

WHISTLER

AGENDA

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JANUARY 28, 2014, STARTING AT 5:30 PM**

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

ADOPTION OF AGENDA

Adoption of the Regular Council agenda of January 28, 2014.

ADOPTION OF MINUTES

Adoption of the Regular Council minutes of January 14, 2014.

PUBLIC QUESTION AND ANSWER PERIOD

PRESENTATIONS/DELEGATIONS

Highway Truck Safety

A presentation from Peter von der Porten, CEO of Vehicle Monitoring Corporation regarding highway truck safety.

Paving the Dave Murray
Downhill Timing Flats

A presentation from Peter Langridge regarding the paving of the Dave Murray Downhill timing flats.

MAYOR'S REPORT

INFORMATION REPORTS

Whistler Public Library
Annual Report 2012 and
Strategic Plan 2014-2017
Report No. 14-005
File No. 8201.03

That Information Report No. 14-005 be received.

ADMINISTRATIVE REPORTS

LLR 1170 – Nita Lake
Lodge Food Primary
Change to Hours of Sale
Report No. LLR1170
File No. 14-006

That Council authorize the resolution attached as Appendix "A" to Administrative Report No. 14-006 providing Council's recommendation to the BC Liquor Control and Licensing Branch in support of an application from Nita Lake Lodge located at 2131 Lake Placid Road for a Permanent Change to Licensed Hours of Sale for Food Primary License No. 802805, to change hours of sale to 9:00 am to 1:00 am Monday through Sunday.

4800 Spearhead Drive Parking Variance Report No. 14-007 File No. DVP 1064	That Council approve Development Variance Permit 1064 to vary the parking requirements at 4800 Spearhead Drive from 291 stalls to 279 stalls for conversion of parking to bike storage areas as illustrated on the plans attached to Council Report No. 14-007 as Appendix "B".
--	--

MINUTES OF COMMITTEES AND COMMISSIONS

Advisory Design Panel	Minutes of the Advisory Design Panel Committee meeting of December 18, 2013.
-----------------------	--

BYLAWS FOR ADOPTION

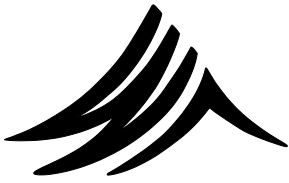
Land Use Procedures and Fees Amendment Bylaw No. 2038, 2013	The purpose of Land Use Procedures and Fees Amendment Bylaw 2038, 2013 is to establish an appropriate fee structure for antenna system applications.
---	--

OTHER BUSINESS

CORRESPONDENCE

Property Tax Collection in Whistler File No. 4560	Correspondence from Shane Bennett, received January 8, 2014, regarding property tax collection in Whistler.
Infrastructure Construction File No. 3099	Correspondence from Jack Davidson, President of the BC Road Builders and Heavy Construction Association, dated January 9, 2014 regarding infrastructure construction.
Sled Dogs and Crosswalk Safety File No. 6805 & 3099	Correspondence from Yvonne Goller, received January 9, 2014, regarding sled dogs and crosswalk safety.
BCSEA Webinar Invitation File No. 3009	Correspondence from Guy Dauncey of BC Sustainable Energy Association, received January 15, 2014, requesting Council join the BCSEA Webinar for Climate Change Action at the Local Level.
Local Elections Campaign Financing Act File No. 3007.1	Correspondence from Minister Selina Robinson, dated January 16, 2014 regarding the Local Elections Campaign Financing Act.
Host City Pride House Mission File No. 8199	Correspondence from Mayor Gregor Robinson, City of Vancouver, dated January 17, 2014, requesting Council endorse the Host City Pride House Mission to be presented to the International Olympic Committee and the International Olympic Committee in Sochi, Russia in February 2014.

ADJOURNMENT



WHISTLER

MINUTES

**REGULAR MEETING OF MUNICIPAL COUNCIL
TUESDAY, JANUARY 14, 2014, STARTING AT 5:30 PM**

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

PRESENT:

Acting Mayor J. Crompton

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

ABSENT: Mayor N. Wilhelm-Morden

Chief Administrative Officer, M. Furey
Acting General Manager of Corporate and Community Services, N. McPhail
General Manager of Infrastructure Services, J. Paul
General Manager of Resort Experience, J. Jansen
Director of Planning, M. Kirkegaard
Corporate Officer, S. Story
Manager of Communications, M. Comeau
Planner, F. Savage
Planning Analyst, K. Creery
Recording Secretary, N. Best

ADOPTION OF AGENDA

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

That Council adopt the Regular Council agenda of January 14, 2014.

CARRIED

ADOPTION OF MINUTES

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

That Council adopt the Regular Council minutes of December 17, 2013.

CARRIED

PUBLIC QUESTION AND ANSWER PERIOD

Steve Anderson, 3242 Archibald Way asked about the traffic light that is planned to go into the Westside Road and Highway 99 intersection, and if there was discussion about the costs and safety of the option going under the highway for the pedestrians and cyclists.

Joe Paul, General Manager of Infrastructure Services responded at that particular intersection the underpass option was not explored, but there was

exploration for an overpass but the costs were extreme. He added that an underpass is very costly in comparison to modest cost of the signalized pedestrian crossing.

Steve Anderson responded that there is also a cost associated deaths of three people on the roads and he would really like to see thought put into separating pedestrians from the highway.

Acting Mayor J. Crompton stated that the RMOW shares the view of separating pedestrians from the highway, and that an example of that is the offset distance of the valley trail system from the highway.

Steve Anderson asked Council to consider the options for removing pedestrians from the highway and that from his own research he found casements of concrete is not that cost prohibitive to put into place, and he would like to see this happen as a policy.

Councillor A. Janyk responded that in her experience from Squamish, the area around the youth hostel has an underground pedestrian passageways is not as widely used. It was noted that there is a restrictive feeling and fear to use areas like that for being trapped making women feel uncomfortable. Councillor A. Janyk added there is a negative side to underground easements as well as a positive side. It would have to be really well lit and have amenities attached to it for to be used properly.

Councillor R. McCarthy added that he was not fond of the underground passageways after his time in Moscow, concerning the cleanliness, drainage issues, icing in winter. Councillor R. McCarthy added that and he is concerned about the policy on Highway 99 that there is light at Bayshores, Creekside, and that we are just going to increase the jam the traffic to the village. Councillor R. McCarthy continued that he is not sure of the perfect solution, and that roundabouts are not that friendly for pedestrians, but it is a possible solution, but not the perfect one.

PRESENTATIONS/DELEGATIONS

2013 RCMP Detachment Performance Plan

A presentation was given from RCMP Inspector Neil Cross regarding the Whistler RCMP 2013-2014 Detachment Performance Plan.

Acting Mayor J. Crompton on behalf of council and the Resort Municipality of Whistler, extended deepest condolences to Doug Fox and his family following the passing of his wife Margaret. Doug, Margaret and their daughter Catherine were involved in a tragic motor vehicle accident earlier this month. For those who may not be aware, Doug was a municipal councillor from 1984 to 1986. During the early 80s, Doug was the director of the Whistler Village Land Company and was also a partner in the Whistler insurance company BDO Dunwoody for many years until his retirement about ten years ago.

Acting Mayor J. Crompton reported that Former Mexican President Vicente Fox visited Whistler during the holiday season. Mayor Nancy Wilhelm-Morden had the opportunity to meet with Mr. Fox and take him on a walking tour of

the Village, which included a ride on the Peak to Peak Gondola. Acting Mayor J. Crompton thanked Dave Brownlie from Whistler Blackcomb and Norman Mastalir from the Fairmont Chateau Whistler, for their support and time.

Acting Mayor J. Crompton, on behalf of the RMOW announced the appointment of Chris Nelson to the position of deputy fire chief for the Whistler Fire Rescue Service. Chris brings with him extensive knowledge and background in firefighting operations and organizational leadership. Chris previously served as captain with the Whistler Fire Rescue Service. Chris assumed the position of deputy fire chief effective today.

Acting Mayor J. Crompton reported that Whistler lived up to its reputation as a great place for celebration and festivities this holiday period, with thousands of visitors and residents taking part in family-fun activities in Whistler Village. Highlights included:

- The Whistler Holiday Experience indoor family fun zone saw an average of 1,400 people attend each day from December 20 to January 5.
- New this year, Family Après saw more than 500 people each night at Whistler Olympic Plaza.
- Skating at Whistler Olympic Plaza, now it is third year, had an average daily attendance of over 500 skaters, up 25 per cent from last year.
- The festive atmosphere in Whistler Village remained strong into the New Year, with approximately 5,000 people ringing in 2014 at the Whistler Presents: New Year's Eve Celebration.
- This family friendly programming enhances the Whistler experience, and Acting Mayor J. Crompton thanked partners Tourism Whistler, Whistler Blackcomb, the Whistler Arts Council and Watermark Communications who came together to make this programming possible.

Acting Mayor J. Crompton reported that in 2013 the Resort Municipality of Whistler received a total of \$7.008 million in RMI funding. The Province develops annual funding allocations based on accommodation generated in each community during the previous calendar year. The RMI program has allowed Whistler to invest in many important programs and services to build tourism since it was implemented in 2006, including:

- The FE&A program,
- The Village Host Program,
- Construction of Whistler Olympic Plaza and the permanent ice surface,
- The Sea to Sky Trail,
- Bayly Park, and
- The Public Art Program.

Acting Mayor J. Crompton thanked the Province for their investment through this important program to support and build tourism in British Columbia.

Acting Mayor J. Crompton invited community members to an information open house on Monday, January 20, 2014 from 4 p.m. to 7 p.m. at Myrtle Philip Community School to learn more about the proposed Environmental Protection Bylaw. The proposed bylaw will give the Resort Municipality of

Whistler a clear, consistent and comprehensive tool to:

- Protect streams;
- Meet and exceed Province's requirements under the Riparian Area Regulations;
- Provide a clear tree cutting permit process;
- Manage invasive plant species; and
- Enforce OCP Development Permit environmental guidelines.

Acting Mayor J. Crompton announced that the Lost Lake Cross-Country Ski and Snowshoe Trails will officially open for the 2013/2014 winter season effective Wednesday, January 15, 2014. Acting Mayor J. Crompton noted that thanks to the significant snowfall in the past week, the Lost Lake Snowshoe Trails opened today and the cross-country trails will open tomorrow. January 14 will be the last day of operations for cross-country skiing on Whistler Mountain. As a result of the lack of early winter snowfall in the valley, the RMOW and Whistler Blackcomb worked in partnership to open a 1.4-kilometre loop groomed and track-set for skate and classic skiing on Whistler Mountain on December 21, 2013. For more information on passes and conditions, visit the RMOW's cross-country webpage.

Acting Mayor J. Crompton reported that the second BC Family Day will take place on Monday, February 10, 2014. Whistler will be joining other BC ski resorts in the province to provide a promotion for BC Family Day. Whistler Blackcomb will provide BC Residents with the opportunity to ski Whistler Blackcomb on Family Day at 50 per cent off regular lift ticket prices, when booked with accommodation. The RMOW will provide a 50 per cent discount at municipal facilities for residents and visitors:

- Lost Lake Cross Country Ski and Snowshoe Trails
- Skating rentals at Whistler Olympic Plaza (admission is free)
- Meadow Park Sports Centre family drop-in or all day admissions
- Stay tuned to whistler.ca for more information.

Acting Mayor J. Crompton reported that the Whistler Transit System is preparing the 2014 spring/summer/fall schedule. A draft of the 2014 spring/summer/fall base schedule will be posted on the whistler.ca transit web page later this week and will be available for one week. Please e-mail feedback to transit@whistler.ca by Thursday, January 23, 2014. Acting Mayor J. Crompton added that feedback can be provided to the Whistler Transit System any time using their Customer Service Report which can be found under "Contact Us" at www.bctransit.com/regions/whi.

Acting Mayor J. Crompton reported that the Resort Municipality of Whistler is currently offering a Christmas Tree Drop-off Program for residents. Christmas trees can be dropped off free of charge at the Function Junction Compactor Site or the Nester's Compactor Site. Both locations will accept trees until January 31, 2014. After that date, trees must be dropped off at the Transfer Station, located on the Callaghan Valley Road 15 km south of Whistler off Highway 99.

Acting Mayor J. Crompton reported Council appointed members to three council committees earlier today in the closed meeting.

Council appointed the following members to the Recreation and Leisure Advisory Committee:

Returning members:

- Bob Calladine (2013 RLAC member)
- Murray Lunn (2013 RLAC member)
- Stephanie Sloan (2013 RLAC member)

New members:

- John Konig
- Colin Pitt-Taylor
- Roger Soane
- Eric Wight

Council reappointed all eight professional and public-at-large members of the 2013 Advisory Design Panel for the 2014 term as follows:

- Dennis Maguire
- Doug Nelson
- Tom Bunting
- Pawel Gradowski
- Crosland Doak
- Dale Mikkelsen
- Eric Callender
- Chris Wetaski

Council also appointed two members to the Liquor License Advisory Committee:

- Terry Clark to a two-year term as food and beverage sector (nightclubs) representative.
- Ian Lowe to a second two-year term as the accommodation sector representative.

Councillor J. Faulkner reported that he met with elected officials from around the Howe Sound to discuss issues of concern for Howe Sound, a vision for the future and how to protect what is important to the area. MP John Weston, Mayor Jordan Sturdy (Pemberton), MLA West Vancouver – Sea to Sky, members of the local First Nations, regional boards and municipalities all had representatives at the table. Councillor J. Faulkner added that this is the second of two major forums. The last forum was on September 25, 2013, and attracted 43 participants from local governments, regional boards and observers with an interest in Howe Sound.

Councillor Andrée Janyk reported that she attended the Mature Action Committee's (MAC) town hall meeting. The town hall meeting included roundtable discussions about the limitations of aging in place, what types of programs and services will keep seniors in Whistler and what will provoke them to move away. The meeting was well received with about 60 people in attendance. Councillor Janyk said she was interested to see what will come out of the meeting and the recommendations that will be brought forward.

ADMINISTRATIVE REPORTS

LLR 1167 – El Furniture
Warehouse Permanent
Changes to a Food
Primary Licence
Report No. 14-001
File No. LLR 1167

Councillor J. Grills stated a conflict of interest that he is the owner of the property where the El Furniture Warehouse Restaurant is located and left the meeting at 6:06 p.m.

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

That Council authorize the resolutions attached as Appendix “A” to Administrative Report No. 14-001 providing Council’s recommendation to the BC Liquor Control and Licensing Branch in support of an application from El Furniture Warehouse Restaurant for a Permanent Change to Licensed Hours of Sale for Food Primary License No. 171712, to extend hours of sale to 9:00 am to 1:00 am Monday through Sunday; and further,

That Council pass the resolutions attached as Appendix “B” to Administrative Report No. 14 -001 providing Council’s recommendation to the Liquor Control and Licensing Branch regarding an Application from El Furniture Warehouse Restaurant for a Structural Change for Food Primary License No. 171712 to permit a 20 seat restaurant lounge.

CARRIED

Councillor J. Grills returned to the meeting at 6:13 p.m.

Land Use Procedures
and Fees Amendment
Bylaw No. 2038, 2013
Report No. 14-002

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

Land Use Procedures and Fees Amendment Bylaw No. 2038, 2013
Report No. 14-002

CARRIED

DVP 1076 - 5598 Alta
Lake Road - Setback
Variances
Report No. 14-003
File No. DVP 1076

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

That Council approve Development Variance Permit 1076 to vary setback regulations for proposed roof overhangs at 5598 Alta Lake Road as follows:

1. Vary the front setback from 6.6 metres to 0.5 metres for the proposed roof overhang;
2. Vary the south side setback from 2.0 metres to 1.11 metres for the proposed roof overhang; and
3. Vary the rear setback from 6.6 metres to 1.77 metres for the proposed roof overhang,

to the extent shown on the building plans attached to Council Report No.14-003 as Appendix “B”.

