing the spread of invasive species and the requirement to stay on trails where dispersed use would create more impact.

4.3 Adaptive Management

In order to ensure that the management direction for Big Creek Park and South Chilcotin Mountains Park remains relevant and effective, BC Parks staff will ensure that the management plan is assessed by BC Parks staff on a regular basis (i.e., at least every 5 years). Minor administrative updates may be identified and completed at any time (e.g., correct spelling errors, update protected area details where needed), and will be documented according to BC Parks guidelines.

If an internal assessment reveals that the management plan requires updating or substantial new management direction is needed, a formal review by BC Parks may be initiated to determine whether the plan requires an amendment or if a new plan is required.

The management plan amendment process or development of a new plan includes an opportunity for public input.

Appendix 1: Summary of Land Use Planning Direction Applicable to Parks

General direction arising from the Cariboo-Chilcotin Land Use Plan that is applicable to Big Creek Park included the following:

1. A protected area, regardless of subsequent designation, is land on which the dominant ecological values should be protected and that uses, such as recreation, cattle grazing, hunting, trapping and backcountry tourism will be allowed.
2. Hunting and trapping will continue to be allowed in new protected areas, regardless of subsequent designation by the Province.
3. Many of the major, new protected areas are available, in principle and where appropriate, for commercial tourism and recreation.
4. Existing, approved levels of cattle grazing will continue in all protected areas. The maximum level of animal unit months (AUMs) in protected areas will be set at the existing level of authorized AUMs as of October 24, 1994.
5. No private land will be included within protected areas unless the government negotiates a mutually agreed purchase. Existing landowner use, development and access rights will be unaffected by the protected areas.
6. Protected areas boundaries have been adjusted to exclude mineral and placer tenures located adjacent to the periphery of protected areas.

The Lillooet Land and Resource Management Plan provided guidance for parks in the area and identified a number of issues to be addressed:

- Achieving a balance between ecological integrity and public and commercial use within protected areas.
- Overuse and/or inappropriate use can impair or spoil the ecological integrity of protected areas.
- Access management within protected areas needs to allow a variety of public uses, while ensuring tenured access and avoiding general overuse.
- Managing public and commercial recreation uses within protected areas to ensure maximum compatibility.
- First Nations, local government, the public, and user groups seek greater involvement in park planning processes.
- Integrating park designation and management with pre-existing rights and tenures, such as livestock grazing and commercial recreation.
- Unclear land and resource management direction can limit resource development opportunities adjacent to protected areas.
- Forest fire, pests and disease are a part of nature and are integral to protected areas. If not recognized and addressed they can damage nearby timber harvesting areas thus increasing operating costs or disrupting timber supplies.

General objectives and strategies for all proposed parks in the Lillooet Land and Resource Management Plan were:

- Manage park use to conserve ecological values by:
 - Dispersing use to less heavily used areas as may be allowed by park management plans.
 - Use local level plans to manage general public and commercial recreation use and access in order to preserve ecological values.
 - Ration park use by permit if necessary to meet management objectives for ecological integrity.
- Complete park management planning on a priority basis, ensuring that they incorporate LRMP direction with respect to the theme and purposes of each park.
- Manage park use to maintain the quality of visitor experience by:
 - “Harden” park facilities (e.g., trails and campsites) in a way that prevents site degradation but conserves a natural appearance.
 - Manage general public and commercial recreation use and access in order to maintain the quality of visitor experience.
 - Ration park use by permit if necessary to meet management objectives for the visitor experience.
- Manage types and modes of recreation to minimize conflicts among users by:
 - Zone different portions of protected areas for various modes of access consistent with the LRMP and the goals for each park.
 - Develop an equitable allocation process between commercial and non-commercial users, consistent with government protocols and park management planning processes.
- Manage protected areas to achieve a balance between ecological integrity, commercial tourism opportunities, and general park visitors by:
 - Develop appropriate limits of capacity on a park by park basis, considering the overall management direction of the park and/or for the zones within the park (e.g., if the park has a conservation focus then a conservative carrying capacity would be appropriate; conversely if the management direction is for intensive recreation then a less conservative carrying capacity could be used)
 - Distinguish limits relative to tourism clients and general park users
 - Consider resource allocation between tourism clients and general park users.
 - Apply consistent approaches (e.g., reservation systems, registration and fees) to managing both commercial tourism client and public users.
- Honour pre-existing rights and tenures in new protected areas.
- Ensure that uses that are compatible with protected areas designation and which predate its legal designation (e.g., hunting, fishing, various types of recreation), continue to be accommodated within the protected area.
- Ensure that the time periods, quality or type and amount of access are consistent with the objectives and prescribed character of the protected area.
- Manage forest health factors (e.g., disease, insect infestation, noxious weeds) to an acceptable risk level, where they pose a significant risk to resources and/or values.

- Manage pre-existing *Range Act* tenures in new protected areas as prescribed in the *Park Amendment Act*.
- Evaluate suitability of protected areas as sources of irrigation water for adjacent agricultural land.
- Consider Table 3 “Management Categories and Key Issues” in management plans for new protected areas.

The Table 3 Management Categories and Key Issues for South Chilcotin Mountains Park were:

- Wilderness; natural environment.
- Balancing conservation of grizzly bear, sheep and goat habitat with use of area.
- Integrating commercial recreation businesses with public use (winter and summer).
- Access for owners of private land.
- Scientific research and collection of fossils.
- Public snowmobile users need assured access into Upper Slim Creek.

The objective statements in the Lillooet LRMP applicable to South Chilcotin Mountains Park are as follows:

Mountain Goat:

1. Manage resource development and use activities within winter/kidding range by reducing or eliminating disturbance and displacement of mountain goats.
2. Restrict disturbance or displacement of goats from recreational and tourism related human disturbance including both air and ground based mechanized forms of recreational access (e.g., cat skiing machines, snowmobiles, helicopter and fixed wing aircraft) within currently identified and suspected winter and kidding ranges (see Mountain Goat map). In no circumstances is use of current permanent helipads and common air transit routes near settlement areas (e.g., Lillooet, Lytton, Gold Bridge) and destination resorts (e.g., Tyaughton Lake) to be restricted.

Grizzly Bear:

1. Maintain the suitability of critical grizzly bear habitats, and ensure these habitats have adequate security and thermal cover associated with them.
2. Minimize negative interactions between grizzly bears and recreational activities in identified watersheds.
3. Manage recreation and tourism developments to minimize bear/human conflicts and limit impacts on grizzly bear populations and habitat.

Appendix 2: Appropriate Use Table

The following table summarizes existing and potential future uses in Big Creek and South Chilcotin Mountains parks that are and are not appropriate in each zone. This is not intended to be an exhaustive list of all uses that may be considered in this protected area in the future.

Please note that many appropriate uses are geographically restricted (i.e., only allowed in certain areas of Big Creek and South Chilcotin Mountains parks) or are only appropriate at certain times of the year. Please ensure that you are well informed of any use restrictions as indicated in the table. It is a good idea to review relevant sections of the management plan where indicated in the table.

Appropriate Use Table Legend		
N	Not an appropriate use	The use is not appropriate in the indicated zone. If the use currently exists but the management planning process has determined that the use is no longer appropriate in all or part of the protected area, the management plan will include strategies for ending the activity (e.g., phasing out, closing).
Y	<u>May be an appropriate use</u>	<p>Some level or extent of this use may be appropriate in the zone(s) indicated. If the activity/use already exists, the management plan provides guidance on the appropriate level of use and may address specific restrictions or planned enhancements (e.g., capacity, designated areas for a particular activity, party size, time of year, etc.).</p> <p>For new or expanded uses, this symbol indicates that the use <u>may be considered</u> for further evaluation and approval. The appropriateness of some activities may not be confirmed until a further assessment (e.g., BC Parks Impacts Assessment Process) or evaluation process (e.g., park use permit adjudication) is completed.</p>
Y1	Appropriate use as per section 30 of the <i>Park Act</i>	Indicates that the use is not normally appropriate in a park but was occurring pursuant to an encumbrance or Crown authorization at the time the park was established and is allowed to continue.
N/A	Not an applicable use in this zone	Indicates where it is not feasible for the use to take place in this zone (e.g., mooring buoys in a terrestrial zone).

Activity/Facility	Wilderness Recreation Zone #1	Wilderness Recreation Zone #2	Comments
Activities/Uses			
Aircraft Access	Y	N	Floatplane access to Spruce, Warner and Lorna lakes.
Beach Activities (swimming, sunbathing, etc.)	Y	Y	
Boating (non-power)	Y	N	
Boating (power)	N	N	
Camping – vehicle accessible	N	N	
Camping – backcountry	Y	Y	
Camping - other (at approved/designated sites)	Y	Y	
Fish Stocking	N	N	
Fish Habitat Enhancement	Y	Y	For restoration purposes only.
Fishing	Y	Y	
Grazing (domestic livestock)	Y1	Y1	
Hiking/Backpacking/Walking	Y	Y	
Hunting	Y	Y	
Mechanized Off-road Access (non-motorised – i.e. mountain biking)	Y	Y	Mountain biking on trails only, with conditions.
Motorised Off-road Access (not snowmobiles – i.e., 4x4, motorcycles, ATV)	Y	N	Existing Use
Pack Animal Use	Y	Y	Horses only.
Skiing (downhill and cross-country track based)	N	N	
Skiing (helicopter or cat-assisted)	Y	Y	Existing heli-ski tenure.
Snowmobiling	Y	N	Traditional area in Slim Creek watershed and over pass to the west; Ridges south of Taylor Creek.
Trapping	Y	Y	Existing use only.
Facilities/Infrastructure			
Administrative Buildings and Compounds	Y	N	Ranger cabin(s) only
Lodges, Huts, Shelters and Cabins	Y	N	Commercial operator, rustic, hidden cabins only. Work toward moving out of Wilderness Recreation #1 Zone.
Boat Launches	N	N	
Campgrounds (other)	Y	Y	Backcountry, rustic in nature, can improve, but no expansion of capacity in Habitat Wilderness Recreation Zone and assess