CARRIED

Annual Filing - Whistler
Housing Authority
Report No 14-004

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

File No. Vault

WHEREAS the Resort Municipality of Whistler is the sole shareholder of Whistler Housing Authority Ltd. ("the Company");

PURSUANT to the Articles of the Company, the following resolutions are passed as resolutions of the sole shareholder of the Company, duly consented to in writing by all of the directors of the sole shareholder of the Company.

That Council waive the requirement of holding an Annual General Meeting of the shareholder of Whistler Housing Authority Ltd., deemed to be held on December 7, 2013;

That Council accept the attached Financial Statements of Whistler Housing Authority Ltd. for the year ending December 31, 2012;

That Council resolve that the following persons be and are hereby appointed directors of the Company, so that the Board of Directors is therefore composed of the following seven persons, to hold office until the next Annual General Meeting or until their successors are elected or appointed:

Jonathan Decaigny
Sharon Fugman
Brian Good
John Grills
Michael Hutchison
Duane Jackson
Nancy Wilhelm-Morden;

That Council endorse the appointment of BDO Canada as auditor of Whistler Housing Authority Ltd. for the current fiscal year; and further

That the Mayor and Corporate Officer be authorized to sign the annual Shareholder's Resolutions as attached (in lieu of the 2013 Annual General Meeting) of Whistler Housing Authority Ltd.

CARRIED

MINUTES OF COMMITTEES AND COMMISSIONS

Advisory Design Panel

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

That minutes of the Advisory Design Panel Committee meeting of November 20, 2013 be received.

CARRIED

Public Art Committee

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

That minutes of the Public Art Committee meeting of October 23, 2013. be received.

CARRIED

BYLAW FOR FIRST, SECOND AND THIRD READING

Land Use Procedures
and Fees Amendment
Bylaw No. 2038, 2013

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

The purpose of Land Use Procedures and Fees Amendment Bylaw 2038, 2013 is to establish an appropriate fee structure for antenna system applications.

CARRIED

OTHER BUSINESS

CORRESPONDENCE

ISACA Vancouver
Privacy and Security
Awareness Day
Proclamation Request
File No. 3009.1

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

That correspondence from Charles Wordsworth on behalf of the Information Systems Audit and Control Association (ISACA), dated December 11, 2013, requesting that Council proclaim February 6, 2014 as British Columbia Privacy and Security Awareness Day be received and proclaimed.

CARRIED

Local Government
Elections Reform
File No. 9120

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

That correspondence from Coralee Oakes, Minister of Community, Sport and Cultural Development dated December 12, 2013, requesting feedback on local government elections reform be received.

CARRIED

BC Healthy Communities
Society Grant
File No. 9070.6

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

That correspondence from Paul Martiquet, Medical Health Officer for Vancouver Coastal Health, dated December 20, 2013, regarding the Healthy BC Communities Initiative be received.

CARRIED

Zoning and Parking Bylaw
No. 303, 1083
Recommendations
(Houseguests)
File No. 7625

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

That correspondence from Alan G. Whitney and Irene E. Whitney, dated December 31, 2013, regarding Zoning and Parking Bylaw No. 303, 1983 recommendations for houseguests be received and referred to staff.

CARRIED

Pride Week Proclamation
Request
File No. 3009.1

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

That correspondence from Dean Nelson, CEO and Executive Producer of GayWhistler dated January 3, 2014, requesting that Council proclaim the week of January 26th to February 2nd, 2014 as Pride Week and during the week hang the Rainbow Flag at Municipal Hall be received and proclaimed.
CARRIED

Forests as Carbon
Credits
File No. 8221

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

That correspondence from Tracey Saxby, received January 6, 2014, regarding information about using forests as carbon credits be received and referred to staff.

CARRIED

ADJOURNMENT

Moved by Councillor A. Janyk

That Council adjourn the January 14, 2013 Council meeting at 6:22 p.m.
CARRIED

ACTING MAYOR: J. Crompton

CORPORATE OFFICER: S. Story



REPORT | INFORMATION REPORT TO COUNCIL

PRESENTED: January 28, 2013

REPORT: 14-005

FROM: Corporate and Community Services

FILE: 8201.03

SUBJECT: WHISTLER PUBLIC LIBRARY ANNUAL REPORT 2012 AND STRATEGIC
PLAN 2014-2017

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Information Report No. 14-005 be received.

REFERENCES

Appendix A – 2012 Whistler Public Library Annual Report

Appendix B – Whistler Public Library Strategic Plan 2014-2017 Draft

PURPOSE

The Whistler Public Library Board of Trustees and library staff is pleased to present the library's 2012 Annual Report and the draft of the new Strategic Plan 2014-2017, as well as give an update on library use and services to date.

DISCUSSION

While it was not our most significant year on record in terms of statistics, 2012 was a busy year for the library in the sense of organizational transformation and growth. We would like to present the actual statistics, which are compared to 2011 in our Annual Report (attached) and most importantly our stories of change. That being said, the Whistler Public Library still remains one of the busiest libraries in the Province which is without a doubt due to the high average daily population of Whistler. Thanks to our resort environment each day we are able to raise people's expectation of libraries by giving our best to Whistler locals, regional neighbors, and visitors from across the globe.

Also attached is the library's draft Strategic Plan 2014-2017 which is the by-product of a comprehensive 6 month strategic process that included public engagement and collaboration between library staff, Trustees and RMOW senior management. We are proud to share a new vision, mission statement and values reflective the library's new open and barrier-free approach to service. The strategic priorities of Innovate, Create, Cultivate and Collaborate will serve as our directives going forward in how we grow and fulfill the core services of the library.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Arts, Culture & Heritage	<p>2. A range of authentic and creative arts, cultural and heritage opportunities are meaningful, accessible and financially affordable to residents and visitors</p> <p>4. Whistler's people and history, the natural environment and First Nations culture are retained, celebrated and reflected through authentic and diverse offerings</p> <p>5. Local and regional heritage, culture and community spirit are shared locally and beyond Whistler</p>	<p>The library is a yearly participant in the Whistler Art's Council Art Walk and serves as a free venue for sharing work the work of local and regional artists.</p> <p>The library is a source for information about local history, culture and local First Nations.</p> <p>Last year the library collaborated with the Museum and the Multicultural Network to host the Whistler Multicultural Festival and plans to do this again in 2014.</p>
Learning	<p>1. Diverse, affordable and accessible lifelong learning opportunities exist to meet the community's needs</p> <p>3. The early learning needs of children in the resort community are met</p> <p>4. A high quality kindergarten through post-secondary education system offers a diversity of programs that meet the needs and expectations of the community</p> <p>5. Learning opportunities foster collaboration, trust and community engagement and build the community's capacity for achieving Whistler's vision of success and sustainability for future generations</p>	<p>Last year the library annually holds over 800 free programs for adults and children that are designed to inspire curiosity, love of reading, and life-long learning. Our most successful programs are both informative and entertaining.</p> <p>In 2012 we made a concerted effort to begin to take the library out into the community; the result has been increased presence in the schools, collaboration with teachers and teacher librarians and engagement at public events and festivals. Our ongoing goal will be to insure that every child has an awareness of the library and contact with the library whether they have the ability to visit us or not.</p> <p>In order to provide high quality programs the library will continue to collaborate with community organisations, non-profits, and businesses to eliminate redundancy and facilitate sharing of information by people who are experts at what they do.</p>
Recreation & Leisure	<p>1. Residents and visitors of all ages and abilities enjoy activities year-round that encourage healthy living, learning and a sense of community</p>	<p>Many people call the library "The Hub" of our community, it is with this in mind that we will continue create a space where it is desirable for people to engage, interact and build social capital within the community.</p>
Resident Affordability	<p>3. Diverse and affordable opportunities for recreation, leisure, arts and culture exist</p>	<p>In 2012 the library presented a new service model that eliminated barriers to access in the library. Organizationally we eliminated or changed policies and procedures that would discourage people from using the library, due to these changes nearly all services in the library are available to anyone for free.</p>
Visitor Experience	<p>1. Visitors feel genuinely welcome</p> <p>3. Community members' passion for Whistler inspires visitors, and interaction among the two groups creates memorable experiences</p> <p>4. Community members and organizations</p>	<p>As part of our new service model it is our goal to delight our visitors. As a result, we have staff who are excited to help with anything from directions, technology to what to read next.</p> <p>Our Staff receives many compliments on the</p>

	<p>work collectively to ensure exceptional experiences that exceed visitor expectations</p> <p>8. Visitors choose Whistler to actively participate in recreation, learning, and cultural opportunities</p>	<p>warm and welcoming nature of the library as well as the “above and beyond” approach to service in relation to visitor’s home library experiences.</p> <p>Visitors are encouraged to attend any and all of the programs we offer for free and all visitors have the opportunity to borrow library resources at low or no cost.</p>
Health & Social	<p>2. Community members and visitors learn about and enjoy experiences with other cultures and generations through activities and events</p> <p>9. Whistler organizations and stakeholders work together to meet the health and social needs of community members and visitors</p>	<p>The library works closely with organizations such as the Multicultural network and WCSS to provide support through the central location of the library.</p> <p>Currently the library is home to the Whistler Multicultural Hub on Friday mornings. The “Hub” offers settlement services, networking and educational opportunities to assist immigrants.</p>

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

OTHER POLICY CONSIDERATIONS

N/A

BUDGET CONSIDERATIONS

The library trustees and staff were grateful for the additions to the budget in 2013 that enhanced our staffing to accommodate Sunday opening. The library works very hard to be fiscally responsible and will continue to build our budget in a way that provides the best service with a conservative amount of resources. In addition, any costs associated with the strategic plan will be addressed in future budget processes and funding of additional costs will be dependent on the availability of future financial resources. It is our goal to build our business plan to include low collateral activities to balance out activities of greater expense, as well as find innovative ways to fund these projects.

COMMUNITY ENGAGEMENT AND CONSULTATION

In the preparation of the strategic plan the library conducted a community engagement process that was kicked-off at the initial Sunday opening in April of 2013. The flag project gave people the chance to tell us what they valued about the library, how it made them feel, how we could make it better, and what they imagined the library would be in 20 years. This process was followed by a closed-ended, formal survey that was distributed through social media and RMOW Communications. The information garnered from these activities laid the foundation for the development of the 2014-2017 strategic plan.

SUMMARY

With the endorsement of our new strategic plan we look forward to having clear goals and objectives to fulfill over the next 3 years that will support the ever-changing needs of our community. We extend our appreciation for the support that we receive from the municipality that gives us the opportunity to “Inspire Wonder” and to create “A free place that enriches this community with relationships, resources, and engagement while providing library service that is unique to Whistler.”

Respectfully submitted,

Elizabeth Tracy

DIRECTOR OF LIBRARY SERVICES

for

Norm McPhail

GENERAL MANAGER OF CORPORATE AND COMMUNITY SERVICES



2012 Annual Report



“

We love to sit by the
fireplace in
the evening.
We enjoy it because
we don't have a
fireplace at home.

”

2012 ANNUAL REPORT CONTENTS

- 3 Note from the Whistler Public Library Director
- 4 Note from the Library Board of Trustees Chair
- 5 Youth services reaches out
- 5 New materials management department created
- 5 Generosity, trust and excitement to make someone's day - A new service mantra
- 5 Technical services staff save time
- 6 2012 and 2011 in Numbers
- 8 Members of the Board of Trustees
- 8 Senior Staff

NOTE FROM THE WHISTLER PUBLIC LIBRARY DIRECTOR

New beginnings in 2012

2012 was a challenging and exciting year for the Whistler Public Library.

During the year, we set goals that were both ambitious and transformative. We made a commitment to promoting a barrier-free approach to service, improving our internal accountability and efficiency internally, and stretching our presence beyond the library's walls.

I began my position as Library Director halfway through the year, but am so proud to have participated in the library's success. I am pleased to call the library and Whistler home.

I would like to express my deep appreciation to the Whistler Public Library board of trustees and the Resort Municipality of Whistler for choosing to bring me on board. I am thankful to public service and youth service librarians Nadine White and Libby McKeever for laying a strong foundation for change, fostering a collaborative environment, and supporting me through my learning curve. I am thankful to the entire library team, as well, for their openness, enthusiasm, and commitment to quality.

2012 was an important year for the library, setting the stage for an exciting and dynamic future.



Elizabeth Tracy
Director, Whistler Public Library



“

Great staff and nice
relaxing
atmosphere.
Another great thing
that Whistlerites
should be
proud of.

”

“

I have travelled the
world for 80 years.

Never seen
a lovelier
library!!

”

NOTE FROM THE LIBRARY BOARD OF TRUSTEES CHAIR

2012: A Year of change

2012 was a year of change at the Whistler Public Library.

In June, we welcomed our new Library Director, Elizabeth Tracy. Thank you to librarians Nadine White and Libby McKeever, who filled in so admirably in the absence of a director and to all of the staff for their patience and understanding during that period.

The library initiated an organizational review in 2012 with a goal of improving infrastructure within the library and moving towards a more patron-centered facility. The implementation of the recommendations and changes suggested during the review has begun.

Technology is transforming so many areas of our life—libraries are no different. The staff have embraced these changes and are offering innovative programs to connect our patrons to information, ideas, and experiences.

Thank you to Whistler's mayor and council and the Resort Municipality of Whistler for their continued support. This support makes it possible for the library to continue to be the community destination for knowledge, inspiration, innovation, and renewal.



Gord Annand

Chair, Whistler Public Library Board of Trustees

YOUTH SERVICES REACHES OUT

A benefit resulting from the library's organizational review and the change in allocation of hours in specific departments has been flexibility. In youth services we now have the opportunity to allocate more staff hours to our outreach programming. As a result we've broadened our reach and enabled youth services staff to bring programming for children and teens to the community in surprising, new ways. By adding programs that take place outside of the library walls for example at the local public schools, we are able to serve youth, who may not otherwise visit the library. Conversely, for regular patrons we are now bringing something fun and familiar to them in a new location.

NEW MATERIALS MANAGEMENT DEPARTMENT CREATED

2012 saw the creation of a dedicated materials management department at the library. By placing check-in, holds, shelving, magazines, interlibrary loans, and invoicing in the same small department, we streamlined our organizational structure to improve service to patrons.

The Whistler Public Library's small dedicated team makes sure all materials are ready for patrons promptly and in good condition. As part of the restructure, efficiency and service has been improved.

GENEROSITY, TRUST, AND EXCITEMENT TO MAKE SOMEONE'S DAY – A NEW SERVICE MANTRA

How can we say yes more often? Inspired by this question we set out to remove as many barriers to service as possible in 2012.

We created one point of service by introducing the role of service specialist, which eliminated the traditional divide between circulation and reference staff. We relaxed our registration requirements and removed check out item limits. We eliminated fees for card replacements, guest internet use, and holds not picked up. We increased the visibility of our self-check machines. In addition, we implemented roving reference staff to find patrons, where they required assistance, and accompany them where they needed to go pointing with our feet and not our fingers.

Generosity, trust, excitement to make someone's day became the mantra of the service specialist in 2012. Removing barriers and creating a patron-centered service model made saying "yes" simple. The result was a relaxed and inclusive environment that enchanted both patrons and staff alike.

TECHNICAL SERVICES STAFF SAVE TIME

It's been exciting being a part of the library's transformation with the new organizational structure and direction. Dedicated blocks of time have allowed technical services staff to catalogue more items in a timely way, to create new collections, and to clean up the library's catalogue. Patron requested materials and new titles are arriving on the shelves more quickly, improving service to our patrons.