Activity/Facility	Wilderness Recreation Zone #1	Wilderness Recreation Zone #2	Comments
			potential for removal over time.
Campgrounds and Picnic Areas (vehicle access and serviced)	N	N	
Communication Sites	Y	Y	For use only within the parks.
Interpretation and Information buildings	N	N	
Roads and Parking Lots	N	N	
Trails (hiking, cross-country skiing, mountain biking)	Y	Y	
Water Control Structures	N	N	
Water Sampling Structures	Y1	N	Existing hydrometric station with accompanying access (helipad).
Wharves/docks	Y	Y	Private land owners on Spruce Lake; controlled docks for floatplane access.



**AUDITOR GENERAL FOR
LOCAL GOVERNMENT**

ACCESSIBILITY • INDEPENDENCE • TRANSPARENCY • PERFORMANCE



April 29, 2014

Ref. 14-78

To: Mayors and Councillors
Chairs and Directors of Regional District Boards
Chairs and Directors of Greater Boards

Greetings to All:

I am pleased to inform you that my office will be releasing our first performance audit report under the topic of “Learnings from Local Government Capital Procurement Projects and Asset Management Programs.” This report will be posted to the AGLG website www.aglg.ca on Wednesday, April 30 at 10 a.m.

We will also publish a Perspectives series booklet “Oversight of Capital Project Planning & Procurement” to the AGLG website. In addition to conducting performance audits, our mandate includes helping local governments be accountable to their communities for how well they take care of public assets and achieve value for money in their operations. These booklets complement our performance audit reports by providing local governments across British Columbia with useful information related to the topics we examine through our audits.

I always appreciate receiving feedback from local governments on all aspects of the work of our office, so I welcome your comments on the reports to be issued tomorrow.

Sincerely,

Basia Ruta, CPA, CA
Auditor General for Local Government

pc: Chief Administrative Officers

MAY - 8 2014



May 2, 2014

Her Worship Nancy Wilhelm-Morden
Mayor of the Resort Municipality of Whistler
4325 Blackcomb Way
Whistler BC V0N 1B4

Dear Mayor Wilhelm-Morden and Councillors:

On March 11, 2014, I announced a province-wide earthquake preparedness consultation, to be chaired by Mr. Henry Renteria (the Chair), former director of California's Office of Emergency Services.

The goal of this consultation is to improve British Columbians' preparedness for a disastrous seismic event. At the end of the year, the Chair will provide my Ministry with a report that will include priority recommendations for improving earthquake preparedness.

In British Columbia, emergency management is a responsibility that is shared among all levels of government, community organizations, First Nations, not-for-profit agencies, academic institutions, families and individuals. Over the next few months, the Chair will consult with a wide range of stakeholders and agencies, through a variety of methods. As part of this exercise, consultation meetings will be held in selected communities, focused primarily on local authorities and First Nations representatives.

This month, Emergency Management British Columbia (EMBC) officials will be sending an invitation to you, and your staff, to participate in these meetings. EMBC will provide specific details about the sessions and will work with your staff to identify appropriate participants from your community.

Enhancing earthquake preparedness is a priority activity for my Ministry, and for EMBC. A long-term plan for enhancing our province's preparedness is currently under development, and input from stakeholders through this consultation, will be key to refining this plan and informing

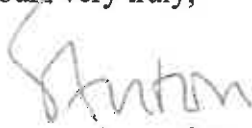
.../2

Her Worship Nancy Wilhelm-Morden
May 2, 2014
Page 2

long-term preparedness priorities. Thus, I encourage you to participate in this initiative and to provide feedback as the process unfolds.

We are grateful for this opportunity to work with you to ensure that British Columbians are as prepared as possible for disasters such as a catastrophic earthquake. Thank you for your support.

Yours very truly,

A handwritten signature in dark ink, appearing to read 'S. Anton', is written over the typed name.

Suzanne Anton QC
Attorney General
Minister of Justice

pc: Mr. Mike Furey, Chief Administrative Officer



May 7, 2014

Sent via e-mail
Personalized original to follow

Mayor and Council/Board Chair and Board
Various locations

Dear Mayor and Council/Board Chair and Board:

I am writing to follow-up on the Honourable Suzanne Anton's letter of May 2, 2014, regarding the province-wide Earthquake Preparedness Consultation, chaired by Mr. Henry Renteria (the Chair), former director of California's Office of Emergency Services. The goal of this initiative is to develop recommendations for government on improving British Columbians' preparedness for a disastrous seismic event (See attached Backgrounder document).

A cornerstone of this process will be engagement of local authorities and First Nations through meetings in selected communities between May and July 2014. The goal of these meetings will be to provide the Chair with an opportunity to cooperatively identify top priority issues and recommendations with respect to catastrophic earthquake preparedness. A list of questions which will be used to stimulate discussions during these meetings is attached.

It is worth noting that many coastal communities have already provided extensive valuable feedback to Emergency Management British Columbia (EMBC) regarding earthquake and tsunami preparedness issues and priorities. Most recently, the 2014 Community Earthquake and Tsunami Fora served to highlight the continued need for individual awareness and ongoing preparedness efforts. Specific feedback from these fora, and from previous engagement on this issue, has already been provided by EMBC to the Chair, to help inform further discussion.

Attached is a schedule of upcoming Earthquake Preparedness Consultation meetings in communities. I encourage you to arrange for representation at the meeting closest to your community, and to provide feedback as the consultation process unfolds.

Each meeting will include:

1. An introductory briefing on the Earthquake Preparedness Consultation.
2. Group (and/or small group) discussion beginning with the questions attached.
3. A summary of top issues/recommendations.

.../2

Mayor and Council/Board Chair and Board
May 7, 2014
Page 2

Please note that in the Capital Regional District, Metro Vancouver, and in the Fraser Valley Regional District, separate meetings have been provided for senior officials/senior representatives due to the large number of expected participants.

RSVPs including name, title, and the specific meeting to be attended, can be sent to the following e-mail: (earthquake.consultation@gov.bc.ca). Please refer to the attached schedule for the maximum number of representatives per organization, and the RSVP deadline for each meeting. If space permits, EMBC staff will contact you to identify additional representatives you may wish to include.

Local authority and First Nations representatives unable to attend at a scheduled community session are encouraged to:

- a) Provide written responses to the attached guiding questions, or submit any other applicable input through earthquake.consultation@gov.bc.ca or,
- b) Contact the EMBC project lead, Mr. Cameron Lewis (250-952-5040 or cameron.lewis@gov.bc.ca) to discuss alternative means of providing feedback.

Any questions regarding this initiative can also be directed to Mr. Lewis.

Preparing British Columbia for a catastrophic earthquake and/or tsunami is a priority activity for EMBC. I look forward to your input as we collectively and jointly work to enhance our preparedness.

Thank you for your support.

Sincerely,

Original signed by

Patrick B. Quealey
Assistant Deputy Minister

Attachments:

- Earthquake Preparedness Consultation Backgrounder
- Community Meeting Schedule
- Earthquake Preparedness Consultation: Discussion Questions

Earthquake Preparedness Consultation 2014 Backgrounder

On March 25, 2014, the Auditor General of British Columbia released the report titled “Catastrophic Earthquake Preparedness” which focuses on Emergency Management BC’s (EMBC’s) planning and reporting with respect to this eventuality. The report includes nine recommendations to government. The Ministry of Justice has accepted all nine of the Auditor General’s recommendations and action is being taken to address the recommendations. (See the recommendations and the Ministry of Justice’s responses in the Auditor General’s full report <http://www.bcauditor.com/pubs>).

However, it is worth noting that the Auditor General’s report focuses only on one part of British Columbia’s emergency management system – EMBC. In British Columbia, emergency management is a shared responsibility between the public, all levels of government, and numerous stakeholders. Thus, enhancing British Columbia’s preparedness for a catastrophic earthquake will necessarily involve all parties.

On March 11, 2014, it was announced that during the April to July timeframe, there will be extensive consultation with British Columbia stakeholders regarding issues, priorities, and opportunities in the area of catastrophic earthquake preparedness. These consultations will culminate in a report, with recommendations, to the BC Government by the end of the year. Mr. Henry Renteria (the Chair), former Director of California’s Office of Emergency Services, will lead this consultation.

The following link provides a news release and project Terms of Reference, etc: (<http://www.newsroom.gov.bc.ca/2014/03/earthquake-consultation-to-improve-public-safety.html>). Please feel free to share this news release and the terms of reference with other interested stakeholders.

Work is currently underway to identify the specific stakeholders that the Chair will reach out to. Geographically, the Earthquake Preparedness Consultation (the Consultation) will be focussed on areas at highest risk for catastrophic earthquake, but input from stakeholders across BC is welcomed.

The Consultation is just one line of effort within EMBC that is contributing to enhanced preparedness for a catastrophic earthquake. There are essentially three lines of enhanced effort in this regard, in addition to ongoing EMBC activities that contribute to catastrophic event preparedness:

1. The Consultation chaired by Mr. Henry Renteria (discussed above).
2. A public education campaign focused on earthquake preparedness, to be launched this summer. This campaign will be a joint effort between EMBC and Government Communications and Public Engagement within the provincial government. Planning for

this campaign is underway. Questions can be directed to EMBC's public education coordinator, Ms. Kim Fournier (kim.fournier@gov.bc.ca or 250-952-4914).