2012 Circulation of all items

2012 IN NUMBERS

SERVICE AND REGISTRATIONS

Population served	10,760
Active Resident	11,323
Active Non-Resident	490
Active BC OneCard Users	3,569
Total Card Holders	15,382

CIRCULATION

Physical Materials	181,904
eBooks	2,465
eCirc (Non-eBook)	323
Total eCirc	2,788
Total Materials	184,692
Per Capita	17.16
Per Item Held	1.51
Book Circulation	94,016
Children's Materials	53,158

PROGRAMS

Adult	470
Adult Attendance	3,780
Children's	331
Children's Attendance	10,576
Young Adult	8
Y/A Attendance	189
Total	809
Total Attendance	14,545
Total Outreach	196

2011 IN NUMBERS

REGISTRATIONS

Population served	10,839
Active Resident	12,129
Active Non-Resident	462
Active BC OneCard Users	3,583
Total Card Holders	16,174

CIRCULATION

Print	193,216
eMaterials	1,342
Total	194,558
Per Capita	17.95
Per Item Held	1.87
Children's	49,567

PROGRAMS

Adult	416
Adult Attendance	2,786
Children's	356
Children's Attendance	9,242
Young Adult	22
Y/A Attendance	262
Total	794
Total Attendance	12,290
Total Outreach	196



265,417

Visitors In person and Virtual

2012 CONTINUED...

LIBRARY USE

Library Visits	196,136
Virtual Visits	69,281
In Library Material Use	33,293
Reference Transactions	9,350
Hours Open to Public	2,200
Hours per week	44.00
Public Computer Sessions	38,025

ILL

ILLs Sent	1,965
ILLs Borrowed	327

IT AND COMPUTERS

Internet-capable Computers	17
Total Public Use Computers	25
Database & Electronic Collection Subscriptions	18
Database & Electronic Sessions	832

COLLECTIONS

Print Materials	48,319
Audio Materials	3,324
Videos/DVDs	5,477
Computer and Video Games	226
Magazine Subscriptions	98
Total Physical Holdings	57,444
Electronic Holdings	64,781

2011 CONTINUED...

LIBRARY USE

Library Visits	212,346
Virtual Visits	95,156
In Library Material Use	36,155
Reference Transactions	14,750
Hours Open to Public	2,208
Hours per week	42.4
Public Computer Sessions	70,250

ILL

ILLs Sent	2,057
ILLs Borrowed	371

IT AND COMPUTERS

Internet-capable Computers	17
Total Public Use Computers	25
Database Subscriptions	14
Database Sessions	383

COLLECTIONS

Print Materials	46,202
Audio Materials	3,019
Videos/DVDs	5,135
CD-ROMs	364
Magazine Subscriptions	126
Total Physical Holdings	54,846
Electronic Holdings	49,356

Total Number of Card Holders

15,382



“

Loved this beautiful
welcoming
library.

One of our favourite
places in Whistler!

Friendly
Staff.”

MEMBERS OF THE BOARD OF TRUSTEES

Gord Annand, Chair

Jennifer Wyne, Vice Chair

Mike McCarville, Treasurer

Duane Jackson, Municipal Representative

Nancy Campbell

Margie Clare

Terry Deutscher

Audrey Lundie

Ralph Forsyth

Rod Tindall

Paul Tutsch

SENIOR STAFF

Elizabeth Tracy, Director

Nadine White, Public Services Librarian

Libby McKeever, Youth Services Librarian

Tina Symko, Circulation Supervisor

Maira Vu, Materials Management Supervisor

Suzanne Thomas, Technical Services Coordinator

Whistler Public Library

2014-2017 Strategic Plan (Draft)

We wouldn't take a journey without a map...

Whistler is a community unique from so many others in the region, with its dramatic geography, the robust diversity of an international resort destination, and a local population of creative and independent thinkers. As a mountain community we celebrate and embrace the opportunity to be a place like no other. It goes without saying that a place as special as this deserves a special library.

Nine months ago the Whistler Public Library embarked on a journey to learn how our community felt about the library. We started on an important day, April 14th, 2013, when the community celebrated the reopening of the library on Sundays. The engagement exercise was simple, but in the end it left us with a stunning visual reminder of how the library made people feel and the things they valued most. "The Flag Project" as it was called, showed us that when it came to the future that the physical environment and collections were the library's most valuable assets.

The exercise that followed was a formal closed-ended survey which added a layer of subjective structure to the more free-formed flag project. 225 people contributed to the survey that showed us that 99% of our patrons valued our collections, closely followed by our programs for youth. In addition, we learned that 56% of our patrons were seeking our advice on what to read next.

With community input in hand, the individual groups that make up our library "family" met to review the community's feedback and lend their voices to the strategic process. The library Staff, Board of Trustees and Senior Managers of the RMOW looked at the library's current program, resource, and collaborative assets to assess what could be improved, what we could leave behind, and what was missing while looking through the lens of our users and non-users.

On a beautiful day in September the three groups came together to begin building the framework that would map our journey for the next three years. In our coming together we reexamined our Vision, Mission and Values. We looked at what innovators are doing to meet their community's need in unexpected ways. We laid the ground work for strategic direction in each of our core service areas. In the end each of us understood that change for libraries is going to be inevitable and we agreed that having this map would be necessary for continuing to adapt to that change while reminding us that we exist to serve Whistler.

With this in hand we celebrate a journey that started in 1985 in the basement of Municipal Hall and appreciate each step as we continue on our way. On behalf of the library Staff, Trustees and RMOW, I am delighted to share the 2014-2017 Strategic Plan.

Thank you to everyone who participated!

Whistler Public Library

Our Vision, Mission & Values

Vision

Inspire wonder

Mission

A free place that enriches this community with relationships, resources, and engagement while providing library service that is unique to Whistler

Values

Barrier-free

Community-driven

Service-oriented

Responsive

Responsible

Whistler Public Library

Strategic Priorities 2014-2017

Innovate: Expand service capacity through the use of technology	Create: Design library spaces that promote comfort and collection	Cultivate: Grow the number of people who use and value the library	Collaborate: Engage community partners to expand programs
---	---	--	---

Innovate

Expand service capacity through the use of technology

Service: Improve our community's ability to self-serve so time or constraints of the building no longer pose a barrier to service.	Programming: Expand opportunities for both formal and informal learning through the use of technology.	Technology: Put in place library infrastructure to support increasing technology needs of the community.	Facility: Adapt current spaces to correspond with the way technology is being used by our patrons.	Collections: Create accessibility across our community by circulating technology tools and resources.
How?	How?	How?	How?	How?
<ul style="list-style-type: none"> • Upgrade our current systems to utilize eCommerce enabling patrons to pay online or through self-check. • Identify vending technology that would offer resources at an alternate location. • Automate systems that typically need staff intervention. 	<ul style="list-style-type: none"> • Partner with post-secondary institutions to offer online learning opportunities. • Offer access to resources that might otherwise be inaccessible to most patrons. 	<ul style="list-style-type: none"> • Employ dedicated library IT staff to support design and implement library technology resources. • Improve staff training on existing resources. • Improve existing technology capabilities. 	<ul style="list-style-type: none"> • Move away from desktop computing to technology that is mobile and allows for collaborative work or more private individual work. 	<ul style="list-style-type: none"> • Circulate eReaders, iPads, and other mobile devices that will encourage patrons to use our online resource. • Seek value-added resources and software for circulation.

Create

Design library spaces that promote comfort and collection

Service: Reinvent our service areas to mirror library values: Barrier-free, engaged, efficient, responsible.	Programming: Meet people where they are, create a library without walls.	Technology: Rethink and repurpose the way we integrate technology into the library space to improve accessibility.	Facility: Create spaces with comfort, collection, purpose and patrons in mind.	Collection: Grow our current practice of the community driven collection while keeping in mind their desire to know what to read next.
How?	How?	How?	How?	How?

<ul style="list-style-type: none"> • Install new service desks that are easier to move around and engage with the patrons. • Improve back of house operations to offer faster turn-around and more efficient service. 	<ul style="list-style-type: none"> • Grow existing outreach to be present at more community events. • Offer service in unexpected convenient place. • Animate and take advantages of our outside spaces. 	<ul style="list-style-type: none"> • Move technology from the periphery into the library space. • Expand wireless capabilities. 	<ul style="list-style-type: none"> • Redefine spaces with a sense of purpose in terms of quiet vs. vibrant. • Open additional library access points. • Improve signage and way finding guides. • Observe how people are using spaces and build from there. 	<ul style="list-style-type: none"> • Refine and build the collection based on active circulation and community needs. • Increase collection budget to support the ageing collection and electronic resources. • Plan to actively market the collection both virtually and in person. • Spread collections to the places where they would most likely be used.
---	---	---	--	---

Cultivate

Grow the number of people who use and value the library

Service: Identify the places where we can connect with non-library, or new library	Programming: Think outside of the library programming box as a method of connecting to	Technology: Support value-added eResources and circulating technology that “surprises” people	Facility: Improve the “face” of the library to welcome new visitors.	Collection: Create a physical environment that people don’t typically expect from a library.
--	--	---	--	--

patrons.	future patrons, or supporters.	and connects them to the library.		
How?	How?	How?	How?	How?
<ul style="list-style-type: none"> • Enable people to register at other municipal facilities. 	<ul style="list-style-type: none"> • Further develop “keynote” events that expose the library to a broader audience. • Expand services to area groups with special interests: book clubs, music, politics, teens 	<ul style="list-style-type: none"> • Allocate collection funds to purchase resources similar to Zinio, Mango, Overdrive Advantage and circulating software. 	<ul style="list-style-type: none"> • Explore opportunities to animate our outdoor spaces. • Work with the RMOW to have flowers in the summer and lights during the holidays. • Promote the plaza as a collaborative venue. 	<ul style="list-style-type: none"> • Design a service space that showcases the best that our library has to offer and suggestions on what to read next. • Purchase electronic resources that operate with the efficiency and seamlessness of subscriber-based services.

Collaborate

Engage community partners to expand programs

Service: Develop a method for assessing the success of our programs and identify community needs.	Programming: Identify other organization for potential partnership outside of our current group of collaborators.	Technology: Promote the library as a place to showcase emerging technologies and resources.	Facility: Partner with outside content and event producers to use the library as a venue.	Collection: Take the collection beyond the ordinary in support of shared resources.
How?	How?	How?	How?	How?
<ul style="list-style-type: none"> • Create an outcome-based system 	<ul style="list-style-type: none"> • Identify businesses and skilled 	<ul style="list-style-type: none"> • Explore partnerships with 	<ul style="list-style-type: none"> • Work with other organizations 	<ul style="list-style-type: none"> • Develop collections that support

for evaluating programs and program needs. <ul style="list-style-type: none"> • Survey program participants. • Develop a phased plan for the expansion of programs including program staff hours and the programs budget. 	individuals who would like to share their expertise with the broader community.	technology and software vendors for whom showcasing their resources to a high-traffic, diverse library environment might be appealing.	to offer free programs related to festivals and events to encourage local support and cultivate interest.	hands-on learning and augment programming by circulating uncommon materials like toys, tools, games etc.
---	---	--	---	--

Whistler Public Library

Strategic Plan 2014-2017 Contributors Thank You!

The Whistler Community

Staff:

Danusia Smit	Nadine White	Tash Donahoe
Julie Burrows	Libby McKeever	Tina Symko
Moir Vu	Adrienne Theed	Suzanne Thomas
Claire Johnson	Verna McDonald	Shelagh Weightman
Laura Nedelak	Lindsay Debou	Jane Clifford
Shannon Smith	Manon St. Pierre	Carol Munro
Darel Lee	Emma Tayless	Denise Belyea
Marilyn Crichton	Linda Jones	Carley Fox

Trustees:

Gord Annand	Jennifer Wyne
Mike McCarville	Terry Deutscher
Paul Tutsch	Margie Clare
Audrey Lundie	Rod Tindall
Duane Jackson	

RMOW: Mike Furey, Jan Jansen, Roger Weetman and the Senior Management Team

The Strategic Planning Committee: Ralph Forsyth (trustee), Nancy Campbell (Trustee), Elizabeth Tracy (Library Director)

Facilitator: Ted Battiston

Volunteer: Sharon Schrul



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: January 28, 2014
FROM: Resort Experience
SUBJECT: LLR 1170 – NITA LAKE LODGE FOOD PRIMARY CHANGE TO HOURS OF SALE

REPORT: 14-006
FILE: LLR 1170

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council authorize the resolution attached as Appendix “A” to Administrative Report No. 14-006 providing Council’s recommendation to the BC Liquor Control and Licensing Branch in support of an application from Nita Lake Lodge located at 2131 Lake Placid Road for a Permanent Change to Licensed Hours of Sale for Food Primary License No. 802805, to change hours of sale to 9:00 am to 1:00 am Monday through Sunday.

REFERENCES

Applicant: Nita Lake Lodge
Location: 2131 Lake Placid Road

Appendices: “A” – Council Resolution – Permanent Change to a Liquor License
“B” – Location Plan
“C” – Letter from Nita Lake Lodge dated December 23, 2013

PURPOSE OF REPORT

This report presents a recommendation for Council’s consideration regarding a permanent change to hours of sale past midnight for food primary licensed areas of Nita Lake Lodge. For this type of license change the provincial Liquor Control and Licensing Branch (LCLB) requires local government comment in the form of a resolution from Council regarding the suitability of the license change and specifically addressing considerations relating to the potential for noise, the impact on the community, whether the amendment may result in the establishment being operated in a manner that is contrary to the primary purpose and the views of residents. The proposed resolution in favour of the application, including the rationale for support, is attached as Appendix “A”.

DISCUSSION

License Request – Hours of Sale

The Resort Municipality of Whistler has received an application from Nita Lake Lodge located at 2131 Lake Placid Road (shown on Appendix “B”) for a permanent change to hours of sale past midnight for existing food primary license No. 302805. The current and requested hours of liquor sales are as follows:

	Current Hours of Sale	Requested Hours of Sale
Monday through Sunday	9:00 am to midnight	9:00 am to 1:00 am

Nita Lake Lodge is requesting this extension of liquor service hours to better serve hotel guests, resort visitors and residents. The permanent change in hours of sale will permit liquor service to the full extent of the municipal hours of service guidelines. A letter from the applicant is attached as Appendix "C".

Liquor License Advisory Committee (LLAC) Review Process

In accordance with Council Policy G-17 the municipal review process for a permanent change to the hours of sale past midnight for a food primary establishment requires a referral to the LLAC. A summary of the applicant proposal was referred by e-mail to LLAC members for comment , and there were no objections raised by LLAC members who provided comment on the application.

Current Good Standing Status

Council Policy G-17 requires that any establishment applying for a permanent liquor license change of this type be in "Good Standing" with respect to its compliance and enforcement history, in order for the application to be considered. As part of the good standing determination process, each of the LCLB inspector, the Whistler Detachment of the RCMP, the Whistler Fire Rescue Service and the municipal Building and Bylaws Departments is asked to provide a list of any contraventions and their disposition for the 12-month period preceding the date of the application. The RCMP staff sergeant then prepares a written recommendation as to whether or not the applicant compliance history is in good standing. The determination of good standing is based primarily on the compliance history and the number and severity of any contraventions and enforcement actions. Consideration is also given to the applicant's previous history and any corrective measures that have been undertaken and/or proposed. Based on its compliance history Nita Lake Lodge has been determined to be in Good Standing.

LCLB Policy and Approval Process

The maximum hours of sale allowed by the LCLB for a licensed establishment are between the hours of 9:00 am and 4:00 am, subject to limitation by local government. The LCLB process for a permanent change to hours of sale past midnight for a food primary license requires that specific conditions regarding the license be addressed and comments be provided to the LCLB in a specifically worded and formatted resolution from local government. The LCLB process requires that local government take into consideration the potential for noise, the impact on the community, whether the amendment may result in the establishment being operated in a manner that is contrary to the primary purpose and the views of residents and asks the details of the process used by local government in determining those views. The proposed resolution presented in Appendix "A" addresses all of the LCLB requirements. In summary, the proposed licensing will provide for improved customer service for both visitors and residents alike and is not expected to have any significant negative impacts on the resort community and is consistent with municipal liquor licensing policies.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
-------------------	--	----------

Visitor Experience	Community members and organizations work collectively to ensure exceptional experiences that exceed visitor expectations	The permanent change in hours of sale will permit Nita Lake Lodge to serve liquor to the full extent of the municipal hours of service guidelines. Specifically, permitting liquor service seven days a week until 1:00 am while dining will meet expectations of hotel guests of this full service hotel. Further, the banquet area is used for corporate and other events, and the expanded service hours will be beneficial for that business.
Economic	The Whistler economy provides opportunities for achieving competitive return on invested capital	The applied for liquor license change would allow Nita Lake Lodge to take full advantage of the business opportunities available to a food primary establishment. Most other hotels in Whistler have their food primary areas licensed for liquor service until 1:00 am.
	Whistler holds competitive advantage in the destination resort marketplace as a result of its vibrancy and unique character, products and services	As an international destination, resort visitors have an expectation that the hotel dining areas will have liquor service until 1:00 am.