3. Development of a specific long term plan for enhancing catastrophic earthquake preparedness in BC. This represents a continuation of EMBC's planning efforts and is being incorporated as a key goal in EMBC's overall Strategic Plan (Spring 2014).

With respect to #1 above, the Consultation, EMBC and the Chair are currently in the process of arranging for meetings and other stakeholder feedback opportunities. Questions or suggestions can be directed to the EMBC project lead, Mr. Cameron Lewis (250-952-5040 or Cameron.Lewis@gov.bc.ca).

Earthquake Preparedness Consultation: COMMUNITY SESSIONS – Locations and Venues

May – July 2014

	Date		Time	Location	Venue	Groups	Size	RSVP by
May	27	Tues	1:00pm - 3:00pm	Nelson/ Revelstoke/ etc.	Conference Call	Local Govt & First Nations staff reps.	Four (4) representative maximum per local authority or First Nation	May 20, 2014
	28	Wed	10:00am - noon	Prince George/ Ft St. John/ Fraser Ft. George/etc.	Conference Call			May 20, 2014
			1:00pm - 3:00pm	Cariboo/Bella Coola/ etc.	Conference Call			May 20, 2014
	29	Thurs	10:00am - noon	Kelowna	Coast Capri Hotel 1171 Harvey Avenue, Kelowna			May 20, 2014
June	17	Tues	2:00pm - 4:00pm	Terrace	Best Western 4553 Greig Avenue, Terrace,	Local Govt & First Nations staff reps.	Four (4) representative maximum per local authority or First Nation	May 27, 2014
	18	Wed	10:00am - noon	Prince Rupert	Prince Rupert Hotel 118 - 6th St. Prince Rupert			May 27, 2014
	19	Thurs	10:00am - noon	Queen Charlotte	Eric Ross Room Charlotte Community Centre 134 Bay Street			May 27, 2014

- **RSVP to Earthquake.Consultation@gov.bc.ca by session RSVP date listed in table above.**

Earthquake Preparedness Consultation: COMMUNITY SESSIONS – Locations and Venues Cont.

May – July 2014

	Date		Time	Location	Venue	Group	Size	RSVP by
July	8	Tues	10:00am - 11:30am	Nanaimo	Nanaimo Conference Centre 101 Gordon Street, Nanaimo	Local Govt & First Nations staff reps.	Four (4) representative maximum per local authority or First Nation	June 17, 2014
			3:00pm - 4:30pm	Port Alberni	Best Western Barclay Hotel 4277 Stamp Ave. Port Alberni			June 17, 2014
	9	Wed	8:30am - 10:00am	Courtenay	Comox Valley Regional District 600 Comox Road, Courtenay			June 17, 2014
			3:00pm - 4:30pm	Port McNeill	Port McNeill Regional Arena 2205 Campbell Way, Port McNeill			June 17, 2014
	11	Fri	8:30am - 10:30am	CRD (Morning Session)	Grand Pacific 463 Belleville Street, Victoria	<ul style="list-style-type: none"> • Mayors/ Councillor/ CAO/ • Chief/ Councillor/ Other 	Three (3) representative maximum per local authority or First Nation	June 17, 2014 <i>Please Note: AM Session</i>
			1:00pm - 4:00pm	CRD (Afternoon Session)	Grand Pacific 463 Belleville Street, Victoria	Local Govt & First Nations staff reps.	Four (4) representative maximum per local authority or First Nation	June 17, 2014 <i>Please Note: PM Session</i>
	15	Tues	9:00am - noon	New Westminster	Justice Institute of BC 715 McBride Blvd, New Westminster			June 24, 2014
	16	Wed	9:00am - noon	Abbotsford	Ramada Plaza Abbotsford Hotel & Conference Centre			June 24, 2014
	21	Mon	10:00am - noon	Chilliwack	Fraser Valley Regional District 45950 Cheam Avenue, Chilliwack	<ul style="list-style-type: none"> • Mayors/ Councillor/ CAO/ • Chief/ Councillor/ Other 	Three (3) representative maximum per local authority or First Nation	June 30, 2014
	22	Tues	10:00am - noon	Burnaby	Metro Vancouver 4330 Kingsway, Burnaby			June 30, 2014

- **RSVP to Earthquake.Consultation@gov.bc.ca by session RSVP date listed in table above.**

2014 Earthquake Preparedness Consultation

Discussion Questions

The Earthquake Preparedness Consultation, initiated by the provincial government, is collecting input from stakeholders across British Columbia regarding how British Columbians can become more prepared for a catastrophic earthquake.

The Chair, Mr. Henry Renteria, will be providing recommendations to the provincial government, by December 31, 2014, based on this stakeholder input. While these recommendations will be delivered to the provincial government, preparedness is a shared responsibility between all stakeholders, including the public, all levels of government, non-governmental organizations, and the private sector. Thus, these recommendations are expected to consider actions by a wide variety of agencies and stakeholders.

The questions below are intended to provide a starting place for a discussion of top challenges, opportunities, and priorities with respect to British Columbia's earthquake preparedness.

1. In your opinion, is your community adequately prepared for a catastrophic earthquake?
 - a. If not, what would you say are the top three preparedness gaps or challenges?
 - b. What specific recommendations would you offer to address these gaps or challenges?
2. In your opinion, is British Columbia as a whole adequately prepared for a catastrophic earthquake?
 - a. If not, what would you say are the top three preparedness gaps or challenges?
 - b. What specific recommendations would you offer to address these gaps or challenges?

3. Given the importance of individual and family preparedness for disasters such as a catastrophic earthquake, are there specific recommendations you could offer for increasing the public's preparedness?
4. Are there key policy issues which should be addressed by governments as part of enhancing British Columbians' preparedness for a catastrophic earthquake? (e.g. legislative or regulatory changes, changes to land use planning policies, changes to financial compensation provisions, industry regulation, etc.). If so, what are the top issues, and what recommendations would you offer?
5. How can alignment of disaster preparedness plans and activities between different governments, agencies and stakeholders be enhanced?
6. To ensure that progress and successes to date on enhancing earthquake preparedness in British Columbia are recognized, are there particular projects or best practices that should be acknowledged and built upon?
7. Is there additional information or perspective you would like to bring to the Chair's attention?



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MAY - 9 2014

3301 East Pender Street, Vancouver BC, V5K 5J3 Canada
t 604-215-4702

April 30, 2014

Mayor Wilhelm-Morden
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC
V0N 1B4

Dear Mayor Wilhelm-Morden and Council,

On behalf of the Board of Directors, I am writing to provide a brief update on PRIMECorp, the organization responsible for oversight of the provincial police records management system, PRIME-BC.

As reported to you at this time last year, the Board of Directors has identified through its strategic planning process, three major areas of opportunity for PRIMECorp in terms of strategic, technological and financial leadership. I am pleased to report that since then, we have made significant strides in all three areas.

Chief among the steps forward was the implementation of a new management team and a new technology support infrastructure that we believe will facilitate enhanced security and service to all police agencies we serve, and also better position us to strategically plan for the future.

There has also been considerable effort undertaken to examine and reconcile PRIMECorp's past and present financial models and reporting. We have developed a future-focused financial path for PRIMECorp and it is with this financial stewardship in mind that I write to you today.

At its most recent meeting the Board of Directors approved a 2014-2015 budget, following six months of analysis, prioritization, consultation and collaboration. The budget is reflective of existing core services and sets the stage for, among other things, stable and predictable levy forecasts for funders.

Highlights:

- Zero per cent (0%) per officer levy increase in 2014-2015, which is consistent with the past four budget cycles. The per officer levy for 2014-2015 will be \$1000.
- Projected maximum three per cent (3%) per officer levy increase in 2015-2016, a portion of which will be allocated for building a reserve for system renewals.
- Forecasts of per officer levy increases of a maximum three per cent (3%) in 2016-2017 and 2017-2018.

Our goal is to provide our funders with certainty and stability with regard to projected levies so that they can be contemplated in future municipal budget cycles. Our ongoing commitment is to ensure funds are directed to the areas of PRIMECorp that will provide the highest level of service delivery of PRIME-BC, to ensure fiscal management is rooted in cost effectiveness, and to ensure that we are prepared for significant policing technology upgrades and new applications in the future.

The Board of Directors believes the gains we have made in the past 12 months are noteworthy milestones and represent a pivotal and positive step forward for PRIMECorp and for policing in B.C. through predictable levies and responsible planning for future needs.

Priorities for PRIME Corp in 2014 include increased communication with stakeholders, evolution of the organization's governance structure and a continued emphasis on security and service. We look forward to keeping you informed on PRIME-BC, an essential policing tool for British Columbia's police forces and unique in North America.

Sincerely,



David Guscott
PRIMECorp CEO

Cc Deputy Chief Len Goerke, Chair, BC Association of Chiefs of Police
Deputy Commissioner Craig Callens, RCMP E-Division
Municipal Police Chiefs
RCMP Detachment Commanders
PRIMECorp Board of Directors

- Malcolm Brodie, Mayor, City of Richmond
- Peter Milobar, Mayor, City of Kamloops
- Dianne Watts, Mayor, City of Surrey
- Paul Hames, Chief Constable, Central Saanich Police Department
- David Jones, Chief Constable, New Westminster Police Department
- John Kubat, Superintendent, RCMP
- Norman Lipinski, Assistant Commissioner, RCMP
- Daryl Wiebe, Superintendent, Vancouver Police Department
- Clayton Pecknold (Board Chair), Assistant Deputy Minister, Ministry of Justice & Director of Police Services



May 1, 2014

Mayor and Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

Dear Mayor and Council:

RE: Access Awareness Day – June 7, 2014

June 7, 2014 marks SPARC BC's 17th annual Access Awareness Day! This letter invites your community to participate in Access Awareness Day with us. Access Awareness Day gives each of us an opportunity to look at our communities and to think about what it would take to make our communities more accessible and inclusive for everyone!