W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
Built Environment	Visitors and residents can readily immerse themselves in nature, free from noise and light pollution	Noise from an establishment or from patrons leaving an establishment serving alcoholic beverages can be disruptive to guests, residents or visitors. If the application for 1:00 am closing time for liquor sales is approved, there is not expected to be an increase in noise from the establishment. Nita Lake Lodge is currently licensed for liquor sales daily until midnight and has not been a problem for the community. The Good Neighbour Agreement requires all doors and windows to be closed by 10:00 pm, and there are procedures in place to limit noise within and external to the establishment.
Health & Social	Community members eat healthy food, exercise and engage in leisure and other stress relieving activities that assist in preventing illness and they avoid the abusive use of substances that evidence indicates have negative effects on physical and mental health	Any expansion of hours of alcohol sales has the potential for over-service and/or excessive consumption. Nita Lake Lodge has been determined to be in good standing and has signed a Good Neighbour Agreement that commits it to procedures and training to avoid potentially adverse effects of their products and services.

OTHER POLICY CONSIDERATIONS

Under policies developed and supported by the Liquor License Advisory Committee and in Council Policy G-17, a permanent change to hours of sale past midnight for a food primary license within municipal hours of service guidelines requires a referral to the LLAC and a thirty day public comment period. This process has been completed, and no comments were received. Also, municipal and LCLB policies require local government comment in the form of a resolution from

Council addressing a number of specific criteria. The resolution of Appendix "A" satisfies those requirements.

Council Policy G-17 hours of liquor service guideline for restaurants is "9:00 am to 1:00 am Monday through Sunday." Council Policy G-17 further states that, "Establishments that have existing hours of service that are less than the general range for the applicable category of establishments are eligible to apply for an extension of hours to the limits of the range for the category, with approval being subject to the municipal review process including consideration of the compliance and enforcement history of the establishment."

COMMUNITY ENGAGEMENT AND CONSULTATION

In compliance with municipal policy the applicant advertised the proposed permanent change to its food primary license in the December 17, 24 and 31, 2013 and January 7 and 14, 2014 editions of the Whistler Question newspaper and posted a sign at the establishment (commencing December 17, 2013) in order to provide opportunity for public comment. The advertisements and sign requested that any comments be provided in writing to municipal staff on or before January 16, 2014. No comments were received.

SUMMARY

This report presents a recommendation regarding an application for a permanent change to hours of sale past midnight for Nita Lake Lodge. The report also provides a resolution in support of the application for Council's consideration that addresses criteria specified by the LCLB. This resolution is a result of the application of municipal policy and consultation with the community.

Respectfully submitted,

Frank Savage
PLANNER
for
Jan Jansen
GENERAL MANAGER OF RESORT EXPERIENCE

APPENDIX A

General Manager,
Liquor Control and Licensing Branch

RE: Application for a Permanent Change to a Liquor License for a change to hours of sale for Nita Lake Lodge food primary license No. 302805.

At the Council meeting held on January 28, 2014 the Council passed the following resolution with respect to the application for the above named amendment:

“Be it resolved that:

1. The Council recommends the amendment to the license for the following reasons:
The proposed licensing will provide for improved customer service for both visitors and residents alike and will not have any significant negative impacts on the resort community. The applicant has entered into a Good Neighbour Agreement and Noise Mitigation Plan with the Municipality.
2. The Council's comments on the prescribed considerations are as follows:
 - (a) The potential for noise if the application is approved:
If the application for 1:00 am closing time for liquor sales is approved, there is not expected to be an increase in noise from the establishment. The Good Neighbour Agreement requires all doors and windows to be closed by 10:00 pm, and there are procedures in place to limit noise within and external to the establishment. The establishment is subject to the provisions of the Municipality's *Noise Control Bylaw No. 1660, 2004*. The Good Neighbour Agreement commits the applicant to limit noise disturbances and comply with the municipal Noise Control Bylaw.
 - (b) The impact on the community if the application is approved:
If the application is approved the impact on the community will likely, on balance, be positive by meeting the service expectations of both visitors and residents. Negative impacts on the community are not anticipated as a result of the requested change to the license.
 - (c) Whether the amendment may result in the establishment being operated in a manner that is contrary to the primary purpose:
It is unlikely that this amendment will result in this establishment being operated in a manner that is contrary to its primary purpose, as the emphasis is on food service rather than liquor service with this application. The establishment's operating procedures must ensure that it is operated at all times in a manner appropriate to its food primary license.
 - (d) The views of residents:
Council believes that residents are in favour of the application and that residents are not opposed to the application. The method used to gather the views of residents was placement of an information sign in a public location (commencing December 17, 2013) and advertisements in five consecutive editions of the weekly local

newspaper, the Whistler Question, commencing December 17, 2013. No comments were received. Further, the municipal Liquor License Advisory Committee, comprising various community representatives, provided comment on the application.”

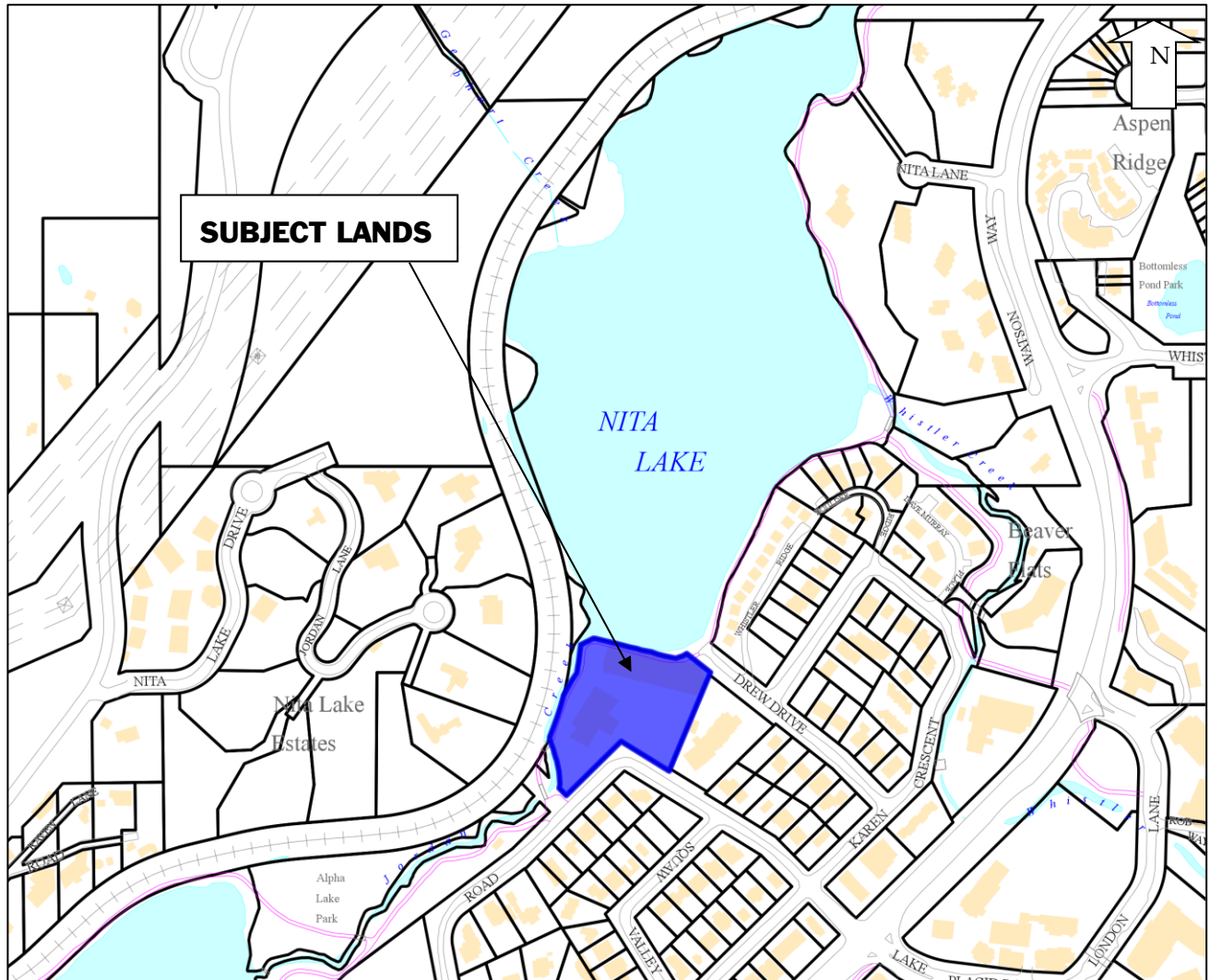
The undersigned hereby certifies the above resolution to be a true copy of the resolution passed by the Council of the Resort Municipality of Whistler on January 28, 2014.

Sincerely,

Shannon Story
CORPORATE OFFICER
Resort Municipality of Whistler

APPENDIX B

LOCATION PLAN – NITA LAKE LODGE





December 23rd, 2013

To: Frank Savage

RE: Noise protocols/policy for Nita Lake Lodge

Dear Mr. Savage,

As per your request, I am sending you our internal policy for noise control to go along with the application for change of hours. We are requesting to extend our liquor licence from 9 am to midnight to 1 am Sunday-Monday.

Our internal policies are to assure our in-house guests and our neighbours in the community are not disturbed by noise, therefore:

-Music is indoors, finished nightly at 10pm with the exception of New Year's Eve, which is indoors and finishes by 12 am. Our selection of entertainment is tasteful and appropriate for our facility.

-Fire pit will stop at 10pm nightly encouraging guests to move inside, although this is not a problem with our clientele.

-We will follow all by-laws regarding noise that the municipality has set.

-Address and handle any issues or complaints immediately to assure guest/neighbour satisfaction.

If you should have any questions or concerns, please feel free to contact me at your convenience.

Sincerely,

Merina Koly, VP Corporate Development

Nita Lake Lodge, Whistler BC

merina@nitalakelodge.com

604.990.8888



REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: January 28, 2014

REPORT: 14-007

FROM: Resort Experience

FILE: DVP 1064

SUBJECT: 4800 SPEARHEAD DRIVE PARKING VARIANCE

COMMENT/RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION

That Council approve Development Variance Permit 1064 to vary the parking requirements at 4800 Spearhead Drive from 291 stalls to 279 stalls for conversion of parking to bike storage areas as illustrated on the plans attached to Council Report No. 14-007 as Appendix "B".

REFERENCES

Location: 4800 Spearhead Drive

Legal Description: Common Property, Strata Plan LMS 1151

Owners: Strata Plan LMS 1151

Zoning: Zone 1, Land Use Contract GB77455

Appendices: "A" Location Map
"B" Bike Storage Plans

PURPOSE OF REPORT

This report presents Development Variance Permit 1064, a request to vary parking requirements at 4800 Spearhead Drive for conversion of parking to bike storage areas. Development variance permits are subject to Council consideration and approval.

DISCUSSION

The subject property is located in the Benchlands. It is occupied by a large development named the Aspens, a multiple residential development of 233 strata lots. For the purposes of consistency, the subject property shall be referred to as the Aspens in this report. A location map is attached as Appendix "A".

DVP 1064 proposes parking requirement variances at the Aspens as follows:

1. Vary the number of required parking stalls from 291 to 279, for conversion of parking to bike storage areas.

Section 9 of the Land Use Contract states "The Municipality shall have the right, but not the obligation, that in the event changing circumstances make it appropriate for less parking to be allocated to buildings to consent to a reduction of the parking requirements under this Land Use Contract". In approving the original Blackcomb Permit BPA 34 for this site, the municipality

accepted the parking standards of Zoning Bylaw 303 as opposed to Schedule K of the Land Use Contract. Under that calculation, 291 parking stalls were required and 293 stalls were provided.

The bike storage areas are proposed to occupy 14 parking stalls, which would result in a reduction to 279 parking stalls from the previously required 291 stalls. The proposal is for two bike storage areas on parking level two west and north of the Aspens underground parking structure. The storage areas will be of chain link construction. Submitted plans of the proposal are attached as Appendix "B".

The requested bike storage areas were previously occupied as miscellaneous storage until the RMOW Fire Department requested the areas to be dismantled as they contained flammable materials. The north storage area was dismantled. The west storage area chain link enclosure remains in place consistent the Bike Storage Plans attached as Appendix "B".

According to a letter from the applicant, the demand for safe and secure bike storage has increased significantly since the building was originally constructed in 1993. The Strata Management Company for the Aspens has stated in a letter that the parking area has never filled to capacity in the winter or summer and that parking level two area only ever reaches 35 percent occupation during peak season.

Staff have developed internal evaluation criteria for DVP applications. Table 1 shows how DVP 1064 compares to these criteria.

Table1

Criteria	DVP 1064
Complements a particular streetscape or neighbourhood.	N/A
Works with the topography on the site, reducing the need for major site preparation or earthwork.	N/A
Maintains or enhances desirable site features, such as natural vegetation, trees and rock outcrops.	N/A
Results in superior siting with respect to light access resulting in decreased building energy requirements.	N/A
Results in superior siting with respect to privacy.	N/A
Enhances views from neighbouring buildings and sites.	N/A
Negative impacts on neighbours or the streetscape	The Strata Management Company for the Aspens has confirmed that the parking area has never filled to capacity in the winter or summer and that parking level two area only ever reaches 35 percent occupation during peak season.

WHISTLER 2020 ANALYSIS

W2020 Strategy	TOWARD Descriptions of success that resolution moves us toward	Comments
Built environment	Building design, construction and operation is characterized by efficiency, durability and flexibility for changing and	The proposal demonstrates flexibility of building design for changing uses.

	long-term uses.	
Transportation	Whistler 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 leading low-impact technologies), 4. Private automobile (SOV, traditional technology).	The proposal is consistent with this principle.
	Transportation preferences and options are developed, promoted and supported so that inter-community mobility minimizes the negative impacts of traditional modes of travel.	Transportation preferences and options by bicycle are developed, promoted and supported through this proposal.
	Residents, businesses and visitors are increasingly aware of the importance and benefits of preferred transportation choices.	The proposal supports awareness of the importance and benefits of preferred transportation choices.
Visitor Experience	The resort is comfortable, functional, safe, clean, and well-maintained.	The proposal is consistent with this principle.
W2020 Strategy	AWAY FROM Descriptions of success that resolution moves away from	Mitigation Strategies and Comments
none		

OTHER POLICY CONSIDERATIONS

One of the goals of the Whistler Cycling Committee is to promote the development of onsite secure bike storage for guests and this proposal is a positive move toward that goal.

The proposal meets all other regulations of the Land Use Contract.

BUDGET CONSIDERATIONS

Development Variance Permit Application fees provide for recovery of costs associated with processing this application.

COMMUNITY ENGAGEMENT AND CONSULTATION

The required development variance permit information sign is posted on the property.

Per the requirements of the *Local Government Act*, notices were delivered to surrounding neighbours on December 31, 2013. At the time of writing this report no responses had been received. Should staff receive any correspondence from affected neighbours, this will be made available to Council at the January 28, 2014 meeting.

SUMMARY

Development Variance Permit 1064 is before Council for consideration of approval to vary parking requirements at 4800 Spearhead Drive for conversion of parking stalls to bike storage areas.