The theme for this year's Access Awareness Day is "**Building Accessibility Together**". We know that it takes working in partnership to build an accessible and inclusive community. SPARC BC gratefully acknowledges your work in promoting accessibility in your community. We hope you will continue to play a leadership role in making your community as accessible and inclusive as possible.

Each year we ask local governments to help support Access Awareness Day by passing a proclamation which recognizes the rights of all individuals to be active in their communities and to engage in all aspects of community life. We hope you will consider adopting a proclamation that confirms your on-going commitment and support for building accessible and inclusive communities together.

As in the past, we have created a "leadership space" on our website where we recognize municipalities and organizations that have joined with us to promote Access Awareness Day. Our website lists municipalities that have recognized Access Awareness Day through a proclamation or letter of support. Our website also profiles local events and activities organized by different communities to support the active engagement of people with disabilities.

We have resources and materials that are available to help support local accessibility initiatives. Please do not hesitate to contact us at (604) 718-7735 if you would like more information and/or wish to organize an event in your community. We would be happy to help promote your event through our website and through our networks. Please also find enclosed a poster that reminds people of the importance of working together to build active, accessible and inclusive communities. A PDF version of this poster is available through our website at www.sparc.bc.ca.

As part of our Access Awareness Day celebrations, we will be announcing the winner of a photo competition that SPARC BC organized to demonstrate the ways that people see and experience accessibility and inclusion in their communities. We will be organizing a series of community conversations about how we can all work together to make our communities more accessible and inclusive to everyone in all aspects of community life—where we live, where we work, where we play.

Over this coming year, it is our goal to reach out and work with as many communities as possible to organize a series of dialogues and events that help to demonstrate and support true accessibility and inclusion. If your community is considering a project or event of this nature that you would like to profile, please do not hesitate to contact us. We would be happy to work with you.

We would like to add that our *Accessibility and Enforcement Phone Line* that was introduced as part of last year's annual Access Awareness Day has been extremely successful. To date, we have received more than 300 calls from more than 40 communities across BC and have helped to resolve a number of important local enforcement issues. This year, we have introduced an initiative that we are calling "play by the rules" which reminds people of the role that accessible parking plays in the day to day lives of people with disabilities, and the importance of ensuring that accessible parking spaces are protected and respected. We know the difference that accessible parking can make for someone with a disability.

Our poster highlighting the "rules of use" is available on our website and includes information on the responsibilities of permit holders, and the appropriate use of disability parking spaces. The poster also includes the contact information for our "Accessibility and Enforcement Phone Line". We encourage you to consider posting this information on public bulletin boards in local community and recreation centres, libraries or other public spaces. A PDF version of this poster is available on our website and can be used as a gentle reminder about the importance of accessible parking, and to ensure that it is available for those who need it most. In addition to the above, we will also be doing outreach with local accessibility committees, local shopping malls, private businesses local Boards of Trade and Chambers of Commerce, as well as private parking lots across BC.

We hope you will join us in making Access Awareness Day - June 7, 2014 the best Access Awareness Day ever! By working together, we know that we can make a difference.

Please feel free to contact Alla Timofeyeva at 604-718-7735 or send an email to mycommunity@sparc.bc.ca to request additional Access Awareness Day materials, or to let us know how we can work together to promote accessibility and inclusion in your community. Thank you again for your support. We look forward to hearing from you.

Sincerely,



Lorraine Copas
Executive Director

Enclosure:
Sample Proclamation
SPARC BC Access Awareness Day Poster
SPARC BC Play by the Rules – Accessibility and Enforcement Poster



ACCESS AWARENESS DAY 2014 SAMPLE PROCLAMATION

WHEREAS: Accessibility and inclusion is essential for ensuring that all community members have equity in opportunities, and the ability to fully participate in community life; and

WHEREAS: Accessibility affects all aspects of community life – physical, social and economic including employment, transportation, recreation, housing, and other opportunities; and,

WHEREAS: We all have a role to play in ensuring that our communities are as accessible and inclusive as possible.

THEREFORE BE IT RESOLVED:

The citizens of _____ recognize the importance of ensuring that people with disabilities have equitable access to the opportunities that are important to them and live in an accessible community.

I, _____, Mayor/Chairperson of _____, do hereby proclaim Access Awareness Day - Saturday, June 7, 2014 in _____, a day of individual and group action to promote positive ways of building accessibility together to create accessible and inclusive communities for all of our citizens.

In witness whereof I hereunto set my hand this _____ day of _____ 2014.

Mayor/Chairperson of _____



people. planning. positive change.



Access Awareness Day

Celebrated annually on the first Saturday in June, **Access Awareness Day** is a comprehensive campaign to raise awareness about disability, accessibility, and inclusion.