Respectfully submitted,

Brook McCrady

PLANNING ANALYST

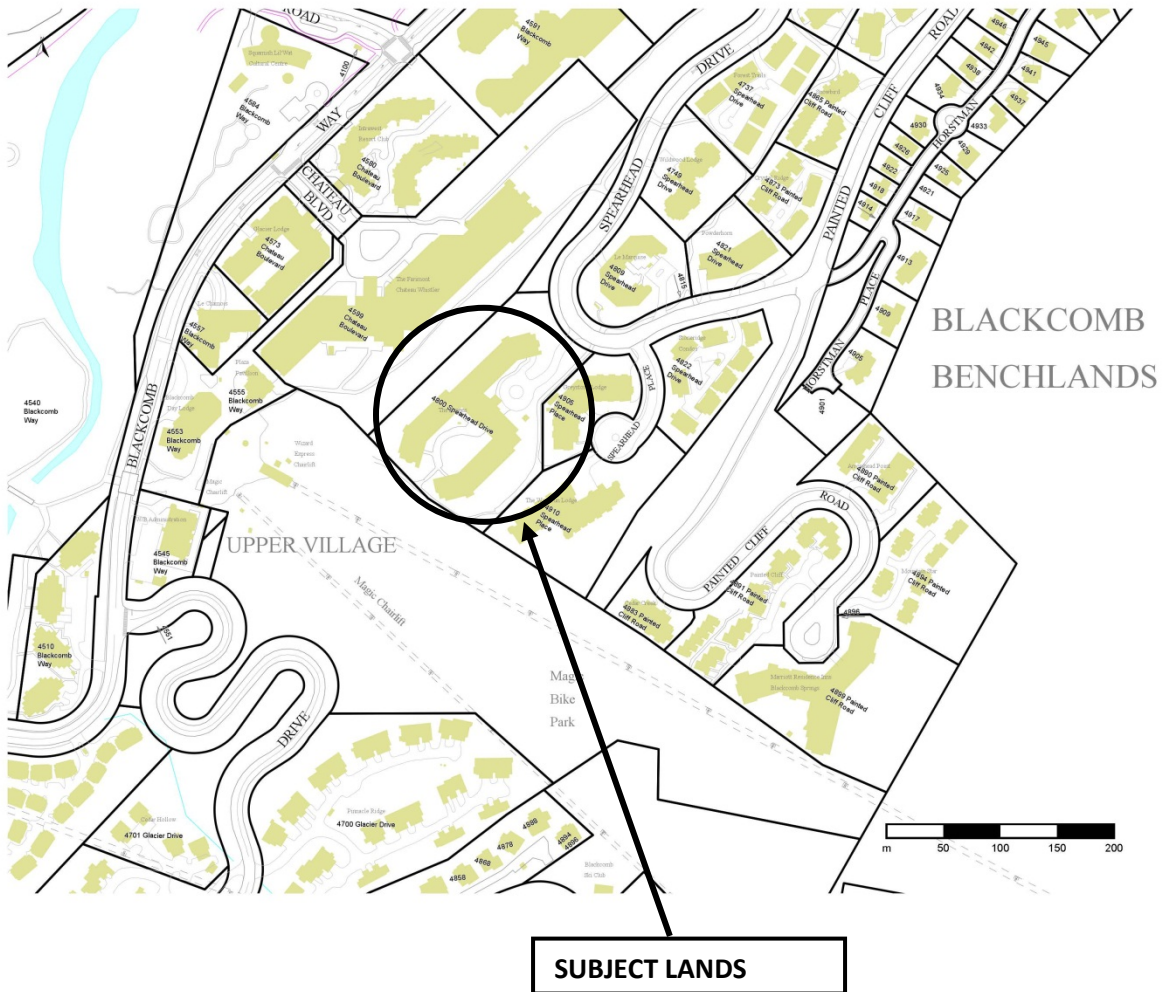
for

Jan Jansen

GENERAL MANAGER OF RESORT EXPERIENCE

Appendix A

Location Map – 4800 Spearhead Drive



Parking Level Two West: Parking Stall Variances

MATERIALS:

TYPICAL EXTERIOR WALL:

1 X 8" BATTENS ON 1 X 8" BOARDS OR
BUILDING PAPER ON 5/8" GSB (MSU) FLYWOOD SHEATHING
FOR STUCCO & FINE MESH OR BUILDING PAPER ON 1/2" GSB (MSU) SHEATHING
ON 2 X 4" STUDS AT 12" O.C. (REFER TO STRUCTURAL DWGS.)
WITH R-10 BATT INSULATION AND 6 MIL POLY VAPOR BARRIER AND
5/8" TYPE X GYPSUM HALFBORD.

TYPICAL EXTERIOR PARTITION WALL (ONE HOUR FIRE SEPARATION):

5/8" TYPE X GYPSUM HALFBORD ON ONE SIDE AND
2 LAYERS OF 1/2" TYPE X GYPSUM HALFBORD ON THE OTHER SIDE ON
TWO ROWS 2 X 4" STUDS AT 12" O.C. (REFER TO STRUCTURAL DWGS.)
WITH 1" AIR SPACE AND R-10 ACoustic BATT INSULATION EACH SIDE.

TYPICAL CORRIDOR WALL (ONE HOUR FIRE SEPARATION):

5/8" TYPE X GYPSUM HALFBORD ONE SIDE AND 2 LAYERS OF 1/2"
TYPE X GYPSUM HALFBORD ON THE OTHER SIDE ON
2 X 4" STUDS AT 12" O.C. AND R-10 ACoustic BATT INSULATION.

ONE HOUR FIRE RATED INTERIOR PARTITION WALL:

5/8" TYPE X GYPSUM HALFBORD EACH SIDE OF
2 X 4" STUDS @ 12" O.C. (REFER TO STRUCTURAL DWGS.)

FIREWALL (TWO HOUR FIRE SEPARATION):

1/2" GYPSUM HALFBORD ON 2 X 4" STUDS WITH
1/2" AIRSPACE ON EACH SIDE OF
8" CONCRETE BLOCK WALL AND
R-10 CONCRETE BLOCK TO BE FINISH WITH EXTERIOR FINISH MATERIAL.

SHAFT WALL (ONE HOUR FIRE SEPARATION):

5/8" TYPE X GYPSUM HALFBORD EACH SIDE OF
2 X 4" STUDS @ 12" O.C. (REFER TO STRUCTURAL DWGS.)

INTERIOR PARTITION WALL:

1/2" GYPSUM HALFBORD BOTH SIDES OF NON LOAD BEARING WALLS
FOR 5/8" TYPE X DRYWALL BOTH SIDES OF LOAD BEARING WALLS
(ONE SIDE ONLY REQUIRED WHEN ON FINISH)
2 X 4" STUDS AT 12" O.C. (REFER TO STRUCTURAL DWGS.)

FURNISH WITH INSULATION:

1/2" GYPSUM HALFBORD ON 5 MIL POLY VAPOR BARRIER ON
2 X 4" AT 12" O.C. WITH R-10 BATT INSULATION.

EXTERIOR CONCRETE WALL:

DAMP PROOFING ON
8" CONCRETE BLOCK TO BE FINISH WITH EXTERIOR FINISH MATERIAL.

8" CONCRETE BLOCK WALL:

INTERIOR PARTITION WALL (NON LOAD BEARING WALLS ON PARKING LEVELS):

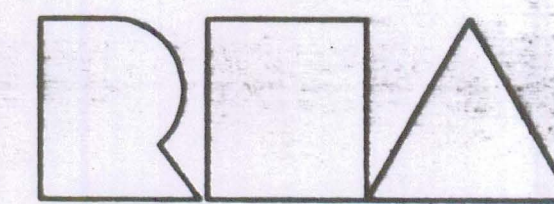
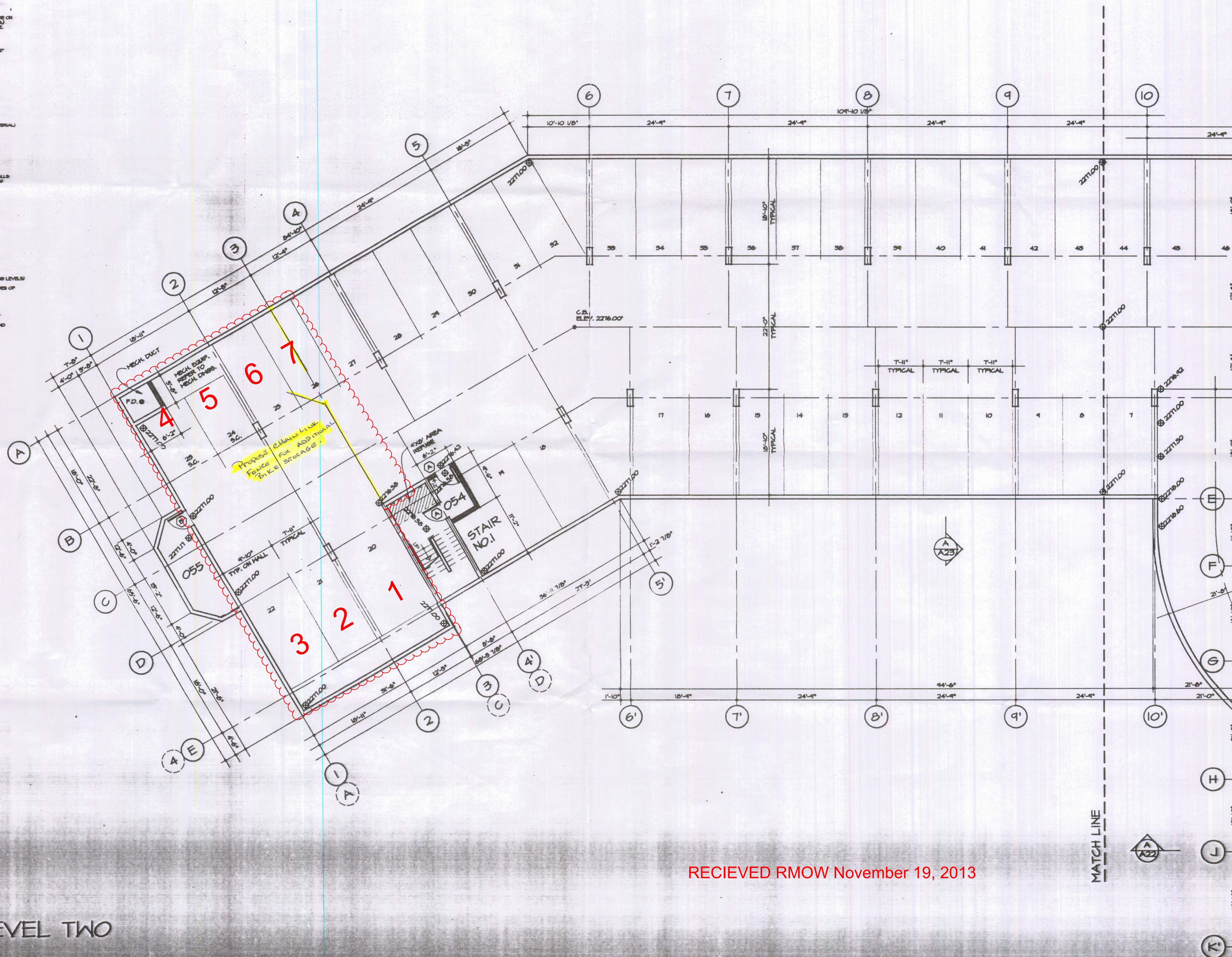
5/8" EXTERIOR NON-COMBUSTIBLE GYPSUM HALFBORD BOTH SIDES OF
4" STEEL STUDS AT 18" O.C.

NOTE:

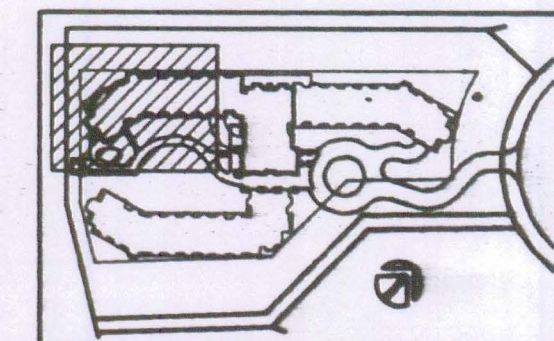
ALL EXTERIOR AND CORRIDOR WALLS DIMENSIONED TO FACE OF
CONCRETE OR FLYWOOD SHEATHING OR DRYWALL, AND
ALL INTERIOR WALLS DIMENSIONED TO CENTRE LINE OF WALLS AND
ALL HIDEOUTS DIMENSIONED TO CENTRE LINE OF HIDEOUT.

GRID LEGEND:

- (L) TYPICAL GRID REFERENCE
- (II) GRID REFERENCE TO FLOOR OVER OR BELOW
- (II) GRID REFERENCE TO FUTURE PHASES



Reginald Lethbridge
Architect Inc.
1083 Combs Street
Vancouver, British Columbia
Canada V6B 2L7
Tel 604 688 3338
Fax 604 688 3831



Revisions
MECH. SHAFT ADDED AT GRID A81
M48.04.21
CONG. WALL ADDED AT GRID A81
CANTILEVER OVER DELETED
M48.08.21
VERTICAL DIMENSIONS RANGED
M48.09.01

ISSUED FOR UNDERGROUND PARKING
CONSTRUCTION
M48.04.21
ISSUED FOR UNDERGROUND PARKING
BUILDING PERMIT
M48.04.20
ISSUED FOR BUILDING PERMIT
M48.08.21
ISSUED FOR TENDER
M48.02.04

Copyright: All rights reserved. Reproduction in whole or in
part is prohibited. This drawing or an instrument of service
is the property of the architect and may not be used in
any way without the written permission of this office.

Consultants

Project Title

THE ASPENS
AT BLACKCOMB

PHASE ONE

Sheet Title

**PARKING
LEVEL TWO
WEST**

RECEIVED
NOV 19 2013
RESORT MUNICIPALITY
OF WHISTLER

**PLANS
ACCEPTED**

Contract

Drawn

Checked

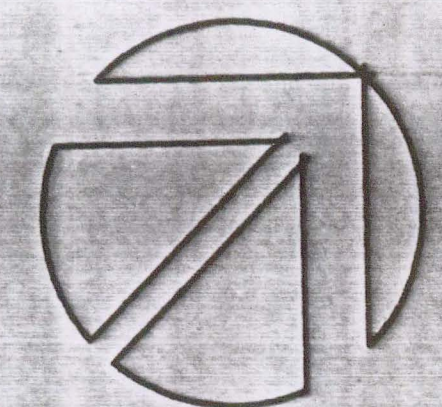
Date: M48.08.21

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

Sheet Number

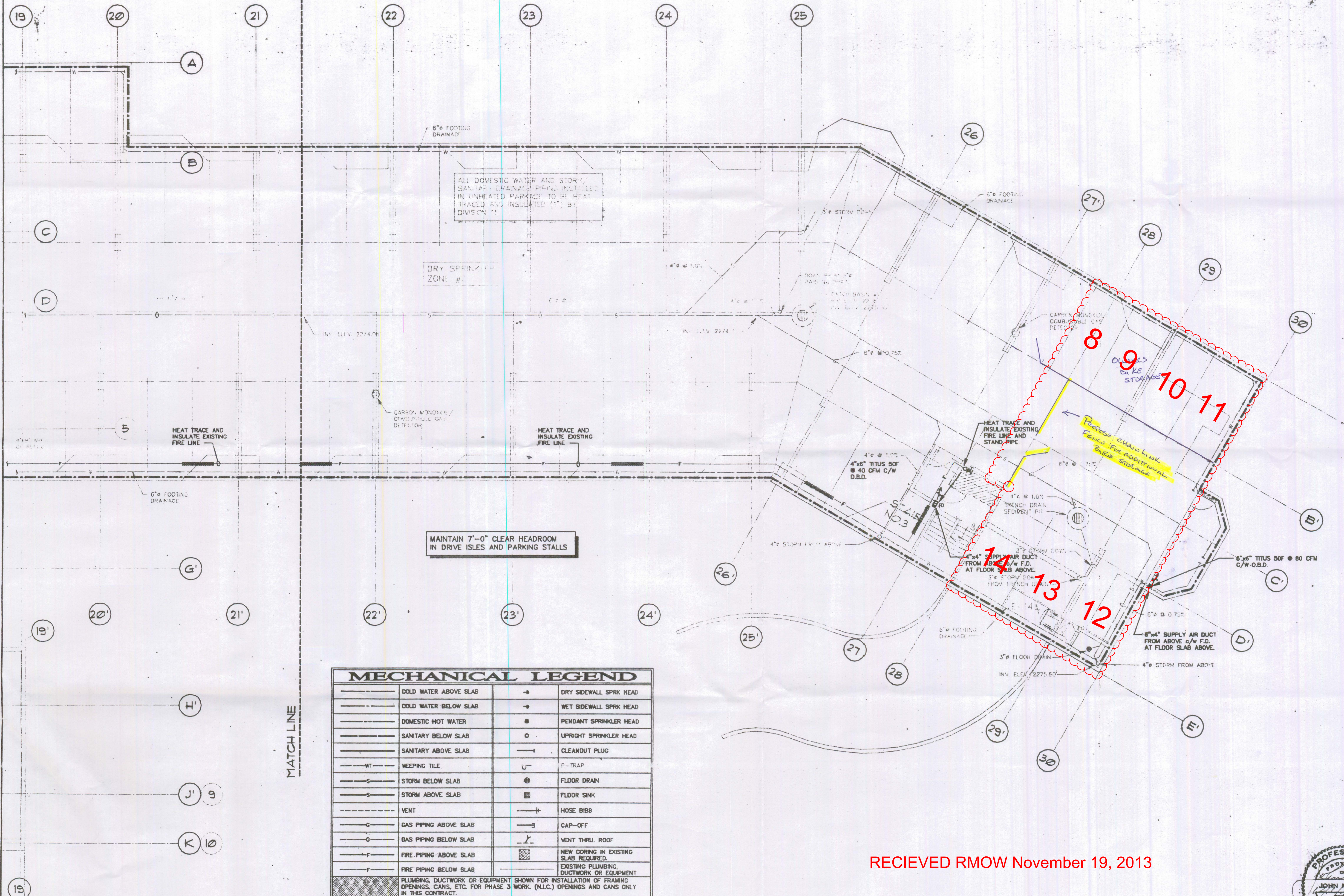
A-2

RECIEVED RMOW November 19, 2013

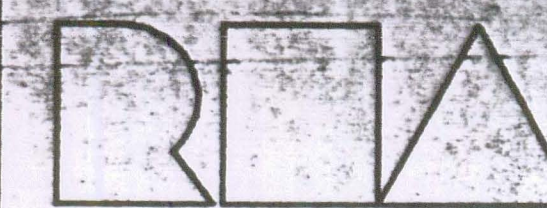


PARKING LEVEL TWO

Parking Level Two North: Parking Stall Variances



RECIEVED RMOW November 19, 2013



Registered Lethbridge
Architect Inc.
Tel 403 689 3330

1003 Condo Street
Vancouver, British Columbia
Canada V6B 6L7
Fax 604 689 3330

Issued for Preliminary Pricing DEC. 20/93
Issued for Pricing JAN. 10/94

Copyright. All rights reserved. Reproduction in whole or in part is prohibited. This drawing as an instrument of service is the property of the architect and may not be used in any way without the written permission of this office.

MCW CONSULTANTS LTD.
1000-1000 WEST GEORGIA ST., VANCOUVER, B.C. V6E 3B3
100 FRONT ST. E., 2ND FLOOR, TORONTO, ONTARIO M5E 1A5
416-593-0000, 416-593-0001, 416-593-0002, 416-593-0003

Project Title
THE ASPENS
AT BLACKCOMB

PHASE TWO
Sheet Title
PARKING LEVEL TWO NORTH

RECEIVED
NOV 19 2013
RESORT MUNICIPALITY OF WHISTLER

PLANS ACCEPTED

Contract V-1012.1
Drawn D.E.A.
Checked G. NUNN
Date NOV. 01/93
Scale 1/8"=1'-0"
Sheet Number



M-1



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

RESORT MUNICIPALITY OF WHISTLER

LAND USE PROCEDURES AND FEES AMENDMENT BYLAW NO. 2038, 2013

A BYLAW TO AMEND LAND USE PROCEDURES AND FEES BYLAW NO. 2019, 2012

WHEREAS a local government that has adopted an Official Community Plan bylaw or a zoning bylaw must, by bylaw, define procedures under which an owner of land may apply for a permit under Part 26 of the *Local Government Act*, and the Council has adopted an Official Community Plan and a zoning bylaw; and

AND WHEREAS a local government may, by bylaw, impose application fees for an application for the issuance of a permit under Part 26 of the *Local Government Act*;

AND WHEREAS the Council of the Resort Municipality of Whistler has established a policy, the Antenna System Siting Protocol, to govern the process for land use assessment authority consultation with proponents and the public in regards to telecommunication towers and antenna facilities, as required by Industry Canada;

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

1. This Bylaw may be cited for all purposes as "Land Use Procedures and Fees Amendment Bylaw No. 2038, 2013".
2. Land Use Procedures and Fees Bylaw No. 2019, 2012 is amended by inserting the following:
 - (a) In section 2:

“(d) “Antenna System” means an exterior transmitting device – or group of devices – used to receive and/or to transmit radio-frequency (RF) signals, microwave signals or other federally-licensed communications energy transmitted from, or to be received by, other antennas. Antenna Systems include the antenna, and may include a supporting tower, mast or other supporting structure, and an equipment shelter.”
 - (b) In section 4:

“(i) A Letter of Concurrence or Non-Concurrence to Industry Canada for an Antenna System.”
 - (c) In Schedule A:

“11. antenna system letter of concurrence or non-concurrence \$750.00”
3. If any section or phrase of this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this Bylaw.

Land Use Procedures and Fees Amendment Bylaw No. 2038, 2013

GIVEN FIRST, SECOND and THIRD READINGS this 14th day of January, 2014.

ADOPTED by the Council this ____ day of _____, _____.

Nancy Wilhelm-Morden
Mayor

Shannon Story
Corporate Officer

I HEREBY CERTIFY that this is a true copy
of "Land Use Procedures and Fees Amendment
Bylaw No. 2038, 2013."

Shannon Story
Corporate Officer

From: Shane Bennett [<mailto:whistlerpolitics@gmail.com>]
Sent: Wednesday, January 08, 2014 10:11 AM
To: Donna Wango
Subject: Open letter to Municipality of Whistler Mayor and Council

Open letter to Municipality of Whistler Mayor and Council

From Shane Bennett a 20 year resident and property owner

Brief factual history as relayed by me Shane Bennett *(note the foreclosure issue has expanded way beyond the abuse of the RMOW implied tax account but this presentment only deals with the abuse of the RMOW property tax collecting issue)*

In 2012 I (Shane Bennett) was notified by a Whistler Bank that my 5 year mortgage had expired and that a new 2 year mortgage was waiting for me at the Whistler Bank to sign. The loans officer stated that any and all arrears were moved to the end of the mortgage period and to go down and sign the new two year within 5 days. Within this time frame I went down to sign this 2 year only to be told that there was some unpaid property taxes outstanding without a definitive sum certain, it could be logically assumed that the amount would be divided evenly over 24 months. This total would be about \$12,144.00 minus the actual property taxes of about \$3000.00 is about \$9,000.00 (or 6 years of unpaid property taxes). Further to this on the signing page of the 2 years it stated that the only sum outstanding was about \$2,212.00 and that this has to be paid before the 2 year mortgage could be made valid. ***This was never disclosed to me and I believe the Whistler banks loans officer was not aware of this either.*** Thirty Days later I went in to make my first payment on my new 2 year mortgage and the Branch manager called me into his office and stated that my house was to be put into foreclosure if I did not pay another \$400.00 per month for one year under duress I verbally agreed to pay this amount of \$4800.00. The total amount demanded now is about \$13,000.00 or 8.6 years of property taxes or over 7 months in arrears. After months of paying these alleged arrears I went in to the Branch and paid the \$506.00 demanded UNDER DURESS in the 2 year mortgage contract directly onto the RMOW implied TAX account and got a printout, it showed no debt and that the Whistler Bank was deleting the moneys reserved for RMOW Property Taxes and moving them over to pay interest only. At this point I decided not to pay any more money to the bank until they could rationalize with solid accounting what is happening.

After a few demand letters I received a Supreme court document with a affidavit that included a vague accounting of alleged property taxes in arrears based on the expired 5 year mortgage about \$5000.00 and a table of contents of the expired 5 year mortgage. No mention of the 2 year alleged mortgage. Not realising that the Banks lawyers purposely avoided any reference of the 2 year alleged mortgage . I filed response demanding they

prove a loan, prove harm, prove debt with a 10 million dollar counter suit attached. The counter suit was dismissed and a legal ambush happened where the most evidence was refused, not submitted, discounted and or denied. The little evidence they excepted was after proving with a stamped receipt from the ROMW that the property taxes were in fact paid by me, this contradicted their accounting on taxes paid and/or owed. The Judge ordered them to adjust their accounting number that was in their sworn affidavit #1. This was appealed by me as the evidence of the above was not present such as the 2 year mortgage that stated the total arrears is in the range of \$2,200 and that these arrears have also been paid off within the first few months. In appeals court I handed the Banks lawyer the page from the 2 year mortgage that showed the only arrears was \$2,200.00. Within a few minutes he interrupts me when I was explaining to the judge about the taxes issue the banks lawyer states that this issue has been resolved due to their frustration in coming to a proper accounting the total sum will come off their amount demanded from \$355,000.00 down to \$350,000 in the foreclosure. The 2 year second mortgage with over \$9000.00 to well over \$13,000.00 in alleged arrears was again absent in their second sworn affidavit presented to the Appeals judge. It appears the only reason they withdrew their alleged claim of arrears was it was obvious that the Banks lawyers were misleading the courts and providing fraudulent documents containing half and reverse truths for the judges to base their dissensions on, They stated that I was in dishonour of my alleged mortgage but they never presented a valid mortgage and in fact most likely hid this truth from the Judge.

They stated that there were arrears but could not prove the amount and ultimately after they foreclosed on my house they withdrew their claim of arrears.

So what started as a dispute in proving alleged arrears/loan ended up costing Shane Bennett and his family their home.

These solutions are within the jurisdiction of Council and Mayor to implement.

- 1) Any and all property taxes collected by a bank on behalf (implied or otherwise) of the RMOW go directly to the RMOW for their implied purpose **To Pay Property Taxes**.
- 2) If over charged or there is a surplus contained in the tax account all funds are forwarded to the RMOW and from there the refund is issued back to the property owner.
- 3) If any shortfall in the monthly mortgage payment the tax account gets priority of payment until Tax account is current (toped up) based on the agreed monthly instalments total contained within the mortgage agreement.

4) No foreclosure can be enforced within the RMOW boundaries if the bank fails to prove loan, prove harm, prove a debt, proving a mortgage is not proving a loan based on the bank's definition of mortgage.

5) Any individual or company that tries to enforce a foreclosure that is not proven or fraudulent is subject to fines 1% of property value tying to be foreclosed on, money to be used for legal education fund training contract law.

6) The banks should be aggressively encouraged to refund any and all funds transferred out of the tax accounts to any one wanting a refund without fear of recourse from the Bank.

How counsel handles this will define council for next election. This property tax account abuse affects every property owner, its unacceptable corporate conduct by the Banks and has to stop. This could have a greater than Whistler positive affect if done right its a rare opportunity.

Shane Bennett
#7-2240 Gondola way
Whistler BC
604 902 4759
Box 1149 Whistler BC V0N 1B0



VISION

The B.C. Road Builders and Heavy Construction Association is the recognized advocate for a balanced safe transportation system and infrastructure development that sustains and promotes economic growth.

MISSION

We communicate strong, clear industry positions and expectations to government at all levels.

We promote public awareness, innovative solutions to transportation issues and value to the public for tax dollars spent on infrastructure projects.

We provide training, safety awareness, support, fellowship, ethical leadership, and a strong voice for our members.

B.C. Road Builders & Heavy Construction Association

307 – 8678 Greenall Ave.
Burnaby, BC V5J 3M6

T: (604)436-0220

F: (604)436-2627

E: info@roadbuilders.bc.ca

W: www.roadbuilders.bc.ca

RECEIVED
JAN 13 2014

January 9, 2014

Dear Municipal Council:

The enclosed document entitled "*A Municipal Councils' Guide to Infrastructure Construction*" deals with public tendering versus self-performance for Municipal infrastructure delivery. This brochure presents specific questions that Municipal Councils should consider when assessing the potential risks and benefits of self-performing their infrastructure construction and maintenance.

It does not suggest definitive answers to these pertinent questions, but rather will assist Councils in asking the right questions and analyzing their options.

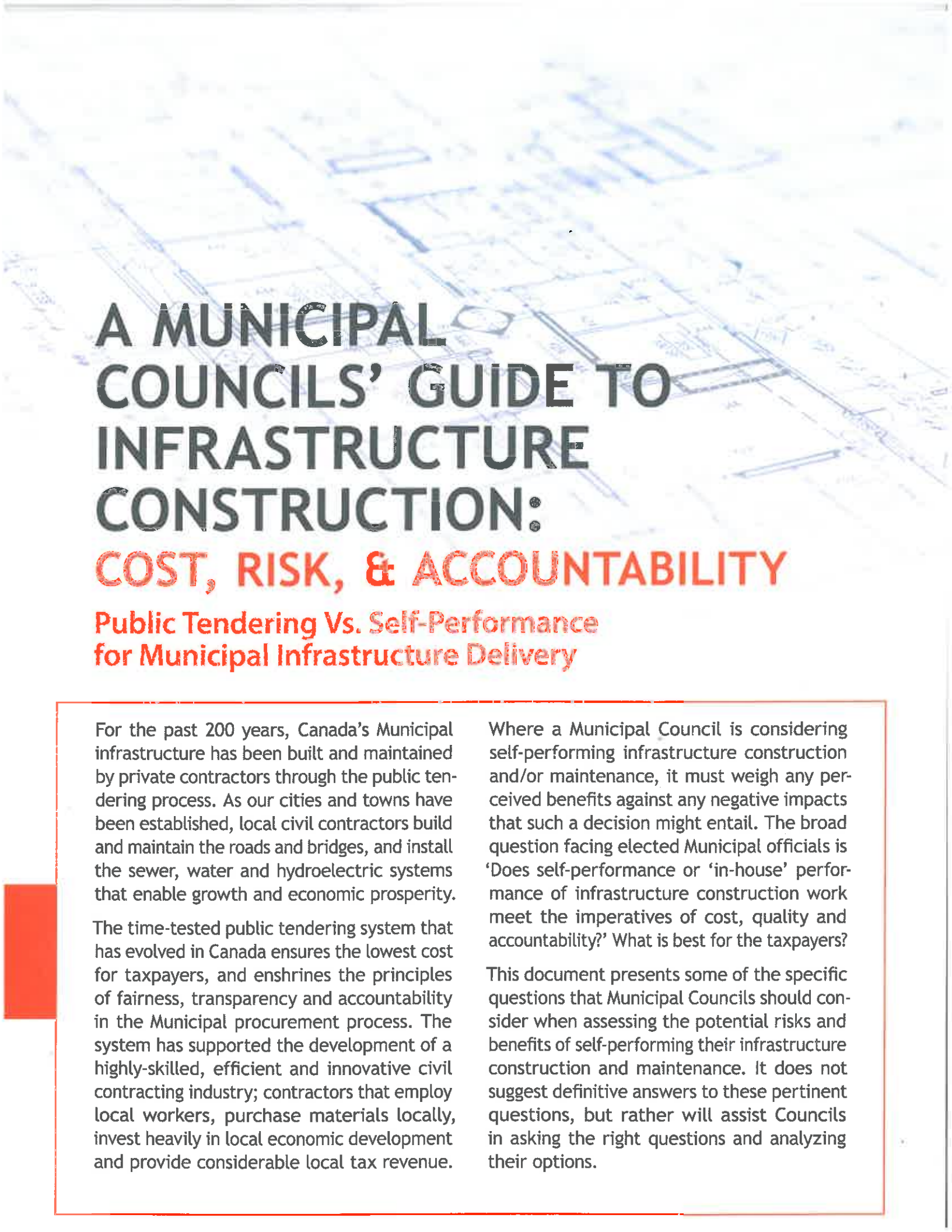
For further information or any related comments please don't hesitate to contact us directly.

Sincerely,

Jack W. Davidson
President

Enclosure.