Access Awareness Day has been made possible because of dedicated and inspired individuals who understand the importance of inclusion. Access Awareness Day is about the recognition that the right and the opportunity to participate in all aspects of community life are both essential for building healthy, vibrant and diverse communities.

Access Awareness Day is ultimately about more than just one day a year. It is a call to respond creatively and purposefully to build a society where barriers to inclusion are removed, and to ensure the independence, self-esteem, dignity, and security of all citizens.





Play by the rules

LEAVE SPACE FOR ME

For people with disabilities who require a designated parking space there are not many alternatives when they arrive at a parking lot and find the designated spaces full: they can wait or they can go home. These are not real choices - let's work together to ensure that accessible parking is available for those who need it.

PLAY BY THE RULES

1. Only the designated permit holder is entitled to use their disability parking permit.
2. The permit may be used in any vehicle provided the permit holder is present.
3. The permit holder is responsible for ensuring that the permit is valid and has not expired.
4. The permit holder must carry a wallet card that includes their name and permit number.
5. Disability parking spaces should not be used if the permit holder is staying in the vehicle.
6. Having a parking permit does not exempt the user from obeying parking laws or paying fees.
7. The permit should be displayed so that the expiry date is visible.

OFFENSES

It is a violation of the rules of use of the Parking Permit Program for People with Disabilities and the *Motor Vehicle Act* if:

1. The permit holder transfers their permit to another person whether or not that person is disabled.
2. The permit holder continues to use their permit past the expiry date.
3. Someone is using a disability parking space without having a valid permit.
4. Someone is using a disability parking space and they do not have a disability.
5. Someone alters or changes the parking permit that has been issued.

If you are concerned about the potential misuse or abuse of a disability parking permit or designated parking space, please call SPARC BC's Accessibility and Enforcement Line -604.718.7734 to report your concerns.



Sea to Sky Clean Air Society
P.O. Box 1015
Pemberton B.C. V0N2L0
Seatoskycleanair@gmail.com
604-907-0019

May 9th, 2014

Dear Mayor and Council,

On behalf of the Sea to Sky Clean Air Society, I am delighted to announce that we will once again be coordinating the province-wide Bike to Work Week event in your community (May 26-June 1, 2014). We invite all members of Council to register as participants in Bike to Work Week and we request that Council consider formally declaring May 26 – June 1 as “Bike to Work Week 2014” at your May 20th regular meeting of Council. In addition to offering prizes to individuals who participate in the event, we are pleased to offer each Sea to Sky community a CORA bike rack in return for their involvement in this year’s event. We will be engaging the three communities in a friendly competition where the community with the highest per capita participation will win the largest rack and the other two communities will receive the smaller ones. The unveiling of the final results and the winning community will take place on Clean Air Day (June 4th) and we request that members of your Council attend the event, tentatively scheduled at noon in the Village where the bike racks will be presented as well as the grand prizes for individual participants. This event will provide an opportunity for Council, staff, media and the public to celebrate the benefits of bike commuting on Clean Air Day

In the next month, we will be promoting the event, cementing the final details and sharing with you accordingly. I look forward to hearing Bike to Work Week being declared in Whistler and presenting a CORA bike rack for your community on Clean Air Day.

Thank you in advance for your support and participation in Bike to Work Week!

Sincerely,

Kari Mancer

Interim Executive Director, [Sea to Sky Clean Air Society](#)

604-907-0019 // seatoskycleanair@gmail.com // www.seatoskyairquality.ca

Learn more at <http://www.biketowork.ca/>

ABOUT BIKE TO WORK WEEK
MAY 26- JUNE 1, 2014

Bike to Work Week (BTWW) encourages people to commute to work via bicycle. Riding a bike to work instead of commuting via car promotes healthy lifestyles and prevention of health issues through regular exercise! The Sea to Sky Clean Air Society (www.seatoskyairquality.ca) supports this mandate and is coordinating the event in Whistler, Pemberton and Squamish.

Bike to Work Week aims to encourage residents to cycle to work (or school) during the event, with the objective that participants will continue to commute by bicycle on a regular basis. Commuting to work is a significant cause of carbon emissions in the Sea to Sky airshed and choosing to cycle instead, even occasionally, can have dramatic results.

Bike to Work Week's essential components include:

- Engagement of workplaces among a wide variety of organizations large and small
- Engagement of employees as team leaders—participation and registration is done through a team leader model—Team leaders in each workplace (champion volunteers) inform and motivate their co-workers
- Website tools and resources that provide convenient, free, online registration and a participant reporting system, allowing us to collect data and measure results for each region
- Celebration Stations and / or events supported by sponsors and volunteers throughout the community
- An exciting incentive program of prizes for individuals and communities
- Promoting cycling safety through the website and Celebration Stations

Bike to Work Week helps build more vibrant, green, healthier communities in which to live and work!

CONTACT

Kari Mancer

Event Manager (Pemberton, Whistler, Squamish)

Cell: 604-907-0019 Email: seatoskycleanair@gmail.com

COORDINATED BY