JD\tk



A MUNICIPAL COUNCILS' GUIDE TO INFRASTRUCTURE CONSTRUCTION:

COST, RISK, & ACCOUNTABILITY

Public Tendering Vs. Self-Performance for Municipal Infrastructure Delivery

For the past 200 years, Canada's Municipal infrastructure has been built and maintained by private contractors through the public tendering process. As our cities and towns have been established, local civil contractors build and maintain the roads and bridges, and install the sewer, water and hydroelectric systems that enable growth and economic prosperity.

The time-tested public tendering system that has evolved in Canada ensures the lowest cost for taxpayers, and enshrines the principles of fairness, transparency and accountability in the Municipal procurement process. The system has supported the development of a highly-skilled, efficient and innovative civil contracting industry; contractors that employ local workers, purchase materials locally, invest heavily in local economic development and provide considerable local tax revenue.

Where a Municipal Council is considering self-performing infrastructure construction and/or maintenance, it must weigh any perceived benefits against any negative impacts that such a decision might entail. The broad question facing elected Municipal officials is 'Does self-performance or 'in-house' performance of infrastructure construction work meet the imperatives of cost, quality and accountability?' What is best for the taxpayers?

This document presents some of the specific questions that Municipal Councils should consider when assessing the potential risks and benefits of self-performing their infrastructure construction and maintenance. It does not suggest definitive answers to these pertinent questions, but rather will assist Councils in asking the right questions and analyzing their options.

Check-Off List



Direct Costs

- 1) Independent cost accounting accuracy and transparency? _____
- 2) Have all the administrative costs been included? _____
- 3) Have all the overhead and operating costs been included? _____
- 4) Have all the insurance costs been included? _____
- 5) Is the full cost of workers compensation included? _____
- 6) Are the costs of safety training, and equipment included? _____
- 7) Are the full costs of training and maintaining a high performance work force included? _____
- 8) Are labour relations costs included? _____
- 9) Are all procurement costs included? _____
- 10) Have all costs relating to quality control costs been included? _____
- 11) Are all construction equipment costs included? _____
- 12) Are all the costs of environmental compliance included? _____

Allowances for Construction Risk

- 13) Expertise and budget risk _____
- 14) Project schedule and completion risk _____
- 15) Risk allowance for unexpected changes _____
- 16) Risk allowance for long term performance guarantee _____
- 17) Risks and liabilities for injury or death of a worker _____
- 18) Allowance for risk of injury to members of the public or damage to private property _____
- 19) Construction materials, products and services procurement _____
- 20) Seasonal workers costs and challenges _____

Impact On The Community

- 21) Governments and the Construction Business _____
- 22) Impact on Local Businesses and Employment _____
- 23) Competing for Private Sector Work _____

Summary

- 24) Making the best use of the public's money _____

Direct Costs

1 **Has the Municipality done an independent cost analysis to compare the costs of self-performing infrastructure construction with the costs of its publicly tendered work?**

A contractor's bid for Municipal infrastructure work includes a host of administrative and other real costs that may not always be considered when developing in-house comparative costs. To get an accurate comparison, the analysis must include all direct and indirect costs that will be incurred by the Municipality but may normally be accounted for in other departments or separate budgets of the corporation. Regardless of how the Municipality accounts for these costs, they are real cost components of self-performed construction work and must be properly apportioned to the correct project.

It is important to not only conduct an analysis of real costs of self-performance versus contractor bid prices through public tendering, but also to ensure transparency of the comparison through independent cost accounting and analysis. Comparisons developed by Municipal staff or offered by the public sector unions may not meet the tests of transparency or accountability.

2 **Are all administrative costs included?**

"Head office" administration is a real cost that should be included in the analysis of self-performance costs. For an accurate comparison, the Municipality's costs of accounting, bookkeeping, A/R, human resources, Government reporting, record keeping and other normal administrative functions related to its construction activities must be included in the true cost of self-performance.

3 **Have all the overhead and operating costs been included?**

The proportionate cost of physical overhead such as office space, office equipment, telephone and computer systems, heat and utilities, vehicle parking and maintenance facilities, staff vehicles or vehicle allowances must be included in the assessment of the true cost of self-performance.

4 **Are all insurance costs included?**

Construction contracts include not only General Commercial Insurance coverage but also a host of other insurance coverages that are necessary to perform construction work. These include; construction equipment, third-party liability insurance, commercial and personal

vehicle insurance, environmental accident insurance, officers and directors' liability insurance and specialized work, worksite or operations insurance. Municipalities must protect themselves and these are the insurances that are necessary for self-performing construction work. The proportionate cost of these insurances must be considered in assessing the true cost of self-performance on every project.

5 **Is the cost of workers' compensation included?**

Covering employees for workers' compensation is a major cost for contractors; in considering self-performance of infrastructure construction work, Municipalities will assume these costs. Workers' compensation coverage for construction work is exponentially higher than for other Municipal employees; as much as 10% or more of gross wages, depending on the construction trade. In the case of serious injury, the Municipality will assume long-term liability for future pension and disability benefits, as well, the potential for increases to the Municipality's WSBC rates.

6 **Are the costs of safety training, systems and equipment included?**

Provincial health and safety laws and regulations governing construction work and workers requires specialized training and programs to continually upgrade safety training for on-site workers, and especially for those performing specific activities such as working in confined spaces or in high locations. Contractors have expert staff in place to manage workplace safety programs and responsibilities and they have a significant investment in health and safety equipment and programs. These are costs that Municipalities considering self-performance of construction work should expect to incur and they must be considered.

7 **Are the costs of training and maintaining a high performance, skilled construction workforce included?**

One of the biggest problems facing civil contractors in the near future will be attracting skilled workers. Contractors invest substantially in the recruitment, training and retention of their tradespeople. Municipalities that might consider self-performing construction work will require a strategy and incur costs into ensuring that their in-house workforce is well-trained and sustainable. Workers must know how to handle and work with the new products and materials being developed or upgraded everyday.

8 Are all costs related to labour relations included?

Municipalities employ workers usually covered by public sector union agreements. This will require the administrative infrastructure for collective bargaining and, where that already exists, expansion of that role. There is also considerable cost involved with maintaining the collective agreement between rounds of bargaining. When work is publicly tendered, the contractor assumes all costs and responsibilities for labour relations and maintaining collective agreements with its construction unions or directly with its employees. The cost of labour relations must be considered in assessing the true cost of self-performance.

9 Are all costs of procurement included?

In most Canadian Municipalities, procurement is a major activity and that department is a significant budget item. Procurement is also a critical and specialized aspect of the construction process requiring expertise not inherent in traditional Municipal procurement activities. Municipalities that might consider self-performing infrastructure construction or maintenance will incur costs in staff and systems required to procure construction products and services. These costs must be included in assessing the true cost for self-performance of construction work. Without expertise in construction procurement, taxpayers will be paying more than necessary for the required materials and services.

10 Are costs related to quality control included?

Contractors invest significantly in quality control to ensure that the products and materials they provide to Municipal construction work meets or exceeds specifications. Many contractors operate sophisticated quality control testing laboratories staffed by skilled testing personnel. They also incur considerable cost in capital investment in equipment to sample and test materials, from gyratory compactors for testing asphalt mixes and profilographs for testing pavement smoothness, to nuclear gauges for testing density and compaction.

Municipalities must also perform all of the required quality control checks if they wish to deliver high quality construction projects and will incur costs for quality control of their in-house work. Whether they develop their own labs and hire their own technical expertise or contract the work to testing consultants, these costs must be considered in assessing the true cost of self-performance.

11 Are all construction equipment costs included?

Although the various costs of owning and/or leasing expensive construction equipment may be incurred in different autonomous departments of the Municipality, in order to develop a true cost for self-performance of construction work, these costs must be assessed and included.

These costs may be pro rated but must include:

- The capital cost of purchase or leasing costs;
- The financing costs on purchases, if applicable;
- Maintenance and repair costs;
- Fuel costs to operate;
- Licensing and insurance costs;
- Depreciation costs

12 Are the costs of environmental compliance and stewardship included?

The cost of complying with rapidly expanding environmental laws and regulations is one of the fastest growing cost items on a contractor's balance sheet. Expectations are often unclear or impractical and the risk of unpredictable non-compliance is high. Financial penalties for non-compliance are extreme and mitigation is expensive. The cost of complying with environmental regulations, the cost of administering environmental regulations and the cost of the unpredictable oil spill or stream damage are all costs that must be considered.



Allowances for Construction Risk

- 13 Does the Municipality have the in-house construction expertise that is required to deliver the project to the highest possible standards? Does the Municipality do this type of work on a regular basis? Are your employees experts in this field, or are they just brought in from another sector to do the job?**

Workers, supervisors and project managers employed by private contractors are professionals in their fields; experts with considerable experience in delivering construction projects on time and on budget. Without knowledgeable people planning, executing and overseeing the work, the chances of a successful construction project are greatly diminished. Municipalities that might consider self-performing their infrastructure construction work must consider whether or not they have the construction expertise in place and experience necessary to deliver their work successfully. If not, what allowances have been set up to fix mistakes and budget overruns?

- 14 Are there mechanisms in place to ensure that projects are completed on schedule?**

Road closures and late completions cost taxpayers and local businesses money. When work is tendered publicly, the successful contractor is bound by the construction contract to interim and final completion schedules. This obligation is generally enforced by significant financial penalties for late completion. There are no such guarantees or incentives to complete the work on time when a Municipality chooses to self-perform their construction work. This may not be a direct risk to the Municipality but can be a huge financial risk to businesses in the community.

- 15 Do you have an allowance for unexpected changes in conditions?**

Very seldom does a construction project unfold exactly the way it was planned. Site conditions, unknown or mis-located utilities, issues with materials supply and delivery, and unexpected soil conditions, are just some of the factors that can impact the cost of the project after it has begun. In most cases, such factors are the responsibility of the contractor on publicly-tendered work and will not cause the owner's cost to rise. If the work is self-performed, the Municipality assumes responsibility for any increased cost of completing the work.

- 16 Can self-performance guarantee long-term performance of the work? Is there an allowance to replace a long term performance guarantee.**

When infrastructure work is publicly tendered, the successful contractor becomes responsible for delivering the specified quality of work. This responsibility is dictated by the owner's contract which may contain extended warranties. Contractors have developed sophisticated systems and equipment to ensure quality and bear any costs associated with deficiencies, repairs or even rejected work. It is not in the best interest of the contractor to deliver anything but the best quality of work, as they may be responsible for the cost of mitigation. Self-performed construction work does not offer the Municipality any protection against work that for any reason does not meet quality standards.

- 17 Does the Municipality understand and is it prepared to accept the risk and liability associated with injury or death of a worker?**

By performing its own construction work, a Municipality or other public agency assumes the legal responsibilities of the 'Constructor'. These responsibilities require specialized health and safety training and programs, and in the case of injury or death to a worker, financial liabilities are significant. The 'Constructor' is liable for any long-term financial responsibilities arising from injury or fatalities including ongoing rehabilitation costs, disability and pension costs, and most certainly an increase in the WorkSafe BC Experience Rating rate.

- 18 Allowance for risk in the case of injury to a member of the public or damage to private property**

In the case of injury to a member of the public, the Constructor also bears any costs arising from civil legal action. Damage to private property is another risk born by the Constructor that has significant financial implications. Included in this risk is the significant cost of litigation and defending lawsuits.

- 19 Does the Municipality have the volumes and specialized expertise necessary to procure construction materials, products and services?**

Although Municipal corporations have general experience and expertise in procurement, typically this expertise does not extend to procuring construction products, materials and services. Procurement in construction is a highly specialized function for which contractors have developed specific expertise to identify the best possible products and materials at the lowest possible price. This expertise includes close relations with networks of producers and suppliers of everything from aggregates and equipment to expansion joints for bridges and structural steel components. The procurement expertise that a contractor brings to a Municipal construction project has significant benefits in terms of controlling project costs, and ensuring the best and most appropriate products and materials are used. And, because their full time business is knowing what's new and innovative, contractors get better results for a lesser cost.

- 20 Is the Municipality prepared to accept the costs and human resources challenges associated with seasonal workers?**

The nature of the construction industry is such that a large part of the workforce is seasonal workers. The climate here dictates that most civil construction activities cannot take place during the winter months. While contractors seek means of keeping workers employed during the offseason, seasonal layoffs are a fact of life in the industry.

Municipalities, with their public sector unions, should be aware that considerable new costs may arise from agreements about how seasonal workers on the Municipal payroll will be managed.

Impact on the Community

21 Should Governments be in the construction business?

Is it Government's place to deliver services that can be performed cost-effectively by the private sector? Is it appropriate for Governments to use taxpayers' dollars to compete against private contractors? In Canada, a sophisticated and efficient system of public tendering is based on the traditional understanding that it is not within Government's purview to perform work or provide services that are more appropriately delivered by the private sector.

22 What is the impact from Self-Performance on local businesses and employment?

A major consideration in the decision to self-perform construction work should be the impact such a decision will have on local residents and businesses. While self-performance may create new jobs within the civil service, each new public sector job will build Government and create a larger tax burden. In many cases where local Municipalities are primary customers, the contracting firms may fail if that work is no longer available, reducing the amount of corporate taxes paid to the Municipality. By extension, other local businesses from which contractors buy their materials and services will also suffer, reducing the taxes they pay. In turn, they will have to lay off employees, who will no longer have money to support their families and pay taxes.

A close look at the economies of many Canadian Municipalities will show that local civil contractors invest heavily in the economic development and prosperity of their local communities. Many are active in local residential and commercial development, others in establishing other local businesses. The money earned by the contractor often stays in the community and generates economic benefit locally.

23 If the Municipal entity bids against private contractors for publicly tendered work, is it a fair and transparent bidding process?

When a Municipality chooses to self-perform construction work and the public entity is invited to bid on other work against private contractors, it is imperative to ensure that the bidding process is open, fair and transparent. Can it be demonstrated that the public sector entity did not have unfair advantage over the private contractors in the bidding process? Can it be shown that the price submitted by the public sector entity reflects the true costs to the Municipality? Are there costs that have not been included in the price because those expenses will be absorbed by other departments of the Municipality? Did the public sector entity have access to information that was not available to private sector bidders? Can it be guaranteed that there was no improper political influence exerted in the awarding of the work and selection of the successful bidder? Can it be shown that the costs of running a construction company is a good use of public funds and that all the risks have been accounted for?

Summary

Is a decision to Self-Perform construction work defensible in the context of getting the best value for each tax dollar and reducing Government operating costs?

For over the past two decades, public policy in Canada has seen a marked shift to private sector outsourcing and many of the activities Municipalities have traditionally performed in-house are now delivered by the private sector. The impetus for this shift in public procurement policy has been the need for Governments across Canada to reduce their operating costs and private sector outsourcing has been shown repeatedly to be successful in obtaining this objective. A prime example of this is winter highway maintenance which has been outsourced to private maintenance firms in most provinces.

Canadian Municipalities that might consider in-house performance of infrastructure construction work, must adopt the highest possible standards of scrutiny and due diligence in assessing the potential benefits and risks.

In assessing the arguments for and against self-performance, and particularly the discussion about the relative cost, Municipal

Councils should seek independent analysis. Information and analysis generated by Municipal staff or offered by the public sector unions should be recognized as having the potential to be influenced by interests other than those purported. Independent analysis avoids potential bias in the information upon which Councils must frame their decisions.

There may be circumstances under which a cost comparison between in-house and contracting out may favor self-performance. In this case, Councils must also take into consideration all the additional risks associated with self-performing construction work.

For more Information Contact:



**BC ROAD BUILDERS &
HEAVY CONSTRUCTION ASSOCIATION**

#307 - 8678 GREENALL AVE
BURNABY, BC V5J 3M6
T: 604.436.0220
F: 604.436.2627
info@roadbuilders.bc.ca

Impact on the Community

21 Should Governments be in the construction business?

Is it Government's place to deliver services that can be performed cost-effectively by the private sector? Is it appropriate for Governments to use taxpayers' dollars to compete against private contractors? In Canada, a sophisticated and efficient system of public tendering is based on the traditional understanding that it is not within Government's purview to perform work or provide services that are more appropriately delivered by the private sector.

22 What is the impact from Self-Performance on local businesses and employment?

A major consideration in the decision to self-perform construction work should be the impact such a decision will have on local residents and businesses. While self-performance may create new jobs within the civil service, each new public sector job will build Government and create a larger tax burden. In many cases where local Municipalities are primary customers, the contracting firms may fail if that work is no longer available, reducing the amount of corporate taxes paid to the Municipality. By extension, other local businesses from which contractors buy their materials and services will also suffer, reducing the taxes they pay. In turn, they will have to lay off employees, who will no longer have money to support their families and pay taxes.

A close look at the economies of many Canadian Municipalities will show that local civil contractors invest heavily in the economic development and prosperity of their local communities. Many are active in local residential and commercial development, others in establishing other local businesses. The money earned by the contractor often stays in the community and generates economic benefit locally.

23 If the Municipal entity bids against private contractors for publicly tendered work, is it a fair and transparent bidding process?

When a Municipality chooses to self-perform construction work and the public entity is invited to bid on other work against private contractors, it is imperative to ensure that the bidding process is open, fair and transparent. Can it be demonstrated that the public sector entity did not have unfair advantage over the private contractors in the bidding process? Can it be shown that the price submitted by the public sector entity reflects the true costs to the Municipality? Are there costs that have not been included in the price because those expenses will be absorbed by other departments of the Municipality? Did the public sector entity have access to information that was not available to private sector bidders? Can it be guaranteed that there was no improper political influence exerted in the awarding of the work and selection of the successful bidder? Can it be shown that the costs of running a construction company is a good use of public funds and that all the risks have been accounted for?

Summary

Is a decision to Self-Perform construction work defensible in the context of getting the best value for each tax dollar and reducing Government operating costs?

For over the past two decades, public policy in Canada has seen a marked shift to private sector outsourcing and many of the activities Municipalities have traditionally performed in-house are now delivered by the private sector. The impetus for this shift in public procurement policy has been the need for Governments across Canada to reduce their operating costs and private sector outsourcing has been shown repeatedly to be successful in obtaining this objective. A prime example of this is winter highway maintenance which has been outsourced to private maintenance firms in most provinces.

Canadian Municipalities that might consider in-house performance of infrastructure construction work, must adopt the highest possible standards of scrutiny and due diligence in assessing the potential benefits and risks.

In assessing the arguments for and against self-performance, and particularly the discussion about the relative cost, Municipal

Councils should seek independent analysis. Information and analysis generated by Municipal staff or offered by the public sector unions should be recognized as having the potential to be influenced by interests other than those purported. Independent analysis avoids potential bias in the information upon which Councils must frame their decisions.

There may be circumstances under which a cost comparison between in-house and contracting out may favor self-performance. In this case, Councils must also take into consideration all the additional risks associated with self-performing construction work.

For more Information Contact:



**BC ROAD BUILDERS &
HEAVY CONSTRUCTION ASSOCIATION**

#307 - 8678 GREENALL AVE
BURNABY, BC V5J 3M6
T: 604.436.0220
F: 604.436.2627
info@roadbuilders.bc.ca

From: Doogie [<mailto:doogie2@telus.net>]
Sent: January-09-14 8:32 PM
To: 'mayorsoffice@whistler.ca'
Subject: DOGSLED AND UNSAFE CROSSWALK

Mayor & Council

After the cruel inhumane disaster that occurred with the sled dogs I have a couple of questions I would like to ask the Mayor & Council.

I understand it is Whistler that issues the business licence for the dog sledding. Are you or have you taken any steps to make sure this does not happen again especially to the dogs that are working now. Does anyone check on these dogs on a regular basis or is the licence to operate issued and that is the end of the storey? Can you please advise me on this issue as to what is being done to protect these dogs.

Also we have a place at Whistler and we are there often. I am referring to the crosswalk on Northland Blvd right by MacDonalds.

The Mayor & council need to take a look at the situation as someone is going to get killed there again. When it is dark that crosswalk is so poorly marked people are always slamming on their brakes and there is an accident waiting to happen. The trees growing down the middle of Northlands Blvd are getting so big it is hard for a driver to see what is happening ahead until you almost get to the crosswalk. Not to mention the people speeding.

At that crosswalk vehicles are turning left into the condos and right into the shopping mall depending on which way they are travelling. This crosswalk is very busy area with vehicles and pedestrians.

If the Mayor & Council could look at this situation in the near future it would be appreciated as it is a very dangerous area.

Thank you,

Yvonne Goller
909 Merritt Street
Coquitlam BC
V3J 7K9
604-936-0264
doogie2@telus.net

From: Guy Dauncey [<mailto:guydauncey@earthfuture.com>]

Sent: Wednesday, January 15, 2014 12:06 PM

Subject: BCSEA Webinar: Climate Action at the Local Level. Tue Jan 21, 12 Noon

Dear Mayor and Councillors,

I would like to invite you to join us for this free webinar next Tuesday lunchtime....

BCSEA Webinar: Climate Action at the Local Level:

Community Change-Makers in British Columbia

Join us for a free BCSEA Webinar on Tuesday, January 21 at noon PST (3:00 PM EST)

REGISTER NOW

Reserve your free Webinar seat now at: <https://www2.gotomeeting.com/register/412533994>



What are British Columbia's cities, towns and communities doing to tackle the climate crisis? There are some great initiatives and innovations happening on the ground.

It is estimated that local governments have control or influence over about 45% of all greenhouse gas emissions in British Columbia. With this in mind, and to help the B.C. Government meet its commitment to reduce greenhouse gas emissions by 33% from 2007 levels by 2020 and 80% by 2050, the provincial government and the Union of B.C. Municipalities established the Climate Action Charter in 2007.

180 of 190 local governments have signed the Charter and have committed to reporting on their corporate and community GHG reduction activities. Among the highlights:

- 144 local governments are measuring their corporate GHG emissions
- 31 local governments are carbon neutral
- 40 carbon reserve funds have been established to fund local GHG emission reduction projects

In this webinar, Rob Abbott, Executive Director of Carbon Neutral Government, Green Communities and Climate Action Outreach for the Province of British Columbia, **will highlight some of the community “change makers” who are taking real action to tackle the climate crisis, and underscore the key lessons learned** that may influence positive action by communities and other organizations in other jurisdictions.

Presenter: Rob Abbott is the Executive Director of Carbon Neutral Government and Outreach with the Province of B.C.’s Climate Action Secretariat.

In his 20 years prior to coming to government, Rob has helped businesses all over the world discover wealth-creating opportunities through a deeper integration of sustainability with organizational and competitive strategy. Rob is passionate about the intersection of sustainability with strategy and innovation; the ways in which trust (self trust, relationship trust and organizational trust) must be created to enable the collaboration that will create communities that are low carbon, healthy, and resilient in the face of change; and meaningful engagement of the three types of innovators necessary to achieve broad systemic change: disruptive, bridging and receptive.

See BCSEA's previous webinars at <http://www.bcsea.org/past-webinars>

System Requirements

PC-based attendees - Required: Windows® 7, Vista, XP or 2003 Server

Macintosh®-based attendees - Required: Mac OS® X 10.5 or newer

Mobile attendees - Required: iPhone®/iPad®/Android™ smartphone or tablet

Guy Dauncey

www.earthfuture.com

250-881-1304

Founder, Communications Director, BC Sustainable Energy Association www.bcsea.org

Building a sustainable, responsible energy future for British Columbia, today.

We welcome your membership to make it happen.



Selina Robinson, MLA
(Coquitlam-Maillardville)



**Province of
British Columbia**
Legislative Assembly

RECEIVED
JAN 21 2014

Selina Robinson, MLA
(Coquitlam – Maillardville)
Room 201, Parliament Buildings
Victoria, BC V8V 1X4

Community Office:
102 – 1108 Austin Avenue
Coquitlam, BC V3K 3P5
Phone: 604 933-2001
Facsimile: 604 933-2002

January 16, 2014

Her Worship Mayor Nancy Wilhelm-Morden
and Members of Council
Resort Municipality of Whistler
4325 Blackcomb Way
Whistler, BC V0N 1B4

Dear Mayor Wilhelm-Morden and Councillors,

Happy New Year. I hope that 2014 is a year of good health and good governance for you all.

As you are likely aware, the Province intends to introduce the long awaited Local Elections Campaign Financing Act during the upcoming Spring 2014 legislative session. These proposed changes stem from the 2010 recommendations made by the Local Government Elections Task Force and represent the first major changes to municipal elections in many years. I am writing to seek your feedback on the proposed bill and offer myself as your representative in the upcoming legislative debate as the Opposition Critic for Local Government.

The changes that are being proposed are noted in a number of documents that can be found on the Ministry of Community, Sport and Cultural Development website:

- Report of the Local Government Elections Task Force – May 2010
- White Paper on Local Government Election Reform – September 2013
- Summary of Consultation Comments – November 2013
- Expense Limits Discussion paper – November 2013

There has been a long history of attempts to introduce legislation stemming from these recommendations. In July 2010, the Province announced that it had been given the 'green light' to implement the recommendations of the Task Force. Then in April 2011, the Province announced that it would not proceed with implementing those changes for the 2011 municipal election because there would not be sufficient time to inform all stakeholders of the changes in advance. In the Spring 2014 Legislative session we will be debating these proposed changes in the months leading up to a municipal election.

page...2 – continued

You will note that a key recommendation of the Local Government Elections Task Force – the establishment of campaign expense limits – is not included in these proposed changes. The Province has decided that more study is needed and they are seeking feedback on their November 2013 Expense Limits Discussion paper by January 31, 2014, for implementation in advance of the November 2017 municipal election.

Following these years of consultation, I invite you to share any thoughts and concerns you might have about these proposed changes with me, so that I am able to seek clarification and, if necessary, changes through debate in the legislature. The best way to reach me is by email Selina.robinson.mla@leg.bc.ca

Thank you for your attention and I look forward to hearing from you. Please do not hesitate to contact me on any matters of concern to your local government.

All the best,

A handwritten signature in cursive script, reading "Selina Robinson".

Selina Robinson, MLA
Official Opposition Critic for Local Government and Sports

ni? ct xatəmətəl, tə ʔnimət, tə təməxʷ ʔi? tə kʷaʔkʷə 1 *

We watch over the land and sea and in turn they watch over us.

January 17, 2014

Mayor Nancy Wilhelm-Morden
City of Whistler

Dear Mayor  Wilhelm-Morden and Whistler City Council:

As a fellow Olympic Games host city, I am writing to ask for your support and endorsement of an initiative underway by the City of Vancouver.

As the prior Olympic Winter Games host city in 2010, Vancouver is deeply concerned about the impact that new Russian anti-gay legislation is having on the Russian LGBTQ community and on athletes and spectators who wish to attend the 2014 Olympic Winter Games in Sochi. Both the IOC's and Russia's assurances of safety are inadequate, leaving an entire segment of the population feeling alienated and vulnerable.

This situation inspired a new initiative by the City of Vancouver to ensure future Olympic and Paralympic Games are safe and inclusive for all participants - the Host City Pride House Mission, a motion passed by Vancouver City Council on December 18, 2013 (attached for your reference). Vancouver is proud to have been the first host of a Pride House at the Olympic Games, which created a safe, welcoming space for gay, lesbian, bisexual, transgendered and queer (LGBTQ) people and their friends and families to celebrate the Games. This positive addition to the Games was carried on successfully by London 2012 but a Pride House for Sochi 2014 was denied by the Russian Federation.

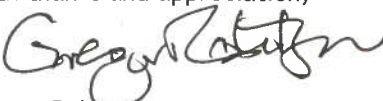
We are proposing that the International Olympic Committee and the International Paralympic Committee require future Olympic cities to facilitate and endorse the creation of a community-led Pride House at future Games. With such a gesture, the IOC would be demonstrating its commitment to affirm and expand human rights in a practical and immediate way and efforts already under way to create a Pride Houses at Rio 2016. We will also ask the IOC to specifically enshrine the rights of LGBTQ athletes into Principle 6 of the Olympic Charter. The LGBTQ community is currently not specifically protected, resulting in a situation such as the one in Sochi.

To that end, Vancouver City Councillor Tim Stevenson — an openly gay ordained United Church minister, four-term Councillor and Deputy Mayor for Vancouver for February 2014 — will lead a delegation of two to Sochi as official representatives for Vancouver. They will be on-site for a few days prior to the start of the Sochi 2014 Games to advocate for this proposal with IOC members and Olympic influencers.

Our objective is not to provoke an incident at Sochi nor to directly challenge Russian policy, but to channel the support for LGBTQ rights in a positive direction with the IOC and IPC that helps future Olympic and Paralympic athletes.

As Olympic Games host cities, we all agree to engage in efforts after our games that work to improve the Olympic movement. I am asking you to engage in such an effort now by offering your support and endorsement of the Host City Pride House mission. As an Olympic Games host city, your influence and support of our initiative will help us ensure that inclusion, fairness and equality applies to everyone involved in the Games, regardless of sexual orientation.

With thanks and appreciation,


Gregor Robertson
MAYOR

MOTION

11. Olympic and Paralympic Pride House Initiative

At the Regular Council meeting on Tuesday, December 17, 2013, Vancouver City Council referred the motion below to the Standing Committee on City Finance and Services meeting on December 18, 2013, to hear from speakers.

MOVED by Mayor Robertson
SECONDED by Councillor Meggs

WHEREAS

1. The Universal Declaration of Human Rights proclaims "every individual and every organ of society, keeping this Declaration constantly in mind, shall strive by teaching and education to promote respect for these rights and freedoms, and by progressive measures, national and international, to secure their universal and effective recognition and observance";
2. The Declaration states that "everyone is entitled to all the rights and freedoms set forth in this Declaration, without distinction of any kind";
3. The Olympic Charter states as fundamental principles of Olympism that:

"The practice of sport is a human right. Every individual must have the possibility of practicing sport, without discrimination of any kind and in the Olympic spirit, which requires mutual understanding with a spirit of friendship, solidarity and fair play," and that

"Any form of discrimination with regard to a country or a person on grounds of religion, politics, gender or otherwise is incompatible with belonging to the Olympic Movement."

The Constitution of the International Paralympic Committee states that the Vision, Mission and Objectives of the IPC are to:

"Promote sports for athletes with disabilities without discrimination for political, religious, economic, disability, racial, gender or sexual orientation reasons.";
4. The community-led creation of Pride Houses at the 2010 Vancouver-Whistler Olympic and Paralympic Winter Games marked a new benchmark in the affirmation of the right of lesbian, gay, bisexual, transgendered and queer athletes to participate in the Games on the basis of full equality and inclusion;
5. The establishment of Pride House at the 2012 London Olympic and Paralympic Games demonstrated that the explicit inclusion of the GLBTQ community as an affirmation of human rights, in keeping with the fundamental principles of Olympism and Paralympism was emerging as an enduring legacy of the 2010 Olympic and Paralympic Games.

THEREFORE BE IT RESOLVED

- A. THAT the City of Vancouver, as host city of the 2010 Olympic and Paralympic Winter Games, urge the International Olympic Committee and the International Paralympic Committee to demonstrate their support for full recognition of human rights of all athletes by directing all future host cities to facilitate and endorse the creation of a community-led Pride House as part of their bid.
- B. THAT the City of Vancouver, as host city of the 2010 Olympic and Paralympic Winter Games, urge the International Olympic Committee to update their Charters to explicitly include a non-discrimination clause in regard to LGBTQ persons and sexual and gender identity.
- C. THAT the City of Vancouver petition the IOC and IPC to ensure the protection of all LGBTQ athletes, coaches, officials and spectators and their allies in Sochi during the forthcoming 2014 Olympic and Paralympic Winter Games.
- D. THAT Vancouver City Council endorse the efforts of Councillor Tim Stevenson, who while serving as Deputy Mayor and representing the City of Vancouver during the upcoming Sochi 2014 Olympic and Paralympic Winter Games, will advocate for this with members of the International Olympic Committee and International Paralympic Committee, in Sochi Russia.

* * * * *